



NOTICE OF AGENDA
TWIN FALLS CITY PLANNING & ZONING COMMISSION
JUNE 9, 2015 6:00 PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Nikki Boyd Jason Derricott Tom Frank Kevin Grey Gerardo "Tato" Muñoz Christopher Reid Jolinda Tatum
Chairman Vice-Chairman

AREA OF IMPACT:

Ryan Higley Steve Woods

City Council Liaison

Rebecca Mills Sojka

I. CALL MEETING TO ORDER:

1. Confirmation of quorum
2. Introduction of staff

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): **May 27, 2015 PH, June 3, 2015 WS**
2. Approval of Findings of Fact and Conclusions of Law:
 - Hoggarth Auto Sales (SUP-Amend 05-27-15)
 - Taco John's (SUP 05-27-15)
 - Body Balance (SUP 05-27-15)
 - McAlister's Deli (SUP 05-27-15)

III. ITEMS OF CONSIDERATION:

1. A Preliminary Presentation for the Commission to consider an amendment to the Fieldstone Professional PUD Agreement #271 to allow by Special Use Permit Nursing Homes and Rest Homes on Lots 1 through 5 Block 1 in the Fieldstone Professional Subdivision, A PUD, which is located at the south east corner of Fieldstream Way, extended and Cheney Drive West, extended. c/o Wills, Inc. (app. 2735)

IV. PUBLIC HEARINGS:

1. Request for a Special Use Permit to operate a large Farm Implement Sales & Repair Business on property located at 1775 Eldridge Avenue c/o Gary Slette on behalf of James Annest (app. 2732)
2. Request for a Special Use Permit to operate at 24 Hour Commercial Childcare Facility on property located at 870 Eastland Drive c/o Stephanie Ford (app. 2733)
3. Request for a Special Use Permit to operate a Men's Transitional/Shelter Home on property located at 1102 Maurice Street c/o Chad Roehl dba Stepping Stones (app. 2734)

V. GENERAL PUBLIC INPUT:

VI. ITEMS FROM THE ZONING DEVELOPMENT MANAGER AND/OR THE PLANNING & ZONING COMMISSION:

VII. UPCOMING PUBLIC MEETINGS: (held at the City Council Chamber unless otherwise posted)

1. Public Hearing-**June 23, 2015**
2. Comprehensive Plan Update Kick Off-tentative - **June 24, 2015**
3. Work Session- **July 1, 2015**

VIII. ADJOURN MEETING:

Si desea esta información en español, llame Leila Sanchez al (208) 735-7287

Any person(s) needing special accommodations to participate in the above noticed meeting should contact Lisa A. Strickland at (208) 735-7267 at least two (2) working days before the meeting.

CITY OF TWIN FALLS
PLANNING & ZONING COMMISSION
Public Hearing Procedures for Zoning Requests

1. Prior to opening the public meeting, the Chairman shall review the public hearing procedures, confirm a quorum is present and introduce staff present.
2. Individuals wishing to testify or speak before the Commission shall wait to be recognized by the Chairman, approach the microphone/podium, state their name and address, then commence with their comments. Following their statements, they shall write their name and address on the Sign-In record sheet(s) located on a separate table near the entrance of the chambers. The administrative assistant shall make an audio recording of each public meeting.
3. **The Applicant, or the spokesperson for the Applicant, shall make a presentation** on the application/request. No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing – WHICH IS A MINIMUM OF 15 DAYS PRIOR TO PUBLIC HEARING. **The applicant's 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.**

The Applicant is limited to 15 minutes, unless a written request for additional time is received and granted by the Chairman prior to commencement of the public meeting.

4. Upon completion of the applicant's presentation City Staff will present a staff report which shall summarize the application/request, history of the property, if any, staff analysis of the request and any recommendations.
 - **The Commission may ask questions of staff or the applicant pertaining to the request at this time.**
5. The public will then be given the opportunity to provide public testimony/input/comments regarding the request.
 - **The Chairman may limit public testimony to no more than two (2) minutes per person.**
 - **Five (5) or more individuals, having received personal public notice of the application under consideration, may select a spokesperson by written petition. The spokesperson shall be limited to 15 minutes.**
 - **No written comments, including e-mail, received after 12:00 o'clock noon on the date of the hearing will be accepted for consideration by the hearing body. Written comments, including e-mail, received by 12:00 o'clock noon or before the date of the hearing shall be either read into the record or displayed on the overhead projector either during or upon the completion of public comment.**
 - **Following the Public Testimony, the applicant is permitted a maximum five (5) minutes rebuttal to respond to Public Testimony.**
6. Following the Public Testimony and Applicant's response, the Public Input portion of the public hearing shall be closed-**No further public testimony is permitted.** Commission Members, as recognized by the Chairman, shall be allowed to request clarification of any public testimony received of the Applicant, Staff or any person who has testified. The Chairman may again establish time limits.
7. The Chairman shall then close the Public Hearing. The 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 Chairman.



Preliminary PUD Presentation: **TUESDAY, June 9, 2015**

Public Hearing: Tuesday, June 23, 2015

To: Planning & Zoning Commission

From: Jonathan Spendlove, Community Development

AGENDA ITEM III-1

Request: A Preliminary Presentation for the Commission to consider an amendment to the Fieldstone Professional PUD Agreement #271 to allow by Special Use Permit Nursing Homes and Rest Homes on Lots 1 through 5 Block 1 in the Fieldstone Professional Subdivision, A PUD, which is located at the south east corner of Fieldstream Way, extended and Cheney Drive West, extended. c/o Wills, Inc. (app. 2735)

Time Estimate:

The applicant's presentation may take up to fifteen (15) minutes. There is no Staff presentation this evening.

Background:

Applicant:	Status: Property Owner	Size: 12 (+/-) acres
Wills Inc c/o Brad Wills 222 Shoshone St West PO Box 0346 Twin Falls, ID 83301 208-734-4411 Bradwills2008@gmail.com	Current Zoning: R-4 PRO PUD	Requested Zoning: R-4 PRO PUD/ZDA
	Comprehensive Plan: Medium Density Residential	Lot Count: 32 lots
	Existing Land Use: undeveloped plat	Proposed Land Use: R-4 PRO ZDA – adding nursing homes and rest homes by Special Use Category.
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: C-1 PUD; Cheney Dr W, extended, undeveloped commercial PUD	East: R-2; Fieldstone Subdivision/residential
	South: R-2/R-2 PUD, Fieldstone PRO PUD & Fieldstone Sub-Residential	West: R-6 PUD, Fieldstream Way extended; future Fieldstream Apartment Complex/Undeveloped
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-8, 10-6-1, 10-7-6, 10-7-12, 10-10-1 through 3, 10-11-1 through 9, 10-14-1 through 9, Fieldstone PRO PUD Agreement #271	

Approval Process:

As per Twin Falls City Code 10-6-1.4(E) Approval of a PUD Sub-District:

1. **Preliminary Development Plan.** The petitioner for a planned unit development sub-district may, after pre-application conferences with the planning staff, submit a preliminary development plan to the Commission for review, which development plan shall include the following:
 - a. The proposed site plan, showing building locations and land use areas;
 - b. Proposed traffic circulation, parking areas, pedestrian walks and landscaping;
 - c. Proposed construction sequence for buildings, streets, spaces and landscaped areas;
 - d. Existing zoning district boundaries;
 - e. A survey of the property, including topography, buildings, watercourses, trees over six inches (6") in trunk diameter, streets, utility easements, drainage patterns, right of way and land use;
 - f. Other requirements that the Planning Department, Planning Commission, or legislative body may request.

2. After Commission preliminary review, a public hearing shall be held before the Commission and Council for a zoning district and zoning map amendment. (Ord. 2124, 10-15-1984)

Budget Impact:

Approval of this request may have a financial impact on the City budget as commercial development could bring in more revenue.

Regulatory Impact:

The Commission makes no decision at this time. After a public hearing, a recommendation from the Planning and Zoning Commission for the requested change will allow the request to proceed to the City Council for a decision.

History:

On March 30, 2004 the Commission approved the Preliminary Plat of Westview Meadows, now known as Fieldstone Subdivision to develop 36 +/- acres with 82 single family residential lots. The City Council approved the Final Plat of Fieldstone Subdivision on April 26, 2004 with two conditions. 1) Bike path be changed to 15' wide and 2) Water shares to be deeded to the City when the plat was recorded.

In July 2004 this area was annexed into the City of Twin Falls with R-2 zoning, Ordinance #2794. Fieldstone Subdivision (formerly Westview Meadows), consisting of 36 acres and 82 residential lots, was recorded in Dec 2004. The property has been developed in phases.

On February 23, 2009 the City Council approved a request to vacate a portion of Cobble Creek Road, a public right-of-way, Ordinance #2965. As a result of the vacation of the public right-of-way, Fieldstone 1st Amended Subdivision was recorded in July 2010.

On Sept 13, 2011 a preliminary PUD presentation was presented to the Planning and Zoning Commission to rezone the remaining 12 + acres of the undeveloped portion of the Fieldstone Subdivision from R-2 to R-6 PRO PUD. The Planning and Zoning Commission recommended denial of the rezone as presented.

On November 22, 2011 a revised preliminary presentation to rezone this property from R-2 to R-4 PRO PUD was given to the Planning and Zoning Commission. The public hearing was held on December 13, 2011 whereby the Planning and Zoning Commission recommended denial of the revised request, as presented, and the Commission also recommended denial of a request to vacate the portion of dedicated row and easements, 2.7 acres, within the undeveloped portion of Fieldstone Sub being requested for rezone/PUD.

On Jan 23, 2012 the City Council held a public hearing whereby they approved the rezone to R-4 & R-4 PRO PUD as presented with conditions.

On March 5, 2012 the Council approved the request to vacate the dedicated public rights-of-way and easements consisting of 2.7 (+/-) acres, as presented.

On January 26, 2015 Ord #3086 was adopted for the Vacation of a portion of the Fieldstone Subdivision being rezoned as Fieldstone PRO PUD, as approved.

On February 2, 2015 Ord #3087 was adopted rezoning the portion of the Fieldstone Subdivision, as approved to R-4 & R-4 PRO PUD. Also on February 2, 2015 the Fieldstone PRO PUD Agreement was approved, as presented.

On February 11, 2014 the Preliminary Plat for the Fieldstone Professional Subdivision, A PUD was approved, as presented and subject to conditions and on February 23, 2015 the Fieldstone Professional Subdivision, A PUD was approved and later recorded on May 12, 2015.

Analysis:

This is a request for PUD Amendment, on property described above. The amendment consists of adding "Nursing homes and rest homes" to the list of *Special Uses* located in Exhibit "C" of the PUD Agreement. The applicant is also limiting this use to Lots 1-5 Block 1 of the Fieldstone Professional Subdivision, A PUD (see Attachment #6 for visual exhibit.)

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

A public hearing regarding this request will be heard at the regularly scheduled Planning and Zoning Commission public meeting [Tuesday, June 23, 2015](#). Further staff analysis will be given at that time.

Conclusion:

Staff makes no recommendation at this time.

Attachments:

1. Narrative
2. Zoning Vicinity/Aerial Map
3. Comprehensive Plan Map of Project Site
4. Proposed Change
5. Development Plan
6. Proposed Change Map Exhibit

Exhibit A 1

Applicant:

May 18, 2015

Wills, Inc.

Bradford J. Wills

222 Shoshone St. West

Twin Falls, Idaho 83303-0346 208-420-0314

PUD/ZDA Amendment

Fieldstone Professional PUD Subdivision

Application Narrative:

Early this year, the Fieldstone Professional PUD agreement was approved by the City of Twin Falls.

This request is to amend the PUD agreement by amending Exhibit C to allow an additional residential use to be permitted by a Special Use Permit on Lots 1 through 5, Block 1 Fieldstone Professional Subdivision. This use is a "Nursing Homes and Rest Homes" and would only be allowed on the five multi-use lots on the north portion of the subdivision that have access from Cheney Drive West and the north end of Field Stream Way. This is the only change proposed. All other conditions remain.

No change will be made to the Master Development Plan.

This property is an area of growth bordering residential subdivision to the east and south and commercial and multifamily uses to the north and west. Being located near the St. Luke's Medical Center, this would be an appropriate use for this property. No change would occur to the traffic in the area.

This property is designated R-4 Pro and according to City Code Title 10 Chapter 4 Zoning Districts, nursing homes and rest homes are not an allowed use.

This use is allowed by a Special Use Permit in the R-6 Zoning designation however an R-6 Zone allows other uses and higher densities which aren't appropriate for this area so amending the PUD agreement retaining the R-4 Pro Zoning is the best solution to add this one use.

Notification boundary is increased to 750' due to the nature of the request and the past interest in this area.

Please consider this application and approve our request.

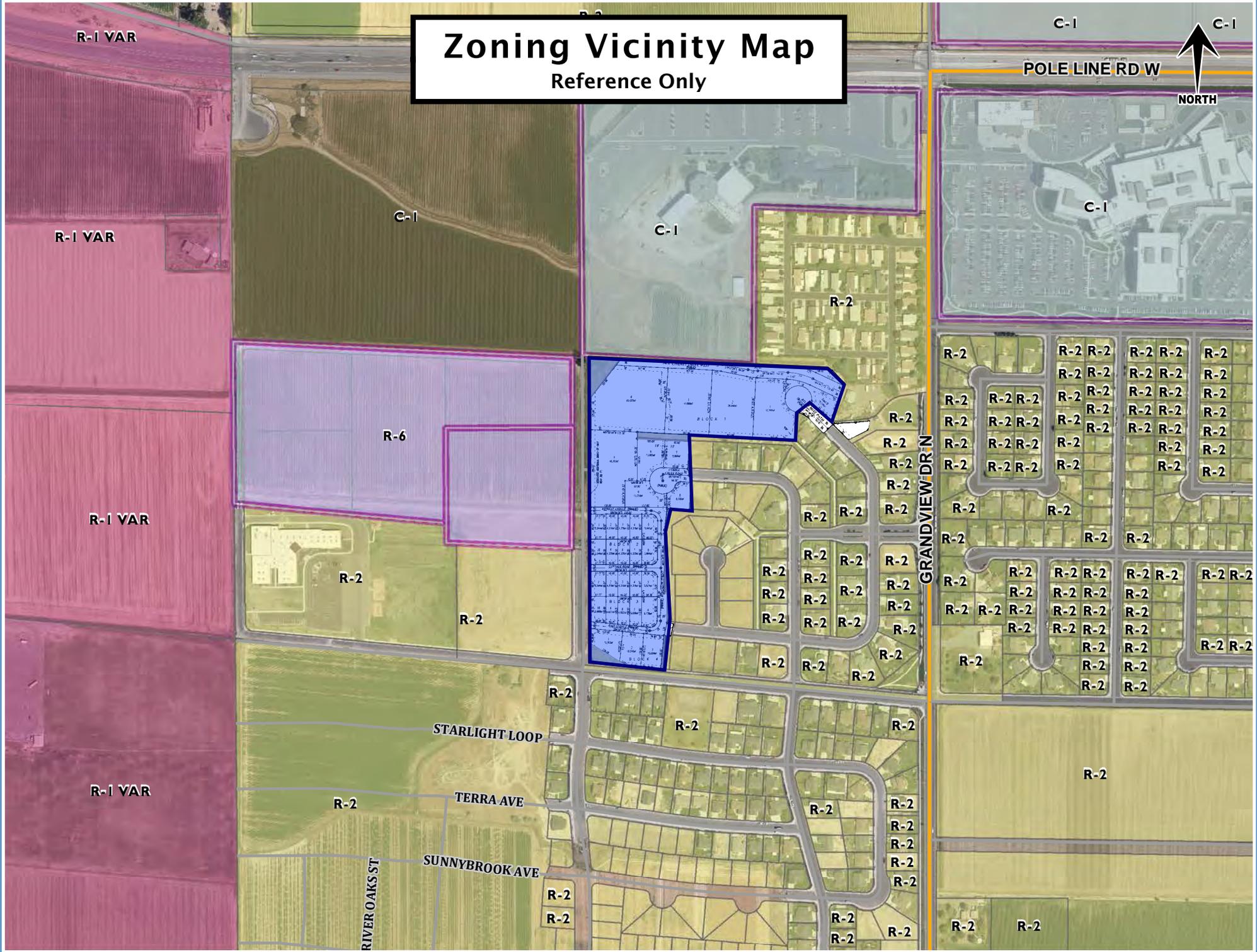
Sincerely

Brad Wills

President, Wills, Inc.

Zoning Vicinity Map

Reference Only



Future Land Use Map

Reference Only

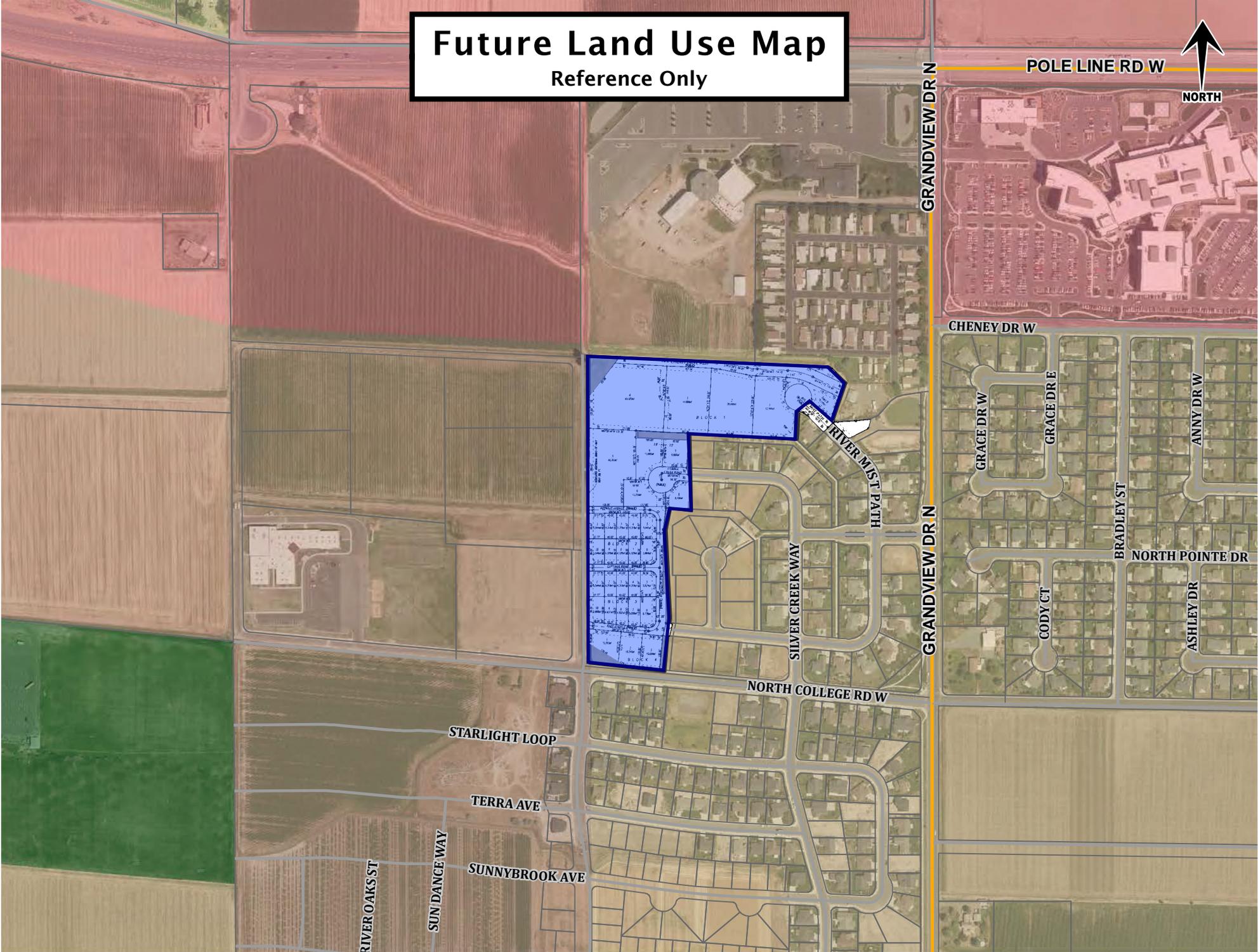


EXHIBIT D-1

First Amended Exhibit C

Fieldstone Professional Subdivision

R-4 & R-4 Professional Office Overlay – Planned Unit Development

- A. Permitted Uses: Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses: (Hours of operation shall be 7:00 am to 9:00 pm unless extended hours of operation are permitted with an approved special use permit or unless stated elsewhere in this document)
1. Communications and Utilities:
 - a. Underground and aboveground transmission lines
 - b. Utility owned buildings and structures less than twenty-five (25) square feet in area and less than three feet (3') above ground.
 2. Parks:
 - a. Open space.
 - b. Private parks and playgrounds without crowd attracting facilities.
 - c. Public parks and playgrounds without crowd attracting facilities.
 3. Residential – (unrestricted hours of operation):
 - a. Accessory buildings (less than 1,000 square feet), personal swimming pools and other accessory uses.
 - b. Dwellings – attached single household dwellings on lots fronting on an arterial or collector street.
 - c. Dwellings – detached single household.
 - d. Dwellings – duplex.
- B. Special Uses: A special use may be granted for a permanent use that is not in conflict with the comprehensive plan and that is not permitted outright because it may conflict with other uses unless special provisions are taken. Special use permits may be granted for the following uses: (Hours of operation shall be 7:00 am to 9:00 pm unless extended hours of operation are permitted with an approved special use permit)
1. Communications and Utilities:
 - a. Utility owned buildings and structures more than twenty-five (25) square feet in area and more than three feet (3') aboveground.
 2. Cultural Facilities:
 - a. Botanical gardens and arboretums.
 - b. Historic sites and monuments.
 - c. Libraries, museums and art galleries.
 - d. Planetariums and aquariums.
 3. Government Facilities:
 - a. Fire stations and police stations.
 4. Medical Facilities:

EXHIBIT C

- a. Doctors' offices.
 5. Parks:
 - a. Park concessions.
 - b. Public parks and playgrounds with crowd attracting facilities.
 6. Public Assembly:
 - a. Auditoriums.
 - b. Religious facilities.
 - c. Private academic schools.
 - d. Public schools.
 7. Residential:
 - a. Detached accessory buildings (more than 1,000 square feet) i.e. garages and other accessory buildings.
 - b. Bed and breakfast facilities.
 - c. Home occupations.
 - d. Dwellings – triplex and four-plex
 - e. Household units in the same building as an allowed use and occupied by owner or an employee of the allowed use.
 - f. Nursing homes and rest homes
 - i. This use is only allowed on lots 1 through 5, block 1.
 8. Services:
 - a. Beauty salons and barbershops.
 - b. Commercial daycare facilities and preschools.
 - c. Consumer credit collection.
 - d. Employment agencies.
 - e. In-home daycare services.
 - f. Finance and investment offices.
 - g. Insurance and related businesses.
 - h. Professional services.
 - i. Photography studios.
 - j. Real estate and related businesses.
 9. Transportation:
 - a. Bus – pick up shelters.
- C. Prohibited Uses: Uses not specified above are prohibited unless administrative determination in accordance with subsection 10-17-1(F) of this title is made that the use is similar enough to a use listed above that distinction between them is of little consequence.
- D. Property Development Standards:
1. Use of Lots: Each building, except accessory structures, shall be located on a separate lot and each such lot and the buildings or structures thereon shall conform to the minimum dimensional standards contained herein.
 - a. Minimum of 15% and maximum of 85% of the project is to be residential development.
 2. Lot Area:
 - a. The minimum lot area per single household dwelling shall be four thousand (4,000) square feet.
 - b. The minimum lot area per duplex unit shall be seven thousand hundred (7,000) square feet.
 - c. The minimum lot area per multiplex dwelling unit shall be two thousand (2,000) square feet larger than duplex units per unit or one

EXHIBIT C

thousand (1,000) square feet larger than duplex units per unit above or below ground level unit.

- d. For professional offices, the lot size shall be of sufficient size to provide for the building, off street parking, and landscaping.
3. Lot Occupancy: No dwelling, including its accessory buildings, shall occupy more than sixty percent (60%) of a lot.
 - a. For professional offices, there is no occupancy requirement.
4. Building Height: No building shall be greater than thirty-five feet (35') above grade, as measured per 10-2-1 of City Code, as amended.
5. Building Size: The maximum building size is 14,000 square feet. (a larger building may be permitted with a Special Use Permit)
6. Yards:
 - a. Front Yard: Front yards shall conform to the following standards, or section 10-7-6 of this title, whichever is greater: (Ord. 2741, 11-4-2002)
 - i. The front building line shall not be closer than twenty feet (20') to the front property line.
 - ii. Where lots have double frontage on two (2) streets, the required front yard of twenty feet (20') shall be provided on both streets.
 - iii. On a corner lot the required front yard of twenty feet (20') shall be required on both streets.
 - iv. No accessory buildings shall be constructed in the front yard nor closer than twenty feet (20') to the property line on other street frontages.
 - b. Side Yard:
 - i. The side building line shall not be closer than five feet (5') to the side property line.
 - ii. Detached accessory buildings shall not be closer than three feet (3') to the rear property line nor closer than ten feet (10') to a main building except as provided by section 10-7-5 of this title. Architectural projections of detached accessory buildings shall not be closer than two feet (2') to the side property line except as provided in section 10-7-5 of this title.
 - iii. Architectural projections of main buildings and attached accessory buildings shall not be closer than two and one-half feet (2½') to the side property line.
 - c. Rear Yard:
 - i. The rear building line shall not be closer than twenty feet (20') to the rear property line for residential uses and as per R-4 or R-4 PRO development requirements for other uses.
 - ii. Detached accessory buildings shall not be closer than three feet (3') to the rear property line nor closer than ten feet (10') to a main building except as provided by section 10-7-5 of this title. Architectural projections of detached accessory buildings shall

EXHIBIT C

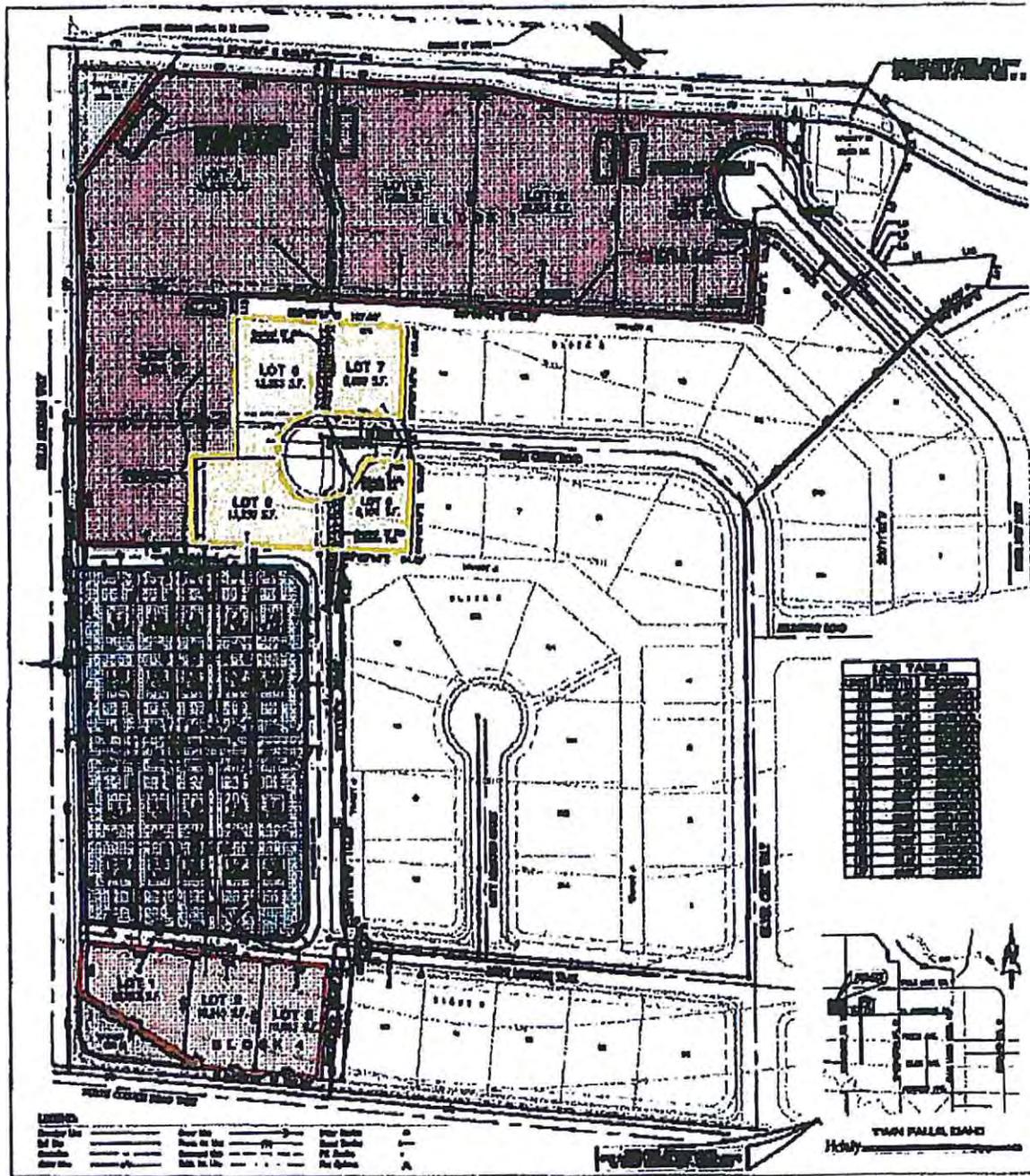
not be closer than two feet (2') to the rear property line except as provided in section 10-7-5 of this title.

- iii. On a corner lot, the rear yard setback may be reduced to the side yard setback.
 - iv. For professional offices, the rear yard setback may be reduced to the side yard setback of the basic zoning district.
7. Access: All lots shall have vehicular access on a dedicated improved public street with a fifty foot (50') minimum right-of-way, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.
8. Landscaping Plan (PUD): All landscaping shall comply with the provisions of section 10-11-2 of this title.
- a. Professional Uses: Professional offices shall provide landscaping equal to twenty-five percent (25%) of the total lot area.
 - b. Residential Uses: Residential development, excluding single family and/or duplex dwellings, shall provide landscaping equal to ten percent (10%) of the total lot area.
 - c. Landscaping shall be required to be installed on each parcel/lot of the property at the time site and building improvements are completed thereon, or by the next planting season subject to a Temporary Certificate of Occupancy. Landscaped perimeters shall be installed from the back of the curb in the public right-of-way and shall be extended to the dimensions set forth below:
 - d. A minimum twenty foot (20') wide landscaped buffer, including sidewalk and/or storm water retention facilities planted in grass, measured from back of the curb will be constructed along Field Stream Way. Trees and shrubs will be provided in ratios meeting City Code 10-11-2. Trees and shrubs may be grouped, but there shall be no space greater than seventy-five feet (75') between tree and shrub groupings.
 - e. A minimum fifteen foot (15') wide landscaped buffer, measured from the property line, will be constructed along the north and south boundaries of the PUD project boundary. The landscaping shall include berms with a minimum height of 18 inches to a maximum height of 30 inches.
 - f. The use of planters and landscaped islands within parking lots will be used to reduce visual impact of large paved areas and these shall be planted with shade trees and shrubbery. The area adjacent to residential areas shall be landscaped with coniferous and deciduous trees and/or solid panel fencing with shrubs, berms, solid wall, and or planter boxes to create a buffer in a relatively short period of time.
 - g. All landscaping shall be installed in conformance with the project Master Development Plan. All landscaping maintenance will be in a uniform manner.
 - h. The property landscaping will utilize a city pressure irrigation system constructed in compliance with applicable standards.
9. Off-Street Parking:
- a. Each use shall provide parking in compliance with city code.
10. Signs:

EXHIBIT C

- a. All uses shall comply with the provisions of Chapter 9 of this title.
 - b. Multiple-occupancy buildings shall have a sign plan approved by the administrator.
11. Walls, Fences, Hedges, Trees, Shrubs, and Landscaping Structures: Walls, fences, hedges, trees, shrubs, and landscaping structures shall be permitted on the property line or within the required side or rear yard and shall be permitted in the front yard with the following restriction: no wall, fence, hedge, tree, shrub, or landscaping structure shall be placed within the public rights-of-way without first obtaining written approval from the city. Notwithstanding the foregoing, all walls, fences, hedges, trees, shrubs, and landscaping structures shall comply with the provisions of section 9-9-16 of this code. (Ord. 2550, 6-2-1997)
- a. Professional offices shall provide a fence not less than six feet (6') in height that will act as a sight and sound barrier between the professional office use and any contiguous residential lot or use.
12. Building Standards:
- a. Buildings: New buildings are to be designed in such a way as to conform with the general residential nature of the neighborhood. All buildings shall be of residential character with exteriors of architectural masonry, stone, stucco, and/or hardboard, steel or vinyl siding. Building faces shall include windows, setbacks, awnings, parapet variations material variations, color variations and other architectural treatments to break up large uniform surfaces.
 - b. Buildings shall have pitched roofs with a gable or hip roof with a minimum 5/12 pitch and twelve inch (12") eave. Roofing material shall consist of architectural asphalt shingles, architectural metal or tile.
 - c. Building faces shall be broken up with windows, recesses, awnings or other architectural features that break up large flat surfaces.
 - d. Buildings shall have exteriors of architectural masonry, stone, stucco, and/or hardboard, steel or vinyl siding.
 - e. All building public access will be oriented away from the adjacent residential areas where possible.
 - f. Lighting: Building and parking area lighting shall be enclosed in fixtures or soffits that direct lighting to the ground surface in a manner that the light source cannot be seen from adjacent properties.
 - g. Outside Storage/Trash Containers/Loading Docks/Emergency Facilities: Outside storage and/or display is prohibited. Loading docks, trash containers, and emergency facilities shall be visibly screened from roadways, residential areas, and adjacent properties with screening materials. Screening may consist of landscaping – as per D8, masonry walls, buildings, or vinyl fencing.

Exhibit "B"



5 Professional Office overlay use area lots

4 Single-family residential lots

3 Duplex residential lots

20 Single-family cottage-style residential lots

2 Tracts

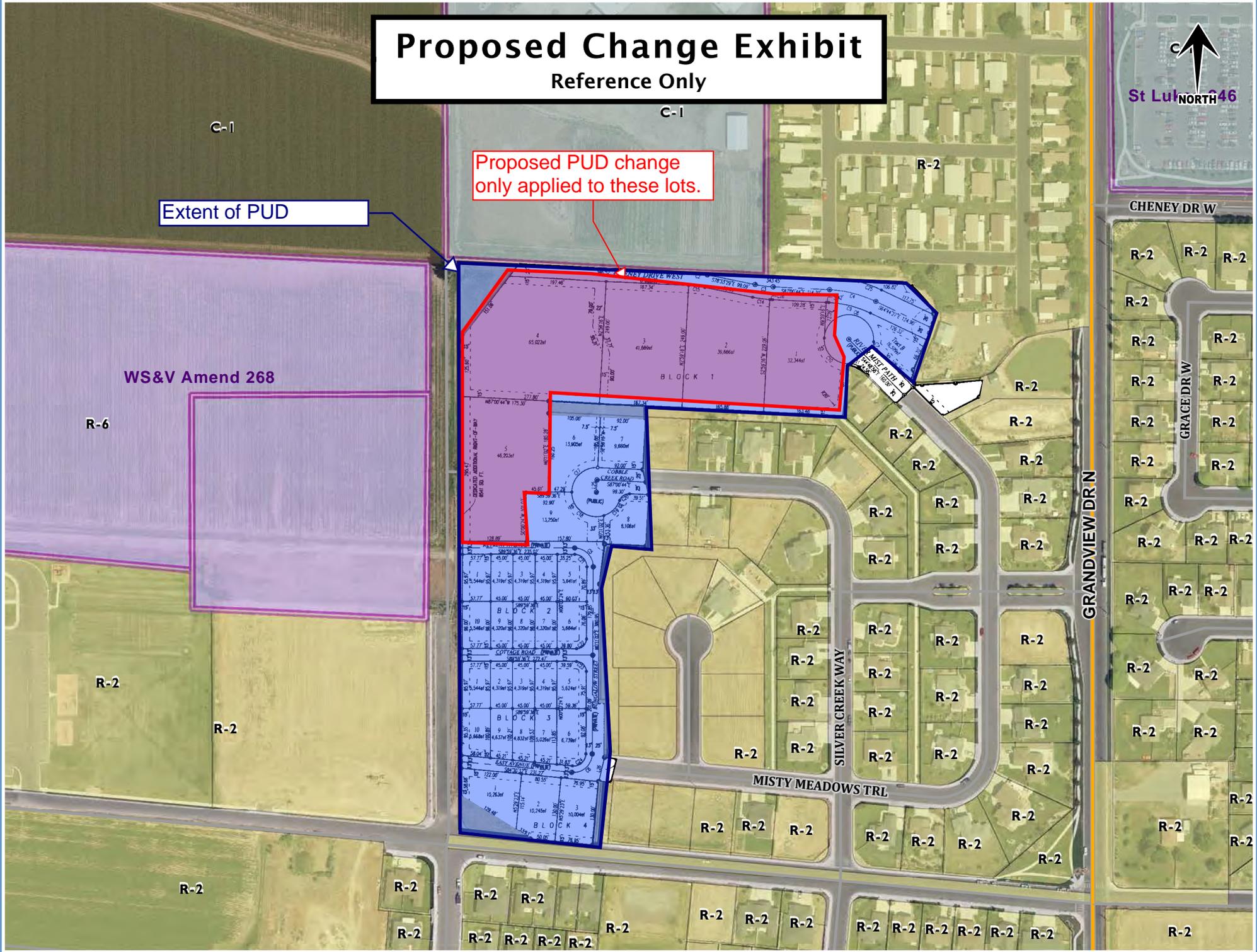
Proposed Change Exhibit

Reference Only

Proposed PUD change only applied to these lots.

Extent of PUD

WS&V Amend 268



PUD-271

FIELDSTONE PROFESSIONAL P.U.D.
R-4 & R-4 PRO Planned Unit Development Agreement

THIS AGREEMENT, made and entered into this 9 day of FEB., 2015 by and between the CITY OF TWIN FALLS, a municipal corporation, State of Idaho (hereinafter called "City") and Wills Inc. (hereinafter called "Developer"), whose address is 222 W Shoshone Street West, Twin Falls, Idaho 83301.

RECITALS

WHEREAS, Developer is the owner of the certain tract of land in the City of Twin Falls, State of Idaho more particularly described in Exhibit "A", attached hereto, (the "Property") which property is located at the northeast corner of the intersection of North College Road and Field Stream Way.

WHEREAS, Developer intends to develop and/or sell all portions of the property from time to time; and

WHEREAS, Developer has made request of the City to develop a mixed use professional office and residential development (the "Project") on the property and has submitted to the City a Master Development Plan (Exhibit "B") thereof which has been approved for development as "R-4 PRO PUD" by the City Council of the City ; and subject to the following conditions:

WHEREAS, City, by and through its City Council on January 23, 2012 has agreed to the development of said land within the City of Twin Falls, Idaho, subject to certain terms, conditions, and understandings, which terms, conditions, and understandings are the subject of this Agreement and area as follows:

1. Subject to the designation of the property as an R-4 and R-4 PRO PUD with the single-family and duplex areas being R-4 and the professional use area being R-4 PRO PUD. Assure Uses comply with the R-4 and Professional Overlay zones.
2. Subject to the property being replatted and recorded prior to any building permits being issued.
3. Subject to compliance in the cottage-style residential area with the following recommendations of the Fire Marshall:
 - a. addresses need to be posted in the alleys.
 - b. access roads (alleys) with hydrants shall be a minimum of 26 feet total width. (IFC, D103.1)
 - c. no on-street parking in alleys and alley marked with approved "no parking" signs.
 - d. rear, unobstructed access into the dwellings is maintained (not through the garage or through fences or gates), or as approved by the Fire Marshall.
 - e. no overhead utilities in the alley (power lines, phone lines, etc.).
 - f. hydrants are installed on the ends of each alley.
4. Subject to final approval and recordation of the PUD Agreement.
5. Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with all applicable City Code requirements and standards.

COVENANTS

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, Developer and City agree as follows:

TWIN FALLS COUNTY
Recorded for:
TWIN FALLS, CITY OF
2:16:16 PM 02-10-2015
2015-001910
No. Pages:24 Fee: \$
KRISTINA GLASCOCK
County Clerk
DRAFTED

RECEIVED
FEB 09 2015
CITY OF TWIN FALLS
BUILDING DEPT.

- I. **NATURE OF THE AGREEMENT.** This Agreement shall become part of the "R-4 PRO PUD" zone with respect to the "Project" upon its full execution and recording. Developer and its assigns or successors in interest, as well as City and its assigns or successors, if any, shall be bound by the terms and conditions contained herein.
- II. **NATURE OF THE DEVELOPMENT.** It is agreed by the parties hereto that certain language and requirements pertaining to the "Project" shall be interpreted as follows:
- a. **Uses: As Per "Exhibit C"**
 - i. The uses shall be limited to those allowed in the R-4 & R-4 PRO (PUD) zones (Code Sections 10-4-5.2 & 10-4-18.2), attached hereto as "Exhibit C".
 - b. **Lot Area: As Per "Exhibit C"**
 - c. **Lot Occupancy: As Per "Exhibit C"**
 - d. **Building Size: As Per "Exhibit C"**
 - e. **Building Height: As Per "Exhibit C"**
 - f. **Hours of Operation: As Per "Exhibit C"**
 - g. **Phasing of Development:**

The Developer may install the Improvements at one time, or in phases, as the Developer shall determine at its sole discretion. Developer shall provide the City with written notification of the timing and scope of the phase, or phases, of said Improvements it intends to complete at that time. Developer agrees to make modifications to construction any temporary facilities necessitated by such phased construction work as shall be reasonably required and approved by the City.

III. **STREET, SEWER, WATER, AND DRAINAGE IMPROVEMENTS**

Developer, or their designee by appropriate agreement shall be responsible for the design and construction of street, sewer, water, and drainage systems on the Property and adjacent right-of-ways (hereinafter called "Improvements") as described herein in accordance with City Standards.

- a. **Improvement Plans.** Developer shall file or cause to be filed with the City a complete set of plans showing all improvements contemplated. The Improvement Plans and all improvements shall thereon meet the approval of the City, which approval shall be given if such plans conform to established City requirements, the Master Development Plan, and this PUD Agreement.
- b. **Improvement Design and Construction.** Developer, at its expense, shall cause all Improvements shown on the Improvement Plan to be designed, constructed, and installed consistent with the approved Improvement Plans except as otherwise provided herein. Notwithstanding the foregoing, nothing in this Agreement shall prohibit City, State, or Federal participation in the cost or financing of Improvements on the Property if mutually agreed by the parties hereto.

- c. **Phased Construction.** The Developer may install the Improvements at one time, or in phases, as the Developer shall determine at its sole discretion. Developer shall provide the City with written notification of the timing and scope of the phase, or phases, of said Improvements it intends to complete at that time. Developer agrees to make modifications to construction any temporary facilities necessitated by such phased construction work as shall be reasonably required and approved by the City. There shall be no maximum or minimum limit of time between the occurrences of phases.
- d. **Non-Compliance.** In the event any of the Improvements are not consistent with the Improvement Plans, the City shall give written notice to the Developer of said non-compliance. Developer shall cure said non-compliance within thirty days of its receipt of notice, or in the case of non-compliance that will require in excess of thirty days to cure, Developer shall commence to cure within thirty days of receipt of notice and diligently pursue the same to completion. In the event Developer fails to cure said non-compliance in the manner set forth hereinabove, the City shall have the right to withhold issuance of any future building permits and certificates of occupancy within only that phase of such "PUD" until such time as requirements specified in this Section 3 have been complied with; PROVIDED HOWEVER, Developer shall have the right to appear before the City Council at any regular meeting after any building permits and certificates of occupancy shall have been withheld for reasons set forth in this paragraph and shall have the right to be heard as to why such building permits and certificates should be issued. The City Council shall then, in good faith and in an objective manner, decide whether said building permits and certificates of occupancy should be issued, and its decision shall be final, except that the right of the parties are preserved at law and equity.
- e. **Fees.** Developer shall pay, or cause to be paid, to the City all applicable fees, if any, with regard to the installation of Improvements pursuant to the Improvement Plans. However, City water and sewer connection and service charges shall be paid for by individual developers and users at the rates set by applicable City ordinances and resolutions.
- f. **Maintenance of Improvements.** City hereby agrees to accept maintenance responsibility for all public improvements upon their completion to City Standards in accordance with current City policy.

IV. **PLATS.**

- a. Developer agrees to file with City preliminary plat and final plats prepared by a registered professional engineer, of the real property, which is the subject of this agreement. Preliminary and final plats shall be submitted specifically identifying and dedicating all necessary public easements and those rights-of-ways the City agrees to accept herein and in the Standard Developer's Agreement. It is agreed that said plats and any amendments thereto must first be approved by the City.

V. **PARCEL DEVELOPMENT CRITERIA. As Per "Exhibit C"**

The Property or any portion thereof shall be developed in accordance with the criteria set forth in this Section V, As Per "Exhibit C".

- a. Approval and Construction. All Improvements shall be constructed in accordance with engineered drawings and specifications, describing in reasonable detail the work to be performed, with drawings and specifications to first be approved by City, which approval shall not be unreasonably withheld.
- b. Landscaping and Planting. As Per "Exhibit C"
- c. Landscaping Plan. As Per "Exhibit C"
- d. Building Standards. As Per "Exhibit C" Buildings and Improvements shall comply with the following standards.
 - i. Architectural Standards. As Per "Exhibit C"
 - ii. Outside Storage/Loading Docks. As Per "Exhibit C"
 - iii. Utilities. All on site utility service lines located within a parcel shall be placed underground. Any transformer or terminal equipment provided within or immediately adjacent to the parcel shall be visibly screened from the view from streets, with screening material such as landscaping or other approved material.
 - iv. Sign Plan. All signage must conform to the City of Twin Falls Sign Regulations Ordinance subject to the following:
 - 1. Building Signs, As Per "Exhibit C"

VI. STANDARD DEVELOPER'S AGREEMENT.

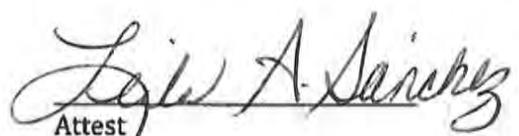
It is understood and agreed by the parties hereto that Developer shall execute the City's Standard Developer's Agreement.

VII. GENERAL PROVISIONS.

- A. Cooperation. The parties hereto agree to cooperate with each other. Developer shall submit to the City all plans, specifications, and working drawings required by the City.
- B. Entire Agreement. This agreement constitutes the entire agreement between the parties concerning the Property and Improvements described herein, and no amendment or modification to this Agreement shall be valid or effective unless reduced to writing and signed by the parties.
- C. Applicable Law. This Agreement shall be construed in accordance with the laws of the State of Idaho.
- D. Notices. If notices from one party to the other are desired or required hereunder, such notices shall be delivered or mailed to the party to receive such at its address last known to the sender of such notice. Notices shall be deemed received on the date of hand delivery or upon seventy-two (72) hours following deposit in the United States mail, if properly addressed, stamped, and sent with "return receipt requested".

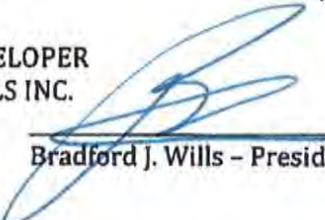
- E. **Successors and Assigns.** This Agreement shall be binding upon the successors, assigns, and legal representatives of the parties hereto. Transfer of all or a portion of the Property shall create a notation releasing the transferor from obligations under this Agreement with respect to said transferred property.
- F. **Severability.** In the event any portion of this Agreement is declared by a Court of competent jurisdiction to be invalid, illegal, or unenforceable, such portion shall be deemed severed from this Agreement, and the remaining portions thereof shall not be affected.
- G. **Signatories.** Each of the persons executing this Agreement hereby warrants that he or she is duly authorized and empowered to so act on behalf of the entity for which he or she is signing, and that this Agreement is binding on, and enforceable against, such entity.
- H. **Effective Date.** This Agreement shall become valid and binding upon its approval by the City, through its City Council, and upon its execution by the Mayor and the Developer.
- I. **Attorney Fees.** In the event that either party should be required to retain an attorney to institute litigation because of the default or breach of the other, or to pursue any remedy provided by law, the party which prevails, shall be entitled to a reasonable attorney's fee.
- J. **Construction.** Should any provision of this Agreement require judicial interpretation, the Court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against one party, by reason of the rule of construction that a contract is to be construed more strictly against the person who himself, or through his agents, prepared the same, it being acknowledged that both parties have participated in the preparation hereof.
- K. **Attachment.** All attachments to this Agreement and recitals are incorporated herein and made a part thereof as if set forth in full.
- L. **Captions.** The captions, sections and paragraph numbers appearing in this Agreement are inserted only as a matter of convenience and shall in no way affect interpretation of this Agreement.

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


Attest


Attest

CITY OF TWIN FALLS
By: 
Mayor

DEVELOPER
WILLS INC.
By: 
Bradford J. Wills - President

ACKNOWLEDGMENTS

State of Idaho)
)ss.

County of Twin Falls)

On this 9th day of FEB, 2015, before me, the undersigned, a notary public in and for said State and County, personally appeared BRADFORD J WILLS known to me to be the PRESIDENT of corporation that executed the foregoing instrument, or the persons who executed the foregoing 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 affixed my official seal, the day and year in this certificate first above written.



[Signature]
Notary Public For Idaho

Residing At: Twin Falls, Idaho

My Commission Expires: 10/10/19

EXHIBIT "A"

Fieldstone Rezone Description

A portion of "Fieldstone Subdivision", located in the SE⁴NE⁴, Section 6, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho; being more particularly described as follows:

Commencing at the Northwest corner of "Fieldstone Subdivision" and being the REAL POINT OF BEGINNING.

Thence South 87°00'44" East 948.79 feet along the Northerly boundary of said subdivision.

Thence South 43°23'17" East 52.80 feet along the boundary of said subdivision.

Thence South 25°20'12" East 23.89 feet along said boundary.

Thence South 04°01'14" West 19.14 feet along said boundary.

Thence South 20°15'57" West 21.03 feet along said boundary.

Thence South 23°32'34" West 81.56 feet along said boundary.

Thence South 02°57'54" West 18.41 feet along said boundary.

Thence South 41°32'16" East 13.02 feet along said boundary.

Thence South 79°33'00" East 10.17 feet along said boundary.

Thence North 86°50'49" East 68.01 feet along said boundary.

Thence North 84°19'44" East 56.97 feet along said boundary.

Thence South 13°23'16" West 35.98 feet along said boundary.

Thence South 62°27'52" West 84.00 feet along said boundary.

Thence North 44°48'58" West 166.52 feet along the Northeasterly Right of Way boundary of River Mist Path.

Thence South 45°11'02" West 50.00 feet.

Thence along a curve left on the Southerly Right of Way boundary of River Mist Path
 $\Delta - 33^{\circ}34'05''$
R - 75.00'
A - 43.94'
C - 43.31'
LCB - North $61^{\circ}36'01''$ West

Thence South $04^{\circ}53'49''$ West 104.21 feet along the Easterly boundary of Lot 6, Block 2, of said subdivision.

Thence North $87^{\circ}00'44''$ West 599.20 feet along the Northerly boundary of Track K of said subdivision.

Thence South $00^{\circ}11'02''$ West 25.03 feet along the Easterly Right of Way boundary of River Mist Path.

Thence South $87^{\circ}00'44''$ East 105.00 feet along the boundary of Track K.

Thence South $02^{\circ}59'16''$ West 105.00 feet along the Easterly boundary of Lot 13, Block 2 to the Southeast corner thereof.

Thence South $21^{\circ}19'37''$ East 54.87 feet to the Northeast corner of Lot 10, Block 5.

Thence South $02^{\circ}59'16''$ West 105.00 feet to the Southeast corner of said Lot 10.

Thence South $07^{\circ}01'39''$ West 81.57 feet along the Easterly boundary of Lot 11, Block 5 to the Southeast corner thereof.

Thence South $00^{\circ}11'02''$ West 240.00 feet along the Westerly boundary of Tract J.

Thence South $89^{\circ}48'58''$ East 12.00 feet along the boundary of Tract J.

Thence South $00^{\circ}11'02''$ West 113.00 feet along the boundary of Tract J.

Thence South $13^{\circ}18'03''$ West 50.47 feet to the Northeast corner of Lot 9, Block 6.

Thence South $05^{\circ}29'23''$ West 142.00 feet along the East boundary of said Lot 9 extended to a point on the Southerly boundary of "Fieldstone Subdivision".

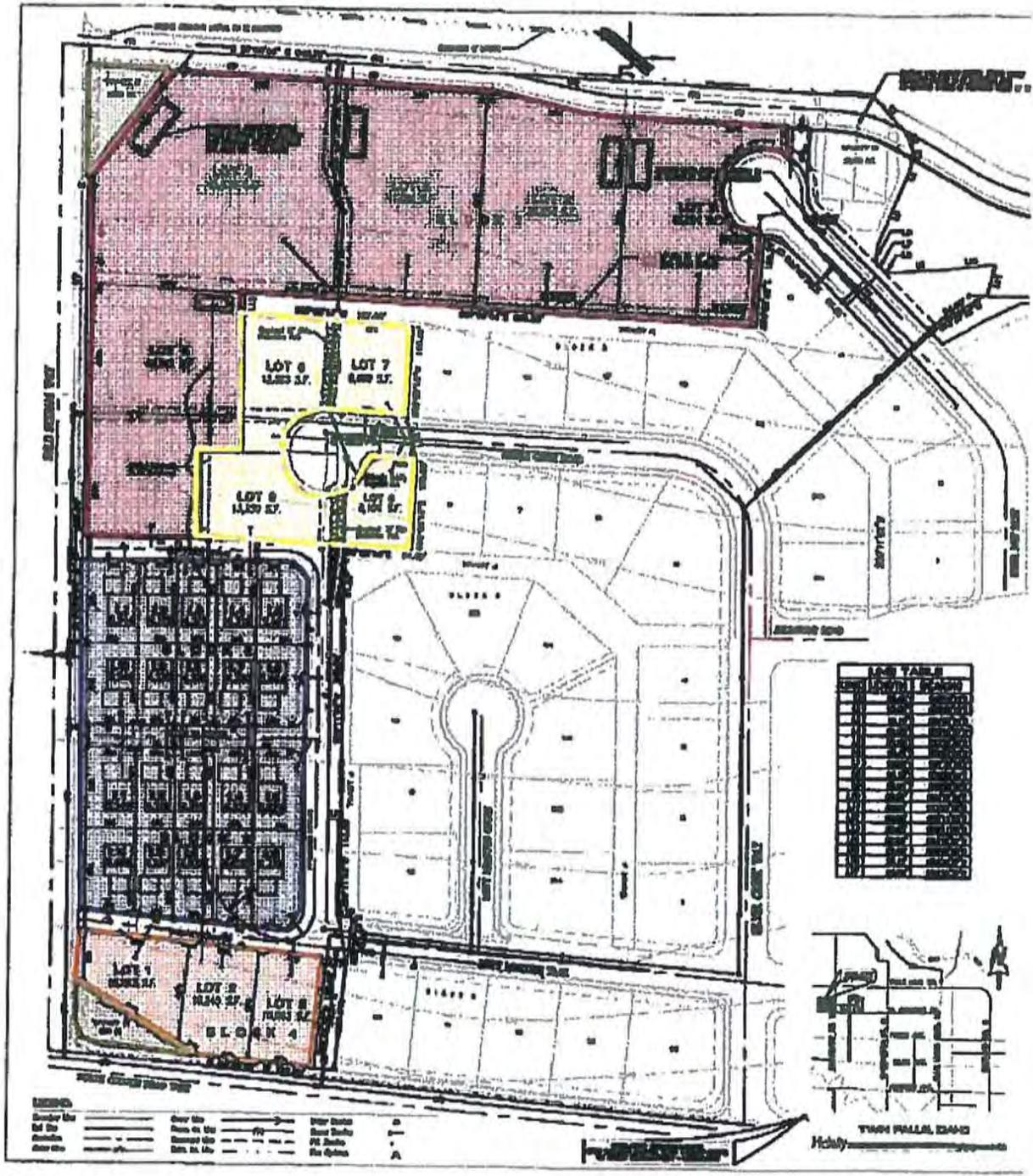
Thence North $84^{\circ}30'37''$ West 305.05 feet along the Southerly boundary of "Fieldstone Subdivision: to the Southwest corner thereof.

Thence North $00^{\circ}00'24''$ East 1173.15 feet to the REAL POINT OF BEGINNING.

Containing approximately 12.54 acres.



Exhibit "B"



- 5 Professional Office overlay use area lots
- 4 Single-family residential lots
- 3 Duplex residential lots
- 20 Single-family cottage-style residential lots
- 2 Tracts

ZONING MAP

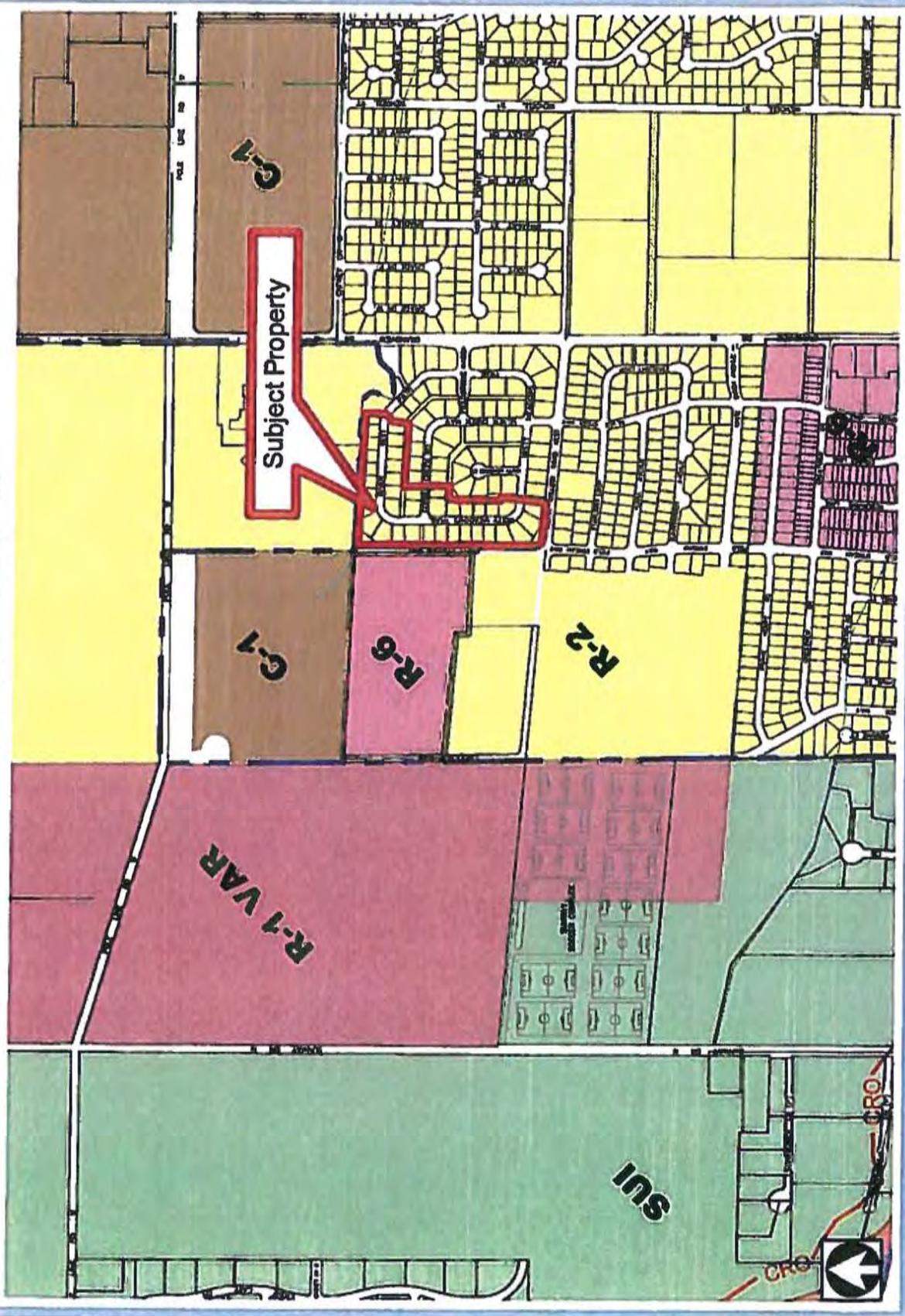


EXHIBIT "C"

Fieldstone Professional Subdivision

R-4 & R-4 Professional Office Overlay – Planned Unit Development

A. Permitted Uses: Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses: (Hours of operation shall be 7:00 am to 9:00 pm unless extended hours of operation are permitted with an approved special use permit or unless stated elsewhere in this document)

- 1. Communications and Utilities:
 - a. Underground and aboveground transmission lines
 - b. Utility owned buildings and structures less than twenty-five (25) square feet in area and less than three feet (3') above ground.
- 2. Parks:
 - a. Open space.
 - b. Private parks and playgrounds without crowd attracting facilities.
 - c. Public parks and playgrounds without crowd attracting facilities.
- 3. Residential – (unrestricted hours of operation):
 - a. Accessory buildings (less than 1,000 square feet), personal swimming pools and other accessory uses.
 - b. Dwellings – attached single household dwellings on lots fronting on an arterial or collector street.
 - c. Dwellings – detached single household.
 - d. Dwellings – duplex.

B. Special Uses: A special use may be granted for a permanent use that is not in conflict with the comprehensive plan and that is not permitted outright because it may conflict with other uses unless special provisions are taken. Special use permits may be granted for the following uses: (Hours of operation shall be 7:00 am to 9:00 pm unless extended hours of operation are permitted with an approved special use permit)

- 1. Communications and Utilities:
 - a. Utility owned buildings and structures more than twenty-five (25) square feet in area and more than three feet (3') aboveground.
- 2. Cultural Facilities:
 - a. Botanical gardens and arboretums.
 - b. Historic sites and monuments.
 - c. Libraries, museums and art galleries.
 - d. Planetariums and aquariums.
- 3. Government Facilities:
 - a. Fire stations and police stations.
- 4. Medical Facilities:
 - a. Doctors' offices.
- 5. Parks:
 - a. Park concessions.
 - b. Public parks and playgrounds with crowd attracting facilities.

EXHIBIT "C"

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6. Public Assembly:
 - a. Auditoriums.
 - b. Religious facilities.
 - c. Private academic schools.
 - d. Public schools.
 7. Residential:
 - a. Detached accessory buildings (more than 1,000 square feet) i.e. garages and other accessory buildings.
 - b. Bed and breakfast facilities.
 - c. Home occupations.
 - d. Dwellings – triplex and four-plex
 - e. Household units in the same building as an allowed use and occupied by owner or an employee of the allowed use.
 8. Services:
 - a. Beauty salons and barbershops.
 - b. Commercial daycare facilities and preschools.
 - c. Consumer credit collection.
 - d. Employment agencies.
 - e. In-home daycare services.
 - f. Finance and investment offices.
 - g. Insurance and related businesses.
 - h. Professional services.
 - i. Photography studios.
 - j. Real estate and related businesses.
 9. Transportation:
 - a. Bus – pick up shelters.
- C. Prohibited Uses: Uses not specified above are prohibited unless administrative determination in accordance with subsection 10-17-1(F) of this title is made that the use is similar enough to a use listed above that distinction between them is of little consequence.
- D. Property Development Standards:
1. Use of Lots: Each building, except accessory structures, shall be located on a separate lot and each such lot and the buildings or structures thereon shall conform to the minimum dimensional standards contained herein.
 - a. Minimum of 15% and maximum of 85% of the project is to be residential development.
 2. Lot Area:
 - a. The minimum lot area per single household dwelling shall be four thousand (4,000) square feet.
 - b. The minimum lot area per duplex unit shall be seven thousand hundred (7,000) square feet.
 - c. The minimum lot area per multiplex dwelling unit shall be two thousand (2,000) square feet larger than duplex units per unit or one thousand (1,000) square feet larger than duplex units per unit above or below ground level unit.
 - d. For professional offices, the lot size shall be of sufficient size to provide for the building, off street parking, and landscaping.

EXHIBIT "C"

3. Lot Occupancy: No dwelling, including its accessory buildings, shall occupy more than sixty percent (60%) of a lot.
 - a. For professional offices, there is no occupancy requirement.
4. Building Height: No building shall be greater than thirty-five feet (35') above grade, as measured per 10-2-1 of City Code, as amended.
5. Building Size: The maximum building size is 14,000 square feet. (a larger building may be permitted with a Special Use Permit)
6. Yards:
 - a. Front Yard: Front yards shall conform to the following standards, or section 10-7-6 of this title, whichever is greater: (Ord. 2741, 11-4-2002)
 - i. The front building line shall not be closer than twenty feet (20') to the front property line.
 - ii. Where lots have double frontage on two (2) streets, the required front yard of twenty feet (20') shall be provided on both streets.
 - iii. On a corner lot the required front yard of twenty feet (20') shall be required on both streets.
 - iv. No accessory buildings shall be constructed in the front yard nor closer than twenty feet (20') to the property line on other street frontages.
 - b. Side Yard:
 - i. The side building line shall not be closer than five feet (5') to the side property line.
 - ii. Detached accessory buildings shall not be closer than three feet (3') to the rear property line nor closer than ten feet (10') to a main building except as provided by section 10-7-5 of this title. Architectural projections of detached accessory buildings shall not be closer than two feet (2') to the side property line except as provided in section 10-7-5 of this title.
 - iii. Architectural projections of main buildings and attached accessory buildings shall not be closer than two and one-half feet (2½') to the side property line.
 - c. Rear Yard:
 - i. The rear building line shall not be closer than twenty feet (20') to the rear property line for residential uses and as per R-4 or R-4 PRO development requirements for other uses.
 - ii. Detached accessory buildings shall not be closer than three feet (3') to the rear property line nor closer than ten feet (10') to a main building except as provided by section 10-7-5 of this title. Architectural projections of detached accessory buildings shall not be closer than two feet (2') to the rear property line except as provided in section 10-7-5 of this title.
 - iii. On a corner lot, the rear yard setback may be reduced to the side yard setback.
 - iv. For professional offices, the rear yard setback may be reduced to the side yard setback of the basic zoning district.

EXHIBIT "C"

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7. Access: All lots shall have vehicular access on a dedicated improved public street with a fifty foot (50') minimum right-of-way, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.
8. Landscaping Plan (PUD): All landscaping shall comply with the provisions of section 10-11-2 of this title.
 - a. Professional Uses: Professional offices shall provide landscaping equal to twenty-five percent (25%) of the total lot area.
 - b. Residential Uses: Residential development, excluding single family and/or duplex dwellings, shall provide landscaping equal to ten percent (10%) of the total lot area.
 - c. Landscaping shall be required to be installed on each parcel/lot of the property at the time site and building improvements are completed thereon, or by the next planting season subject to a Temporary Certificate of Occupancy. Landscaped perimeters shall be installed from the back of the curb in the public right-of-way and shall be extended to the dimensions set forth below:
 - d. A minimum twenty foot (20') wide landscaped buffer, including sidewalk and/or storm water retention facilities planted in grass, measured from back of the curb will be constructed along Field Stream Way. Trees and shrubs will be provided in ratios meeting City Code 10-11-2. Trees and shrubs may be grouped, but there shall be no space greater than seventy-five feet (75') between tree and shrub groupings.
 - e. A minimum fifteen foot (15') wide landscaped buffer, measured from the property line, will be constructed along the north and south boundaries of the PUD project boundary. The landscaping shall include berms with a minimum height of 18 inches to a maximum height of 30 inches.
 - f. The use of planters and landscaped islands within parking lots will be used to reduce visual impact of large paved areas and these shall be planted with shade trees and shrubbery. The area adjacent to residential areas shall be landscaped with coniferous and deciduous trees and/or solid panel fencing with shrubs, berms, solid wall, and or planter boxes to create a buffer in a relatively short period of time.
 - g. All landscaping shall be installed in conformance with the project Master Development Plan. All landscaping maintenance will be in a uniform manner.
 - h. The property landscaping will utilize a city pressure irrigation system constructed in compliance with applicable standards.
9. Off-Street Parking:
 - a. Each use shall provide parking in compliance with city code.
10. Signs:
 - a. All uses shall comply with the provisions of Chapter 9 of this title.
 - b. Multiple-occupancy buildings shall have a sign plan approved by the administrator.

EXHIBIT "C"

11. Walls, Fences, Hedges, Trees, Shrubs, and Landscaping Structures: Walls, fences, hedges, trees, shrubs, and landscaping structures shall be permitted on the property line or within the required side or rear yard and shall be permitted in the front yard with the following restriction: no wall, fence, hedge, tree, shrub, or landscaping structure shall be placed within the public rights-of-way without first obtaining written approval from the city. Notwithstanding the foregoing, all walls, fences, hedges, trees, shrubs, and landscaping structures shall comply with the provisions of section 9-9-16 of this code. (Ord. 2550, 6-2-1997)
- a. Professional offices shall provide a fence not less than six feet (6') in height that will act as a sight and sound barrier between the professional office use and any contiguous residential lot or use.
12. Building Standards:
- a. Buildings: New buildings are to be designed in such a way as to conform with the general residential nature of the neighborhood. All buildings shall be of residential character with exteriors of architectural masonry, stone, stucco, and/or hardboard, steel or vinyl siding. Building faces shall include windows, setbacks, awnings, parapet variations material variations, color variations and other architectural treatments to break up large uniform surfaces.
 - b. Buildings shall have pitched roofs with a gable or hip roof with a minimum 5/12 pitch and twelve inch (12") eave. Roofing material shall consist of architectural asphalt shingles, architectural metal or tile.
 - c. Building faces shall be broken up with windows, recesses, awnings or other architectural features that break up large flat surfaces.
 - d. Buildings shall have exteriors of architectural masonry, stone, stucco, and/or hardboard, steel or vinyl siding.
 - e. All building public access will be oriented away from the adjacent residential areas where possible.
 - f. Lighting: Building and parking area lighting shall be enclosed in fixtures or soffits that direct lighting to the ground surface in a manner that the light source cannot be seen from adjacent properties.
 - g. Outside Storage/Trash Containers/Loading Docks/Emergency Facilities: Outside storage and/or display is prohibited. Loading docks, trash containers, and emergency facilities shall be visibly screened from roadways, residential areas, and adjacent properties with screening materials. Screening may consist of landscaping – as per D8, masonry walls, buildings, or vinyl fencing.

PUD-271



PLU-271

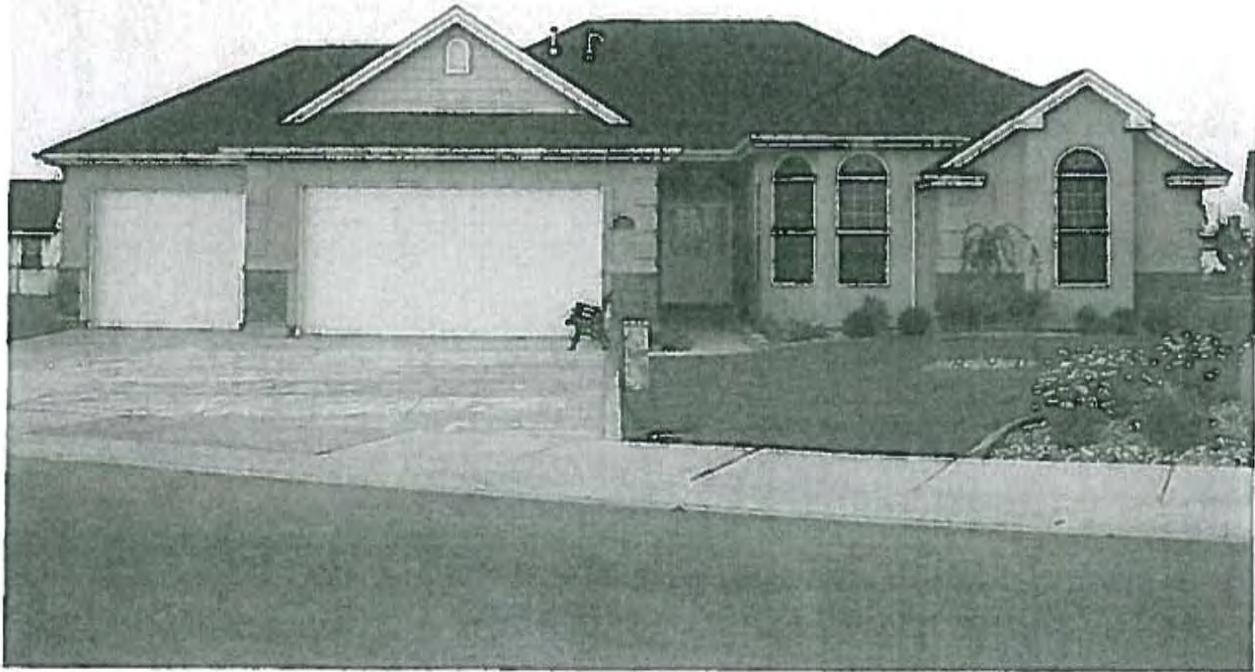




PUO 271



PUD 271



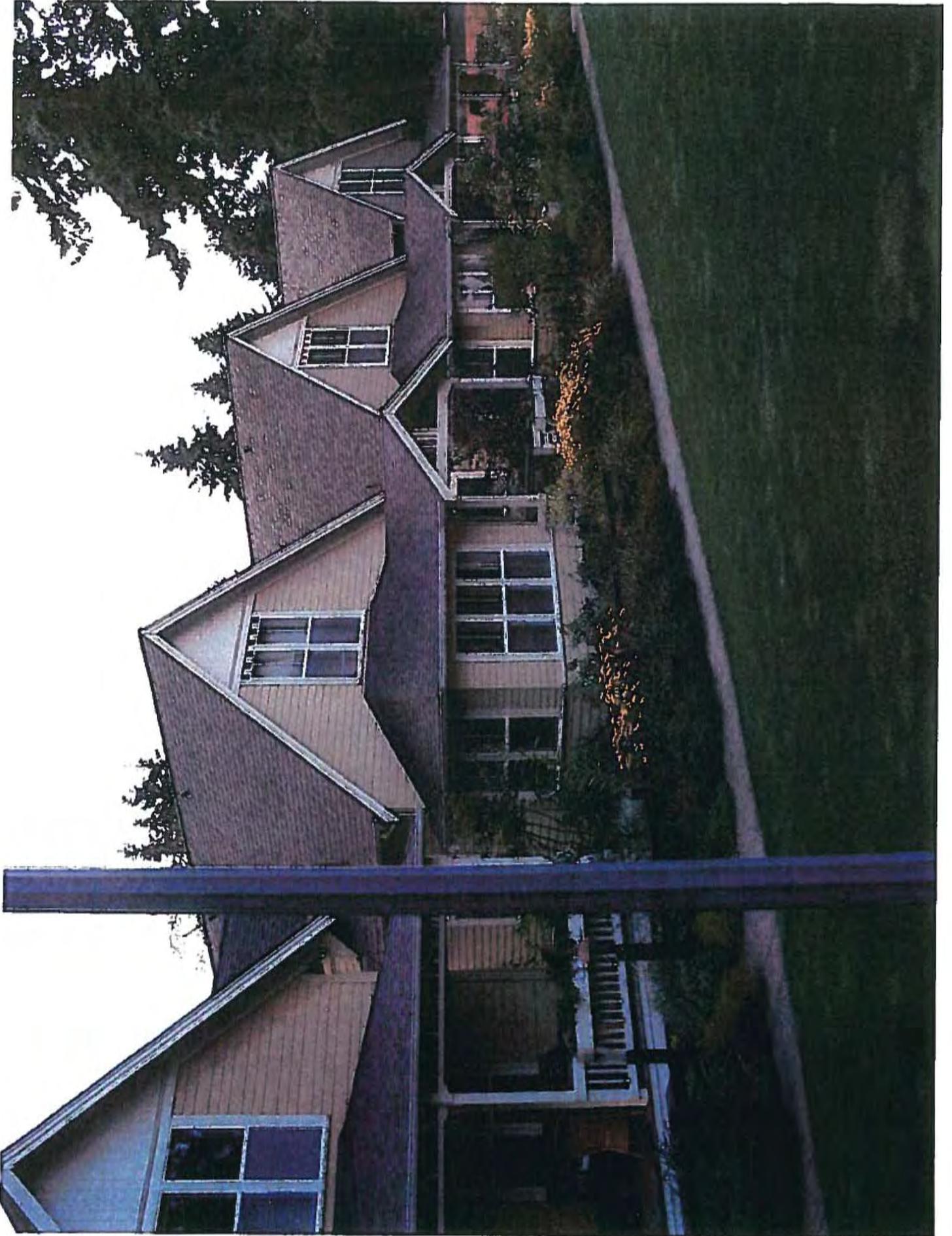
PUD-271



PUD 271



PUD. 271





Public Hearing: **TUESDAY, June 9, 2014**

To: Planning & Zoning Commission

From: Jonathan Spendlove, Community Development

AGENDA ITEM IV-1

Request: Request for a Special Use Permit to operate a large Farm Implement Sales & Repair Business on property located at 1775 Eldridge Avenue c/o Gary Slette on behalf of James Annest (app. 2732)

Time Estimate:

The applicant's presentation may take up to ten (10) minutes. Staff presentation will be approximately five (5) minutes.

Background:

Applicant:	Status: Owner	Size: +/- 2 Acres; 9000 Sf bldg
James Annest 1742 Overland Burley, ID 83318 208-312-0009	Current Zoning: M-2, Heavy Manufacturing	Requested Zoning: SUP
	Comprehensive Plan: Industrial	Lot Count: 1 Lot
	Existing Land Use: Developed, Vacant Business	Proposed Land Use: Farm Machinery Dealer and Repair
Representative:	Zoning Designations & Surrounding Land Use(s)	
Gary Slette PO Box 1906 Twin Falls, ID 83301 933-0700 gslette@rsidaholaw.com	North: M-2, Industrial Business	East: M-2, undeveloped Madrona Street extension, Industrial Business
	South: Eldridge Ave; M-2, Residential and Industrial	West: M-2, Undeveloped Property
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-10.2(B)11e, 10-10, 10-11-1 thru 8, 10-13	

Approval Process:

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

Within thirty (30) days after the public hearing, the Commission shall approve, conditionally approve, or disapprove the application as presented during the hearing. If conditions are placed on the permit, the Administrator shall issue a special use permit listing the specific conditions specified by the Commission for approval.

If an applicant or interested party appeals the decision of the Commission, the City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Budget Impact:

Approval of this request will have marginal impact on the City budget with the change of the property to a commercial use, and increased sales tax.

Regulatory Impact:

Approval of this request will allow the applicant to operate a Farm Implement Sales and Repair business on the above described property.

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

History:

In 1913 the Highland View Tract was recorded as a plat. This parcel is a portion of Lot 23.

Ordinance 2012 was passed in 1981, it created the zoning districts we currently use, and zoned various properties within City Limits. The new zoning designations were assigned at that time, or when areas were annexed.

Records indicate a warehouse being constructed in 2007. For a time, a company called Bio Diagnostics West inhabited the building. The building is currently empty.

Analysis:

In their supplied narrative, the applicant describes the business as Farm Machinery and Parts Sales, Service and Repair business. This will include some large implements on-site for sales, as well as delivery and service of large pieces to and from this location to the surrounding job sites. The business will operate within the normal business hours outlined in City Code, and employ 5-6 individuals.

The owner/operator does anticipate some light to moderate traffic due to customers, deliveries, and suppliers.

Per City Code 10-4: Truck Service/Repair requires a special use permit prior to being legally established.

Although, this business is not described by the applicant as Truck Service, current City Code does not enumerate Large Farm Machinery as a "Use". As a result, Staff has assigned a "Use" we believe closest resembles the described business.

The impacts of this particular business on the area are anticipated to be minimal. Most properties in the area have been built and used for Industrial practices. There are some Residential homes in the area that should be given the opportunity to be reasonably used and enjoyed without commercial intrusion. However, given the layout and location of this particular business, it is not anticipated that the possible impacts will negate the reasonable enjoyment of existing residential uses in the area.

Per City Codes 10-10 and 10-11-1 thru 8: Required improvements such as parking, screening, landscaping and others are typically enforced at the time of building permit submittal. This is an existing building, it is anticipated that the required improvements were provided at the time of original construction of the site. It is also not anticipated to cause a change of "Use" that will trigger additional required improvements.

The commission may wish to review the current site and require any items it deems appropriate to mitigate potential negative impacts this business may incur to the area.

Possible Impacts:

This type of business will have some traffic and noise impacts. These will be associated with the coming and going of customers, deliveries of supplies, and repairing of machinery. However, the majority of the noise and traffic will occur during normal business hours, and the majority of repairs are detailed to take place within the building. These types of businesses and their associated impacts are common in the M-2 Zone. The surrounding area is shown on the Future Land Use Map to be Industrial.

Conclusion:

Should the Commission grant this request as presented; staff recommends approval be subject to the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to all parts and disassembled equipment being located within the building or within an enclosed screened area.

Attachments:

1. Letter of Request
2. Zoning Vicinity Map
3. Aerial Map
4. Applicant Submitted Site Plan
5. Machinery example Photos
6. Site Photos

Application for Special Use – 1775/1777 Eldridge Avenue Twin Falls, ID

4(a) Reason for Request

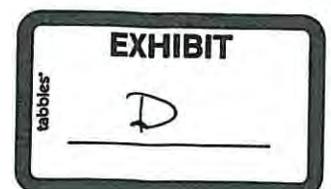
Tenant usage requires machine sales, parts sales and machine repair service of Farm Machinery. Tenant advised that a Special Use Permit would be required.

4(b) Explanation of Project – Usage is a Farm Machinery Dealership selling farm machinery and parts to area farmers. Farmers will also bring machines to the dealership for repair.

- i. Hours of Operation – 7:30am to 5:30pm Mon – Fri
7:30am to 12:00 Noon Sat
- ii. Traffic anticipated - Light to moderate traffic during business hours; customer cars, pickup trucks and supplier deliveries. Occasional deliveries during business hours by large 18 wheel trucks delivering or picking up Farm Machinery at the Dealership.
- iii. Employee Numbers - 5 to 6 employees
- iv. Outside Displays - There would be a small number of machines displayed outside.
- v. Signage - Signage would be developed to conform to sign ordinances, if any.

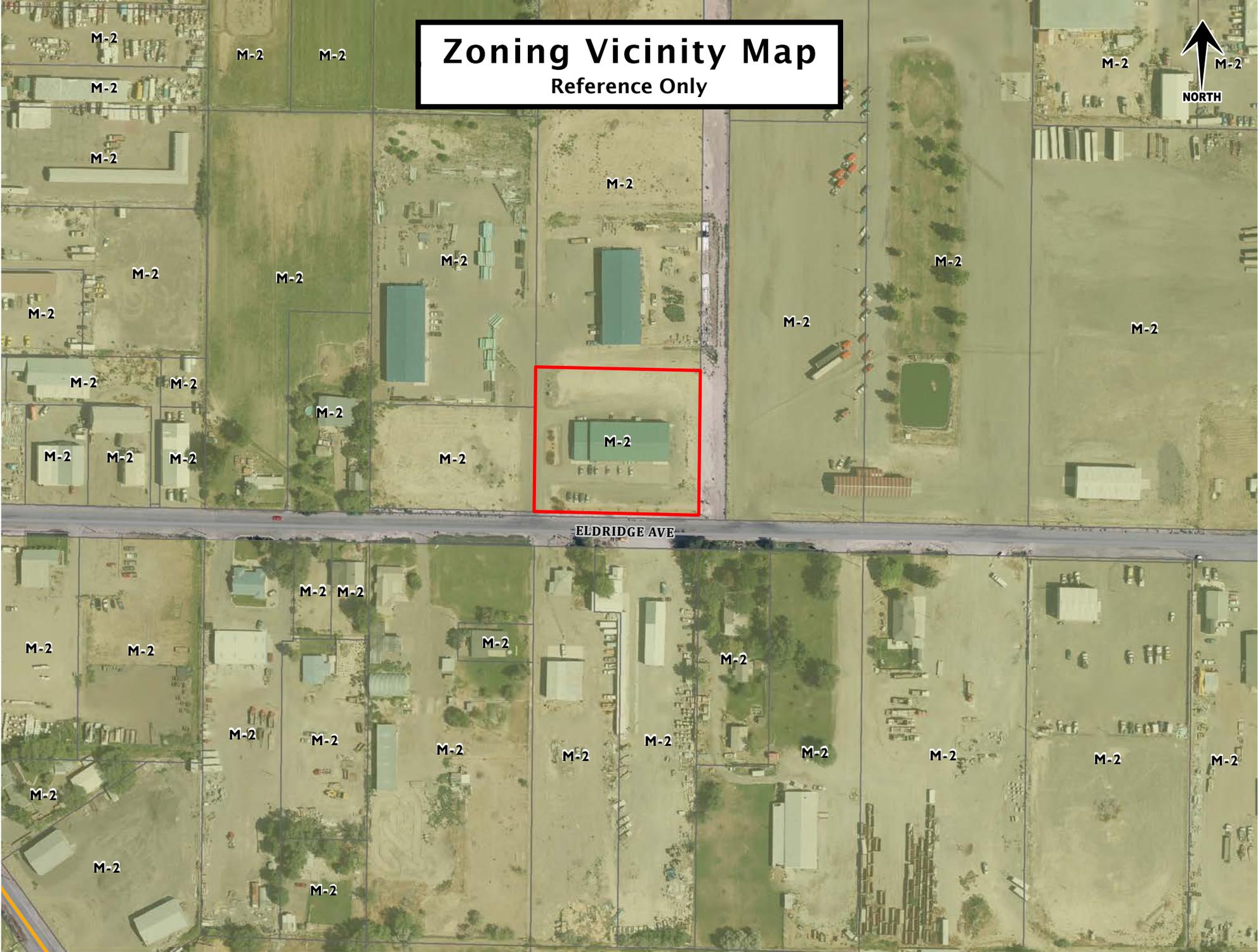
4(c) An evaluation of the effects on adjoining property including the effect of such elements as:

- i. Noise - Noise would occur during infrequent periods of machine movement. All engines are highly muffled for moderate decibel levels. Over the road freight trucks are already operating in the area and the dealership will not appreciably add to that level of traffic noise.
- ii. Glare - There is no source for glare in the business operations.
- iii. Odor - All new machines are equipped with Tier IV Final engines virtually eliminating exhaust smoke and odor. No fuel reservoirs or fueling stations are on the property. Repair of machines is done inside the facility. No appreciable odors would be emitted from the facility.
- iv. Fumes and Vibration on adjoining property – See above. New engine technology minimizes fumes and vibrations. There would be no appreciable effects.
- v. General compatibility – We have observed similar businesses in the area to include other farm machinery dealerships, industrial machinery dealerships, truck repair shops and other similar businesses.



Zoning Vicinity Map

Reference Only



ELDRIDGE AVE

Aerial Photo Map

Reference Only



1761 ELDRI

1755 ELDRI

1775 ELDRI

ELDRIDGE AVE

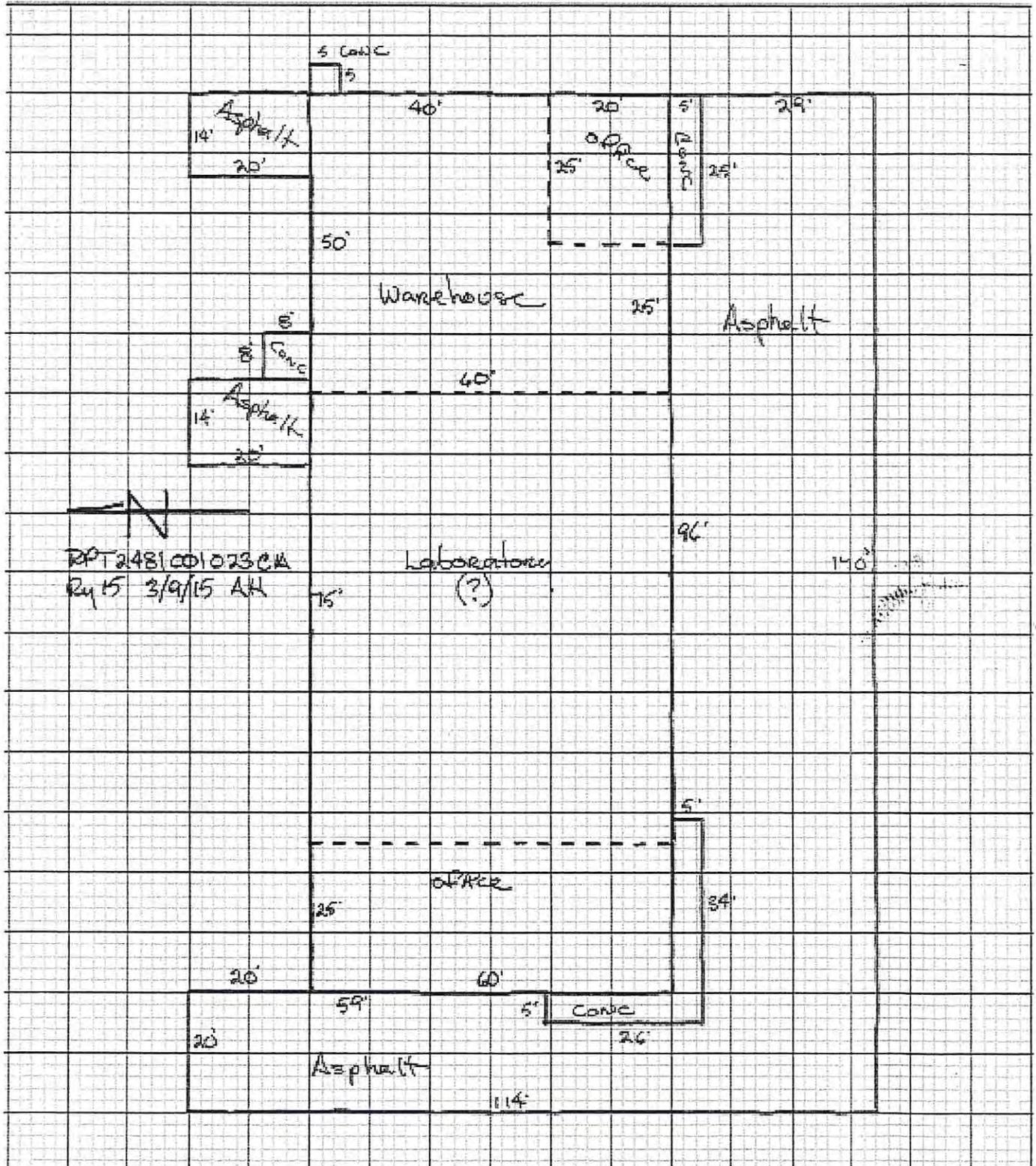
1732 ELDRI

1768 ELDRI

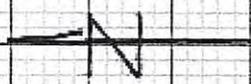
1782 ELDRI

1808 ELDRI





RPT 2481 CD1023C.W
 Ry 15 3/9/15 AH





The BiG Pack range

BiG Pack 890 BiG Pack 890 X-Cut	80 x 90 cm (2'7.5" x 2'11")	
BiG Pack 1270 BiG Pack 1270 X-Cut	120 x 70 cm (3'11" x 2'4")	
BiG Pack 1270 MultiBale BiG Pack 1270 X-Cut MultiBale	9 small bales 120 x 70 cm (3'11" x 2'4") one large bale up to 270 cm (8'10")	
BiG Pack 1290 BiG Pack 1290 X-Cut	120 x 90 cm (3'11" x 2'11")	
BiG Pack 1290 HDP BiG Pack 1290 HDP X-Cut	120 x 90 cm (3'11" x 2'11")	



BiG Pack 1290 (X-Cut): The firm bales with 90 cm (2'11") height and 120 cm (3'11") width are accepted by farmers worldwide. Because of the large bale dimensions, this machine works mainly in straw and hay, but in some countries it is commonly and successfully used in silage as well.



BiG Pack 1290 (X-Cut/HDP): Make bales like bricks. The High Density baling system and the longer bale chamber lead to an increase in bale weight by up to 25 % over traditional systems. This pays for itself quickly when transporting straw.

BiG X 1100

The world's most powerful forager



- New: Open-space comfort cab
- New joystick for ultimate operator comfort
- New up to 1,078 hp MAN engines
- Spring-loaded VariStream crop flow – with optional Biogas cutterhead
- EasyCollect 1053 – the world's widest header cuts 14 rows of corn in one pass



BiG M 420

Ultimate efficiency



- New and high-comfort space cab
- New joystick for ultimate operator comfort
- New 420 hp MAN engine
- New radiator with active cleaning system





Frontage along Eldridge. Taken From SE Corner of Property



Frontage along Eldridge.



West Side Of Property along access drive.



East Side of Property.



Public Hearing: **TUESDAY, June 9, 2014**

To: Planning & Zoning Commission

From: Jonathan Spendlove, Community Development

AGENDA ITEM IV-2

Request: Request for a Special Use Permit to operate at 24 Hour Commercial Childcare Facility on property located at 870 Eastland Drive c/o Stephanie Ford (app. 2733)

Time Estimate:

The applicant's presentation may take up to ten (10) minutes. Staff presentation will be approximately five (5) minutes.

Background:

Applicant:	Status: Purchase/Sale Agreement	Size: +/- 1.3 Acres; 4583 sf bldg
Stephanie Ford 543 4 th Ave North Twin Falls, ID 83301 208-421-8358 totstoteens@hotmail.com	Current Zoning: R-6 PRO; Residential Multi-Household with Professional Office Overlay	Requested Zoning: SUP
	Comprehensive Plan: Office Professional	Lot Count: 2 Lots
	Existing Land Use: Developed, Vacant Assisted Living Facility Business	Proposed Land Use: Children's Day Care Facility, operating 24 hrs
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: 9 th Ave East; C-1 PUD, Lighthouse Christian Church and Private School	East: R-2, Residence
	South: R-2 PRO, Professional Office Complex	West: Eastland Drive; R-2, Residence
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-6, 10-4-18(B)-4(i), 10-10, 10-11-1 thru 8, 10-13	

Approval Process:

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

Within thirty (30) days after the public hearing, the Commission shall approve, conditionally approve, or disapprove the application as presented during the hearing. If conditions are placed on the permit, the Administrator shall issue a special use permit listing the specific conditions specified by the Commission for approval.

If an applicant or interested party appeals the decision of the Commission, the City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Budget Impact:

Approval of this request will have marginal impact on the City budget with the change of the property to a commercial use, and increased sales tax.

Regulatory Impact:

Approval of this request will allow the applicant to operate a 24hr Commercial Day Care Service.

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

History:

In 2000 the Eastland Heights Subdivision was recorded creating Lot 6. In 2003, the owner requested and received a Re-Zone from R-2 to R-6 PRO in order to pursue the possibility of a small nursing facility on the site.

Records indicate an addition/remodel and sup of a residence to a nursing facility taking place in 2003-2004. In 2013, a plat was approved and recorded subdividing Lot 6 into 2 lots. This was done in anticipation of a new larger nursing facility being built. Those plans were abandoned one year later.

Analysis:

The property is located at 870 Eastland Drive and is zoned R-6 PRO. The applicant is wishing to operate a 24 hour child care facility. They plan to offer care for kids 0-13 yrs old. Part of their business model is an afterschool program for older kids to help them with homework. Another part is providing care for children 24 hours a day. This is a key part of their business model due to many businesses in the area operating on extended hours, including Glanbia, Chobani, St Lukes Hospital, and others.

The applicant explains the hours of operation in detail. They will have limited drop off and pick up times of 5 am to 10 pm. This will help keep the ambient noise of the residential neighborhood lower at an acceptable level during the night time hours of 10 pm to 5 am.

Per City Code 10-4-18:

Commercial Day Care Service requires a special use permit prior to being legally established. The typical impacts of these types of businesses center on traffic and noise. This particular location sits at the corner of Eastland Drive (Arterial roadway) and 9th Ave East. Light House Christian Church/School also operates on property located directly across 9th Ave East offering K-12 grades during the week and church services in the evening and weekend.

Per City Codes 10-10 and 10-11-1 thru 8: Required improvements such as parking, screening, landscaping and others are typically enforced at the time of building permit submittal. This is an existing building, it is anticipated that the required improvements were provided at the time of original construction of the site. It is also not anticipated the change of "Use" will trigger additional required improvements.

The commission may wish to review the current site and require any items it deems appropriate to mitigate potential negative impacts this business may incur to the area.

Possible Impacts:

This type of business will have some traffic and noise impacts. These will be associated with the coming and going of customers, deliveries of supplies, and children playing outside during daylight hours. The applicant has described a detailed drop off/pickup schedule for the early and late hours. Other times would be during normal business hours and it is safe to assume would create minimal noise to the surrounding area.

Also, the layout of the property has traffic entering the property from Eastland and Exiting onto 9th Ave East. It is again safe to assume the majority of traffic will use Eastland Drive as it is a major roadway, with minimal traffic using 9th Ave East.

Conclusion:

Should the Commission grant this request as presented; staff recommends approval be subject to the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to the earliest Drop off/Pick up time being 5:00 AM, and the latest Drop Off/Pick up time being 10:00 PM.

Attachments:

1. Letter of Request
2. Zoning Vicinity Map
3. Aerial Map
4. Applicant Submitted Site Plan
5. Site Photos

Tots To Teens Childcare Center is requesting a special use permit for the property located at 870 Eastland Dr. We are requesting use for a 24 hour childcare center.

We have currently been in business for over 5 years and we currently provide care for 60 + children. We provide childcare and preschool to children from the ages 0-13. We have an afterschool program that helps children with their homework. We currently offer extended hours for those families who work outside of the 8am-5pm jobs. By having a 24 hour facility we can accommodate the families that work graveyard positions. Twin Falls does not currently have a facility that meets these needs. We have several businesses in Twin Falls that are open extended hours such as the hospital, Chaboni, Glanbia and many more. We would like to be able to meet the needs of these families and the many more that will come as our community continues to grow.

All though we will be a 24 hour center we will limit the hours that parents will be able to drop off and pick up their children. The last drop off time of the evening will be 10pm and the earliest pickup would be 5am. During night time hours only sleeping room would be used by the children therefore the neighbors wouldn't be affected by the light use in the house.

We currently serve about 25 families and have 8 employees. In order to keep the traffic from affecting the surrounding neighbors we will have the parents drop off and pick up their children in the unloading zone. The traffic will enter the property from Eastland and will exit on 9th Ave. There will be no backing onto Eastland or trying to turn around in the parking lot. It will be a one way traffic flow. Our employees will park in designated parking spaces.

We intend on keeping the facility maintained to have the look of a residential home. We will not be changing the look of the home therefore it will still have the feel of a house and fit in with the residential homes around it. We will be adding a playground to the backyard for the children's use. The children will only use the playground while being supervised by adults. We will maintain the property's landscaping and keep it presentable and clean.

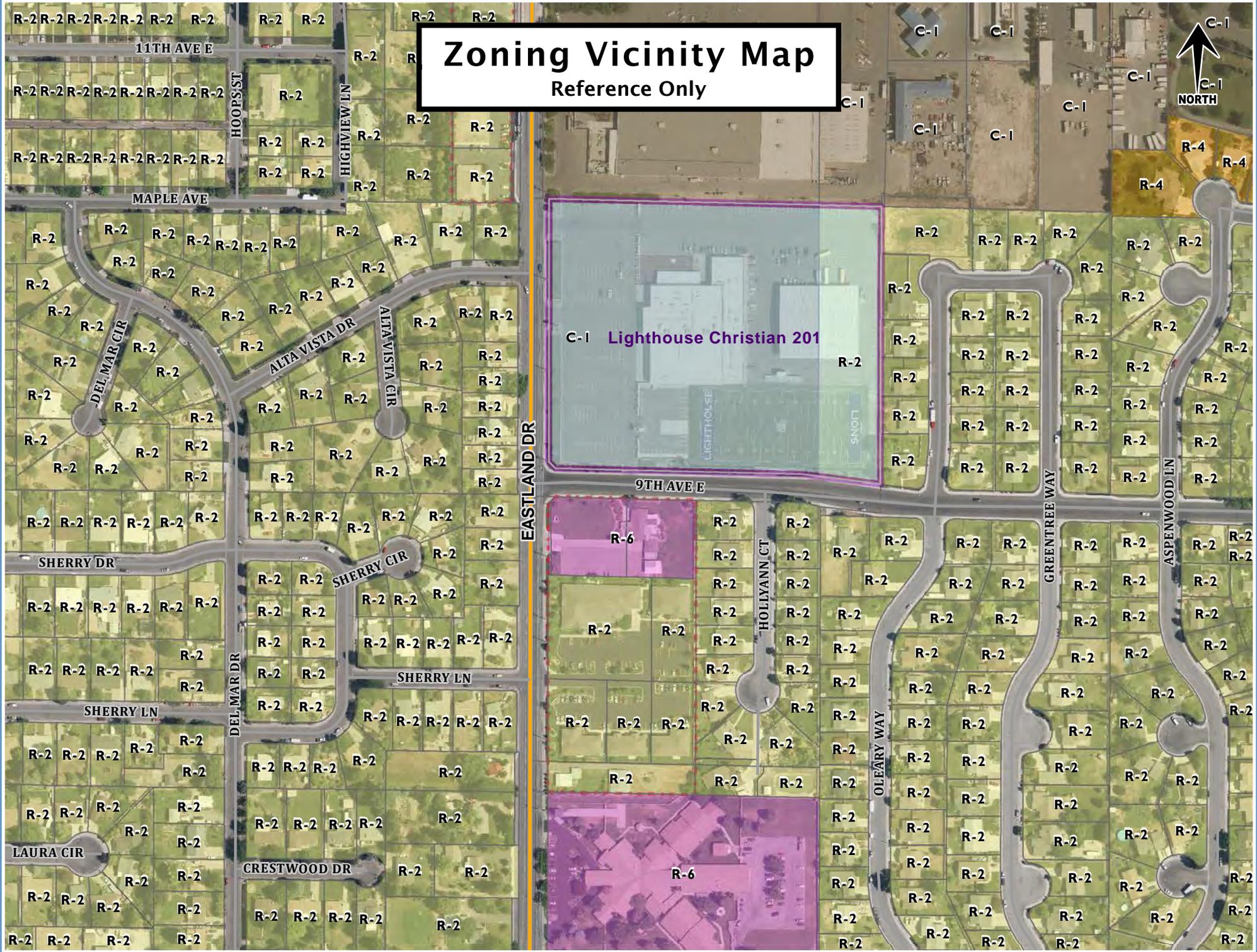
In order to keep the noise minimal the children will only play outside during school hours and one time in the evening. We have no alarms, bells or outside

music or intercoms. We anticipate that there won't be much noise impact as we are already next to a school.

I believe that our center would have a very minimal impact on the neighbors surrounding our facility. I believe that by granting us the special use permit we would be a very good attribute to our community and be able to serve the needs of those who don't currently have 24 hour childcare.

Zoning Vicinity Map

Reference Only



Aerial Photo Map

Reference Only



911 EASTLA

875 EASTLA

869 EASTLA

845 EASTLA

EASTLAND DR

9TH AVE E

870 EASTLA

879 HOLLYA

863 HOLLYA

847 HOLLYA

826 EASTLA

808 EASTLA

831 HOLLYA





Frontage along Eastland. Taken From SW Corner of Property



Frontage along 9th Ave East.



Taken From NE Corner of Property



Taken from SE Corner of Property



Parking lot Area



Public Hearing: **TUESDAY, June 9, 2014**

To: Planning & Zoning Commission

From: Jonathan Spendlove, Community Development

AGENDA ITEM IV-3

Request: Request for a Special Use Permit to operate a Men's Transitional/Shelter Home on property located at 1102 Maurice Street c/o Chad Roehl dba Stepping Stones (app. 2734)

Time Estimate:

The applicant's presentation may take up to ten (10) minutes. Staff presentation will be approximately five (5) minutes.

Background:

Applicant:	Status: Owner	Size: +/- 0.34 Acres; 3903 sf bldg
Chad Roehl 1102 Maurice St Twin Falls, ID 83301 208-293-6455 chadroehl@hotmail.com	Current Zoning: C-1, Highway Commercial	Requested Zoning: SUP
	Comprehensive Plan: Residential Business	Lot Count: 1 Lot
	Existing Land Use: Men's Shelter Home	Proposed Land Use: Men's Shelter Home
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: C-1, Residence	East: C-1, Partially developed Commercial Business
	South: R-4, Residence	West: Maurice Street; R-4, Residence
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-8(B)-9(d), 10-10, 10-11-1 thru 8, 10-13	

Approval Process:

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

Within thirty (30) days after the public hearing, the Commission shall approve, conditionally approve, or disapprove the application as presented during the hearing. If conditions are placed on the permit, the Administrator shall issue a special use permit listing the specific conditions specified by the Commission for approval.

If an applicant or interested party appeals the decision of the Commission, the City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Budget Impact:

Approval of this request will have marginal impact on the City budget with the change of the property to a commercial use, and increased sales tax.

Regulatory Impact:

Approval of this request will allow the applicant to operate a Men's Shelter Home as approved.

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

History:

In 1917 the Terrace Lawn Subdivision was recorded creating 11 Lots. This proposed use is located on the southern portion of Lot 11.

In 1981 a daycare received a Special Use Permit with the condition to enclose the back yard. Ordinance 2012 was passed in 1981, it created the zoning districts we currently use, and zoned various properties within City Limits. The new zoning designations were assigned at that time, or when areas were annexed. This building and surrounding area to the north and east are currently zoned C-1. The properties to the west and south are zoned R-4 residential. No further Zoning history is known at this time.

County records show the house to be built around 1925 with updates taking place in the 1950's. City building records indicate a few minor permits taking place in 2010.

Analysis:

The applicant's narrative describes the transitional/shelter home as a place for up to eighteen (18) male individuals. These individuals require stable living quarters after being released from incarceration for minor offenses such as theft, alcohol, check fraud, and past drug use. The applicant claims sex offenders are not allowed in this type of transitional housing.

Some security measures the applicant highlights include and onsite manager, curfews, video cameras throughout the property, random drug testing, and police dog training.

The applicant also details the social, economic, and positive effects of such a business within the City.

Per City Code 10-4-8: Shelter Homes require a special use permit prior to being legally established.

The typical impacts of these types of businesses center on traffic, noise, increased calls for service, and complaints from neighboring properties. This particular location sits on Maurice Street, somewhat near the intersection with Addison Ave East. Properties to the North and East are zoned C-1, some of which contain Commercial Businesses converted from residential homes, and others were constructed as commercial buildings.

Per City Codes 10-10 and 10-11-1 thru 8: Required improvements such as parking, screening, landscaping and others are typically enforced at the time of building permit submittal. This is an existing residential building. It is anticipated that site improvements will be required with as part of the building permit for a change of use from a residence to a commercial use.

This property will need to go through the change of "Use" for the property and the building. This transition will trigger all the required improvements. Staff has not received a building permit, nor have we conducted an official analysis on the property to determine the extent of these improvements. It is anticipated that all the required improvements will need to be addressed as outlined in current City Code, including but not limited to paved parking and maneuvering area, designated parking, curb, gutter, sidewalk, screening, landscaping, storm water, sewer, water, and others.

Possible Impacts:

This type of business will have some traffic and noise impacts. These will be associated with the coming and going of residents. Although the applicant claims residents do not own cars, there is no Code provision that prohibits ownership of vehicles. With the stated number of residents being presented at up to eighteen (18), the possibility of all residents owning cars is possible.

Noise is another possible impact for this type of business, with that many people living on a lot of this size. Staff does not have quantifiable results for decibel levels and the like. However, it is reasonable to assume that eighteen (18) unrelated individuals living in a space originally designed for a single family residence could result in some excessive noise from within the residence and on the property and may be at all hours of the day/night.

There has been an increase in complaints and calls for service. It is imperative to not point at the use of the property for the reason of the increase in complaints and calls for service, as we do not have data to support that assumption. Staff has accumulated the number of calls placed to dispatch for this property and compared that to neighboring properties. This property generated forty-one (41) calls for service through dispatch over the last five (5) years. A property across the street generated one (1) call over the same period. It is our stance that the increase in calls is a correlation to the number of individuals and their corresponding personal/private space within the residence. Staff receives fewer calls from these types uses when the number of residents closely resembles the amount typically found in a single dwelling unit.

Conclusion:

Should the Commission grant this request as presented; staff recommends approval be subject to the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to the applicant submitting a complete Commercial Building Permit Application to the City within sixteen (16) weeks of the end of the appeal period of this Special Use Permit.
3. Subject to meeting all required improvements within 6 months from the date of approval of the special use permit.
4. Subject to a minimum 6' sight obscuring fence along the northern, eastern and southern borders of the property within 6 months from the date of approval of the special use permit. Fencing material to be approved by P&Z staff.

Attachments:

1. Letter of Request
2. Zoning Vicinity Map
3. Aerial Map
4. Applicant Submitted Site Plan
5. Letters of Support (3)
6. Site Photos

Chad Roehl
1102 Maurice St
Twin Falls Idaho 83301

Special Use Permit Detailed Written Statement

Reason for the request.

To comply with both the local and state requirements to continue to operate the property as a transitional house.

Explanation of the project.

This property is currently approved by the State of Idaho to operate as a transitional house. It has been operating as a transitional house for the last 5 years. It has recently come to my attention that local approval, via a special use permit, is required in addition to the state approval I received 5 years ago.

The house serves as a supervised transition house for rehabilitated men who have just been released from prison. It caters to the lessor offence crimes such as bad checks, alcohol, theft and past drug use and does not allow sex offenders. It provides an supervised, affordable, safe, alcohol and drug free living environment, which aids these men with their transition into normal society.

The house offers many services that benefit the tenant as well as local law enforcement, including the probation and parole officers. The houses purpose is to help the tenant's to transition back into society as quickly and easily as possible. The house provides an onsite manager who constantly monitors the tenant's behavior to ensure compliance with their probation, local laws and ordinances, house chores, and general proper and polite behavior to the other house tenants and neighbors. The house also aids the tenants with obtaining employment including transportation to and from these business locations as the tenants do not own cars. Because the tenants do not own cars the traffic caused by the house is very minimal. Eventually some of the tenant's will purchase cars, but most often this is after they have moved out of the house and into a place of their own. Morning and nightly curfew checks are also provided every day of the week. The facility is equipped with cameras inside and out to provide additional incentive to behave properly as well as video proof should any misbehavior occur. The house also provides free food, hygiene kits etc. to those who cannot afford them. In addition to these services and many many other services not listed, the house also works closely with probation and parole aiding them with the successful transition of these men into society. Services such as random drug testing and police dog training, by allowing the premises to be searched by the dogs, are just a few of the services provided by the house to local law enforcement. Houses such as these are a vital part of these men's transition back into society and have a very low impact on the surrounding neighbors. Statistics show that these facilities reduce the crime rate in their cities by providing a safe, supervised and affordable housing environment. This environment reduces the chances of these men finding themselves in a desperate situation that tempts them to return to crime. Without these facilities the judicial department has to put these men in an hotel or other unsupervised living situations, which greatly increases the chances of these men finding themselves in a desperate situation and returning to their old habits of crime.

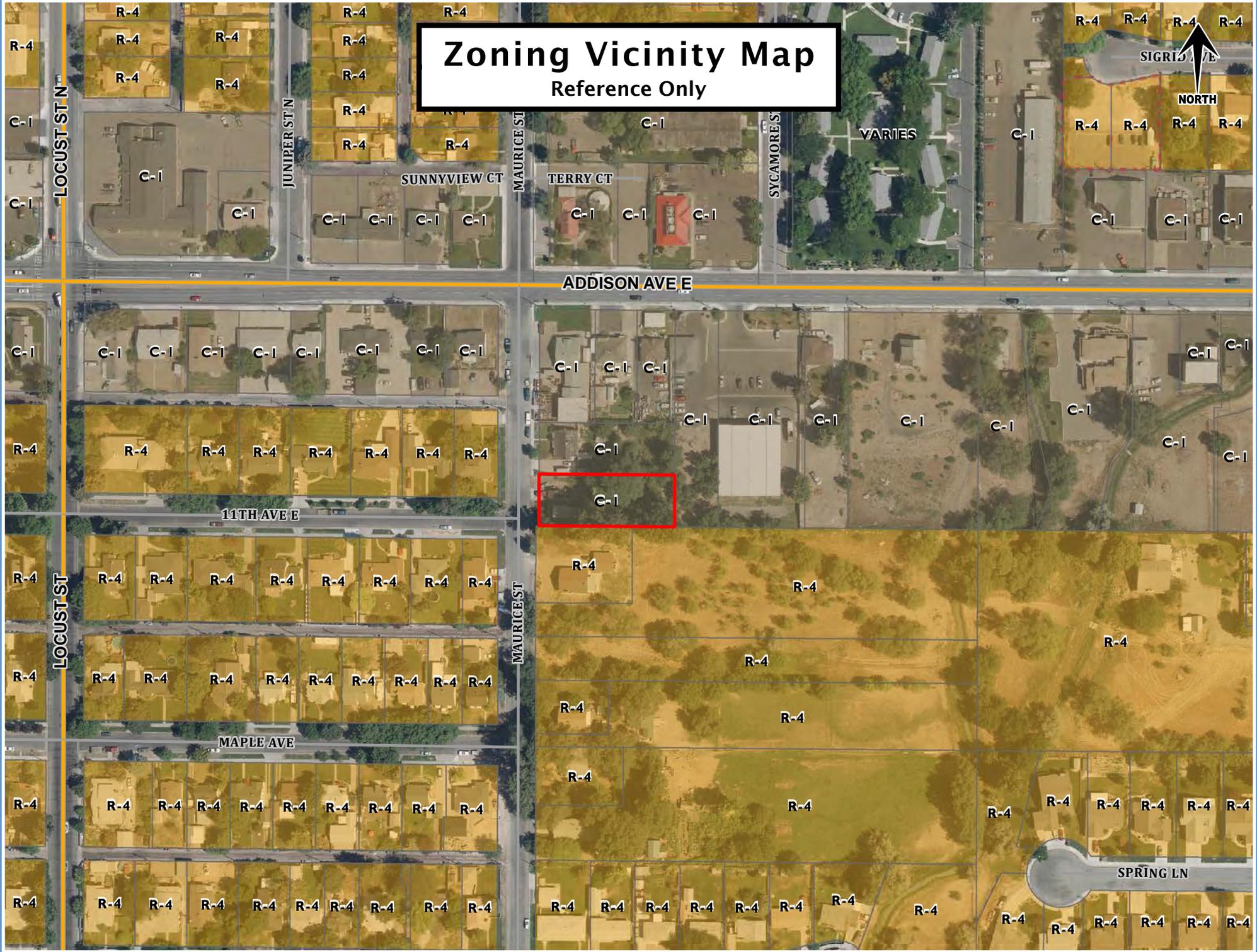
I hope with this brief description you will see that this facility provides a valuable service to our community and to the men needing this assistance while also having a very low impact on the neighbors as well. and approve the required special use permit to continue its operation. *will occupy 18 people*

Sincerely,

Chad Roehl

Zoning Vicinity Map

Reference Only



Aerial Photo Map

Reference Only



1644 ADDIS

726 ADDIS

1637 11TH

1120 MAURI

1736 ADDIS

1746 ADDIS

MAURICE ST

1102 MAURI

11TH AVE E

1632 11TH

1644 11TH

1064 MAURI





June 3, 2015

RECEIVED

JUN 04 2015

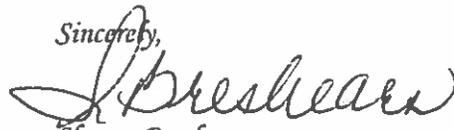
CITY OF TWIN FALLS
BUILDING DEPT.

To whom it may concern,

I am writing to you on behalf of Chad Roehl and his men's shelter, Stepping Stones. We have partnered with Chad for many months. Whenever a situation arises that we need to find housing for a homeless man, we help by paying their first week's rent at Chad's or we will pay for longer times, depending on the need. I do not know what we would do if we did not have this resource. Chad helps find employment for the men which is a huge benefit towards them gaining their independence.

Executive Board Members

President - Matt Hicks
1st V President - Joe Martin
2nd V Pres - Pastor B. Camin
Treasurer - Beau Burk
Secretary - Norma Weaver
Past President - Carole Lookingbill

Sincerely,

Sharon Breshears
Executive Director

Board of Directors

Lori Bergsma
Ron Creswell
Jenny Everton
Dirk Reitsma
Rita Ruhter
Gordon Kealaiki
Robyn Romney
Mike Schutz
Jason Vickery
Ken Whiting
Joel Wilson

Executive Director

Sharon Breshears

Office Assistant

Al Dreher

Mission Statement:

Valley House works with a wide range of community services to provide motivated homeless persons the help they need to become self-sufficient, while advocating for policies that reduce homelessness.





IDAHO DEPARTMENT OF CORRECTION

To promote a safer Idaho by reducing recidivism

C. L. "BUTCH" OTTER
Governor

KEVIN H. KEMPF
Director

Kevin Butler (Parole Coordinator)
Idaho Department of Correction
1299 N. Orchard Street, Suite 110
Boise, Idaho 83706-2266
(208) 658-3042
kbutler@idoc.idaho.gov

RECEIVED

JUN 04 2015

CITY OF TWIN FALLS
BUILDING DEPT.

To whom it may concern,

This letter is to confirm that the Idaho Department of Correction currently refers clients to Stepping Stones in Judicial District 5 for housing. Stepping Stones is considered an approved transitional housing provider for use for placement of offenders that would otherwise be a risk for being homeless if housing was not provided.

Although the Department does not have a direct link with transitional housing providers, we do an informal agreement that as a private business outside the Department of Correction that we will support offender's request to release to their option. We also provide funding for rent to this location for clients that meet the condition to be classified as indigent to ensure smooth transition to the community or ensure that continued stability for clients that lose housing option and are in crisis while under supervision.

Stepping Stones is not limited to offenders that are indigent. They also provide services to any offender that does not have outside stakeholders in the community and need a stable placement in the community. For this population, they pay rent to the provider directly as a condition of remaining with the provider.

In conclusion, the Department recognized Stepping Stones as a vendor that provides an invaluable service to our clients in the Twin Falls area. They are currently in good standing with the Department and we plan to continue to refer clients to them as needed.

If you have any questions, feel free to contact me at the telephone number or email address provided above.

Sincerely,

Kevin Butler (Parole Coordinator)

CC: Greg Lewis (Deputy Chief)
Dawn Anderson (District Manager)
Pam McCarroll (Section Supervisor)

Keith R Brown
P.O. Box 848
Twin Falls, Idaho
83301

RECEIVED

June 3, 2015

JUN 04 2015

CITY OF TWIN FALLS
BUILDING DEPT

To Whom It May Concern;

I am a clergyman in Twin Falls, Idaho. I strongly support the Stepping Stone Halfway House. It gives men an opportunity to get a fresh start in life with reasonable rent in which they can afford.

Thank You,

A handwritten signature in black ink that reads "Keith R Brown". The signature is written in a cursive style with a long horizontal flourish at the end.

Bishop Keith R Brown



Project House behind City Vehicle. Showing properties to the south and South-West.



NW Corner of 11th Ave and Maurice. Project house on the Right, behind City Vehicle.



North Side of House



Back Yard, taken from NE corner of property.