



Twin Falls City Council Agenda

Monday, June 8, 2020, 5:00 PM

City Council Chambers
203 Main Avenue East- Twin Falls, Idaho

Members: Suzanne Hawkins, Craig Hawkins, Nikki Boyd, Shawn Barigar, Gregory Lanting, Christopher Reid, Ruth Pierce

- 1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM
- 2) PLEDGE OF ALLEGIANCE
- 3) PROCLAMATIONS: None
- 4) CONSENT CALENDAR
 - a) **ACTION ITEM:** Request to approve the Accounts Payable for May 28-June 03, 2020.
By: Amy Luna, Finance Administrative Assistant
 - b) **ACTION ITEM:** Request to approve the June 01, 2020, City Council Minutes.
By: Amy Luna, Finance Administrative Assistant
 - c) **ACTION ITEM:** Request to accept the Improvement Agreement for the purpose of developing Z Country Estates Subdivision - Phase 4.
By: Mark Holtzen, City Engineer
- 5) ITEMS OF CONSIDERATION
 - a) **PRESENTATION:** Presentation by Joshua W. Kern M.D., Vice President of Medical Affairs, St. Luke's Health System.
By: Travis Rothweiler, City Manager
 - b) **ACTION ITEM:** Request to award the 2020 Zone 8 Chip Seal Project to Emery, Inc. in the amount of \$368,245.43.
By: Mark Holtzen, City Engineer
 - c) **ACTION ITEM:** Request approval to Purchase a CCTV Camera Van.
By: Jon Caton, Public Works Director
- 6) GENERAL PUBLIC INPUT: To provide public input to the City Council please send to: Citizeninput@tfid.org
- 7) ADVISORY BOARD REPORT/ANNOUNCEMENTS

8) PUBLIC HEARINGS

To make written comment please click here <https://forms.tfid.org/Forms/PublicComments>. Comments submitted after 12:00 PM, will not be included in the public hearing record. To call in to the meeting please telephone 1-208-939-6718, Conference ID: 891 216 744#. Calls must be received between 6:00 pm – 6:10 pm on July 8, 2020, and will be put into a queue to speak during the Public Hearing portion of the meeting.

- 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 Hugens on behalf of GOQOZ Twin Falls 660 LLC. (PZ20-0014)

By: Jonathan Spendlove, Planning & Zoning Director

9) ADJOURNMENT

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

Public Input Procedures

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

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chairman shall review the public hearing procedures.
2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chairman, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
3. A City Staff Report shall summarize the application and history of the request.
4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - A complete explanation and description of the request.
 - Why the request is being made.
 - Location of the Property.
 - Impacts on the surrounding properties and efforts to mitigate those impacts.
5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chairman may limit public testimony to no less than two (2) minutes per person.
 - Individuals are not permitted to give their time to other speakers.
 - However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chairman. The spokesperson shall be limited to 15 minutes.
 - Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.
8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond to Public Testimony.
9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chairman, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chairman may limit the time permitted for the answer.
10. The Mayor or Chairman shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.

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



Twin Falls City Council Minutes

Monday, June 1, 2020, 4:00 PM

City Council Chambers
203 Main Avenue East- Twin Falls, Idaho

- AMENDED -

****SPECIAL MEETING NOTICE****

The Monday, June 1, 2020, City Council meeting will start at 4:00 p.m., for the purpose of: 2020 Municipal Powers Outsource Grant (MPOG) Applications

1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM

Present: Mayor Suzanne Hawkins, Vice Mayor Ruth Pierce, Council Member Shawn Barigar, Craig Hawkins, Greg Lanting, Christopher Reid & Nikki Boyd.

Absent:

Staff Present: City Manager Travis Rothweiler, Deputy City Manager Mitch Humble, City Manager Assistant Mandi Thompson, City Attorney Shayne Nope, Capitan Hicks, Sergeant Howe, Fire Chief Les Kenworthy, City Engineer Mark Holtzen, Planning & Zoning Director Jonathan Spendlove, Airport Manager William Carberry, CFO Breanna Howard, Budget Coordinator Mat Farnes, Public Works Director Jon Caton, Network Administrator Mike Plane, Finance Administrative Assistant Amy Luna.

Mayor Hawkins called the meeting to order at 4:00 PM. A quorum was present.

2) 4:00 P.M.

- a) **ACTION ITEM:** 2020 Municipal Powers Outsource Grant (MPOG) Applications
Assistant to the City Manager Thompson presented the 2020 MPOG applications.

Applicants:

Girls on the Run of Southern Idaho - \$5,000.00
Interlink Volunteer Caregivers (IVC) - \$10,000.00
LINK - \$10,000.00
Safe House - \$5,000.00
Magic Valley Arts Council - \$9,775.00
Twin Falls Senior Center - \$10,000.00
Voices against Violence - \$10,000.00
Wellness Tree - \$10,000.00

Discussion ensued on the following:

Mayor Hawkins: Total of \$69,775.00 requested - What was the total budgeted amount?

Vice Mayor Pierce: How much of the \$85,000.00 was awarded last year?

Council Member Boyd: What are the elementary schools that were services?

Council Member Barigar: Can you explain your other funding sources?

Mayor Hawkins: How many girls did you have in the first year and then when you expanded?

Council Member Barigar: Thanked the IVC presenter.

Council Member Boyd: What is the average stay? What is the daily rate used for? What is the number of people that you reach in a year?

Council Member Barigar: Spoke in favor of the diversion program.

Council Member Barigar - What is the timeline for the marketing for the Heart and Soul. Will these funds be used for this year or next year?

Mayor Hawkins: What is the timeline for the marketing funds in 2021? Are the funds used for the artists or the event?

Mayor Hawkins: Is the Center eligible for some of the government grants associated to COVID? Do you have an address for donations?

Council Member Barigar: Spoke about the funds for COVID.

Vice Mayor Pierce: Did the Senior Center file for the PPE Loan?

Council Member Hawkins: Have you seen an increase of clients during the pandemic?

Mayor Hawkins: How many of the patients are actual citizens of Twin Falls?

Council Member Barigar: Thanked all the applicants.

Council Member Hawkins: Spoke in favor of the motion.

Vice Mayor Pierce: Spoke in favor of the motion.

Council Member Boyd: Spoke in favor of the motion.

Council Member Reid: Spoke in favor of the motion.

Council Member Lanting: Spoke about using his stimulus check for donations.

Mayor Hawkins: Spoke in favor of the motion.

MOTION: Council Member Barigar moved to approve the 2020 MPOG applications. Council Member Lanting seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

3) PLEDGE OF ALLEGIANCE

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

4) PROCLAMATIONS: None

5) CONSENT CALENDAR

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

- a) **ACTION ITEM:** Request to approve the Accounts Payable for May 14-20, 2020.
- b) **ACTION ITEM:** Request to approve the Accounts Payable for May 21-27, 2020.
- c) **ACTION ITEM:** Request to approve the May 11, 2020, City Council Minutes.
- d) **ACTION ITEM:** Request to approve the Wells Fargo Credit Commercial Card for April 2020.
- e) **ACTION ITEM:** Request to approve the Walk for Wishes Twin Falls 2020 event.
- f) **ACTION ITEM:** Request to approve the annual 4th of July Fireworks Show.
- g) **ACTION ITEM:** Request to approve the 2020 Magic Valley Kid Market.
- h) **ACTION ITEM:** Request to approve the 21st Annual Twin Falls Tonight Concert Series.
- i) **ACTION ITEM:** Request to approve the 2020 Oktoberfest event.
- j) **ACTION ITEM:** Request to approve the 9th Annual Magic Valley Beer Festival.
- k) **ACTION ITEM:** Request to approve the Findings of Fact and Conclusions of Law for the Wilcox Building Condominium Subdivision Final Plat.

6) ITEMS OF CONSIDERATION

- a) **PRESENTATION:** Presentation by Joshua W. Kern M.D., Vice President of Medical Affairs, St. Luke's Health System.

Dr. Kern presented on the COVID pandemic.

Council Member Hawkins: Is there a large back log for elective surgeries?

Mayor Hawkins: Is there anything that concerns you that we may be missing?

Council Member Lanting: Asked about the per-capita testing #'s

Mayor Hawkins thanked Dr. Kern for his presentation.

- b) **ACTION ITEM:** Consideration of agreements to construct BLM Air Tanker Base property improvements

Airport Manager Carberry requested consideration of agreements to construct BLM Air Tanker Base property improvements.

Discussion ensued on the following: None

MOTION: **Council Member Barigar** moved to approve the contract agreements to construct BLM Air Tanker Base property improvements as presented. **Vice Mayor Pierce** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

- c) **ACTION ITEM:** Consideration to approve BLM airport lease amendments #13 & 14 for pavement rehabilitation and construction cost reimbursements.

Airport Manager Carberry requested consideration to approve BLM airport lease amendments #13 & 14 for pavement rehabilitation and construction cost reimbursements.

Discussion ensued on the following: None

MOTION: **Council Member Lanting** moved to approve the BLM airport lease amendments #13 & 14 for pavement rehabilitation and construction cost reimbursements. **Council Member Hawkins** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

- d) **ACTION ITEM:** Consideration of an FAA Grant Offer (AIP 43) for Pavement Fog Seal and Snow Removal Equipment for the amount of \$1,008,975.00

Airport Manager Carberry requested consideration of an FAA Grant Offer (AIP 43) for Pavement Fog Seal and Snow Removal Equipment for \$1,008,975.00

Discussion ensued on the following:

Council Member Boyd: Would we have this equipment for this coming winter?

MOTION: **Council Member Boyd** moved to approve the request of consideration of an FAA Grant Offer (AIP 43) for Pavement Fog Seal and Snow Removal Equipment for \$1,008,975.00. **Vice Mayor Pierce** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

- e) **ACTION ITEM:** Consideration to approve the interview committee's consultant selection for the FAA Airport Master Plan Update
Airport Manager Carberry requested consideration to approve the interview committee's consultant selection for the FAA Airport Master Plan Update.

Discussion ensued on the following:

Mayor Hawkins: Will the contract come back to us later?

MOTION: Vice Mayor Pierce moved to approve the interview committee's consultant selection for the FAA Airport Master Plan Update. **Council Member Hawkins** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

- f) **PRESENTATION:** Update on the status of the City of Twin Falls' 2020-2021 fiscal year (FY 2021) budget.

City Manager Rothweiler presented an update on the status of the City of Twin Falls' 2020- 2021 fiscal year (FY 2021) budget.

Discussion ensued on the following:

Council Member Lanting: Where are the legislators on a property tax freeze? Expressed concern on not taking at least the growth.

Council Member Barigar: Asked for clarification on the A & B project lists.

Council Member Lanting: Spoke in favor of the Project A & B concept.

Council Member Barigar: What amount would go to the forgone balance if the 3% is not taken.

Vice Mayor Pierce: Clarification on the final dates for the budget decisions.

Council Member Boyd: Can they get the spreadsheet that was presented for review?

Mayor Hawkins thanked City Manager Rothweiler for his presentation.

- 7) **GENERAL PUBLIC INPUT: To provide public input to the City Council please send to:**
Citizeninput@tfid.org

- 8) **ADVISORY BOARD REPORT/ANNOUNCEMENTS**

Council Member Hawkins: Spoke on the Historic Preservation Committee meeting.

Mayor Hawkins: Spoke about the AIC Conference that will be held virtually starting next week.

City Manager Rothweiler: Spoke about the vigil that will be held in the City Park on June 2, 2020 at 7:00 p.m.

- 9) **PUBLIC HEARINGS: None**

- 10) **ADJOURNMENT**

The meeting adjourned at 06:42 PM



Date: Monday, June 8, 2020
To: Honorable Mayor and City Council
From: Mark Holtzen, City Engineer

ACTION ITEM

Request:

ACTION ITEM: Request to accept the Improvement Agreement for the purpose of developing Z Country Estates Subdivision - Phase 4.

Time Estimate:

N/A

Background:

Prior to development, an Improvement Agreement is required. The developer is meeting that requirement with this document.

Approval Process:

Accepting the Improvement Agreement allows the developer to develop the lots. After acceptance of utilities or a financial guarantee provided to the City, the lots can be sold.

Budget Impact:

There is no significant budget impact associated with the Council's approval of this request.

Regulatory Impact:

Approval of this request will allow the applicant to proceed to develop the property.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that the Council approve the request and authorize the Mayor to sign the Improvement Agreement.

Attachments:

1. Improvement Agreement - Z Country - Phase 4

IMPROVEMENT AGREEMENT

for DEVELOPMENTS

This Agreement made and entered into this 20 day of May, 2020, by and between the CITY OF TWIN FALLS, State of Idaho, a municipal corporation, hereinafter called "City" and Zernickow Family Investments, Inc. hereinafter called "Developer" for the purpose of constructing certain improvements on property sought to be developed for the following Development Z Country Estates Subdivision - Phase 4.

WHEREAS, there is attached hereto and incorporated herein as if the same were set out in full, a certified copy of the deed to the real property showing ownership of said real property to be in the Developer's name, or, as the case may be, there is attached hereto and incorporated herein as if the same were set out in full, a copy of the deed to the above described real property showing ownership in fee simple in someone other than Developer together with a notarized authorization, signed by the real property owner, authorizing Developer to act on behalf of said real property owner, and;

WHEREAS, Developer desires to develop said real property for the following purposes:
Residential.

WHEREAS, the Developer is obligated to construct certain improvements pursuant to City Code Section 10-12-4.2, and;

WHEREAS, the Developer has committed to construct special features as part of the development, and;

WHEREAS, the City has certain policies, ordinances, rules and regulations governing the construction of improvements, and;

WHEREAS, it is in the best interest of the City and Developer to clearly establish in one concise document the policies, ordinances, rules and regulations which apply to developments of the type contemplated herein.

W I T N E S S E T H

That for and in consideration of the mutual promises, conditions, and covenants contained herein the parties agree as follows:

I.

City agrees: (1) to operate and maintain all approved streets, alleys, service roads, excluding state highways, constructed under the terms of this Agreement in any public rights-of-way or easements and which are presently within or subsequently annexed into the City limits. Those streets, excluding state highways, lying outside the City limits and within the City Area of Impact shall be constructed to City standards but shall become the responsibility of the Twin Falls Highway District until such time as they are annexed or a maintenance agreement is signed by the City and the Twin Falls Highway District. (2) To operate and maintain all approved water lines, pressure irrigation lines, storm drainage lines, sewer lines constructed under the terms of this Agreement in any public rights-of-way or easements and to provide water, sewer, and pressure irrigation service to the Developer's real property, subject to all ordinances, rules and regulations governing sewer, water service, and pressure irrigation. (3) To maintain non-pressure irrigation lines only where they cross City streets. (4) Storm water facilities will be maintained in an easement, if there exists a safety hazard the City has an entitlement to maintain. All other maintenance of non-pressurized irrigation lines is the responsibility of the Twin Falls Canal Company or the irrigation users.

II.

In lieu of the actual installation of required public improvements before recording of the final plat, the Council may permit the subdivider to provide a financial guarantee of performance in one (1) or a combination of the following arrangements for those requirements which are over and beyond the requirements of any other agency responsible for the administration, operation and maintenance of the applicable public improvement.

a. Surety Bond

1. Accrual - The Bond shall accrue to the City covering construction, operation and maintenance of the specific public improvement.
2. Amount - the bond shall be in an amount equal to one hundred percent (100%) of the total estimated cost for completing construction of the specific public improvements, as estimated by the Developer's Engineer and approved by the City Engineer.
3. Term Length – The minimum term length shall be two (2) years or until the bond is released by the City, whichever is later.

4. Bonding for Surety Company - The bond shall be with a surety company authorized to do business in the State of Idaho, acceptable to the City Council.
 5. The escrow agreement shall be drawn and furnished by the subdivider to the satisfaction of the City Council.
- b. Cash Deposit, Certified Check, Negotiable Bond, or Irrevocable Bank Letter of Credit.
1. Treasurer, Escrow Agent or Trust Company - A cash deposit or certified check shall be deposited into the City's development escrow account. After the improvements have been accepted, the funds will be returned. A negotiable bond or an irrevocable bank letter of credit, shall be held by the City until the improvements are accepted.
 2. Dollar Value - The dollar value of the cash deposit, certified check, negotiable bond or irrevocable bank letter of credit shall be equal to one hundred percent (100%) of the estimated cost of construction for the specific public improvements, as estimated by Developer's Engineer and approved by the City Engineer.
 3. Escrow Time - The escrow time for the cash deposit, certified check, negotiable bond or irrevocable bank letter of credit shall be until all required improvements are completed and accepted by the City Engineer.
 4. Progressive Payment - In the case of cash deposits or certified checks, an agreement between the City and the subdivider may provide for progressive payment out of the cash deposit or reduction of the certified check, negotiable bond or irrevocable bank letter of credit, to the extent of the cost of the completed portion of the public improvement, in accordance with a previously entered into agreement.
- c. Trust Agreements.
1. Per the terms of the trust agreement.
 2. Trust agreement must be approved by City Council.

III.

Developer agrees to retain a Professional Engineer, hereinafter called the Developer's Engineer, licensed by the State of Idaho to perform the following minimum Engineering Services in accordance with Title 10 Chapter 12 Section 4-1 of the City Code:

- a. Prepare a master utility plan showing the location of all existing and proposed utility lines to include but not be limited to sewer, water, gas, electricity, telephone, irrigation, pressure irrigation, and storm sewer.
- b. Prepare detailed plans and specifications for construction of all improvements required by this Agreement and shall include but not be limited to a complete set of construction plans, including profiles, cross-sections, specifications and other supporting data, for all required public streets, utilities and other facilities. Such construction plans shall be based on preliminary plans which have been approved with the preliminary plat, and shall be prepared in conjunction with the final plat. Construction plans are subject to approval by the responsible public agencies. All construction plans shall be prepared in accordance with the public agencies' standards and specifications. If improvements are not completed within two (2) years, the Developer shall provide an updated, current version of the updated plans and specifications to current city standards. The Developer may request an extension of the approvals previously given for another two (2) years.
- c. Engineer of record shall notify the City in writing of schedule before construction begins.
- d. Perform construction surveying, staking, testing, inspection and administer the construction of all facilities required by this contract.
- e. Submit all test reports, inspection reports, change orders and construction diaries to the City Engineer every week during the construction of the development or subdivision.
- f. Prepare and submit an updated copy of the enclosed development and subdivision checklist to the City Engineer every week during the construction of the development or subdivision, and also upon completion of the project.
- g. Submit to the City Engineer the final plans, and master utility plan for the City records showing any approved changes to the original plans and specifications. A permanent drawing in ink on approved Mylar sheets and an electronic media copy

of the plans in current ACAD using City standard format shall be provided within thirty (30) days after completion of the project.

- h. Submit a letter upon completion of construction stating that the work has been constructed in conformance to the plans and specifications, with the certification by the Developer's Engineer that improvements were constructed to the lines and grades shown.

The above work shall be subject to the approval of the City Engineer.

The City agrees to provide asphalt pavement confirmation testing for conformance with City standards, but it shall be the responsibility of Developer's Engineer or other certified individuals to provide all necessary quality control and required testing during construction. All tests shall be taken at a frequency based upon Idaho Standard for Public Works Construction (ISPMC) and the City of Twin Falls Revisions to the Specifications and Standard Drawings.

The Developer agrees to: (1) allow the City full and complete access to the work (2) provide all materials necessary to conduct all tests (3) supply all water necessary to test pipe joints and (4) provide the equipment and perform or have performed any testing of manufactured materials required by the City Engineer.

The Developer shall submit a letter identifying lots and blocks associated with construction phase to the City Engineer upon completion of the project, requesting that the City assume the responsibility for maintenance and operation of all public improvements as stated herein.

IV.

The Developer agrees to obtain a permit or letter of approval from the Twin Falls Highway District or the Idaho Transportation Department (ITD) prior to constructing improvements on their respective right-of-ways. The original or a certified copy of said permit or letter shall be submitted to the City Engineer prior to beginning of construction thereon.

V.

The Developer agrees to dedicate rights-of-way to the public for the development of all streets and alleys in accordance with the City Transportation Master Plan and to dedicate easements for the maintenance and operation of all public utilities. The size and location of said rights-of-way and easements shall be determined by the City Engineer.

VI.

The Developer and the City agree that the improvements listed herein are required unless specifically waived by action of the City Council and that said improvements will be constructed on any public rights-of-way or easements approved and accepted by the City Council all as designed by the Developer's Engineer and approved by the City Engineer and in accordance with standards established by the City Engineer and that all required improvements will be completed in a timely manner. If improvements are not completed within two (2) years, the Developer shall provide an updated, current version of the developer's agreement and financial guarantee for City Council consideration along with updated plans and specifications to current city standards. The Developer may request an extension of the approvals previously given for another two (2) years.

VII.

The Developer agrees to pay the total actual costs of all materials, labor and equipment necessary to completely construct all of the improvements required herein, except those costs specifically shown to be paid by the City and to construct or contract for the construction of such improvements.

VIII.

Developer agrees to pay the total extra cost of all additional materials, labor and equipment necessary to construct any streets the City requires to be wider or deeper than a standard street or any water, sewer lines, or pressure irrigation the City requires to be larger than the size required to properly serve the development. The requirement for wider and deeper streets shall be based on the Transportation Master Plan. Requirements for larger water, sewer and pressure irrigation lines shall be based on the citywide sewer, water, and pressure irrigation system sizing guidelines and based on modeling, if applicable.

IX.

The City shall provide no compensation for the cost of an oversize water, sewer line, and pressure irrigation. In the case of water, sewer, or pressure irrigation lines extended adjacent to or outside the limits of development, the Developer shall be eligible for payback from adjacent property owners pursuant to Ordinance No. 2979. The Developer shall also be eligible for compensation when a private developer extends or connects to any water, sewer, pressurized irrigation or street system previously installed by private developer, pursuant to Resolutions 2017-13.

X

Developer agrees to request in writing that the Developer's Engineers make the inspections required herein and the Developer or his Contractors shall not proceed with the next construction phase until the required inspection is complete and the work has been accepted by the Developer's Engineer, the City Engineer or the Engineer's authorized inspector. All such inspections shall be scheduled in accordance with Idaho Standard for Public Works Construction (ISPWC) and the City of Twin Falls Revisions to the Specifications. Developer agrees to pay all costs resulting from: 1) his failure to properly schedule and request a required test or inspection or 2) proceeding with work before receiving approval to proceed. Developer agrees to remove or correct any rejected, unapproved or defective work or materials as required by the Developer's Engineer or the City Engineer. Any such defective work whether the result of poor workmanship, use of defective materials, damage through carelessness or any other cause, shall be removed within ten (10) days after written notice is given by the Developer's Engineer or the City Engineer, and the work shall be re-executed by the Contractor at his expense. The fact that either Engineer may have previously overlooked such defective work or materials shall not be a basis for acceptance of any part of it.

The issuance or approval of plans, specifications and computations shall not be construed as an approval of any violation of any provisions of City code, specifications, standards, policy, or any other ordinance of the City. Approvals of plans that may violate City code, specifications or departmental policies will not be valid.

The approval of construction plans, specifications, and other data shall not prevent the City from thereafter requiring the correction of errors or omissions in said plans or specifications prior to or during actual construction or final acceptance by the City.

The Developer shall remove from all public property all temporary structures, rubbish, and waste materials resulting from their operation or caused by his employees.

The Developer shall guarantee all materials, workmanship and equipment furnished for a period of one (1) year from the date of written acceptance of the work by the City Engineer or authorized representative.

The Developer shall be responsible for any damage to any existing public improvements and shall repair or replace any such damage as required by the City Engineer, during or after completion of this project. The Developer shall submit a Right-of-Way permit and Traffic Control Plan to be approved by the City of Twin Falls prior to any road or sidewalk closures.

XI.

The City and the Developer agree to the following minimum for Required Improvements, City Costs, Required Inspections and to any other improvements, approved or required by the City Council and shown on the approved construction plans.

PUBLIC WAYS

(a) Required Improvements

- (1) Curb, gutter and sidewalk on all public street rights-of-way.
- (2) A standard residential street thirty three feet (33') wide with an eight inch (8") gravel course and two and a half inch (2.5") asphaltic concrete surface course on all public street rights-of-way serving residential use property.
- (3) Residential, private streets, and service roads, private parking and maneuvering will be equal to or greater than the residential street sections as specified in the City of Twin Falls revisions to ISPWC.
- (4) A standard collector street forty eight feet (48'), wide per Idaho Standard for Public Works Construction (ISPWC) and the City of Twin Falls Revisions to the Specifications and Standard Drawings, serving commercial use property or as a collector street. Whenever a street serves an industrial use property the City Engineer will determine the appropriate structural section.
- (5) Arterial typical sections will be designed by the developer's Engineer and approved by the City Engineer.
- (6) A sidewalk, per Idaho Standard for Public Works Construction (ISPWC) and the City of Twin Falls Revisions to the Specifications and Standard Drawings, is required on all public pedestrian rights-of-way. Four foot (4') sidewalks, by special permission of the City Engineer, are allowed by ISPWC and the City of Twin Falls Revisions to the Specifications and Standard Drawings for minor residential streets under certain conditions.
- (7) Landscaping and sidewalk placement required adjacent to arterial and collector streets: A portion of land eleven feet (11') in depth behind the curb line will be dedicated as part of any residential development adjacent to arterial and collector streets as Right-of-Way. Within that Right-of-Way the developer shall install a five feet (5') landscape strip with a sprinkler system to the City of Twin Falls Parks and Recreation standards and shall also

install a six foot (6') sidewalk. The landscaping will be maintained by the city and funded through a fee added to the utility bill of each account within the development. Irrevocable restrictive covenants for this development and maintenance shall provide for this funding. TFCC §10-12-4.2(O).

- (8) Street signs and traffic control devices on all public streets.
- (9) Street lights as determined by City policy for street light installation.

(b) City Costs

- (1) The cost of any street signs or traffic control devices installed by the City on new or existing streets.
- (2) The cost of any required street lights (standard luminaires mounted on a wood pole). The Developer shall pay the extra cost of any decorative luminaries or poles. Prior approval will be required, and the cost of maintenance, replacement and power usage will be considered.

(c) Required Inspections and Testing

- (1) All inspections and testing shall be as required per ISPWC and the City of Twin Falls revisions thereto

WATER SYSTEM

(a) Required Improvements

- (1) Pursuant to City Code Section 7-8-3, 7-8-10 and 10-12-4.2 water line and fittings eight inch (8") minimum diameter that will transport a flow of water, which will satisfy fire, domestic, other water demands of the development, based upon the City water pipe sizing plan and computer water model. Water line extension shall include connection from the existing City Water System to each building site and fire hydrants and then loop back to the City System in a manner that will provide a properly functioning system approved by the City Engineer, Water Superintendent and Fire Chief. If the development is to be constructed in phases, the water system shall be looped back to the City system during the first phase. Any water main connections closer than 150' to each other will not be considered looped without prior City approval. No dead-end lines will be allowed during any phase of the project.

- (2) Water lines and fittings adjacent to and internal to the development shall be sized to continue the orderly expansion of the City water distribution network in accordance with existing sizing guidelines.
- (3) Water valves that will allow temporary suspension of water flow for maintenance and repair of portions of water system without causing undue inconvenience to a large number of users or creating a critical situation in the suppression of fires.
- (4) Fire hydrant connections and fire hydrants spacing shall comply with the minimum standards set by the Fire Rating Bureau, American Water Works Association, and the International Fire Code. The maximum length of dead end fire lines shall be one hundred and fifty feet (150'). Fire hydrants are required in all developments.
- (5) One water service line shall be constructed to each building site at the time the water mains are installed. The design shall minimize the length of the service line and shall terminate at the Right-of-Way. Service taps are not allowed in intersections.

Meters shall be grouped at adjacent side lot lines when possible or at another location if requested by the Developer and approved by the City Engineer and Water Superintendent. Water meter boxes will not be allowed in driveway approaches. Any cost associated in relocating meters from driveway approaches will be the responsibility of the Developer or Lot Owner.

All new water service lines made from new water mains to serve any new development will be the responsibility of the Developer. The developer shall complete all work except when connecting to a live waterline. The City will make the necessary main line taps after payment of the required water connection permit fees.

- (6) One water service line tap, meter box, and service line shall be constructed for each building connected to the City water system. Multi-units less than three may be approved for additional service lines. It is understood and agreed that the City will make all service line taps on live lines, and that the

fee paid by the developer for a Water Connection Permit will reimburse the City for such work. All other work to be completed by the Developer.

- (7) It is further understood and agreed that the City will make all connections to the existing water system. The developer will disinfect the water system and submit testing results to the City prior to making the system live.
- (8) All water valves shall be provided with a gravel access 12" thick where no public roadway currently exists.

(b) City Costs

- (1) None.

(c) Required Inspections

- (1) All inspections and testing shall be as required per ISPWC and the City of Twin Falls Revisions thereto.

WASTE WATER COLLECTION SYSTEM

(a) Required Improvements

- (1) Pursuant to City Code Section 7-7-4, 7-7-11 and 10-12-4.2 a waste water collection system (eight-inch (8") minimum diameter) that will transport a flow of waste water, under conditions of maximum and minimum discharge from the development, to the existing City waste water system.
- (2) Waste water sewer lines adjacent to or internal to the development will be sized to continue the orderly expansion of the City Waste Water Collection System in accordance with existing sizing guidelines and computer sewer model.
- (3) Manholes to provide access for maintenance and cleaning of the sewer lines located at any change of grade or alignment of the sewer, at the end of each sewer and spaced not more than four hundred feet (400') apart.
- (4) During construction of the curb the letter S shall be stamped into the top or face of the curb directly in front of the sewer service line location. The impression shall be not less than one and one half inches (4") high.
- (5) All manholes shall be provided with a gravel access 12" thick where no public roadway currently exists.

(b) City Costs

(1) None.

(c) Required Inspections and Testing

(1) All inspections and testing shall be as required per ISPWC and the City of Twin Falls revisions thereto.

STORM DRAINAGE SYSTEM

(a) Required Improvements

(1) Any valley-gutters, ditching, grading or other surface drainage facilities necessary to convey any storm run-off originating from or traversing across the proposed development over the land surface to a point of retention, detention or discharge approved by the City Engineer.

(2) Any catch basin, storm sewer and other sub-surface drainage facilities necessary to convey any storm run-off, originating from or traversing across the proposed development, to a point of retention, detention or discharge approved by the City Engineer.

(3) If storm run-off cannot be conveyed without causing damage to public or private property or without being an unreasonable inconvenience or hazard to a private individual, a group of individuals, or the general public, the storm drain shall be piped to the retention facility.

(4) All retention areas are to be on private property or tracts.

(b) City Costs

(1) None.

(c) Required Inspections and Testing

(1) The City will inspect all dry wells for geometry and materials. With prior written approval from the City Engineer other individuals may be authorized to inspect the work. Rock will be submitted for approval prior to placement in dry wells. A request for inspection shall be called in, forty eight (48) hours in advance or two (2) working days whichever is greater.

GRAVITY IRRIGATION SYSTEM

(a) Required Improvements

(1) Any pipe, boxes or other appurtenances necessary to convey all irrigation water in underground pipe across the development and any adjacent public

property. Irrigation facilities outside an established City irrigation district shall be constructed in an easement on private property except where it is necessary for irrigation water to cross the public right-of-way and all such crossings shall be perpendicular to the center line of said right-of-way unless otherwise approved by the City Engineer due to some unusual condition. Fences will not be located on top of irrigation facilities.

(b) City Costs

- (1) None.

(c) Required Inspections and Testing

- (1) All inspections and testing shall be as required per ISPWC and the City of Twin Falls revisions thereto.

PRESSURE IRRIGATION SYSTEM

(a) Required Improvements

- (1) Pursuant to Section 7-8-3 of the City Code, the use of the City's potable water supply as the primary source of irrigation water in all new developments shall be prohibited. For purposes of this subsection, the term "new development" means any new subdivision or ZDA, or any development of any parcel of land of two (2) acres or larger that is not part of a subdivision or ZDA. One (1) share of Twin Falls Canal Company Water for each acre of property within the subdivision shall be transferred to the City of Twin Falls before the filing of the final plat for use in the City's pressurized irrigation system.
- (2) Pressure irrigation water mains and fittings shall be six inch (6") minimum diameter or larger irrigation pipe that will transport a flow of water, which will satisfy all irrigation water demands of the development, based upon the computer irrigation water model that the developer's engineer has prepared or found in the current Pressurized Irrigation master plan.
- (3) Pressure irrigation lines and fittings adjacent to and internal to the development shall be sized to continue the orderly expansion of the

City Pressure Irrigation water distribution network in accordance with existing sizing guidelines.

- (4) Pressurized irrigation valves that will allow temporary suspension of water flow for maintenance and repair of portions of water system without causing undue inconvenience to a large number of users. One pressure irrigation water service line shall be constructed to each subdivision lot site at the time the pressure irrigation water lines are installed. The design shall minimize the length of the service line and shall terminate at the Right-of-Way. Service taps will not be allowed in intersection. One Pressure irrigation water service line tap, irrigation box, and service line shall be constructed for each subdivision lot connected to the City pressure irrigation water system.
 - (5) The Developer shall be responsible for all costs incurred in designing and installing the pressure irrigation station. This includes the land, pumps, motors, filters, enclosures, delivery system to the station from the TFCC head gate and away from the station on the historical path, storage, Supervisory Control and Data Acquisition (SCADA) system, and power to the station.
 - (6) All pressure irrigation system plans must be prepared by the Developer's engineer and shall be according to the Idaho Standard for Public Works Construction (ISPWC) and the City of Twin Falls Revisions to the Specifications and Standard Drawings.
 - (7) The Pressure Irrigation System shall be located within easements, right-of-ways and/or property deeded to the City of Twin Falls.
 - (8) Private Pressure Irrigation Systems shall be located outside City Right-of-Way and within easements. No Public infrastructure will be associated with a private Pressure Irrigation System.
- (b) City Cost.
 - (1) None
 - (c) Required Inspections and Testing

- (1) All inspections and testing shall be as required per ISPWC and the City of Twin Falls revisions thereto.

SPECIAL FEATURES

Pursuant to commitments made by the Developer as conditions of approval of the development, the following special features shall be constructed:

- a) Required Improvements

- b) City Costs

- (1) None.

XIII.

The developer shall submit an Improvement Agreement with each individual construction phase.

The two (2) year time limit, (indicated in Section VI of the Agreement) for completing the required improvements shall begin from the date of the recordation of this agreement. The Developer may request an extension of the approvals previously given for another two (2) years.

XIV.

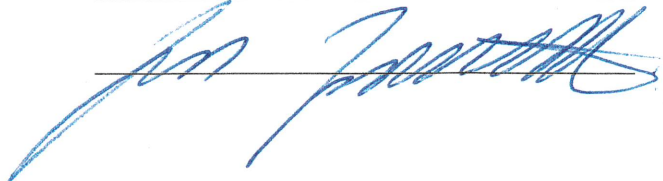
This agreement shall bind the parties hereto, their heirs, successors in interest, and lawful assigns.

XV.

In the event of a breach of Agreement, or should legal action of any kind be taken to enforce the provisions, hereof, the prevailing party shall be entitled to reasonable attorney fees and costs awarded by the Court.

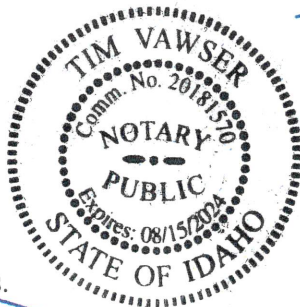
Attest:

CITY OF TWIN FALLS, IDAHO

City Clerk_____
MayorDeveloper
Zernickow Family Investments, Inc.STATE OF IDAHO)
)ss.
County of Twin Falls)

On this 20 day of May, 2020, before me, the undersigned, a Notary Public for Idaho, personally appeared Jon D. ZERNICKOW, known to me to be the persons whose names are subscribed to the within instrument on behalf of said Owner and acknowledged to me that said Owner executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

_____
Notary Public for IdahoResiding KIMBERLY, ID.

CORPORATION

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

On this ____ day of May, 2020, before me, the undersigned, a Notary Public for Idaho, personally appeared Jon D. Zernickow, known or identified to me (or proved to me on the oath of drivers license) to be the president, or vice-president, or secretary or assistant secretary, of the corporation that executed the instrument or the

person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Notary Public for Idaho
Residing _____

PARTNERSHIP

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

On this ____ day of _____, 20____, before me, the undersigned, a Notary Public for Idaho, personally appeared _____, known or identified to me (or proved to me on the oath of _____) to be one of the partners in the partnership of _____, and the partner or one of the partners who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Notary Public for Idaho
Residing _____

NOTICE OF DEVELOPER'S AGREEMENT

NOTICE IS HEREBY GIVEN, that a document entitled "Improvement Agreement for Developers" (hereafter "Agreement") has been executed and filed with the City of Twin Falls, Idaho, for the following named subdivision:

Z Country Estates Subdivision - Phase 4

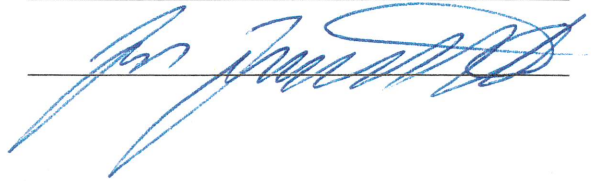
The Agreement imposes certain obligations upon the developer for the development of the subject property, and upon the developer's heirs, successors in interest and lawful assigns. Details of the conditions and obligations may be found by examining or photocopying the Agreement at the Office of the City Engineer, 203 Main Ave E, Twin Falls, Idaho 83301.

CITY OF TWIN FALLS, IDAHO

City Clerk

Mayor

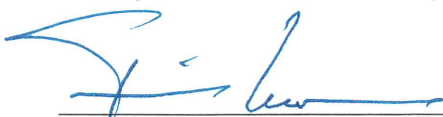
Developer
Zernickow Family Investments, Inc.



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

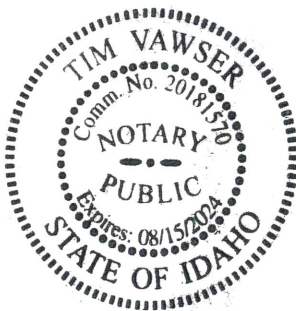
On this 20 day of MAY, 2020, before me, the undersigned, a Notary Public for Idaho, personally appeared Jon D. Zernickow, known to me to be the persons whose names are subscribed to the within instrument on behalf of said Owner and acknowledged to me that said Owner executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.



Notary Public for Idaho

Residing KIMBERLY, ID





Date: Monday, June 8, 2020
To: Honorable Mayor and City Council
From: Mark Holtzen, City Engineer

ACTION ITEM

Request:

ACTION ITEM: Request to award the 2020 Zone 8 Chip Seal Project to Emery, Inc. in the amount of \$368,245.43.

Time Estimate:

Approximately 5 minutes.

Background:

On May 21, 2020, bids were opened for the 2020 Zone Chip Seal Project. Bids were received from three bidders (see attached Bid Tabulation):

- Emery, Inc. \$368,245.43
- Boswell Asphalt Paving Solutions, Inc. \$381,767.95
- Kloepper, Inc. \$610,288.75

Approval Process:

City Council approves awarding the 2020 Zone 8 Chip Seal Project to Emery, Inc. in amount of \$368,245.43.

Budget Impact:

The Streets Department budgeted \$1.032M this fiscal year for the Zone 8 Seal Coat Projects. Following is a summary of the budget to date for the seal coat projects, assuming the chip seal project is awarded to Emery, Inc.:

Total Budget	\$1,032,722.00
Friction Seal Award	(\$694,000.00)
Chip Seal Award	(\$368,245.43)
Crack Seal Award	(\$91,733.60)
Remaining Budget	(\$121,257.03)

As shown, the costs for the seal coat projects exceeds the budget by \$121,257.03. Most of the cost over-run is due to an un-anticipated increase in friction seal costs.

The additional cost of \$121,257.03 will be paid for out of the Streets Department overlay budget line item (\$509,470). The geotechnical analysis completed for the overlay projects indicated that a mill and inlay was not appropriate for two out of the three road sections proposed for this year. The geotechnical report recommended a full reconstruction of Hankins Road North between Filer Ave East and Stadium Blvd, and a CRABs reconstruction of Orchard Drive East between Blue Lakes Blvd South and Rock creek.

Since there is insufficient money budgeted in the overlay line item to complete the recommended roadway reconstruction projects for these two sections, a portion of the overlay funding will be diverted to pay for the cost over-run of \$121,257.03 on the seal coat projects.

The apparent low bid of \$368,245.43 from Emery, Inc. is less than the engineer's estimate.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that the City Council award the 2020 Chip Seal Project to Emery, Inc. in amount of \$368,245.43.

Attachments:

1. 2020 Chip Seal BID TAB
2. 2020 Chip Seal Map
3. 2020 Chip Seal List

BID SUMMARY
CITY OF TWIN FALLS
ENGINEERING DEPARTMENT

PROJECT: 2020 Chip Seal Project Bid Open Date: May 21, 2020				Emery, Inc. 21357 Hwy 30 Filer, ID 83328		Boswell Asphalt Paving Solutions, Inc. 1651 W. Jarvis Ct. Meridain, ID 83642		Kloepfer, Inc. P.O. Box 840 Paul, ID 83347		Engineer's Estimate	
Item No.	BID ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	Unit Price	Amount Bid	Unit Price	Amount Bid	Unit Price	Amount Bid	Unit Price	Amount Bid
1	CRS-2R Emulsion	279	TON	\$450.50	\$125,689.50	\$515.00	\$143,685.00	\$427.18	\$119,183.22	\$500.00	\$139,500.00
2	1/2" Chip	2,699	TON	\$16.00	\$43,184.00	\$22.15	\$59,782.85	\$12.00	\$32,388.00	\$15.00	\$40,485.00
3	Seal Coat In Place	162,091	SY	\$1.23	\$199,371.93	\$1.10	\$178,300.10	\$2.83	\$458,717.53	\$1.26	\$204,234.66
				Total	\$368,245.43	Total	\$381,767.95	Total	\$610,288.75	Total	\$384,219.66
				Per Sq. Yd.	\$2.27	Per Sq. Yd.	\$2.36	Per Sq. Yd.	\$3.77	Per Sq. Yd.	\$2.37



Not To Scale



CITY OF TWIN FALLS 2020 - Zone 8 Chip Seal Map

Chip Seal

CHIP SEAL LIST 2020 - ZONE 8

	STREET	BEGIN	TO	END	SQUARE YARDS
101	9th Ave E	Hankins Rd		Dead End (West)	4,219
102	9th Ave E	Eastland Dr		Dead End (East)	17,970
103	Blair Dr	Addison Ave E		Sunrise Blvd N	2,777
104	Carriage Lane N	Addison Ave E		Stadium Blvd	26,520
105	Carriage Lane	Addison Ave E		Dead End (South)	5,020
106	Eddy St	Kimberly Rd		Floral Ave	1,780
107	Elizabeth Blvd	Eastland Dr		Hankins Rd	23,173
108	Falls Ave E	Walking Trail		Hankins Rd N	6,867
109	Filer Ave	Whispering Pine Dr		Hankins Rd N	14,339
110	Fillmore St	Cheney Dr		260' South of Cheney Dr	1,150
111	Freightway St	Kimberly Rd		Dead End (South)	1,628
112	Hankins Rd N	Filer Ave E		Falls Ave E	14,278
113	Madrone St S	Kimberly Rd		Floral Ave	1,592
114	Mae Dr	9th Ave E		Elizabeth Blvd	4,190
115	Meadowview Ln N	Falls Ave E		Filer Ave E	5,260
116	Meadowview Ln (at 9th Ave E)	Dead End (North)		Coulee (South)	1,870
117	North College Rd W	Creekside Way		Sunway Dr N	4,921
118	Sunrise Blvd N	Addison Ave E		Shoup Ave	2,848
119	Sunset St	Kimberly Rd		Floral Ave	1,276
120	Sunway Soccer Parking Lot	All			20,413
Total Square Yards					162,091



Date: Monday, June 8, 2020
To: Honorable Mayor and City Council
From: Jon Caton, Public Works Director

ACTION ITEM

Request:

ACTION ITEM: Request approval to Purchase a CCTV Camera Van.

Time Estimate:

5-10 Minutes plus time for Council comments and questions.

Background:

Wastewater Collections' FYE20 Budget Includes \$215,000 for the purchase of a new CCTV Camera and Van. The CCTV Camera Van is an critical component of the overall maintenance for the City's sewer collection system. CCTV Inspection is used to assess condition of existing infrastructure so as to prioritize preventative maintenance, inspect new construction to verify compliance with current city specifications, and also to troubleshoot problematic sewer lines. This purchase will allow us to keep up with new construction inspections, condition assessment and maintenance priorities, and will provide redundancy for when a Camera Van needs to be taken out of service or is not available.

Staff would like to purchase a new CCTV Camera Van on the HGAC Cooperative agreement in the amount of \$204,100.00

Approval Process:

Requires Council Approval

Budget Impact:

This is a budgeted expenditure that requires council approval and is within the budget. The purchase price is \$204,100.00 and \$215,000.00 was budgeted.

Regulatory Impact:

The HGAC Cooperative agreement has been reviewed by the City Attorney.

History:

N/A

Analysis:

N/A

Conclusion:

Staff Recommends purchasing a new CCTV Camera Van using the HGAC cooperative purchasing agreement in the amount \$204,100.00

Attachments:

1. TWIN FALLS ID HI CUBE E450 OZIII CPR INTERIOR SPECIALS HGAC Standard Equipment Worksheet
REVISED 11 19 (002)
2. Cues HGAC van quote rev 5



CONTRACT PRICING WORKSHEET
For Standard Equipment Purchases

Contract
No.:

SCO1-18

Date
Prepared:

2/18/2020

This Worksheet is prepared by Contractor and given to End User. If a PO is issued, both documents MUST be faxed to H-GAC @ 713-993-4548. Therefore please type or print legibly.

Buying Agency:	Twin Falls, ID	Contractor:	Elxsi dba CUES
Contact Person:	Jon Caton	Prepared By:	Robin Guthrie
Phone:	208-308-7269	Phone:	800-327-7791 ext 224
Fax:		Fax:	
Email:		Email:	
Product Code:	G017	Description:	HI-CUBE VAN TV INSPECTION VEHICLE

HGACBuy
THE SMART PURCHASING SOLUTION

Description	Cost	Description	Cost
RD7100 DL locator	\$1,895.00		
Restroom	\$4,500.00		
custom interior/vehicle lights	\$7,500.00		
Milwaukee Hex Impact Driver Set	\$150.00		
		Subtotal C:	14045
Check: Total cost of Unpublished Options (C) cannot exceed 25% of the total of the Base Unit Price plus Published Options (A+B).		For this transaction the percentage is:	6%
D: Total Cost before any other applicable Charges, Trade-Ins, Allowances, Discounts, Etc. (A+B+C)			
Quantity Ordered:	1	X Subtotal of A + B + C:	251671
		=	Subtotal D:
			251671
E. Trade-Ins / Special Discounts / Other Allowances / Freight / Installation / Miscellaneous Charges			
Description	Cost	Description	Cost
Delivery	3051		
Less return customer discount	-50622		
		Subtotal E:	-47571
Delivery Date:	90-120 days	F. Total Purchase Price (D+E):	204100



CUES

February 18, 2020

Twin Falls, City of
David Cook
119 South park Ave West
Twin Falls, ID 8301

RE: Cues CCTV van

Dear David,

Here is the pricing you requested for a new Cues CCTV van. Please see the attached component list for greater detail. In summary, your system will include:

New Cues CCTV van

- Ford E450 w/ power package and keyless entry
- 16' cargo box with LED lighting package
- Whelen lighting per comp list and layouts
- Cues exclusive power boom crane with LED lighting
- SEE folding bumper step package and grab bar
- Locking transporter storage drawer with wash down grate mounted in kick plate
- Chassis back up camera
- Roll up door
- 5 drawer Moduline tool box in equipment room
- 2 drawer storage in kick plate
- Custom Evolution 3 series interior package
- Bulkhead wall with door between cab and control room
- Bulkhead wall between control and equipment rooms with door
- Roof mount AC
- Refrigerator and microwave in control room beneath 2nd desk
- 2 drawer filing cabinet in control room
- fixed map desk in control room, passenger side 30" with upper shelf and outlet
- Enclosed RV style lavatory with sink in control room
- Tank monitors
- Heavy duty Lonseal-Lonplate rubberized flooring throughout
- Insulated Kemlite walls
- 20 gallon wash-down system w/ retractable hose
- Upper and lower storage cabinets in equipment room
- Light and outlets over workbench – passenger side
- Aluminum shelving above reel
- Workbench over TV reel – driver side
- 32" rear monitor built into bulkhead wall for hidden electronics access
- Window into equipment room - sliding
- 7KW Onan quiet gas commercial generator – mounted on access slide
- OZ3 pan, tilt, zoom camera with built in sonde
- Compact Steerable Pipe Ranger(CPR)
- Rubber tires for 6", 8", 10-15" pipe sizes
- Pneumatic tires for pipes up to 24"
- Hi traction spiked steel wheels for CPR in 6", 8", and 10"-15"
- Electric camera lift for CPR

- Rear view camera for CPR
- 1000' gold cable on auto payout reel with pull out drip tray
- Summit electronics with built in diagnostics
- Handheld wireless controller for CCTV equipment
- Spare wired controller
- Customer supplied POSM software, and laptop computer with dock
- 2 monitors in control room
- Radio Detection multi frequency locator
- Tool kit
- Downhole equipment
- Top roller
- Milwaukee impact driver set
- Tru Vue remote monitor package
- 2 days training on-site
- Trip for 2 employees to Florida factory prior to delivery for final van approval (includes air, hotel, meals, and transportation in Orlando – no charge.)
- Delivery

Total	\$274,080
Total via HGAC SC01-018 contract	\$204,100

Sincerely,

Gillian Wilson
Cues NW Territory Manager



Date: Monday, June 8, 2020
To: Planning and Zoning Commission
From: Jonathan Spendlove, Planning and Zoning Director

ACTION ITEM

Request:

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 Hugens on behalf of GOQOZ Twin Falls 660 LLC. (PZ20-0014)

Time Estimate:

Ten (10) minutes for staff presentation. Fifteen (15) minutes for applicant presentation. Public Testimony undetermined amount of time. Applicant rebuttal five (5) minutes.

Background:

On May 5, 2020 the Planning and Zoning Commission heard the presentations on this item, conducted a public hearing, and deliberated to a positive recommendation on this item by a vote of 5-1, with one added condition.

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 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:

The Planning and Zoning Commission recommended approval of this item by a vote of 5-1, with the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning, and other City Departments.
2. Subject to requiring 1 parking space per studio, 2 parking spaces for units with one or more bedrooms, to be located onsite/off street.

The Council is tasked with making a final decision on this matter. The Council may approve the request as presented, approve the request with conditions, deny the request, or table the request for additional information.

Attachments:

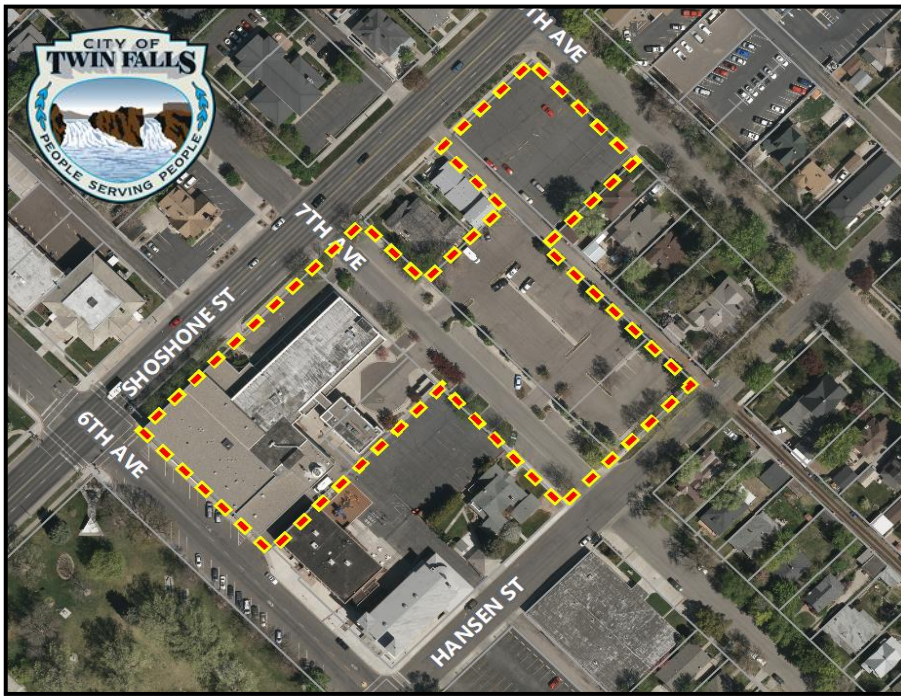
1. PZ20-0014 ZDA Staff Report

2. Vicinity Map
3. Narrative
4. Proposed ZDA Language
5. Site Plan
6. Landscape Plan
7. Elevations
8. Photos
9. PZ Commission Minutes 05-05-2020
10. Area Properties with Minimal Setbacks from Property Line (provided by applicant)
11. Observed Area Parking Loads (provided by applicant)
12. 8th & Shoshone Existing Photo (provided by applicant)
13. Masqueray Lofts Rendering 8th & Shoshone (provided by applicant)
14. 2020-647 SHPO Letter 06.04.2020
15. 8 - Letter in Opposition #1
16. 8 - Letter in Opposition #2
17. 8 - Letter in Opposition #3
18. 8 - Letter in Opposition #4
19. 8 - Letter in Opposition #5
20. 8 - Letter in Opposition #6
21. 8 - Letter in Opposition #7
22. 8 - Letter in Opposition #8
23. 8 - Letter in Opposition #9
24. 8 - Letter in Opposition #10
25. 8 - Letter in Opposition #11
26. 8 - Letter in Opposition #12
27. 8 - Letter in Opposition #13
28. 8 - Letter in Opposition #14
29. 8 - Letter in Opposition #15
30. 8 - Letter in Opposition #16
31. 8 - Letter in Opposition #17
32. 8 - Letter in Opposition #18
33. 8 - Letter in Opposition #19
34. 8 - Letter in Opposition #20
35. 8 - Letter in Opposition #21
36. 8 - Letter in Opposition #22
37. 8 - Letter in Opposition #23
38. 8 - Letter in Opposition #24
39. 8 - Letter in Opposition #25
40. 8 - Letter in Opposition #26
41. 8 - Letter in Opposition #27
42. 8 - Letter in Opposition #28
43. 8 - Letter in Opposition #29
44. 8 - Letter in Opposition #30
45. 8 - Letter in Opposition #31
46. 8 - Letter in Opposition #32
47. 8 - Letter in Opposition #33
48. 8 - Letter in Opposition #34

49. 8 - Letter in Opposition #35
50. 8 - Letter in Opposition #36
51. 8 - Letter in Opposition #37
52. 8 - Letter in Opposition #38
53. 8 - Letter in Opposition #39
54. 8 - Letter in Opposition #40
55. 8 - Letter in Opposition #41
56. 8 - Letter in Opposition #42
57. 8 - Letter in Opposition #43
58. 8 - Letter in Opposition #44
59. 8 - Letter in Opposition #45
60. 8 - Letter in Opposition #46
61. 8 - Letter in Opposition #47
62. 8 - Letter in Opposition #48
63. 8 - Letter in Opposition #49
64. 8 - Letter of Opposition #50
65. 8 - Letter of Opposition #51
66. 8 - Letter of Opposition #52
67. 8 - Letter of Opposition #53
68. 8 - Letter of Opposition #54
69. 8 - Letter of Opposition #55
70. 8 - Letter of Opposition #56
71. 8 - Letter of Opposition #57
72. 8 - Letter of Opposition #58
73. 8 - Letter of Opposition #59
74. 8 - Letter of Opposition #60
75. 8 - Letter of Opposition #61
76. 8 - Letter of Opposition #62
77. 8 - Letter of Opposition #63
78. 8 - Letter of Opposition #64
79. 8 - Letter of Opposition #65
80. 8 - Letter of Opposition #66
81. 8 - Letter of Opposition #67
82. 8 - Letter of Opposition #68
83. 8 - Letter in Opposition #69
84. 8 - Letter in Opposition #70
85. 8 - Letter in Opposition #71
86. 8 - Letter of Opposition #72
87. 8 - Letter of Opposition #73
88. 8 - Letter of Opposition #74
89. 8 - Letter of Opposition #75
90. 8 - Letter of Opposition #76
91. 8 - Letter of Opposition #77
92. 8 - Letter of Opposition #78
93. 8 - Letter of Opposition #79
94. 8 - Letter of Opposition #80
95. 8 - Letter of Opposition #81

96. 8 - Letter of Opposition #82
97. 8 - Letter of Opposition #83
98. 8 - Letter of Opposition #84
99. 8 - Letter of Opposition #85
100. 8 - Letter of Opposition #86
101. 8 - Letter of Opposition #87
102. 8 - Letter of Opposition #88
103. 8 - Letter of Opposition #89
104. 8 - Letter of Opposition #90
105. 8 - Letter of Opposition #91
106. 8 - Letter of Opposition #92
107. 8 - Letter of Opposition #93
108. 8-Letter of Opposition - 94
109. 8-Letter of Opposition - 95
110. 8-Letter of Opposition - 96
111. 8-Letter of Opposition - 97
112. 8-Letter of Opposition - 98
113. 8-Letter of Opposition - 99
114. 8-Letter of Opposition - 100
115. 8-Letter of Opposition - 101
116. 8-Letter of Opposition - 102
117. 8-Letter of Opposition - 103
118. 8-Letter of Opposition - 104
119. 8-Letter of Opposition - 105
120. 8-Letter of Opposition - 106
121. 8-Letter of Opposition - 107
122. 8-Letter of Opposition - 108
123. 8-Letter of Opposition - 109
124. 8-Letter of Opposition - 110
125. 8-Letter of Opposition - 111
126. 8-Letter of Opposition - 112
127. 8-Letter of Opposition - 113
128. 8-Letter of Opposition - 114
129. 8-Letter of Opposition - 115
130. 8-Letter of Opposition - 116
131. 8-Letter of Opposition - 117
132. 8-Letter of Opposition - 118
133. 8 - Letter of Opposition #119
134. 8 - Letter of Opposition #120
135. 8 - Letter of Opposition #121
136. 8 - Letter of Opposition #122
137. 8 - Letter of Opposition #123
138. 8 - Letter of Opposition #124
139. 8 - Letter of Opposition #125
140. 8 - Letter of Opposition #126
141. 8 - Letter of Opposition #127
142. 8 - Letter of Opposition #128

- 143. 8 - Letter of Opposition #129
- 144. 8 - Letter of Opposttion #130
- 145. 8 - Letter of Opposttion #131
- 146. 8 - Letter of Opposttion #132
- 147. 8 - Letter of Opposttion #133
- 148. 8 - Letter of Opposttion #134
- 149. 8 - Letter of Opposition #135
- 150. 8 - Letter of Opposition #136
- 151. 8 - Letter of Opposition #137
- 152. 8 - Letter of Opposition #138
- 153. 8 - Letter of Opposition #139
- 154. 9 - Letter in Support #1
- 155. 9 - Letter in Support #2
- 156. 9 - Letter in Support #3
- 157. 9 - Letter in Support #4
- 158. 9 - Letter in Support #5
- 159. 9 - Letter in Support #6
- 160. 9 - Letter in Support #7
- 161. 9 - Letter in Support #8
- 162. 9 - Letter in Support #9
- 163. 9 - Letter in Support #10
- 164. 9 - Letter in Support #11
- 165. 9 - Letter in Support #12
- 166. 9 - Letter of Support #13
- 167. 10 - Petition in Opposition
- 168. 10 - Petition comments
- 169. 10 - Written Petition in Opposition



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.

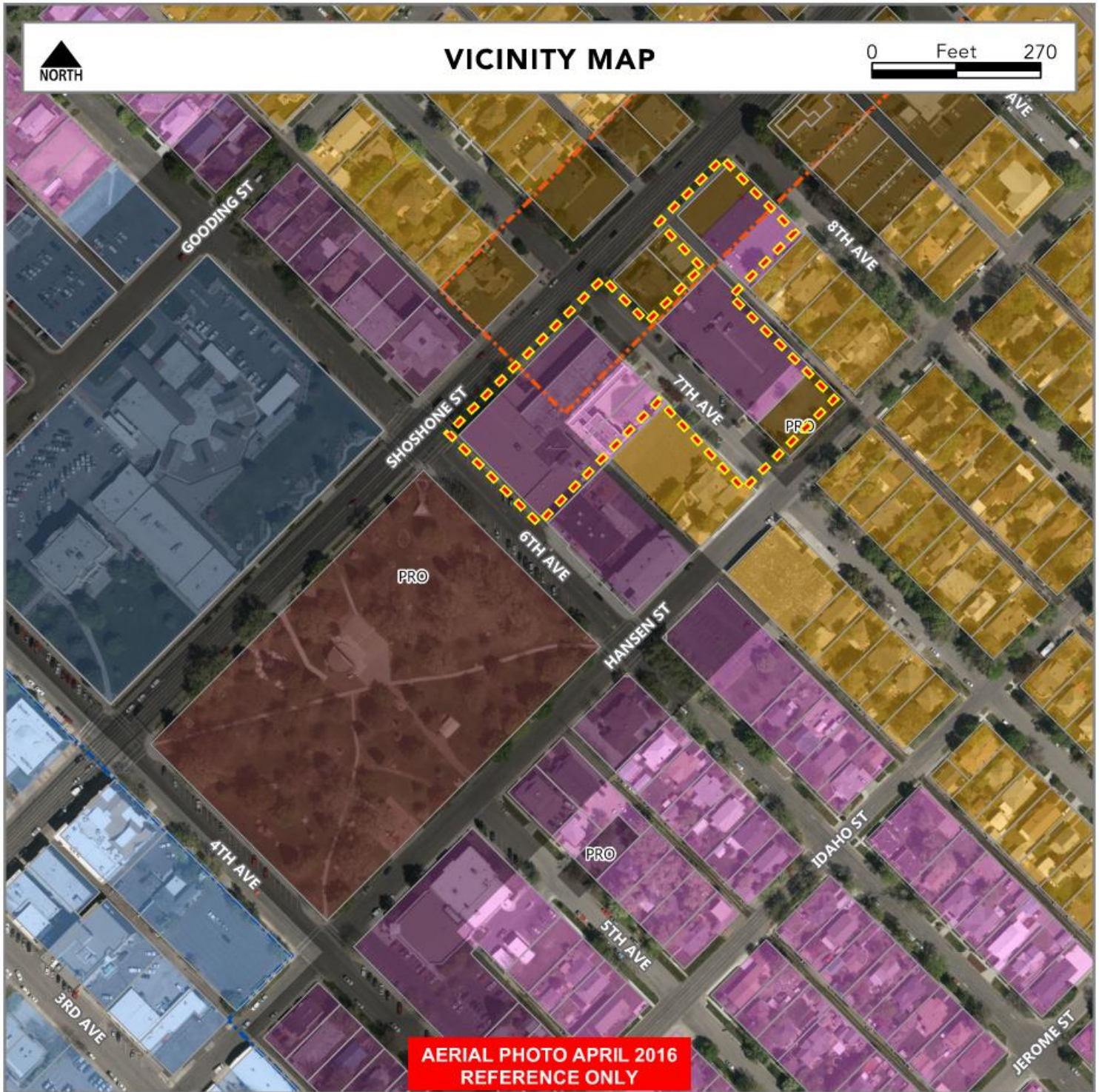
Conclusion

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.

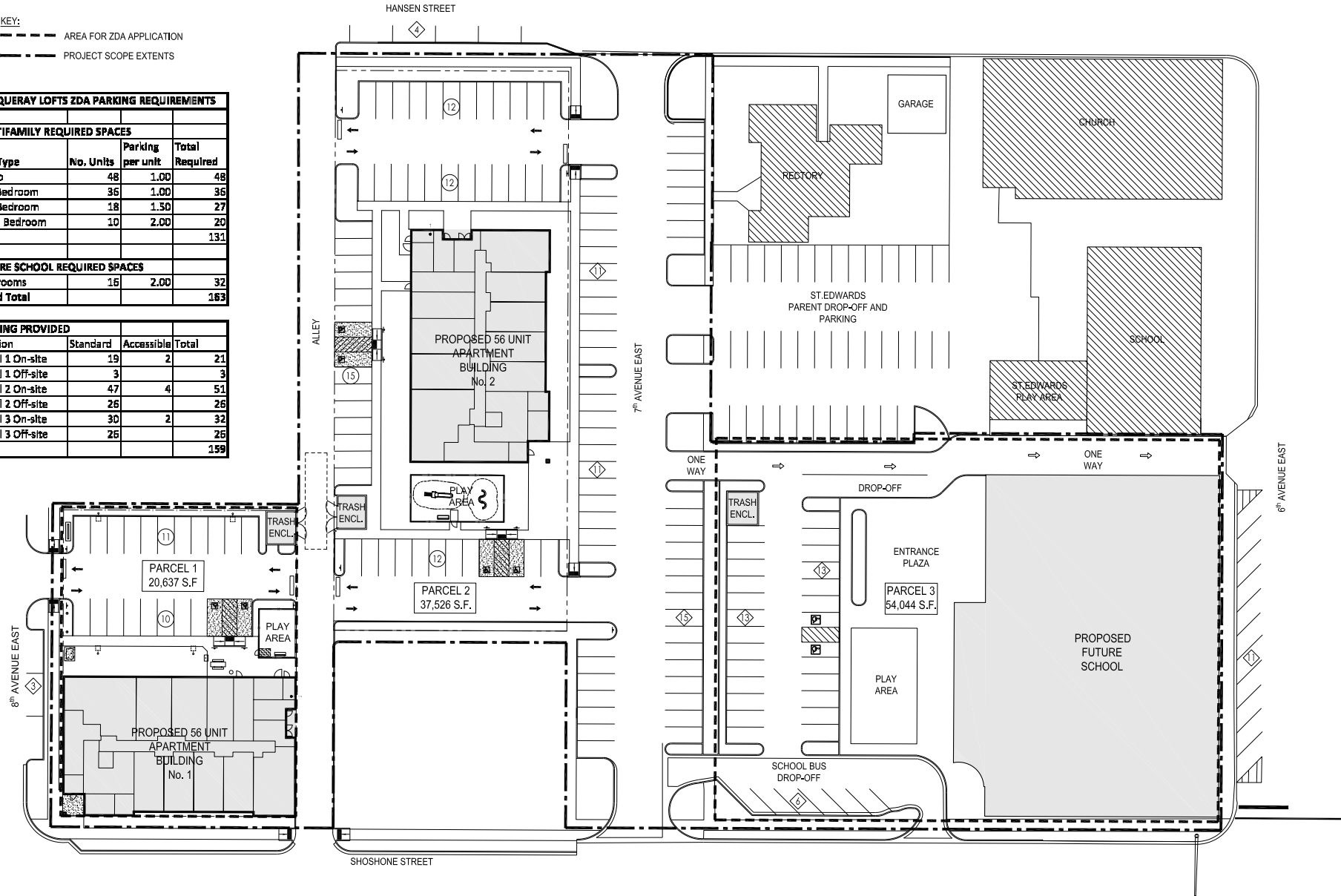
Each residential dwelling unit shall have the following minimum number of parking spaces:

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"

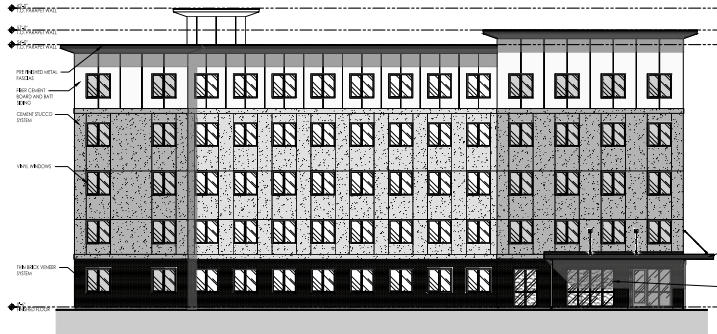
HUTCHISON SMITH ARCHITECTS
 HSA
 270 North 20th St., Boise, Idaho 83702
 (208) 338-1212
 Fax: (208) 338-0601

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

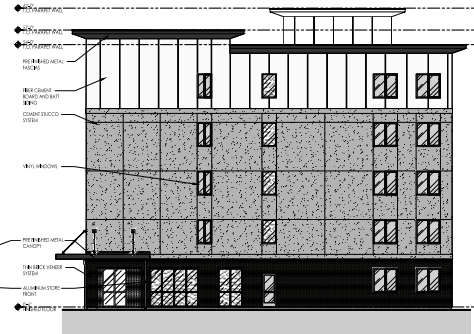
TWIN FALLS IDAHO

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

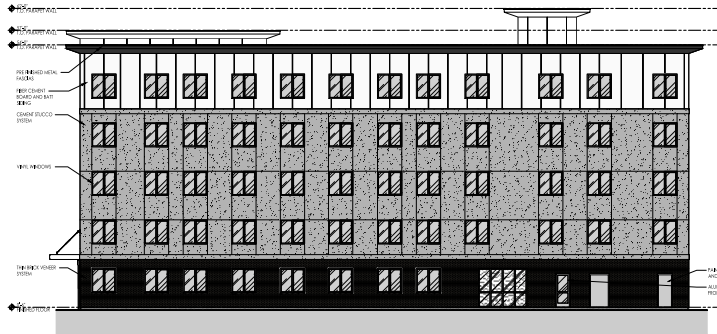
SHEET NO.
A1.0



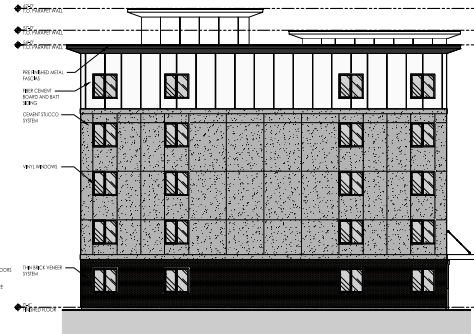
A PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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



SW Corner looking NE



NW Corner looking SE



Looking at N Facade



Looking at N Facade Pt. 2



Rear Circle Drive Area



NE Corner looking SW



SE Corner looking NW



S Lot looking N



Central Parking Lot



Twin Falls Planning & Zoning Commission Minutes

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

Chairperson Titus called the meeting to order at 06:07 PM
A quorum was present.

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

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

3) Consent Calendar

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

Unanimously approved by a vote of 7-0

- a) Approval of Minutes from the following meetings: April 14, 2020 and April 28, 2020

4) 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)

Staff Presentation:

PZ Director Spendlove presented the 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)

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.

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 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.

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 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.

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.

PZ/Questions:

- Commissioner Kelley asked city staff what are the normal parking requirements per code.
- PZ Director Spendlove stated, most times, it is two (2) spaces per dwelling unit up to three (3) bedrooms. At 3+ bedrooms, the parking requirement is 2.5 parking spaces.
- Commissioner Detweiler asked the parking on the site plan on 6th Street and if that is part of the parking plan.
- PZ Director Spendlove stated as it is adjacent to the property, he believes the applicant has available to the building. The applicant can clarify.
- Commissioner Bolton asked for clarification on city code requirements regarding public comments coming in by phone. She asked if this meets the minimum level of Open Meeting Law.
- City Attorney Nope stated the two specific laws are at play with this meeting. First, The Local Land Use Planning Act. This allows for evidence to be presented at meeting, and there is no reference as to whether it is in person, phone, or by email. Second, The Open Meeting Law of Idaho. When Governor Little gave his March order, he followed up with a proclamation removing requirement for public to be allowed to be in person, while allowing for video and conference calling to be used as substitutes. These meetings are listed as this is essential business. He stated this meeting is legal and be held as such.

Motion:

Commissioner Bolton moved to postpone this item until all Corona Virus orders have been lifted and in person testimony can be given in Council Chambers in front of the Planning and Zoning Commission at City Hall.

- Chairperson Titus asked City Attorney Nope to clarify if this motion can be acted on and if this is a legal motion.
- City Attorney Nope clarified that there is due process for the applicant and affected parties. This meeting has been deemed essential per Governor Little's order. He stated the commission can act upon Commissioner Bolton's motion, but to weigh if that is infringing on the applicant's right to be heard in a reasonable amount of time.
- There is No second on the Motion, so there is no vote.
- Commissioner Perez asked about amendments to the proposed parking.
- PZ Director Spendlove clarified that the street parking is public parking per city code. City will not regulate who parks on a public street. 7th Avenue will not be closed or privatized. To change the laws, there is a process, but would result in no parking for anybody on the street. He stated the roads are built to be wide enough for two way traffic and street parking.

- Assistant City Engineer Vitek clarified that no parking means no parking. Staff cannot specify spots on public streets for certain vehicles.
- Commissioner Perez asked about width of 7th Ave E. and if it wide enough for perpendicular parking and traffic.
- Assistant City Engineer Vitek clarified the law about backing out of spots and that would be addressed in the building stage.
- Commissioner Musser asked if "Neighborhood Parking" is available in the city.
- PZ Director Spendlove stated that it is not allowed in the city.

Applicant Presentation:

Bob Smith, architect, gave brief overview of project and changes to site plans since Preliminary Presentation. The intent of the development is to use the vacant clinic building and adjacent parking lots which have been vacant for 10 years. Turn into needed affordable housing and a charter school. The development would be built in three stages. Phase 1 and 2 – apartment buildings. Phase 3 – charter school. They are asking for R6 zoning to apply to whole development. The apartments would range from studio to three bedroom units. The amenities include a fitness center, business center, and play area for children. He stated they reviewed the overall parking layout. The parking would have a cross use parking agreement. The applicants believe the spaces would be used at different times of the day for different parking uses. He stated the school spaces were not counted at the Preliminary Presentation, but are included on the revised site plan. The north part of the clinic building would be demolished and used for more parking spaces, drop off, and outside area for the school. He stated the revised plan has 159 total spaces for use of all three parcels.

Applicant Fran Florence addressed planning for future. He addressed the 5 topic elements of the Comprehensive Plan that this development would follow. He addressed parking concerns and stated he believes this will have a lesser traffic effect than a similar use as a clinic hospital. He stated they are asking for additional building height due to the higher density and feel the height request is reasonable. He stated that a new development in an older neighborhood puts new money into the infrastructure into the old neighborhood.

Applicant Bill Truax stated there is a mistaken notion that the intention is to create a project that they doesn't have a long term prospective. They are looking into the long view in Twin Falls. He stated they are always looking at Comprehensive Plan as a guide. He stated they are creating a development with walkability in mind. He stated that 7th Avenue East is intended to be used for a connected neighborhood. The plan is to keep the right of way and slow traffic down, but not close off the road to the public. He stated they chose this project because it is a challenge, and makes most sense. He addressed the concerns with property values.

PZ/Questions and Comments:

- Commissioner Musser asked for the impact to the property on saying no to the proposed parking requirement.
- Mr. Truax stated would table the deal and put the property back on the market.
- Commissioner Kelley asked for the parking count again.

- Mr. Smith clarified the total parking number is 159 spaces, including on and off street parking.
- Chairperson Titus asked for clarification that 163 total spaces are required, but only 159 on site plan.
- Mr. Smith clarified the cross use agreement, and believes not all of the spots will be used at the same time.
- Commissioner Bolton asked the applicant about what are standards for income restrictions? What are the rental rates for affordable living? Why no underground parking at the development.
- Mr. Truax stated they have a 44 year of restriction at an income level on this property, at a rate of a 30 - 60% area median income. He stated they have to keep up the housing quality standards. The owner of a housing tax credit property has to keep the property maintained.
- Mr. Smith addressed the underground parking is cost prohibitive in this type of development. He also stated there are soil issues on this site that would add substantial cost to the foundation. He also stated this is a small site, and there is not enough room to adequately build underground parking.
- Mr. Truax gave the rent breakdowns on the different size units.
- Commissioner Perez asked the applicant their plan for promoting walkability and bikeability. Will there be bike parking designated? Address the one way road on the site plan? Will there be a sidewalk for pedestrians?
- Mr. Smith stated both buildings have secured bike storage rooms on the first floor, with outdoor bike storage available. He addressed the conceptual one way road as a school drop off, and they may need to add sidewalk adjacent for walking to 6th Avenue. The details will be presented with the school SUP. He stated there will be sidewalks along Shoshone and Hansen to get to park and 6th Avenue.
- Chairperson Titus asked if city services are adequate to service this development. She asked about the spacing of the perpendicular parking in alley way.
- PZ Director Spendlove stated this is part of the building review process with Building, Engineering, P&Z, and Fire departments. He stated that the Fire Chief has stated the fire department can handle buildings of this size. He addressed the infrastructure, with water and sewer models. This process goes through the Engineering Dept. Any improvements to the infrastructure is 100% on developer for any improvements needed.
- Assistant City Engineer Vitek typical alleys in city are usually 20 feet wide, and if will have to allow for 24 ft. width for traffic. This is reviewed as part of the building permit process to make sure it is sufficient. Parking in the alley or use as dual purpose not an issue to the Engineering Department.

Public Hearing: Opened

- Citizen Nikki Kroese stated her opposition to the development.
- Citizen Mark Aiken stated his opposition to the development.
- Citizen Brandie Aiken stated her opposition to the development.
- Citizen Courtney Stock stated her opposition to the development.
- Citizen Paul Smith stated his opposition to the development.
- Citizen Kate Lopez stated her opposition to the development.

- Citizen Janine Neiworth stated her opposition to the development.
- Citizen Robert Myrland stated his opposition to the development.
- Citizen Linda Myrland stated her opposition to the development.
- City Attorney Nope stated that no discriminatory terms will be tolerated during the Public Hearing.
- Citizen Donna Benkula stated her opposition to the development.
- Citizen Mike Morey stated his opposition to the development.
- Citizen Deryl Geren stated his opposition to the development.
- Citizen Brian Sabala stated his opposition to the development.
- Citizen Carl Wonacott stated her opposition to the development.
- Citizen Carlie Boren stated her opposition to the development.
- Citizen Judy Rayborn stated her opposition to the development.
- Citizen Josh Thorne stated his opposition to the development.
- Citizen Robin Kirby stated her opposition to the development.
- Citizen Danielle Roberts stated her opposition to the development.
- Citizen Dave France stated his opposition to the development.
- Father Joseph Lustig, St. Edwards Catholic Church, stated his opposition to the development.
- Citizen Gerardo Munoz stated his opposition to the development.
- Citizen David Brown stated his opposition to the development.
- Citizen Janae Korno stated her opposition to the development.
- Citizen Roxanne Welch stated her opposition to the development.

City Attorney Nope stated when the Public Hearing started, there were 39 callers on the line, and 29 calls were taken for Public Comment. He stated if any caller decided to hang up and not give testimony tonight, there will be another chance for Public Testimony when this items goes before City Council.

Public Hearing: Closed

Applicant Closing Statement:

The applicants gave a closing statement and addressed the concerns of the callers.

Discussions Followed:

- PZ Director Spendlove clarified due process and the Public Notice Letter process.
- Commissioner Musser asked if there are other low income projects in the city.
- PZ Director Spendlove stated low income does not play into a land use decision.
- Commissioner Bolton asked staff how historic districts play into P&Z.
- PZ Director Spendlove clarified there is a national register for historic properties. He reviewed the city has three historic districts: downtown, warehouse, and city park. There are no guiding documents for a historic residential district, as it has not been approved by City Council. The Historic Preservation Commission oversees requests in the historic districts.
- Commissioner Bolton asked if this is an Urban Renewal Project.
- PZ Director Spendlove stated it is not a URA project.
- Commissioner Perez asked if the process for Public Comments at tonight's

meeting is different than it would be without the Stay Home order.

- PZ Director Spendlove stated emails are always an avenue for the public as written testimony.
- Chairperson Titus asked if there are no setbacks, are there still sidewalk requirements.
- PZ Director Spendlove clarified the sidewalk is in the Right of Way, but setback is measured from property line. There is a sidewalk requirement.
- Chairperson Titus asked about driveway blockage.
- PZ Director clarified how to report an issue.
- Chairperson Titus asked about current height restrictions by zone.
- PZ Director Spendlove stated in the CB zone, commercial, and warehouse, the height restriction is 50 ft. and 35 ft. for residential zones.
- Chairperson Titus asked if the height increase of 62 ft. includes additional utilities on top of building.
- PZ Director Spendlove stated, in the submitted drawings, 62 ft. is the highest point of building.
- Chairperson Titus asked what the commission is being asked to deliberate.
- City Attorney Nope clarified what the commission is to deliberate.
- Commissioner Detweiler stated he likes finding a use for that property. He stated he likes downtown housing, but has a problem with the parking impact from park events and residents.
- Commissioner Kelley stated the commission are volunteers, not elected officials. He stated he has concern with the parking.
- Commissioner Musser stated this fits well with Comprehensive Plan. He stated he likes mixed uses and high density, but afraid this project goes too far. He is concerned with parking and the proposed height.
- Commissioner Bolton stated incremental change is optimal. She stated she likes the idea of infill and use of clinic. She is concerned with the parking.
- Commissioner Perez stated she may love to live there, close to downtown. She stated she would like to find alternate parking.
- Commissioner Titus stated she believes this is a creative infill project and conforms to the Comprehensive Plan. She understands the concern of citizens next door
- Commissioner Kelley stated he believes the development needs its own parking, and not count street parking.
- Commissioner Detweiler stated he is okay with height, but believes they should stick with current parking code.
- Commissioner Bolton stated this development should be only allowed the required parking for this project. She stated they should meet the letter of the code.
- Commissioner Perez stated the parking overlay should be taken into account.
- Chairperson Titus agreed with that the parking overlay allows for alternate parking.

Motion:

Commissioner Perez made a motion to add Condition #2 to require a minimum of 159 parking spaces of onsite/off street pkg spaces.

Commission Kelley seconded the motion.
Discussion followed.

Commissioner Perez retracted the Motion

Motion:

Commissioner Kelley made a motion to add condition #2 to require 1 parking space per studio, 2 parking spaces for 1 or more bedroom units of onsite/off street parking. Commissioner Detweiler seconded the motion.

Motion approved by a vote of 5-1

Motion:

Commissioner Kelley moved to recommend approval to City Council of the 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 GOOQZ Twin Falls 660 LLC, with the addition of Condition #2 and staff recommendations. Commissioner Musser seconded the motion.

Motion approved by a vote of 5-1

- 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)

Staff Presentation:

City Planner Cherry presented the 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)

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.

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

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 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.

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.

Applicant Presentation:

Applicant Ramos presented her request for a Special Use Permit to allow an In Home Daycare Services. She outlined her educational program and her reasons for wanting to start the program.

PZ/Questions & Comments:

- Commissioner Detweiler asked the age of the children in the program.
- Applicant Ramos stated the age range of the children is 5 – 12 years of age.
- Commissioner Musser asked about state licensing requirements.
- Applicant Ramos stated that she is currently working through the state licensing, but had to go through the SUP process prior to obtaining the licensing.
- Commissioner Detweiler asked for the total student count.
- City Planner Cherry specified only twelve (12) students are allowed per the SUP.
- Commissioner Perez asked for dates of the Summer Program.
- Applicant Ramos stated it will run from the first Monday in June to the last Friday in July.
- Commissioner Perez asked about if there needs to be a condition adding Spring Break or Holiday time to this SUP.
- BC stated that the Special Use Permit request is for traditional day care year round for up to twelve (12) students with a different program running during the Summer and during Spring Break.

Public Hearing: Opened and Closed without input

Applicant Closing Statement:

Applicant Ramos thanked the Commission for their time.

Discussions Followed:

- Commissioner Musser stated the number of students seems high in a residential neighborhood.
- City Planner Cherry stated the number of students is allowed in city code.
- Commissioner Perez asked for clarification of what is allowed by city code.

- City Planner Cherry stated, per city code, and in home day care of six (6) or more children requires an SUP. If the number goes higher than twelve (12), that would go to a different level with the State.

Motion:

Commissioner Kelley made a motion to approve the request for an In Home Daycare on property located at 1063 Borah Avenue West c/o Montserrat Ramos, with staff recommendations. (PZ20-0032)

Commissioner Detweiler seconded the motion.

Unanimously approved by a vote of 7-0

- 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)

Staff Presentation:

City Planner Strickland presented the 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)

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.

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. 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.

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.

Applicant Presentation:

Applicant Ungaro presented his request for a SUP to allow for automobile and truck service and/or repair. Mr. Ungaro gave the background of how it got to the SUP and outlined the business plan.

PZ/Questions & Comments:

- Commissioner Detweiler asked if there is plumbing and water in building now and if some of the units will be rented out.
- Mr. Ungaro stated there is plumbing and water at the location now and each unit will have one bathroom. He stated he will occupy one of the units as a contractor.

Public Hearing: Opened and Closed without input

Discussions Followed: without concerns

Motion:

Commissioner Kelley made a motion to approve the request for a Special Use Permit to allow automobile and truck service and/or repair on property located at 1856 Eldridge Avenue c/o Rocky Ungaro, with staff recommendations. (PZ20-0037)
Commissioner Musser seconded the motion.

Unanimously Approved by a vote of 7-0

- 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)

Staff Presentation:

City Planner Cherry presented the 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)

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. 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.

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.

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.

Applicant Presentation:

Tim Vawser, EHM Engineers, representing applicant, presented the request for the SUP for a Special Use Permit to "construct multiple buildings on a lot". He stated that this development would be similar to the development to the west. The land is zoned appropriately for this request. He stated there will be forty (40) living units, and this would be a nice transition to the neighborhood.

PZ/Questions & Comments: without input

Public Hearing: Opened and Closed without Input

Discussions Followed:

- Chairperson Titus asked for clarification on the site plan. Are sidewalks being built around the development.
- City Planner Cherry stated there will be sidewalks around the development.

Motion:

Commissioner Kelley made a motion to approve the 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, with staff recommendations. (PZ20-0038)

Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 7-0

- 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)

Commissioner Bolton disclosed she was a previous employee of the First Presbyterian Church, but per City Attorney, there is no conflict.

Staff Presentation:

City Planner Cherry presented the 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)

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. 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.

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.

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.

Applicant Presentation:

Katrina Kulm, representing applicant, presented the Request for a Special Use Permit to allow for a public school on property located at 209 5th Avenue North. She stated that she has met with staff to address any issues for this SUP. She stated there will be bussing provided, and this should help with traffic and parking. She stated the drop off point will be in front of the school. She clarified the parking arrangement with the County.

Denise Shoemaker, principal of Pinecrest Academy, stated she will be the head staff member on property. She explained their curriculum model. She stated the school will start with an enrollment of 172 students, working up to a maximum of 250 students.

PZ/Questions & Comments:

- Commissioner Perez asked the applicant if they already have list of students who will be attending and if she knew if those students lived in the vicinity where they can walk or bike to school.
- The applicant stated they are providing bus service and have 50 students qualified now. She stated she was unsure of the number of students who would walk or bike to school.
- Commissioner Perez asked staff about bike paths in the area.
- PZ Director Spendlove stated he does not believe there are bike paths adjacent to the property.
- Chairperson Titus asked about crosswalk requirements.
- Assistant City Engineer Vitek stated the applicant is required to construct sidewalk pedestrian corner ramps at 5th Avenue North and Gooding Street, with no marked crosswalk. ADA ramps would mark the crossing area.
- Chairperson Titus asked about crossing lights or flags.
- Assistant City Engineer Vitek addressed the areas that have flags and/or lights. He stated there is no need at this crossing because of the type of street and it is already a 25 mph zone.
- Commissioner Detweiler asked what came of the previous SUP in 2016.
- City Planner Cherry clarified the school use of the SUP did not come to fruition, so the SUP became null and void. He stated this school is a different model, so there is a need for a new SUP.

- Commissioner Perez asked the Public Comment letter received regarding this SUP an addressed area between two buildings and asked staff to clarify its location.
- City Planner Cherry demonstrated the alleyway in question. He stated that per city code, a screening requirement would not apply for this project.
- PZ Director Spendlove stated that this is a public alley, and it would not be able to be closed off.
- Ms. Kulm stated the students will be monitored by staff and parents.
- Ms. Shoemaker stated she could share the security plan with the commission. She stated there will be constant contact with the students, knowing where they are at all times. There will be staff assigned to specific locations for monitoring students. There will be no time that the students will be unsupervised.

Public Hearing: Opened

- Citizen Carolyn Baird expressed support for this project.

Public Hearing: Closed

Discussions Followed:

- Commissioner Musser asked if this will be dual use with the church.
- City Planner Cherry stated it will be a dual use as a way to utilize building full time.
- Commissioner Perez stated her concern with the number of total students and traffic.
- City Planner Cherry clarified the number of students for this SUP is less than the previously approved number of the 2016 SUP.
- Commissioner Kelley asked for clarification on what grades will be taught and the total number of students.
- Ms. Shoemaker stated the starting enrollment is 172 students, in grades K-5, with the plan to add an additional grade each year up to 8th grade, with a maximum enrolment of 250 students. An additional bus service will be added at maximum capacity, which will help with traffic.
- Commissioner Musser asked if there will need to be additional square footage with the increase to maximum capacity.
- City Planner Cherry stated that will be addressed with the building permit.
- Chairperson Titus asked about the signage on private property.
- City Planner Cherry clarified that the signs posted would not be city signs, but would be put up for encouragement and will not be enforced by the city. He stated the signs will have to be approved by the City Engineer.

Motion:

Commissioner Detweiler made a motion to approve the 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, with staff recommendations. (PZ20-0039)

Commissioner Kelley seconded the motion.

Unanimously Approved by a vote of 7-0

5) Upcoming Meeting(s)

a) Tuesday, May 12, 2020

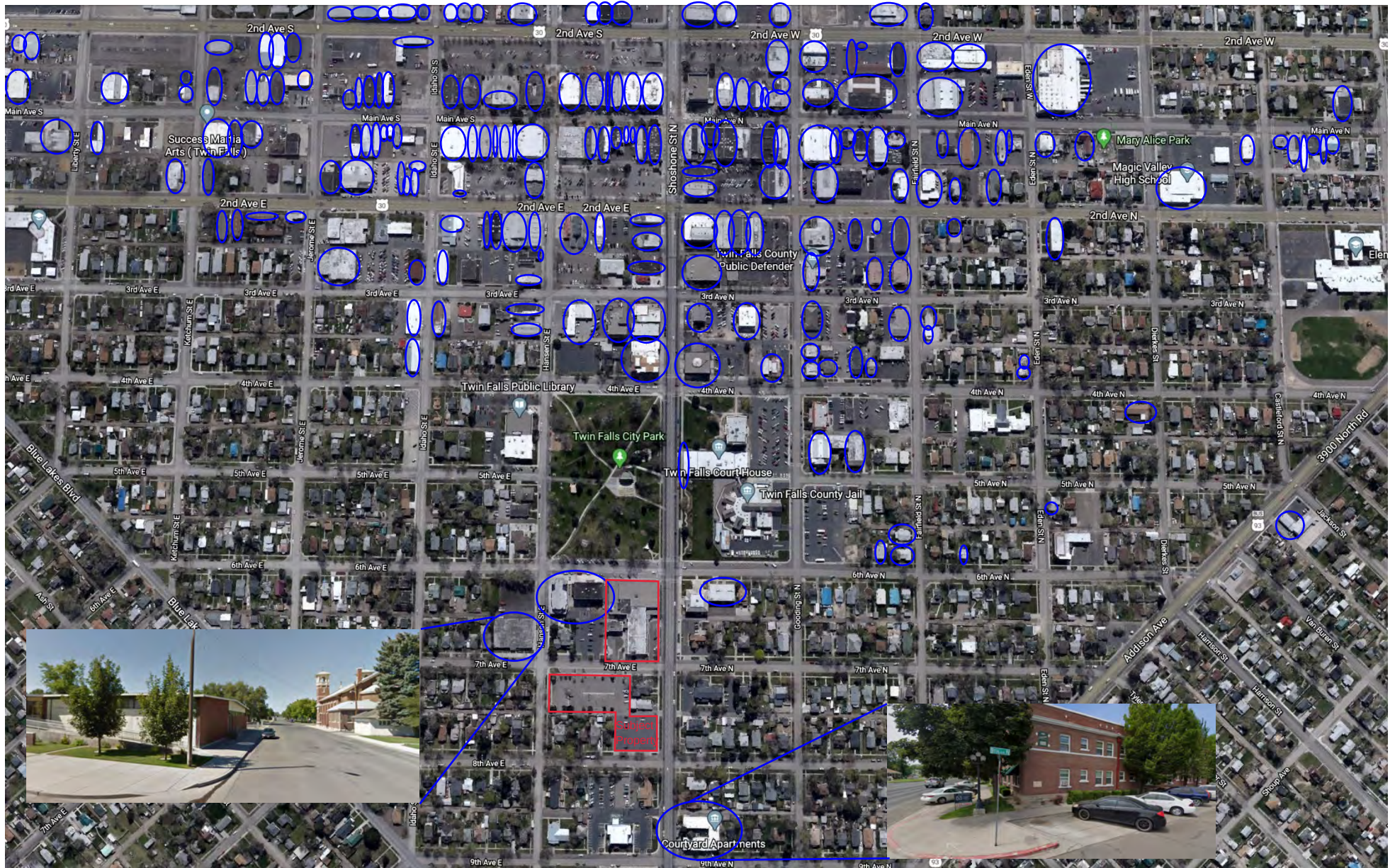
6) Adjournment

The meeting adjourned at 11:40 PM.

Kelli Ebersole

Kelli Ebersole, Administrative Assistant

Area Properties with Minimal Setbacks from Property Line



Observed Area Parking Loads from May 13th-May 17th



Figure 1: 8th Ave E looking SE from Shoshone, Friday, May 15th 6:07pm



Figure 2: 8th Ave E looking SE from Shoshone, Sunday, May 17th morning



Figure 3: 7th Ave E looking NW from Hansen, Friday, May 15th 6:09pm



Figure 4: 7th Ave E looking NW from Hansen, Saturday, May 16th 8:30am



Figure 5: Hansen St looking SW from 8th, Friday, May 15th 6:08pm

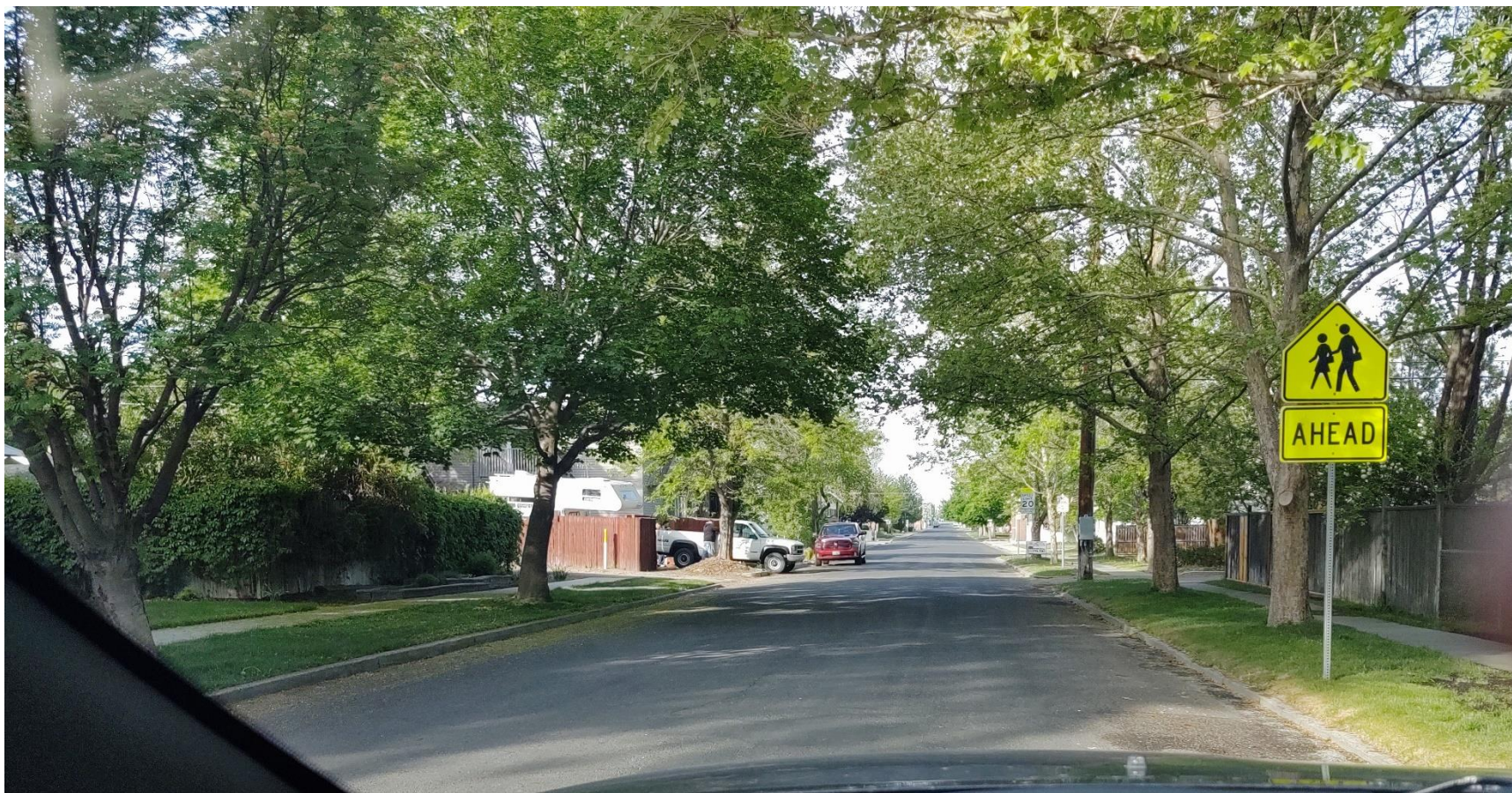


Figure 6: Hansen St looking SW from 8th, Saturday, May 16th 8:30am

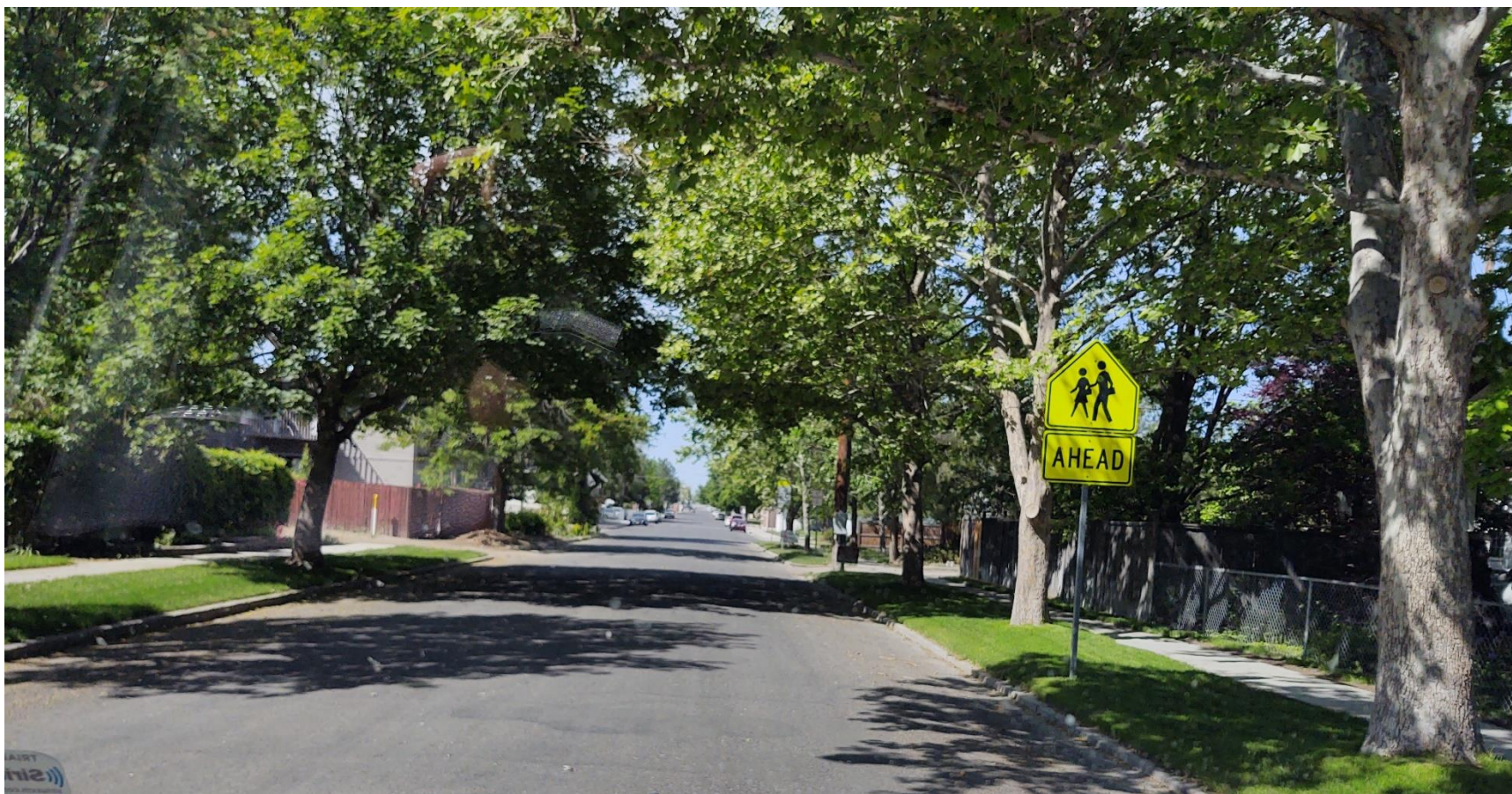


Figure 7: Hansen St looking SW from 8th, Sunday, May 17th morning



Figure 8: Hansen St looking SW from 7th, Sunday, May 17th morning



Figure 9: 7th Ave E looking NW across Shoshone, Friday, May 15th 6:09pm



Figure 10: 7th Ave E looking NW across Shoshone, Saturday, May 16th 8:30am



Figure 11: 8th Ave E looking NW across Shoshone, Friday, May 15th 6:07pm



Figure 12: 8th Ave E looking NW across Shoshone, Saturday, May 16th 8:30am



Figure 13: Aerial looking SE down on subject property, Wednesday, May 13th 7:04am



8th Ave & Shoshone

Google



MASQUERAY LOFTS 8TH AVE & SHOSHONE
TWIN FALLS, IDAHO



IDAHO STATE
**HISTORICAL
SOCIETY**

4 June 2020



Brad Little
Governor of Idaho

Janet Gallimore
Executive Director
State Historic
Preservation Officer

Administration:
2205 Old Penitentiary Rd.
Boise, Idaho 83712
208.334.2682
Fax: 208.334.2774

Idaho State Museum:
610 Julia Davis Dr.
Boise, Idaho 83702
208.334.2120

**Idaho State Archives
and State Records
Center:**
2205 Old Penitentiary Rd.
Boise, Idaho 83712
208.334.2620

**State Historic
Preservation Office:**
210 Main St.
Boise, Idaho 83702
208.334.3861

**Old Idaho Penitentiary
and Historic Sites:**
2445 Old Penitentiary Rd.
Boise, Idaho 83712
208.334.2844

HISTORY.IDAHO.GOV

Jake Poulsen
KM Engineering, LLP.
9233 Waste State Street
Boise, ID 83714

**Re: Masqueray Lofts, City of Twin Falls, Twin Falls County, Idaho
SHPO Review No.: 2020-647**

Dear Mr. Poulsen:

Thank you for consulting with our office on the above referenced project. We understand the scope of the work includes commercial development in Twin Falls County, Idaho. Work within the approximately 2-acre project area will consist of development typical of commercial construction including pavement, landscaping, utilities, and storm drainage facilities.

Based on the information received 2 June 2020, our office is concerned the proposed project actions may have the potential to affect historic properties. Additional information is requested in order for our office to complete evaluation and review of the undertaking. The information supplied by your office indicates the project area of potential effect (APE) is located within the National Register of Historic Places (NRHP)-listed Twin Falls Original Townsite Historic District and adjacent Twin Falls City Park Historic District. The proposed APE is located within a city block that lists seven known contributing resources to the historic district (IHSI Nos.: 83-3592, 83-3606, 83-18661, 83-18662, 83-18663, 83-18664, and 83-18677) and many more in the adjacent project vicinity. Upon initial review our office *does not concur with the APE* and further consultation is required.

Due to the known historic resources near the project, a new APE should be identified in consultation with our office. Once the APE is agreed upon, a historic properties survey should be conducted to identify and evaluate the NRHP eligibility of any historic properties and assess any potential effects from this undertaking. This inventory should be conducted by an individual or firm meeting the Secretary of the Interior's (SOI) Professional Qualifications for architectural history.

In addition to the inventory and evaluation of potential impacts from the proposed undertaking, the Architectural Historian should prepare new or updated Idaho Historic Sites Inventory (IHSI) forms for any structures over 50 years of age.

In the future, should the project move forward from the design stage to implementation, our office will also be requesting that the project proponent retain the services of a SOI qualified cultural resource consultant. This consultant will develop an Inadvertent Discovery Plan and protocol which will establish the process if any significant buried cultural material is discovered during excavation. This plan and protocol will be consulted on with our office prior to project implementation. A list of SOI qualified archaeologists are available on our website. This Inadvertent Discovery Plan may be in addition to the findings/recommendations of the architectural historian and State Historic Preservation Office (SHPO) for the built environment resources discussed above.

We appreciate you consulting with our office and look forward to receiving the additional information we have requested. If you have any questions, don't hesitate to contact me at chris.shaver@ishs.idaho.gov or (208) 488-7467.

Sincerely,



Christopher L. Shaver
Compliance Archaeologist
Idaho State Historic Preservation Office

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](tel: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?

Get [Outlook for iOS](#)

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 to 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 Neiworth <janine.neiworth@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 Neiworth
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

Get [Outlook for Android](#)

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]

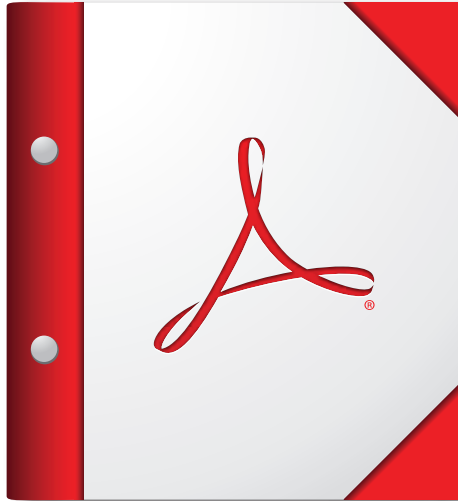
Good morning,

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.



**For the best experience, open this PDF portfolio in
Acrobat X or Adobe Reader X, or later.**

Get Adobe Reader Now!

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

Get [Outlook for iOS](#)

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



Disclosure Statement: The information contained in this e-mail transmission is intended only for the recipient named above. If the reader of this message is not the intended recipient or the intended recipient's agent, you are hereby notified that any dissemination, distribution or copying of the information contained in the e-mail transmission (other than to the intended recipient) is prohibited. If this transmission has reached you in error, you are asked to notify us as soon as possible and destroy the e-mail documents. Thank you for your cooperation.

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 7/8th 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)

(208) 410-9570 (c) | aleesha@kw.com

www.buysouthernidaho.com



Your Southern Idaho Real Estate Expert!

CONFIDENTIALITY NOTICE:

The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

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: keebersole@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 Hugens 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

Brochure produced under the direction of



**Twin Falls City
Historic Preservation
Commission**

and

Twin Falls Area Chamber of Commerce

Illustrations by Elizabeth Mowrey

Research and Editing by

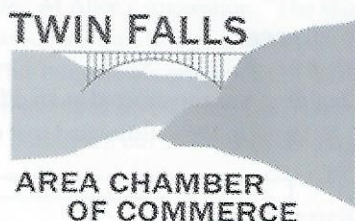
Sonia Alexander, Fran Frost, and Paul Smith

Design by Monie Smith

These publications have been financed in part with federal funds from the National Park Service, U.S. Department of the Interior made available through the Idaho State Historical Society, State Historic Preservation Office. However, the contents and opinions do not necessarily reflect the views of the Department of Interior.

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



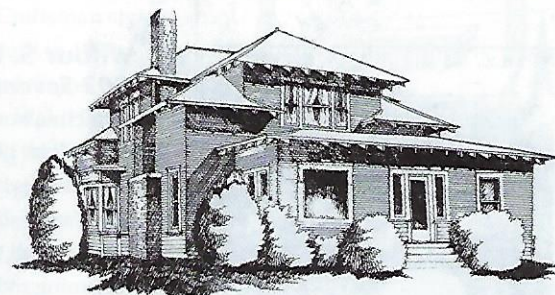
For additional information on Idaho,
call 1-800-VISIT-ID.



Printed by Standard Printing, Twin Falls, ID, 9-07, 5000

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.

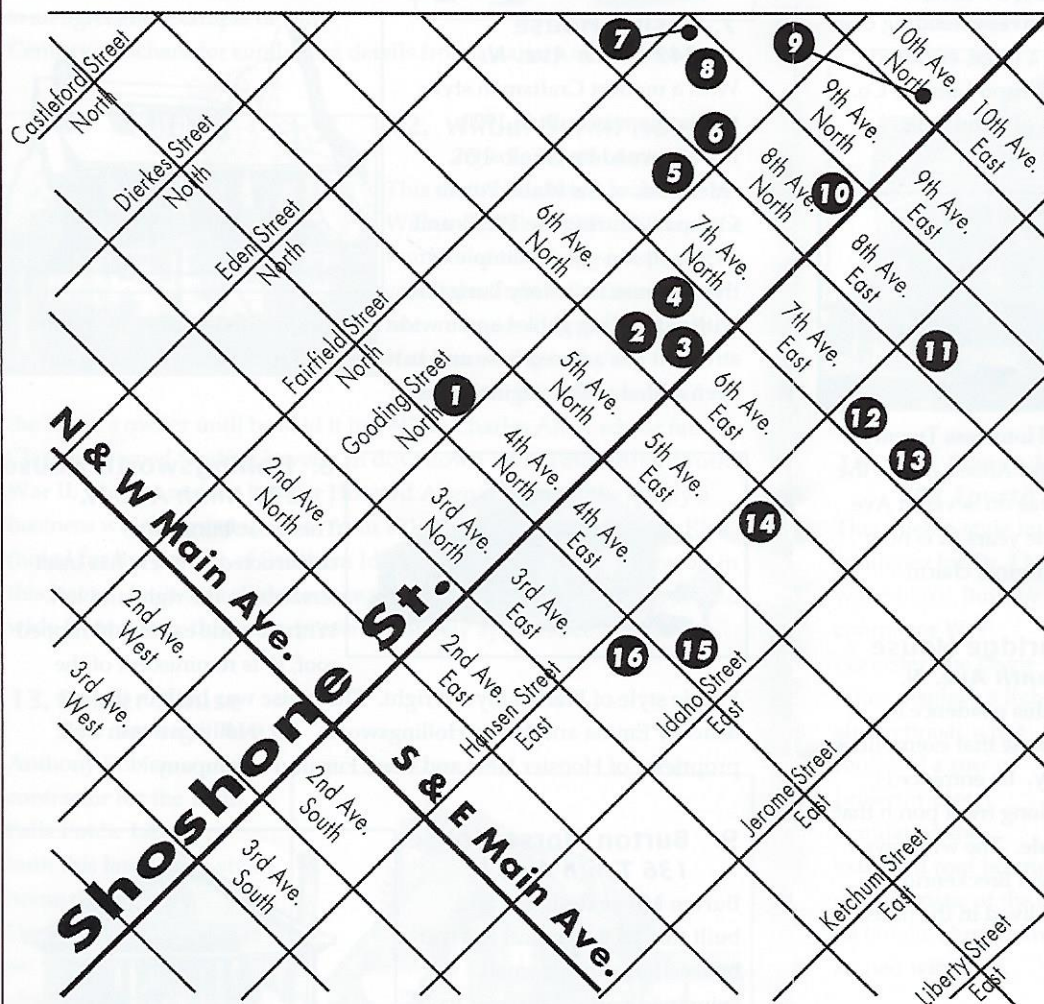
"Typical of the progressive age, the architect laid streets on a 45-degree angle to the compass so the sun would shine on all four sides of houses during the day...

"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.

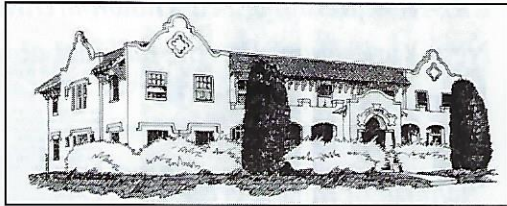
Addison Ave.



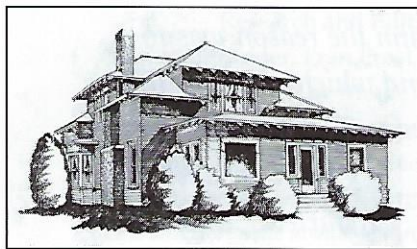
1. Justamere Inn 401 Gooding St. N.

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

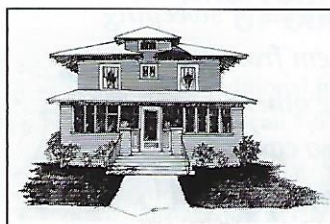
nature has a complex roof with slightly flared eaves extending over the exposed rafters. Added design is given by a large, enclosed porch. Mr. Keel was a partner in the Keel-Wilkinson Lumber Co., which had three lumber mills in the hills south of Twin Falls.

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.

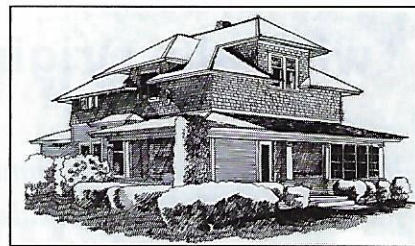
Built in 1909, this residence is Classical Box style that exemplifies total symmetry. Its entrance is centered on a long front porch that spans the façade. The windows

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.

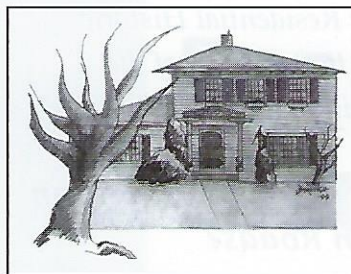
There is a Victorian feel to this Classical Box style home built for realtor Guy B. Sierer in 1906. The Victorian ambience is created by

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,

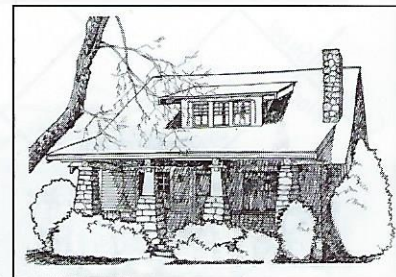


a lawyer and a partner with his brother Martin in Idaho Trust and Title, served as Twin Falls City attorney during the 1930's.

7. Joslyn House 247 Ninth Ave. N.

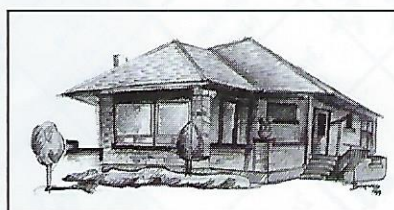
With a modest Craftsman style, this home was built in 1920.

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.

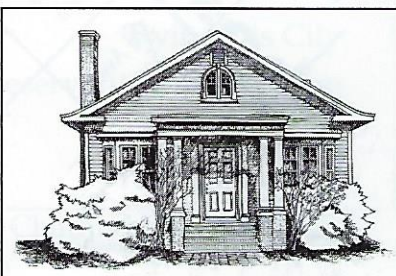
This basic bungalow, constructed of brick, has inset terraces on the right and left. With its wide eaves and hipped roof, it is reminiscent of the



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.

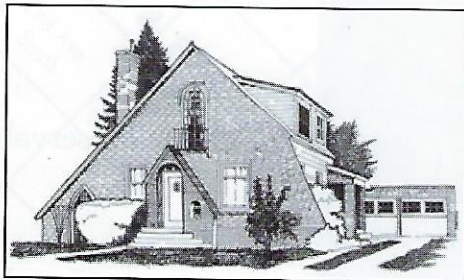
This distinctive home was built by Wilbur S. Hill in 1908. Hill was the founder of the early newspaper called the *Twin Falls Times* which later merged with the *Twin Falls News* becoming today's *Times-News*. Mr. Hill remained

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.

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

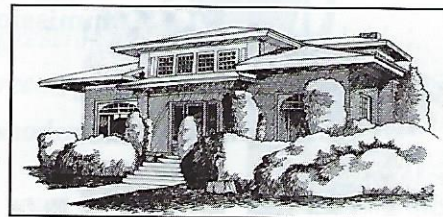


roofline of the brick façade produces a garden wall with a Gothic-arched gateway. The left roofline of the gable is obliquely angled. The chimney is studded with clinker bricks.

14. Lester Wright House 210 Sixth Ave. E.

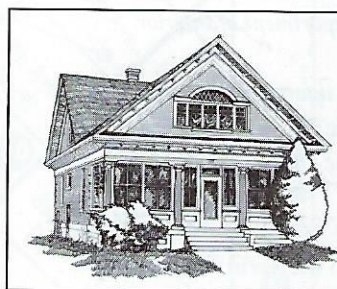
The Lester Wright bungalow was not an inconsequential dwelling when it was built in 1909 for \$7,000. Two stylistic influences are at work in this house.

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.



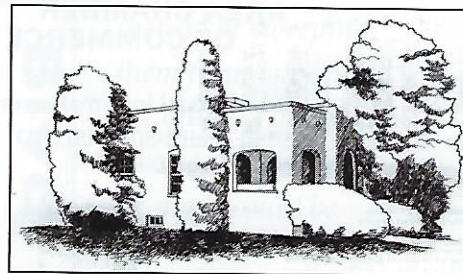
Formal detail of the Classical Revival style was the choice of C. Harvey Smith, an early Twin Falls architect. This unusual house shows a Queen Anne influence by using different materials on different levels. The house is classically symmetrical. Projecting quoins are set into the

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.

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 <keeberson@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)
keeberson@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

From: [Ashley Garcia](#)
To: [Kelli Ebersole](#)
Subject: GOQOZ Twin Falls 660 LC (PZ20-0014)
Date: Friday, May 1, 2020 3:18:21 PM

[EXTERNAL SENDER]

Please do not approve these giant apartments for this area downtown. You will take up much needed parking for essential businesses such as Sage Women's Center and it will congest the roadways needlessly. Shoshone is already a busy street that's hard to turn onto and there are plenty of much better places for these residences.

Sincerely,
Ashley Garcia

--

"If you want a happy ending it depends, of course, on where you stop the story" - Orson Welles

From: [Angela B](#)
To: [Kelli Ebersole](#)
Subject: Proposed Apartment Complex
Date: Friday, May 1, 2020 3:50:13 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. Our community must have a safe and welcoming place for women in crisis pregnancies. There is no other facility in the Magic Valley that provides these unique and life-saving services.

Please reject this application for development. Surely there are other options for the location of this proposal that will not infringe on Sage Women's Center.

Thank you,
Angela Batchelor
Twin Falls Resident



Virus-free. www.avast.com

From: [Karen Hefner](#)
To: [Kelli Ebersole](#)
Cc: [Niki](#); [Molly Arrossa](#); [Patty Dyson](#); [Stephen Schmid](#); [Diana Grandy](#); [Hilber Nelson](#); [Mark Browne](#)
Subject: "Masqueray Lofts"
Date: Friday, May 1, 2020 3:50:13 PM

[EXTERNAL SENDER]

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

I am writing today regarding the plans and execution of: GOQOZ Twin Falls 660LC (PZ20-0014), planned for 137 7th Avenue East and 155 7th Avenue East, the "Masqueray Lofts." As a resident of Twin Falls for almost my entire life, a business owner for over forty years and the founder and present chairwoman of Sage Women's Center, I want to voice my objections to the building of these apartments. These apartments being built according to their size, inadequate parking, lack of recreational facilities, and overall architectural design in this historic neighborhood of Twin Falls, are not suitable to the location they are being planned. Furthermore, the Sage Women's Center which has served the women and families of the Magic Valley for over forty years will be negatively impacted. Besides our property being devalued, our clients and staff will also be negatively impacted with little parking available not to mention dealing with the overall congestion that this project will cause. I know Twin Falls is growing and in need of more housing, but I do not believe that this project in its present plan is suitable in the many ways that I have addressed.

I appreciate your attention to my objections and ask that you give these specific objections regarding this apartment project due consideration.

Sincerely,
Karen Hefner
Chairwoman and Founder of Sage Women's Center
Sent from my iPhone

From: [Diana Grandy](#)
To: [Kelli Ebersole](#)
Subject: Planning and Zoning Commission 5/5/20
Date: Friday, May 1, 2020 5:11:41 PM

[EXTERNAL SENDER]

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

I write to you in opposition of rezoning the properties located at 660 Shoshone Street East, 137 7th Avenue East, and 155 7th Avenue East.

My chief concern is the limited amount of parking spaces that the proposed “Masqueray Lofts” will provide for its tenants. Since the preliminary hearing on April 14, the developer has increased the number of parking spaces from 105 to 159 to accommodate 112 apartment units. Not only is this ratio – less than 1.5 parking spaces per unit—still not enough (Twin Falls has virtually no public transportation and cannot be compared to the other cities that the developers have cited), but the developers account for this number by asking that most of the street parking in the area be designated to tenant parking. This is an impending nightmare for nearby residents and businesses. I would like to use as examples two longstanding Twin Falls establishments with which I have personal ties:

1. **St. Edward’s Catholic Church and School** is a lively parish that includes over 500 families. These families have worked hard to help the little school thrive in its busy downtown environment, providing quality education to students of all faiths and backgrounds. The church is a pillar of the community, providing charity through various projects – most notably its Soup Kitchen that feeds the hungry three nights a week. The church and school depend greatly on fair access to street parking in order to continue serving the Twin Falls community as they have done for 100 years.
2. **Sage Women’s Center** is a beloved local institution that has served women and families from all over the Magic Valley for decades. It is located on Shoshone Street and surrounded on every side by the proposed “Masqueray Lofts.” If the adjacent street parking is designated for apartment tenants as the developers wish, Sage’s volunteers, staff, and the women they serve will be forced to walk multiple blocks (often in the dark) to access the building.

Of course, these are not the only properties that would be hugely disturbed by the proposed project. Homes and businesses located blocks away would have to deal with parking reconfiguration and traffic. Imagine a Sunday morning when most tenants of “Masqueray Lofts” are home (some with visitors) and the local churches begin to fill up.

Twin Falls is an amazing city and the growth we are experiencing is exciting. However, packing 112 apartments in a dense area with insufficient parking is a disruption that would harm our historic downtown in a permanent way.

Please vote against this Zoning Change.

Thank you for your time.

Sincerely,

Diana Grandy

From: [Marshall Family](#)
To: [Kelli Ebersole](#)
Cc: director@sagewomenscenter.org
Subject: I oppose GOQOZ Twin Falls 660 LC (PZ20-0014)
Date: Friday, May 1, 2020 8:21:05 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.

MATT, JENN & CO.

www.nomatterwhatfamily.blogspot.com

From: [Galen Hoover](#)
To: [Kelli Ebersole](#)
Date: Friday, May 1, 2020 9:48:58 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: director@sagewomenscenter.org
To: [Kelli Ebersole](#)
Subject: GOQOZ Twin Falls 660 LC (PZ20-0014),
Date: Friday, May 1, 2020 10:00:19 PM

[EXTERNAL SENDER]

From: Mark Browne <markorsuzebrowne@q.com>
Sent: Friday, May 1, 2020 2:06 PM
To: Nicki Kroese <director@sagewomenscenter.org>
Subject: Can you see that my letter goes to the Council?

May 4, 2020

Dear Twin Falls City Council Members and the Planning & Zoning Committee,

Thank you for your service to this city and the diligent work you do in the best interests of our community. Your wisdom and reasonableness are evident by the way you listen to voters.

I have some interest in the proposed business of building a 5-story apartment development along Shoshone Street and unfortunately, it would be **OPPOSING** this development. Please hear my reasoning.

I wish we could all come to a consensus about what is good for the neighborhood, but as a TWIN FALLS citizen and resident for 26 years, here are 7 reasons why I believe this proposal is not in our mutual best interests:

1. **There's inadequate parking space that violates Planning & Zoning standards, creating a parking shortage that could infringe on neighbors using that mutual space and creating a choked-in environment.**
2. **Traffic and pedestrian congestion caused by inadequate parking will raise public safety issues for dwellers, children, and neighbors, and reduce property values in that very visible and public area.**
3. **The designated playground space of approximately the size of a 2-car garage for 114 family units is inadequate in size. Anyone with active children would be surprised and disappointed at such a plan.**
4. **The building's Sustainable Development Goal-driven directives wrongly assume an existing bus system for transportation to jobs, medical services, and food stores. It wrongly assumes that low income families will be taking advantage of an urban downtown lifestyle. How could this be a good plan?**
5. **Inserting a trendy high-density urban development on Shoshone Avenue sounds fashionable but makes no sense in TF at this time in our history.**
6. **The impact on nearby Bickel and Lincoln Elementary schools of inserting high density family dwellings has not been seriously considered. Are they prepared for 150 new students in those schools? What would be the input from the school district on this plan?**
7. **This project is being pushed through the approval process with great haste. Postponing proceedings until the Council and P & Z can have face-to-face, Q&A and public debate is the more responsible action on your part.**

Thanks again for hearing me out!

Mark Browne

1211 Sunburst Street

MarkorSuzeBrowne@q.com

208-421-1334

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message- and have a great day!

From: [Kay Wolverton](#)
To: [Kelli Ebersole](#)
Subject: Vote NO
Date: Saturday, May 2, 2020 1:00:42 PM

[EXTERNAL SENDER]

Please do not sell the parking lot at Stanton Health!

Get [Outlook for Android](#)

From: [Dream Acres Orchard](#)
To: [Kelli Ebersole](#)
Subject: apartment buildings
Date: Saturday, May 2, 2020 4:26:26 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.

Paul and Lois Yorty

From: [laceigh dowd](#)
To: [Kelli Ebersole](#)
Cc: director@sagewomenscenter.org
Subject: I OPPOSE!!
Date: Sunday, May 3, 2020 9:15:45 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. 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: [Becky Bailly](#)
To: [Kelli Ebersole](#)
Subject: "Masqueray Lofts R-6 PRO ZDA"
Date: Monday, May 4, 2020 7:39:24 AM

[EXTERNAL SENDER]

Dear Commissioners;

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 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)

I have had the opportunity to review the proposed development and accompanying documents for the former Twin Falls Clinic building. I do not support the plans for such drastic changes to the quaint and quiet down town neighborhoods. I am native to Twin Falls and a home owner further west of the proposed development area. Although I do believe growth and development for our community has value, I do not believe changing the landscape of our historic downtown will improve foot traffic to downtown businesses. In the past, downtown experiences parking issues when community events occur. The proposed parking are simply not sufficient to relieve the capacity necessary to accommodate new neighborhood residents along with the influx of visitors to community events. Furthermore, as a parishioner of St. Edward's Catholic Church, these changes will decrease the parking available to people who attend religious services.

On the other hand, I am in support of the charter school. The plans proposed have minimum impact on the visible landscape of the downtown community and open an opportunity for expanded educational opportunities. In addition, the operating hours of an educational facility will have minimal impact on community events as well as Church services and religious activities not only for St. Edwards but the surrounding churches as well.

Thank you for considering the opinions of local residents, there is a great burden and responsibility you bear in consideration of the various facts and opinions. I ask that you do not approve the proposed change and zoning development for the property.

Respectfully,
Becky Bailly
735 2nd Ave N
Twin Falls, Idaho

From: [Jonathan Spendlove](#)
To: [Kelli Ebersole](#)
Subject: FW: Please help Sage
Date: Monday, May 4, 2020 8:24:54 AM

Please add this to the file, if you didn't get this one already.

From: Suzanne Hawkins
Sent: Friday, May 1, 2020 12:12 PM
To: Travis Rothweiler <trothweiler@tfid.org>
Cc: Mitch Humble <Mhumble@tfid.org>; Jonathan Spendlove <JSpendlove@tfid.org>
Subject: Fwd: Please help Sage

Suzanne Hawkins
Mayor, City of Twin Falls

Begin forwarded message:

From: Mark Nelson <mark@willowrealestategroup.com>
Date: May 1, 2020 at 12:07:10 PM MDT
To: Suzanne Hawkins <SHawkins@tfid.org>
Subject: Please help Sage

[EXTERNAL SENDER]

Dear Madam Mayor,

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 Spendlove](#)
To: [Kelli Ebersole](#)
Subject: FW: 5 story neighbor- NO WAY!
Date: Monday, May 4, 2020 8:25:11 AM
Attachments: [image001.png](#)

From: Suzie Hawkins <suzanne@computerconnectiontf.com>
Sent: Friday, May 1, 2020 12:13 PM
To: Travis Rothweiler <trothweiler@tfid.org>
Cc: Mitch Humble <Mhumble@tfid.org>; Jonathan Spendlove <JSpendlove@tfid.org>
Subject: Fwd: 5 story neighbor- NO WAY!

[EXTERNAL SENDER]

Suzie Hawkins

Begin forwarded message:

From: director@sagewomenscenter.org
Date: May 1, 2020 at 12:06:37 PM MDT
To: director@sagewomenscenter.org
Subject: 5 story neighbor- NO WAY!

Dear Friends of Sage Women's Center,
Sage Women's Center needs your help. A developer has purchased both of the parking lots around our building to put up 112 apartment units. This project takes away the six parking spaces the Magic Valley Regional Medical Center provided for us and will leave us with only two parking spaces at the front of our building. This project will impact the safe and private nature of our location. This will also result in staff, volunteers and our clients needing to park down 8th Street which will already be filled with the vehicles of the apartment tenants. By limiting access to our building this project has a very negative effect on the powerful life affirming ministry which Sage Women's Center provides. It also has a very negative effect on the value of our property. The buildings are 5 STORIES HIGH! Could you PLEASE write a letter or call in on our behalf asking this project to be denied?

Your letter could simply say (you may cut and paste):

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.

Please email your objections to keebersole@tfid.org before noon Monday May 5th or join the conference call between 6:00 and 6:10 p.m. Call in to (208) 939-6718 Conference ID# 500 472 991#. You will be able to hear the conference but will be muted until it is your turn to speak. You get two minutes.

You can view the meeting on the website at tfid.org, by clicking on [Agendas and Meeting Minutes](#).

Scroll down to **Most Recent Events**, and click on the **Planning & Zoning Commission 20200505** meeting link. The video will be accessible in the top left corner. You can also download the Agenda Packet to review the proposal for the item you are interested in.

CALL ME IF YOU HAVE QUESTIONS. Copy me on your letters to keebersole@tfid.org so we know how much support we have please. And, thank you for stepping up for us!

Blessings,

Nicki Kroese

Executive Director
Sage Women's Center
718 Shoshone St. E.,
PO Box 2385
Twin Falls, ID 83303
(208) 734-7472



May 4, 2020

Twin Falls Planning and Zoning
203 Main Avenue East
Twin Falls, ID 83301

RE: Proposed Apartment Complex and Future Charter School

City of Twin Falls Planning and Zoning Committee,

Dissention Statement:

I wish to express my concern for the proposed apartment complex and charter school along Shoshone St. to Hansen St., and between 6th and 8th Ave. E. I am a parishioner of St. Edward's Parish and my children attend St. Edward's Catholic School. I fully support development in the proposed complex, but dissent this magnitude of a project for the following reasons:

- Traffic impact on residential streets not intended for such a high traffic level of service and associated pedestrian safety
- Loss of public parking
- Associated costs required for infrastructure and security improvements on already strained budgets
- Increased likelihood of drug use in very close proximity to a school

Narrative

The parking lot NE of the rectory and school parking lot often have vehicles parked in it, in addition to vehicles parked along the street. The number that the developer is proposing for parking in their narrative seems to be assuming that there is not existing background parking utilization. Public on-street parking that is currently being utilized by temporary users visiting a destination, like St Edward's, will now be lost to housing tenants using these public parking stalls as permanent parking stalls instead of temporary stalls as they are intended. This making visiting traveler's ability to locate parking that much more difficult. Also, can the adjacent streets handle this much traffic? 6th, 7th, and 8th avenue, as well as Hansen St., are residential streets. Granted the future use of this region is for high density residential, but are the streets set up to hold that kind of volume of vehicle? Has a Traffic Impact Analysis been performed that would suggest an additional school next to an existing school, and a 112-unit housing complex, would not have a detrimental impact on local traffic, specifically for Shoshone St.? A 16-room, 40,000 square-foot school can hold a lot of students. During the school year, who will ensure safety for students with such a high traffic volume?

The next concern with this development is the proximity to the school. Who will be living in this complex and, more importantly, how will the safety of those at the school be ensured? Will locking security gates need to be installed and be in operation 24-hrs/day? What about the additional cost of security during non-school hours? Who will be paying for these? As is, the existing School's budget does not have room

to accommodate the additional costs associated with that may be required with this specific development going in.

A final concern with a residential complex so close to the school with such a high density of tenants is drug use. With so many people in one location, drug use is inevitable. Despite Idaho's conservatism, in today's political atmosphere the likelihood of even recreational drugs being legalized nation-wide is not unrealistic. Compound this with the already ongoing drug crisis, what kind of impact will the simple proximity of a housing complex of this size have on the school?

Putting some kind of development in is a great idea, just not one of this magnitude. Objectively I do not believe the infrastructure can handle it, and subjectively I believe the issue of safety for students is one that cannot be ignored. If any follow up questions arise, I may be reached at thomas.a.leija@gmail.com.

Regards,

A handwritten signature in black ink, appearing to read "Thomas Leija". The signature is written in a cursive, flowing style.

Thomas Leija

From: [Janet Roe](#)
To: [Kelli Ebersole](#)
Subject: 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
Date: Sunday, May 3, 2020 2:20:38 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, a pregnancy resource center.

I have been a volunteer and financial supporter of this local nonprofit for the last 10+ year
This 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 development project will negatively impact the safe and private nature of the pregnancy resource center, 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.

Janet Roe
Mailing PO Box 2100
Twin Falls, ID 83303
Mobile (208) 420-1922
janet.stbi@gmail.com

Subject: Proposed Zoning District Change & Zoning Development Agreement

Applicant: GO QOZ Twin Falls 660 LLC, c/o Patrick Hugens

Observations by Mark Manno, Realtor (Price Real Estate, Inc.) and member of St. Edward the Confessor Catholic Church.

Conference ID: 500 472 991#

Positive aspects:

1. Affordable housing in the downtown area is a good idea, especially if viewed in terms of trying to bring more traffic for commerce to the old downtown area.
2. Improving the current use of the designated surrounding area is also a good idea. At the moment there is a lot of wasted or underused space in the area immediately northeast of 7th St. and southeast of Shoshone.
3. The idea of having a charter school immediately next door to St. Edward's Catholic School brings up thoughts of mutually beneficial and cooperative projects between the two institutions. Their virtual next door proximity, and the availability of the open space provided by the public park immediately across the street from both schools also conjures up the prospect of some mutually beneficial activities – assuming the city would be amenable to such activities.

Negative aspects:

1. Raising the height limits of the properties would set a precedent which would be used by other developers to change the entire complexion of Twin Falls. I don't believe this kind of variance should be tolerated or encouraged anywhere in Twin Falls in residential housing areas.
2. The lot occupancy requirement currently in place is there for a reason. This also is a big part of what makes the spacious and open feeling of Twin Falls the inviting place that it is. Once again, allowing a variance for this requirement would have a negative impact on the desirability of Twin Falls as a wonderful place to live.
3. For people living in multi-family housing, the amount of living space available outside the immediate confines of their apartment is already severely restricted. By eliminating ordinance mandated setback requirements, you automatically downgrade the desirability of the units themselves, degrade the quality of life for the future residents, and also

degrade the quality of life for neighbors of the future development. In this time of a pandemic lockdown, this factor's importance should be even more clearly apparent.

4. Counting off-street parking toward the total parking spaces required by existing ordinances is inviting conflict and discontent among neighbors. Also, the numbers calculated are undoubtedly low versus what will really happen. Nothing is said about parking for guests of the development. If one guest parking space is factored in for every 8 units, the estimate would require an additional 14 spaces. While the developer will obviously have increased costs, the parking problem could be substantially mitigated by:
 - a. Reducing the total number of units for the proposed development (this could also help solve the building height adjustment request problem).
 - b. Building an underground parking garage for the development. This would give residents sheltered parking, while at the same time making more efficient use of limited space. It would also make it easier to improve overall landscaping in the area.
5. The use of on-street parking spaces immediately adjacent to the parcels in the requested ZDA should not be counted towards the required number of parking spaces. This is an obvious attempt to circumvent current regulations so the developer can cut their costs and maximize their profit. While the developer's goal is understandable, quality of life for those in the neighborhood should not be so-compromised by the ROI expectations of developers or investors.
6. Regarding the charter school proposal, one would expect the school to be required to have outdoor space available to the students for regular outdoor activity – such as for physical education classes, and sporting activities. The “Play Area” so designated in the existing design might be suitable for a small day care center; but it would be woefully inadequate as a play area for a school of the proposed size (16 classrooms). Obviously, a special dispensation for the school would be needed if they were to operate with so little outdoor space for the children.
7. Probably the most ‘dangerous’ traffic time for the entire area if developed as proposed would be early in the morning, when children are being dropped off for the two schools, and the majority of the resident commuters are also leaving for work. This period of time, and its management could turn out to be a real nightmare for school administrators.

From: [Janine Neiwirth](#)
To: [Kelli Ebersole](#); janine.neiwirth@gmail.com; tcneiwirth@hotmail.com
Subject: Masqueray Lofts R-6 ZDA
Date: Monday, May 4, 2020 9:26:01 AM

[EXTERNAL SENDER]

Dear Commissioners:

I have the following concerns with the proposed project:

1. Even with the increase in parking on the most recent project version, there is not enough parking to prevent residents from parking in surrounding residential areas. Many of us already need to park on the street due to lack of garages, driveways. Please allow at least two spaces parking for each apartment.
2. Please do not change the zoning requirements for parking\height. This project is too high to blend with the surrounding residential areas without adversely impacting existing residents. This project would be more fitting on Main Avenue, the 2nd Avenues, the old town industrial area, or Washington Street.
3. Allow all residents to be present to voice concerns. The recent pandemic has made it easy for the city to limit people to speak out. Many folks do not have email, internet. We are given only ten minutes to speak, an inadequate time for the number of residents involved. It's important for residents to be seen and heard.
4. Please consider historic areas when making plans for large multi-family projects. The area of the project is one of the last historic residential areas in Twin Falls. A large apartment complex does not fit. Other cities that have preserved their historic areas did not adulterate them with large projects.

Thank you for your attention to these concerns.

Janine Neiwirth

207 8th Avenue East

Twin Falls, Idaho 83301

From: [Michelle Frostenson](#)
To: [Kelli Ebersole](#)
Subject: Sage Women's Center
Date: Monday, May 4, 2020 1:09:23 PM

[EXTERNAL SENDER]

I live at 456 Shadetree Trl, Twin Falls, ID 83301

Many years ago, I had the privilege of volunteering as the Treasurer of this organization and I find it to be greatly needed in our community. Please take this letter seriously.

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.

Sincerely,

Michelle Frostenson

Michelle Frostenson
Chief Financial Officer
465 Addison Ave West
Twin Falls, ID 83301

P 208.734.4147

F 208.734.0461



From: [Rochelle Ahrens](#)
To: [Kelli Ebersole](#)
Subject: oppose GOQOZ
Date: Monday, May 4, 2020 1:21:38 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. Does the architecture t 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.

Rochelle Ahrens

From: [Mary Little](#)
To: [Kelli Ebersole](#)
Subject: Masqueray Lofts R-6 PRO ZD
Date: Monday, May 4, 2020 2:12:13 PM

[EXTERNAL SENDER]

To: Planning & Zoning Commission

This letter is in response to the 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 Hugen Hutchison Smith Architects.

I am writing to give you my input regarding the application for zoning changes listed above. I am both a parishioner of St. Edward Catholic Church and a teacher at St. Edward Catholic School. I will begin by saying that I recognize the need for low income housing in Twin Falls. However, I think the proposed location and particular elements of the proposal are not in the city's or neighborhood's best interest.

The changes made to the downtown Twin Falls area are exciting, and they attract people to visit an area that has disappeared or fallen into neglect in many other towns. I recognize that the city has tried to reflect an urban vibe with the addition of more sidewalk dining and a couple of breweries/restaurants. The zone between the downtown area and the neighboring residential area seems appropriately filled with a park, library, some small businesses and churches. Many of the homes in this historical area have been in families for generations. Residents have expressed that they were attracted to the charm of the neighborhood, and they take pride in maintaining their homes and property. Adding two five-story apartment buildings will completely change the look and appeal of the neighborhood.

Currently, the congregation of St. Edward's has adequate parking during its services. Our lots are fully utilized and there are quite a large number of cars that park along the streets adjacent to the church property. When there is a function at the city park, this can become problematic, but people make the best of it. The proposed development plan assumes that their tenants will use on-site parking, shared parking spots at the proposed charter school and street parking. I cannot imagine the congestion we will face with the addition of so many more cars for the apartments and charter school. I also believe that the proposal's estimate of the number of cars per apartment is abysmally low. The plan also seems ambivalent in its portrayal of tenants use of vehicles vs. walking. They may choose to walk occasionally as we all do, but the highly more likely scenario is that they will drive.

The plan, while stating that the proposed parking changes are necessary to meet the needs of its residents, also asserts that the number of residents must be maintained to make the development financially feasible. The Comprehensive Plan "Grow with Us" sets a density per acre for a reason. It seems that this guideline is being set aside to ensure that the developer and owner can make their profit, but there is little concern for the financial impact on the property values for neighborhood residents.

In addition, I am concerned about the safety of the school children both at St. Edward's and the proposed charter school. The increased traffic of hundreds more vehicles on the streets causes

a safety hazard when students are crossing to our parish building, our new middle school building, and from both schools to the park. Schools do not only operate in the daytime, nor is their parking static. There are evening and weekend events. There are visitors to school, and teachers and staff work weekends. Sharing parking with the charter school, if an agreement is actually made in the future, is not always going to be feasible for tenants of the apartment buildings. Increasing the parking along 7th Street as stated in the proposal will also make the drop off and pick up more difficult for our families. When the other school opens, this will become even more dangerous. One version of the proposal actually showed the charter school using the alley between the two schools for drop-off. I can personally attest that visibility at the exit is a nightmare. Backing out of on-street parking is very difficult during these times.

The St. Edward's campus is directly between these proposed housing units and the park. We do not currently lock down our entire campus when school is not in session nor can we with the existing fencing. It is highly likely that our school and church grounds will become a pass-through for those walking to the park, library or downtown. We have already had issues for years with vandalism due to trespassers on the grounds of the old clinic building. It seems certain to me that if this proposal were to be approved, our problems would not go down--they would increase.

Another issue related to the height variance of these buildings is that our playground for the students will likely not see much sunlight anymore. Especially when the cold weather arrives, this will make it difficult to keep the playground ice-free.

As I said at the beginning, I am not opposed to low income housing. Everyone deserves a decent place to live. I strongly believe, though, that the drawbacks of this proposal are serious enough to require a rejection. I also am dismayed that the discussion of this proposal has been limited by our current health crisis. As any neighbor of the abandoned clinic knows, this problem has existed for many years. While I applaud the effort to do something about it finally, surely the discussion should wait until people can express their views in person. Perception is important, and I think the city would want to avoid all appearances of stifling the expression of legitimate concerns.

Sincerely,
Mrs. Mary Little
5th Grade Teacher, St. Edward Catholic School

From: [Susan Barry](#)
To: [Kelli Ebersole](#)
Subject: RE: GOQOZ Twin Falls 660 LC (PZ20-0014)
Date: Monday, May 4, 2020 2:23:41 PM
Attachments: [image001.png](#)

[EXTERNAL SENDER]

Thank you Kelli. I should have added that I was on the Board of Directors for over 25 years. I was past executive director when it was called the Pregnancy Crisis Center and board president when it was called Stanton Healthcare. My husband and I continue to financially support this ministry.

This apartment complex will dramatically negatively affect the value of their property and ability to help many of the most needy in our community.

Thank you again.

Susan Barry
President
Barry Equipment & Rental
208 734-4147

From: Kelli Ebersole <KeEbersole@tfid.org>
Sent: Monday, May 4, 2020 2:17 PM
To: 'Susan Barry' <susan@barryrental.com>
Subject: RE: GOQOZ Twin Falls 660 LC (PZ20-0014)

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



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: Susan Barry <susan@barryrental.com>
Sent: Monday, May 4, 2020 12:39 PM
To: Kelli Ebersole <KeEbersole@tfid.org>
Subject: GOQOZ Twin Falls 660 LC (PZ20-0014)

[EXTERNAL SENDER]

I oppose GOQOZ Twin Falls 660 LC (PZ20-0014), the two 56-unit apartment complexes planned
th th

for 137 7 Ave. East and 155 7 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.

Susan Barry
President
Barry Equipment & Rental
208 734-4147

From: [Tristan B.](#)
To: [Kelli Ebersole](#)
Subject: Opposition to development GOQOZ Twin Falls 660 LC (PZ20-0014)
Date: Monday, May 4, 2020 3:03:45 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

[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. Thank you.

Tristan Blommer

CEO / Lead Technician



Ph. 208-352-0341



Confidentiality Message

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. Thank you.

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 the surrounding neighborhoods.

As a property owner at 230 7th Ave N, we 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. We see that as a safety and quality of life issue on such a busy street. There also does not seem to be available outdoor space for resident enjoyment which is key to a healthy lifestyle. The playground areas are not a reasonable size. This will be a safety hazard to the children in the complexes. The proposed development will place a huge strain on traffic not only on Shoshone Street but also in the surrounding neighborhoods, including 230 7th Ave N.

In addition, the Sage Women's Center will be adversely affected. 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.

There will also be a negative impact on the community of St. Edward the Confessor Catholic Church and the catholic school. Increased traffic will be a hazard to the school children and increased noise pollution will hinder their ability to learn. Traffic congestion and noise pollution will cause an undue burden to the parishioners of St. Edward the Confessor Catholic church during their time of prayer. Additionally, loss of parking is of great concern.

Lastly, we consider that this project is ill advised due to the various infrastructure incompatibilities like:

- Increased vehicle parking requirements,
- Increase foot traffic in the neighborhoods,
- During city park events, the loss of parking will put an undue burden on the neighboring streets and the homeowners,
- Additional school capacity at Bickel Elementary

Neil & Bonnie Harpster

From: [cindy.ronca](#)
To: [Kelli Ebersole](#)
Subject: Re: Housing Development @ 660 Shoshone, T.F.
Date: Monday, May 4, 2020 4:35:29 PM

[EXTERNAL SENDER]

To Whom It May Concern:

My young daughter attends St. Edward's Catholic School which is near your new proposed housing development. My concern is that it will cause congestion in the area and may not be safe for our children. A better proposal, in my opinion, is to make it senior housing where cars, traffic and people milling about would be limited. There must be a better solution for that property, please consider alternatives for the sake of our kids.

Sincerely,

C. Ronca

787 Meadows Dr.

Twin Falls, Id 83301

From: [Avery Robnett](#)
To: [Kelli Ebersole](#)
Subject: I oppose GOQOZ Twin Falls 660 LC (PZ20-0014)
Date: Monday, May 4, 2020 4:47:16 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.

Avery Robnett

From: forms@tfid.org
To: [Kelli Ebersole](#)
Subject: Public Comment Notice for PZ20-0014
Date: Monday, May 4, 2020 7:32:48 PM

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

Name: Jacquelin Fields
Phone: 208-736-2893
Email: fieldsfish@gmail.com
Comments:

I believe it is appropriate to increase onsite parking and to reduce the Parcel 2 elevation to 3 stories. This would reduce street/alley pressure and bring the project density to a place where it is only more than double what is recommended by the Comp Plan.

I have lived outside of the City of Twin Falls for 10 years. However, I am a member of the St. Edward's Catholic Community and have an interest in what occurs around the Church. In addition, I devoted a significant portion of my career to development of public & private improvements that would benefit both the residents and the visitors to Twin Falls. I am writing because I believe that this project is too large for the neighborhood.

Parcel 2's structure should not be seen in the background of St. Ed's Church. The Comprehensive Plan talks about encouraging development on a scale that is compatible with the City's character (community goal 4, objective 4.2). Scale is important; the character of this area has a few large, historically significant structures, some newer 2-story commercial structures, and many more single-story offices and dwellings. This project has excessively very tall structures for the residential side of this neighborhood. The Parcel 2 structure may be visible in the background view of St. Edward's church. It would be a shame to obstruct that view, as well as being inconsistent with the intent of the Comp. Plan Land Use Policy 4.2 which calls for respecting the fabric of established neighborhood and Policy 4.3 which enables increased density that builds on the historic quality and features that distinguish the area. I speak of "intent" because, technically, Parcel 2 is across the street and out of the City Park Historic District but it may affect a structure within the District. The entire project is within the Original Townsite Historic District for which design guidelines have not yet been established. It is reasonable to expect the future plan to call for a similar level of respect for neighborhood fabric,

etc.

Proposed density far exceeds

Comp Plan recommendations and should be reduced. The Comp. Plan indicates the downtown area should support development of 8-25 density units per acre. Assuming 1 density unit is 1 residence, the proponent is suggesting a significant density increase over the Comp Plan guidance. Parcel 1 is slightly under $\frac{1}{2}$ an acre and Parcel 2 is a bit over $\frac{3}{4}$ acre. I recognize that the proponent needs density to make the project meet their financial needs but their request is substantially out of alignment with the Comp. Plan.

Even the modified project

falls short of responsible onsite parking. The proposed onsite parking uses very low vehicle counts. The narrative implies that tenants could work and live in that same neighborhood. Cool. Maybe a secured bicycle facility (not a bike rack) would be a good addition. In order to enjoy the beauty of Southern Idaho, tenants will still need to drive. It may be an aspiration to have single car families but this community is nowhere to close to attaining that. Further, apartments tend to include roommate situations where it is rare to have occupants without wheels (cars). This request impacts street parking which is intended to be shared by the community. In addition to on-street parking for the tenants, these people will have friends and family who will visit and perhaps stay for a while, parking on the street. Other multi-family projects have off-street parking for some but not all of the guests. St. Edward's School and the future charter school don't meet at night but both will have evening activities and will be seeking street parking proposed for regular use by the project's tenants and their personal guests. The City Park has evening and weekend activities that overflow onto the adjacent streets. In the late spring, summer and fall, there are usually numerous events.

Alleys are occupied by

infrastructure and make poor parking lots. The site plan indicates that the alley will be used for maneuvering out of alley parking spots which doesn't comply with Code. It is important for alleys to be available to the Public Works Department and other utilities without adversely impacting the tenants. The alley is narrow and the inevitability of backing-related damage to the neighbor's fences should not be acceptable.

Keep on street parking as

angled parking.

The proponent suggests a single block change to on-street parking. This will be inconsistent with other non-parallel parking arrangement in the neighborhood. Most areas around City Parking, the County building, First Federal bank, Downtown Main Street have angled parking. Some may know that I strongly prefer parallel parking but Consistency is a good thing. If we choose not to use parallel parking then angled parking is far better than perpendicular. I didn't measure this but most of the streets in this area cannot support perpendicular parking on both sides without crossing over the center of the road when retaining 2-way traffic. (Creating a 1-block 1-way street isn't a good planning solution for this dilemma.)

There are 2 areas of concern

with the Narrative. One is the uses on Parcels 2 & 3; the other is the setback. Paragraph 2 indicates that Parcel 1 and 2 are going to be "primarily residential..." while the rest of the reading material indicates that this is "solely" residential. Even paragraph 5 of the Narrative seems to indicate that "primarily" was not intended. If those structures are not "solely" residential, then a mixed use structure on Shoshone Street could be very nice as long as business parking is addressed onsite. It would be preferable to eliminate non-residential use from Parcel 2.

Consider zero lot line

setbacks after reviewing future transportation needs and implementing design guidelines.

St. Edwards's Church was constructed long before "setback" was a word, certainly it predates Zoning Code. It is an old structure facing massive open space that was intended to be part of a beautiful public area, according to the City's historic planning documents. The existing structure on Parcel 3 also has no setback. However, it is ugly and similar to what one sees in a large urban business district. It is also absurd to remedy that unless the owner chooses to remove the building. There is no reason to perpetuate that. There are ways to make a façade attractive but most include some sort of embedded planting area or an irregular face, either physically or with texture or both. It seems that no setback on Shoshone could be appropriate with some sort of design requirements AND after serious consideration to the uses intended for the streets and anticipating future needs, such as bike lanes, bus stops and right turn bays. Simply removing capacity from the roadway will not help meet the community's needs. Much to the dismay of Planning Department folks, I have often considered front yard landscaping to opportunities for beauty and then opportunities for capacity. Zero setback eliminates both.

Address Parcel 3's needs

before allowing Parcel 2 to invest heavily in construction. An R-6 PRO designation can specifically impact the uses available to Parcel 3. If the charter school choose the site, there are some issues. Even if this a small school, Xavier Charter and the TFSD have significant experience with the transportation components of bussing, parent drop off, school event parking, and teacher parking. The play area appears to be extremely small. More importantly, the application doesn't appear to require use as a school. If other uses that are appropriate for R6-PRO become the reality, then the parking issue will become even larger. It seems weird that patrons and employees of Parcel 3 would utilize the parking on Parcels 1 and 2. Other R-6 PRO uses on this site, without parking, doesn't fit. Conditioning occupancy of Parcel 2 on resolution of Parcel 3 is too late. The owner will have made significant investment and the City/the community will struggle to find a compromise. Please consider using issuance of the foundation permit for Parcel 2 as the date of resolution for Parcel 3.

Engineering considerations

for this project, outside of parking, should evaluate the adjacent streets. While well maintained, they are ancient. We can only thank extremely low volumes for their continued existence. It is likely that the alley doesn't have much structural strength, as it appears to have been built like a driveway. The water plan indicates that there are localized fire flow issues near or in the project area. The wastewater collection line in Addison may be adversely impacted because there are 2 locations where the remaining volume appears to be less than the increase in demand due to this project. I am y certain that the Wastewater plan didn't account for 25 units /acre or more with residential use. There will be measurable cost if these issues need to be addressed with this project. Thanks for reading to the end. I really appreciate it. (And I am hopeful that I made it through without a spelling or grammar error.)

From: [Jamie Gardner](#)
To: [Kelli Ebersole](#)
Subject: 5 STORY APARTMENT BUILDING
Date: Monday, May 4, 2020 7:53:46 PM

[EXTERNAL SENDER]
TO ALL WHOM THIS CONCERNS:

CONCERNING THE PROPOSAL FOR 5 STORY APARTMENT BUILDINGS AT
SHOSHONE 7TH & 8TH:

I LIVE JUST A FEW BLOCKS AWAY BUT SPEND A LOT OF TIME IN THIS AREA
BIKE RIDING AND WITH FRIENDS THAT LIVE RITE IN THIS AREA. THE WORRIES
THAT WE ALL HAVE IS THIS IS "HISTORIC" DOWNTOWN THAT THE CITY HAS
MADE "HISTORIC". A 5 STORY BUILDING IN THIS AREA IS NOT HISTORIC. THIS
IS 5 STORIES OF URBAN APARTMENTS. WHAT ABOUT OUR FIRE DEPT. NOT
BEING ABLE TO TAKE CARE OF THIS BUILDING WITH THE EQUIPMENT THEY
HAVE. THE PARKING IS A HUGE ISSUE. THE IDEA THAT PUBLIC
TRANSPORTATION CAN BE USED, TWIN FALLS DOES NOT HAVE PUBLIC
TRANSPORTATION. THERE IS A NEED FOR A LOT MORE PARKING FOR THESE
APARTMENTS. THESE BUILDINGS TO BE LOW INCOME, THE CRIME THAT WILL
COME OF THAT AND BEING HONEST AND KNOWING THIS WILL BE A REFUGEE
COMPLEX. THE PEOPLES PROPERTIES VALUES WILL BE IN THE GUTTER. NO
PRIVACY IN THERE BACKYARDS. NOT BEING ABLE TO PARK IN FRONT OF
THEIR OWN HOMES DUE TO MASSIVE OVERFLOW FROM THE APARTMENTS. IF
THESE WERE THE CITY COUNCIL MEMBERS HOMES AND NEIGHBORHOODS.
THIS WOULD NEVER NEED TO BE TALKED ABOUT BECAUSE ALL OF YOU
WOULD NOT ALLOW IT. PUT YOURSELVES IN OUR SHOES. HAVE A MEETING IN
THESE 2 SPOTS AND TRULY SEE WHAT YOUR TRYING TO PUSH THROUGH ON
THE GOOD PEOPLE OF THESE NEIGHBORHOODS. THIS SHOULD BE A STRONG
"NO"!!!!

JAMIE GARDNER
230 TAYLOR ST.
TWIN FALLS, ID. 83301

208-536-0595

From: [Tom Cpr](#)
To: [Kelli Ebersole](#)
Subject: Re: Zoning District Change and Zoning Development
Date: Monday, May 4, 2020 8:27:15 PM

[EXTERNAL SENDER]

My apologies, my letter was sent accidentally, without my signature.
Sincerely,

Charles "Tom" Wagner and Darlene Wagner

On Mon, May 4, 2020 at 8:25 PM Tom Cpr <cprtom50@gmail.com> wrote:

Dear P&Z and County Commissioners:

This letter is one of opposition to the proposed project involving changing the old Clinic into a charter school and adding a five story apartment building in the existing parking lot across the street from St. Edwards rectory, school and church.

I feel this project will cause significant traffic and parking problems for all involved. Parking has historically been an issue dating back to when the Clinic operated as a hospital. There was a cooperation that worked satisfactory with the Clinic using St. Edward's parking areas during weekday business hours. When St. Edward's School opened, the parking and play areas became a problem which was short lived as the Clinic closed. You now are considering operating two schools and a large parish on one block. This is compounded by considering removal of existing parking and building a five story apartment building.

This area is certainly a mature area of the city with older homes which were build without the residential parking foresight we have today. Parking, traffic, pedestrian activity and certainly concern for young children should negate this proposal. I understand that the city would like to see the Clinic building becoming viable again but this project will cause significant problems--probably seven days of the week.

From: Raymond Pete and Jackie Turner

May 4, 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 Commissioners:

As a long time Twin Falls County resident, I am very concerned with the building of a 5 story apartment building east of The St. Edward’s School. I was under the perception, that there was a height restriction for downtown buildings in Twin Falls. The school won’t see sunlight until well into the day if 5 stories are built. I think that is important.

However, the bigger issue is the safety of pedestrians and our students. The parking will be a constant battle. It seems, the number of apartments should be decreased with space for adequate parking “off the street.” I believe the number of floors should be decreased from five to three at the most with parking stalls for all. There will still be struggles for parking as people visit the apartment dwellers. There will not be parking availability even around the city park if the apartment dwellers do not have their own area.

I understand another charter school is an option. I am all for education, but again the parking and safety of students and teachers is important. Now with two schools in the area, traffic and safety of children will be a constant threat. Even if the apartments do have parking off the street, there will be increased concern for safety with increased numbers of cars accessing the current roads on 7th and 8th streets. I am concerned where the teaching staff will park for the charter school. The access for that corner lot is minimal. This is another student safety concern.

I also 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 underserved group of our community. I again 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.

Raymond and Jackie Turner

From: [Frank Dehoney](#)
To: [Kelli Ebersole](#)
Subject: Planning and Zoning
Date: Monday, May 4, 2020 9:10:14 PM

[EXTERNAL SENDER]

May 4, 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 Commissioners:

Frank Dehoney

I understand there is a need for housing, certainly affordable housing. I support that and hope that the concerns can be addressed.

Issues of concern for me are:

Traffic congestion during pick up and drop off for our school.

Traffic in general with the increase of people in the area.

Parking for St. Ed staff during school hours.

Maintenance of the property in the long term once the developer has finished.

Deborah Dehoney

I agree there is a need for housing in Twin Falls, but this is not the place for 2 apartment buildings. I am concerned that 2 buildings, 2 schools and a church are too much for this small area. There are parking concerns for all the buildings. There will be traffic congestion with school drop off / pick up in both locations while people living in the apartments will be leaving for work also early Mass, church events and funerals and school activities. There is also a safety concern for all with the traffic that would be there during the morning and afternoon with students being picked up and those walking home.

The construction would continue during the school year which will be very disruptive to the students whose classrooms are on that side of the building.

Please rethink this request to this building project.

Frank and Deborah Dehoney (Teachers at St. Edward's Catholic School)
Eden, Idaho

From: [Elizabeth Quesnell Kohtz](#)
To: [Kelli Ebersole](#)
Subject: Zoning District Change
Date: Monday, May 4, 2020 9:14:47 PM

[EXTERNAL SENDER]

May 4, 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.

To Whom it May Concern:

As a life-long resident of Twin Falls (except for my years in college and first few working years) it is exciting to see the growth and changes to our once small town. My husband and I frequently talk about the growth of the downtown area and how downtown apartments are the next step for our city. Having this property on Shoshone Street purchased and developed is a huge gain for Twin Falls! However, I do have concerns with the proposal: the amount of parking and increased traffic to the area.

The number of parking spaces in the proposal are less than the number of apartment units. While this might work in some cities, I foresee this to be a huge problem in Twin Falls. We do not have any public transport at this time. I understand that public transportation is in the plan for the ensuing years, but at this time it's not here and I do not feel like we can grant permits to an apartment complex on what we hope will happen. The majority of working age people in Twin Falls own a car. Most families own more than one. Not having a minimum of one parking spot per apartment unit is a huge red flag for me. As a life-long member of St. Edward's Catholic Church and parent of children that attend St. Edward's Catholic School, I feel that I have the unique opportunity to comment on the effect limited parking would have. There already is a shortage of parking on 6th and 7th Avenues whenever there is an event at the City Park or events at St. Edward's Church or School. Street parking in the area is limited. In addition, street parking on a permanent basis, as would occur for people living in the area, congests the streets and decreases safety for pedestrians. St. Edward's Catholic School has students as young as three years old. Parents park and walk their young children into the school. The increased traffic that would occur by having an apartment complex on these streets with a school is also a hazard.

I encourage you to decline the Zoning District Change and Agreement based on the number of parking spots in the proposal.

Thank you for your consideration.

Sincerely,

Elizabeth Q. Kohtz

Elizabeth Quesnell Kohtz, DVM

Quesnell Kohtz Veterinary Services, P.A.

3024 E 3500 N

Twin Falls, ID 83301

(208) 420-5400

EMQK@hotmail.com

From: [Kelly Morita](#)
To: [Kelli Ebersole](#)
Subject: Proposed apartment complex downtown
Date: Monday, May 4, 2020 9:55:47 PM

[EXTERNAL SENDER]

Hello,

My name is Kelly Morita and I am a mother of two children who attend St. Edwards Catholic School as well as a down town resident living 3 blocks away. I strongly oppose this apartment complex purely on the parking issue. Pick up and drop off are already overly crowded.

I was born and raised in Twin Falls. I moved away for college and then abroad for several years. I moved back to Twin Falls last year and was so excited to see the progress downtown had made. So much so, I bought a house near there. My children and I love to ride her bike's and enjoy the city park, the library, all the downtown events, and most of all amazing restaurants. I worry that low income housing may bring in other problems like drugs and violence. This is the last thing we want near our school, or in our amazing downtown. Please strongly consider opposing this new development as it is now.

Sincerely,

Kelly Morita

Sent from my iPhone

From: [John Martin](#)
To: [Kelli Ebersole](#)
Subject: The proposed apartments under "Masqueray Lofts"
Date: Monday, May 4, 2020 10:02:09 PM

[EXTERNAL SENDER]

My comments concern the proposal for 5 story apartment complex. (Masqueray Lofts R-6 Pro ZDA Application)

Parking:

(It is way too early to be voting on this proposal. There are still a lot of unanswered questions.)

A concern I have after reading through the proposal is that the parking needs don't appear to have been adequately addressed. Parking provided on the ground floor, or underground parking, should be considered for a downtown parking project like this one. (when you look at the number of parking spaces they're talking about including, it just does not appear to add up.) The studies that support this proposal stem from Boise and Salt Lake City projects that **do** utilize ground floor and underground parking in order to not impinge on surrounding neighborhoods. Zoning committee members, thank you very much in advance for your assistance with this; can we please ask the developers to include ground floor/underground parking in their proposal?

Shadow cast by a large building:

A concern for any resident who may live in the shadow of a five-story buildings such as has been proposed, is that the shadow will take away their access to the sun's light, a major adverse effect for neighbors. A two story facility would be much better. Why Five stories?

St. Edwards enhances the quality of life for downtown Twin Falls: Downtown Twin Falls quality of life is enhanced immeasurably by the graceful, reassuring presence of St Edwards Catholic Church and school, to say nothing of the beautiful, consoling sound of church bells; a treat for anyone lucky enough to be able to hear them during the day and especially in the evening. A large structure like the one proposed (the apartment complex) would block-out and silence the sound of these beautiful bells for many Twin Falls residents unlucky enough to be on the "down side" of the structure.

What does this project add to Twin Falls? What would a skyscraper apartment complex bring to Twin Falls? How would it add to downtown? This is not the only way to provide apartments for deserving Twin Fall residents. There are plenty of available parcels, dozens of parcels in and around Twin Falls that would be great for a less imposing apartment complex, with more room for parking, and bringing something for the community, than what we have in this proposal.

Twin Fall's planning and zoning has always been very good at providing a guiding hand to planned developments, to require something to be added such as including parks and other amenities to enhance the value of living in the community that will be affected. I looked closely, but I don't see anything like that on this proposal. All I see is a crowded building that will have an adverse effect on downtown Twin Falls.

So, if a potential project, that close to St. Edwards, ends up adversely affecting the beauty of this treasure that we have in St Edwards, should we not try our best to support sensible

growth, and re-think anything that could take away from this treasure. Lofts R-6 PRO ZDA

Finally: Why do we have the proposal for the school combined with the five story apartments? These are two separate items and should be not grouped into one. Does it not look like one of the projects is being forced through?

We very much enjoy being part of the downtown Twin Falls community. We look forward to talking more about what we can do to make a project like this doable, or find other good projects.

Thank you very much again for your kind consideration. We look forward to answering any questions the committee may have.

John Martin
Martin CPAS

--

[Click Here](#) to securely send us files,
or ask about setting up a client portal. [Client Portal Login](#)

John Martin
Martin CPAs, PC
963 Blue Lakes Blvd STE A
Twin Falls, ID 83301
Phone: (208) 737-0844
Fax: (208) 737-0888

The information contained in this e-mail transmission is intended only for the recipient named above. If the reader of this message is not the intended recipient or the intended recipient's agent, you are hereby notified that any dissemination, distribution or copying of the information contained in the e-mail transmission (other than to the intended recipient) is prohibited. If this transmission has reached you in error, you are asked to notify us as soon as possible and destroy the e-mail documents. Thank you for your cooperation.

From: [St. Edward's Catholic School](#)
To: [Kelli Ebersole](#); [Father Joseph Lustig](#)
Subject: Planning and Zoning--May 4th
Date: Tuesday, May 5, 2020 7:41:13 AM

[EXTERNAL SENDER]

May 4, 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.

To Whom it May Concern:

I am the current principal of St. Edward's Catholic School which is in the Twin Falls area proposed for a change in zoning. I am also a parishioner at St. Edward's Catholic Church and a resident of Twin Falls for the past 10 years. I am excited about the growth in Twin Falls and, specifically, in the downtown area.

With that said, I have several concerns regarding the request for zoning change and the housing development for the above mentioned property. The first concern is traffic in and around the area of Twin Falls City Park, which includes the church, school and housing proposal. The area is well used throughout the year with many public events in the park (such as Western Days, Art in the Park, etc.) as well as events sponsored by the church and school. Parking is limited even when the event is small but when a large event is planned parking cannot be found for blocks at a time. Adding a building, with a minimum of 112 residents, would add to the considerable parking concerns especially when the developers have only allotted 105 parking spaces which is less than one per unit. Without a public transit system in place, this is a huge burden on the parking lots and streets in the area.

The other issue concerning traffic is regarding the flow of the vehicles on the road. There are a few intersections within the given area that do not have proper signage indicating either a four-way stop or a two-way stop. With the increased traffic in that area, signage becomes more important to control the flow of vehicles and offer protection for pedestrians and residents of the area.

My second concern is the size of the complex. A five-story building in an area that has buildings designated as historical, takes away from the unique look of Twin Falls and the character of the area. Along with the size of the building, is the number of residents that will then move into the area as well. While I know that most people who move into the building will be quality citizens for the City of Twin Falls, I must keep in mind the security of my building and students, both in school hours and after hours. This is definitely an area that would require more police presence due to the increase of population. This may not be a problem in the long term but something that needs to be addressed before residents move into the building.

While I support growth in Twin Falls, and specifically the downtown area, I believe it needs to be done in a way that keeps the current residents safe as well as doesn't over tax the areas resources such as parking, roads, and security. At this time, I encourage you to decline the Zoning District Change and Agreement.

Thank you for your consideration.

Sincerely,

--

Angela Hild

Principal

St. Edward's Catholic School

From: [Mollie Weighall](#)
To: [Kelli Ebersole](#)
Subject: Zoning change
Date: Tuesday, May 5, 2020 7:42:20 AM

[EXTERNAL SENDER]

My name is Mollie Weighall and I live on 8th avenue north, just two blocks from one of the proposed five story apartment building sites. It saddens me to think of this happening and what it could mean for our neighborhood. These new apartments will add no character to the historic down town, instead taking away from the pioneer history we strive to remember. I value the historic beauty of the old town-site and don't want that it to change. I would hate to see our downtown filled with high rise buildings and parking garages. Who wants their private back yard function to become a public event for people on the fifth floor of a high rise building? Parking alone will be a night mare. Most Twin Falls residence in old town have very minimal parking as it is. If your lucky to have a drive way down town you have already eliminated a portion of your street parking. If you don't have a drive way you most likely have two parking spots in front of your house. If you don't believe me just ask anyone what its like on western days. In larger cities more people might walk but that isn't the case here in Twin Falls. Thank you for hearing my concerns. -Mollie Weighall-



Mollie Weighall
Lead Custodian
208.732.6604 Cell 208.490.6181
mweighall@csi.edu www.csi.edu

We the concerned citizens of Twin Falls, Idaho, are appalled that the Planning & Zoning Commissioners would even consider allowing TWO 5 story apartment buildings to be built right next to the City Park! And the fact that one of these buildings will be strictly low income housing is a slap in the face to all the hard working people that live near our City Park and to all the citizens that frequent the City Park. We already have an abundance of low-income housing in the downtown corridor and we do not need any more crime & drugs that comes with it! We also do not have enough parking to suffice everyone right now, let alone with another 100+ units! This project does nothing to revitalize the downtown area! It will do the opposite, adding more crime & drugs while lining the developer's pockets with government money!

We implore you to please vote NO to this project so that we can keep our City Park family friendly!

NAME

ADDRESS

PHONE NUMBER

1. Martha Fleenor 220 6th Ave N 208-420-5088
2. Nathan Haverer 407 7th Ave N
3. Hailey 3102 7th Ave N
4. Amber Rock 219 7th Ave N 183-382-1171
5. Phil 227 7th Ave N
6. Nick Fleenor 220 6th Ave N
7. Jim Fleenor 1313 Elmwood Circle
8. Nichole Gonzales 1134 GoldentPheasant
9. Bryanna Tartidol Paradise Place, ID

Get [Outlook for iOS](#)

From: Kelli Ebersole <KeEbersole@tfid.org>

Sent: Monday, April 27, 2020 1:44:06 PM

To: 'Amber Rock' <Amberrock09@hotmail.com>



St. Edward the Confessor
Catholic Church & School



St. Edward the Confessor Catholic Church
212 7th Ave E
Twin Falls, ID 83301

St. Edward's Catholic School
139 6th Ave. E.
Twin Falls, ID 83301

May 4, 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.

To whom this may concern,

In regards to the proposed Zoning District Change and Zoning Development Agreement for the proposed Masqueray Lofts development, the administration & faith community at St. Edward the Confessor Catholic Church and St. Edward's Catholic School would like to submit the following input.

Given various short falls in the proposed plans for this development, St. Edward the Confessor Church and School disapproves the request for this Zoning change and agreement.

Overall, St. Edward's is excited and would like to encourage future developments in the downtown of Twin Falls as that is directly in line with our mission to provide for the spiritual well-being of our Twin Falls residents and assist them in encountering Jesus Christ and His Holy Church. We rejoice in growth, for growth will allow us to accompany many persons along their faith journey.

Of the original churches given a place to build and minister at the original site of Twin Falls, on the corner of her park, fortunately St. Edward's continues in her mission and Catholicism has never ceased to grow. From the moment of our foundation in the Magic Valley, to the completion of the current St. Edward's Church in 1921, and up to the present day, the Catholic Church in Twin Falls continues to be one of the most vibrant and growing faith communities. Founding resident Mary Alice Florence once said: "How they ever had the nerve to build that big beautiful church, I'll never know...they (her parents, Annie & Owen Buchanan) had great hopes for the Catholics in southern Idaho, that they would grow and they certainly did because we fill that church up." Echoing the words of Mrs. Florence, we still fill that church up, not just once on Sunday, but six times a weekend and even throughout the week, from the youngest in our Catholic school's kindergarten to the most elderly and vulnerable in our community. We number ourselves at over 900 registered families, a number that in reality could be raised to well over 1,200 families from throughout the Magic Valley, who are involved in ministry through St. Edward's.

That said St. Edward's is a bustling hub for downtown Twin Falls, one of her many jewels, and her towering bricks and the echoing voice of her bells beckons this generation and many future generations to come and encounter Jesus Christ. Thus the Catholic community in Twin Falls is in favor of development and growth and hopes to partner with her city to create a future & prosperous home for many.

Nevertheless, as the Masqueray Lofts development is presented, that prosperous hope for the future cannot, at this time, be fully realized. We would love to see development of the properties surrounding our church and school facilities, but yet we would like to see something that fits into the neighborhood we have. Empty parking lots and dilapidated buildings do not fit, but neither will towering apartments imposed upon a small lot adjacent to historic homes and a truly historic church. Smaller scale apartments with proper set-back and green space would be greatly welcomed something that suits the small town character, something that transitions from the business of Main Ave into the homes of proud Twin Falls citizens, but also something that revitalizes our population and fosters the change that is always beneficial.

St. Edward the Confessor Church and School makes these points:

1. This proposal exceeds population density guidelines...causing:

a. Parking Issues,

St. Edward's Catholic Church has an average of 300 individuals come for church services on Saturday evenings (4 – 8 pm) and 1,180 individuals attend church services throughout the whole day on Sunday (8 am-7 pm). This results in completely using all of our private parking and then using much of the "on-street" parking that is not utilized by residents. Frequently you will see parishioners parked in front of our office on 7th & Hansen, along both sides of Hansen between 7th & 6th (also along the park), and also both sides of 6th Ave in front of our church & school. During the week, we have daily church services (7 am) attended by an average of 40 individuals, various evening services, and often funerals, weddings, or other liturgical events, that can bring in significant traffic. In addition to liturgical events, our parish office operates during regular business hours during the week. Also we conduct catechetical classes for 150+ children on Wednesday evenings (4-6 pm) and also on Sundays (10 am-12 pm). We also provide a soup kitchen for the needy members of Twin Falls weekly on Monday, Wednesday, & Friday (5-7 pm), this also brings in many cars and foot traffic.

St. Edward's Catholic School has an average enrollment of 150 students, encompassing grades from Pre-School to 7th grade (growth is projected to continue through 8th grade). Twice a day pick up and drop off increases traffic in and out of our facility, mostly out of our parking lot/ playground on 7th Ave. More than a majority of our families live outside of the downtown region and walking traffic is not an option. In fact, we have students coming as far away as Wendell and Castleford.

- Although they did increase the number of parking places provided compared to the original proposal, the number of parking spaces provided is not even close to being enough.
- The proposed parking space formula will significantly impact current "on-street" use and capacity. Usually "apartments" will likely require, at least, 1 parking space per studio or one-bedroom, 2 parking spaces per two-bedroom, and 2-1/2 parking spaces per three-bedroom. This is based on the fact that, most times, it is requiring two incomes to meet the financial obligation/burden depending on the rental rates. We hope that this study is required and a formal document, including the number/size of families versus single people.
- The conservative number that the developer is proposing for parking in their narrative seems to be assuming that there is not existing (called 'background') parking utilization. It

is provided above that St. Edward's uses throughout the whole week much of the background parking, as part of her service to the downtown and wider Twin Falls Community since 1921.

- Public (on-street) parking that is currently being utilized by temporary users visiting a destination (like St Ed's) will now be lost to housing tenants using these public parking stalls as permanent parking stalls instead of temporary stalls as they're intended, making visiting traveler's ability to locate parking that much more difficult.
- Can the adjacent streets handle this much traffic? 6th, 7th, and 8th avenue are residential streets. We believe Hansen St. is a residential collector street, but even it is not set up to hold that kind of volume of vehicles. Stop signs and crosswalk installation will be essential, but at whose cost?
- Has a Traffic Impact Analysis been performed that would suggest that a 112-unit housing complex wouldn't have a detrimental impact on local traffic, specifically for Shoshone St.? And additionally having a school next to an existing school?
- The developer states that they would rely on the proposed parking availability provided by the renovated old clinic, but if that were a school, one must assume that schools have many evening events and such parking spaces will not always be available. They state that no actual agreement to use the charter school's parking has been made. All their suggestions of shared parking hinge on prospects for the future, not facts as they are now.
- Guests of the residents of the development would also need to find parking on the neighboring streets. The number of estimated needed spaces should also include 10% additional spaces for visitors.
- The studies that support this proposal stem from Boise and Salt Lake City projects that do utilize ground floor and underground parking in order to not impinge on surrounding neighborhoods. Could not the zoning committee ask the developers to include ground floor/underground parking in their plans?
- There is a fallacy in the developer's assessment of the "underutilized property." Increased vehicle traffic is not "... increasing due to the underutilized property ...", the community has only had the opportunity to enjoy the "reduced" amount of traffic in recent years. St. Edward's recognizes this and we are not reliant on the use of the empty parking lots that will be developed, but a major change in demand for "on street" parking will create conflicts.

b. Building Height Issues,

Many of the exceptions being asked by the developer go against the 2016 Comprehensive Plan. This area is considered "downtown", but it should be observed that it is on the north side of downtown and transitioning out of a high density population. It states:

"The Vision: Land Use that encourages infill in town; creates great neighborhoods with a wider range of housing types, mix of uses, and amenities; and echoes densities and patterns reminiscent

of the historic Downtown neighborhoods.” (*Historic downtown neighborhoods would not have had this level of population density*).

- Land Use Goal 2: Transition from high-density in Downtown to low-density at the city edges to rural and agriculture within the Area of Impact and beyond.
- Land Use Goal 4: Preserve and restore historic neighborhoods and buildings.
- Land Use Policy 4.2: Respect the fabric of established neighborhoods when undertaking infill development projects. (*St. Edward’s church community has been established since 1921*)
- Land Use Policy 4.3: While accommodating increased density, build on the historic qualities and features that distinguish the area. (*a 5 story apartment on the north side of downtown, would not observe the proper transition into the fringes & respect some historic qualities of this area*)
- Why is there even an exception to be made for this area in order to raise the height and take away the setback limits? We believe that the zoning guidelines for that area already outline what is needed, concerning the height of building, distance from street, etc.
- Raising the height limits of the properties would set a precedent which would be used by other developers to change the entire complexion of Twin Falls
- Minimizing the building set-backs on Shoshone Ave. will create minimum pedestrian pathways which would increase the risks of injury on the main thoroughfare.
- Shading the sun from adjacent properties will increase electricity usage (heating and lighting) and icy conditions during winter months. Also more snow and ice will linger in the shade on the adjacent streets. Especially, for the residents on the north sides.
- Are there space requirements to accommodate snow removal storage on-site?
- Our teaching staff is concerned about having stories of housing overlooking our school and playground

c. Security Issues

Security is a major concern for St. Edward’s community. We recognize that this will occur with any population increase (and we are in favor of population increase), but this proposal will be a significant population increase, beyond the addition of 3-4 houses or a small apartment and shops. In particular a Catholic church and school serve a very vulnerable population the young and the elderly, who both need extra concern. We have the grade school and the fears of increased auto & foot traffic, a potential for child predators, vandalism, and drug presence (already a problem with the park & the old dilapidated clinic). Our elderly populations need easy access to our church and hall facility, which may become an issue given the lack of “in-house” parking at the apartments. With the need for added security will come the need for security expenditures, policing our parking lots for illegal parking, installing locking gates, and towing illegally parked vehicles.

- Since the phase 1 apartment will be determined for “income adjusted” residents, who will be living in this complex and, more importantly, how will the safety of those at the school be ensured?
- Limited “open-space” provisions for resident outdoor activities/recreation will prompt increased vehicle and pedestrian traffic to nearby privately-owned spaces when unoccupied, such as Church playground, parking areas, other open spaces, and surrounding public areas. Security of the private properties will be at great risk. Residents will have to pass through St. Edward’s to access the public park.
- Our current budgets do not accommodate the additional costs associated with what may be required with this specific development going in.
- Increased pedestrian traffic, combined with increased vehicle traffic, will compound and increase time of travel due to requirements to adjust traffic controls to allow pedestrian traffic to cross streets and manage the increased vehicle traffic passing through intersections
- Statistically, a high density of low income housing makes a higher crime rate in the area more likely. People would likely be walking through the area adjoining the two schools to get to the park. There could be an increase of vandalism.
- Given such a high density of tenants drug use is inevitable. Given today’s political atmosphere the likelihood of even recreational drugs being legalized nation-wide is not unrealistic. Compound this with the already ongoing drug crisis, what kind of impact will the simple proximity of a housing complex of this size have on the school?

2. This provides greater benefits to the developer at the expense of local business

Much of the promotion of this kind of development proclaims the added benefit for local business. This is true in a sense, but with this project it seems that much of the concessions and benefits are being granted to the developer. We, at St. Edward’s, feel that the developer’s plans will hurt our business more than aid our business. We want development and a population increase, but not at this scale and in this method. An important Christian principle is the law of subsidiarity, and that would entail promoting the common good at the lowest level of governance as possible. It seems that this developer has overlooked some of the needs of the immediate neighborhood at the expense of “kick-starting” the downtown development. Affordable low or adjusted income housing is greatly needed and we want to help and promote its availability, but the comprehensive plan’s goal of using this housing to increase pedestrian activity and patron local business in downtown will probably not be fulfilled by this form of adjusted income housing. More school options are needed in Twin Falls, but unfortunately the placement of a tuition free public charter next to our private Catholic school will harm our growth and viability in downtown, possibly forcing St. Edward’s Catholic school and church to relocate, something that would be shameful to the founding members of Twin Falls.

- We propose that the proposed development modifications should not be driven by the developer's "economic (financial/profit) needs" at the expense of the community
- It is not reasonable to ask the city to make these accommodations for the developer's economic gain – the other stakeholders have much to lose and not much to gain from their apartment building.
- We may realize that building less than 5 stories does not make financial sense for the developer and that containing all parking on site and not using street parking in this location also does not make financial sense, nevertheless is this development for the benefit of the downtown community of Twin Falls or is it only for the benefit of the developer who has purchased this land and any other adjacent parcels.
- With the "adjusted income apartment, it seems unlikely that many downtown businesses would benefit from low income residents.
- How will the long-term maintenance of the property be managed, once the developer has finished?
- We also foresee a negative impact to Sage Women's Center, business adjacent to this development and a minister with which we directly support and encourage. 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.

We place this decision in the hands of God the Father, who created the beautiful valley that we call home!

Sincerely,

The Catholic Community at St. Edward the Confessor Church and St. Edward's School

Rev. Julio Vicente, Pastor



Rev. Joseph Lustig, Parochial Vicar



From: [Jacob Dyson](#)
To: [Kelli Ebersole](#)
Subject: Opposition to Zoning Change
Date: Tuesday, May 5, 2020 8:43:44 AM

[EXTERNAL SENDER]

Jacob and Lindsay Dyson

May 5, 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 Commissioners,

We are writing to you today to express our opposition to the proposed zoning changes that are being requested for the Masqueray Lofts at the locations listed above.

-We think the biggest issues overall are going to be...there will be an increased security concern for the nearby school and church for both the property and the children, there will be increased traffic in the area, and parking, especially for the elderly residents and the church nearby (weekends will have the most impact on the church; both evenings and weekends for the nearby residents).

-Also, it's not a good location for a building of this size, we think the P and Z guidelines for that area already outline that...with height of building, distance from street, etc. We think asking the question, "why is there even an exception to be made for this area?"...or..."Were the guidelines not there for a reason?" We think that to go against the previous guidelines, one ought to have a good reason for all stakeholders involved, not just the economic gain of one of them.

-Parking is going to be a big problem for many in the area, especially parking for residents of the houses nearby. **We imagine many of the residents are elderly**, they've been parking there for years, **they may not be able to park and walk very far to their house easily if the streets fill up...especially in the winter. That could be very dangerous for the elderly in the area.**

-This will increase the ice and snow buildup for the corner of Shoshone and 8th Street in the winter months. The sun won't even see it in the wintertime.

-We think it's unreasonable to ask the city to make these accommodations for the developer's economic gain – the other stakeholders have much to lose and not much to gain from their apartment building.

-We think developing these properties is a great idea and is also needed, but the amount of units proposed and the height of the structures are both problematic in our opinion.

Thank you!

From: [Danielle Drake](#)
To: [Kelli Ebersole](#)
Subject: 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 Ave...
Date: Tuesday, May 5, 2020 8:43:56 AM

[EXTERNAL SENDER]

Dear Twin Falls City Planning and Zoning Committee and City Council Members,

I write to you in opposition of rezoning the properties located at 660 Shoshone Street East, 137 7th Avenue East, and 155 7th Avenue East.

My biggest concern with the project is the limited amount of parking spaces the apartments will provide for the tenants. Twin Falls cannot be compared to the other cities that the developers cited in the proposal because Twin Falls has no public transportation, and many necessities are more than a few blocks away. Therefore, they cannot expect that so many tenants will go without cars. It is outrageous that the developer is asking that most of the street parking in the area be designated to tenant parking. They have purchased a parcel of land that is too small for their project and are now asking for city-owned public parking spaces to be designated for their own use. This is unfair to the nearby residents and businesses who will suffer greatly if street parking is taken away.

In particular, St. Edward's Catholic Church and School, which provides charity to the community through various projects, would be greatly affected. The church and school depend greatly on fair access to street parking in order to continue serving the community as they have done for 100 years, whether that be through its Soup Kitchen that feeds the hungry three nights a week, it's elementary school that provides a quality education to students of all faiths and backgrounds, or simply its Mass schedule that sees an average of 2,000 attendants every weekend.

Also, Sage Women's Center, which is the only crisis pregnancy center in the Magic Valley and which has been in its location for many years, is surrounded on every side by the proposed apartments. If they are built, Sage volunteers, staff, and clients will be forced to walk multiple blocks (often in the dark) to access the building. This would be detrimental to the center and the families and women they serve.

Finally, it is my opinion that two five-story buildings looming over the mostly two-story historic buildings in the neighborhood would destroy the old town look and feel of the area.

As a Main Street business owner, lifelong St. Edward's parishioner, and former St. Edward's School student, I have a great love of the downtown area. I have been so excited to watch the growth and change that has taken place in the last few years and would love to see the empty lot filled and the old clinic building repurposed, but this is not the way to do it. Packing 112 apartments into a dense area with insufficient parking is a disruption that would harm our historic downtown in a permanent way.

Sincerely,
Danielle Drake

From: [Roxanne Welsh](#)
To: [Kelli Ebersole](#)
Subject: 660 Shoshone /meeting tonite
Date: Tuesday, May 5, 2020 8:56:39 AM

[EXTERNAL SENDER]

Dear Kelly:

Some neighbors & I are so frustrated by the lack of transparency with the Planning & Zoning Board, that we started a petition on Friday. I've attached some completed pages for the board. We do not want low income housing and all the problems that come with it by our beautiful city park. We have also filed complaints with the Idaho attorney generals office expressing our concerns in this matter.

Sincerely,

Roxanne Welsh
Homeowner 7th Ave N

We the concerned citizens of Twin Falls, Idaho, are appalled that the Planning & Zoning Commissioners would even consider allowing TWO 5 story apartment buildings to be built right next to the City Park! And the fact that one of these buildings will be strictly low income housing is a slap in the face to all the hard working people that live near our City Park and to all the citizens that frequent the City Park. We already have an abundance of low-income housing in the downtown corridor and we do not need any more crime & drugs that comes with it! We also do not have enough parking to suffice everyone right now, let alone with another 100+ units! This project does nothing to revitalize the downtown area! It will do the opposite, adding more crime & drugs while lining the developer's pockets with government money!

We implore you to please vote NO to this project so that we can keep our City Park family friendly!

NAME	ADDRESS	PHONE NUMBER
1. <u>TODD SHIP</u>	<u>3631 N 1ST</u>	<u>208 410 0605</u>
2. <u>Alene Muterman</u>	<u>3597 No. 3200E</u>	<u>208 404 9038</u>
3. <u>Dianna Williamson</u>	<u>109 Sunset Circle Buhl</u>	<u>208 543 6345</u>
4. <u>Maere</u>	<u>1372 2nd Street Circle TF</u>	<u>(208) 595-9108</u>
5. <u>Wesley J. Jucker</u>	<u>781 GREENWOOD DR</u>	<u>208-260-2273</u>
6. <u>Chris Ragsdale</u>	<u>335 72nd Ave. DC, T.F.</u>	<u>208-805-8916</u>
7. <u>Ben Pierrey</u>	<u>350 4th Ave. W.</u>	<u>208 949 8413</u>
8. <u>Symantia Rando</u>	<u>460 N. 3rd St E</u>	<u>(208) 749-3700</u>
9. <u>[Signature]</u>	<u>1840 4th Ave N</u>	<u>208 280 6319</u>

We the concerned citizens of Twin Falls, Idaho, are appalled that the Planning & Zoning Commissioners would even consider allowing TWO 5 story apartment buildings to be built right next to the City Park! And the fact that one of these buildings will be strictly low income housing is a slap in the face to all the hard working people that live near our City Park and to all the citizens that frequent the City Park. We already have an abundance of low-income housing in the downtown corridor and we do not need any more crime & drugs that comes with it! We also do not have enough parking to suffice everyone right now, let alone with another 100+ units! This project does nothing to revitalize the downtown area! It will do the opposite, adding more crime & drugs while lining the developer's pockets with government money!

We implore you to please vote NO to this project so that we can keep our City Park family friendly!

NAME	ADDRESS	PHONE NUMBER
1. <u>Parade Stanton</u>	<u>1990 Sherry Dr. TF</u>	<u>208-421-0294</u>
2. <u>Lisa Livingston</u>	<u>830 Robbins Tr</u>	<u>208-538-6050</u>
3. <u>Sallee Collins</u>	<u>445 Washington St. South</u>	<u>208-464-5305</u>
4. <u>Susan Buhler</u>	<u>253 7th Ave N.</u>	<u>208-421-2316</u>
5. <u>Phil Quinn</u>	<u>227-7th Ave N</u>	<u>208-543-1535</u>
6. <u>Don Moody</u>	<u>239 7th Ave N</u>	<u>208-229-9257</u>
7. <u>Juliana Drake</u>	<u>239 7th Ave N</u>	<u>208-731-2157</u>
8. <u>Julienne Sala</u>	<u>243 7th Ave N</u>	<u>208-421-0245</u>
9. <u>Sally</u>	<u>243 7th Ave N</u>	<u>208-534-6414</u>

We the concerned citizens of Twin Falls, Idaho, are appalled that the Planning & Zoning Commissioners would even consider allowing TWO 5 story apartment buildings to be built right next to the City Park! And the fact that one of these buildings will be strictly low income housing is a slap in the face to all the hard working people that live near our City Park and to all the citizens that frequent the City Park. We already have an abundance of low-income housing in the downtown corridor and we do not need any more crime & drugs that comes with it! We also do not have enough parking to suffice everyone right now, let alone with another 100+ units! This project does nothing to revitalize the downtown area! It will do the opposite, adding more crime & drugs while lining the developer's pockets with government money!

We implore you to please vote NO to this project so that we can keep our City Park family friendly!

NAME	ADDRESS	PHONE NUMBER
<u>Sam DeWitte</u>	<u>T.F. Elm St</u>	<u>969-0823</u>
<u>2. Debbie Hunt</u>	<u>860 River View Dr.</u>	<u>420-2321</u>
<u>3. Rita Reed</u>	<u>3504 F 3985N</u>	<u>(208) 316-3426</u>
<u>4. Alvin Reynolds</u>	<u>2722 SUNRAY LOOP</u>	<u>(208) 330-3423</u>
<u>5. Emilie Carlson</u>	<u>2222 Sycamore Dr.</u>	<u>300-801-5285</u>
<u>6. Shayla Bryan</u>	<u>268 Maxwells St.</u>	<u>(208) 410-2753</u>
<u>7. Vickie Schmidt</u>	<u>2171 Ruby Ct</u>	<u>408 675-2299</u>
<u>8. Michele Mayerhoffer</u>	<u>2805 Sundance</u>	<u>208-736-8010</u>
<u>9. Dena Rees</u>	<u>1407 N. Fillmore St</u>	<u>208-757-7770</u>

We the concerned citizens of Twin Falls, Idaho, are appalled that the Planning & Zoning Commissioners would even consider allowing TWO 5 story apartment buildings to be built right next to the City Park! And the fact that one of these buildings will be strictly low income housing is a slap in the face to all the hard working people that live near our City Park and to all the citizens that frequent the City Park. We already have an abundance of low-income housing in the downtown corridor and we do not need any more crime & drugs that comes with it! We also do not have enough parking to suffice everyone right now, let alone with another 100+ units! This project does nothing to revitalize the downtown area! It will do the opposite, adding more crime & drugs while lining the developer's pockets with government money!

We implore you to please vote NO to this project so that we can keep our City Park family friendly!

NAME	ADDRESS	PHONE NUMBER
1. KATHY NICKENT	376 Jeanne Way - TF	208 420 4648
2. GARDINER MA	2617th Ave N TF	208 320-3450
3. DANE LAMM	891 Lawrence Ave TF	208-358-1412
4. DELL LAMM	891 Lawrence Ave TF	208-539-5985
5. SHARONDA RYLES	875 Harmony Rd	208-308-1839
6. PATRICK RYLES	875 Harmony Rd	208-308-1839
7. CHRISTY CURTIS	2009 Hillcrest Dr	208-420-5594
8. ADAM NABAR	645 Cindy Dr.	903-513-5908
9. SPRINGMAN		208-404-2066

We the concerned citizens of Twin Falls, Idaho, are appalled that the Planning & Zoning Commissioners would even consider allowing TWO 5 story apartment buildings to be built right next to the City Park! And the fact that one of these buildings will be strictly low income housing is a slap in the face to all the hard working people that live near our City Park and to all the citizens that frequent the City Park. We already have an abundance of low-income housing in the downtown corridor and we do not need any more crime & drugs that comes with it! We also do not have enough parking to suffice everyone right now, let alone with another 100+ units! This project does nothing to revitalize the downtown area! It will do the opposite, adding more crime & drugs while lining the developer's pockets with government money!

We implore you to please vote NO to this project so that we can keep our City Park family friendly!

NAME	ADDRESS	PHONE NUMBER
1. Laurel Gubson	631 Concordia Circle	208-308-6809
2. Debbie Harmon	1240 Evergreen	208-736-7105
3. Christine Hildreth	1310 5th Ave E (206)	617-5425
4. Jarlyne Vaux	Jerome, ID 83338	
5. [Signature]	1414 N. Elm Jerome	
6. Kaden Vargas	1414 N. Elm St. Jerome Falls	
7. Candace Jensen	944 Brackett St. N Twin Falls	320-1911
8. Michelle Jund	2039 Mountain View Cir	320-0201
9. [Signature]	2722 Sun Day Loop	208 420 5569

We the concerned citizens of Twin Falls, Idaho, are appalled that the Planning & Zoning Commissioners would even consider allowing TWO 5 story apartment buildings to be built right next to the City Park! And the fact that one of these buildings will be strictly low income housing is a slap in the face to all the hard working people that live near our City Park and to all the citizens that frequent the City Park. We already have an abundance of low-income housing in the downtown corridor and we do not need any more crime & drugs that comes with it! We also do not have enough parking to suffice everyone right now, let alone with another 100+ units! This project does nothing to revitalize the downtown area! It will do the opposite, adding more crime & drugs while lining the developer's pockets with government money!

We implore you to please vote NO to this project so that we can keep our City Park family friendly!

NAME	ADDRESS	PHONE NUMBER
1. Andrea MacDor	427 Watchmaker	208-544-6833
2. Anita Wainwright	187C Sunrise	208-734-3046
3. Devin Johnston	10522 Teas Ave	208-420-3836
4. Lydia K. Hoden	429 Buckman St	208-210-7178
5. [Signature]	4189 Oakview	208-735-8826
6.		
7.		
8.		
9.		

From: [Candy Retmier](#)
To: [Kelli Ebersole](#)
Cc: horsley.ryan@gmail.com
Subject: RE: GOQOZ TWIN FALLS 660 LLC
Date: Tuesday, May 5, 2020 9:38:14 AM
Attachments: [image001.png](#)
[image001.png](#)

[EXTERNAL SENDER]

Kelli,

Since this mornings newspaper article and other information I have received I feel the need to add yet another addendum to my previous two letters.

Thank you for forwarding these on my behalf.

Candy Retmier

To:

Twin Falls Planning and Zoning Committee

From:

Candy Retmier

238 8th Ave N

Twin Falls,Idaho 83301

The article in the newspaper this morning brought my attention to the fact that the Galena Fund which is proposing the high rise low income apartments in the heart of our historic residential neighborhood are the same group that took over the development downtown of the old Idaho Youth Ranch project.

This project also includes offices and 100 plus apartments. If any apartments are going to boost the economy of the downtown merchants it will be these.

The proposed apartment buildings in our neighborhood are not going to create foot traffic to downtown.

The only thing it is going to create Is an increased traffic flow through our quiet residential neighborhoods, and parking chaos and discontentment between residents whose only option is to park on the streets and proposed renters.

The developers continue to use a Charter School as a selling point of this proposal when in fact there are no potential clients interested in this project, only developers interested in high rise apartment buildings with no parking, defacing our historic neighborhood and casing traffic nightmares.

Maybe Galena Fund should consider continuing their downtown development Downtown by acquiring some of the old motels and other properties, that some already house low income residents, and upgrade those areas with their 5 story lofts and multi and single family units that truly would increase activity for the downtown merchants and facilities.

--- 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: Tue, 28 Apr 2020 16:52:17 +0000

I will send these comments to the Planning and Zoning Commissioners. I sent your original letter yesterday.

Thank you,



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: Tuesday, April 28, 2020 10:49 AM
To: Kelli Ebersole <KeEbersole@tfid.org>
Subject: RE: GOQOZ TWIN FALLS 660 LLC

[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: [brittani.featherston](#)
To: [Kelli Ebersole](#)
Subject: New Development
Date: Tuesday, May 5, 2020 9:41:31 AM

[EXTERNAL SENDER]

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 Commissioners: My Name Is Brittani Featherston, I attend St Edwards Catholic Church as well as my children attend St Edwards Catholic School . I have been thinking alot about this proposed project . I worry alot about the safety of my children and parishioners as well as the well being of our buildings . When there are large appartment complexes like this there tends to be a rise in Vandalism we have a very beautiful historic building it would be very sad to see anything happen to it . Also as a city you have worked very hard making our downtown beautiful again our park already has some issues with crime and homelessness but it has been looking better and and when we have out of town guests they love the walk from the park to down town milners gate for lunch and some shopping putting low income housing across the street from the park in my understanding will be a mistake more drugs will be sold crime will increase and it will down grade our down town and our hope to keep that area of restored beautiful projects from continuing to expand. I am also a realtor in the area and have seen an increase in people wanting homes close to downtown this will put a damper in resale values and slow the restore process . My biggest concern is for my children and their safety our school will no longer be a safe haven it will be a worry for all parents dropping their kids off in the mornings . People stocking the fence line watching our kids because they can because we will not know if they are people who belong there or not . God Forbid but an increase in kidnappings is by far my biggest fear not only my children at the school but kids from all over Twinfalls playing in the park . A property manager can only control who lives there so much people move in with the applicant and no one is the wiser you could have several felons and sex offenders living with their significant other and not claiming it . We could be exposing our children and elderly to alot of danger .

This is my opinion of the idea of this appartment complex .

Thank you for listing , Brittani Featherston

From: [Sandi Silver](#)
To: [Kelli Ebersole](#)
Subject: Table "Masqueray Lofts R-6 PRO ZDA" (former Twin Falls Clinic Building)
Date: Tuesday, May 5, 2020 10:13:20 AM

[EXTERNAL SENDER]

Twin Falls City Council,

PLEASE TABLE "Masqueray Lofts R-6 PRO ZDA" (former Twin Falls Clinic Building).

My position is the same, if not more, in opposition of the low income apartment building!

There are WAY too many questions that we as the neighbors of this project have! These questions can not be adequately asked or answered, in this forum due, to the coronavirus!

PLEASE RESPECT the people of Twin Falls and let our voices be heard in the public forum about this project!

Table this vote or vote NO on this project.

I will be sending this email and my previous email to the State of Idaho Attorney General's Office.

Thank you,

Sandi Wiersma Silver

Immanuel Lutheran School

From: [Evan Miller](#)
To: [Kelli Ebersole](#)
Subject: Objection
Date: Tuesday, May 5, 2020 10:20:08 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. 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.

Evan Miller

From: [Danae Curnow](#)
To: [Kelli Ebersole](#)
Subject: GOQOZ Twin Falls 660 LLC
Date: Tuesday, May 5, 2020 10:25:09 AM

[EXTERNAL SENDER]

Hi, my name is Carl Wonorott. I do live on 7th Ave E, between Idaho and Shoshone St. They plan for 112 units and only having 105 parking spaces. They say they have data showing from SLC, Boise and Idaho Falls. Then they say today more Walk than drive! They said they will use Public Transportation. When did we get public transportation? Maybe they are talking about taxes here in Twin Falls? Now talking about parking on 7th Ave E. We must work with St. Edwards Church on Sunday and activities during the week. Now you want to add 105 parking spots with a total of 112 units. Now you want me to have to deal with having to find a spot. I say No and would not vote for five story apartment buildings.

Carl Wonorott

Sent from [Mail](#) for Windows 10

From: [Janet Russelle](#)
To: [Kelli Ebersole](#)
Subject: Housing projects on 7th and 8th Street, T.Falls, ID
Date: Tuesday, May 5, 2020 10:49:40 AM

[EXTERNAL SENDER]

Our names are John and Janet Russelle we own the property at 221 8th Ave E. We both want the T.Falls Council to know how much we disagree with the plans which are being presented. The parking in no way will be enough and the neighborhoods will be impacted with overflow parking. Stacking so many apartments one on top of the other without enough parking or places for children to play can't be allowed. Five stories high is just crazy and even our city park is considered small for the children that play there now. Consider the extra children that will hope to access it after these apartments are added. Those two lots are very small for this project in our opinion. As far as the Charter School request the impact of buses and drop off of children twice a day and teacher parking is a great concern. At this point in time we feel a strong since to say no for sure on the apartments and maybe for the school.

Sincerely John and Janet Russelle
208 948 8834

From: [michael Morey](#)
To: [Kelli Ebersole](#)
Subject: Re: 5 Story Apartment Building Proposal
Date: Tuesday, May 5, 2020 11:08:45 AM
Attachments: [image001.png](#)

[EXTERNAL SENDER]

Good Morning Kelli, please add my first two comments and this one to. Please vote No!!!! on the Zoning Change, we are not Boise or Salt Lake City. We are special here in Twin Falls, a Jewel. In the thought process, please keep the zoning the same. This is not healthy for Twin Falls. I just closed on my home at 130 E 8th Avenue. This decision could enclose me. I will only be able to look up. There is no room for all these cars. There is no place for them to park. Then they bring friends over where do they park. The down side on this to Twin Falls is terrible. What about a privacy fence. I wont be able to see out them, they will see in. Once in will they petition to end the Church Bells. Our property values will drop also. This is bad social engineering. Has anyone really looked into the effect on the areas in these different cities. Please vote No on the Zoning change. It was put there to protect our precious area. Please vote to maintain our zoning laws.

Thank You for Listening

Michael Morey
130 E 8th Avenue
Twin Falls, Idaho
83801

Cell # 208-484-0854

On Friday, May 1, 2020, 10:37:46 AM CDT, Kelli Ebersole <keebersole@tfid.org> wrote:

Thank you for your comments. I will add them to the record for the 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: michael Morey <michaelwaynemorey@yahoo.com>
Sent: Thursday, April 30, 2020 3:44 PM
To: Kelli Ebersole <KeEbersole@tfid.org>
Subject: Re: 5 Story Apartment Building Proposal

[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
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 sooooo 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: [Kristy Pickett](#)
To: [Kelli Ebersole](#)
Subject: Oppose GOQOZ Twin Falls 660 LC (PZ20-001)
Date: Tuesday, May 5, 2020 11:27:21 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. 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.

--

Kristy Pickett
Director of Missions
Twin Falls Reformed Church
Kristy@tfr.org
208-733-6128 ext 109

From: ambenkula@gmail.com
To: [Kelli Ebersole](#)
Subject: Historic preservation- clinic
Date: Tuesday, May 5, 2020 11:57:07 AM

[EXTERNAL SENDER]

My name is Donna Benkula,

And I am concerned about the housing development at the old twin Falls clinic I oppose this going in I believe they're better spots in twin Falls that this could be located that will not overwhelm Shoshone street.

Donna Benkula
208.421.2547

Sent from my iPhone

From: [Toni Hafliger](#)
To: [Kelli Ebersole](#)
Subject: Rezoning for Masqueray Lofts
Date: Tuesday, May 5, 2020 11:57:08 AM

[EXTERNAL SENDER]

To the members of Twin Falls city council and Twin Falls planning and zoning,

I oppose the zoning change to accommodate the Masqueray Lofts development. I feel the plan as drafted is not what is best for the downtown area. The neighborhood already has a parking problem on the weekends, especially when there is an event in the city park. If these high rise apartments are built as planned with the overflow parking being the city streets, where will the other people park? And who will enforce it?

The proposed piece of land is too small to cram so many residences into. The people who live in this historic area will be the ones who suffer from the congestion and decrease in property values.

If the developers plan is to help the downtown business thrive, I believe they are looking at bringing the wrong demographic group into the area. The people who will be utilizing the low income housing are not the ones that are going to be supporting these downtown businesses.

Furthermore, the adults that will live in these proposed apartments will have to have a car. To get to work or to fulfill basic needs they will have to travel a distance and we have no public transportation as of yet.

Besides being an eyesore and decreasing property values and way of life in the neighborhood, it would not be an ideal living situation for apartment tenants who will not have adequate parking and enough outdoor space for families with children.

Please vote against these zoning changes for the betterment of Twin Falls.

Sincerely, Toni Hafliger

From: [Juana Nava-Rosas](#)
To: [Kelli Ebersole](#)
Subject: 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 Ave...
Date: Tuesday, May 5, 2020 2:09:43 PM

[EXTERNAL SENDER]

Juana Rosas

May 4, 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 Commissioners:

From my perspective I think parking would be very limited, especially on religious education days which are Wednesdays and Sundays. On Wednesdays I have close to 90 children. The parents are required to come in to sign children out for their safety. This means that parents have to park to come into the building. This would be between the hours of 5 pm to 6 pm. During this same time frame the parish operates a Soup Kitchen for the needy, which would mean extra parking for their clients as well. Hansen street is busy as is and during this time frame it will become even more so. Adding the extra units would mean that as residents are getting off of work during this same time frame the traffic would be increased drastically.

On Sunday mornings, I have about 130 kids. Religious education families start coming in at about 10:30 am at which time the parish also has 10:30 am Mass. Religious Education parents stay for parent classes from 10:30 am to 12:15pm. Spanish Mass begins at 12:30 pm and all children and parents go to that Mass. Finding a parking space close to the parish hall would become very difficult.

At this time there are no stop signs at the corner of Hansen St. and 7th Ave. The increased traffic is definitely a concern for families who are crossing the streets to get to their vehicles. Both sides of the streets are covered with parked vehicles, making it hard for oncoming traffic to see if people are crossing the street, specially small children.

Juana Rosas

Director of Religious Education--St. Edward

212 7th Ave. East

Twin Falls, ID 83301

Phone: 208-733-3907 Ext. 108

Fax: 208-733-3935

From: edmel1999@yahoo.com
To: [Kelli Ebersole](#)
Subject: Apartment Complex next door to St. Edwards Cathoic School
Date: Wednesday, May 6, 2020 4:11:27 PM

[EXTERNAL SENDER]

Dear Planning & Zoning Committee,

As parents of a young student who is just starting out his educational career and journey at St. Edwards Catholic School we are beyond concerned to learn that this would ever be a consideration.

We do not want this at all. Ever. Sixth Avenue and 7th Avenue are already busy areas surrounding the school and pick up and drop off locations. Every parent who sends their children to St. Ed's pay for the quality and security of the level of education along with the safety measures provided by the school community..

Having an apartment complex directly next door and behind where the school property is will remove the privacy and safety measures in place, as of now. The type of people/environment that will open up surrounding the Environment of these young children will only bring trouble and unwanted exposures.. Possible drugs, sex offenders, deviant persons, etc...

This could possibly affect the number of children that parents will allow to attend the small school that we all love so much.. Very upsetting and 100% unwanted.

Completely concerned,

Ed and Melanie Jacobs

Kelli Ebersole

From: forms@tfid.org
Sent: Monday, May 25, 2020 8:55 AM
To: Kelli Ebersole
Subject: Public Comment Notice for PZ20-0014

A public comment has been submitted for PZ20-0014 presented at the City Council Meeting on 6/8/2020.

Name: Eric Goodell
Phone: 208-329-1699
Email: egoodell537@hotmail.com
Comments:

Dear Twin Falls City Council
members:

I am very much opposed to
Galena's Opportunity Fund's plan to build two large five-story
apartment buildings on Seventh and Eighth avenues.

While I don't live in the
immediate vicinity, I live close enough to come to the conclusion
that buildings of that size would be totally inappropriate in that
area of town. I find it outlandish that it would make this kind of
proposal in the historic district. Two five-story, 56-unit apartment
buildings? They would dwarf the residential housing in the area,
dropping property values, negatively altering the character of the
historic district, and causing parking problems. I certainly don't
blame residents for causing an uproar. Galena executives need to
either scale back their proposal or find a more appropriate area.

To me, Galena's proposal is
simply a ploy to get the highest return on investment, nearby
residents be damned. No doubt Twin Falls has a need for additional

housing, but to follow Galena lock-step would be a disaster and unfair to a good chunk of city residents.

I urge the city council to stick with the city code and not grant the requests for variances in regard to height, setbacks and required off-street parking spaces. Council members should urge Galena to design the exterior of the complex so that it fits in with the historic nature of the neighborhood. Sticking to the rules would make the project much more appropriate.

Thank you for your consideration.

Eric Goodell

Twin Falls

From: forms@tfid.org
To: [Kelli Ebersole](#)
Subject: Public Comment Notice for PZ20-0014
Date: Tuesday, May 26, 2020 1:36:16 PM

A public comment has been submitted for PZ20-0014 presented at the City Council Meeting on 6/8/2020.

Name: Samantha K Anderson
Phone: 2085392939
Email: sam@26sheep.com
Comments:

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

From: forms@tfid.org
To: [Kelli Ebersole](#)
Subject: Public Comment Notice for PZ20-0014
Date: Tuesday, May 26, 2020 6:38:11 PM

A public comment has been submitted for PZ20-0014 presented at the City Council Meeting on 6/8/2020.

Name: Holly Montoya
Phone: 2087316105
Email: holly_garton@hotmail.com
Comments:

When I moved here 5 years ago, my only requirement for buying a house was that it was in the historic district. I wanted to be a part of the history and charm of the incredible city of Twin Falls. The Masqueray Lofts do not fit into the idea of a historic district nor does it fit into the appearance. In fact, it will be an eyesore. There are many other areas of the city that this kind of housing would be appropriate. There is a major concern about not enough parking for this housing. We are a small city, not a bustling, metro area like Boise. Most occupants would have more than one car per unit. The parking downtown and at the city park is already stressed during peak times. There isn't enough street parking for overflow. The zoning of this area needs to be adhered to the way it was intended and not allowed to be changed for this project.

From: forms@tfid.org
To: [Kelli Ebersole](#)
Subject: Public Comment Notice for PZ20-0014
Date: Wednesday, May 27, 2020 3:43:41 PM

A public comment has been submitted for PZ20-0014 presented at the City Council Meeting on 6/8/2020.

Name: Dennis Gulick
Phone: 208-733-1350
Email: gulickdj1973@gmail.com
Comments:

We sent an e-mail previously. However I forgot to add something I feel is very substantial.

Our immediate neighbors as well as others on our block have regular lawn care service with large trucks and equipment trailers who even NOW have a difficult time finding appropriate space to park without double parking, which often they have to do, thus causing the street movement traffic to be restricted. If they are unable to park it will stifle their right to engage in their free enterprise.

True, the apartment complex would benefit some while creating problems for others. With this factored in the disadvantages outweigh the advantages. Thank you.

From: forms@tfid.org
To: [Kelli Ebersole](#)
Subject: Public Comment Notice for PZ20-0014
Date: Saturday, May 30, 2020 8:41:49 AM

A public comment has been submitted for PZ20-0014 presented at the City Council Meeting on 6/8/2020.

Name: Ms. Shauna Robinson
Phone: 2087336779
Email: par73@cablone.net
Comments:

842 Rim View
Lane E.

Twin Falls,
ID 83301

29 May 2020

Twin Falls City Council

203 Main Avenue East

Twin Falls, ID
83301

RE: Masqueray Lofts Project

Dear Members of the Twin Falls City Council:

As advocates of historic preservation representing the Twin Falls County Historic Preservation Commission, we respectfully submit this letter regarding the Masqueray Lofts Project.

Normally, our preservation work relates mostly to areas outside the city, but with the apartment project focused within the historically significant neighborhoods adjacent to the City Park Historic District and the county courthouse, our symbolic “headquarters,” comments from an historical perspective seem necessary and important. This is **not** an objection to the idea of affordable housing, but one that questions a large and modern design in neighborhoods recognized state-wide and nationally for their historic integrity.

Since the founding of Twin Falls in 1904, developing adequate housing for residents of all backgrounds has often confronted city leadership and planners. Solutions to housing needs over the years have included single-family dwellings, boarding houses, rooms above businesses, apartment houses such as the Rex Apartments (1918) and Reed Apartments (1920) along Shoshone Street, and “resident hotels,” such as the Perrine Hotel (1905) and the Justamere Inn (1910). Over a century later, the familiar call for more housing is still being heard with the announcement of the Masqueray Lofts Project. This plan proposes affordable housing in the form of two, five story buildings, each with fifty-six apartment units, to be built on empty lots located on Seventh and Eighth Avenues East near Shoshone Street. Certainly, creating affordable housing in Twin Falls is needed as much now as any time in the past, however, our objection to the project stems from the design itself and its potential “sore thumb” appearance in an historic neighborhood where two- and three-story buildings from the early 1900s are the norm. In particular, the neighborhoods are known for the many stylish Craftsman bungalows built in the early 1900s that, along with other architectural types, contribute to a district with over 800 historic buildings. According to the State Historic Preservation Office, this notable area is the largest of its kind in Idaho and one of the largest in the nation. These distinctive historic dwellings are truly symbolic of the downtown’s founding, and are so exceptional that, in 2001, the Original Townsite Historic District was established and placed on the National Register of Historic Places for its architectural styles and community heritage.

Additionally, with the popularity of historic tourism in this area, the unique appeal of the tree-lined avenues with houses that date to the city’s beginnings could play an important role in attracting and welcoming visitors to the downtown. The dollars spent by travelers touring the historic districts and learning about the vintage homes through signage and/or the brochures prepared by the Twin Falls City Historic Preservation Commission would benefit many shops, restaurants, and businesses. Essentially, the local economy in general would benefit from the promotion of the city’s history.

We urge the members of the city council to protect the uniqueness of the Original Townsite Historic District by requiring the Masqueray Lofts Project to reduce the height of the buildings to two or three stories and to create an exterior design that complements and preserves the neighborhoods' historic integrity. Such changes would certainly diminish the impacts of the project's density, ease the parking situation, maintain the historic look, connect the buildings to the city's founding beyond just the name "Masqueray" itself, and still provide affordable housing.

Sincerely,

Members of the Twin Falls County Historic Preservation
Commission

From: forms@tfid.org
To: [Kelli Ebersole](#)
Subject: Public Comment Notice for PZ20-0014
Date: Monday, June 1, 2020 4:54:52 PM

A public comment has been submitted for PZ20-0014 presented at the City Council Meeting on 6/8/2020.

Name: Calvin Armstead
Phone: 2083290548
Email: calvinarmstead@hotmail.com
Comments:

NOTICE TO TWIN FALLS CITY COUNCIL: We, the undersigned Residents of Twin Falls, Idaho, are opposed to the development known as PZ20-0014 Masqueray Lofts. We are asking you to honor the established rules for building projects within the Twin Falls Comprehensive plan. These zoning changes will greatly impact our city and historic district. The low density, proposed area (660 Shoshone St E, 137 8th Ave E and 155 7th Ave E) cannot withstand high density housing, increased street parking, city park overflow, and traffic increases. We OPPOSE these zoning changes. The proposed project includes TWO 5 story apartment buildings, with a combined 112 units and 400+ tenants. Zoning variances regarding lot occupancy (density), bldg height, setbacks and parking have all been requested by Boise developer Galena Opportunity Fund. The requested zoning changes now move to Twin Falls City Council on June 8, 2020, after a conditional approval by TF Planning and Zoning on May 5, 2020. Major variances include: Density: current high density zoning is 8-25 dwelling units per acre; Galena project is 84 units per acre. (1.33 acre, 112 units). Parking: current zoning is 2 spaces per dwelling requiring 224 spaces; Galena proposes 104 on site spaces/53 on street for 159 total. Setbacks: current zoning is 20 feet; Galena is requesting 0. Height: current zoning is 35 feet; Galena is requesting 62 feet. The City Council can approve the

project with or without the proposed parking recommendations put forth by the Planning and Zoning Commission. City Council members, please listen to the concerned citizens of Twin Falls...please consider the number of residents that are chanting, "No variances-stick to the rules NO VARIANCES-STICK TO THE RULES!"

There are plenty of vacant lots or building immediately in Old Downtown Twin Falls. Let's focus on rebuilding those areas instead of Historical Districts of Twin Falls, this is not BOISE ID.

From: forms@tfid.org
To: [Kelli Ebersole](#)
Subject: Public Comment Notice for PZ20-0014
Date: Monday, June 1, 2020 5:34:55 PM

A public comment has been submitted for PZ20-0014 presented at the City Council Meeting on 6/8/2020.

Name: Chad Huff
Phone: 208-941-1654
Email: chadhuff68@yahoo.com
Comments:

Dear honorable City Council Members,

My name is Chad Huff and I am currently the Payette County Sheriff. My wife and I are excited to retire to the Twin Falls area very soon. One of the main reasons for moving to Twin Falls is the newly renovated down town area and the overall “feel” of the shops and restaurants; much like a smaller version of downtown Boise. I am not one to complain as I have experienced my share of complainers but I ask you to vote no on the zoning district change and zoning development agreement in reference to the property located on Shoshone Street. I do not believe this building will be in the best interest of the citizens of Twin Falls and the future citizens. There must be better locations throughout the city that would be more suitable for a building this size and better parking areas. Please consider a voice from an outsider soon to be a citizen of The City of Twin Falls.

Respectfully,
Chad Huff
208-941-1654

From: forms@tfid.org
To: [Kelli Ebersole](#)
Subject: Public Comment Notice for PZ20-0014
Date: Monday, June 1, 2020 8:56:48 PM

A public comment has been submitted for PZ20-0014 presented at the City Council Meeting on 6/8/2020.

Name: Colleen Robinson

Phone: 208-732-0040

Email: kcrobby@q.com

Comments:

I don't feel that this 5 story building should be put in this part of town!

I would like my letter read at the meeting.

From: forms@tfid.org
To: [Kelli Ebersole](#)
Subject: Public Comment Notice for PZ20-0014
Date: Tuesday, June 2, 2020 8:43:24 AM

A public comment has been submitted for PZ20-0014 presented at the City Council Meeting on 6/8/2020.

Name: susy morris
Phone: 2083081985
Email: susy_toddmorris@yahoo.com
Comments:

We just purchased our home in down town Twin Falls , we love it !!! One reason we did this was because we love all the historical homes & buildings. I am furious this is even being considered !!! It will ruin our down town ! Down town is not the place for this building !!! I don't understand how this can even be an option , there is not enough parking for this . Why is it okay for the city to do what ever they want, but we have to abide by the planning & zoning rules !! It's not what we want in the middle of our beautiful down town Twin Falls .

June 3, 2020

TO: MEMBERS OF THE TWIN FALLS CITY COUNCIL

PROPOSED PROJECT: GOQUZ Twin Falls 660 LLC
(App. P220-0014)

RECEIVED

JUN 02 2020

CITY OF TWIN FALLS
PLANNING & ZONING

HELLO:

We are James D. Brawley and M. Joan Brawley -60 year residents of the fine City of Twin Falls, Idaho. PLEASE LOOK UPON THIS LETTER AS OUR COMPLETE REJECTION AND DISGUST FOR THE AFOREMENTIONED PROPOSAL. In a short sentence it's TOO BIG for a property too small and will ruin our last welcoming avenue into our City.

We have watched the City grow and develop for many years. Several great and progressive projects have been denied along the way as well as many attempts to rejuvenate our Downtown. Most of these projects have been met with little or no success.

Now comes this attempt to 'STUFF INTO A VERY SMALL SPACE' AT THE WELCOMING END OF OUR LAST CITY ENTRANCE, a project that will be most detrimental and disgusting. Once again, in it's present form, it's too big for such a small space.

Recently much money was spent for a 'Welcome to Twin Falls' sign across Shoshone Street near our City Park. It is so out of place and useless; but nothing like this proposed project will create.

THIS PROJECT, IN IT'S PRESENT FORM, WITH BUILDINGS TOO TALL, ON A SPACE TOO SMALL, WITH INADEQUATE PARKING (it's not fair to count street parking) will finally destroy our City's entrance!!!! It offers nothing to our City but a mass of humanity on a tiny, tiny space.

Our entire careers have been spent in the real estate industry. As you well know, our Assessors Office provides to the public, knowledge of every property in our County. We took the time, CITY COUNCIL MEMBERS, to review your personal residential properties as provided in these records. It comes as no surprise that most of these properties have a 3-car garage and we suspect a large walk-in closet. These garages plus the closets provide more living space than the small studio apartments you expect these low income folks to live in.

THINK ABOUT IT – TAKE ANOTHER HARD LOOK AT THIS PROJECT – IT ISN'T FOR OUR CITY.

Thanks for listening

Regards,


James D. Brawley


M. Joan Brawley
2891 Elizabeth Blvd.
Twin Falls, Idaho 83301

From: forms@tfid.org
To: [Kelli Ebersole](#)
Subject: Public Comment Notice for PZ20-0014
Date: Tuesday, June 2, 2020 10:36:06 AM

A public comment has been submitted for PZ20-0014 presented at the City Council Meeting on 6/8/2020.

Name: Joyce Rogers
Phone: 2083082032
Email: blessedbelieverjr747@gmail.com

Comments:

There are so many sites that should be considered before the Clinic property. Also allowing the planning and zoning committee to pass a proposal that does not meet the standards they put in place will set an example to businesses in the future. Don't meet all the rules? Oh well they can pass it without us meeting the requirements. Way to represent the tax paying public of TF. I think new members of our committees may be in order here. If the city council supports this we should begin recall proceedings immediately! They are not listening to the people of this community! Future events at our beautiful city park will have to be reconsidered as there will be no parking available, let alone for the churches in this area. Downtown will not flourish, it will die! The citizens that currently live in this area will have to fight for parking, the city encouraging this is insane. A once beautiful and peaceful area will become a violent one. To twist the rules for an out of town developer suggests there is a lot we are not being told. I believe an audit is in order!! Support a peaceful and beautiful downtown or our small-town atmosphere will be gone!

From: forms@tfid.org
To: [Kelli Ebersole](#)
Subject: Public Comment Notice for PZ20-0014
Date: Tuesday, June 2, 2020 1:45:09 PM

A public comment has been submitted for PZ20-0014 presented at the City Council Meeting on 6/8/2020.

Name: Shauna Robinson
Phone: 2087336779
Email: par73@cablone.net
Comments:

1 June 2020

Dear Twin Falls City Council:

As a long-time resident of Twin Falls and former homeowner in the Original Townsite Historic District and as a member of the Twin Falls County Historic Preservation Commission and the Board for Preservation Idaho, I feel compelled to comment on the drawbacks of the proposed Masqueray Lofts Project north of the City Park.

Fast-paced growth and skyrocketing prices in the local real estate market have created a need for reasonably priced housing in Twin Falls, an issue city leaders have grappled with since the city's founding. However, the Boise-based Galena Opportunity Fund's plan to

build the Masqueray Lofts Project for the empty lots on Seventh and Eighth Avenues East near Shoshone Street is not the right fit for the northern neighborhoods of the Original Townsite Historic District. True, the Galena Opportunity Fund specializes in constructing affordable housing projects, but their current proposal poses several questions regarding the design and the zoning variances.

-

Why would two, oversized, five-story apartment buildings that could house up to 400 residents even be considered for an area that lacks adequate parking? Planners

are expecting new occupants to use street parking as a partial solution to the shortage of suitable space for all the extra cars. For those currently in the neighborhoods to lose the street parking they depend on in front of their own houses seems unreasonable. Less density and dependence on street parking should be “musts” with this project, and any plan should work within its means.

-

Why would planners ignore current zoning codes and design two modern-looking, five story buildings for an historic section of downtown Twin Falls, when, for over a century, two- and three-story structures have been the norm? The

modern design and height are totally contrary to the historical appearance of the area with the height of the proposed structures exceeding the regular zoning limits by almost thirty feet. The National Park Service designated the Original Townsite Historic District as a National Register site in 2001 because of the large number of uniquely designed Craftsman bungalows. Essentially, these houses represent an extension of the founding of downtown Twin Falls with 62% of the stylish dwellings currently dating between 1904 and 1920. Also, the suggested plan is certainly a far

cry from the designs of earlier apartment houses built in the area, *i.e.*, the Justamere Inn (1910), the Rex Arms

Apartments (1918), and the Reed Apartments (1920), all two and three stories. The “sore

thumb,” appearance of the proposed five story, modern-style buildings would only diminish the historical integrity of the district.

Additionally, allowing variances for the Galena Opportunity Fund to expand both the height and length of the setbacks for the buildings establish a precedent that could allow future projects such exceptions to the rules further altering the district’s appearance. The planned buildings are simply too big for the lots and are being squeezed in. Still another example of the project’s need to work within its means.

-

Why not use the attractive, northern entrance to the Historic Downtown Twin Falls as a promotion for tourism and special events hosted by local business groups? This is one of the largest such historical residential areas for Craftsman bungalows in the nation, and, certainly, the largest in Idaho. The neighborhoods serve to identify early Twin Falls and to strengthen our sense of place today with their distinctive, tree-lined streets and early twentieth-century residences. Constructing two, five story buildings in this historic district would lessen the significance of the area and mar a piece of early Twin Falls’ personality. Besides studio apartment units, why not use some of the available space the Galena Opportunity Fund has in the old clinic building to create an interpretive center for downtown, similar to the Visitors’ Center near the Perrine Bridge? Such a center could introduce tourists to the history, attractions, and businesses the downtown has to offer.

-

Have any city leaders visited the area in question to see what impacts a sixty-two-foot building would have on the corner

of Eighth Avenue East and Shoshone and on Seventh Avenue East? Just stand in one of those lots and imagine how the project's density would affect the neighbors. Go to the sidewalks across from the now empty lots and envision the five-story buildings next to the character-filled houses, picturing the contrast of old and new. Seeing the project from these perspectives may give you a better understanding of why these plans just are not the right fit, literally and figuratively, for the Original Townsite Historic District.

I am not opposed to making affordable housing for residents of Twin Falls, but I stand opposed to projects that are not mindful of a neighborhood's significance, nor respectful of the inhabitants and their properties within those neighborhoods. Making zoning variances for size, setbacks and parking are not suitable solutions, nor deserving of the welcome mat. True, the county and city include affordable housing as an important goal in their respective comp plans but building uniformity and historic preservation are also significant goals that should not be overlooked. The Galena Opportunity Fund should either relocate their project to an area not on the National Register or redesign the housing to better fit the size of the available lots and neighborhood scheme.

Sincerely,

Shauna Robinson

From: forms@tfid.org
To: [Kelli Ebersole](#)
Subject: Public Comment Notice for PZ20-0014
Date: Tuesday, June 2, 2020 3:52:10 PM

A public comment has been submitted for PZ20-0014 presented at the City Council Meeting on 6/8/2020.

Name: Cheryl Johnson
Phone: 208-734-5483
Email: canyoncher@hotmail.com
Comments:
Please read this letter into the public record.

Dear Twin Falls City Council:

I feel very strongly that the 2 five story apartment complexes are not a good fit for this neighborhood. This neighborhood near the Historic park district is home to some of the oldest homes, with some being on the Historic Registry. The Masqueray Lofts, that are being proposed, are high density, with not enough parking. I also feel that the planning and zoning were bias in their decision. The vote started 4 to 0 against the apartments, until someone from the planning and zoning counseled them to amend the parking. Then with nothing in writing as to what the solution to the parking would be, it passed planning and zoning. Zoning was put in place to protect homes and neighbors from this very type of building going in next door to these older homes. There are other areas in town that an apartment building of this height would be appropriate, including the Historic warehouse area. It appears that the rules are so easy to break for big companies that come into our town with money. Please do the right thing and reject the Masqueray Loft for this neighborhood, which should be listed as Historic downtown Neighborhood. Cheryl Johnson

Please read into the record:

Congress drastically incentivized economic revitalization across the country by creating the Opportunity Zone and other tax laws, which provide for the elimination/reduction of tax recognition for private individuals investing in Opportunity Funds. Opportunity Funds must invest in areas determined to be Opportunity Zones, either through construction or revitalization projects. Opportunity Zones are designated low income areas as determined by 2011-2015 census data. Requests (legislative nominations) were made for census tract considerations as “Opportunity Zones”. The downtown tract # 16083001100, which covers Blue Lakes to Kimberly and Minidoka, to Washington St. to Addison St, is a designated low income “Opportunity Zone”. No doubt, it was strategically requested to stimulate investment in our downtown “core”.

Investing in Opportunity Funds has specific timelines, as do opportunity fund construction projects. These will most certainly be extended due to Covid-19, as “Main Streets” all over America will be clamoring for an infusion of much needed cash.

Federal historic preservation laws were created to preserve recognized historic antiquities and locations of historical record. The Original Townsite Residential Historic District, in census tract #16083001100, is just one of those designated neighborhoods. It was entered into the National Park Service National Register of Historic Places in 2001. Section 106 was created to prevent projects from using federal funds (which indirectly, tax credits are) to decimate locations of historical interest in the name of economic advancement. While Section 106 may or may not be applicable to the 7th and Shoshone Avenue apartments proposed by Galena Opportunity Fund, its intent is clear. People destroy the past for profit today.

Galena Opportunity Fund, whose accredited investors must all have in excess of \$1M net worth and/or \$200,000 annual income, is proposing two apartment buildings in the “Northern Triangle”; the only historical residences left in the Twin Falls original townsite. This is the second apartment project they are proposing for Twin Falls. The “Northern Triangle” proposal calls for zoning variances for:

- The elimination of setbacks: this means construction at the property line.
- Increased lot occupation density: from a range of 8-25 dwelling units per acre to 84 dwelling units per acre. This equates to > than 400 possible tenants.
- Height: 62 feet vs the current 35.
- “Creative” parking solutions, like adjacent on-street parking for over one-third of tenant vehicles. Not only has the number of tenant vehicles been grossly underestimated, but visitor vehicles have not been allocated spots. Presumably, on-street parking is again the solution.

It is an inappropriate location for this type of density and the congestion that will follow in an already well-used “Heart and Soul” City Park area. This is especially true since negotiations have already begun with two separate developers (Galena Opportunity Fund and Eagle Financial Fund) for two separate apartment complexes on the Main Avenue corridor that will provide the foot traffic those businesses have long desired.

Out-of-town Galena Opportunity Fund investors will profit from this investment. That is an admirable investing goal. But they will profit at our expense. The residents of Twin Falls will lose the continuity and "sense of place" a zoned, historical/residential area provides its citizens, while only gaining grievance complaints stemming from excessive density and height, an inadequate lot size/parking, and ultimately, an inappropriate location.

This project belongs in the warehouse section of the city, where lot size can accommodate the density. However, if built, the project should complement the historical integrity of our area and follow current zoning regulations, allowing for no variances. The residents of the historic residential district have had to follow the city zoning rules. Certainly the city should have the integrity to mandate that out of town developers follow them as well. Our very history is at risk. As a city, we should be grateful that we still have some of the original townsite left. Please don't allow variances to destroy it. The original townsite is part of us all.

Thank you for your consideration,

Kate Lopez

From: forms@tfid.org
Sent: Thursday, June 4, 2020 6:50 AM
To: Kelli Ebersole; Jonathan Spendlove
Subject: Public Comment Notice for PZ20-0014

A public comment has been submitted for PZ20-0014 presented at the City Council Meeting on 6/8/2020.

Name: Alicia Bingham

Phone: 208-419-1431

Email: aliciabingham3@gmail.com

Comments:

The main consideration here should be the parking and traffic situation. There either needs to be a large parking lot included with this or a parking garage built prior to this. There's not enough street parking to accommodate this building.

As far as aesthetics, it needs some space between the building and sidewalk. Otherwise it looms over the citizens in an unpleasant way. It would be better to relocate this building out of downtown completely, however, because of this and the increased traffic it would cause.

The Residential Historic District in downtown Twin Falls is listed on the National Park Service Register of Historic Places. A lot of study was put into the historic district by consultants and the historic preservation commission.

The City's Comprehensive Plan and Zoning laws went through a thorough hearing process and were approved by the city council and planning commissions. A lot of thought, study and consideration went into the ordinances.

The zoning variances were intended to be used for unusual situations, for example, an irregular shaped lot or for extenuating circumstances. Two five story apartment buildings in the historic district are not extenuating circumstances. They don't comply with the setback requirements, lot occupancy, height allowed, and parking. If a project doesn't comply with the rules, maybe it shouldn't be allowed. A precedent is being made and others will undoubtedly follow.

I hope the City Council will support the Comprehensive Plan and abide by the rules and keep the integrity of the Historic District.

A handwritten signature in cursive script that reads "Rosalie M. Orton". The signature is written in dark ink and is positioned above the printed contact information.

Rosalie M. Orton
867 Filer Ave W
Twin Falls, Idaho
208-734-7959

From: forms@tfid.org
Sent: Thursday, June 4, 2020 12:27 PM
To: Kelli Ebersole; Jonathan Spendlove
Subject: Public Comment Notice for PZ20-0014

A public comment has been submitted for PZ20-0014 presented at the City Council Meeting on 6/8/2020.

Name: Paula Brown Sinclair

Phone: (208) 731-3300

Email: paulabs@cableone.net

Comments:

I oppose the Masqueray Lofts proposal for these reasons:

1. THE PARKING CONCERN IS REAL. I know this from personal experience in a nearly identical project in Boise of just 77 units in 2 5-story buildings with underground parking that has created a neighborhood-wide parking nightmare.
2. PARKING IS JUST THE TIP OF THE TROUBLE ICEBERG. This development creates permanent change that will burden City infrastructure in a wide variety of ways forever.
3. THIS PROJECT IS NOT AT ALL ABOUT REPURPOSING THE CLINIC BUILDING. It will instead render the Clinic Building permanently unusable. This project is really about making developers rich by monetizing two parking lots.
4. MORE ACCEPTABLE DEVELOPMENT OPTIONS EXIST. Opponents don't say "Leave those parking lots alone;" what I hear is just "the Masqueray project is not right for this neighborhood."

There are traditional, tried-and-true architectural designs for semi-urban multi-family housing called townhouses. They started appearing in our country hundreds of years ago. Contemporary versions seen in Boise, especially near downtown, have proven very popular. Something like this would increase the population density on the Masqueray parcels, but far less than the present proposal. Such change to the existing neighborhood would be more incremental, more gentle, less disruptive. It could be designed to complement the historic homes. It could provide low-income family housing, It would be a much better fit for the existing historic neighborhood.

From: Suzanne Hawkins
Sent: Thursday, June 4, 2020 1:08 PM
To: Travis Rothweiler
Cc: Mitch Humble; Jonathan Spendlove
Subject: Fwd: Masqueray Lofts Application

Another comment.

Suzanne Hawkins

Mayor, City of Twin Falls

Begin forwarded message:

From: Paula Sinclair <paulabs@cableone.net>
Date: June 4, 2020 at 12:26:09 PM MDT
To: Suzanne Hawkins <SHawkins@tfid.org>, Ruth Pierce <rpierce@tfid.org>, Shawn Barigar <SBarigar@tfid.org>, Greg Lanting <glanting@tfid.org>, nboyd <nboyd@tfed.org>, Craig Hawkins <CHawkins@tfid.org>, Christopher Reid <CReid@tfid.org>
Subject: Masqueray Lofts Application

[EXTERNAL SENDER]

Two minutes and a tiny little comment box are not nearly enough, so I am writing specially about the Masqueray Lofts proposal. I have read what the developers have submitted; I have listened to all of the public testimony at P&Z; and I have looked at subsequent social media. There is considerable public opposition, some almost an hysteria.

Business and economic development is good, of course, but in this context we all rely on you to have the vision to lead us rationally into the future of Twin Falls. Here is what I think you must consider.

1. THE PARKING CONCERN IS REAL. I know this from personal experience. Below is what I submitted to P&Z on that issue.

I am writing to report a personal and very relevant experience.

I own a small condo on the edge of downtown Boise in a development that replaced a neighborhood of older modest single family residences about 10 years ago. That development comprises 77 units (1,2, and 3 bedrooms) in two 5-story buildings with an underground garage. There are bike lanes and a robust bicycle culture. There is a convenient Boise City Bus stop in front. The total footprint is about the same as Masqueray Lofts combined Parcels 1 and 2.

When the Boise condo project was developed, onsite parking was provided for a minimum of 1 car per unit, and 2 for the larger units.

Nevertheless, parking has become a nightmare. Despite the availability of public transportation, and the popularity of bike riding, street parking has been impacted in every direction. Day or night there is no parking for tradesmen, maintenance people, delivery services, nor visitors. The remaining single family residences can never count on parking near their own homes. Apparently few apartment-dwellers have just one car.

Now the Masqueray Lofts proposal wants approval to cram 112 units into a similar small area. The developers pretend that most residents will need only one parking space, and want to count public street parking to meet that need. But with no transportation alternatives here, in comparison to what I am seeing in Boise, the Twin Falls experience will be measurably more severe. Two working people in a unit will almost certainly have two vehicles just to get to work. A family with one worker is still likely to have two cars since a car is needed to access basic goods and services, even get children to school (O'Leary Middle School, for instance, is 1.7 miles away!) The unhappy impact of this development will reach for blocks beyond its edges. Although the developers here seem oblivious to this shortcoming, the limited parking could well doom the second and third phases when potential residents learn they will be parking blocks away.

2. PARKING IS JUST THE TIP OF THE ICEBERG OF TROUBLE.

The real problem is density. The two Masqueray Lofts buildings are proposed for what was platted as only TEN modest original townsite lots-- space for ten families. The development's 112 units will multiply that density by more than ten times! This places pressure on every aspect of infrastructure. More traffic accelerates street wear. The alley between Parcels 1 and 2-- how will it

withstand hundreds of cars a day? And, what about water and sewer capacity?

Density can also stress interpersonal relations in a way that aggravates conflict, leading to crime and increased policing. I understand this has already been observed in an existing low-income housing project in Twin Falls.

3. THIS PROJECT IS NOT AT ALL ABOUT REPURPOSING THE CLINIC BUILDING.

There is strong positive public sentiment to rehab and reuse the Clinic building. This may explain the characterization of this project, but that is misleading. Not only is the Clinic building use described as a distant and vague dream of a future project, but the developers have now proposed to demolish the newest portion of the Clinic building to create parking for the Lofts. This will cripple future development of the Clinic building, dooming it to further deterioration and eventual demolition.

What this project is really about is monetizing two parking lots. In the public opposition one hears unspecific references to lucrative tax benefits for the developers. Both Opportunity Zone and Low Income Housing tax credit programs have been mentioned. These are complex financial arrangements that will likely benefit persons who are not otherwise connected to Twin Falls. Exactly who is something the Council should know before approving this proposal.

Addition, we must ask, is a tax benefit for a developers a good reason to destabilize a proud neighborhood of owner-occupied historic homes?

4. MORE ACCEPTABLE DEVELOPMENT OPTIONS EXIST.

This application is all or nothing-- yes or no-- but for development of these two parking lots, there are other options. I do not hear anyone saying, "Leave those parking lots alone;" what I hear is just "the Masqueray project is not right for this neighborhood."

There are traditional, tried-and-true architectural designs for semi-urban multi-family housing called townhouses. They started appearing in our country hundreds of years ago. Contemporary versions seen in Boise, especially near downtown, have proven very popular. Something like this would increase the population density on the Masqueray parcels, but far less than the present proposal. Such change to the existing neighborhood would be more incremental, more gentle, and less disruptive. It could be designed to complement the historic homes. It could provide low-income family housing,

Now back to that vision. Council must foresee the very negative impact on the existing neighborhood, the very unwelcome consequences of this project-- and deny the present proposal.

Paula Brown Sinclair
Attorney at Law
Downtown Twin Falls property owner
Homeowner, Twin Falls (and Boise)

[illegible]

From: forms@tfid.org
Sent: Thursday, June 4, 2020 2:44 PM
To: Kelli Ebersole; Jonathan Spendlove
Subject: Public Comment Notice for PZ20-0014

A public comment has been submitted for PZ20-0014 presented at the City Council Meeting on 6/8/2020.

Name: Bryan Maxson

Phone: 9092416503

Email: bmaxson2004@gmail.com

Comments:

The proposed apartment buildings don't fit in a historic neighborhood. I'm opposed of this! Please read into the record.

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



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

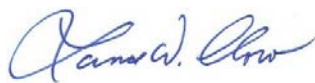
I have had an opportunity to review the proposed development of the former Twin Falls Clinic Building and surrounding properties. As a former member of the Twin Falls City Council, which honored me with the privilege of serving for six years a Mayor, I understand the challenge of making changes to existing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

From: [Jennifer Colvin](#)
To: [Kelli Ebersole](#)
Cc: fran@keytoidaho.com
Subject: Masqueray Lofts Project
Date: Tuesday, May 5, 2020 8:59:42 AM

[EXTERNAL SENDER]

City of Twin Falls
Planning and Zoning Commission and City Council

Re: Public Hearing – Masqueray Lofts R-6 ZDA

I wanted to write you in support of the new Masqueray Lofts Project that is being proposed for downtown by the city park. I believe as a business owner having developments like this come to our city will help bring new life and culture. This is an opportunity to start that downtown life style that so many amazing cities have and help all businesses around them grow.

Personally I have many friends that don't want to buy a traditional home and the housing prices continue to rise. There are no alternative options for purchasing a loft or apartment for a affordable price. The houses that are in the same price would require an influx of cash flow to remodel and it most likely is not in an area where a single woman would feel safe. Our city needs affordable options for purchasing something of their own instead of throwing money away renting. These buildings have been empty for years and bringing in this type of development will add true value to our city. I understand change is hard for many but when it brings alternative affordable housing, safety and value I dont think it should be looked over. Please consider the proposal put forward. Thank you.

-Jennifer Colvin
O'Dunkens Owner

--

Jennifer Colvin

May 4, 2020

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

Madame Chair,

Guided by our mission statement to *"give our members a strong voice, vision, and focused leadership to enhance the economic vitality and quality of life in our community"* the Board of Directors of the Twin Falls Area Chamber of the Commerce is in support of the Masqueray Lofts Project. Our support aligns with the pillars within our mission statement; economic vitality and quality of life, and produces two very specific points of support.

- 1) The economic vitality of downtown Twin Falls is dependent on the amount of foot traffic the area is able to allure. This proposed project will significantly increase the number of potential patrons within walking distance the area.
- 2) The Twin Falls clinic building has been vacate for a considerable amount of time. This project transforms the site from a liability for the City of Twin Falls into an asset that will generate a significant amount of revenue via property tax that could potentially be allocated to the various needed projects around the City currently short of funding.

The Board of Directors of the Twin Falls Area Chamber of Commerce recognizes there are differing opinions on various characteristic of this project. Our intent for this endorsement is not to minimize the opinions of others, but to fulfill are mission statement accordingly and endorse this project for the two specific reasons above.

Curtis Hansen, also a member of the Twin Falls Area Chamber of Commerce Board of Directors, was absent in discussion of this endorsement and abstained in voting for/against this endorsement.

Twin Falls Area Chamber of Commerce Board of Directors

Doug Stokes – Board Chair

A handwritten signature in black ink, appearing to read 'D. Stokes', with a stylized, elongated flourish extending to the right.

From: fran@keytoidaho.com
To: [Brock Cherry](#); [Kelli Ebersole](#)
Subject: FW: FW: ZDA
Date: Tuesday, May 5, 2020 11:07:57 AM

[EXTERNAL SENDER]

Please add this to the packets as a supporting letter.

Fran Florence

Mobile: 208-280-5800

Email: fran@keytoidaho.com



From: Michael Brown <claudebrowns365@gmail.com>
Sent: Tuesday, May 5, 2020 10:46 AM
To: fran@keytoidaho.com
Subject: Re: FW: ZDA

May 5, 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.

New urban housing is 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. That public investment has encouraged private investment in new retail, restaurants and office. Housing is an essential element. Masqueray Lofts addresses the housing need of the

community in an impactful way. It follows the guidelines of our comprehensive plan and provides an alternative to the housing options currently available in our city center. I encourage the commission members to approve the request. I believe already having housing with the Court Yard Apartments in a residential area of the downtown, it will not have a negative effect on the current neighborhood.

Sincerely,

Mike Brown
Claude Browns

On Mon, May 4, 2020 at 11:08 AM <fran@keytoidaho.com> wrote:

Hi Mike, thank you for sending me your email. Thought I had it already but it wasn't showing up.

I don't know if you have been following our progress on the Masqueray Lofts project on the old Clinic property on Shoshone St. We go before the Planning And Zoning Commission tomorrow with our application for a Zoning Development Agreement. As a part of the request we are asking for the ability to build 2 taller (5 story) residential buildings and provide for phase II which is a charter school. The buildings apartments for rent and geared to a more Urban tenant. The majority of the apartments will be lofts and 1 bedroom. We know that housing is an essential part of rebuilding the vitality of downtown. And while we are confident that the Planning and Zoning Commission, the City Council and the community in general are supportive of the cause, we also know that the neighbors don't like the change to their neighborhood.

I am asking the downtown merchants who realize the benefit of more energy to be supportive. A letter is likely the best way to do that. Hopefully you can find the time to write one. I have attached a "sample letter" if that helps.

I have included information on the project as attachments. And below is the information on where to email your letter. **Letters need to be sent before noon on Tuesday. Please copy me as well.**

Staff Analysis of this request will be available for review on the City Website within 48 hours of the regularly scheduled meeting. The following link can be used to find the Planning & Zoning

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 May 5, 2020 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.

Fran Florence

Mobile: 208-280-5800

Email: fran@keytoidaho.com



From: privatwin@gmail.com
To: [Kelli Ebersole](#)
Subject: GOQOZ Twin Falls 660 LLC public hearing comment
Date: Tuesday, May 5, 2020 11:45:55 AM

[EXTERNAL SENDER]

From: David Woodhead

Sent: Tuesday, May 5, 2020 11:45 AM

To: Kelli Ebersole

Subject: GOQOZ Twin Falls 660 LLC public hearing comment

- 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)

Good morning,

I live at 251 5th Avenue East, Twin Falls, Idaho with my wife, Tris. We've lived at this address for almost forty years. I have lived in Twin Falls my entire life. Tris moved here to teach in the late sixties. We wish to express our support for this project. More housing in Twin is desperately needed, particularly for low income renters. And building up instead of out will curb the urban sprawl we're currently experiencing. My wife and I own a building in Old Towne which houses four retail establishments. We view the project in question a welcome addition to the downtown area. Not only our tenants, but other businesses in the neighborhood will certainly benefit from an influx of new residents living within walking distance of what's becoming a thriving downtown. My wife and I regularly walk to the shops and restaurants on Main Avenue and Shoshone Street. We worry that some of these businesses may suffer from too few customers frequenting them. Some may not last. We'd hate to see our favorite restaurants have to close.

Twin Falls is about to become an 'entitlement city.' This designation requires thoughtful decisions regarding growth. The Masqueray Lofts are a step in the right direction. They are also a step into the future.

David Woodhead

PS I tried to use your 'Public Comment Form,' but it wouldn't respond. I'm sending this before 12PM on the day of the P&Z meeting. It's 11:45AM at the moment. Please respond to my letter so I'll know it will go into the record.

Sent from [Mail](#) for Windows 10



City of Twin Falls Planning and Zoning Commission and City Council

Regarding the Public Hearing for Masqueray Lofts, R-6 ZDA

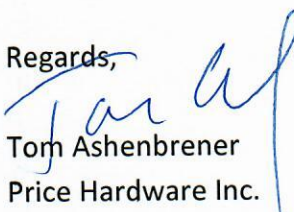
I would like to voice my support for the Masqueray Lofts housing project that is being proposed in the downtown core area. I am a part owner of a downtown business and, like many of you, have experienced the ups and downs, challenge and triumphs, of our downtown core. Thanks to a greater community desire to have a "magical" downtown area, we now have a great start on developing that special place.

In my opinion, the Masqueray Lofts project is a fantastic opportunity to build upon the momentum that started with the recent downtown revitalization. Affordable housing is a critical component to healthy city core living. Parking is another obvious critical component. While understanding the importance of appropriate parking it should also be recognized that unlimited parking within a dozen steps of an ultimate destination is not always possible. Certainly, the parking needs of existing homeowners and renters in the area of this project will need to be met along with the necessary spaces for the new development.

I would also like to voice approval for building "up" whenever possible. As communities grow it is very beneficial to increase use of ground level square footage and avoid "spread" whenever possible.

Thank you for your careful consideration of this very worthwhile project.

Regards,


Tom Ashenbrener
Price Hardware Inc.

DBA – Rudy's – A Cook's Paradise

Save Historic Twin Falls

Recipient: Twin Falls City Council

Letter: Greetings,

Please read this petition and signatories into the record.

NOTICE TO TWIN FALLS CITY COUNCIL: We, the undersigned Residents of Twin Falls, Idaho, residents of nearby towns who work in Twin Falls, Idaho, past residents of Twin Falls, Idaho and friends and family of current residents are opposed to the development known as PZ20-0014 Masquerey Lofts. We are asking you to honor the established rules for building projects within the Twin Falls Comprehensive plan. These zoning changes will greatly impact our city and historic district. The low density, proposed area (660 Shoshone St E, 137 8th Ave E, and 155 7th Ave E) cannot withstand high-density housing, increased street parking, city park overflow, and traffic increases.

We OPPOSE these zoning changes. The proposed project includes TWO 5 story apartment buildings, with a combined 112 units and up to 400 tenants (per HUD guidelines). Zoning variances regarding lot occupancy (density), building height, setbacks, and parking have all been requested by Boise developer Galena Opportunity Fund. The requested zoning changes now move to Twin Falls City Council on June 8, 2020, after a conditional approval by TF Planning and Zoning on May 5, 2020.

Major variances include:

Density: current high-density zoning is 8-25 dwelling units per acre; Galena project is 84 units per acre. (1.33 acre, 112 units).

Parking: current zoning is 2 spaces per dwelling requiring 224 on-site spaces; Galena proposes 104 on-site spaces/55 on street for 159 total.

Setbacks: current zoning is 20 feet; Galena is requesting 0.

Height: current zoning is 35 feet; Galena is requesting 62 feet.

The City Council can approve the project with or without the proposed parking recommendations put forth by the Planning and Zoning Commission.

City Council members, please listen to the concerned citizens of Twin Falls...please consider the number of residents that are chanting, "No variances-stick to the rules (a little bit louder now) NO VARIANCES-STICK TO THE RULES!"

*Please note that some signers of this online petition defaulted to a nearby city. Ex: #3, #16, #18, #23 are known residents of Twin Falls, Idaho, but they came up as Boise, Idaho or or Pleasant Grove Utah. There are other instances of this throughout the petition. *

Save Historic Twin Falls

Signatures

Name	Location	Date
Colette Armstead	Twin Falls, ID	2020-05-22
Cheryl Johnson	Twin falls, ID	2020-05-23
Leslie Johnson	Seattle, WA	2020-05-23
Kate Lopez	Twin Falls, ID	2020-05-23
Connie Larsen	Twin falls, ID	2020-05-23
Bridgette Hopper	Twin Falls, ID	2020-05-23
Calvin Armstead	Twin Falls, ID	2020-05-23
Brendi Akins	Twin Falls, ID	2020-05-23
Linda Myrland	Twin Falls, ID	2020-05-23
Travis Johnson	Twin Falls, ID	2020-05-23
Tiffany Burton	Filer, ID	2020-05-23
Grant Woychik	Holmen, US	2020-05-23
Jamie Zelm	Holmen, WI	2020-05-23
Daryl W. De Boer	Manchester Township, US	2020-05-23
Tom Neiwirth	Twin Falls, ID	2020-05-23
Laurie Geren	Pleasant Grove, UT	2020-05-23
Steven Glatts	Pasadena, CA	2020-05-23
Scott Marshall	Boise, ID	2020-05-23
Teresa McKinster	Cheyenne, WY	2020-05-23
Peggy Merritt	Kimberly, ID	2020-05-23

Name	Location	Date
Dani Bingman	Twin Falls, ID	2020-05-23
Callie Boren	Twin Falls, ID	2020-05-23
Colleen Robinson	Boise, ID	2020-05-23
Hillary Frost	Twin Falls, ID	2020-05-23
Susan Hall	Twin Falls, ID	2020-05-23
Karen Griffith	Twin Falls, ID	2020-05-23
Sharon Johnson	Twin Falls, ID	2020-05-23
Hector Salinas	Boise, ID	2020-05-23
Kori Cummins	Twin Falls, ID	2020-05-23
Karla Gambrel	Caldwell, ID	2020-05-23
Sheila Zollinger	Rupert, ID	2020-05-23
Gayle Aardema	Kimberly, ID	2020-05-23
Shawn Monroe	Twin Falls, ID	2020-05-23
Angie Cameron	Twin Falls, ID	2020-05-23
Mary Brand	Twin Falls, ID	2020-05-23
Jerry Miller	Hyde, US	2020-05-23
Ben Haney	Twin Falls, ID	2020-05-23
Denise Hamilton	Salt Lake City, UT	2020-05-23
Jaclyn Preston	Twin Falls, ID	2020-05-23
Yongmei Luo	Union City, CA	2020-05-23
Raedine Frantz	Twin Falls, ID	2020-05-23
Jen Rovira	Newport News, US	2020-05-23

Name	Location	Date
Dave Frantz	Twin Falls, ID	2020-05-23
Steve Bennett	Boise, ID	2020-05-23
JAMES PONZO	TWIN FALLS, ID	2020-05-23
Carol Turley	Twin falls, ID	2020-05-23
Amy Starr	Twin Falls, ID	2020-05-23
Jaime Lee	Twin Falls, ID	2020-05-23
Dakota Cummins	Twin Falls, ID	2020-05-23
Allen Starley	Twin Falls, ID	2020-05-23
Joyce Preston	Boise, ID	2020-05-23
Michelle Rudas	Boise, ID	2020-05-23
Holly Chiatovich	Twin Falls, ID	2020-05-23
Your mom Gay	New York, US	2020-05-23
Nancy Bowman	Twin Falls, ID	2020-05-23
Muiz Ahmed	Houston, US	2020-05-23
Jerald Schwertfeger	Twin Falls, ID	2020-05-23
Barnabas Bowler	Twin Falls, ID	2020-05-23
Jeannie Kingsbury	Keene, NH	2020-05-23
Rocky McClymonds	Twin Falls, ID	2020-05-23
Christy Taylor	Twin Falls, ID	2020-05-23
Mary Galindo	Twin Falls, ID	2020-05-23
Clay Divine	Twin Falls, ID	2020-05-23
Carol Stirling	Twin Falls, ID	2020-05-23

Name	Location	Date
Leslie McClure	Fruitland, ID	2020-05-23
Julie Akins	Twin Falls, ID	2020-05-23
Idk Man	Maricopa, US	2020-05-23
Cleve Mcwright	Palmdale, US	2020-05-23
Jeff Preston	TWIN FALLS, ID	2020-05-23
Denim Stone	Sergeant Bluff, IA	2020-05-23
craig egan	Boise, ID	2020-05-23
Mallory Preston	Boise, ID	2020-05-23
Clarissa Holley	Filer, ID	2020-05-23
Mikahla Shook	US	2020-05-23
Jennifer Petitt	Los Banos, CA	2020-05-23
ben hamblen	Kimberly, ID	2020-05-23
Ryker Harris	Twin Falls, ID	2020-05-23
Barbara Gottsch	Twin Falls, ID	2020-05-23
Austin Askew	Twin Falls, ID	2020-05-23
Jeannette Huft	Twin Falls, ID	2020-05-23
Shannon Rios	Syracuse, UT	2020-05-23
Todd Morris	Boise, ID	2020-05-23
Todd Shaw	Twin Falls, ID	2020-05-23
Kelly Poston	Twin Falls, ID	2020-05-23
Donley Bothof jr	Twin Falls, ID	2020-05-24
Alex Helms	Twin Falls, ID	2020-05-24

Name	Location	Date
Susy Morris	Layton, UT	2020-05-24
Kasidee Kippes	Buhl, ID	2020-05-24
Brandy Thorne	Twin Falls, ID	2020-05-24
Angelique Bookman	Sergeant Bluff, IA	2020-05-24
Seth Morris	Twin Falls, ID	2020-05-24
John Heck	Twin Falls, ID	2020-05-24
JoAnne Gooding	Surprise, AZ	2020-05-24
Tracey Weber	Los Alamos, CA	2020-05-24
Ashley Taylor	Twin Falls, ID	2020-05-24
Robyn Weatherford	Twin Falls, ID	2020-05-24
Jane Oakley	Libertyville, IL	2020-05-24
Jennifer Black	Twin Falls, ID	2020-05-24
Blaze Requa	Twin Falls, ID	2020-05-24
Shalon Jones	Twin Falls, ID	2020-05-24
Beverly Shook	Twin Falls, ID	2020-05-24
Tim Harney	Boise, ID	2020-05-24
Nick Volkel	Kimberly, ID	2020-05-24
Brendon Saddler	US	2020-05-24
Shayne Carpenter	Twin falls, ID	2020-05-24
Garrett Shriver	Buhl, ID	2020-05-24
Mark Vanden Bosch	Jerome, US	2020-05-24
Roxy Stailey	Silver City, NM	2020-05-24

Name	Location	Date
Molly Hamblen	Twin Falls, ID	2020-05-24
Christian Whittle	Atlanta, US	2020-05-24
Brenda Funk	Twin Falls, ID	2020-05-24
Sharissa Perttula	Twin falls, ID	2020-05-24
Jim Israel	Twin Falls, ID	2020-05-24
Sheeba Wolfley	Kimberly, ID	2020-05-24
Jesse Ruggles	US	2020-05-24
Corinne Starley	Idaho	2020-05-24
Hannah Bybee	Buhl, ID	2020-05-24
Steph Higdem	Kimberly, ID	2020-05-24
Jacki Stone	Eden, ID	2020-05-24
Kristian Turner	Hansen, ID	2020-05-24
Cory Young	Utah	2020-05-24
Angela Weeks	Twin Falls, ID	2020-05-24
Megan Norr	Filer, ID	2020-05-24
Val pop Gibson	Blackstone, MA	2020-05-24
Tara Parsons	US	2020-05-24
Robin ririe	Norwalk, CA	2020-05-24
Wyatt Moody	Twin Falls, ID	2020-05-24
Saylee Johnson	Eagle Mountain, UT	2020-05-24
John Gray	Twin Falls, ID	2020-05-24
Christa Farmer	Filer, ID	2020-05-24

Name	Location	Date
Dan Baker	Twin Falls, ID	2020-05-24
Jordan Norr	Idaho	2020-05-24
Karissa Shook	Charlotte, NC	2020-05-24
Eric Gonzalez	Twin Falls, ID	2020-05-24
Melanie rumfelt	Twin Falls, ID	2020-05-24
Jennifer Nauman	Twin Falls, ID	2020-05-24
Gary Monroe	Middleton, ID	2020-05-24
Todd Summerfield	Twin Falls, ID	2020-05-24
Hailey Hillstead	Twin Falls, ID	2020-05-24
layla sutton	Franklin, US	2020-05-24
Heather Young	Salt Lake City, UT	2020-05-24
Janine Neiworth	Twin Falls, ID	2020-05-24
Paul Benavidez	Twin Falls, ID	2020-05-24
Deneice Carter	Fruitland, ID	2020-05-24
Robin Kirby	Twin Falls, ID	2020-05-24
Jared Baldwin	San Marino, CA	2020-05-24
Debra Strobel	Twin Falls, ID	2020-05-24
Adrian Neria	Twin Falls, ID	2020-05-24
Jo Wood	Twin Falls, ID	2020-05-24
Rachelle Williams	Twin Falls, ID	2020-05-24
Nicole Cotterell	Twin Falls, ID	2020-05-24
Jonathan Aslett	Twin falls, ID	2020-05-24

Name	Location	Date
Jose Rubio	Murrieta, US	2020-05-24
TJ Wasko	Twin Falls, ID	2020-05-24
Skip Walker	Twin Falls, ID	2020-05-24
Heather Abbiss	Twin Falls, ID	2020-05-24
Lili Wille	US	2020-05-24
Peggy Kidd	Twin Falls, ID	2020-05-24
Christal Stimpson	Twin Falls, ID	2020-05-24
Amy Mingo	Twin Falls, ID	2020-05-24
Glenneda Zuiderveld	Twin Falls, ID	2020-05-24
Elizabeth Mandelkow	Buhl, ID	2020-05-24
Jasmine Victorious	Boise, ID	2020-05-24
Debra Peters	Boise, ID	2020-05-24
Berta Buckingham	Twin Falls, ID	2020-05-24
Rebecca Smith	Twin Falls, ID	2020-05-24
Enrique Sanchez	Twin Falls, ID	2020-05-24
Tanya Ligtenberg	Declo, ID	2020-05-24
Audrey Buckner	Jerome, ID	2020-05-24
JON INWOOD	Brooklyn, NY	2020-05-24
Gary Huft	Kimberly, ID	2020-05-24
Sandy Evans	Twin Falls, ID	2020-05-24
Adam Kober	Twin Falls, ID	2020-05-24
Billie Tomberlin	Twin Falls, ID	2020-05-24

Name	Location	Date
Marie Sharp	Twin Falls, ID	2020-05-24
Charles Wagner	Twin Falls, ID	2020-05-24
Keyla Rodriguez	Gainesville, US	2020-05-24
Nichole Loyer	Boise, ID	2020-05-24
Brian Hurd	Nampa, ID	2020-05-24
Jennifer McCombs	US	2020-05-24
Daniel Zaniboni	Miami, US	2020-05-24
Matthew Silvers	Boise, ID	2020-05-24
Geri Helm	Twin Falls, ID	2020-05-24
Kari Brose	Twin Falls, ID	2020-05-24
Elias Clark	Eau Claire, US	2020-05-24
Gary Cederberg	Twin Falls, ID	2020-05-24
Denise Hart	Twin Falls, ID	2020-05-24
Catie Masters	Seymour, US	2020-05-24
Shana Volkel	Kimberly, ID	2020-05-24
Kirby Butler	Twin Falls, ID	2020-05-24
Brooke Fuchs	Twin Falls, ID	2020-05-24
Linda Meyers	Twin Falls, ID	2020-05-24
Anne Sisson	West Valley City, UT	2020-05-24
Tom Zuiderveld	Jerome, ID	2020-05-24
Jennifer A. Wachal	Buhl, ID	2020-05-24
JOn Zernickow	US	2020-05-24

Name	Location	Date
Leslie Mclean	Seattle, WA	2020-05-24
Joni Huff	Twin Falls, ID	2020-05-24
Kathy Blamires	Nampa, ID	2020-05-24
Armande Armstead	Twin Falls, ID	2020-05-24
Andre Armstead	Herriman, UT	2020-05-24
Chad Huff	Twin Falls, ID	2020-05-24
Tilly Monroe	West Jordan, UT	2020-05-24
Connor Stubblefield	Twin falls, ID	2020-05-24
Debbie Dehoney	Eden, US	2020-05-24
jim Dalosjr	Fruitland, ID	2020-05-24
Glenda Schulz	Twin Falls, ID	2020-05-24
Jil Benefiel	Twin Falls, ID	2020-05-24
Quinn Garner	Twin Falls, ID	2020-05-24
Cody Walgamott	Twin Falls, ID	2020-05-24
Patricia Gilbert	Twin Falls, ID	2020-05-24
Richard Powell	Federal Way, WA	2020-05-24
Karolee Sorenson	Twin Falls,, ID	2020-05-24
Judy Loughmiller	Filer, ID	2020-05-24
Kristin Arrington	Twin Falls, ID	2020-05-24
Emily Tuma	Twin Falls, ID	2020-05-24
Kiley Mathews	Twin Falls, ID	2020-05-24
Danielle Wagner	Kimberly, ID	2020-05-24

Name	Location	Date
Elaine Balch	Jerome, US	2020-05-24
Cameaca Crider	Detroit, US	2020-05-24
Pam Nelson	Twin Falls, ID	2020-05-24
Jeff Baker	Twin Falls, ID	2020-05-24
Maria Rosario Smith	US	2020-05-24
Tony Alves	Hansen, ID	2020-05-24
Aaron Harrington	Twin Falls, ID	2020-05-24
Brooke Lawley	Filer, ID	2020-05-24
Jim Boehm	Twin falls, ID	2020-05-24
Heber Toral	Boise, ID	2020-05-24
Helen Matos	Boise, ID	2020-05-24
Diane Hicks	Midvale, UT	2020-05-24
Stasia Monroe	Twin Falls, ID	2020-05-24
M Joan Brawley	Twin Falls, ID	2020-05-24
Shawn Monroe	Twin Falls, ID	2020-05-24
Carol Ellison	Twin Falls, ID	2020-05-24
Earl Elliott	Elmwood, US	2020-05-24
Naomi Lee	Chattanooga, US	2020-05-24
Curtis Bisek	La Crosse, WI	2020-05-24
Abigail Elizalde	Twin Falls, ID	2020-05-24
Joey Viglianese	Bristol, US	2020-05-24
Olivia Hernandez	Riverside, US	2020-05-24

Name	Location	Date
Fortino Sedano	Twin Falls, ID	2020-05-24
Wilma Rice Irwin	Twin Falls, ID	2020-05-24
Emma Tanner	Rexburg, ID	2020-05-24
Amanda Hansen	Hansen, ID	2020-05-24
Candice Richter	Twin Falls, ID	2020-05-24
Paul Bowman	Twin Falls, ID	2020-05-24
Chris Norris	Twin Falls, ID	2020-05-24
Brittany Boren	Twin Falls, ID	2020-05-24
Katrina Farr	Twin Falls, ID	2020-05-24
Cameron creador	Syracuse, UT	2020-05-24
Mary Comer	Buhl, ID	2020-05-24
Alicia Reynolds	Twin Falls, ID	2020-05-24
Patrick Hughes	Twin Falls, ID	2020-05-24
Casy Burgess	Twin Falls, ID	2020-05-24
Shelly Stanger	Jerome, ID	2020-05-24
Shana Craig	Boise, ID	2020-05-24
Suzanne Alder	Twin Falls, ID	2020-05-24
Garth Turnipseed	Twin Falls, US	2020-05-24
Ruth Helton	Meridian, ID	2020-05-24
Vicki graff	Twin Falls, ID	2020-05-24
Victoria Glaze	Hawthorne, CA	2020-05-24
Marcy Hoskins	Boise, ID	2020-05-24

Name	Location	Date
Carol Hill	Twin Falls, ID	2020-05-24
Anita Silvaz	US	2020-05-24
Karina Aguilar	Murtaugh, ID	2020-05-24
Jeanne Ivie	Twin Falls, ID	2020-05-24
Rick Johnson	Twin Falls, ID	2020-05-24
Kelley Ramirez	Twin Falls, ID	2020-05-24
Denise Hicks	Jerome, ID	2020-05-24
Charlene Basila	Twin Falls, ID	2020-05-24
Carol Bearup	Twin Falls, ID	2020-05-24
Casey C	Boise, ID	2020-05-24
HAL CHRISTENSEN	Centerville, UT	2020-05-24
Sheila Lee	Twin Falls, ID	2020-05-24
Guada Allen	Twin Falls, ID	2020-05-24
Lynnette Hall	Twin Falls, ID	2020-05-24
Michele O'Neill	Boise, ID	2020-05-24
Megan Melni	Twin f, UT	2020-05-24
Cord Thorpe	Kimberly, ID	2020-05-24
Kyra Routt	Boise, ID	2020-05-24
Gary Carkin Sr.	Kimberly, ID	2020-05-24
Kelli Turner	Twin Falls, ID	2020-05-24
Lincoln Schuyler	Twin falls, ID	2020-05-24
Dallas Thom	Buhl, ID	2020-05-24

Name	Location	Date
Millie Herbold	Kimberly, US	2020-05-24
Dan MacLerran	Idaho Falls, ID	2020-05-24
Ryan Mullins	White Hall, US	2020-05-24
Danielle Skidmore	Twin Falls, ID	2020-05-24
Brown Mary	Boston, US	2020-05-24
Justine Schoessler	Kimberly, ID	2020-05-24
Eli Doolin	Boise, ID	2020-05-24
Shawnice King	Illinois	2020-05-24
Svetlana Craddock	Twin Falls, ID	2020-05-24
Raylee Woody	Twin Falls, ID	2020-05-24
Kent Oliver	Twin Falls, ID	2020-05-24
Amy Capps	Twin Falls, ID	2020-05-24
Steve Fields	Filer, ID	2020-05-24
kevin orange	Fort Lauderdale, US	2020-05-24
Kat Wyly	Mesa, AZ	2020-05-24
Mary Bello	Twin Falls, ID	2020-05-24
Kaz Boren	Twin Falls, ID	2020-05-24
Chelsea Akers	Twin Falls, ID	2020-05-24
Jason Torgrimson	Twin Falls, ID	2020-05-24
Angela Hild	Twin Falls, ID	2020-05-24
VR Harkness	Boise, ID	2020-05-24
Jeff leazer	Twin Falls, ID	2020-05-24

Name	Location	Date
Theron walker	Twin falls, ID	2020-05-24
Nadine Eaton	Hansen, ID	2020-05-24
Kalem Calvera	Ashburn, US	2020-05-24
Kandie Bodrero	Rupert, ID	2020-05-24
Sara Hafliger	Twin Falls, ID	2020-05-24
Theresa Feusi	Boise, ID	2020-05-24
Nikki Nelson	Jerome, ID	2020-05-24
Mari McBride	Boise, ID	2020-05-24
Jeanette Hanni	Jerome, ID	2020-05-24
Ryen Smith	Arlington, US	2020-05-24
Amanda Demmerly	Twin falls, ID	2020-05-24
Lacey Long	Twin Falls, ID	2020-05-24
Leroy Carter	Elizabethtown, US	2020-05-24
Ben de la Rosa	Boise, ID	2020-05-24
Elizabeth Kohtz	Twin Falls, ID	2020-05-24
Kally Lauritsen	Twin Falls, ID	2020-05-24
Jeffrey Mcginnis	Twin Falls, ID	2020-05-24
Wes Hansen	Lincoln city, US	2020-05-24
Tom Arledge	Kimberly, ID	2020-05-24
Leslie Kaiser	Filer, ID	2020-05-24
Daysha Lee	Twin Falls, ID	2020-05-24
Veronica Poortvliet	Twin Falls, ID	2020-05-24

Name	Location	Date
Bob Capps	Twin Falls, ID	2020-05-24
Sara Strong	Kimberly, ID	2020-05-24
John Mitchell	Chicago, US	2020-05-24
Trudy Weaver	Jerome, ID	2020-05-24
shad paris	Fort Worth, TX	2020-05-24
Sean Whitesides	Twin Falls, ID	2020-05-24
Penne McKay	Kimberly, ID	2020-05-24
Robert Gedman	Miami, US	2020-05-24
Launa Noble	Twin Falls, ID	2020-05-24
Patty Sheridan	Twin Falls, ID	2020-05-24
MICHAEL LAMMERS	Twin Falls, ID	2020-05-24
Amanda Bowman	Twin Falls, ID	2020-05-24
follow me on tiktok @ccarleyy	st charles, US	2020-05-24
Jason Cook	Boise, ID	2020-05-24
Juan Aspeytia	Twin falls, ID	2020-05-24
Jeff Woodman	Twin Falls, ID	2020-05-24
Sean Wayment	Boise, ID	2020-05-24
Jason Spencer	Twin falls, ID	2020-05-24
Chase Peterson	Twin Falls, ID	2020-05-24
James Adamson	Twin falls, ID	2020-05-24
Morgan Speer	Twin Falls, ID	2020-05-24
Wendy Kerr	Twin Falls, ID	2020-05-24

Name	Location	Date
Agustin Gabiola	Twin Falls, ID	2020-05-24
Erik Neilson	Twin Falls, ID	2020-05-24
Nicholas Collins	Boise, ID	2020-05-24
Sarah Flores	Twin falls, ID	2020-05-24
Maria Reed	Gainesville, US	2020-05-24
Karen Robinow-Miller	Twin Falls, CA	2020-05-24
Angela Lee	Twin Falls, ID	2020-05-24
Katecia Hunter	Twin Falls, ID	2020-05-24
Lynda Detweiler	Twin Falls, ID	2020-05-24
Cheyenne Loveland	Fruitland, ID	2020-05-24
Katy Kleinkopf	Twin Falls, ID	2020-05-24
John Hawkins	Twin Falls, ID	2020-05-24
Rob Adolf	Twin Falls, ID	2020-05-24
Dylan Bargman	Urbana, IL	2020-05-24
Marijo Faria	Twin Falls, ID	2020-05-24
Donovan Skipworth	Greeley, CO	2020-05-24
Cristina Machado	Buhl, ID	2020-05-24
Kristen Balderas	Twin Falls, ID	2020-05-24
Jennifer Walker	Boise, ID	2020-05-24
Heather kohring	twin falls, ID	2020-05-24
Alison Adams	Salt Lake City, UT	2020-05-24
William Smith	Syracuse, US	2020-05-24

Name	Location	Date
jeremy brown	Twin Falls, ID	2020-05-24
Veronica Harris	Idaho Falls, ID	2020-05-24
Emily Zamora	Buhl, ID	2020-05-24
Sabrina Naranjo	US	2020-05-24
Rhonda W Durham	Las Vegas, US	2020-05-24
Jared Ashmead	Twin Falls, ID	2020-05-24
James Montgomery	Filer, ID	2020-05-24
Bryson Miller	Twin Falls, ID	2020-05-24
Jenna DeKruyf	Twin Falls, ID	2020-05-24
Pamela Youngs	Salt Lake City, UT	2020-05-24
Larry Loughmiller	Filer, ID	2020-05-24
Lora Bates	Twin Falls, ID	2020-05-24
Tana Schroeder	Twin Falls, ID	2020-05-24
Terry Horsley	Twin Falls, ID	2020-05-24
Teresa Baker	Sandy, UT	2020-05-24
Chris Crossland	Pampa, US	2020-05-24
Carlene Harding	Twin Falls, ID	2020-05-24
Debbie Tostenson	Twin Falls, ID	2020-05-24
Stacy Nussbaum	Twin Falls, ID	2020-05-24
Stephanie Furr	Twin Falls, ID	2020-05-24
Nannette landry	Boise, ID	2020-05-24
Tana Bowcut	US	2020-05-24

Name	Location	Date
Diane Hebener	Jerome, ID	2020-05-24
Jared Coley	Twin Falls, ID	2020-05-24
Roy Hale	Twin Falls, ID	2020-05-24
Erika Perttula	Boise, ID	2020-05-24
Caitlin Phelan	Billerica, US	2020-05-24
Sydney Hurter	US	2020-05-24
Cortney Allison	Altus, US	2020-05-24
Natasha Dudley	Twin Falls, ID	2020-05-24
Lynette Bolt	Twin Falls, ID	2020-05-24
Sidney De Young	TwinFalls, ID	2020-05-24
Gary Carkin Jr	Kimberly, ID	2020-05-24
Scott Pierce	Twin falls, ID	2020-05-24
Karly Trease	Twin Falls, ID	2020-05-24
Tyler Powell	Jerome, ID	2020-05-24
Theresa Orban	Shoshone, ID	2020-05-24
Danae Curnow	Salt Lake City, UT	2020-05-24
Brett Witherspoon	Twin Falls, ID	2020-05-24
Ryan Pearce	Twin Falls, ID	2020-05-24
Hayden Hurd	Boise, ID	2020-05-24
RiCK Widmer	Twin Falls, ID	2020-05-24
Ryan Horsley	Twin Falls, ID	2020-05-24
Evan Stelma	Hailey, ID	2020-05-24

Name	Location	Date
Marilyn Francis	Pocatello, ID	2020-05-24
Sandra Espinoza	Seattle, WA	2020-05-24
Reann Anderson	Twin Falls, ID	2020-05-24
Teya Hawkins	Grand Blanc, MI	2020-05-24
Cindy Brown	Twin Falls, ID	2020-05-24
Stacie Larios	Twin Falls, ID	2020-05-24
Suzy Sandau	Filer, ID	2020-05-24
Heather gunn	Twin Falls, ID	2020-05-24
Tamie Bastow	Kuna, ID	2020-05-24
Rachel Nelson	Twin Falls, ID	2020-05-24
Denise Silva	Buhl, ID	2020-05-24
Danielle Overacre	Twin Falls, ID	2020-05-24
Shelly Botch	Twin falls, ID	2020-05-24
Jeremy Watson	Meridian, ID	2020-05-24
Gorette Bertao	Twin Falls, ID	2020-05-24
Lisa Comtaruk	Bellevue, ID	2020-05-24
Roxanne Dugger-Martinez	Buhl, ID	2020-05-24
Hunter McFarland	Laramie, WY	2020-05-24
David Silva	Buhl, ID	2020-05-24
Kent Meline	Kennewick, WA	2020-05-24
Chris Luttrell	Twin Falls, ID	2020-05-24
Tad Crothers	Twin Falls, ID	2020-05-24

Name	Location	Date
Jessica Bethke	Boise, ID	2020-05-24
Lori Gidney	US	2020-05-24
Sandra Baudoin	Antioch, CA	2020-05-24
Jessica James	Twin Falls, ID	2020-05-24
Montana Wether	Lexington, US	2020-05-24
Daniel Haney	Twin falls, ID	2020-05-24
Damian Gallegos	Fontana, US	2020-05-24
LaWana Meade	Twin Falls, ID	2020-05-24
Mackenzie Morrison	Buhl, ID	2020-05-24
Laura Fall	Buhl, ID	2020-05-24
Liz Niccum	Twin Falls, ID	2020-05-24
Sarah Jones	Twin Falls, ID	2020-05-24
Amanda Jacobi	Twin falls, ID	2020-05-24
Alex hawkins	Boise, ID	2020-05-24
Dakota Grata	Twin Falls, ID	2020-05-24
Cheryl Bothof	Twin Falls, ID	2020-05-24
Cecilia Ruiz	Twin Falls, ID	2020-05-24
Sara Kelsey	Buhl, ID	2020-05-24
Paden Gonzales	Twin Falls, ID	2020-05-24
Lorenzo Lacour	New Orleans, US	2020-05-24
Terri Sorenson	Twin Falls, ID	2020-05-24
Jennifer Bollinger	Kimberly, ID	2020-05-24

Name	Location	Date
Crystal Hegy	Twin Falls, ID	2020-05-24
Amara W	US	2020-05-24
Karen Justesen	Filer, ID	2020-05-24
Jessica Polk	Nashville, US	2020-05-24
Victoria Wicker	Twin Falls, ID	2020-05-24
Alexis Cain	Jerome, ID	2020-05-24
Harley Keeter	Twin Falls, ID	2020-05-24
Kenyon Schmieder	Twin Falls, ID	2020-05-24
Pop Ppp	US	2020-05-24
Robert Meade	Twin Falls, ID	2020-05-24
Juston Swafford	Pocatello, ID	2020-05-24
Lyssa Marte	Brooklyn, US	2020-05-24
Miranda Ackerman	Twin Falls, ID	2020-05-24
LuAnn Waters	Jerome, ID	2020-05-24
Jodi Waters	Lodi, CA	2020-05-24
Katrina Nebeker	Twin Falls, ID	2020-05-24
Maria Teixeira	Cheyenne, WY	2020-05-24
Randi Loveless	Twin falls, ID	2020-05-24
Josue Chavez	Twin falls, ID	2020-05-24
Douglas Hughes	Twin Falls, ID	2020-05-24
Deborah Miciak	Twin Falls, ID	2020-05-24
Jeremy McEuen	Twin Falls, ID	2020-05-24

Name	Location	Date
Jeaven Hall	Inman, US	2020-05-24
Jack Shaver	Twin Falls, ID	2020-05-24
Mr. Krabs	Coatesville, US	2020-05-24
Shay Bedke	Twin Falls, ID	2020-05-24
Timothy Thomas	Minneapolis, US	2020-05-24
dyasmine castanon	Margate, US	2020-05-24
Sharon Speirs	Twin Falls, ID	2020-05-24
Francis Gideon	Twin Falls, ID	2020-05-24
Richard Arteaga	Los Angeles, US	2020-05-24
Jaclyn Secord	Salt Lake City, UT	2020-05-24
Amy Wendler	Twin Falls, ID	2020-05-24
Mona Richmond	Kimberly, ID	2020-05-24
Sarah Coley	Twin Falls, ID	2020-05-24
Kim Loya	Twin Falls, ID	2020-05-24
Linda Rousseau	Twin Falls, ID	2020-05-24
Exa Hanson	Fruitland, ID	2020-05-24
Lillian stimpson	Twin falls, ID	2020-05-24
Misty Brice	Twin Falls, ID	2020-05-24
Leonard Denton	Twin Falls, ID	2020-05-24
DaraLynn Cypher	Twin Falls, ID	2020-05-24
Alvita Arinaga	Jerome, ID	2020-05-24
Taylor Quintana	Twin Falls, ID	2020-05-24

Name	Location	Date
Rockhard Waters	Meridian, ID	2020-05-24
Samantha Mace	Twin Falls, ID	2020-05-24
Angie Karel	Buhl, ID	2020-05-24
Ericelda Garcia	Arlington, US	2020-05-24
Ella Amborn	US	2020-05-24
Matt Morris	Twin Falls, ID	2020-05-24
Vanessa Rosales	San Marino, CA	2020-05-24
shannon snook	Somerset, US	2020-05-24
Katherine Lynch	Spring, TX	2020-05-24
Christine Goodell	Twin Falls, ID	2020-05-24
William Edwards	Kimberly, ID	2020-05-24
Jahsonbm Mitchell	US	2020-05-24
Esmeralda Osorio	Van Nuys, US	2020-05-24
Kenneth danson	Twin Falls, ID	2020-05-24
Rebeca Miramontes	West Valley City, UT	2020-05-24
Karen Garcia	Twin Falls, ID	2020-05-24
Anita Jesser	Twin Falls, ID	2020-05-24
Laura Starr	Tucson, AZ	2020-05-24
Terry Steinmetz	Kimberly, ID	2020-05-24
Brenda Webb	Sandy, UT	2020-05-24
Robert Starr	Tucson, AZ	2020-05-24
Delaney Medins	Apex, US	2020-05-24

Name	Location	Date
Stacey Demers-McFarland	Twin Falls, ID	2020-05-24
Jasmine Jones	Jackson, US	2020-05-24
Deborah Burr	Twin Falls, ID	2020-05-24
Eric Goodell	Twin Falls, ID	2020-05-24
Payson Bedke	Twin Falls, ID	2020-05-24
Shandi Mccann	Twin falls, ID	2020-05-24
Hillary Bedke	Fruitland, ID	2020-05-24
Melissa Lee	Kimberly, ID	2020-05-24
Karlie Sukowaty	Gooding, ID	2020-05-24
Felecia Blair	Portland, OR	2020-05-24
Samantha Pack	Nampa, ID	2020-05-24
JoAnne Klaas	Columbia Falls, MT	2020-05-24
Laura Peterson	Twin Falls, ID	2020-05-24
Doru Contardo	Twin Falls, ID	2020-05-24
Kasey Tamme	Twin Falls, ID	2020-05-24
DeeAnn Scott	Jerome, ID	2020-05-24
Larry Eastman	Meridian, ID	2020-05-24
Jessica Flora	Twin Falls, ID	2020-05-24
Cheary Haney	Jerome, ID	2020-05-24
Cherie Moore	Sandpoint, ID	2020-05-24
Brady Altiser	Omaha, US	2020-05-24
Lloyd Thornton	Boise, ID	2020-05-24

Name	Location	Date
Ruby Frazier	Irving, US	2020-05-24
John Kramer	Marshfield, US	2020-05-24
Lorri Hazen	Twin Falls, ID	2020-05-24
Paula Jensen	Twin Falls, ID	2020-05-24
Kathryn Schmid	Twin Falls, ID	2020-05-24
Stephanie Van Diest	Kimberly, ID	2020-05-24
Leticia Hernandez	Twin Falls, ID	2020-05-24
Julie Wright	Jerome, ID	2020-05-24
DeeAnn Jenks	Twin Falls, ID	2020-05-24
Rick Sharp	Kimberly, ID	2020-05-24
Patrick Bello	Twin Falls, ID	2020-05-24
Meredith Steele	Seabrook, US	2020-05-24
Finley Davis	Ranson, US	2020-05-24
Dorothy Kabobs	Fort Worth, US	2020-05-24
James slaymaker	Twinfalls, ID	2020-05-24
Ethan Lee	Draper, US	2020-05-24
Ashley R	Twin Falls, ID	2020-05-24
Walton Kendrick	Bayfield, CO	2020-05-24
Amber Rock	Twin Falls, ID	2020-05-24
Jeremy Hudson	Boise, ID	2020-05-24
Katerina Sato	Twin Falls, ID	2020-05-24
Heather Coates-Aspiasu	US	2020-05-24

Name	Location	Date
Ryan Horsley	US	2020-05-24
Phillip Barringer	Twin Falls, ID	2020-05-24
Tyler Mortensen	Twin Falls, ID	2020-05-24
Sylvia Crumrine	Boise, ID	2020-05-24
Jamie McDowell	Twin Falls, ID	2020-05-24
Willie McBdirty	Boise, ID	2020-05-24
Tim Martinez	Fountain Valley, CA	2020-05-24
Leslie Raymer	New Plymouth, ID	2020-05-24
Garrett Ihler	Los Angeles, CA	2020-05-24
Lisa Douda	Twin Falls, ID	2020-05-24
Suzanne Fortino	Twin Falls, ID	2020-05-24
LINDA Collins	Twin falls, ID	2020-05-24
Jeanette Newlan	Twin Falls, ID	2020-05-24
Shantel Massey	Oklahoma City, US	2020-05-24
Nicole Watson	Twin Falls, ID	2020-05-24
Katherine Araus	Palm Beach Gardens, US	2020-05-24
Becky Qualls	Port Angeles, WA	2020-05-24
tisha simmons	greenville, US	2020-05-24
Tyler Newton	Filer, ID	2020-05-24
Mischelle Millwee	Twin Falls, ID	2020-05-24
Lisa Gifford	Jerome, ID	2020-05-24
Jacquelyn Earley	Carmichael, US	2020-05-24

Name	Location	Date
Kendall Gaber	Rancho Cucamonga, US	2020-05-24
Laura Easterday	Castleford, ID	2020-05-24
Anna Jackson	Buhl, ID	2020-05-24
Adam Ginsburg	Salt Lake City, US	2020-05-24
Jerad McKinney	Boise, US	2020-05-24
Renee Woodward	North Salt Lake, UT	2020-05-24
Hannah Nakashima	Kimberly, ID	2020-05-24
Annoe Hi	Unknown, US	2020-05-24
Shane Denton	Twin falls, ID	2020-05-24
Jaden Gauthier	Twin falls, ID	2020-05-24
Roger Mihai	Twin Falls, ID	2020-05-24
Cash Cofer	Rupert, US	2020-05-24
Lindsay Jacobsen	Twin Falls, ID	2020-05-24
Hadassah Jacobsen	Twin Falls, ID	2020-05-24
Kevin Gardner	Twin Falls, ID	2020-05-25
moans seductively Yeet..?	Seattle, US	2020-05-25
Randy Gardner	Twin falls, ID	2020-05-25
Marcelino Arenz	Sergeant Bluff, IA	2020-05-25
Carmen Veley	Boise, ID	2020-05-25
Lawrence Barnes	Burley, ID	2020-05-25
Cindy Deuel	Twin Falls, ID	2020-05-25
Phoenix Thomas	New York, US	2020-05-25

Name	Location	Date
Marie Anderson	Boise, ID	2020-05-25
Hannah Ziersch	Jerome, ID	2020-05-25
Emme Kaylor	Twin Falls, ID	2020-05-25
Sergey krishchenko	Vancouver, US	2020-05-25
Brandi Weston	Jerome, ID	2020-05-25
Adam Kaluba	Burleson, US	2020-05-25
Ariana Bunnell	Boise, ID	2020-05-25
Carole Williams	Twin Falls, ID	2020-05-25
Mccoy Harris	Kimberly, ID	2020-05-25
Amanda Larson	Twin Falls, ID	2020-05-25
rylee mcclary	Wendell, ID	2020-05-25
Katie Mancari	Twin Falls, ID	2020-05-25
Whitney Dayley	Idaho	2020-05-25
Debbie Stanger	Twin Falls, ID	2020-05-25
Beth Mortensen	Twin Falls, ID	2020-05-25
Vicki Cady	Meridian, ID	2020-05-25
Shelbie Newlan	Buhl, ID	2020-05-25
Jill Boyd	Twin Falls, ID	2020-05-25
Patricia Makay	Twin Falls, ID	2020-05-25
Theresa Jensen	Twin falls, ID	2020-05-25
Nikita Russell	Douglasville, US	2020-05-25
Maria Hernandez	Twin Falls, ID	2020-05-25

Name	Location	Date
ELVIA SORIA	Orem, UT	2020-05-25
Loreana Thompson	Benicia, CA	2020-05-25
Marcette Makay	Twin Falls, ID	2020-05-25
Pamela Livingston	Antioch, US	2020-05-25
Robert Butler	Twin Falls, ID	2020-05-25
Angie Bohan	Evergreen, CO	2020-05-25
Alisa Latimer	Twin Falls, ID	2020-05-25
Joyce Ballard	Boise, ID	2020-05-25
Jennifer Dean	Westport, US	2020-05-25
Lavina Shook	Twin Falls, ID	2020-05-25
Chuck Mir	Buhl, ID	2020-05-25
Kenneth Schmelzel	Twinfalls, ID	2020-05-25
Maranda Patterson	Gastonia, US	2020-05-25
Haydee Soto	Rogers, US	2020-05-25
Kimberly Hendl	Idaho Falls, ID	2020-05-25
Brent Blackwell	Twin Falls, ID	2020-05-25
Rachel Ortega	West Valley City, UT	2020-05-25
Meghan Sainsbury	Twin Falld, ID	2020-05-25
Karen Hefner	Twin Falls, ID	2020-05-25
Jean Espil	Twin Falls, ID	2020-05-25
Adnan Mustafic	Twin Falls, ID	2020-05-25
Patty Villasenor	Twin falls, ID	2020-05-25

Name	Location	Date
Kristian Smith	Twin Falls, ID	2020-05-25
Toron Edwards	Philadelphia, US	2020-05-25
Sodden Grider	San Jose, US	2020-05-25
Ryann Sharp	Twin Falls, ID	2020-05-25
Jenny Hanson	Kimberly, ID	2020-05-25
Matt Kolodziejczyk	Orland Park, US	2020-05-25
Tiffany Patterson	Twin Falls, ID	2020-05-25
Frank Adamo	Roselle, US	2020-05-25
Aaron Ursenbach	Fruitland, ID	2020-05-25
mckenzee conway	Ludington, US	2020-05-25
David Brown	Twin Falls, ID	2020-05-25
Danny Scholl	Meridian, ID	2020-05-25
Ashley Baxter	Wendell, ID	2020-05-25
Sonia Ordax	Kimberlt, ID	2020-05-25
lucy yu	Oakland, US	2020-05-25
Eric Hall	Twin Falls, ID	2020-05-25
Susan Cromer	Twin Falls, ID	2020-05-25
Lexi Ferguson	Twin falls, ID	2020-05-25
Paul Ellison	Twin Falls, ID	2020-05-25
Nicholas Fleenor	Twin Falls, ID	2020-05-25
Olivia Maddalena	Twin Falls, ID	2020-05-25
Joseph Olsen	West Valley City, UT	2020-05-25

Name	Location	Date
Dianna Thomas	Filer, ID	2020-05-25
James Van Otterloo	Twin Falls, ID	2020-05-25
zach jess	twinfalls, ID	2020-05-25
Toni Hafliger	Twin Falls, ID	2020-05-25
Armando Aspeytia	Twin Falls, ID	2020-05-25
Lourdes Baez	Santo Domingo, Dominican Republic	2020-05-25
Sandi Silver	Twin Falls, ID	2020-05-25
Herkie Alves	West Valley City, UT	2020-05-25
Ronald Miciak	Twin Falls, ID	2020-05-25
Sherry Perotto	Twin Falls, ID	2020-05-25
Brad Mahner	Neenah, WI	2020-05-25
Linda Bright	Twin Falls, US	2020-05-25
Kylie McNew	Twin Falls, ID	2020-05-25
Patricia Williams	Fruitland, ID	2020-05-25
Bradley Pullin	Twin falls, ID	2020-05-25
Monica Solis	Nampa, ID	2020-05-25
Brian Wagner	Twin Falls, ID	2020-05-25
sherri hodes	Phoenix, US	2020-05-25
Karen Aho	Twin Falls, ID	2020-05-25
Wendy thomas	Challis, ID	2020-05-25
Lupe Morlaes	Seattle, WA	2020-05-25
Corene Buhler	Twin Falls, ID	2020-05-25

Name	Location	Date
Connor Fox	US	2020-05-25
Shirley Lamun	Hazelton, ID	2020-05-25
Kelly Butler	Kimberly, ID	2020-05-25
Abrahan Carpio	Houston, US	2020-05-25
Mason Harper	Kimberly, ID	2020-05-25
Joyce Rogers	Twin Falls, ID	2020-05-25
Logan Henderson	Twin Falls, ID	2020-05-25
Eli Stonemets	Altus, OK	2020-05-25
Kelvin Shi	Kirkland, US	2020-05-25
Jennifer Hanners	Twin Falls, ID	2020-05-25
a person	Gibsonville, US	2020-05-25
Chandra Ponce	Burley, ID	2020-05-25
John McKelvy	Daly City, CA	2020-05-25
Janet Clough	Twin Falls, ID	2020-05-25
Jacob Mancia	Winchester, US	2020-05-25
Tatyana Svediani	Los Angeles, US	2020-05-25
Nancy Thelot	Maplewood, US	2020-05-25
teri watson	twin falls, ID	2020-05-25
Destiny Kampion	Denver, US	2020-05-25
Jennifer Marshall	Twin Falls, ID	2020-05-25
Sakura Emerald	Priest River, US	2020-05-25
Joshua Morrow	Twin Falls, ID	2020-05-25

Name	Location	Date
Serges Mugale	Twin falls, ID	2020-05-25
Candice Verwer	Twin Falls, ID	2020-05-25
Amy Morrow	Twin Falls, ID	2020-05-25
Jessica Drummond	Pleasant Grove, UT	2020-05-25
Kiresa Verwer	Twin Falls, ID	2020-05-25
Jessie Spade	Terrell, US	2020-05-25
Penelope BARKER	Twin Falls, ID	2020-05-25
Kendra K	Boise, US	2020-05-25
Kim Fultz	Twin Falls, ID	2020-05-25
Linda Halle	Schofield, US	2020-05-25
Jackie Turner	Twin Falls, ID	2020-05-25
Roman Gilchrist	US	2020-05-25
Liliana Delarosa	Oklahoma City, US	2020-05-25
Brittaney Stout	Twin Falls, ID	2020-05-25
Joyce Renfro	Haltom City, US	2020-05-25
Greg Barksdale	Twin Falls, ID	2020-05-25
Mia Vulin	Bakersfield, US	2020-05-25
Sarah McFarland	Morehead, US	2020-05-25
Sabina Weaver	Greer, US	2020-05-25
Deanna Mulhern	Naples, US	2020-05-25
Lamonique Allen	Harker Heights, US	2020-05-25
Stacey Gerber	Twin Falls, ID	2020-05-25

Name	Location	Date
Patty Dyson	Twin Falls, ID	2020-05-25
Molly Man	Tucker, US	2020-05-25
Lindsay Dyson	Twin Falls, ID	2020-05-25
Andrew Jacobsen	US	2020-05-25
Chad Johnson	Twin Falls, ID	2020-05-25
Kelly Clark	Kimberly, ID	2020-05-25
kam t	Park City, US	2020-05-25
Patricia gharib	Twin Falls, ID	2020-05-25
Jacob Dyson	Twin Falls, ID	2020-05-25
Virginia Taylor	New York, US	2020-05-25
Diana Grandy	Twin Falls, ID	2020-05-25
Faina Fujii Fujii	Brooklyn, US	2020-05-25
Shelby Tolle	Jerome, ID	2020-05-25
Kerri Letendre	Jerome, ID	2020-05-25
James Barber	Twin Falls, ID	2020-05-25
Hank Halverson	Twin Falls, ID	2020-05-25
Karin HUrley	filer, ID	2020-05-25
Angela Vasquez	Chelsea, US	2020-05-25
Jasmine Alves	Boston, US	2020-05-25
James Bolton	Filer, ID	2020-05-25
Alessandra Rosello	Ogden, US	2020-05-25
Eric Simons	Twin Falls, ID	2020-05-25

Name	Location	Date
Sarah Smith	West Lafayette, US	2020-05-25
Jen Gardner	Twin Falls, ID	2020-05-25
Wesley Richards	Livonia, US	2020-05-25
Oliver Van Rijssen	Littleton, US	2020-05-25
Terrence Johnson	Herriman, UT	2020-05-25
Ashley DeBie	Longview, WA	2020-05-25
Terry Barnes	Burley, ID	2020-05-25
Mark Akins	Twin Falls, ID	2020-05-25
David Keever	Twin Falls, ID	2020-05-25
Taeler Jones	Tangent, US	2020-05-25
Kristin Beck	Boise, ID	2020-05-25
David Villalobos	Twin Falls, ID	2020-05-25
Al Mousavi	Manassas, US	2020-05-25
Samuel Corning	Phoenix, US	2020-05-25
Abraham Israe	Riverdale, US	2020-05-25
Mark Schulze	Eden, ID	2020-05-25
Daniela Beggins	Bay Shore, US	2020-05-25
Brytnie Deleon	Pocatello, ID	2020-05-25
Sonya Sanchez De Ortega	Twin Falls, ID	2020-05-25
Cash Norcross	Valrico, US	2020-05-25
Matthew Welch	Twin Falls, ID	2020-05-25
krista rodriguez	Twin Falls, ID	2020-05-25

Name	Location	Date
Pat Kaes	Boise, US	2020-05-25
Debbie Reidhaar-Flisher	Boise, ID	2020-05-25
Madison Shankles	Bryant, US	2020-05-25
Savy Chowbay	Buford, US	2020-05-25
Hermelinda Dominguez Sanchez	Mitchell, SD	2020-05-25
Yanieliz Nunez	Milwaukee, US	2020-05-25
Ulises DeZeeuw	Farmington, US	2020-05-25
Katie Stanger	Twin Falls, ID	2020-05-25
Kaeliannah Waldron	Cohoes, US	2020-05-25
Alana Beal	Twin Falls, ID	2020-05-25
jacques mcgee	johannesburg, US	2020-05-25
Tyler Weisweaver	Phelan, US	2020-05-25
Patrick W. Mulligan	Mims, US	2020-05-25
bob berkenstocks	LA, US	2020-05-25
Susan Martens	Twin Falls, ID	2020-05-25
Christine Bruneau	Twin Falls, ID	2020-05-25
Thadea Hunter	Twin Falls, ID	2020-05-25
Allison Bautista	Lake Grove, US	2020-05-25
Marin Brown	Colorado Springs, US	2020-05-25
Lucy De La Rosa	Twin Falls, ID	2020-05-25
George Brewer	US	2020-05-25

Name	Location	Date
Aheed Atif	Shakopee, US	2020-05-25
Debby Willette	Greencastle, US	2020-05-25
Charman Bamesberger	Twin Falls, ID	2020-05-25
isaac gonzalez	New York, US	2020-05-25
Andrew Mortenson	Twin falls, US	2020-05-25
Bill Frederickson	Memphis, US	2020-05-25
REGINIA ROCK	Jerome, ID	2020-05-25
Max Lloyd	Twin Falls, ID	2020-05-25
Mary Melni	Twin Falls, ID	2020-05-25
Skye Fassett	murtaugh, ID	2020-05-25
Alicia Perry	Boise, ID	2020-05-25
Virgil Horner	Twin Falls, ID	2020-05-25
Karen Fagan	Pembroke, US	2020-05-25
Nathan Mortenson	Twin falls, ID	2020-05-25
Ryan Surdek	Dallas, US	2020-05-25
Maya Adams	Lansdale, US	2020-05-25
Chelsea Kelly	Twin Falls, ID	2020-05-25
Kathy Abby	Pocatello, ID	2020-05-25
Mackenzie Calderon	Twin Falls, ID	2020-05-25
danicka martin	Schenectady, US	2020-05-25
Zachary Calderon	Twin falls, ID	2020-05-25
Rosemary Stroebel	Cheyenne, WY	2020-05-25

Name	Location	Date
Ryan Castillo	Phoenix, US	2020-05-25
Samantha Mack	Atlanta, US	2020-05-25
Kim Bean	Twin Falls, ID	2020-05-25
Bethany Lawrence	Huntsville, US	2020-05-25
Joe Mama	Canal Winchester, US	2020-05-25
Jin choi	Flushing, US	2020-05-25
Lane Hepner	Tulsa, US	2020-05-25
Patti Shore	Centerville, US	2020-05-25
Krystle Soller	La crosse, US	2020-05-25
Christian Rieth	Twin Falls, ID	2020-05-25
Atirekk Sanasan	Twin Falls, ID	2020-05-25
Ana Fernandes	Bridgeport, US	2020-05-25
Alyson Maestas	Albany, OR	2020-05-25
Karen Fiscus	Boise, ID	2020-05-25
Melanie Jacobs	Twin falls, ID	2020-05-25
Natalie Allman	Salisbury, US	2020-05-25
Connie Johnson	Buhl, ID	2020-05-25
Gabriel Baca	San Antonio, US	2020-05-25
Mari Nelson	Twin Falls, ID	2020-05-25
Jennifer Parreira	Jerome, ID	2020-05-25
emily acevedo	Hampton Bays, US	2020-05-25
Gracie Lang	Giddings, US	2020-05-25

Name	Location	Date
Jaime Garrett	Seattle, WA	2020-05-25
Hailee Nixon	Cheyenne, WY	2020-05-25
Phyllis Lulloff	Twin Fall, ID	2020-05-25
Monica Matthews	Twin Falls, ID	2020-05-25
Matt Curnow	Twin Falls, ID	2020-05-25
sierra bohanan	Dallas, US	2020-05-25
Anna Borelli	Scarborough, US	2020-05-25
Juan Reyes	Anaheim, US	2020-05-25
Samuel Paine	Twin falls, ID	2020-05-25
shona harlesd	Meadowview, VA	2020-05-25
Arian Serrano	Miami, US	2020-05-25
Sandra Thompson	Yucaipa, US	2020-05-25
Alexi Smikle	Willow Grove, US	2020-05-25
Shayna Nguyen	Boston, US	2020-05-25
Kolton Smith	Sherwood, US	2020-05-26
Kevin Bowman	Filer, ID	2020-05-26
Jasmine Wadsworth	Los Angeles, US	2020-05-26
Dianne Harris	Twin Falls, ID	2020-05-26
claudia walsworth	Burley, ID	2020-05-26
Lindsey tadlock	Twin Falls, ID	2020-05-26
Emily Cadwell	Cottage Grove, US	2020-05-26
Fernando E	Austin, TX	2020-05-26

Name	Location	Date
Maggie Neumann	Cincinnati, US	2020-05-26
Jayden Mills	Lewiston, US	2020-05-26
Tina Tarchione	Twin Falls, ID	2020-05-26
Toma Bartlett	Twin Falls, ID	2020-05-26
Cindy Blakely	Kimberly, ID	2020-05-26
Crystal Boyd	Twin Falls, ID	2020-05-26
Marissa Bertocchini	Ada, US	2020-05-26
James Naney	Granite City, US	2020-05-26
Kaitlynn Hulse	Augusta, US	2020-05-26
Ari Olson	Sheboygan, US	2020-05-26
Donna Kirkdorffer	Twin Falls, ID	2020-05-26
Denise Smith	Fort Smith, US	2020-05-26
Barbara Cabrera	Kissimmee, US	2020-05-26
Natalia Sicurella	Pequannock, US	2020-05-26
Raynay Shetler	Filer, ID	2020-05-26
Jenny Kim	Garden Grove, US	2020-05-26
Julian Banuelos	Rexburg, US	2020-05-26
Nancy Bond	Lewiston, ID	2020-05-26
zazie capobianco	Oakland, US	2020-05-26
Jonathan Peebles	Delaware, US	2020-05-26
Bj Dywan	Mesa, AZ	2020-05-26
Linda Shinn	Twin Falls, ID	2020-05-26

Name	Location	Date
Emilia Morales	Clayton, US	2020-05-26
Justin Snow	West Jordan, UT	2020-05-26
Lance Jensen	Kimberly, ID	2020-05-26
joni jeff	Twin Falls, ID	2020-05-26
Renee Lopez	Twin Falls, ID	2020-05-26
Pablo Hermosillo	Wilmington, US	2020-05-26
Ben Burton	Confluence, US	2020-05-26
Alex McDaniel	Lancaster, US	2020-05-26
Deshawn Hopkins	Blytheville, US	2020-05-26
sarah leo	Thunder Bay ON, US	2020-05-26
Mikey Sanchez	Mcallen, US	2020-05-26
notme hello	Lynnwood, US	2020-05-26
Mason Goettl	Libertyville, US	2020-05-26
Jose Gonzalez	Memphis, US	2020-05-26
Ruth Lainez	Green Bay, WI	2020-05-26
Veleda Hare	Twin Falls, ID	2020-05-26
Elisa Hansen	Buhl, US	2020-05-26
Roxanne Griffin	Orlando, US	2020-05-26
Rose Mcgeshick	Minocqua, US	2020-05-26
austin ward	Albany, OR	2020-05-26
Chans Trease	Foothill Ranch, CA	2020-05-26
Christian Andritz	Buskirk, US	2020-05-26

Name	Location	Date
Tia Untz	Minot, US	2020-05-26
Misako Miller	Filer, ID	2020-05-26
Darla Brizendine	Twin Falls, ID	2020-05-26
Jess Colon	Harrisonburg, US	2020-05-26
Kyah Trease	Kimberly, ID	2020-05-26
Tammy Unzicker	Buhl, ID	2020-05-26
Elda Guadiana	Detroit, US	2020-05-26
Eli Steele	Marengo, US	2020-05-26
Michael Pierre	Twin Falls, ID	2020-05-26
Justin Truong	San Francisco, US	2020-05-26
Sara Holley	Filer, ID	2020-05-26
Dorothy Sherry	Las Vegas, US	2020-05-26
Michelle Holley	Filer, ID	2020-05-26
MD AL AMIN	Austin, US	2020-05-26
Lilia Martinez	Boise, ID	2020-05-26
Chantel Doby	Silverton, OR	2020-05-26
gerald hudson	Compton, US	2020-05-26
Sreenithi Vishnuchakravarthy	Phoenix, US	2020-05-26
Becky Haskins	Twin Falls, ID	2020-05-26
Victor Valentin	Springfield, US	2020-05-26
DX BZBIS	Atlanta, US	2020-05-26
Bonita Lancaster	Twin Falls, ID	2020-05-26

Name	Location	Date
Jessica Fitzgerald	Houston, US	2020-05-26
Julianne Salazar	West Bend, US	2020-05-26
caitlin packer	Lyndon Center, US	2020-05-26
Jessica Grumadas	Coal Valley, US	2020-05-26
JoAnn Schroedter	Twin Falls, ID	2020-05-26
Marianna Krachunov	Boise, ID	2020-05-26
Shelly Studer	Twin Falls, ID	2020-05-26
Holly Cortese	Phoenix, AZ	2020-05-26
Jordan Cortese	Phoenix, AZ	2020-05-26
Karen Anderson	Clark Fork, ID	2020-05-26
Greg Moore	Twin Falls, ID	2020-05-26
Jocie Fletcher	Tampa, US	2020-05-26
Emani Sharee	Canton, US	2020-05-26
Xavier Harris	Hampton, US	2020-05-26
Veronica Thomas	Fort Wayne, US	2020-05-26
Sarah Alves	Twin falls, ID	2020-05-26
Kena Humm	Hedgesville, US	2020-05-26
Asia Speights	Radcliff, US	2020-05-26
Brandy Bartholomew	Twin Falls, ID	2020-05-26
Grant Toepfer	Pekin, US	2020-05-26
Nolan Rice	Hershey, US	2020-05-26
Megan Crider	Fruitland, ID	2020-05-26

Name	Location	Date
Hattie Zobott	Boise, ID	2020-05-26
Victor Ollison	Los Angeles, US	2020-05-26
Adrian Robledo	Melrose Park, US	2020-05-26
Avian Whitley	Chesapeake, US	2020-05-26
Harry Gonzalez	Riverview, US	2020-05-26
Maria Rivera	Hollywood, US	2020-05-26
Candy Retmier	Twin Falls, ID	2020-05-26
Janan Claiborn	Filer, ID	2020-05-26
Katarzyna Zolli	Rosemont, US	2020-05-26
Hilber Nelson	Twin Falls, ID	2020-05-26
Jeremiah Thompson	Fairfield, CA	2020-05-26
Elijah Lopez	San Antonio, US	2020-05-26
Heidi Ricks	Twin Falls, ID	2020-05-26
Albert Tien	Nazareth, PA	2020-05-26
Jessi Nielson	Twin Falls, ID	2020-05-26
Shelli Stewart	Jerome, ID	2020-05-26
Matthew Whelan	Manhattan, US	2020-05-26
Valerie Ward	Twin Falls, ID	2020-05-26
Emily Saucedo	Citrus Heights, US	2020-05-26
Jasmyn Rogge	Rupert, ID	2020-05-26
Ashley Studer	Hagerman, ID	2020-05-26
Phoenix Sheerin	New York, US	2020-05-26

Name	Location	Date
Ashley Mays	Round Lake, US	2020-05-26
Benjamin Tyahla	Arlington, US	2020-05-26
Alex Hulse	San Diego, US	2020-05-26
Kayci Ayers	Filer, ID	2020-05-26
Maribel Marulanda	New York, US	2020-05-26
Jonathan Ortega-Mercado	Pomona, US	2020-05-26
Kayla Kroese	Twin falls, ID	2020-05-26
Sara Federico	Ogden, UT	2020-05-26
Britni Turbeville	Jerome, ID	2020-05-26
Kyle VanBiezen	Filer, ID	2020-05-26
Dolores Henson	Omaha, NE	2020-05-26
Lexi Luther	US	2020-05-26
Lindsee Gallegos	Riverton, UT	2020-05-26
Mark Browne	Twin Falls, ID	2020-05-26
linda brownell	Twin Falls, ID	2020-05-26
Allie Wheeler	Glenwood, MD	2020-05-26
Lauren Casdorff	Twin Falls, ID	2020-05-26
Cecil Henson	Valley, NE	2020-05-26
Jacob Wilson	Twinfalls, ID	2020-05-26
Krystal Schvaneveldt	Twin Falls, ID	2020-05-26
Jamie Quesnell	Twin falls, ID	2020-05-26
Jeannette Sawyers	Twin Falls, ID	2020-05-26

Name	Location	Date
Chelsea Spivey	Sanford, US	2020-05-26
Tonya Green	Oklahoma City, US	2020-05-26
Kayla Morse	Nampa, ID	2020-05-26
Isley Gooden	Carterville, US	2020-05-26
Zariah Covington	NY, US	2020-05-26
Caitlin Burks	Kansas City, US	2020-05-26
Elaine Wright	Los Angeles, CA	2020-05-26
Pam Free	Twin Falls, ID	2020-05-26
elda cerrano	US	2020-05-26
Jim Brown	Omaha, NE	2020-05-26
Lenin Fuentes	Dorchester, US	2020-05-26
Emiliano Moreno	Darien, US	2020-05-26
Yan hai	尔湾, US	2020-05-26
Yesenia Covarrubias	Anaheim, US	2020-05-26
judi jones	tampa, US	2020-05-26
khadija Guet	Flagstaff, US	2020-05-26
Bethany Hietala	Brunswick, US	2020-05-26
Raemon Dorsey	Hampton, US	2020-05-26
James Sampson	Moses Lake, US	2020-05-26
Alex Pepping	Harlingen, US	2020-05-26
Lina Krell	Twin Falls, ID	2020-05-26
Joyce Kamau	West Sacramento, CA	2020-05-26

Name	Location	Date
Rhonda Sexton	Twin Falls, ID	2020-05-26
Carol Thoreson	Las Vegas, NV	2020-05-26
Lina Kr	Twin Falls, ID	2020-05-26
Clementina García Quintero	Cali, Colombia	2020-05-26
Peter Krell	Fruitland, ID	2020-05-26
Madelyn Wischerath	Adams, US	2020-05-26
Mary Kay Nelson	Kimberly, ID	2020-05-26
Beatriz Osorio Quintero	Pereira, Colombia	2020-05-26
Kelli Baroni	Twin Falls, ID	2020-05-26
Anna Oop	Greenville, US	2020-05-26
Julie Swearingen	Covington, IN	2020-05-26
Terriq Trower	Lawrenceville, US	2020-05-26
Amanda Sheppard	Kuna, ID	2020-05-26
Nancy Tellez	Boise, ID	2020-05-26
Kaden Jenkins	Dayton, US	2020-05-26
Kimberly Somoza	Palmdale, US	2020-05-26
Claire Enger	Castle Rock, US	2020-05-26
William Fumey	Moline, US	2020-05-26
azon oof	Poughquag, US	2020-05-26
Samantha Anderson	Twin Falls, ID	2020-05-26
Ben Lyons	Syracuse, UT	2020-05-26
Diane Brown	Twin Falls, ID	2020-05-26

Name	Location	Date
Jose Reyes	Boston, US	2020-05-26
Lindsey Billington	Twin Falls, ID	2020-05-26
Daniel Ortiz	Bayamón, US	2020-05-26
Penny Oelke	Pocatello, ID	2020-05-26
Rhyad Russell	Dallas, US	2020-05-26
Connie Lancaster	Twin Falls, ID	2020-05-26
Joanna Gebhart	Palm Desert, CA	2020-05-26
Aurora Ashby	French Lick, US	2020-05-26
Fielding Reinhardt	Manlius, US	2020-05-26
Jessica Machado	Buhl, ID	2020-05-26
Rose New	Modesto, CA	2020-05-26
veronica nieto	big spring, US	2020-05-26
Anees Ayaz	York, US	2020-05-26
Alison Drake	Twin Falls, ID	2020-05-26
Melanie Collier	Twin Falls, ID	2020-05-26
Sandy Hacking	Twin Falls, ID	2020-05-26
Mac Quig	Duluth, US	2020-05-26
Kandra Danos	Twin Falls, ID	2020-05-26
Kristin O'Donnell	Twin Falls, ID	2020-05-26
Maggie Thomas	San Jose, US	2020-05-26
Joeseph Rankin	Everett, US	2020-05-26
Russel Tremayne	Twin Falls, ID	2020-05-26

Name	Location	Date
Wreny Blick	Twin Falls, ID	2020-05-26
Taylor Belin	Twin Falls, ID	2020-05-26
Avery Robnett	Sergeant Bluff, IA	2020-05-26
Susie Miller	Filer, ID	2020-05-26
Robert Boisvert	Twin Falls, ID	2020-05-26
Summer Brander	244 8th Ave North, ID	2020-05-26
RENEE BUCHANAN WHITMORE	TWIN FALLS, ID	2020-05-26
Bonnie Seaman	Filer, ID	2020-05-26
Ryan Don	Montrose, US	2020-05-26
Dylan Yi	Elk Grove, US	2020-05-26
Kylee Madron	Clovis, US	2020-05-26
Jenai Davis	Chicago, US	2020-05-26
Ryan Ferguson	Romeoville, US	2020-05-26
Brittani Kleeves	Montrose, US	2020-05-26
Amanda Miller	Filer, ID	2020-05-26
Chase Holley	Filer, ID	2020-05-26
Robert Sojka	Twin Falls, ID	2020-05-26
Valley Weavers	Twin Falls, ID	2020-05-26
Jessica Jaber	Placentia, US	2020-05-26
Darla Petersen	Twin Falls, ID	2020-05-26
Angela Lierman	Filer, ID	2020-05-26
Furqan Dagane	Owatonna, US	2020-05-26

Name	Location	Date
Stephen Nebel	US	2020-05-26
Sarah Iza	Putnam Valley, US	2020-05-26
Lily McKirgan	Pickerington, US	2020-05-26
Travis Nabors	Las Vegas, US	2020-05-26
Camila Vazquez	Tulsa, US	2020-05-26
Erica Cruz	Twin Falls, ID	2020-05-26
Ame Spriggs	Twin Falls, ID	2020-05-26
Angela Thoreson	TWIN, ID	2020-05-26
Winterr Guest	Twin Falls, ID	2020-05-26
Jen Olejar	Saint Paul, MN	2020-05-26
Denise Haas	Nampa, ID	2020-05-27
Bob Leazer	Boise, ID	2020-05-27
Holly Montoya	Twin Falls, ID	2020-05-27
Tracy Vance	US	2020-05-27
Glenda Green	Twin Falls, ID	2020-05-27
Sandra Danielson	Portland, OR	2020-05-27
Al Jenkins	Twin Falls, ID	2020-05-27
Barbara Miller	Twin Falls, ID	2020-05-27
Millie Rivera	Filer, ID	2020-05-27
Anonymous 0105	US	2020-05-27
M. AW Tanner	Twin Falls, ID	2020-05-27
doris riley	Flushing, US	2020-05-27

Name	Location	Date
Jennifer Irvin	Luray, MO	2020-05-27
Julie Belin	Kimberly, ID	2020-05-27
Ana Carpenter	Twin Falls, ID	2020-05-27
Nikki Halverson	Twin Falls, ID	2020-05-27
Chase Carraway	Twin Falla, ID	2020-05-27
Momo Oleson	Las Vegas, NV	2020-05-27
Ashley Burnham	Twin Falls, ID	2020-05-27
Angela Ursenbach	Idaho	2020-05-27
Angel Rose	Pontiac, US	2020-05-27
Hector Tafolla	Marina, US	2020-05-27
Barbara Kowalczyk	Middle River, US	2020-05-27
Tallulah Tsosie	Burbank, US	2020-05-27
Savannah Stevens	Cape Coral, US	2020-05-27
Carolyn Palmer	Twin Falls, ID	2020-05-27
Iris Miranda	Milwaukee, US	2020-05-27
Samantha Slagel	Twin Falls, ID	2020-05-27
Peter Boylan	Hudson, US	2020-05-27
Daniel Preucil	Twin Falls, ID	2020-05-27
Vickie Simpson	Williamsport, US	2020-05-27
Soni Vulgamore	Mountain Home, ID	2020-05-27
Charles Lawrence	Hohenwald, US	2020-05-27
Amanda Hall	Twin Falls, ID	2020-05-27

Name	Location	Date
Carissa Buchel	Twin Falls, ID	2020-05-27
Joan George	Twin Falls, ID	2020-05-27
mags ponce	Round Rock, US	2020-05-27
Betsy Horner Morishita	Twin Falls, ID	2020-05-27
Agim Demirovski	Staten island, US	2020-05-27
Heidi Duffield	McNabb, US	2020-05-27
Jonathan Chase	Burley, ID	2020-05-27
Kathy Price	Twin Falls, ID	2020-05-27
Suelin Buhidar	Twin Falls, ID	2020-05-27
Jonathan Botch	Sergeant Bluff, IA	2020-05-27
Michael Cummings	Boise, ID	2020-05-27
Maureen Sharp	Twin Falls, ID	2020-05-27
Kari Whitney	Boise, ID	2020-05-27
Lori Satterwhite	Twin Falls, ID	2020-05-27
Jonathan SKinner	Casper, WY	2020-05-27
Chris Gonterman	Kimberly, ID	2020-05-27
Jayne Cary	Twin Falls, ID	2020-05-27
Matt Lassen	Filer, ID	2020-05-27
Carianne Bolton	Salt Lake City, UT	2020-05-27
Lisa Boytim	Seattle, WA	2020-05-27
Cassandra Hamilton	Twin Falls, ID	2020-05-27
Jade Aguilar	Twin Falls, ID	2020-05-27

Name	Location	Date
Heidi Walker	Twin Falls, ID	2020-05-27
EmaLee Hamman	Twin Falls, ID	2020-05-27
Renee Kohler	Meridian, ID	2020-05-27
brandy cochran	twin falls, ID	2020-05-27
Silas Thompson	Twin Falls, ID	2020-05-27
Brandi Olive	Filer, ID	2020-05-27
Morgan Potter	Sicklerville, US	2020-05-27
Heidi Black	South Vienna, US	2020-05-27
Ava Stewart	Beaufort, US	2020-05-27
anna coyle	Bozeman, US	2020-05-27
Cat Gietzen	Buhl, ID	2020-05-27
Stephanie Liberto	Port Charlotte, US	2020-05-27
Damon O'Neil	Deer Park, US	2020-05-27
Nora Sammons	Keller, US	2020-05-27
Mahi Rahman	Paterson, US	2020-05-27
Annika Wodziak	Lemont, US	2020-05-27
Alex Arevalo	Los Angeles, US	2020-05-27
Wilbur Soot	Ft Mitchell, US	2020-05-27
Juliana Charles	Waukesha, US	2020-05-27
Max Kaufman	Mount Holly, US	2020-05-27
Brett Dayley	Twin Falls, ID	2020-05-27
James Steel	Twin Falls, ID	2020-05-27

Name	Location	Date
jo mount	Saint Marys, US	2020-05-27
Sherry Kocher	Omaha, NE	2020-05-27
Priscella Vega	Paul, ID	2020-05-27
Shelley Bonnes	Twin Falls, ID	2020-05-27
Marie Christopherson	Twin Falls, ID	2020-05-27
Mark Nelson	Kimberly, ID	2020-05-27
Rebecca Hill	Twin falls, ID	2020-05-27
Aaron Fagerson	Riverton, UT	2020-05-27
Megan Benitez	Twin falls, ID	2020-05-27
Melissa Blake	Boise, ID	2020-05-27
Nancy Koonce	Twin Falls, ID	2020-05-27
Alisa Bowman	Twin Falls, ID	2020-05-27
Heather Reeve	Twin Falls, ID	2020-05-27
Jennifer Ostyn	Stanton, NE	2020-05-27
Ashley Foukal	Twin Falls, ID	2020-05-27
Morgan JENO	Sergeant Bluff, IA	2020-05-27
Sandi Frantz	Twin Falls, ID	2020-05-27
Haylee Hibbert	Ogden, US	2020-05-27
Clarence Morris	Brooklyn, US	2020-05-27
S Lambert	Peoria, US	2020-05-27
Austin Graham	Castleford, ID	2020-05-27
Katrina Karthan	Burr Ridge, US	2020-05-27

Name	Location	Date
Michael Anhalt	Bakersfield, US	2020-05-27
Renee Hake	Detroit, US	2020-05-27
Nehemiah Thoams	Flint, US	2020-05-27
Isabella Harper	Bothell, US	2020-05-27
Zack Diehl	Norwalk, US	2020-05-27
Timothy Stirling	Manheim, US	2020-05-27
Jaylynne Dean	Warren, US	2020-05-27
Bridget Lokker	Houston, US	2020-05-27
Orianna Schneider	Hobart, US	2020-05-27
Myranda Ross	Seattle, WA	2020-05-27
Anthony Henrie	Tremonton, US	2020-05-27
ilFUofj]pwiougipfh kefh'piwulhdkh;o	Madison, US	2020-05-27
Rich Aronsen	Antelope, US	2020-05-27
Emily Barrios	Los Angeles, US	2020-05-27
Kathleen Archibald	Buhl, ID	2020-05-27
Ellen Veys	Omaha, US	2020-05-27
Dawn Otero	Twin Falls, ID	2020-05-27
Barbara Bohl	Twin Falls, ID	2020-05-27
Madi Perkins	Twin Falls, ID	2020-05-27
Maria Isabel Martinez	US	2020-05-27
Melissa Crane	Twin Falls, ID	2020-05-27

Name	Location	Date
Catherine Mirabella	Staten Island, US	2020-05-27
Eric Murrock	Madison, US	2020-05-27
Camryn Justus	Germantown, US	2020-05-27
Angela Czekanski	Washington, US	2020-05-27
Crystal Delight	Eden, US	2020-05-27
I F.	US	2020-05-27
Kathy Williams	Twin Falls, ID	2020-05-27
Lara Fern	San Jose, US	2020-05-27
Bea Quaresma	Las Vegas, US	2020-05-27
Andi Bullman	Batavia, US	2020-05-27
Brad Miller	Topeka, US	2020-05-27
EDUARDO PUEBLA	Inglewood, US	2020-05-27
Andrew Artz	Minneapolis, US	2020-05-27
Anna Rodenberg	Saint Paul, US	2020-05-27
Kelly Kroese	Twin Falls, ID	2020-05-27
Gail Gomez	Redding, US	2020-05-27
Wayne Tubbs	Centerville, US	2020-05-27
Nick Jacobs	Twin falls, ID	2020-05-27
Jairus Elbin	Post Falls, US	2020-05-27
CATHI Leeming	Twin Falls, ID	2020-05-27
Brian Sabala	Twin Falls, ID	2020-05-27
Eleanore Burkhart	Sergeant Bluff, IA	2020-05-27

Name	Location	Date
Annette McFarlin	Twin Falls, US	2020-05-27
Kevin Petersen	Sergeant Bluff, IA	2020-05-27
Jeremy Jennings	Twin Falls, ID	2020-05-27
Dara Rodemack	Twin Falls, ID	2020-05-27
Leo guzman	Twin falls, ID	2020-05-27
Marta Salinas	Santa Ana, US	2020-05-27
Alexzander Munoz	Longmont, US	2020-05-27
Tasha King	Minneapolis, US	2020-05-27
Michelle Flores	Racine, US	2020-05-27
Nereida Ramos	Hesperia, US	2020-05-27
Taylor Varughese Varughese	Missouri City, US	2020-05-27
Marion Free	Burley, US	2020-05-27
Juniper Breese	Chelsea, US	2020-05-27
Rachelle Garnsey	Boise, ID	2020-05-27
Chridtina Martinez	Glendale, US	2020-05-27
Shannon Lundy	Saint Paul, US	2020-05-27
David Barnes	Minnetonka, US	2020-05-27
Pamela Wells	Castleford, ID	2020-05-27
Adriana Pulido	Brandon, US	2020-05-27
Ryan Henstock	Twin Falls, ID	2020-05-27
Rosalinda Longbas	Des Plaines, US	2020-05-27
Emma Coffman	Columbus, US	2020-05-27

Name	Location	Date
Alec Faust	Big Lake, US	2020-05-27
Gladys Westmoreland	Kansas City, US	2020-05-27
Amanda Abreu	Miami, US	2020-05-27
RJ Davis	Washington, US	2020-05-27
Mia Perez	Kansas City, US	2020-05-27
Kristina Dunning	Sacramento, US	2020-05-27
Meg Vinton	Twin Falls, ID	2020-05-27
Paul Mills	Sergeant Bluff, IA	2020-05-27
Julie Williams	Twin Falls, ID	2020-05-27
Melissa Trowbridge	Rochester, US	2020-05-27
Kai Talley	Seattle, US	2020-05-27
Moliehi Seipati	US	2020-05-27
Tenley Crowder	New Mexico, US	2020-05-27
Miguel Machuca	Los Angeles, US	2020-05-27
Miguel Ramos	Nogales, US	2020-05-27
Kendra Nichols	Indianapolis, US	2020-05-27
Zane Lessly	Twin falls, ID	2020-05-27
Alex Perez	Moultrie, US	2020-05-27
Shaban Pasha	Seattle, US	2020-05-27
Cole Schmidt	Delano, US	2020-05-27
Amilia Upchurch	Chicago, US	2020-05-27
Carl Ludwig	Hastings On Hudson, US	2020-05-27

Name	Location	Date
Amanuel Asmare	Alexandria, US	2020-05-27
Nicholas Gregory	Castro Valley, CA	2020-05-27
Maddie Abuyuan	Baltimore, US	2020-05-27
Michael Keener	Salt Lake City, US	2020-05-27
Harrison Lionberger	Roanoke, US	2020-05-27
Jared Tovera	San Francisco, CA	2020-05-27
Laura Ford-Brown	Independence, US	2020-05-27
uzhma iyas	Long Island, US	2020-05-27
Louie Lopez	Newark, US	2020-05-27
Bleu Poppell	Atlantic Beach, US	2020-05-27
Ashley Tietjen	Hamtramck, US	2020-05-27
Abdirahman Sahid	Faribault, US	2020-05-27
Nadia simmons	Baton Rouge, US	2020-05-27
Genesis Romero	Whittier, US	2020-05-27
Marques Floyd	Rancho Cucamonga, US	2020-05-27
Yiferdal Egzihabher	Stone Mountain, US	2020-05-27
Chapparel Roberts	San Diego, US	2020-05-27
Grace Cruzado	Miami Beach, US	2020-05-27
Zion Holt	Swansea, US	2020-05-27
Lillian Neitzel	New Berlin, US	2020-05-27
LaShaunda Brewer	Boston, US	2020-05-27
Molly Mazure	Seattle, US	2020-05-27

Name	Location	Date
Jayme Ganz	Noblesville, US	2020-05-27
Cindy Huynh	Phoenix, US	2020-05-27
Maimuna Kanneh	Wyoming, US	2020-05-27
Melonie Johnston	Magnolia, US	2020-05-27
Cory Black	Red Springs, US	2020-05-27
Oli Smith	Salt Lake City, US	2020-05-27
Corneilus Buford	Birmingham, US	2020-05-27
Jadae Jackson	San Bernardino, US	2020-05-27
Eleni Gialoyrakes	McMinnville, US	2020-05-27
Alexis Hernandez	Fontana, US	2020-05-27
Sharon Post	Twin Falls, ID	2020-05-27
Abdelkarim Lagueb	Charlotte, US	2020-05-27
Angelina Makovetska	Salt Lake City, US	2020-05-27
Serena Chenaille	Holyoke, US	2020-05-27
Torin Cox	Memphis, US	2020-05-27
ajia marshall	Buffalo, US	2020-05-27
Taniya Quick	Brooklyn, US	2020-05-27
OLIVIER MANDEVU	ALBANY, US	2020-05-27
Jayson Martin	Eden, US	2020-05-27
Rylee Burkhart	Kalispell, US	2020-05-27
anna valentino-terrado	Brooklyn, US	2020-05-27
Ruth-Ann Dass	Queens, US	2020-05-27

Name	Location	Date
Kaeliana Littlejohn	San Jose, US	2020-05-27
morgane scatton	Wilmington, US	2020-05-27
Anonymous Nyancat	Austin, US	2020-05-27
Pamela Hernandez	Norwalk, US	2020-05-27
Adrian Huezo	Los Angeles, US	2020-05-27
Ashley Cohen	US	2020-05-27
Karm Chahrour	Portland, US	2020-05-27
Kiara Boyajian	Mission Viejo, US	2020-05-27
Abigail Carter	Bellevue, US	2020-05-27
Sandra Sturgeon	Jerome, ID	2020-05-27
Dennis Gulick	Sergeant Bluff, IA	2020-05-27
monica miller	twin falls, ID	2020-05-27
Madison Tyler	Calumet City, US	2020-05-27
Herman Meredith	Poquoson, US	2020-05-27
Jackie Hughes	Beckley, US	2020-05-27
Golden H	US	2020-05-27
Ana Garcia	Yuma, US	2020-05-27
Penvy Danso	Dublin, US	2020-05-27
Mia Davies	Makawao, US	2020-05-27
Kelvin L. Jones	Omaha, NE	2020-05-27
Shada Lowman	Hamlet, US	2020-05-27
Robert Goudin	Eustis, US	2020-05-27

Name	Location	Date
David P	Puyallup, US	2020-05-27
Nicole Avedon	Brooklyn, US	2020-05-27
Harley Lyons	pontotoc, US	2020-05-27
Renee Mitchell	Bolton, US	2020-05-27
Christine Krauss	Saint Petersburg, US	2020-05-27
Naomi Knudtson	Colbert, US	2020-05-27
Rafael Cordero	Delray Beach, US	2020-05-27
Ethan Wright	Indianapolis, US	2020-05-27
Zoe Nader	Akron, US	2020-05-27
Lailah Bell	Gardena, US	2020-05-27
CAROL KINSLOW	Twin Falls, ID	2020-05-27
Ammy Pearson	Bonaire, GA	2020-05-27
Jengi James	Twin Falls, ID	2020-05-27
Joshus Buehring	Houston, TX	2020-05-27
Tammy Mingo	Twin Falls, ID	2020-05-27
Kim Rosenau	Twin falls, ID	2020-05-27
Brandon Tesch	Twin falls, ID	2020-05-27
Anastasia Stanzak	Stanton, NE	2020-05-27
Rebecca Mills Sojka	Boise, ID	2020-05-28
Emily Haire	Chandler, AZ	2020-05-28
Melissa Morgensen	Twin Falls, ID	2020-05-28
Pamela Mills	Twin Falls, ID	2020-05-28

Name	Location	Date
Sheree Bovey	Twin Falls, ID	2020-05-28
Susan wolf Fairbanks	Boise, ID	2020-05-28
Dani Bingham	Hagerman, ID	2020-05-28
Mollie Weighall	Twin Falls, ID	2020-05-28
Chelsi Edwards	Twin Falls, ID	2020-05-28
Sergio Larios	Twin Falls, ID	2020-05-28
Kindy Combe	Twin Falls, ID	2020-05-28
Bailey Hoskins	Twin Falls, ID	2020-05-28
Ignacio duran	Twin Falls, ID	2020-05-28
Jenni Vega	US	2020-05-28
Bill Hackinh	Fruitland, ID	2020-05-28
Sara Reyes	Idaho Falls, ID	2020-05-28
Shayla Loveland	Twin Falls, ID	2020-05-28
Lupe Larios	Twin Falls, ID	2020-05-28
kathy Learn	Twin Falls, ID	2020-05-28
Richard Aldama	Twin Falls, ID	2020-05-28
Leah Jones	Twin Falls, ID	2020-05-28
Kendall gooding	Caldwell, ID	2020-05-28
Katherine Leija	Twin Falls, ID	2020-05-28
Nancy Brockman	Boise, ID	2020-05-28
Ann Vance	Twin Falls, ID	2020-05-28
Nancy Boling	Buhk, ID	2020-05-28

Name	Location	Date
Robin Mills	Yakima, WA	2020-05-28
Charity Rosas	Boise, ID	2020-05-28
Susan Icazuriaga	Twin Falls, ID	2020-05-28
MaKayla Scanlan	Twin Falls, ID	2020-05-28
Jacob McCracken	Boise, US	2020-05-28
Floyd Drown	Twin Falls, ID	2020-05-28
Tina James	Twin Falls, ID	2020-05-28
Diane Bowman	Filer, ID	2020-05-28
Angela Haycock	US	2020-05-28
David Sprong	Twin Falls, ID	2020-05-28
Alice Kear	Twin Falls, ID	2020-05-28
Camelle Sizemore	Jerome, ID	2020-05-28
Tammy Craig	Twin Falls, ID	2020-05-28
Savannah Deese	Chesapeake, US	2020-05-28
Ainsley Grant	Jefferson, US	2020-05-28
Amya Donald	Tulsa, US	2020-05-28
Alex Zama	South Ozone Park, US	2020-05-28
Abigail Sells	Cleveland, US	2020-05-28
Margie Scott	Twin Falls, ID	2020-05-28
Vallery Lopez	US	2020-05-28
Madison Tucker	Hartsville, US	2020-05-28
amani anderson	Tacoma, US	2020-05-28

Name	Location	Date
selene banuelos	Merced, US	2020-05-28
Jack Denny	Harrisburg, US	2020-05-28
Elizabeth Drake	Elmira, US	2020-05-28
matthew gallardo	Santa Ana, US	2020-05-28
charli maxwell	Cincinnati, US	2020-05-28
Ella Nguyen	Boston, US	2020-05-28
Zachary Keeler	Charleston, US	2020-05-28
Sami Sessions	Palmetto, US	2020-05-28
Jacob V	Austin, US	2020-05-28
Parker Beasley	Bishopville, US	2020-05-28
rosemarry ramirez	Garland, US	2020-05-28
Debra Gray	Coos bay, US	2020-05-28
Pamela Williams	Barrington, US	2020-05-28
Neil Hazelbaker	Twin Falls, ID	2020-05-28
Mary Jacques	Twin Falls, ID	2020-05-28
Douglas Rostykus	Eagle, ID	2020-05-28
Steven Westphal	Twin Falls, ID	2020-05-28
Krystle Baker	Twin Falls, ID	2020-05-28
Heather Hodge	Heyburn, ID	2020-05-28
Frank Brown	Spring Creek, NV	2020-05-28
Kim Libert	Twin Falls, ID	2020-05-28
Jonathan Foust	Twin Falls, ID	2020-05-28

Name	Location	Date
Jeremy Merchant	Filer, ID	2020-05-28
Lucia Pixton	Twin Falls, ID	2020-05-28
Heidi Nelson	Twin Falls, ID	2020-05-28
Mark Chappel	Nampa, ID	2020-05-28
Albert Vega	Riverside, CA	2020-05-28
Susan Buhler	Twin Falls, ID	2020-05-28
Adrien Salas	Boise, ID	2020-05-28
Tameka Johnson	Pompano Beach, US	2020-05-28
mary zeray	Los Angeles, US	2020-05-28
JoDee Collins	Twin Falls, ID	2020-05-28
Braxton Williams	Blackfoot, US	2020-05-28
victoria curran	Fresno, US	2020-05-28
Tod De Bie	Twin Falls, ID	2020-05-28
Matthew Kwan	Renton, US	2020-05-28
Gracelynn Gregoire	Milford NH, US	2020-05-28
Dylan Johnston	Champlin, US	2020-05-28
Esther Brown	Twin Falls, ID	2020-05-28
Malik Ferguson	Huntington, US	2020-05-28
Jusbeth Rubio	Mecca, US	2020-05-28
Rob Calbert	Deland, US	2020-05-28
Mal McCullough	Cleveland, US	2020-05-28
Julia Sanchez	Boise, US	2020-05-28

Name	Location	Date
Angie Marquis	Fremont, US	2020-05-28
Emily Francis	Orlando, US	2020-05-28
Stefanni Rodríguez	Logan, US	2020-05-28
danielle klaus	Willingboro, US	2020-05-28
Darrell Nunez	Buffalo, NY	2020-05-28
Madalyn Woods	Martinsville, US	2020-05-28
Emma Thomas	Gadsden, US	2020-05-28
Sydnye Forrest	Overland Park, US	2020-05-28
Caleb Drake	Twin Falls, ID	2020-05-28
eliot smith	LORAIN, US	2020-05-28
bathroom gremlin	f, US	2020-05-28
Lay Ads	Petersburg, US	2020-05-28
Leea westfall	Wenatchee, US	2020-05-28
Mary Benkert	Glen Ellyn, US	2020-05-28
Elisa Chavez	Kerman, US	2020-05-28
Gavin Reynolds	Riverton, US	2020-05-28
Richard Wermy	Tracy, US	2020-05-28
Jaelyn Dorante	Quakertown, US	2020-05-28
violetta kalinovskaya	biloxi, US	2020-05-28
Tony Pryor	Texas City, US	2020-05-28
Joseph Landeros	Manteca, US	2020-05-28
brenna golden	Arlington Heights, US	2020-05-28

Name	Location	Date
Sarah Birnbaum	Arlington, US	2020-05-28
Makynna Folden	West Columbia, US	2020-05-28
Danielle Saunchez	Jamaica, US	2020-05-28
Gladis Lopez	Las Vegas, US	2020-05-28
Randy Liles	Hansen, ID	2020-05-28
Bolu Adebekun	Laurel, US	2020-05-28
Toby Haugen	Houston, US	2020-05-28
Damelica Cash-bolds	Vancouver, US	2020-05-28
Fernando Juarez	Grant, US	2020-05-28
natasha seng	Wheeling, US	2020-05-28
Mahealani Kerr	North Las Vegas, US	2020-05-28
Diana Orozco	Bakersfield, US	2020-05-28
Tatum Caldwell	Victor, US	2020-05-28
s b	Tacoma, US	2020-05-28
Salma Lamsettef	Cleveland, US	2020-05-28
Mikaelyn Foster	Saint George, US	2020-05-28
Sophie Gastelum	Phoenix, US	2020-05-28
kristy mccooy	Mcdonough, US	2020-05-28
Tiffany Im	Providence, US	2020-05-28
norma carrion	CAROLINA, US	2020-05-28
Addy Mings	Bensenville, US	2020-05-28
Gicelle Garcia	Ontario, US	2020-05-28

Name	Location	Date
mare Hernandez	Chesapeake, US	2020-05-28
emily kempton	niceville, US	2020-05-28
Chris Brace	Bountiful, US	2020-05-28
환힘힉훙훗훗훗훗 환행환훗훗훗훗 훗	San Juan Capistrano, US	2020-05-28
jocelyn teofilo	Burbank, US	2020-05-28
Nyein Aung	Fort Wayne, US	2020-05-28
alyssa calderon	rocky point, US	2020-05-28
Emiliano Garcia	Mission, US	2020-05-28
Karole Wilkinson	Mount Carmel, US	2020-05-28
Fred G	Philadelphia, US	2020-05-28
Nicole Bartlett	Twin Falls, ID	2020-05-28
Griffin Pilcher	Annapolis, US	2020-05-28
Cockjuicer McAsshole	Newtown, US	2020-05-28
Tori Shoemaker	Sitka, US	2020-05-28
Timothy Choy	US	2020-05-28
Isabella M	Pembroke, US	2020-05-28
Kylie Conrad	Providence, US	2020-05-28
Seth Kantor	San Mateo, US	2020-05-28
LaVada Thornton	Twin Falls, ID	2020-05-28
Holly Sayers	Morrow, US	2020-05-28
Andres Castillo	Ontario, US	2020-05-28

Name	Location	Date
Courtney Tucker	US	2020-05-28
Aisha Pirela	Hackensack, US	2020-05-28
Kaliah Brown	Chicago, US	2020-05-28
Christopher Rojad	La Mirada, US	2020-05-28
Iva Mihić	Cazin, US	2020-05-28
Jessica Muniz	Bronx, US	2020-05-28
Brianna Starnes	Vidor, US	2020-05-28
Christopher Arreola	Los Angeles, US	2020-05-28
Arieanna Davis	Mcdonough, US	2020-05-28
Amara Mealing	Las cruces, US	2020-05-28
Charles katoroogo	Chambersburg, US	2020-05-28
Jakob Marquez	Hacienda Heights, US	2020-05-28
Caillou Ryu	Henderson, US	2020-05-28
Kiana Contreras	Ontario, US	2020-05-28
Max Dubeau	Uxbridge, US	2020-05-28
Michele Welty	Williamsburg, US	2020-05-28
Emma Nord	Milaca, US	2020-05-28
Paola Rangel	Espanola, US	2020-05-28
Madison Ray	Hudsonville, US	2020-05-28
Francisco Munoz	Englewood, US	2020-05-28
Hailey Nunnery	Knoxville, US	2020-05-28
molly Olly	Powell, US	2020-05-28

Name	Location	Date
Sabrena Smith	Okanogan, US	2020-05-28
Bad Bitchbarbie	North Hollywood, US	2020-05-28
Erica Irie	San Diego, US	2020-05-28
Makayla Erickson	Sergeant Bluff, IA	2020-05-28
Makenzy Lacey	New York, US	2020-05-28
aaron whitman	Seattle, US	2020-05-28
Luis Garcia	San Jose, US	2020-05-28
Mohamed Dahir	Minneapolis, US	2020-05-28
Jezebel Zhou	New Plains, US	2020-05-28
Josiah Craig	Rock Hill, US	2020-05-28
Jamila Tate	Hartsville, US	2020-05-28
Metabelle Schaben	Buffalo, US	2020-05-28
Ella Roberts	Grand Prairie, US	2020-05-28
Asia Mitchell	Federal way, US	2020-05-28
Emily Cronin	Lake Forest, US	2020-05-28
Sergio Cintora	Lake Forest, US	2020-05-28
lailah guzman	Sacramento, US	2020-05-28
vincent balajadia	Elm Grove, US	2020-05-28
Emma Stockton	Immokalee, US	2020-05-28
kayla byrom	Midland, US	2020-05-28
Jeff Castillo	San Jose, US	2020-05-28
Amy Umana	Bronx, US	2020-05-28

Name	Location	Date
Man Tits	Puyallup, US	2020-05-28
Wendy Bain	Mullen, US	2020-05-28
kayla konopasek	Alsip, US	2020-05-28
Elise Salcedo	Liberty, US	2020-05-28
Camya Dunn	Mechanicsburg, US	2020-05-28
Ella P	New York, US	2020-05-28
Logan Vaught	US	2020-05-28
Ramses Hernandez	Talihina, US	2020-05-28
Marco Feliciano	Ridgefield park, US	2020-05-28
Karina Hernandez	Chicago, US	2020-05-28
Joseph Webster	Chesapeake, US	2020-05-28
Marco Guerrero	Leesburg, US	2020-05-28
Adrianna Mcnaughton	Millerstown, US	2020-05-28
Hfedede Fguik	Portland, US	2020-05-28
Briana Hamilton	Forest City, US	2020-05-28
Alayjah Vinson	Reynoldsburg, US	2020-05-28
Isis Granados	Jerome, US	2020-05-28
Joseph Faiello	Pittsburgh, US	2020-05-28
Bianca Brooks	Chicago, US	2020-05-28
Jonathan Engleton	Mojave, US	2020-05-28
Kelly Todd	Hillsborough, US	2020-05-28
Abigail Montgomery	Phoenix, US	2020-05-28

Name	Location	Date
morgan kuhn	mt. pleasant, US	2020-05-28
avery joy	Boise, US	2020-05-28
poop man	North Little Rock, US	2020-05-28
Kayla O'Connell	Yarmouth Port, US	2020-05-28
Chris Denton	Saint Paul, US	2020-05-28
Angelina Sandiford	Los Angeles, US	2020-05-28
Hailey Homann	Stratford, US	2020-05-28
Molly Hensley	Chelan, US	2020-05-28
Michael Rickords	Chino, US	2020-05-28
Gavin Dorsey	Cleveland, US	2020-05-28
Sarah Jemmings	Garfield, US	2020-05-28
kendall strupp	New Port Richey, US	2020-05-28
Noel Miller	Houston, US	2020-05-28
rylan manns	Wildwood, US	2020-05-28
Anjilee Saechao	visalia, US	2020-05-28
diana corrales	Los Angeles, US	2020-05-28
Hanna Slone	Warren, US	2020-05-28
samantha franco	Hollywood, US	2020-05-28
Bernadine Badilla	Carson, US	2020-05-28
Ryan Shore	Hastings On Hudson, US	2020-05-28
Sophia Duarte	East Hanover, US	2020-05-28
Aliyah Emanuelson	Oakley, US	2020-05-28

Name	Location	Date
Katie Osorio	Gaithersburg, US	2020-05-28
Petralyn Yeboah-manson	South Brunswick, US	2020-05-28
peyton hall	Cumming, US	2020-05-28
Ashlynn Daigrepont	Center, US	2020-05-28
Zachary Appel	Westfield, US	2020-05-28
Penny Roofener	Independence, US	2020-05-28
Yanitza Almeida	Hanford, US	2020-05-28
Jessica Elias	Hollywood, US	2020-05-28
Kierstyn Garthwait	Midlothian, US	2020-05-28
Kaylin Arana	Dallas, US	2020-05-28
Siena Skye	North Hollywood, US	2020-05-28
Destinie King	Birmingham, US	2020-05-28
Devinder Kaur	Edison, US	2020-05-28
Kadi Rodoski	Pickerington, US	2020-05-28
Marilyn Draugh	Enterprise, US	2020-05-28
Kevin Gonzalez	Anaheim, US	2020-05-28
Jared Leslie	Tobyhanna, US	2020-05-28
Lindsey Kramer	Ladysmith, US	2020-05-28
Mohamad Ghasham	Houston, US	2020-05-28
Jaidyn Carson	Seattle, US	2020-05-28
Siboney Lynch	Menlo Park, US	2020-05-28
Nikhin Nelluri	Meridian, US	2020-05-28

Name	Location	Date
Mak Stapleton	Greenwood, US	2020-05-28
Patricia Frontal	Monmouth junction, US	2020-05-28
juanita quintero	Goshen, US	2020-05-28
Jennifer Bishop	Auburndale, US	2020-05-28
MICHELLE GRAMMER	Lancaster, US	2020-05-28
T'Yawna Altaha	Phoenix, US	2020-05-28
Jane Pham	Garden Grove, US	2020-05-28
Harleen K	Orangevale, US	2020-05-28
Jayden Newton	Hanford, US	2020-05-28
Tristan Sagely	Corinth, US	2020-05-28
Elizabeth Tugsjargal	Sammamish, US	2020-05-28
Mitch Eckles	Twin Falls, ID	2020-05-28
Sara Wayment	Twin falls, ID	2020-05-28
Amy Harris	Twin Falls, ID	2020-05-28
Juana Rosas	Salt Lake City, UT	2020-05-28
Randal Brunmeier	Twin Falls, ID	2020-05-29
Pamela Soto	Twin Falls, ID	2020-05-29
Cristobal Larios	Portland, OR	2020-05-29
Kim Slatter	Twin Falls, ID	2020-05-29
Daryl Page	Mountain home, ID	2020-05-29
Hannah Conover	Salt Lake City, UT	2020-05-29
Jim Woods	Twin Falls, ID	2020-05-29

Name	Location	Date
Janae Miller	Bliss, ID	2020-05-29
Ashli Brand	Eugene Oregon, US	2020-05-29
Mandy Mancarella	New Haven, US	2020-05-29
Lexxany Claussell	Pawtucket, US	2020-05-29
Lola Pouse	Olympia, US	2020-05-29
Austin Dang	Lansing, US	2020-05-29
Justin Cowell	Beavercreek, US	2020-05-29
Cannelle Henry	Cambridge, US	2020-05-29
Thomas Punnoose Paarel	Saint Louis, US	2020-05-29
janelle volpe	Carpentersville, US	2020-05-29
niraj gurung	woodside, US	2020-05-29
Connor Johnson	Summerfield, US	2020-05-29
Harriet Kardio	Minneapolis, US	2020-05-29
Jayden Arthur	Houston, US	2020-05-29
Gideon Minnix	Winston-salem, US	2020-05-29
Tiffany Wasikowski	Horton, US	2020-05-29
Lovae Nyemah	Morrisville, US	2020-05-29
Nyssa Reeder	West Des Moines, US	2020-05-29
Simran Bal	Fords, US	2020-05-29
Alyssa Ramirez	Buena Park, US	2020-05-29
Aurelis Otero	Juana Díaz, US	2020-05-29
kaetlyn buss	Louisville, KY	2020-05-29

Name	Location	Date
Solé Webster	Acworth, US	2020-05-29
Grace Parker	Memphis, US	2020-05-29
Zach Lewis	Benton, US	2020-05-29
Jefferey Skinner	La Verne, US	2020-05-29
Mia Flores	Lexington, US	2020-05-29
Iqra Mohamed	Seattle, US	2020-05-29
Leah Pratt	Rockville, US	2020-05-29
Ciara D	North Carolina, US	2020-05-29
Lucas Bermudez	Los Angeles, US	2020-05-29
Anna Mercado	Arlington Heights, US	2020-05-29
Hanne Weaver	Dubuque, US	2020-05-29
porter jacobson	Poolesville, US	2020-05-29
Ashlynn Carter	Narvon, US	2020-05-29
Deanna Carter	Brunswick, US	2020-05-29
Breanna McDaniel	Shattuck, US	2020-05-29
Eathon Lewis	Tacoma, US	2020-05-29
Angelica Hicks	Boca Raton, US	2020-05-29
ivey liriano	Petersburg, US	2020-05-29
Dylan Joynt	Lake Mills, US	2020-05-29
Veronica Valdez	Holly, US	2020-05-29
Stacy Rose	Ellijay, US	2020-05-29
Adriana Platt	Jamestown, US	2020-05-29

Name	Location	Date
Zen Last Name	Brenham, US	2020-05-29
Luke Worrell	Mullica Hill, US	2020-05-29
Anna Busskohl	Seguin, US	2020-05-29
Bethany Springer	Norwalk, US	2020-05-29
Lei Pri	Van Nuys, US	2020-05-29
Evelyn Calle	Farmingdale, US	2020-05-29
Laila Rincher	Taylor, US	2020-05-29
Emmanuel Castano	Tampa, US	2020-05-29
Maeve H.	Yardley, US	2020-05-29
Jamin Schultz	Tumwater, US	2020-05-29
Kait Connerley	Fort Myers, US	2020-05-29
Nafisa Khan	Philadelphia, US	2020-05-29
Eric Hogan	Houston, US	2020-05-29
Jordan Bernard	Miami Beach, US	2020-05-29
Reia Englert	St.helens, US	2020-05-29
Shyrah Cosby	Monterey Park, US	2020-05-29
Jameson Fomenkov	Columbus, US	2020-05-29
Steven Cruz	Riverhead, US	2020-05-29
Veronica Grycan	Westfield, US	2020-05-29
Devan Uplinger	Crawfordsville, US	2020-05-29
Emma Curtin	Tilton, US	2020-05-29
Mia Stahlman	Elizabethtown, US	2020-05-29

Name	Location	Date
Lianys Galay	Passaic, US	2020-05-29
Christopher Lee	Westwego, US	2020-05-29
Annie Lee	Wayne, US	2020-05-29
Bithi Ahmed	Far Rockaway, US	2020-05-29
Jen Mason	Mawah, US	2020-05-29
kinnadi gilbert	kimberly, US	2020-05-29
Tatiana Williams	US	2020-05-29
Faggot I guess	Pontotoc, US	2020-05-29
Gracie Drysdale	Streator, US	2020-05-29
Ziona Gordon	Orlando, US	2020-05-29
Lauren Grier	Cedarville, US	2020-05-29
TCHALA KELELENG	Philadelphia, US	2020-05-29
Kylie Louis	Waipahu, US	2020-05-29
Jason Black	El Paso, US	2020-05-29
Alex Cantur	Vallejo, US	2020-05-29
Xander blackford	Fishers, US	2020-05-29
Kellie Bowen	Austin, US	2020-05-29
Sarah jolley	Twin Falls, ID	2020-05-29
Joshua Summers	Twin Falls, ID	2020-05-29
J. Francis Florence	US	2020-05-29
Shilo Oswalt	Twin Falls, ID	2020-05-29
Dawn Devine	Petersburg, VA	2020-05-29

Name	Location	Date
Teresa Stewart	Twin falls, ID	2020-05-29
Robert Myrland	Twin Falls, ID	2020-05-29
asher binneresley	wilmington, US	2020-05-29
Josiah Cox	Great Falls, US	2020-05-29
Aryanna Dale	Surprise, US	2020-05-29
Nicole Osegueda	New Haven, US	2020-05-29
Riley Bowley	Grand Terrace, US	2020-05-29
noel diaz	san juan, US	2020-05-29
Malia Stone	Covina, US	2020-05-29
Angella Barnett	Aldie, US	2020-05-29
Sarah Masur	Catonsville, US	2020-05-29
Madison Blah blah	Bardstown, US	2020-05-29
Jasmine Brown	Phoenix, US	2020-05-29
Pedro Morales	Cross Plains, US	2020-05-29
Patricia Gonzalez Cabrera	Fort Myers, US	2020-05-29
Celene Diaz	Hobbs, NM	2020-05-29
Samantha Simmons	Troy, US	2020-05-29
Justin Russell	Madison, US	2020-05-29
Axel Bernal	Brentwood, US	2020-05-29
Jerika Mancilla	Ontario, US	2020-05-29
Aubrey Carmona	Hesperia, US	2020-05-29
Kylie Ainsburg	Pawtucket, US	2020-05-29

Name	Location	Date
Celine Ochoa	Houston, US	2020-05-29
Barry Booth	Crofton, US	2020-05-29
Nasha Nasha	Dade City, US	2020-05-29
Yenifer Juan	Santa Ana, US	2020-05-29
Jacob Harris	Caruthers, US	2020-05-29
Keshawn Bonaparte	Washington, US	2020-05-29
Sherly Gomez	Compton, US	2020-05-29
Wyatt Carmichael	Wichita, US	2020-05-29
Karlee Sanor	Wixom, US	2020-05-29
Wendy Martinez	Seattle, US	2020-05-29
Aaliyah Silva	Milwaukee, US	2020-05-29
emily kile	Cabot, US	2020-05-29
Kaylee Park	Los Angeles, US	2020-05-29
Joshua Ambrose	Abington, US	2020-05-29
mr mai	US	2020-05-29
Anya Christian	Bolingbrook, US	2020-05-29
Sabrina Munoz	Lehigh Acres, US	2020-05-29
Anthony Nunez	Annandale, US	2020-05-29
Anna Yinug	Washington, US	2020-05-29
harmony Self	Denham Springs, US	2020-05-29
Jaylyn Burse	San Jose, US	2020-05-29
Kylie Isum	Crookston, US	2020-05-29

Name	Location	Date
christina gaddis	Cumming, US	2020-05-29
Travis Miller	Cornelius, US	2020-05-29
Denae Cantu	Houston, US	2020-05-29
Jaiden Thompson	Houston, US	2020-05-29
Michelle Jolly	Hunstville, US	2020-05-29
katie hynes	Plainfield, US	2020-05-29
Joshua Keim	Largo, US	2020-05-29
Mariah Tellez	Houston, US	2020-05-29
Jose Vela	Houston, US	2020-05-29
Strawberry Austin	Tulsa, US	2020-05-29
Andy Dorantes	Anaheim, US	2020-05-29
Makinlee Durade	Toquerville, US	2020-05-29
lucy smith	Beloit, US	2020-05-29
Desc The unicorn	Wilmington, US	2020-05-29
Sara Ahmadpour	Carlsbad, US	2020-05-29
Alissa Saunders	Bronx, US	2020-05-29
Natalie Aguilar	Antioch, US	2020-05-29
John Doe	Vallejo, US	2020-05-29
Carlene Boeke	Lakeville, US	2020-05-29
Anna Schwaben	Painseville, US	2020-05-29
Daniel Budhraj	New York, US	2020-05-29
Melisha Collins	Hagerhill, US	2020-05-29

Name	Location	Date
Arianna Perez	Long Beach, US	2020-05-29
Chanel Reid	West Orange, US	2020-05-29
Erandy Lopez-Martinez	Boise, US	2020-05-29
Consuelo Martinez	Secaucus, US	2020-05-29
Nina Pace	Chapel Hill, US	2020-05-29
Tyler Caudill	Waterloo, US	2020-05-29
Kim Clezie	Twin Falls, ID	2020-05-29
Jaidyn Star	Moreno Valley, US	2020-05-29
Stephanie Hendrix	Wendell, ID	2020-05-29
Peri Soltz	Lake Elsinore, CA	2020-05-29
Gail Falconer	Gardnerville, NV	2020-05-29
Jamie Buckingham	Twin Falls, ID	2020-05-29
Millie Askew	Kimberly, ID	2020-05-30
Maria Phillips	Twin Falls, ID	2020-05-30
cody hurley	Twin Falls, ID	2020-05-30
Kaitlyn Adamson	Twin Falls, ID	2020-05-30
Steve Graham	Twin falls, ID	2020-05-30
Aspyn McLain	Salt Lake City, US	2020-05-30
Jacob Skeen	Twin Falls, ID	2020-05-30
Melissa McJunkin	Elko, NV	2020-05-30
Pay Lloyd	Los Angeles, CA	2020-05-30
Shelly Hart	Los Angeles, CA	2020-05-30

Name	Location	Date
Katie Wilkins	Twin Falls, ID	2020-05-30
Michael Nutting	Meridian, ID	2020-05-30
Robert Drake	Twin Falls, ID	2020-05-30
Nicole Tempesta🎯	Somerville, US	2020-05-30
Angela DeHart	Twin Falls, ID	2020-05-30
Jessica Noyola	Houston, US	2020-05-30
Belinda Jones	Atlanta, US	2020-05-30
denise marcincak	Boynton Beach, US	2020-05-30
Adenike Olarewaju	Lanham, US	2020-05-30
Jacky Martinez	Boise, US	2020-05-30
Brandon Shaffer	Hellertown, US	2020-05-30
Psalm Romero	Fresh Meadows, US	2020-05-30
Samantha Robinson	Louisville, US	2020-05-30
Ilinca Iuganu	Bucharest, US	2020-05-30
Isabella Abu-Judom	Mauldin, US	2020-05-30
Alexis Striegel	Sellersburg, US	2020-05-30
Raul Casanova	Lawrence, MA	2020-05-30
Shirlene Aguirre	Sergeant Bluff, IA	2020-05-30
Sharon Strickland	West Valley City, UT	2020-05-30
Sydney Molina	Delray Beach, US	2020-05-30
Jernae' Jackson	Decatur, US	2020-05-30
Najmo Aden	Atlanta, US	2020-05-30

Name	Location	Date
Emeline Aleamotua	Euless, US	2020-05-30
Stephanie Constable	Twin Falls, ID	2020-05-30
Darwin Gaitan	Philadelphia, US	2020-05-30
esme flores	Van Nuys, US	2020-05-30
Nawaf Nasser	Wellington, US	2020-05-30
Marina Gato	Tampa, US	2020-05-30
Waleska Torres	Orange city, US	2020-05-30
CARMEN Hyson	Buffalo, US	2020-05-30
kaylee enochs	Tullahoma, US	2020-05-30
selene harris	Oviedo, US	2020-05-30
Desiree Greer	Benton, US	2020-05-30
Kyle Myers	Millersburg, US	2020-05-30
Chris Kowalski	Cedar Falls, US	2020-05-30
Andre Rivera	Dacula, US	2020-05-30
Audrina Diamond	Weatherford, US	2020-05-30
Everett dibuono	Syracuse, US	2020-05-30
Frederick Lester	Hollywood, US	2020-05-30
Davion Haynes	Fort Worth, US	2020-05-30
Natalie Bailey	New Milford, US	2020-05-30
Kenneth Barbaro	New York, US	2020-05-30
Queen Keyia	Brooklyn, US	2020-05-30
Trina Garcia	Bronx, US	2020-05-30

Name	Location	Date
Helena Orien	Cibolo, US	2020-05-30
Saida Asaad	Charlotte, US	2020-05-30
John Anit	Atlanta, US	2020-05-30
emily camburn	Averill Park, US	2020-05-30
Sharon Hecht	Wayne, US	2020-05-30
Debra Hyer	Brooklyn, US	2020-05-30
Kenjin Galante	Brooklyn, US	2020-05-30
Zahne Ruiz	Twin Falls, ID	2020-05-30
Sierra Cullison	Escondido, US	2020-05-30
Chris Lobo	Clinton, US	2020-05-30
Hailey Marsden	Scottsboro, US	2020-05-30
Chelsea Brady	Buffalo, US	2020-05-30
Melanie Acevedo	Las Vegas, US	2020-05-30
daniel ahmed	Fredericksburg, US	2020-05-30
Andrew Drury	Meigs, US	2020-05-30
Nakisha Davis	Byram, US	2020-05-30
Jacqueline Neary	Mount Kisco, US	2020-05-30
Roeun Kong	Waterbury, US	2020-05-30
Kayla Garrett	Eastpointe, US	2020-05-30
Heather Bartlett	Huntsville, US	2020-05-30
Carson Lucia	Trumbull, US	2020-05-30
Cal Hollan	Lakewood, US	2020-05-30

Name	Location	Date
Adalee Doss	Muldrow, OK	2020-05-30
William Peinert	E. Taunton, US	2020-05-30
Olivia Dulaney	Scottsboro, US	2020-05-30
Christian Jevity	Omaha, US	2020-05-30
Alisa St.Helene	Worcester, US	2020-05-30
Angeliz Rivera	Akron, US	2020-05-30
Pheobe Osterbuhr	Paris, US	2020-05-30
Angelique Racine	Bronx, US	2020-05-30
Kat s	Ann Arbor, US	2020-05-30
Courtney D	Waukesha, US	2020-05-30
Carla Askew	Twin falls, ID	2020-05-30
Jasira Gay	New York, US	2020-05-30
Emma Mellott	Birch Run, US	2020-05-30
Juanita Young	Cookeville, US	2020-05-30
Carol Bower	Clinton, US	2020-05-30
Hydra Sellers	Phoenix, US	2020-05-30
Alex D	Riverview, US	2020-05-30
Zackary Healy	Bay Shore, US	2020-05-30
Callisto Banks	Seymour, US	2020-05-30
Devin Washington	Fairburn, US	2020-05-30
julia barnes	Clementon, US	2020-05-30
jor miller	Windham, US	2020-05-30

Name	Location	Date
Topher Waldhuetter	Plymouth, US	2020-05-30
Carmen Dennis	US	2020-05-30
Daniel Guerreeo	Louisville, US	2020-05-30
Kendra Vasquez	Seattle, US	2020-05-30
natalie mise	Miami, US	2020-05-30
Cindy Paramo	Wyoming, US	2020-05-30
Brittany Fugate	Citrus springs, US	2020-05-30
pushti shah	Edison, US	2020-05-30
Oleysi Del Fierro	Brownsville, US	2020-05-30
JOEL Rodriguez	West Palm Beach, US	2020-05-30
Tory Ferguson	Alpharetta, US	2020-05-30
Sheena Brown	Belleville, US	2020-05-30
B Lane	Culver City, US	2020-05-30
taylor riedel	Pfafftown, US	2020-05-30
Fred Mohr	Kimberly, ID	2020-05-30
Brian Smith	Twin Falls, ID	2020-05-30
taylor walton	Twin Falls, ID	2020-05-30
Jeremy Goone	Twin Falls, ID	2020-05-30
Nicole Gonzalez	Twin Falls, ID	2020-05-30
Ella Oberg	Twin Falls, ID	2020-05-30
Lynn Johnson	Mesa, AZ	2020-05-30
Tori windes	Wendell, ID	2020-05-30

Name	Location	Date
Tami Paxton	Twin Falls, ID	2020-05-30
Phil Crawford	Filer, ID	2020-05-30
Nick Sutton	Stanton, NE	2020-05-30
Jonalynn Hansen	Kaysville, UT	2020-05-30
Joanna Ellison	Twin Falls, ID	2020-05-30
Jenifer Foster	Twin falls, ID	2020-05-30
Loretta Adams	Twin Falls, ID	2020-05-31
Philip Hubbs	Twin Falls, ID	2020-05-31
Trebor Evans	Twin Falls, ID	2020-05-31
Kirsten Stewart	twin falls, ID	2020-05-31
Travis Robbins	Lehi, UT	2020-05-31
Melanie Lunney	Twin falls, ID	2020-05-31
Shea Gallegos	Twin Falls, ID	2020-05-31
Rebecca Lake	Pennsylvania	2020-05-31
Katie Rickert	Twin Falls, ID	2020-05-31
Lauire Wright	Twin Falls, ID	2020-05-31
Laura Minard	Jerome, ID	2020-06-01
Camaron Krieger	Twin Falls, ID	2020-06-01
Casey Frazier	Buhl, ID	2020-06-01
Harry Jayne	Jerome, ID	2020-06-01
Zealanda Adams	Twin Falls, ID	2020-06-01
Josh Evans	Twin Falls, ID	2020-06-01

Name	Location	Date
tom gerdon	Boise, ID	2020-06-01
Chastity Willard	Hillsboro, OR	2020-06-01
Sarah Allred	Twin Falls, ID	2020-06-01
donna Barker	Twin Falls, ID	2020-06-01
Stephanie Allred	Twin Falls, ID	2020-06-01
Austin Allred	Twin Falls, ID	2020-06-01
Sherrie Bradley	Twin Falls, ID	2020-06-01
Douglas Baughman	US	2020-06-01
Jenna Robison	Kent county, MI	2020-06-01
Jessica Tueller	Twin Falls, ID	2020-06-01
Cindy Flowers	Jerome, ID	2020-06-02
Rhiannon Peterson	Buhl, ID	2020-06-02
Ariel Bryan	Twin Falls, ID	2020-06-02
Keanne Lambertson	Boise, ID	2020-06-02
David Egersdorf	Twin Falls, ID	2020-06-02
Anna Garrell	Twin Falls, ID	2020-06-02
Janet Hawkins	Boise, ID	2020-06-02
Lara Knipmeyer Garrell	Sparks, NV	2020-06-02
Bill Badger	Twin falls, ID	2020-06-02
Carol Cunningham	Filer, ID	2020-06-02
Suzanne Wilson	Saucier, MS	2020-06-02
Sally Bryan	Twin Falls, ID	2020-06-02

Name	Location	Date
Lori Cogan	Twin Falls, ID	2020-06-02
Leonora H Tonks	Twin Falls, ID	2020-06-02
Terry Lawrence	Twin Falls, ID	2020-06-02
Mary Lawrence	Twin Falls, ID	2020-06-02
Elizabeth Torkelson	Twin Falls, ID	2020-06-02
Jeri Dobbs	Salt Lake City, UT	2020-06-02
DeAnna Bingham	US	2020-06-02
Kevin Bradshaw	Sergeant Bluff, IA	2020-06-02

Name	City	State	Postal Code	Country	Commented Date
Colette Armstead	Twin Falls	ID	83301	US	5/23/2020
Kate Lopez	Twin Falls	ID	83301	US	5/23/2020
Kate Lopez	Twin Falls	ID	83301	US	5/23/2020
Teresa McKinster	Cheyenne	WY	82001	US	5/23/2020
Sheila Zollinger	Rupert	ID	83350	US	5/23/2020
JAMES PONZO	TWIN FALLS	ID	83301	US	5/23/2020
Jeannie Kingsbury	Keene	NH	3431	US	5/23/2020
Rocky McClymonds	Twin Falls	ID	83301	US	5/23/2020
Jeff Preston	TWIN FALLS	ID	83301	US	5/23/2020
Mikahla Shook				US	5/23/2020
Kelly Poston	Twin Falls	ID	83301	US	5/23/2020
Donley Bothof jr	Twin Falls	ID	83301	US	5/24/2020
Robyn Weatherford	Twin Falls	ID	83301	US	5/24/2020
Blaze Requa	Twin Falls	ID	83301	US	5/24/2020
Kristian Turner	Hansen	ID	83334	US	5/24/2020
Tara Parsons				US	5/24/2020
Marie Sharp	Twin Falls	ID	83303	US	5/24/2020
JOn Zernickow				US	5/24/2020
Kathy Blamires	Nampa	ID	83686	US	5/24/2020
Patricia Gilbert	Twin Falls	ID	83301	US	5/24/2020
Karolee Sorenson	Twin Falls,	ID	83301	US	5/24/2020
Katrina Farr	Twin Falls	ID	83301	US	5/24/2020
Carol Hill	Twin Falls	ID	83301	US	5/24/2020
Michele O'Neill	Boise	ID	83706	US	5/24/2020
Gary Carkin Sr.	Kimberly	ID	83341	US	5/24/2020
Millie Herbold	Kimberly		83341	US	5/24/2020
Kaz Boren	Twin Falls	ID	83301	US	5/24/2020
Trudy Weaver	Jerome	ID	83338	US	5/24/2020
Karen Robinow-Miller	Twin Falls	CA	83301	US	5/24/2020
Lynda Detweiler	Twin Falls	ID	83301	US	5/24/2020
Dylan Bargman	Urbana	IL	61802	US	5/24/2020
Jared Ashmead	Twin Falls	ID	83301	US	5/24/2020
Pamela Youngs	Salt Lake City	UT	84123	US	5/24/2020
Lora Bates	Twin Falls	ID	83301	US	5/24/2020
Carlene Harding	Twin Falls	ID	83301	US	5/24/2020
Roy Hale	Twin Falls	ID	83301	US	5/24/2020
Evan Stelma	Hailey	ID	83333	US	5/24/2020
Tamie Bastow	Kuna	ID		US	5/24/2020
Douglas Hughes	Twin Falls	ID	83301	US	5/24/2020
Jaclyn Secord	Salt Lake City	UT	84123	US	5/24/2020
Leonard Denton	Twin Falls	ID	83301	US	5/24/2020
William Edwards	Twin Falls	ID	83301	US	5/24/2020
Samantha Pack	Nampa	ID	83686	US	5/24/2020
JoAnne Klaas	Columbia Falls	MT	59912	US	5/24/2020
Ashley R	Twin Falls	ID	83301	US	5/24/2020
Heather Coates-Aspiasu				US	5/24/2020
Ryan Horsley	Twin Falls	ID	83301	US	5/24/2020
Jaden Gauthier	Twin falls	ID	83301	US	5/24/2020
Emme Kaylor	Twin Falls	ID	83301	US	5/25/2020

Jenny Hanson	Kimberly	ID	83341 US	5/25/2020
Susan Cromer	Twin Falls	ID	83301 US	5/25/2020
Wendy thomas	Challis	ID	83226 US	5/25/2020
Candice Verwer	Twin Falls	ID	83301 US	5/25/2020
Greg Barksdale	Twin Falls	ID	83301 US	5/25/2020
Andrew Jacobsen			US	5/25/2020
LaWana Meade	Twin Falls	ID	83301 US	5/25/2020
Charman Bamesberger	Twin Falls	ID	83301 US	5/25/2020
joni jeff	Twin Falls	ID	83301 US	5/26/2020
Michael Pierre	Twin Falls	ID	83301 US	5/26/2020
Brandy Bartholomew	Twin Falls	ID	83301 US	5/26/2020
Hattie Zobott	Twin Falls	ID	83301 US	5/26/2020
Candy Retmier	Twin Falls	ID	83301 US	5/26/2020
Hilber Nelson	Twin Falls	ID	83301 US	5/26/2020
Kyle VanBiezen	Filer	ID	83328 US	5/26/2020
Dolores Henson	Omaha	NE	68116 US	5/26/2020
Angela Lierman	Filer	ID	83328 US	5/26/2020
Erica Cruz	Twin Falls	ID	83301 US	5/26/2020
Robert Sojka	Twin Falls	ID	83301 US	5/27/2020
Glenda Green	Twin Falls	ID	83301 US	5/27/2020
Holly Montoya	Twin Falls	ID	83301 US	5/27/2020
Carissa Buchel	Twin Falls	ID	83301 US	5/27/2020
Jonathan Chase	Burley	ID	83318 US	5/27/2020
Maureen Sharp	Twin Falls	ID	83301 US	5/27/2020
Ashley Foukal	Twin Falls	ID	83301 US	5/27/2020
Austin Graham	Castleford	ID	83321 US	5/27/2020
Maria Isabel Martinez			US	5/27/2020
Robert Sojka	Twin Falls	ID	83301 US	5/27/2020
Jeremy Jennings	Twin Falls	ID	83301 US	5/27/2020
Chelsi Edwards	Twin Falls	ID	83301 US	5/28/2020
Ignacio duran	Twin Falls	ID	83301 US	5/28/2020
Cheyenne Loveland	Fruitland	ID	83619 US	5/28/2020
Pamela Williams	Barrington		60069 US	5/28/2020
LaVada Thornton	Twin Falls	ID	83301 US	5/28/2020
Nicole Bartlett	Twin Falls	ID	83301 US	5/28/2020
Jim Woods	Twin Falls	ID	83301 US	5/29/2020
Sarah jolley	Twin Falls	ID	83301 US	5/29/2020
Christal Stimpson	Twin Falls	ID	83301 US	5/30/2020
Michael Nutting	Meridian	ID	83646 US	5/30/2020
Jonalynn Hansen	Kaysville	UT	83341 US	5/30/2020
Joanna Ellison	Twin Falls	ID	92806 US	5/30/2020
Lauire Wright	Twin Falls	ID	83303 US	5/31/2020
Harry Jayne	Jerome	ID	83338 US	6/1/2020
Douglas Baughman			US	6/1/2020

Comment

"Please keep the charm of our historic Twin Falls. The above- mentioned variances are too much to ask for... I am not."

"Preserving historic neighborhoods are good economics. They entice people because they are soothing, spacious, and historic."

"Historic neighborhoods are good economics. Residents and visitors love them. Distribute the 'Original Townsite Historic District'."

"I own a property in the area impacted."

"I am signing because we should not change the iconic look of downtown Twin Falls. It's already bad enough that you are changing it."

"It's a historic district not a place for two five story apartment buildings. Lots of room six blocks south !"

"I had the pleasure of living in Twin Falls in 1997."

"Poorly planned development"

"We don't need to over run"

"I love just a block away from this and cannot imagine the negative impact this will have on our beautiful downtown."

"This will ruin the downtown area and lower property value."

"Not a good idea. This will be a parking nightmare. It's almost ridiculous to park on any street in downtown Twin Falls."

"I am always for keeping the integrity of historic places in a town! This complex does not need to be built downtown."

"To hell with your progress and profit, I miss the town I grew up in..."

"The parking is already atrocious at times and this will just make matters so much worse. The proposed building will be a parking nightmare."

"We need to protect downtown"

"please follow comprehensive plan"

"Jon Zernickow"

"When it was a clinic, parking was a huge issue. Turning it into apartments, would be an unsightly and tragic mistake."

"We don't need a ugly building like that ruining out historic downtown."

"Keep downtown historical"

"Katrina Farr"

"I live in a 100+ year old home in Twin Falls and I strongly believe in the sanctity of preserving the history of cities like Twin Falls."

"That thing is ugly and does not need to be any part of representing what Twin Falls Idaho is about."

"Our city government is out of touch with the people."

"Mildred Herbold"

"Our council is corrupt and this is a poorly planned "idea" for housing."

"Save downtown build that somewhere else more suitable."

"Do not agree with new zoning proposal"

"Please do not destroy the uniqueness of "Historic Downtown" Twin Falls. You've worked so hard to make downtown Twin Falls historic."

"Dylan Bargman"

"Transparency...plus following the established zoning laws."

"Pamela Youngs"

"Please preserve our historic district! I believe these sites currently proposed for multiple story apartment buildings will ruin the historic district."

"Lack of parking"

"I do not agree with having a 5 story building in our town"

"Twin Falls has already lost so many historic buildings. Stick with your comp plan guidelines, which have been there since 1960."

"Seriously? That's a lot of people (and cars) to cram in such a small area. If you want to live in or build a 5-story apartment building, you need to find a better location."

"It is the right thing to do"

"It's important to me"

"Too much money being spent on worthless things. And too much history being taken away."

"What"

"My kids deserve a safe area to attend school"

"A former resident of Twin Falls. TF struggles to support it's historic value. Here is an opportunity to preserve what is left of the historic downtown."

"That road is already too busy."

"There's just all ready no parking downtown. Add these buildings and it will be worse."

"The Urban Renewal and City of Twin Falls have not been transparent on this project and the one with with Idaho Y&N."

"Don't waste the tax papers money twin doesn't need to grow there's no reason for it"

"I live on 9th Ave North and would love to have the HISTORIC downtown area stay historic, small knit, and original!"

"That would be i. Poor taste for the feeling of down town."

"I'm tired of runaway greed. Nothing seems to be sacred with the City folks. There is no reason whatsoever NOT to

"No way there would be enough parking! Does TF fire dept have capability to go up 5 stories even?"

"Candice verwer"

"Cause it's history leave it alone"

"I am signing this petition because this community belongs to the people and we will decide who can and can't live

"It is important for new buildings to fit in with the established look and feel of the historic area. This charm is the ve

"I own a Small Business in Downtown Twin Falls & want it to keep it's Charm & Historic Vibe!"

"Joni Ellison Jeff"

"Michael Pierre"

"Parking in that area will not allow for such an influx."

"Concerned about safety and parking"

"I live in the neighborhood and this development the way it is proposed now will cause to much traffic and parking

"This development does not belong in downtown TF. It belongs near schools, stores and medical services."

"Parking is hard enough already"

"Twin Falls is my hometown and this project is not good for the area!"

"This will be an eyesore to the quaintness of downtown Twin Falls. Have them refurbish the old warehouses instea

"How does this even make any logical sense. I'm a Twin Falls local and I say No."

"This is such and egregious disregard of planning norms by the Twin Falls Planning and Zoning Commission someon

"This is not a project that belongs in the middle of historic Twin Falls. Instead of driving upon our beautiful city squa

"I want to preserve the charm and look of downtown Twin Falls. This building would not fit into either of those cat

"There are plenty of other places for a structure this size. Not here!"

"Modern is cool, but historical twin falls in a window into the past."

"We need to safe our downtown."

"Its counter productive, considering how hard businesses have worked to get downtown back to beautiful. Yikes Tw

"We need to keep history and our old ways in twin falls. We don't need to be like Boise or California. We are a farm

"Storic Bulding's shud stay has it is, storic."

"This buidling project reminds me ov the Soviet Unionis Khrushchyovka housing developments... All the ugliness bu

"Save the history"

"chelsi Edwards"

"The city has done so much to bring back OLD DOWN TOWN it needs to stsy as is it was already bad enough they to

"Help stop this!! ☐"

"I☐m helping support my sister Colette Armstead. ☐☐"

"Preserve the historic look of that location. Surely there is another site that would be a better location for this proje

"I don't think an apartment building of this magnitude is congruent with historic downtown."

"I think this is important!"

"I have lived in Twin Falls my entire life. My mom owned a shop downtown and I have such fond memories of the c

"This is so important to our family. Please take just a minute and read through our reasons wh

"Negative impact on downtown"

"Historic Twin Falls IS NOT the place for this! It ruins the aesthetics and feel driving down Shoshone Street. It will co

"I have experienced low income housing. It can decimate property values and lead to crime increases and vandalis

"Hard no. Follow the rules or don't build in downtown. I live near a building with only street parking. I don't with th

"There are plenty of empty lots Southeast of down town for this type of development. Parking, additional travel lan

"I believe in historic and community preservation and these buildings will adversely effect both. Terrible, terrible id

of these ne
project prop

town integri

esidential str

projects..."

ich is a huge

those near e
s developme

led or brick t

it the citizen
if this g

he library, a

①

NOTICE TO TWIN FALLS CITY COUNCIL: We, the undersigned Residents of Twin Falls, Idaho, are opposed to the development known as PZ20-0014 Masquerey Lofts. We are asking you to honor the established rules for building projects within the Twin Falls Comprehensive plan. These zoning changes will greatly impact our city and historic district. The low density, proposed area (660 Shoshone St E, 137 8th Ave E and 155 7th Ave E) cannot withstand increased height allowance, lack of setbacks, high density housing, increased street parking, city park overflow, and traffic increases.

We OPPOSE these zoning changes. The proposed project includes TWO 5 story apartment buildings, with a combined 112 units. Zoning variances regarding lot occupancy (density), building height, setbacks and parking have all been requested by Boise developer Galena Opportunity Fund. The requested zoning changes now move to Twin Falls City Council on June 8, 2020, after a conditional approval by TF Planning and Zoning on May 5, 2020.

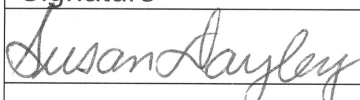
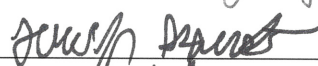
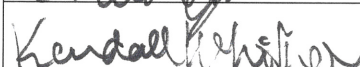
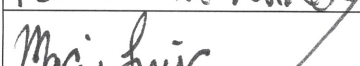
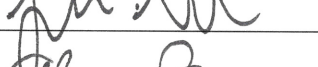
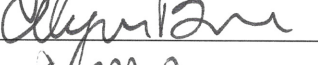
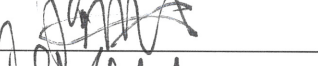
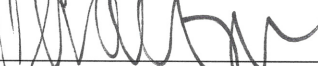
Major variances include:

- **Density:** current high density zoning is 8-25 dwelling units per acre; Galena project is 84 units per acre. (1.33 acre, 112 units).
- **Parking:** current zoning is 2 spaces per dwelling requiring 224 spaces; Galena proposes 104 on site spaces/53 on street for 159 total
- **Setbacks:** current zoning is 20 feet; Galena is requesting 0.
- **Height:** current zoning is 35 feet; Galena is requesting 62 feet.

The City Council can approve the project with or without the proposed parking recommendations put forth by the Planning and Zoning Commission.

City Council members, please listen to the concerned citizens of Twin Falls...please consider the number of residents that are asking, "No variances-stick to the rules."

We are opposed to this project and ask City Council to VOTE NO on PZ20-0014.

Signature	Name	E-Mail	Street address	Phone Number
	Susan Dayley	susan.hansen10@aol.com	1139 7th Ave E.	208.313.5540
	Jocelyn Lind	jocelynind@gmail	559 Falls Ave W	(208) 308-5899
	Amelia Jensen	ameliaa.jensen@gmail	209 Birchton Loop	208 731 1095
	Kendall Whitney	kendallwhitney13@gmail.com	3720 N. 27th E.	(208) 316-6573
	Macie Lewis	lewi.macie0979@mytfsd.org	532 Woodland Dr.	(208) 280-8374
	Jordyn King	@jordynrock@yahoo	124 Buchanan	208-749-7393
	ALYSSA BECERRA	becer.alyss0005@mytfsd.org	1381 Tara St	208 420 8369
	Jillian Akridge	@jillian.akridge@gmail	380 View Ave	901-500-8829
	Chrystal Akridge	akridge12@gmail.com	380 View T.F.	208 404 1907
	Logan Bowman	15631703@gmail.com	648 Falls Ave W	208 490 7152

CITY OF TWIN FALLS
PLANNING & ZONING

JUN 03 2020

RECEIVED

NOTICE TO TWIN FALLS CITY COUNCIL: We, the undersigned Residents of Twin Falls, Idaho, are opposed to the development known as PZ20-0014 Masquerey Lofts. We are asking you to honor the established rules for building projects within the Twin Falls Comprehensive plan. These zoning changes will greatly impact our city and historic district. The low density, proposed area (660 Shoshone St E, 137 8th Ave E and 155 7th Ave E) cannot withstand increased height allowance, lack of setbacks, high density housing, increased street parking, city park overflow, and traffic increases.

We OPPOSE these zoning changes. The proposed project includes TWO 5 story apartment buildings, with a combined 112 units. Zoning variances regarding lot occupancy (density), building height, setbacks and parking have all been requested by Boise developer Galena Opportunity Fund. The requested zoning changes now move to Twin Falls City Council on June 8, 2020, after a conditional approval by TF Planning and Zoning on May 5, 2020.

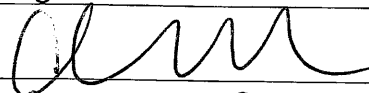
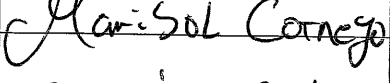
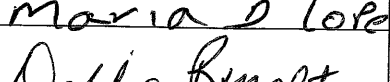
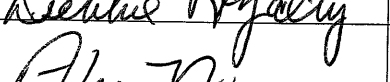
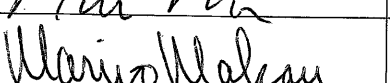
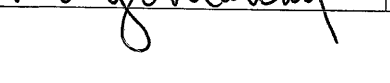
Major variances include:

- o **Density:** current high density zoning is 8-25 dwelling units per acre; Galena project is 84 units per acre. (1.33 acre, 112 units).
- o **Parking:** current zoning is 2 spaces per dwelling requiring 224 spaces; Galena proposes 104 on site spaces/53 on street for 159 total.
- o **Setbacks:** current zoning is 20 feet; Galena is requesting 0.
- o **Height:** current zoning is 35 feet; Galena is requesting 62 feet.

The City Council can approve the project with or without the proposed parking recommendations put forth by the Planning and Zoning Commission.

City Council members, please listen to the concerned citizens of Twin Falls...please consider the number of residents that are asking, "No variances-stick to the rules."

We are opposed to this project and ask City Council to VOTE NO on PZ20-0014.

Signature	Name	E-Mail	Street address	Phone Number
	Annette Miranda		325 Elm St N, TFI	208-404-9121
	Ashley Poore		350 5th Ave. E. Apt. #1	(208) 537-8885
	Kyleigh Bowler		647 O'Leary Way	(208) 421-7761
	Ricel Royalty		3258 E 3210 N	208-410-0367
	Jeffrey Royalty		2510 E 3707 N	208-751-0422
	Marisol Cornejo		450 Pleasant Rd W.	(702) 539-0600
	Maria Lopez		1122 W. Chintan St #17	(208) 628-6283
	Debbie Royalty		3258 E 3210 N TFI	208-410-2200
	Alena Mangun		127 Dubois Ave TF	208-420-0282
	MARIJO MAKAY		1426 Hill Ave E TF	(208) 736-3750

10

NOTICE TO TWIN FALLS CITY COUNCIL: We, the undersigned Residents of Twin Falls, Idaho, are opposed to the development known as PZ20-0014 Masquerey Lofts. We are asking you to honor the established rules for building projects within the Twin Falls Comprehensive plan. These zoning changes will greatly impact our city and historic district. The low density, proposed area (660 Shoshone St E, 137 8th Ave E and 155 7th Ave E) cannot withstand increased height allowance, lack of setbacks, high density housing, increased street parking, city park overflow, and traffic increases.

We OPPOSE these zoning changes. The proposed project includes TWO 5 story apartment buildings, with a combined 112 units. Zoning variances regarding lot occupancy (density), building height, setbacks and parking have all been requested by Boise developer Galena Opportunity Fund. The requested zoning changes now move to Twin Falls City Council on June 8, 2020, after a conditional approval by TF Planning and Zoning on May 5, 2020.

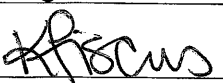
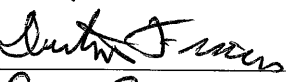
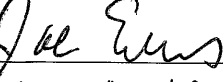
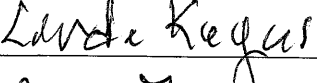
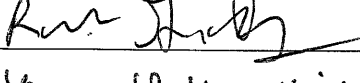
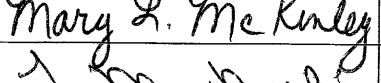
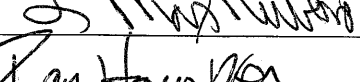
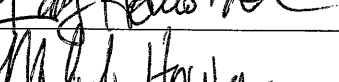
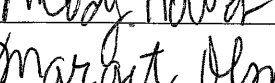
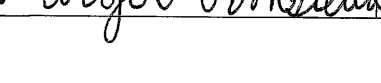
Major variances include:

- o **Density:** current high density zoning is 8-25 dwelling units per acre; Galena project is 84 units per acre. (1.33 acre, 112 units).
- o **Parking:** current zoning is 2 spaces per dwelling requiring 224 spaces; Galena proposes 104 on site spaces/53 on street for 159 total.
- o **Setbacks:** current zoning is 20 feet; Galena is requesting 0.
- o **Height:** current zoning is 35 feet; Galena is requesting 62 feet.

The City Council can approve the project with or without the proposed parking recommendations put forth by the Planning and Zoning Commission.

City Council members, please listen to the concerned citizens of Twin Falls...please consider the number of residents that are asking, "No variances-stick to the rules."

We are opposed to this project and ask City Council to VOTE NO on PZ20-0014.

Signature	Name	E-Mail	Street address	Phone Number
	Karen Fiscus	dkfiscus@yahoo.com	1204 Desert View Dr Twin Falls ID 83301	208-734-8943
	Dustin Fiscus	dkfiscus@yahoo.com	1204 Desert View Dr Twin Falls ID 83301	208-734-8943
	Joe Evans		238 8th Ave E	733-1358
	Linda Keyes		238 8th Ave E	733-1358
	Richard McKinley	idnaut@aol.com	1048 Warm Springs Pl Twin Falls, ID 83301	208-280-0677
	Mary L. McKinley	rincome@aol.com	1048 Warm Springs Pl Twin Falls, ID 83301	208 404 3093
	L. Max Newlin	magiecmx42@hotmail.com	828 7th Ave E Twin Falls ID 83301	208-221-8671
	Ray Homolka	raymho42@gmail.com	230 7th Ave N	208-731-6903
	Melody Howes	Mcturn36@gmail.com	230 7th Ave N	623-308-1393
	Margit Olmstead	coocolms@gmail.com	1545 Poplar Ave	208 410 1315

12

NOTICE TO TWIN FALLS CITY COUNCIL: We, the undersigned Residents of Twin Falls, Idaho, are opposed to the development known as PZ20-0014 Masqueray Lofts. We are asking you to honor the established rules for building projects within the Twin Falls Comprehensive plan. These zoning changes will greatly impact our city and historic district. The low density, proposed area (660 Shoshone St E, 137 8th Ave E and 155 7th Ave E) cannot withstand increased height allowance, lack of setbacks, high density housing, increased street parking, city park overflow, and traffic increases.

We OPPOSE these zoning changes. The proposed project includes TWO 5 story apartment buildings, with a combined 112 units. Zoning variances regarding lot occupancy (density), building height, setbacks and parking have all been requested by Boise developer Galena Opportunity Fund. The requested zoning changes now move to Twin Falls City Council on June 8, 2020, after a conditional approval by TF Planning and Zoning on May 5, 2020.

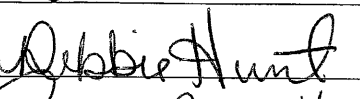
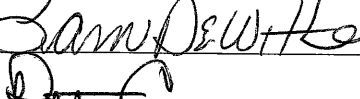
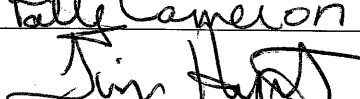
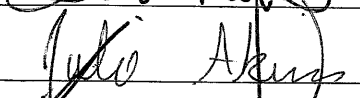
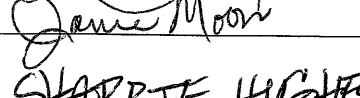
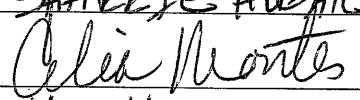
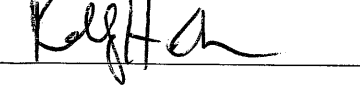
Major variances include:

- o **Density:** current high density zoning is 8-25 dwelling units per acre; Galena project is 84 units per acre. (1.33 acre, 112 units).
- o **Parking:** current zoning is 2 spaces per dwelling requiring 224 spaces; Galena proposes 104 on site spaces/53 on street for 159 total.
- o **Setbacks:** current zoning is 20 feet; Galena is requesting 0.
- o **Height:** current zoning is 35 feet; Galena is requesting 62 feet.

The City Council can approve the project with or without the proposed parking recommendations put forth by the Planning and Zoning Commission.

City Council members, please listen to the concerned citizens of Twin Falls...please consider the number of residents that are asking, "No variances-stick to the rules."

We are opposed to this project and ask City Council to VOTE NO on PZ20-0014.

Signature	Name	E-Mail	Street address	Phone Number
	Debbie Hunt	debijhunt@hotmail.com	860 River View Dr.	208-720-2321
	Pam DeWitte	plmnte@yahoo.com	1123 N. Elm St. T.F.	208-969-0823
	Patty Cameron		2322 Longbow Dr Twin Falls, ID 83301	208-329-3197
	Tim Hunt	debijhunt@hotmail.com	259 Tyler	208-539-7611
	Julie Atkins	juliatkins@gmail.com	151 9th Ave E. Twin Falls, ID	208-329-0708
	Brian Ward	ALLIARDS MATTHEW@gmail.com	2173 Highland Ave E	208-421-2411
	JANIE MOON	janie@janie.com	1124 9th AVE E. TWIN FALLS	208-404-1865
	Sharrice Hights	TWOCATDOGS@hotmail.com	304 8th Ave E. T.F.	208-308-5596
	Celia Montes	celiamontes09@gmail.com	269 Sidney St	208-948-5639
	Kelly H. Anderson	kellyanderson@live.com	877 Orchard St. N	208-735-1385

NOTICE TO TWIN FALLS CITY COUNCIL: We, the undersigned Residents of Twin Falls, Idaho, are opposed to the development known as PZ20-0014 Masquerey Lofts. We are asking you to honor the established rules for building projects within the Twin Falls Comprehensive plan. These zoning changes will greatly impact our city and historic district. The low density, proposed area (660 Shoshone St E, 137 8th Ave E and 155 7th Ave E) cannot withstand increased height allowance, lack of setbacks, high density housing, increased street parking, city park overflow, and traffic increases.

We OPPOSE these zoning changes. The proposed project includes TWO 5 story apartment buildings, with a combined 112 units. Zoning variances regarding lot occupancy (density), building height, setbacks and parking have all been requested by Boise developer Galena Opportunity Fund. The requested zoning changes now move to Twin Falls City Council on June 8, 2020, after a conditional approval by TF Planning and Zoning on May 5, 2020.

Major variances include:

- **Density:** current high density zoning is 8-25 dwelling units per acre; Galena project is 84 units per acre. (1.33 acre, 112 units).
- **Parking:** current zoning is 2 spaces per dwelling requiring 224 spaces; Galena proposes 104 on site spaces/53 on street for 159 total.
- **Setbacks:** current zoning is 20 feet; Galena is requesting 0.
- **Height:** current zoning is 35 feet; Galena is requesting 62 feet.

The City Council can approve the project with or without the proposed parking recommendations put forth by the Planning and Zoning Commission.

City Council members, please listen to the concerned citizens of Twin Falls...please consider the number of residents that are asking, "No variances-stick to the rules."

We are opposed to this project and ask City Council to VOTE NO on PZ20-0014.

Signature	Name	E-Mail	Street address	Phone Number
	Guada Allen	quadar@hotm@il.com	620 Orchard Dr W.	208-940-2683
	Manuel Salinas	76SalinasCedil@ic@gmail.com	168 Ramage ST	208-316-7022
	Kila Ludricks	kila165964@gmail.com	575 Sparks street N	2084205726
	Aldin Marona	maronaaldin@gmail.com	349 Harrison st.	208 320 3507
	Tyler Smith	mrsmtthytkreg@gmail.com	1463 Mt. View Dr.	208-731-7154
	Jarrod Roberts	elthead10@gmail.com	260 7th Ave East	208-421-3074
	Danielle Roberts	droberts@csi.edu	260 7th Ave E.	208-293-8540
	Kaira Roberts	kroberts@csi.edu	260 7th Ave E	208-421-3074
	SCOTT ROBERTS	@GMAIL ECEORUMM@EN	260 7th Ave E	208-320-2072
	Pat J. Herman	pleman@trivert.com	1305 BITTERROOT DR	108 659-2190

(10)

NOTICE TO TWIN FALLS CITY COUNCIL: We, the undersigned Residents of Twin Falls, Idaho, are opposed to the development known as PZ20-0014 Masqueray Lofts. We are asking you to honor the established rules for building projects within the Twin Falls Comprehensive plan. These zoning changes will greatly impact our city and historic district. The low density, proposed area (660 Shoshone St E, 137 8th Ave E and 155 7th Ave E) cannot withstand increased height allowance, lack of setbacks, high density housing, increased street parking, city park overflow, and traffic increases.

We OPPOSE these zoning changes. The proposed project includes TWO 5 story apartment buildings, with a combined 112 units. Zoning variances regarding lot occupancy (density), building height, setbacks and parking have all been requested by Boise developer Galena Opportunity Fund. The requested zoning changes now move to Twin Falls City Council on June 8, 2020, after a conditional approval by TF Planning and Zoning on May 5, 2020.

Major variances include:

- o **Density:** current high density zoning is 8-25 dwelling units per acre; Galena project is 84 units per acre. (1.33 acre, 112 units).
- o **Parking:** current zoning is 2 spaces per dwelling requiring 224 spaces; Galena proposes 104 on site spaces/53 on street for 159 total.
- o **Setbacks:** current zoning is 20 feet; Galena is requesting 0.
- o **Height:** current zoning is 35 feet; Galena is requesting 62 feet.

The City Council can approve the project with or without the proposed parking recommendations put forth by the Planning and Zoning Commission.

City Council members, please listen to the concerned citizens of Twin Falls...please consider the number of residents that are asking, "No variances-stick to the rules."

We are opposed to this project and ask City Council to VOTE NO on PZ20-0014.

Signature	Name	E-Mail	Street address	Phone Number
<i>Michael Morey</i>	Michael Morey	MICHAELWBYNE MORSEY@YSHOO.COM	130 8TH AVENUE E TWIN FALLS, IDAHO 83301	208-484-0854
<i>Sean Patrick Morey</i>	Sean Patrick Morey	seanpatrickmorey @yahoo.com	215 Ash Street 83301 Twin Fall, ID	208-422-2312
<i>Tami A. Billmeyer</i>	Tami A. Billmeyer	tami.9038@msn.com	450 Quincey St. TF	208-316-1470
<i>Cathryn Sheen</i>	CATHRYN SHEEN	sheenrussell @yahoo.com	271 7th Ave. N	208-420-0979
<i>Kathy Leary</i>	Kathy Leary	KATHY LEARY@XO	235 8th Ave E	208-732-9148
<i>Erin Hiatt</i>	Erin Hiatt	erinmc92@gmail.com	224 9th Ave E. Twin Falls,	208-946-0276
<i>Alex Watt</i>	Alex Watt	awatt191@gmail.com	224 9th Ave E. Twin Falls, ID	208-420-6876
<i>Jerry Michener</i>	Jerry Michener	JerryMichener1@gmail.com	278 9th Ave. N.	208-421-0777
<i>Mary Michener</i>	Mary Michener	MaryMichener@hotmail.com	228 9th Ave N	208-420-1314
<i>Carol Ellison</i>	Carol Ellison	carol.s.ellison@gmail.com	961 RIVER MIST PATH Twin Falls, ID.	208-733-8963

9

NOTICE TO TWIN FALLS CITY COUNCIL: We, the undersigned Residents of Twin Falls, Idaho, are opposed to the development known as PZ20-0014 Masquerey Lofts. We are asking you to honor the established rules for building projects within the Twin Falls Comprehensive plan. These zoning changes will greatly impact our city and historic district. The low density, proposed area (660 Shoshone St E, 137 8th Ave E and 155 7th Ave E) cannot withstand increased height allowance, lack of setbacks, high density housing, increased street parking, city park overflow, and traffic increases.

We OPPOSE these zoning changes. The proposed project includes TWO 5 story apartment buildings, with a combined 112 units. Zoning variances regarding lot occupancy (density), building height, setbacks and parking have all been requested by Boise developer Galena Opportunity Fund. The requested zoning changes now move to Twin Falls City Council on June 8, 2020, after a conditional approval by TF Planning and Zoning on May 5, 2020.

Major variances include:

- **Density:** current high density zoning is 8-25 dwelling units per acre; Galena project is 84 units per acre. (1.33 acre, 112 units).
- **Parking:** current zoning is 2 spaces per dwelling requiring 224 spaces; Galena proposes 104 on site spaces/53 on street for 159 total.
- **Setbacks:** current zoning is 20 feet; Galena is requesting 0.
- **Height:** current zoning is 35 feet; Galena is requesting 62 feet.

The City Council can approve the project with or without the proposed parking recommendations put forth by the Planning and Zoning Commission.

City Council members, please listen to the concerned citizens of Twin Falls...please consider the number of residents that are asking, "No variances-stick to the rules."

We are opposed to this project and ask City Council to VOTE NO on PZ20-0014.

Signature	Name	E-Mail	Street address	Phone Number
Glenda Miller	Glenda Miller	glrm52@hotmail.com	664 Alturas Drive N	(208) 734-0794
David E. Jensen	DAVID JENSEN	2796 PAINTBRUSH DR.		(208) 420-9298
Marilyn Jensen	MARILYN J JENSEN	2796 Paintbrush Dr. T.F.		(208) 420-7779
Robert + Margaret Boston		makboston@gmail.com	912 6th Ave N	208 736-1774
John Fisher	John Fisher	sjfisher@cableone.net	245 6th Ave N	208-731-6869
Judy Fisher	Judy Fisher	" "	" "	" "
Charles DeRoche	CHAR DeRoche		590 Sarah Ave	208-539-7765
Carol Ellison				
Carol Ellison	CARMELLSON	CARMELLSON@GMAIL.COM	8th Ave E	208 410-5674
Mal Brady	MICHAEL BRADY	BOENSJC@yahoo	206 8th Ave N	925 980-6559

5

NOTICE TO TWIN FALLS CITY COUNCIL: We, the undersigned Residents of Twin Falls, Idaho, are opposed to the development known as PZ20-0014 Masqueray Lofts. We are asking you to honor the established rules for building projects within the Twin Falls Comprehensive plan. These zoning changes will greatly impact our city and historic district. The low density, proposed area (660 Shoshone St E, 137 8th Ave E and 155 7th Ave E) cannot withstand increased height allowance, lack of setbacks, high density housing, increased street parking, city park overflow, and traffic increases.

We OPPOSE these zoning changes. The proposed project includes TWO 5 story apartment buildings, with a combined 112 units. Zoning variances regarding lot occupancy (density), building height, setbacks and parking have all been requested by Boise developer Galena Opportunity Fund. The requested zoning changes now move to Twin Falls City Council on June 8, 2020, after a conditional approval by TF Planning and Zoning on May 5, 2020.

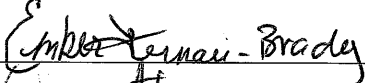
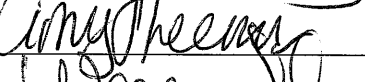
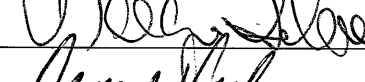
Major variances include:

- o **Density:** current high density zoning is 8-25 dwelling units per acre; Galena project is 84 units per acre. (1.33 acre, 112 units).
- o **Parking:** current zoning is 2 spaces per dwelling requiring 224 spaces; Galena proposes 104 on site spaces/53 on street for 159 total.
- o **Setbacks:** current zoning is 20 feet; Galena is requesting 0.
- o **Height:** current zoning is 35 feet; Galena is requesting 62 feet.

The City Council can approve the project with or without the proposed parking recommendations put forth by the Planning and Zoning Commission.

City Council members, please listen to the concerned citizens of Twin Falls...please consider the number of residents that are asking, "No variances-stick to the rules."

We are opposed to this project and ask City Council to VOTE NO on PZ20-0014.

Signature	Name	E-Mail	Street address	Phone Number
	Ember Fernau-Brady	ember.fernau4@gmail.com	200 8th Ave N.	701-321-5471
	Amy Fleenor		1339 Woodward Cir TF	208-410-1953
	JAYNE SILVER		261 N 7th TF	208-320-3450
	Dana J Walker	dana.j.walker@homeplanet.com	137 8th Ave N.	208-329-9896
	Lindsay Jacobsen	lindsayjac@msn.com	138 7th Ave N TF	208-731-3734

5

12

NOTICE TO TWIN FALLS CITY COUNCIL: We, the undersigned Residents of Twin Falls, Idaho, are opposed to the development known as PZ20-0014 Masquerey Lofts. We are asking you to honor the established rules for building projects within the Twin Falls Comprehensive plan. These zoning changes will greatly impact our city and historic district. The low density, proposed area (660 Shoshone St E, 137 8th Ave E and 155 7th Ave E) cannot withstand increased height allowance, lack of setbacks, high density housing, increased street parking, city park overflow, and traffic increases.

We OPPOSE these zoning changes. The proposed project includes TWO 5 story apartment buildings, with a combined 112 units. Zoning variances regarding lot occupancy (density), building height, setbacks and parking have all been requested by Boise developer Galena Opportunity Fund. The requested zoning changes now move to Twin Falls City Council on June 8, 2020, after a conditional approval by TF Planning and Zoning on May 5, 2020.

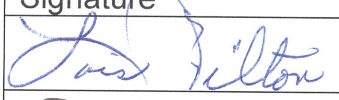
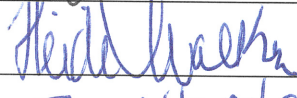
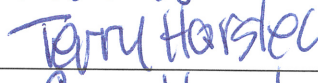
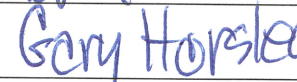
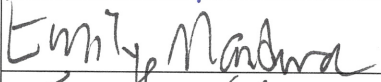
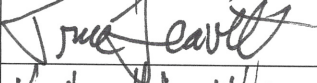
Major variances include:

- o **Density:** current high density zoning is 8-25 dwelling units per acre; Galena project is 84 units per acre. (1.33 acre, 112 units).
- o **Parking:** current zoning is 2 spaces per dwelling requiring 224 spaces; Galena proposes 104 on site spaces/53 on street for 159 total.
- o **Setbacks:** current zoning is 20 feet; Galena is requesting 0.
- o **Height:** current zoning is 35 feet; Galena is requesting 62 feet.

The City Council can approve the project with or without the proposed parking recommendations put forth by the Planning and Zoning Commission.

City Council members, please listen to the concerned citizens of Twin Falls...please consider the number of residents that are asking, "No variances-stick to the rules."

We are opposed to this project and ask City Council to VOTE NO on PZ20-0014.

Signature	Name	E-Mail	Street address	Phone Number
	Lois Tilton		918 Madrona St	208 733-6620
	Ron Kerr	hikerron@aol.com	815 S. Park Ave W	208-731-8221
	Heidi Walker	hwalker@charlsondpc.com	667 Ketter Dr	208 731-1064
	Terry Horsley	terry@redstradingpost.com	235 9th Ave North	208 539 2796
	Gary Horsley	terry@redstradingpost.com	235 9th Ave North	208 539 2799
	Emily Mandra		1935 Riverwalk Rd	208 421 6240
	True Leavitt	trueleavitt@gmail.com	3239 Addison Ave E	208 595 8700
	Kelly McDonough	anany.mcdonough@gmail.com	414 east Ave K	(208) 524-1006

8

NOTICE TO TWIN FALLS CITY COUNCIL: We, the undersigned Residents of Twin Falls, Idaho, are opposed to the development known as PZ20-0014 Masquerey Lofts. We are asking you to honor the established rules for building projects within the Twin Falls Comprehensive plan. These zoning changes will greatly impact our city and historic district. The low density, proposed area (660 Shoshone St E, 137 8th Ave E and 155 7th Ave E) cannot withstand increased height allowance, lack of setbacks, high density housing, increased street parking, city park overflow, and traffic increases.

We OPPOSE these zoning changes. The proposed project includes TWO 5 story apartment buildings, with a combined 112 units. Zoning variances regarding lot occupancy (density), building height, setbacks and parking have all been requested by Boise developer Galena Opportunity Fund. The requested zoning changes now move to Twin Falls City Council on June 8, 2020, after a conditional approval by TF Planning and Zoning on May 5, 2020.

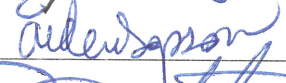
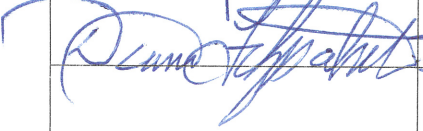
Major variances include:

- **Density:** current high density zoning is 8-25 dwelling units per acre; Galena project is 84 units per acre. (1.33 acre, 112 units).
- **Parking:** current zoning is 2 spaces per dwelling requiring 224 spaces; Galena proposes 104 on site spaces/53 on street for 159 total.
- **Setbacks:** current zoning is 20 feet; Galena is requesting 0.
- **Height:** current zoning is 35 feet; Galena is requesting 62 feet.

The City Council can approve the project with or without the proposed parking recommendations put forth by the Planning and Zoning Commission.

City Council members, please listen to the concerned citizens of Twin Falls...please consider the number of residents that are asking, "No variances-stick to the rules."

We are opposed to this project and ask City Council to VOTE NO on PZ20-0014.

Signature	Name	E-Mail	Street address	Phone Number
	Rod LeBrie		160 Filer Ave	208-410-9450
	Jamie Gardner	gardnerjamie40@gmail.com	230 Taylor St. TF.	208-536-0595
	Eli Doolin	elidoolin@overheaddoorinc.com	1287 Harrison	208-490-7314
	David Smith		417 Gardner ave Twin	208-731-7306
	Tim Thompson		160 Filer TF ID 83301	(208) 404-9733
	Terry Dowd		1532 Parker St TF.	208 731 8967
	Aiden Dapson	gracefulniko@gmail.com	134 8th Ave N.	208-366-231
	Diane Fitzpatrick	diane.kay.fitzpatrick@	519 5th Ave E.	208-308-9681

100

NOTICE TO TWIN FALLS CITY COUNCIL: We, the undersigned Residents of Twin Falls, Idaho, are opposed to the development known as PZ20-0014 Masqueray Lofts. We are asking you to honor the established rules for building projects within the Twin Falls Comprehensive plan. These zoning changes will greatly impact our city and historic district. The low density, proposed area (660 Shoshone St E, 137 8th Ave E and 155 7th Ave E) cannot withstand increased height allowance, lack of setbacks, high density housing, increased street parking, city park overflow, and traffic increases.

We OPPOSE these zoning changes. The proposed project includes TWO 5 story apartment buildings, with a combined 112 units. Zoning variances regarding lot occupancy (density), building height, setbacks and parking have all been requested by Boise developer Galena Opportunity Fund. The requested zoning changes now move to Twin Falls City Council on June 8, 2020, after a conditional approval by TF Planning and Zoning on May 5, 2020.

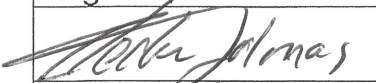
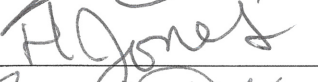
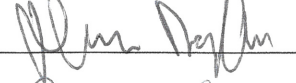
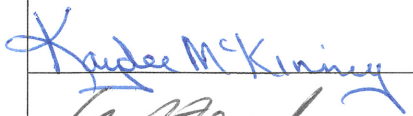
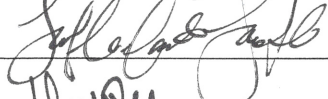
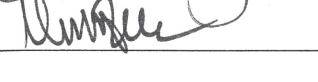
Major variances include:

- o **Density:** current high density zoning is 8-25 dwelling units per acre; Galena project is 84 units per acre. (1.33 acre, 112 units).
- o **Parking:** current zoning is 2 spaces per dwelling requiring 224 spaces; Galena proposes 104 on site spaces/53 on street for 159 total.
- o **Setbacks:** current zoning is 20 feet; Galena is requesting 0.
- o **Height:** current zoning is 35 feet; Galena is requesting 62 feet.

The City Council can approve the project with or without the proposed parking recommendations put forth by the Planning and Zoning Commission.

City Council members, please listen to the concerned citizens of Twin Falls...please consider the number of residents that are asking, "No variances-stick to the rules."

We are opposed to this project and ask City Council to VOTE NO on PZ20-0014.

Signature	Name	E-Mail	Street address	Phone Number
	Hector Salinas	hectorsalinas@gmail	879 Osterlo	208 329-3788
	Jonah Borup	borup.jonah@gmail.com	814 Miller St	208-944-9271
	Hunter Jones	joneshunter1998	718 Grant Ave	208-749-0722
	CAROLINE KEIHL		1158 Terra Ave.	707 350 3523
	PHILLIP DOUGLAS	01265A12@GMAIL	1158 TERRA AVE	707 350-2292
Gloria Clark	Gloria Clark	W on	136 10 th Ave E	None
	Kaydee McKinney	kaydeemc123@gmail.com	2951 Denise Ave	310-780-8867
	Alex Head	alexghead@hotmail.com	417 Altair Dr. T.F.	208-251-5833
	Sutherland Smith	sutherland.pelical@gmail.com	700 North Davis Dr. Jerome	(208) 350 6064
	Megan Brown	brown.megan037@gmail.com	3140 Addison Ave E	(208) 420-7458

[illegible]

Christal: 220 8th Ave E.

208-404-8329

Daysha Lee Daysha Lee 236 7th Ave E
dayshalee@gmail.com 208-410-0052

Colton Bartlett 228 7th Ave E 208-613-9554
coltonbartlett122@gmail.com

Michelle Bartlett 228 7th Ave E 208-544-1781
Michelle Michbar2016@gmail.com

Vaughna Rummell

252 7th Ave E

314-484-5130

Vann Rell

NOTICE TO TWIN FALLS CITY COUNCIL: We, the undersigned Residents of Twin Falls, Idaho, are opposed to the development known as PZ20-0014 Masquerey Lofts. We are asking you to honor the established rules for building projects within the Twin Falls Comprehensive plan. These zoning changes will greatly impact our city and historic district. The low density, proposed area (660 Shoshone St E, 137 8th Ave E and 155 7th Ave E) cannot withstand increased height allowance, lack of setbacks, high density housing, increased street parking, city park overflow, and traffic increases.

We OPPOSE these zoning changes. The proposed project includes TWO 5 story apartment buildings, with a combined 112 units. Zoning variances regarding lot occupancy (density), building height, setbacks and parking have all been requested by Boise developer Galena Opportunity Fund. The requested zoning changes now move to Twin Falls City Council on June 8, 2020, after a conditional approval by TF Planning and Zoning on May 5, 2020.

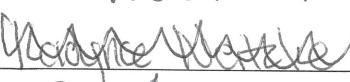
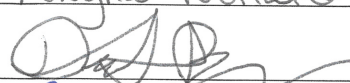
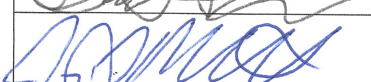
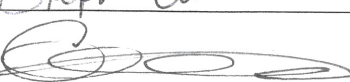
Major variances include:

- **Density:** current high density zoning is 8-25 dwelling units per acre; Galena project is 84 units per acre. (1.33 acre, 112 units).
- **Parking:** current zoning is 2 spaces per dwelling requiring 224 spaces; Galena proposes 104 on site spaces/53 on street for 159 total.
- **Setbacks:** current zoning is 20 feet; Galena is requesting 0.
- **Height:** current zoning is 35 feet; Galena is requesting 62 feet.

The City Council can approve the project with or without the proposed parking recommendations put forth by the Planning and Zoning Commission.

City Council members, please listen to the concerned citizens of Twin Falls...please consider the number of residents that are asking, "No variances-stick to the rules."

We are opposed to this project and ask City Council to VOTE NO on PZ20-0014.

Signature	Name	E-Mail	Street address	Phone Number
	Elizabeth Turner	turnerlibb@hotmail.com	Adams St	208 404 4754
Amanda Neitzke	Amanda Neitzke	neitzke@gmail.com	451 Harrison St.	208-539-3244
	Madeline Neitzke	madeline.neitzke@gmail.com	451 Harrison St.	208-539-8960
	Dustin Brown	dustinbrown@gmail.com	547 E 4th St	208-969-0152
	Jeremy Alan Merchant	jamerchant2002@gmail.com	328 Adams Street	208 404 1640
	Rowley McConner	Rowley Rowley McConner 17@gmail.com	973 White Birch Ave Twin Falls ID	208) 539-4057
	Stephanie Camrache	StephanieShawne@yahoo.com	973 White Birch TF, ID 83301	208-420-3211
	Eddie D. Patterson	Major eddie1@yahoo.com	913 White Birch Ave TF, Id 83301	1-208-420-0190

NOTICE TO TWIN FALLS CITY COUNCIL: We, the undersigned Residents of Twin Falls, Idaho, are opposed to the development known as PZ20-0014 Masquerey Lofts. We are asking you to honor the established rules for building projects within the Twin Falls Comprehensive plan. These zoning changes will greatly impact our city and historic district. The low density, proposed area (660 Shoshone St E, 137 8th Ave E and 155 7th Ave E) cannot withstand increased height allowance, lack of setbacks, high density housing, increased street parking, city park overflow, and traffic increases.

We OPPOSE these zoning changes. The proposed project includes TWO 5 story apartment buildings, with a combined 112 units. Zoning variances regarding lot occupancy (density), building height, setbacks and parking have all been requested by Boise developer Galena Opportunity Fund. The requested zoning changes now move to Twin Falls City Council on June 8, 2020, after a conditional approval by TF Planning and Zoning on May 5, 2020.

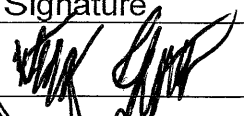
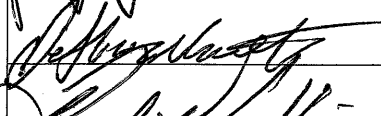
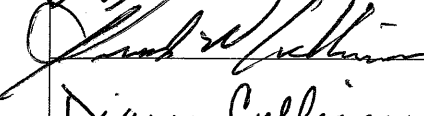
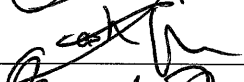
Major variances include:

- o **Density:** current high density zoning is 8-25 dwelling units per acre; Galena project is 84 units per acre. (1.33 acre, 112 units).
- o **Parking:** current zoning is 2 spaces per dwelling requiring 224 spaces; Galena proposes 104 on site spaces/53 on street for 159 total.
- o **Setbacks:** current zoning is 20 feet; Galena is requesting 0.
- o **Height:** current zoning is 35 feet; Galena is requesting 62 feet.

The City Council can approve the project with or without the proposed parking recommendations put forth by the Planning and Zoning Commission.

City Council members, please listen to the concerned citizens of Twin Falls...please consider the number of residents that are asking, "No variances-stick to the rules."

We are opposed to this project and ask City Council to VOTE NO on PZ20-0014.

Signature	Name	E-Mail	Street address	Phone Number
	TRACY CARTER	TRACYCARTER@GMAIL.COM	264 4th AVE W 8338	208-388-0701
	Stacey Wadsworth	StaceyNanson.com	615 Idaho St E Twin Falls ID	208-536-0460
	Jeff Wadsworth	wadsworth-jeff@gmail.com	615 Idaho St E Twin Falls ID 83301	208-650-5174
	Frank Cullinan		263 6th AVE East Twin Falls	208-733-2398
Dianna Cullinan	Dianna Cullinan	diannacul@msn.com	263 6th Ave E Twin Falls	208-410-0874
Cassie Hurst	Cassie Hurst	cassie.cuttie@gmail.com	626 Idaho St E Twin Falls	(208) 352-0183
Cody Hurst	Cody Hurst	ripvanwinckle@gmail.com	"	(208) 352-0182
	Jodi Thorne		303 9th Ave. E	(208) 731-3543
Brandy Thorne	BRANDY THORNE	brandy@2Tidaho.com	"	208-539-7608
Nancy Wonnacott	NANCY Wonnacott		2357th AVE E	208-713-6022
Carl Wonnacott	Carl Wonnacott		235 9th Ave E	208-713-6022

Crystal : 220 8th Ave E.
208-404-8329

Daysha Lee Daysha Lee 236 7th Ave E
dayshalee@gmail.com 208-410-0052

Colton Bartlett 228 7th Ave E . 208-613-9554
coltonbartlett177@gmail.com

Michelle Bartlett 228 7th Ave E 208-544-1781
michbar2016@gmail.com

Vaughna Rummel 252 7th Ave E 314-484-5130
VauRue

RECEIVED

NOTICE TO TWIN FALLS CITY COUNCIL: We, the undersigned Residents of Twin Falls, Idaho, are opposed to the development known as PZ20-0014 Masquerey Lofts. We are asking you to honor the established rules for building projects within the Twin Falls Comprehensive plan. These zoning changes will greatly impact our city and historic district. The low density, proposed area (660 Shoshone St E, 137 8th Ave E and 155 7th Ave E) cannot withstand increased height allowance, lack of setbacks, high density housing, increased street parking, city park overflow, and traffic increases.

We OPPOSE these zoning changes. The proposed project includes TWO 5 story apartment buildings, with a combined 112 units. Zoning variances regarding lot occupancy (density), building height, setbacks and parking have all been requested by Boise developer Galena Opportunity Fund. The requested zoning changes now move to Twin Falls City Council on June 8, 2020, after a conditional approval by TF Planning and Zoning on May 5, 2020.

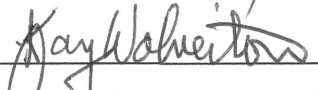
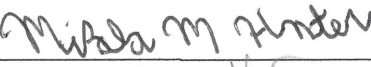
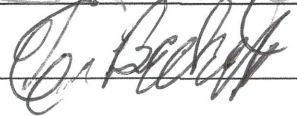
Major variances include:

- o **Density:** current high density zoning is 8-25 dwelling units per acre; Galena project is 84 units per acre. (1.33 acre, 112 units).
- o **Parking:** current zoning is 2 spaces per dwelling requiring 224 spaces; Galena proposes 104 on site spaces/53 on street for 159 total.
- o **Setbacks:** current zoning is 20 feet; Galena is requesting 0.
- o **Height:** current zoning is 35 feet; Galena is requesting 62 feet.

The City Council can approve the project with or without the proposed parking recommendations put forth by the Planning and Zoning Commission.

City Council members, please listen to the concerned citizens of Twin Falls...please consider the number of residents that are asking, "No variances-stick to the rules."

We are opposed to this project and ask City Council to VOTE NO on PZ20-0014.

Signature	Name	E-Mail	Street address	Phone Number
	GARALD NIELSEN	GARALD NIELSEN @ GMAIL.COM	397 WHISPERING PINE TWIN FALLS	208-490-2941
Elaine Prost	see other page			
Chang Bornes	see other page			
J Willery	see other pages			
	KAY WOLVERTON		663 MEADOWVIEW LN N,	208-308-0980
	DALE HUNTER	dale_spagnoli@msn.com		208-931-3001 208-490-2941
	Mikala Hunder	mikalahunder@gmail.com		208-316-5426
	STEPHANIE MELAND			805 368-4658
	ERNEST BECKETT		2781-4 TH AVE E	208-474-4530

Save Historic Twin Falls

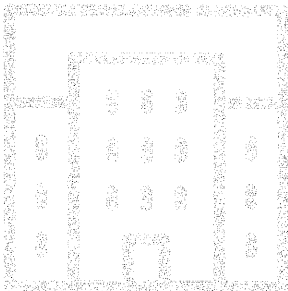


Save Historic Twin Falls

Save Historic Twin Falls



2,024 have signed. Let's get to 2,500!



I agree *J. Williams*

Chong Barnes I agree

Save Historic Twin Falls started this petition to Twin Falls City Council

NOTICE TO TWIN FALLS CITY COUNCIL: We, the undersigned Residents of Twin Falls, Idaho, are opposed to the development known as PZ20-0014 Masquerey Lofts. We are asking you to honor the established rules for building projects within the Twin Falls Comprehensive plan. These zoning changes will greatly impact our city and historic district. The low density, proposed area (660 Shoshone St E, 137 8th Ave E, and 155 7th Ave E) cannot withstand high-density housing, increased street parking, city park overflow, and traffic increases.

We OPPOSE these zoning changes. The proposed project includes TWO 5 story apartment buildings, with a combined 112 units and up to 400 tenants (per HUD guidelines). Zoning variances regarding lot occupancy (density), bldg height, setbacks, and parking have all been requested by Boise developer Galena Opportunity Fund. The requested zoning changes now move to Twin Falls City Council on June 8, 2020, after a conditional approval by TF Planning and Zoning on May 5, 2020. Major variances include:

- Density: current high-density zoning is 8-25 dwelling units per acre; Galena project is 84 units per acre. (1.33 acre, 112 units).
- Parking: current zoning is 2 spaces per dwelling requiring 224 on-site spaces; Galena proposes 104 on-site spaces/55 on street for 159 total.
- Setbacks: current zoning is 20 feet; Galena is requesting 0.
- Height: current zoning is 35 feet; Galena is requesting 62 feet.

The City Council can approve the project with or without the proposed parking recommendations put forth by the Planning and Zoning Commission.

City Council members, please listen to the concerned citizens of Twin Falls...please consider the number of residents that are chanting, "No variances-stick to the rules (a little bit louder now) NO VARIANCES-STICK TO THE RULES!"

The photos are an artist's rendition to show size and general shape of the proposed building on the corner of 8th Ave E. and Shoshone Street. It also shows the building placement with no setbacks (which Galena requested), while the current zoning is 20 feet.

Start a petition of your own

<https://www.change.org/p/twin-falls-city-council-save-historic-twin-falls>

Save Historic Twin Falls

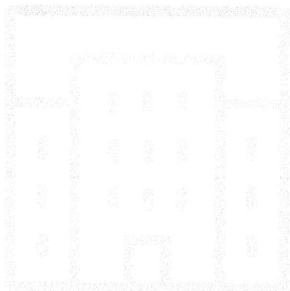


Save Historic Twin Falls

Save Historic Twin Falls



2,032 have signed. Let's get to 2,500!



Save Historic Twin Falls started this petition to Twin Falls City Council

NOTICE TO TWIN FALLS CITY COUNCIL: We, the undersigned Residents of Twin Falls, Idaho, are opposed to the development known as PZ20-0014 Masquerey Lofts. We are asking you to honor the established rules for building projects within the Twin Falls Comprehensive plan. These zoning changes will greatly impact our city and historic district. The low density, proposed area (660 Shoshone St E, 137 8th Ave E, and 155 7th Ave E) cannot withstand high-density housing, increased street parking, city park overflow, and traffic increases.

We OPPOSE these zoning changes. The proposed project includes TWO 5 story apartment buildings, with a combined 112 units and up to 400 tenants (per HUD guidelines). Zoning variances regarding lot occupancy (density), bldg height, setbacks, and parking have all been requested by Boise developer Galena Opportunity Fund. The requested zoning changes now move to Twin Falls City Council on June 8, 2020, after a conditional approval by TF Planning and Zoning on May 5, 2020. Major variances include:

- Density: current high-density zoning is 8-25 dwelling units per acre; Galena project is 84 units per acre. (1.33 acre, 112 units).
- Parking: current zoning is 2 spaces per dwelling requiring 224 on-site spaces; Galena proposes 104 on-site spaces/55 on street for 159 total.
- Setbacks: current zoning is 20 feet; Galena is requesting 0.
- Height: current zoning is 35 feet; Galena is requesting 62 feet.

The City Council can approve the project with or without the proposed parking recommendations put forth by the Planning and Zoning Commission.

City Council members, please listen to the concerned citizens of Twin Falls...please consider the number of residents that are chanting, "No variances-stick to the rules (a little bit louder now) NO VARIANCES-STICK TO THE RULES!"

The photos are an artist's rendition to show size and general shape of the proposed building on the corner of 8th Ave E. and Shoshone Street. It also shows the building placement with no setbacks (which Galena requested), while the current zoning is 20 feet.

Start a petition of your own

<https://www.change.org/p/twin-falls-city-council-save-historic-twin-falls>

I agree. I Kay Waberton
Elaine Frost

RECEIVED

JUN 04 2020

NOTICE TO TWIN FALLS CITY COUNCIL: We, the undersigned Residents of Twin Falls, Idaho, are opposed to the development known as PZ20-0014 Mesquey Lofts. We are asking you to honor the established rules for building projects within the Twin Falls Comprehensive plan. These zoning changes will greatly impact our city and historic district. The low density, proposed area (660 Shoshone St E, 137 8th Ave E and 155 7th Ave E) cannot withstand increased height allowance, lack of setbacks, high density housing, increased street parking, city park overflow, and traffic increases.

We OPPOSE these zoning changes. The proposed project includes TWO 5 story apartment buildings, with a combined 112 units. Zoning variances regarding lot occupancy (density), building height, setbacks and parking have all been requested by Boise developer Galena Opportunity Fund. The requested zoning changes now move to Twin Falls City Council on June 8, 2020, after a conditional approval by TF Planning and Zoning on May 5, 2020.

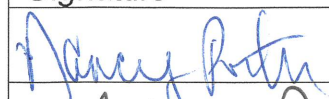
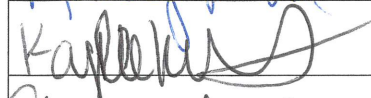
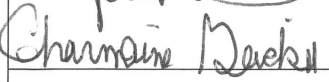
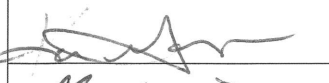
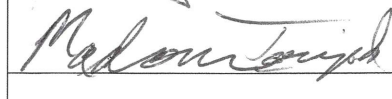
Major variances include:

- o **Density:** current high density zoning is 8-25 dwelling units per acre; Galena project is 84 units per acre. (1.33 acre, 112 units).
- o **Parking:** current zoning is 2 spaces per dwelling requiring 224 spaces; Galena proposes 104 on site spaces/53 on street for 159 total.
- o **Setbacks:** current zoning is 20 feet; Galena is requesting 0.
- o **Height:** current zoning is 35 feet; Galena is requesting 62 feet.

The City Council can approve the project with or without the proposed parking recommendations put forth by the Planning and Zoning Commission.

City Council members, please listen to the concerned citizens of Twin Falls...please consider the number of residents that are asking, "No variances-stick to the rules."

We are opposed to this project and ask City Council to VOTE NO on PZ20-0014.

Signature	Name	E-Mail	Street address	Phone Number
	Nancy Porter		482 Calico St. Hagerman	208-329-1529
	Kaylee Karetos		3902N 3500E Kimberly, ID	
	Charmaine Gannon		3155E 3200N Twin Falls	
	Katherine Gannon		2007 Northern Sky Dr. Twin Falls	
	Madonna Taipale		3603E 3892 N, Kimberly	208-899-1920