DATE:	**MONDAY, APRIL 25, 2011**
To:	Honorable Mayor and *City Council*
From:	Mitch Humble, Community Development Department

ITEM IV-

Request: Request for a Zoning District Change and Zoning Map Amendment from R-2 and R-4 to CSI PUD for 365.89 (+/-) acres to allow for college related uses and future expansions on property located east of the 900 to 1500 blocks of Washington Street North, south of the 100 thru 600 blocks of Cheney Drive West extended, west of the 1100 thru 1200 blocks of Lincoln Street and north of the 100 thru 600 blocks of Falls Avenue. c/o College of Southern Idaho represented by Mike Mason. (app. 2433)

Time Estimate:

The applicant's presentation may take up to fifteen (15) minutes. Staff presentation will be approximately ten (10) minutes.

Background:

Applicant:	**Status:** Owner/Developer	**Size:** 369.89(+/-) acres
College of Southern Idaho c/o Mike Mason P.O. Box 1238 315 Falls Ave Twin Falls, ID 83303 (208) 732-6203 mmason@csi.edu	**Current Zoning:** R-2 & R-4	**Requested Zoning:** CSI PUD
	Comprehensive Plan: College and Office/Professional	**Lot Count:** PUD
	Existing Land Use: College and undeveloped	**Proposed Land Use:** College Planned Unit Development
Representative:	**Zoning Designations & Surrounding Land Use(s)**	
	North: C-1 PUD; Cheney Drive extended, Lazy J Mobile Home Park and undeveloped, Pole Line Road	**East:** R-4 PRO; Renaissance Center and R-2; residential
	South: R-4 PRO; Professional offices	**West:** R-4; Washington Street North, residential
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-16, 10-6-1 through 4, 10-7-6, 10-7-10, 10-10-1 through 3, 10-11-1 through 9, 10-14-1 through 6	

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 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)

As per Twin Falls City Code: 10-14-5 Zoning Map Amendment

The Commission shall hold a public hearing and make recommendations on proposed zoning amendments. Zoning amendments may consist of text or map revisions.

Zoning Map Amendment: The Commission, prior to recommending a Zoning Map amendment that is in accordance with a comprehensive plan to the Council, shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. At least fifteen (15) days prior to the hearing, notice of time and place and the amendment shall be published in the official newspaper or paper of general circulation within the jurisdiction of this City. Additional notice shall be provided by mail to property owners and residents within the land being considered; three hundred feet (300') of the external boundaries of the land being considered; and any additional area that may be impacted by the proposed change as determined by the Zoning Administrator.

As per Twin Falls City Code: 10-14-6: APPROVAL OR DENIAL OF AMENDMENT:

Within sixty (60) days from the receipt of the proposed amendment, the Commission shall transmit its recommendation to the council. The Commission may recommend that the amendment be granted as requested, or it may recommend a modification of the amendment requested, or it may recommend that the amendment be denied. The Commission shall ensure that any favorable recommendations for amendments are in accordance with a comprehensive plan and established goals and objectives. (Ord. 2012, 7-6-1981)

As per TF City Code: 10-14-7: ACTION BY COUNCIL:

The Council, prior to adopting, revising or rejecting the amendment to this Title as recommended by the Commission shall conduct at least one public hearing using the same notice and hearing procedures as the Commission. Following the Council hearing, if said Council makes a material change from what was presented at the public hearing, further notice and hearing shall be provided before the Council adopts the amendment. Upon granting or denying an application to amend this Title, the Council shall specify:

(A) The regulations and standards used in evaluating the application.
(B) The reasons for approval or denial.
(C) The actions, if any, that the applicant could take to obtain a permit.

In the event the Council shall approve an amendment, such amendment shall thereafter be made a part of this Title upon the preparation and passage of an ordinance. (Ord. 2012, 7-6-1981)

Budget Impact:

Approval of this request will not impact the City budget.

Regulatory Impact:

After a public hearing, a recommendation from the Planning & Zoning Commission on the request for a Zoning District Change and Zoning Map Amendment and an approved Master Development Plan will allow the request to proceed to the City Council for a decision. Approval of this request will allow the applicant to proceed with development of the property as approved.

History:

The Northview Apartments on the corner of North College Road and Washington Street North were annexed in 1973. In late 1979 applications were submitted for annexation and a rezone of some surrounding property to an R-6 PUD to expand the apartment development. The applications were withdrawn before going to City Council.

A Preliminary PUD Presentation on this request was held before the Planning and Zoning Commission on April 8, 2008 and on May 19, 2008 the City Council approved the request. On June 16, 2008 the Council approved Ordinance #2941 annexing the property on the north side of the 100 to 400 blocks of North College Road for the College of Southern Idaho and zoning to CSI PUD. The following conditions were placed on the annexation/PUD: 1) Subject to amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with all applicable City code requirements and standards; 2) Subject to arterial and collector streets adjacent and within the property being rebuilt or built to current City standards upon development of the property; 3) Subject to the approved PUD Agreement to include: a. Development criteria including a "Height" section that indicates that the height of development within the project may be a maximum thirty-seven feet (37') tall; b. Development criteria regarding utility/infrastructure; 4) Subject to the attached exhibit titled "CSI Phase 1" being adopted as the approved Master Development Plan. Any future phase of development will require an amendment to the PUD and the Master Development Plan.

On December 16, 2008 the Commission approved Special Use Permit #1127 for PMT to place a utility owned structure on the CSI property.

On July 16, 2009 a Conveyance Plat for the 60 acres of North Campus north of North College Road was recorded.

On August 26, 2009 The College of Southern Idaho – North Campus Planned Unit Development Agreement was recorded.

Analysis:

This is a request for a Zoning District Change and Zoning Map Amendment from R-2 and R-4 to CSI PUD for 365.89 (+/-) acres to allow for college related uses and future expansions on property located east of the 900 to 1500 blocks of Washington Street North, south of the 100 thru 600 blocks of Cheney Drive West extended, west of the 1100 thru 1200 blocks of Lincoln Street and north of the 100 thru 600 blocks of Falls Avenue.

The property is currently being used for college related uses and agricultural farmland. The purpose of the CSI zone is stated as follows:

> *This District is intended to promote development which will serve or complement the College of Southern Idaho while allowing for a mixture of land uses in a unified environment planned and approved through the PUD process.*

The proposal for the site consists of allowing for college related uses and future expansions. The Master Development Plan indicates that the property will be developed in phases. The applicant is requesting a revision to College of Southern Idaho – North Campus Planned Unit Development Agreement recorded August 26, 2009. The proposed Zoning District Change and Zoning Map Amendment from R-2 and R-4 to CSI PUD consists of both the north and south campuses. The terms and conditions of the original PUD Agreement will stay intact.

Staff noticed that Exhibit #5 identifies a specific area for "wind". Staff is unclear as to whether this is a proposed location for alternative wind energy education equipment and/or classrooms. The Council may wish to ask for clarification from the applicant.

The first phase of the proposed College of Southern Idaho Planned Unit Development Agreement would include the construction of apartment buildings south of Renaissance Subdivision and west of Lincoln Street. The apartments constructed in this phase of the proposed project with consist of 40 units. The units would be one (1) to two (2) bedroom apartments. The proposed apartments will be constructed on the west side of this property. They wish to have two accesses off Fillmore Street. They are proposing a walk path from the apartment buildings to the College campus.

The second phase of the proposed College of Southern Idaho Planned Unit Development Agreement would include the construction of the remaining apartment buildings as need is established and funding is obtained. The proposed second phase would also consist of 40 one (1) to two (2) bedroom apartments. Phase two will include one ingress and egress off Lincoln Street.

A few possible impacts to the existing neighbors would be increased traffic, lights from the increased traffic and noise. The Council may wish to include a condition that the college construct a solid sight obscuring fence and landscaping along the southern boundary of the proposed apartment complex to buffer the lights of vehicles and any additional noise created by apartment living.

A preliminary presentation on the PUD was held with the Planning and Zoning commission on March 8, 2011. The applicant's representative, Mr. Mike Mason, presented the request and information on the proposed development. The Commission had some questions in relation to the construction of Fillmore Street and access to the apartments. Staff recommended access off Fillmore Street be completed with Phase one.

The Comprehensive Plan designates this area as CSI District. This designation is appropriate for the requested zoning and development as proposed in the draft PUD agreement and Master Development Plan.

The public hearing was held on March 22, 2011. There were several neighbors from the adjacent neighborhood to the south that expressed concerns with the proposal of the apartments. Their concerns dealt with additional traffic impacts on Lincoln and North College Road, lights from the 2-story apartments, vehicles lights, noise, and security to the neighborhood.

The Commission unanimously recommended denial to the City Council based upon their determination the plan, as presented, would not be in the best interest of and would negatively impact the existing neighborhood. The Commission stated they felt that there are other locations on the CSI campus that would be more appropriate for this use.

If the City Council finds the CSI PUD zoning designation appropriate, as presented, staff recommends that approval should be subject to the following conditions:

1. Subject to amendments as required by building, engineering, fire and zoning officials to ensure compliance with all applicable City Code requirements and Standards.
2. Subject to Fillmore Street being constructed during Phase One construction of the apartments.
3. Subject to a recorded PUD Agreement prior to any further development on campus.

Attachments:

1. Letter of Request
2. Letter of submittal with exhibits
3. Vicinity Map
4. Zoning Map
5. Aerial Map
6. CSI City Code with amendments proposed under the CSI PUD draft PUD Agreement
7. Photos (2)
8. Letter, Petition and Presentation packet from Ms. Fleming
9. Letter from Sun West Development
10. Email (2) from Joe Russell
11. Portion of the March 22, 2011 P&Z minutes

COLLEGE OF
SOUTHERN
IDAHO

March 4, 2011

Dear Property Owner,

The attached letter is from Renee Caraway and the City of Twin Falls notifying you of the College of Southern Idaho's request to change the zoning for the entire campus and of hearing dates for the proposal. The main campus at 314 Falls Avenue is currently zoned R-2. The 6.41 acres contiguous to the campus on the east side (due south of the Renaissance) are zoned R-4. The area north of North College Road was zoned with a Planned Unit Development approved by the City of Twin Falls prior to the construction of the new Health Science and Human Services Building.

The College of Southern Idaho's intent is to get the entire campus properly zoned under a CSI PUD Zone that would allow us to continue to operate the wide range of programs currently in existence at CSI. The overall impact of the zoning change on the campus will be minimal with the exception of the 6.41 acres east of the campus. In changing this from R-4 to the CSI Zone, it would allow us to construct student apartment housing on the property.

Our intent is to construct a 40 unit apartment complex on the 6.41 acre parcel. This complex would have vehicle access via Lincoln Street but pedestrian access directly to campus. At some undetermined time in the future, if a need is demonstrated, a second apartment complex may be developed on the west portion of the property.

The first attachment, Exhibit 1, is an overview of the area to be re-zoned. All of the area inside of the red lines will be included in the zoning request. The second attachment, Exhibit 6, is a preliminary schematic of the proposed student housing development.

The zoning of CSI property as the CSI PUD Zone will properly reflect the actual use of the property. The preliminary PUD public hearing will be held on Tuesday, March 22, 2011 at 6:00 pm in the City Council Chambers.

The College is anxious to hear your concerns and provide information concerning this proposal. We want to be good neighbors and have a positive impact on the area. If you have any questions, need more information or would like to discuss this matter, please do not hesitate to contact me at 732-6203.

Sincerely,

Mike Mason,
Vice President of Administration

315 Falls Avenue P.O. Box 1238 Twin Falls, Idaho 83303-1238 Phone 733-9554 or FAX 736-3015

C 4A. The main campus of the College of Southern Idaho is currently zoned R-4 and the college is not in compliance with City zoning codes. The existing CSI PUD College Zone applies only to the college property located north of North College Road.

The College of Southern Idaho respectfully requests the expansion of the existing zoning district entitled "CSIPUD Zone" to cover the existing properties of College of Southern Idaho and the College of Southern Idaho Dormitory Housing Commission. These properties are adjacent to each other and the main campus at 315 Falls Avenue.

C 4B.i. The proposed zoning change will be in compliance with the Comprehensive Plan. The activities of the college have been taken into consideration in the City planning processes. The zoning change will allow the City to validate current use of the property.

C 4B.ii. The college will continue to use the property for educationally related purposes. The surrounding area is both residential and commercial and the college is compatible with these uses.

C 4B.iii. The CSI PUD Zone (Exhibit 1) will consist of properties adjacent to the main campus. These properties are listed on Exhibit 1 as follows:
A1 – 71.09 acres north of the college on North College Road less 2 acres owned by the Twin Falls Rural Fire District = 69.09
A2- The five acres of College of Southern Idaho Dormitory Housing Commission property located on the north east corner of North College Road and Washington Street North
A3- The main campus of approximately 315.21 acres- less the National Guard Armory site of 5 acres and the City of Twin Falls Recreation complex of 24.82 acres = 285.39 acres
A4- The 6.41 acres of adjacent property to the east of the main campus and directly south of the Renaissance development

The total property contains 365.89 acres.

Proposed Uses of Area A-1 through A-4 property:

We request that all uses allowable in the Special Use CSI District PUD and the following uses:

a. Building/monument height restriction of 100 feet with a 2 to 1 set back requirement from property owned by others.
b. Windmills not exceeding a maximum blade heighth of 120 feet to be used as educational support equipment but would also generate power subject to a 2 to 1 set back.
c. Photo voltaic (solar panels) systems on buildings or freestanding to be used as educational support equipment but would also generate power.
d. The keeping and use of animals for agricultural education, veterinary technology and rodeo. The maximum number of animals kept on a continuous basis for the rodeo program is about 30

large animals and 20 student large animals. These are generally on site during school and pastured out at remote locations in the summer. During rodeos and special events, up to 200 animals may be kept on site for up to a week. This generally happens about five times per year during rodeos and rodeo schools. Veterinary technology houses up to 25 small animals on a continuous basis (dogs, cats, rabbits, birds etc) along with up to 18 larger animals (cows, horses, goats) for varying lengths of time depending upon the program curriculum.

e. Agriculture
f. Dormitories, apartments and housing facilities
g. Educational facilities including academic and professional technical programs such as veterinary technology, diesel, welding, industrial technology, law enforcement etc.
h. Maintenance shops, barns and equipment sheds
i. Various short term training for firefighters, hazardous material responders, motor cycle training etc
j. Athletic events both indoor and outdoor
k. Medical training including the operation of clinics
l. Student fundraising activities such as the corn maze, food sales, 3 on 3 tournaments etc.
m. Exposition center commercial events
n. Private and commercial lease of facilities
o. Operation of public service entities such as the Herrett Center Museum, Planetarium and Observatory, Head Start, IOOA, Boys and Girls Club, South Central Health District, Idaho Food Quality Assurance Lab, etc
p. Development of geothermal resources including power plants
q. Operation of college and commercial food and beverage operations
r. Operation of child care centers
s. Farmers market and garden plots leased to others
t. Operation of charter schools

Proposed signage will be in compliance with City Code Title 10 Chapter 9.

4 A. The reason for the request.

The reason for this request is to properly zone the college property on the main campus and adjoining areas in accordance with its actual and proposed use.

4Bi. How the proposed zoning change relates to the Comprehensive Plan.

The CSI PUD Zone already exists for the north campus property. The College of Southern Idaho has always been considered in the City's Comprehensive Plan. The uses of developed college property will not change. Undeveloped property development will be guided by the uses allowed in the CSI PUD Zone.

Exhibit 2 shows the Generalized Twin Falls Comprehensive Plan Use Map.

4Bii. Compatibility with surrounding area.

The CSI PUD Zone and the use of property for educational purposes is consistent with the surrounding area. The College area to be zoned is currently bordered by R-4, OS and R-6 zoned property. The area north of the college will most likely be zoned C-1 in the near future. The current and intended use of the CSI property is consistent with both the current surrounding area use and future development.

4Biii. An explanation of the intended use/development of the property.

The intended use of the existing developed property is for educational purposes. We plan on using the six acres east of the main campus for a student apartment complex.

Exhibits 3 and 4 show the comprehensive plan and current zoning for the area.

Exhibit 5 shows the location of the six acre parcel east of campus and the surrounding area.

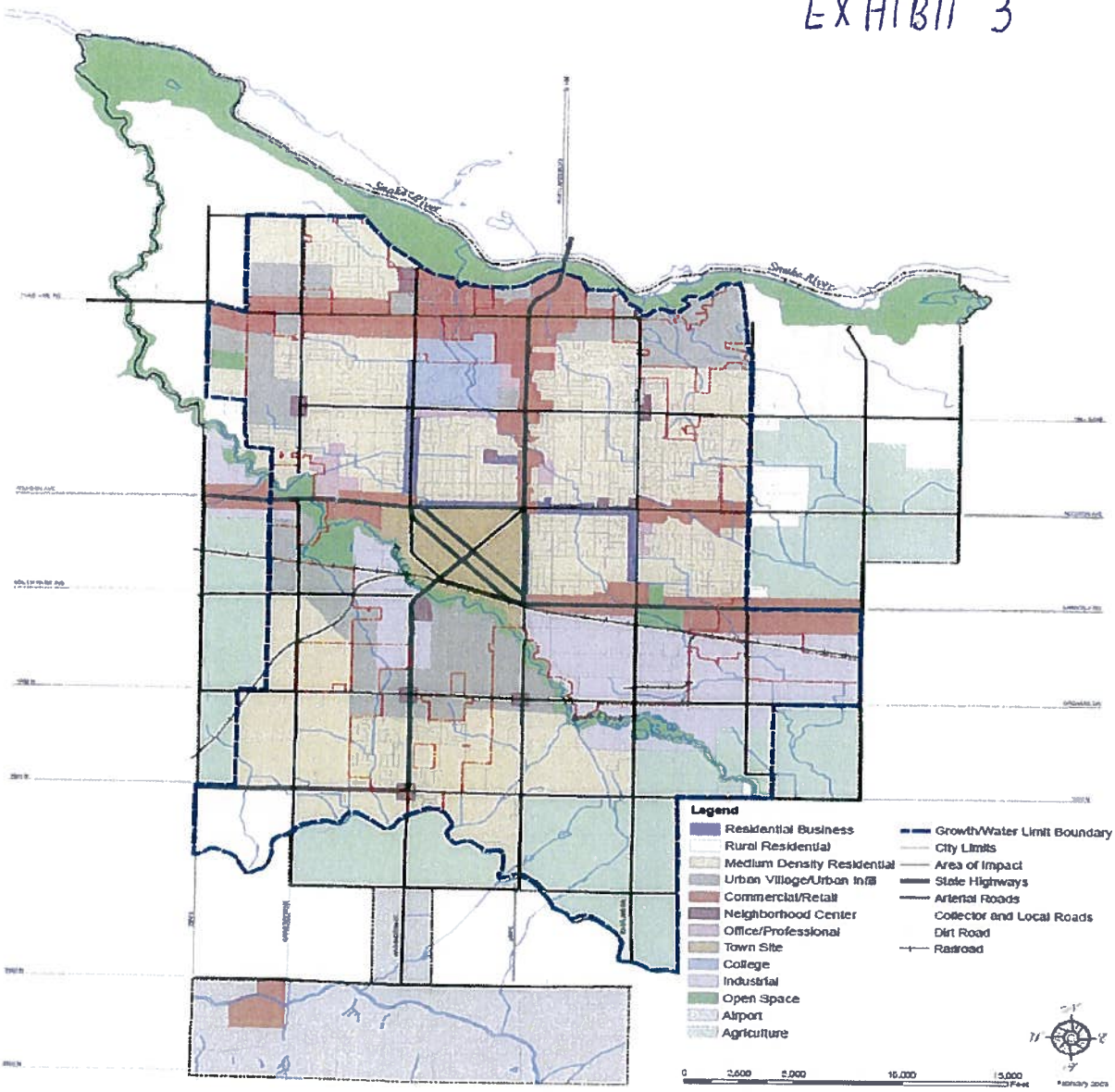
Exhibit 6 shows the proposed first phase of the apartments on the east portion of the six acre site.

Exhibit 7 shows an elevation of the apartments. The preliminary design shows the height at 26 feet 8 inches.

Exhibit 8 shows a future build out of apartments on the six acre site.

EXHIBIT - 1
A-1
A-2
A-3
A-4
Cheney Dr
Fillmore Ave N
N College Rd
Green Acres Ct
Northview Dr
Lincoln St N
Washington St N
Falls Ave

EXHIBIT 3



Twin Falls Comprehensive General Plan Update

Map 2-4:
Future Land Use

EXHIBIT 4

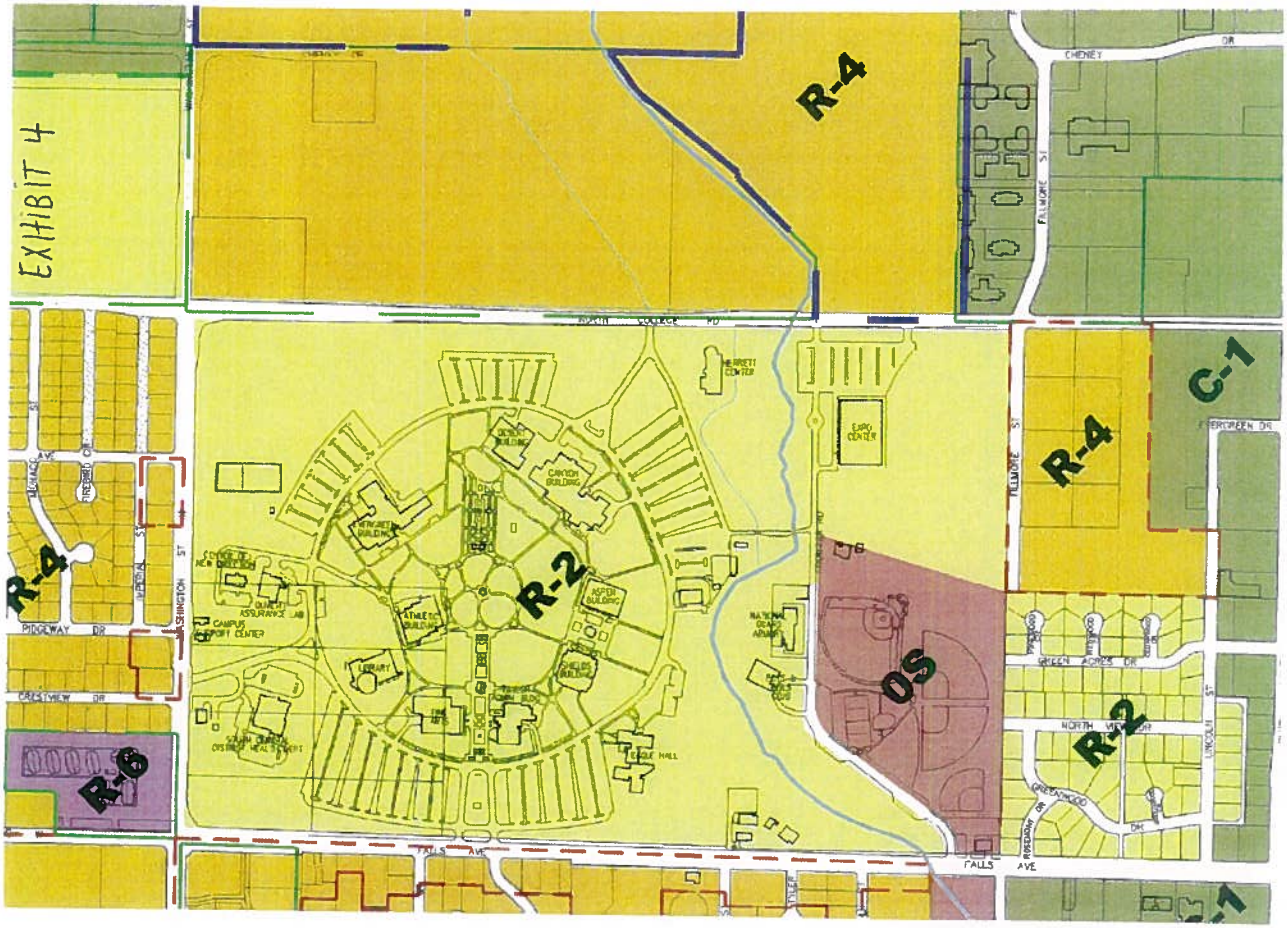
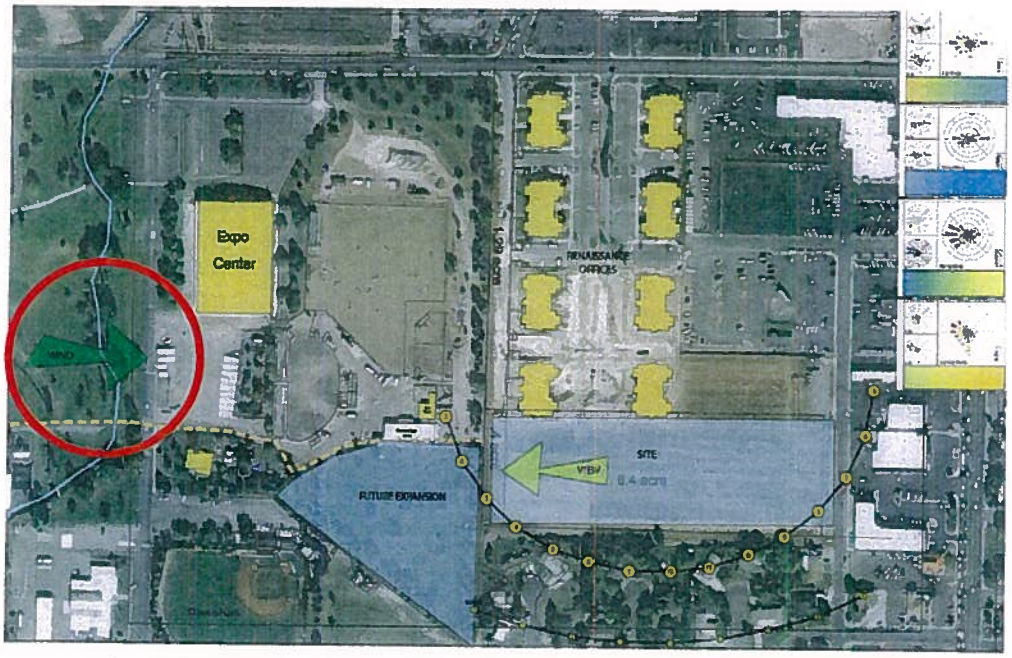


EXHIBIT 5



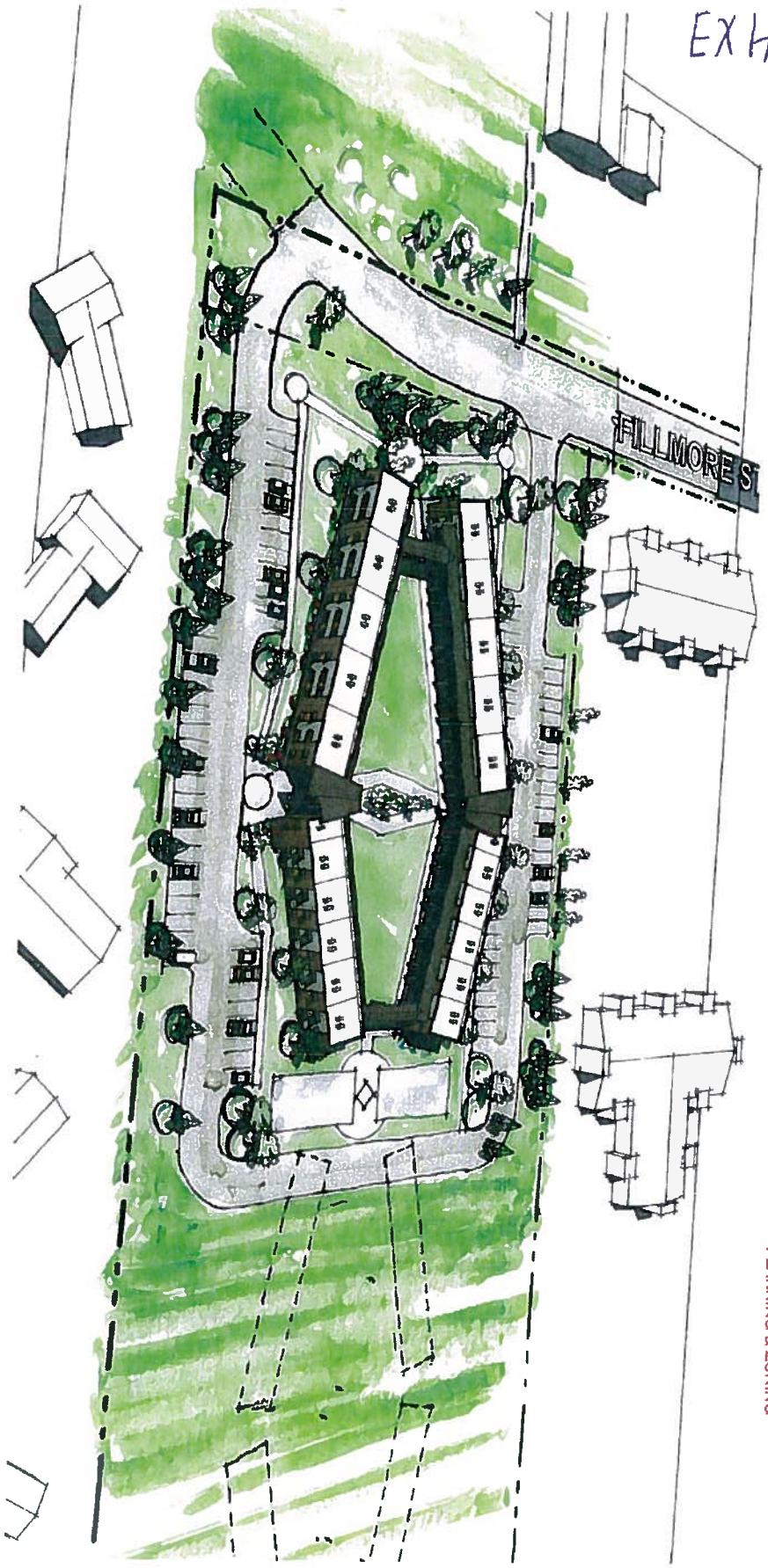
Site analysis and climate data

CSI – Student Apartment Housing

10. 26. 2010

Site Information

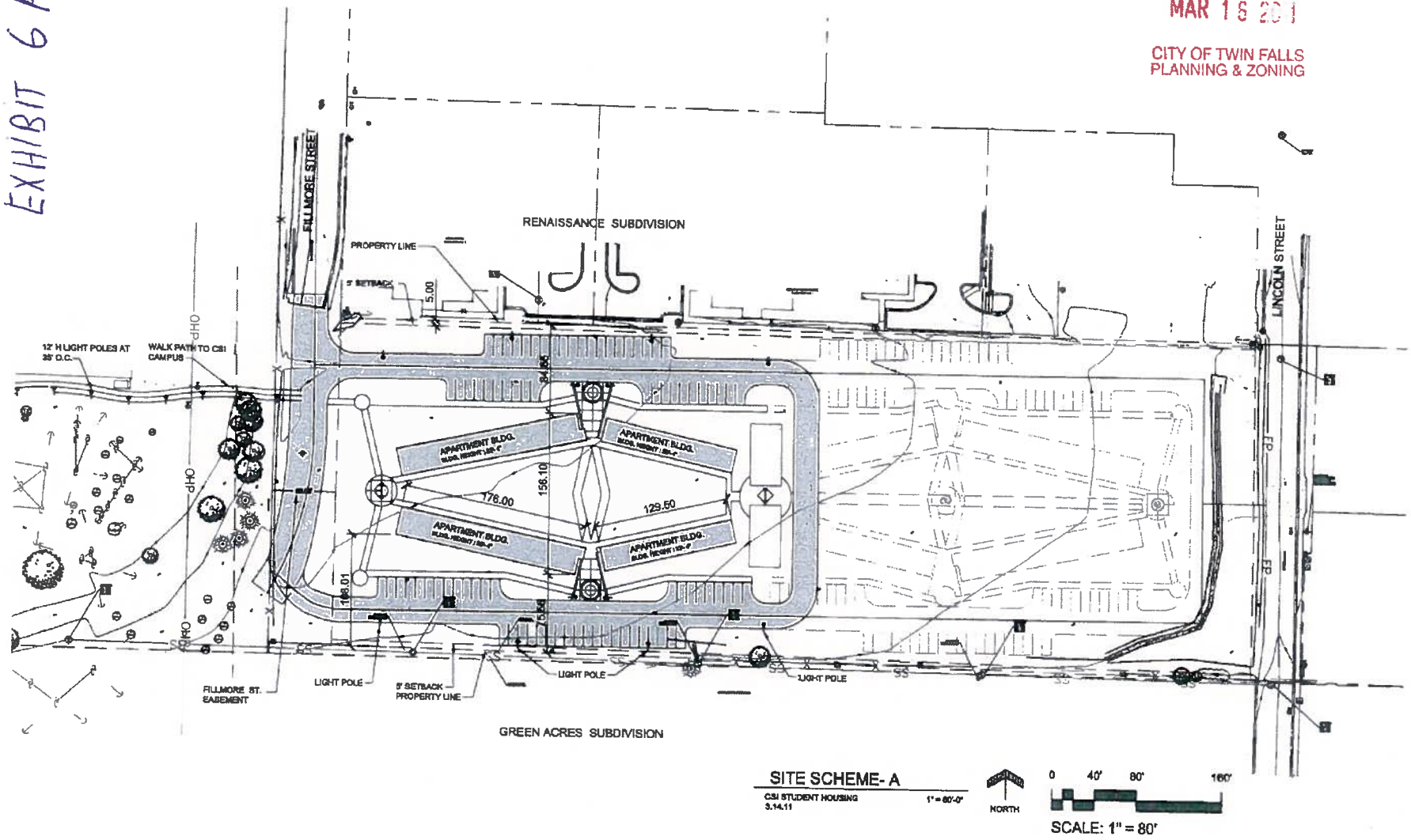
EXHIBIT 6



RECEIVED
MAR 16 2011
CITY OF TWIN FALLS
PLANNING & ZONING

EXHIBIT 6A

RECEIVED
MAR 16 2011
CITY OF TWIN FALLS
PLANNING & ZONING



SITE SCHEME- A

CSI STUDENT HOUSING
3.14.11
1" = 80'-0"

EXHIBIT 7

RECEIVED
MAR 15 2011
CITY OF TWIN FALLS
PLANNING & ZONING

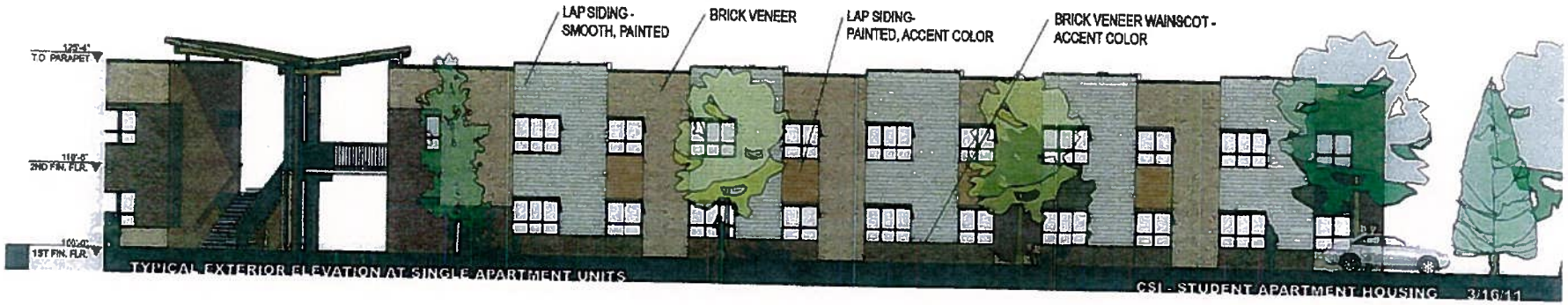


EXHIBIT 8

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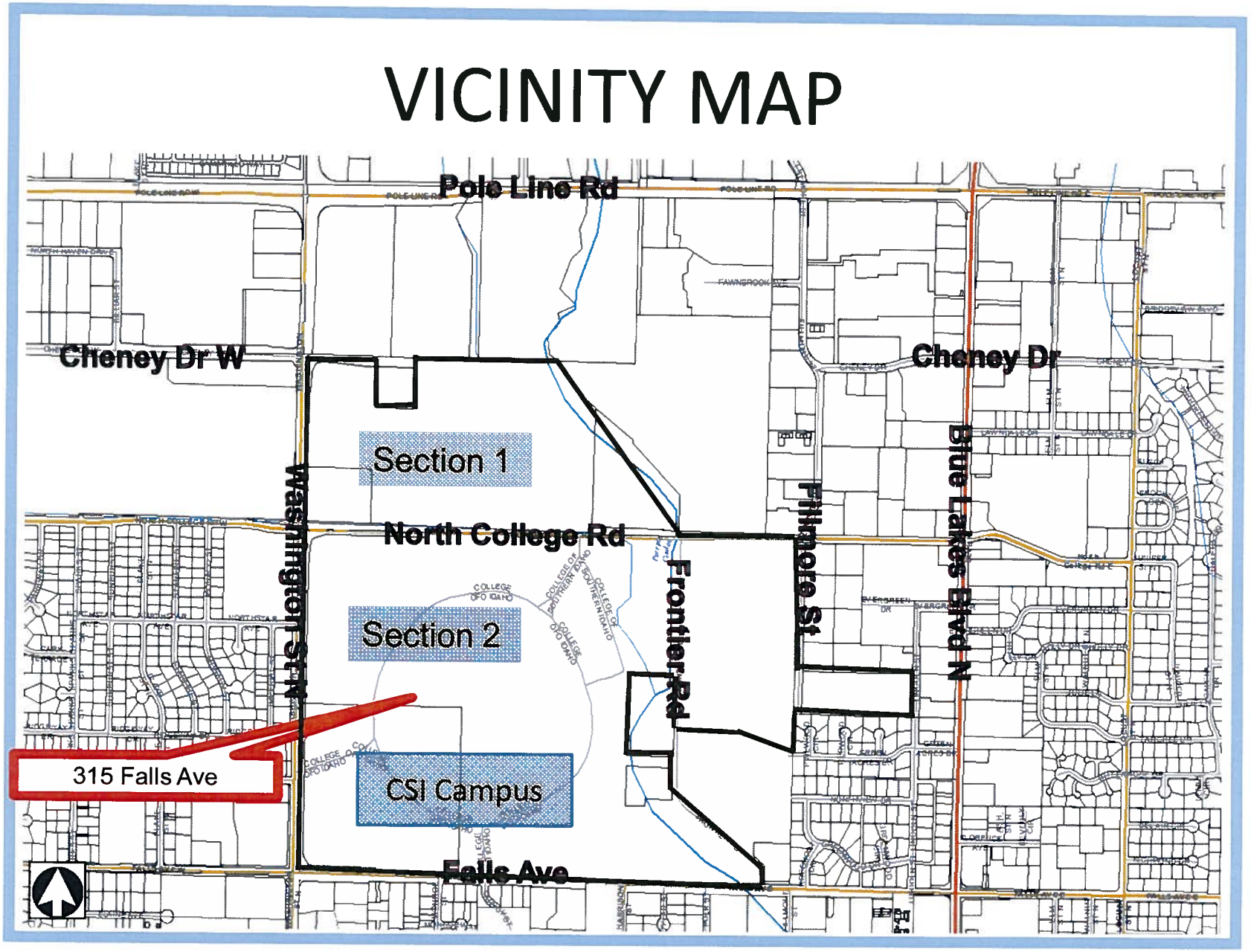
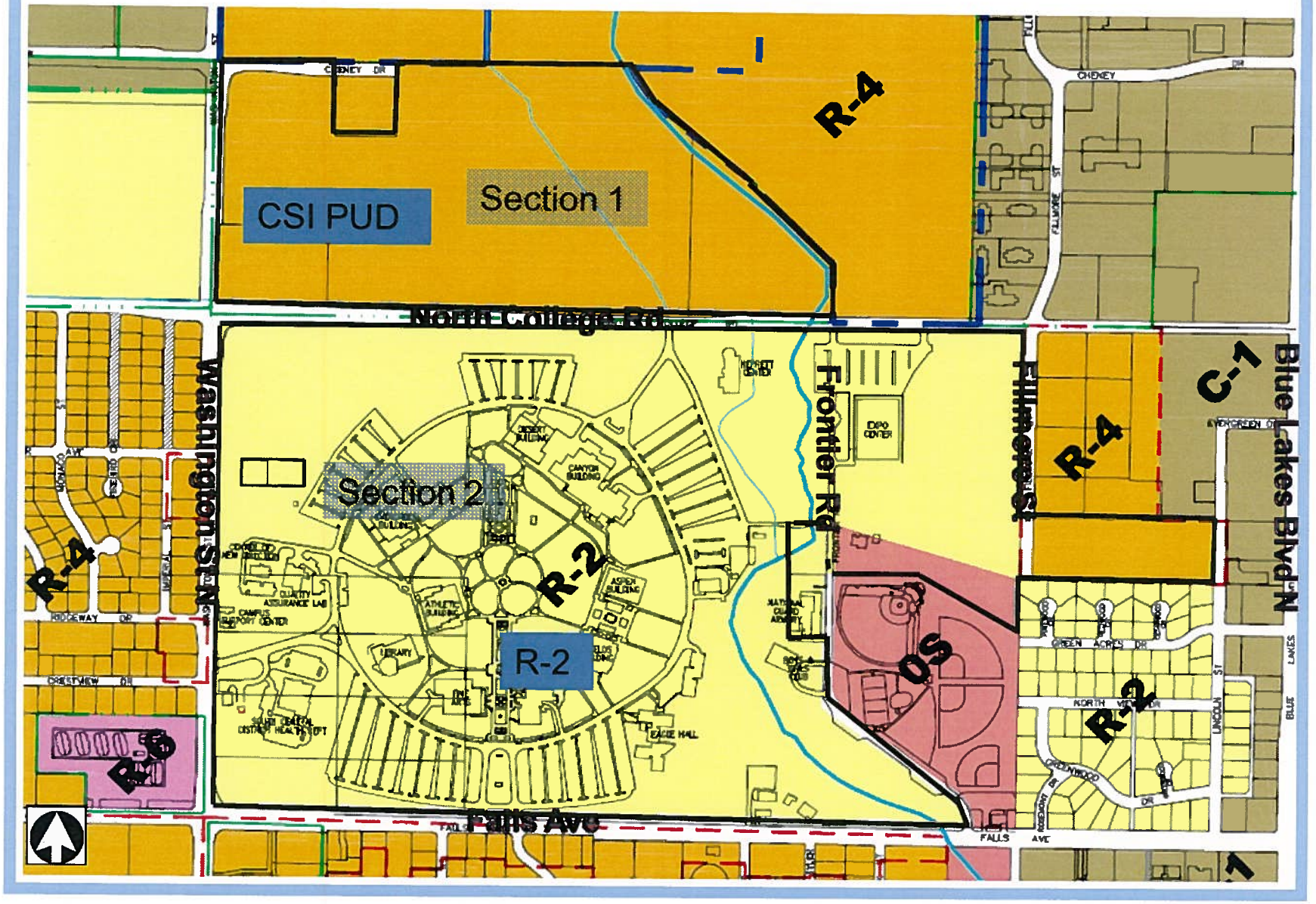
MAR 1
CITY OF TWIN FALLS
PLANNING & ZONING

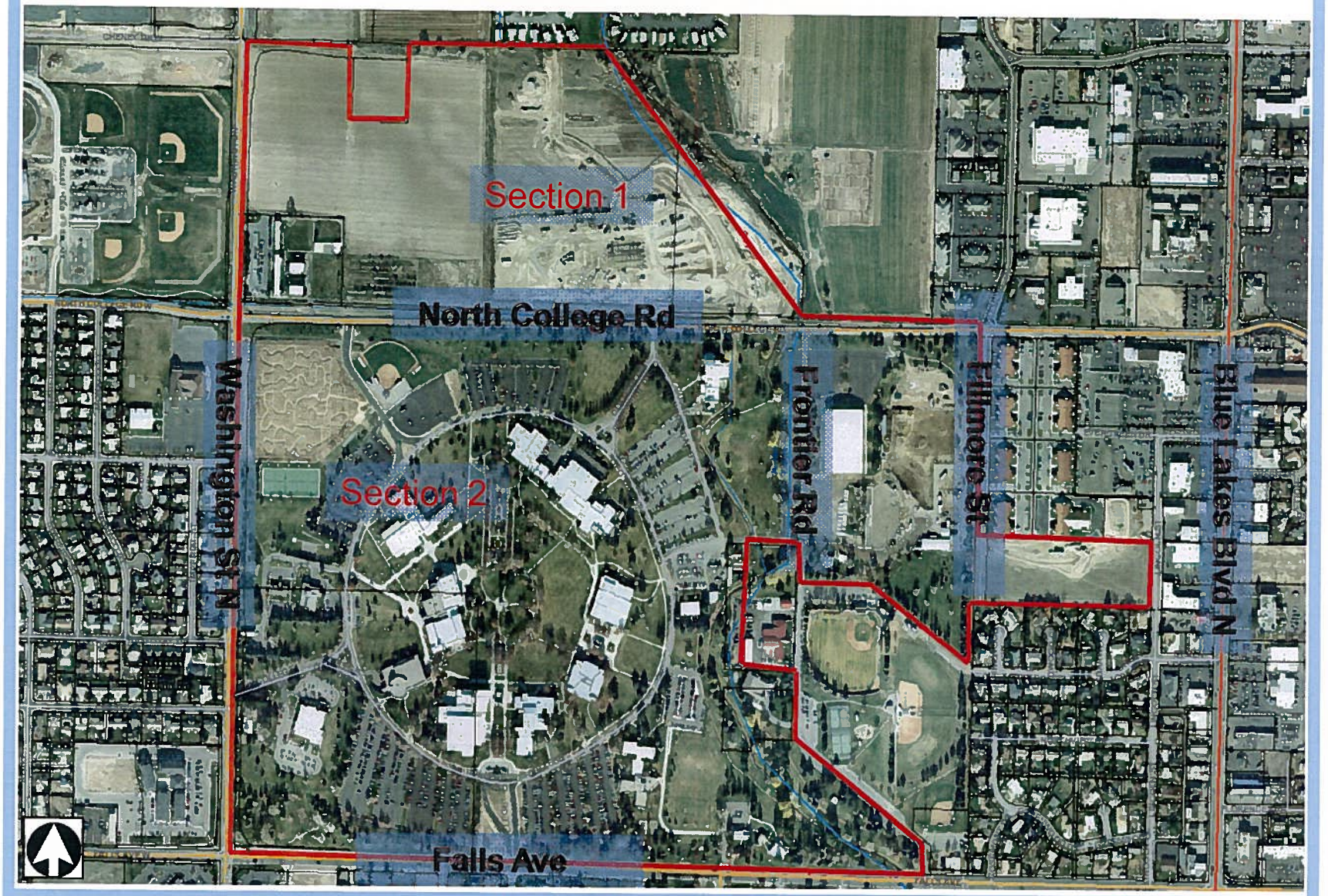
VICINITY MAP



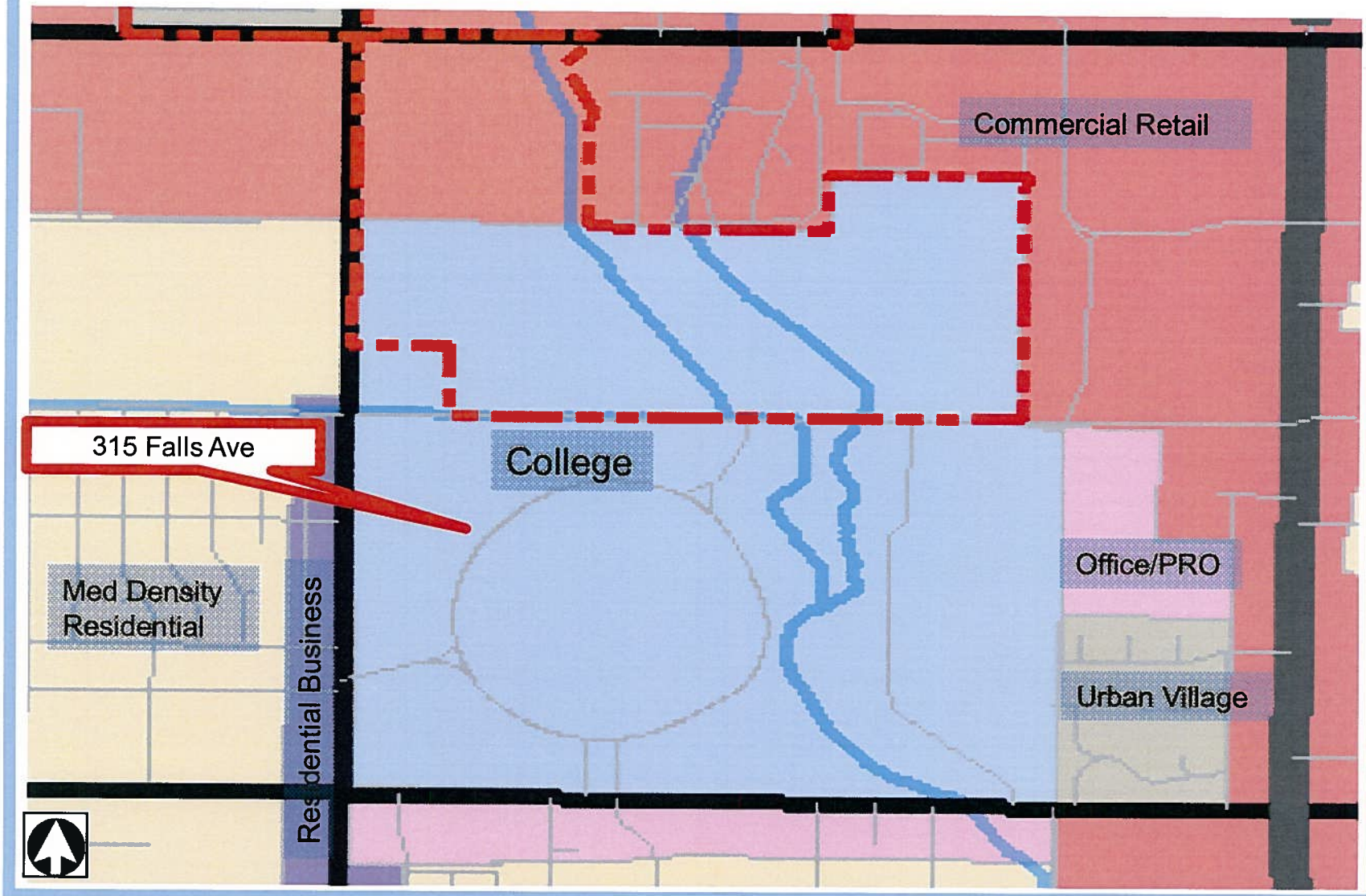
ZONING MAP


CSI PUD
Section 1
Section 2
R-4
R-2
OS
C-1
North College Rd
Washington St N
Frontier Rd
Hillcrest St
Blue Lakes Blvd N
Falls Ave
CHENEY DR
FILLMORE ST
EVERGREEN DR
GREEN ACRES DR
NORTH VIEW DR
LINCOLN ST
BLUE LAKES
GREENWOOD DR
FALLS AVE
RIDGEWAY DR
CRESTVIEW DR
DEPO CENTER
EAGLE HALL
LIBRARY
ATHLETIC BUILDING
ASPEN BUILDING
CANYON BUILDING
QUALITY ASSURANCE LAB
CAMPUS SUPPORT CENTER
NATIONAL GUARD ARMORY

AERIAL MAP


Section 1
Section 2
North College Rd
Washington St N
Frontier Rd
Fillmore St
Blue Lakes Blvd N
Falls Ave

COMPREHENSIVE PLAN MAP



(*The following Text is presented as per City Code with changes as proposed by the applicant/developer and the submitted DRAFT PUD Agreement. The changes are added in bold blue lettering or bold red lettering with strike-through)**

EXHIBIT "C"

10-4-16.2: USE REGULATIONS:

(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:

1. Agriculture:
    a. Agricultural use.
    b. Animals for agricultural education, veterinary technology and rodeo use.
        1. Rodeo program – 50 large animals continuously, 200 large animals during events.
        2. Veterinary technology – 25 small animals and 18 large animals
    c. Garden plots leased to others.

~~1~~ 2. Communications And Utilities:
    a. Geothermal resources for educational support equipment but would also generate power.
    b. Photo voltaic (solar panels) systems on buildings or freestanding to be used as educational support equipment but would also generate power.
    ~~a~~ c. Underground and aboveground transmission lines.
    ~~b~~ d. Utility-owned buildings and structures less than twenty five (25) square feet in area and less than three feet (3') aboveground.
    e. Windmills not exceeding a maximum blade height of 120 feet (120') to be used as educational support equipment but would also generate power.

~~2~~ 3. Cultural Facilities:
    a. Botanical gardens and arboretums.
    b. Historic sites and monuments.
    c. Libraries, museums and art galleries.
    d. Planetariums and aquariums.

~~3~~ 4. Governmental Facilities:
    a. Fire stations and police stations.
    b. Water treatment plants.

~~4~~ 5. Medical Facilities:
    a. Doctors' offices.
    b. Drug and alcohol treatment centers.
    c. Hospitals and clinics.
    d. Rehabilitation services.

~~5~~ 6. Miscellaneous:
    a. Any facility with drive-through service.

~~2~~ 7. Parks:
    a. Open space.
    b. Private parks and playgrounds without crowd attracting facilities.
    c. Public parks and playgrounds without crowd attracting facilities.
    d. Park concessions.

~~7~~ 8. Public Assembly:
    a. Auditoriums.

    b. Exposition Center – Commercial events.
    ~~b~~ c. Religious facilities.
    ~~c~~ d. Schools - private, vocational and/or academic.

~~d~~ e. Schools - public.

~~3~~ 9. Residential:

a. Accessory buildings ~~(less than 1,000 square feet)~~, personal swimming pools and other accessory uses.
b. Bed and breakfast facilities.
~~b~~ c. Dwellings - attached single household dwellings on lots fronting on an arterial or collector street.
~~c~~ d. Dwellings - detached single household.
~~d~~ e. Dwellings - duplex.
~~e~~ f. Dwellings - multiple household (5 units or more).
~~f~~ g. Dwellings - triplex and four-plex.
~~g~~ h. Household units in upper floors of commercial or professional buildings. (Ord. 2526, 5-20-1996)
~~d~~ i. Nursing homes and rest homes.
~~e~~ j. Residence halls, residence hotels, rooming houses.

10. Retail:

a. Eating places – commercial and college operations.
b. Farmers' Markets
c. Private and commercial lease of facilities.

~~9~~ 11. Services:

a. Daycare services.
b. Finance and investment offices.
c. In-home daycare services.
d. Insurance and related business.
e. Private and commercial lease of facilities.
~~e~~ f. Professional services.
g. Quality Assurance Lab
~~f~~ h. Real estate and related business.

~~10~~ 12. Sports Facilities:

a. Athletic areas, indoor and outdoor.
b. Golf courses and country clubs.
c. Golf driving ranges.
d. Miniature golf courses.
e. Outdoor, public and commercial ice and roller-skating facilities.
f. Outdoor, public and commercial swimming pools.
g. Outdoor, public and commercial tennis courts. (Ord. 2620, 8-2-1999)
h. Student fundraising activities.

(B) Special Uses: A special use permit 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 in the District unless special provisions are taken. Special use permits may be granted for the following uses:

1. Communications And Utilities:

a. Utility-owned buildings and structures more than twenty five (25) square feet in area or 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.~~
~~e~~ a. Zoos.

~~3. Governmental Facilities:~~

~~a. Fire stations and police stations.~~
~~b. Water treatment plants.~~

~~4. Medical Facilities:~~

~~a. Doctors' offices.~~

~~b. Drug and alcohol treatment centers.~~
~~c. Hospitals and clinics.~~
~~d. Rehabilitation services.~~

~~5. Miscellaneous:~~

~~a. Any facility with drive-through service~~.

~~6~~ 3. Parks:

~~a. Park concessions.~~
~~b~~ a. Public parks and playgrounds with crowd attracting facilities.

~~7. Public Assembly:~~

~~a. Auditoriums.~~
~~b. Religious facilities.~~
~~c. Schools - private, vocational and/or academic.~~
~~d. Schools - public.~~

~~8~~ 4. Residential:

~~a. Accessory buildings (more than 1,000 square feet) i.e., garages and other accessory buildings except those physically attached garages that are built at the time the home is built.~~
~~b~~ a. Bed and breakfast facilities.
~~c~~ b. Home occupations.
~~d. Nursing homes and rest homes.~~
~~e. Residence halls, residence hotels, rooming houses.~~

~~9. Services:~~

~~a. Daycare services.~~
~~b. Finance and investment offices.~~
~~c. In-home daycare services.~~
~~d. Insurance and related business.~~
~~e. Professional services.~~
~~f. Real estate and related business.~~

~~10. Sports Facilities:~~

~~a. Athletic areas.~~
~~b. Golf courses and country clubs.~~
~~c. Golf driving ranges.~~
~~d. Miniature golf courses.~~
~~e. Outdoor, public and commercial ice and rollerskating facilities.~~
~~f. Outdoor, public and commercial swimming pools.~~
~~g. Outdoor, public and commercial tennis courts. (Ord. 2620, 8-2-1999)~~

(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. (Ord. 2526, 5-20-1996)

Access onto proposed apartment property from Fillmore Street. Looking south, edge of asphalt aligned with edge of sidewalk.

Proposed apartment property. Looking west off Lincoln Street.

2

RECEIVED
MAR 21 2011
CITY OF TWIN FALLS
PLANNING & ZONING

March 18, 2011

Rene'e Carraway
Planning & Zoning
City of Twin Falls
Community Development Department

Dear Council:

Several homeowners of Green Acres Subdivision would like to address the council in the matter of the College of Southern Idaho's request to change zoning of the field behind the subdivision from R4 to PUD land and building up an eighty unit dormitory complex. We have appointed a spokesperson to speak and would like to present a Power Point if possible. Thank you in advance for hearing our concerns.

Sincerely,

Linda Fleming
1098 Pinewood Circle
Twin Falls, ID 83301
208 731-1334

GREENACRES SUBDIVISION IS A COMMUNITY THAT WILL BE AFFECTED BY CSI DORM PROJECT

PLEASE READ THE LETTER RECEIVED BY SOME OF OUR HOMEOWNERS AND SAVE THE DATE OF MARCH 22ND TO COME AND RING IN YOUR WISHES FOR OUR SUB DIVISION IN REGARDS TO **CSI BUILDING 80 UNITS OF STUDENT HOUSING IN OUR BACK YARD (40 ONE BEDROOM UNITS PLUS 40 TWO BEDROOM UNITS).** THE SITE IS BETWEEN GREENACRES AND RENASANCE CENTER.

WE WOULD LIKE TO APPOINT A SPOKESPERSON TO SPEAK AT THE MEETING ON THE 22ND. WE NEED TO ALERT THE CITY THAT WE WOULD LIKE TIME TO PRESENT OUR THOUGHTS ON THE DEVELOPMENT TO BE GRANTED 15 MINUTES TIME BY MONDAY THE 21ST. **This time will be in addition to the many that will speak the 3 minutes allotted to individuals in a meeting such as this (YOU!).**

WITH YOUR SIGNITURE YOU ARE SUPPORTING OUR SPOKESPERSON TO SPEAK IN OUR EFFORTS TO MINIMIZE THE IMPACT OF THIS DEVELOPMENT ON OUR HOME VALUES AND PRESENT OPTIONS THAT WOULD BENEFIT THE NEIGHBORHOOD SHOULD THE ZONING CHANGE BE GRANTED TO CSI.

NAME	ADDRESS	PHONE
Shanton Hardy		404-9232
[illegible]	736 Green Acres Dr.	734-3411
Lynne Hardy	736 Green Acres Dr	734-3411
Linda Jolley	1098 Pinewood Cir	731-1334
Earl Fenton	1059 Pinewood Cir	934-5056
Betty Fenton	1059 Pinewood Cir	934-5056
Jane Tyler	1097 Pinewood Cir	650-9146
Lynette M Allen	1094 Pinewood Cir	734 4912
Lora Ryan	1094 Pinewood Cir	734-4912
Garrett Bolal	706 Green Acres	308-6023
[illegible]	1098 Pinewood Cir	208 731-5575
[illegible] Lucho	1099 Pinewood	208 733 8882
Maxwell Court	755 Green Acres Dr	208-734-2291
Dolores Jones	1090 Redwood	208-734-5755

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NAME	ADDRESS	PHONE
[illegible]	755 Greenacres Dr	734-2291
Charlotte Gonzales	796 GREEN ACRES DR	316-2173
Jessie Gonzales	796 GREEN ACRES DR	735-6690
Helen Doherty	1091 Lincoln St.	595-4463
[illegible]	839 GREEN ACRES	733-1655
[illegible]	839 Green Acres Dr	735-1655
[illegible]	835 Northview	420-2735
[illegible]	1013 Lincoln ST	734-1996
[illegible]	1013 Lincoln ST	293-2400
Heather [illegible]	1013 Lincoln St	293-6766
Craig [illegible]	"	"
Sherrie Jacobs	968 LINCOLN	
Bonnie Jones	968 LINCOLN	731-5439
[illegible]	950 Lincoln	734-4355

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NAME	ADDRESS	PHONE
[illegible]	1095 Cedarwood Cir	754-5483
[illegible]	1098 Cedarwood Cir	734-5483
[illegible]	1099 Cedarwood Cir	733-4150
[illegible]	1099 Cedarwood Cir	733-4150
[illegible]	825 Green [illegible]	733-5716
[illegible]	836 Greenacres Dr	734 9068
[illegible]	1063 Lincoln St	731 5171
[illegible]	1063 Lincoln	731 3015
[illegible]	816 Green Acres	733-7192
[illegible]	816 Green Acres	733-7192
[illegible]	1098 Redwood circle	944-0952
Ruben Rodriguez	1098 Redwood Circle	944-0952
Loralyn Hulzer	1099 Redwood Circle	733-0958
[illegible]	1080 Redwood CIRCLE	736 5939

GREENACRES SUBDIVISION IS A COMMUNITY THAT WILL BE AFFECTED BY CSI DORM PROJECT

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NAME	ADDRESS	PHONE
BROOKE BRUMLEY	926 Lincoln Twin Falls ID 83301	209-479-2443
Mary Lancaster	926 Lincoln Twin Falls, ID 83301	208-550-2997
[illegible]	533 [illegible] Dr	[illegible]
Jordan Huber	820 Greenwood Dr	208-404-6182
[illegible]	838 Greenwood Dr Twin Falls, Id	208-733-3318
Vittorio Janelle Mendoza	1006 Lincoln St Twin Falls ID, 83301	208-421-5815
Shelly Thomas	1018 Lincoln Twin Falls ID 83301	208-421-5815
Elsie Arthurs	1122 S. Washington #8	208-320-3389
Rod Huber	1099 Redwood Cir	208-733-0958
Scott Lyman	871 Greenacres Dr.	208-733-4620

3-22-2011 Linda Fleming
presentation representing Residential Sub on South side

Green Acres Subdivision

Community Concerns regarding change of R4 zoning to CSI PUD

Reasons to NOT change zoning

- **Just a bit of history:** This land was originally zoned R2, a failed attempt to rezone in 1980 kept the zoning R2, only to succumb to that very change from the R2 to the current R4PRO in 1994. We feel the need to remind the commission that RE-rezoning this land is not in the best interest of this community and the original zoning was in place to protect those who have invested in this community as a well established, single family, owner occupied sub-division with lots that are oversized, and density that is very low. By allowing yet another step away from the original R2 zoning, by being enveloped into the CSI PUD you will further decreased the value of our investments in the Greenacres sub-division. Zoning is in place to protect our investments in the community.
- **COMPATIBILITY WITH SURROUNDING AREA QUESTION?**

  Proposed PUD zoning is not compatible with R-2 zoning of Greenacres subdivision and we were not considered in the original application for PUD to city. The omission of R2 in this statement is in question.

  Per Attachment #2- Letter of Submittal: 4Bii -Compatibility with surrounding area: The college area to be zoned is currently bordered by R4, OS, R-6 and the area north of the college will be likely zoned C1. The current and intended us of the CSI property is consistent with both the current surrounding area use and future development.

  There is no mention of this well established family subdivision ZONED R2 in this statement, why?

Rezoning will have a negative effect on our community:

Ways this project will decrease our property values are **plain to see:**

1. Privacy infringements
2. Light Pollution
3. Added safety issues
4. Increased traffic
5. Noise Pollution

PRIVACY INFRINGEMENTS

- Density is not consistent with our community
  - Large lots, low density of current layout of 82 homes is not consistent with adding this many people to such a small space. Homeowners are invested in homes in a quiet dead end cul de sac community setting. Added people=added problems
- Trespassing through lots will be increased as people find the easiest routes to Fred Myers, ball parks and CSI campus. This will effect families privacy as well as pets.
- Height of buildings could allow for views into homes windows and yards.
- Added traffic, at all hours, will take away from current dead end cul de sac minimal traffic/noise patterns.

LIGHT POLLUTION

- Cars traveling in/out, 24/7/365, of not only tenants but service vehicles, friends and family
- Need for added security lights for the parking lot and buildings will be necessary.
  - This will cause our current intimate back yard settings to be lighted unnecessarily. We will have no control for this.
  - Adversely: The time you want it dark, while sleeping, will also be bright, in efforts to maximize safety of parking lot and buildings. Again, we will have no power to control this. Lights are placed within 5ft of property lines on proposed plan the full length of the South side of the units

ADDED SAFETY CONCERNS

- High Density = increased crime rate
- Student Behavior Patterns: Problems occurring from infraction of the rules and regulation of the dorms by 120+ students and their guest, including but not limited to loud noise and alcohol use.
- Increased foot traffic through sub-division: Events at these dorms will create a traffic pattern in and out of our community to and from the campus that would not exist if the students were located nearer to the other dorms.
- Increased traffic on Lincoln without sidewalks is very dangerous for children and the added walkers this project will bring to this street.

INCREASED TRAFFIC

- Traffic pattern for Lincoln will be a big problem:
  - Currently being misused and is dangerous with speeding traffic from car dealer test drives and pizza delivery cars.
  - Access to Blue Lakes and Falls is difficult with no lights currently. Lights being installed is not likely due to proximity to lights at Falls and No. College.
  - The lack of sidewalks on Lincoln is currently and will be an increased safety hazard for children and students walking to and from school.
  - Path to Phase I will be made through field, if road is not completed to it in Phase I. Currently is the case to the Renaissance Center.
  - Mis-directed folks coming in and out of circles to find shortcut to units in a dead end cul de sac community.

NOISE POLLUTION

- Density of a minimum of 120 students + their friends will add to noise of a now very quiet community with their use of:
  - Stereos
  - Parties
  - Outdoor activities
  - Fights/Games
  - Service vehicles such as Garbage collection
  - Cars-24/7/365
  - Police activity

  Just to name a few that come to mind immediately

If you do choose to RE ReZone

- We, the Greenacres Subdivision, would like to see the following *as a requirement to the rezoning* to help to minimize the effects to our investment in this town and this community. We request you....

TO ADDRESS: Privacy Infringement

- Minimize the density of the units (1 and 2 bedroom units only)
- 2 Story Maximum on units or any building on this site in the future
- Increase setback to 20-30 foot from property line verses 5 foot noted on plan. (30' is the buffer zone on the ONLY other Multi Unit next to an R2 in this city- Timberlake Village on Kimberly Rd)
- Flip plan to have maximum set back from buildings on the residential side verses the professional building side.
- Reposition parking spots shown on property line to ends of units or open areas along Renaissance parking lot.

Privacy Infringement CONTINUED

- Installation of a ***decorative solid, stone/masonry fence*** from present Fillmore fence to Lincoln. This fence to be a minimum of 8ft high and 12" thick. Fencing to be completed in Phase I prior to building of units to minimize construction interference. (Boise I-84, Salt Lake City corridor or Filer & Eastland as examples) to provide maximum sound and partial site barrier.
- Installation of live trees and landscaping to mask buildings at buffer area to parking lot at a 65:35 percentage ratio of Evergreen to deciduous trees. The Evergreens to be 12' high at planting with expected growth of 4' per year. (Suggested clean/fast grower is Green Giant Thuja (Waysidegardens.com) We would like enough of the trees to mask the buildings from the major sightlines of the homes on the property line. This too would help with privacy issue.

If you do choose to RE ReZone we request you..

TO ADDRESS: Light Pollution concerns by

- Placing light shields on parking lot light poles as well as building security lights
- Using low E lighting/soft lighting fixtures
- Efforts being made to place light poles in areas not directly behind homes and shielding with landscaping, if necessary to minimize light leaking into homeowners properties
- Keeping light posts 30' from lot lines

If you do choose to RE ReZone we request you..

TO ADDRESS: Added Safety Concerns with

- On-site management
- Directional signage at Greenacres + walking trail
- Paved access to Lincoln with Phase I
- Campus security to cover units
- Curfews being enforced
- Visitation restrictions being enforced

If you do choose to RE ReZone we request you..

- **TO ADDRESS: Increased Traffic concerns by working with city to**
  - Add speed limit signage on Lincoln
  - Address lack of sidewalks on Lincoln, before an accident happens
  - Add 4 way stop sign at Greenacres and Lincoln to encourage slower traffic

If you do choose to RE ReZone we request you..

- **TO ADDRESS: Noise Pollution Concerns by**
  - Constructing the decorative solid masonry fence from Fillmore to Lincoln prior to building the units. Build fence to the specifications of the community, it must be high enough to not easily go over and thick enough to be an adequate sound barrier.
  - Enforcing the no pet policy
  - Enforcing quiet hour curfews
  - Having on site management to control students
  - Scheduling service vehicles at reasonable hours to minimize noise

In conclusion

- We feel our community would be better served with a different use of the land, perhaps similar to the Renaissance Center, a professional building with 9-5 business hours and no night traffic. We also feel that the students would be better served to be located by the rest of the students on the other side of campus where there is still plenty of buildable land, in the current PUD area, and not squeezed between a single family and commercial building complex.
- If we are not able to convince you of the type of units being developed, then the minimal items requested should be made as part of the granting process for this new zoning application made by CSI. The protection of your citizens, their major investments, privacy, safety and quality of life should be your greatest concern in this project.
- Thank you for your time and consideration.

SUN WEST DEVELOPMENT

450 POLELINE ROAD TWIN FALLS, IDAHO 83301 TELE: 733 - 2281

Date: April 10, 2011

To: Twin Falls Planning and Zoning
Renee V. Carraway
Zoning and Development Manager

Subject: Public Hearing April 25, 2011
Re-zone of 365+ acres for a zoning district change from R-2 and R-4 to a CSI PUD Zone.
Request submitted by the College of Southern Idaho.

Dear Ms Carraway:

We do not oppose CSI having their own PUD zone to cover all of their campus, but we do feel this is the time to have the following recommendations acted upon.

1. As part of the Poleline Road project, the state worked with the city to plan and build intersections at Harrison on the half mile and at the unnamed street on the quarter mile. Both of these streets need to extend through the growing campus and line up with existing roads in order to accommodate the additional traffic from the 8000+ students presently using the campus and the greater enrollment expected in the future.
   Because of the ever growing size of the campus and the resulting increase in traffic, it is not reasonable to keep the campus free of street traffic. It is time the alignment of these roads be planned so that the street system can safely and efficiently accommodate traffic and keep it moving in this very busy part of town.

2. No wind turbines should be allowed in the new CSI PUD Zone.
   A wind turbine within the city will create several objectionable effects.
   * Noise - A "wump" noise as each blade passes.
   * Static electricity - Builds up in the area of the wind turbine.
   * Shadowing - An annoying decrease in ambient light every few seconds as blade's shadow passes over a building's windows.

   These effects are a big part of the reason windmills are located in rural areas and are seldom located in cities.

3. No leasing of CSI facilities to commercial retail business or for commercial services.
   The Collage is supported by taxpayers to provide educational opportunities for the community.
   It should not compete with local commercial enterprises.

Thank you for receiving our comments and recommendations.

Sincerely Yours,

Lazy J Ranch Inc.	Canyon Vista FLP	KLS & M FLP	BCM & W FLP
Linda Wills	Christy Williams	Linda Wills	Gary Williams
Linda Wills Manager	Christy Williams, Managing Partner	Linda Wills, Managing Partner	Gary Williams, Managing Partner

1

Renee Carraway - Fw: Request for protective fencing

From: "Lisa Armendariz" <lka@rocketexpress.com>
To: <rcarrawa@tfid.org>
Date: 3/21/2011 1:14 PM
Subject: Fw: Request for protective fencing
CC: <rocketman@rocketexpress.com>

Dear Renee,

Joe asked me to resend this email to you and to ask you to please read it at the Planning and Zoning meeting tomorrow evening, along with a request from Renaissance Office Park Owners Association that this fencing be included as a condition of the approval process. This seems like a reasonable and prudent protection for neighbors, to a project likely to include several hundred energetic young students.

Sincerely,
Lisa Armendariz,
Joe Russell's Assistant

From: Joe Russell [mailto:rocketman@rocketexpress.com]
Sent: Monday, March 14, 2011 10:36 AM
To: Gerald Beck
Cc: 'Carraway , Renee'
Subject: Request for protective fencing

Dear Jerry,

I am happy to see the College of Southern Idaho's continued growth. I am writing this morning on behalf of the Renaissance Office Park to request that CSI include, as part of the development of the college's adjacent property for the purpose of college dorms, fencing along the edge of our common boundary. We are requesting the college install, at a minimum, a six foot split block fence, similar to what I recently installed to protect the surrounding properties of Rocket Express Car Wash.

If this protection is included, as a part of the PUD contract with the city, we are in support of this project. We hope for continued growth and success for the College of Southern Idaho and very much appreciate the important role CSI fulfills, exceptionally well, within the Southern Idaho region.

I would appreciate you letting me know your thoughts with regards to our request.

Very Best Regards,

Joe Russell

From: Renee Carraway
To: Mason, Mike
Date: 4/14/2011 10:52 AM

Subject: Fwd: Fw: Zoning request denial re. CSI

Hi Mike;

Wanted to forward this email I received this morning to you. I will include it with the CC packet. Have a great day. Rene'e

Rene'e V. Carraway
Zoning & Development Manager
City of Twin Falls
324 Hansen Street East
PO Box 1907
Twin Falls, Idaho 83303-1907

208-735-7267
208-736-2641 fax

rcarrawa@tfid.org

==========

>>> "Lisa Armendariz" <lka@rocketexpress.com> 4/14/2011 10:08 AM >>>
To: Carraway, Renee, Humble, Mitch, Rothweiler, Travis

Good Morning. Joe Russell asked me to forward you this email.

Lisa Armendariz,
Joe Russell's Assistant

==========

From: Joe Russell [mailto:rocketman@rocketexpress.com]
Sent: Wednesday, April 13, 2011 5:40 PM
To: 'dhall@tfid.org'
Cc: 'djohnson@tfid.org'; 'Trip Craig -'; 'Lance Clow -'; 'Rebecca Mills Sojka -'; 'Will Kezele -'; 'jfleming@wecon.com'; 'Ron Belliston -'; 'glanting@tfid.org'; 'Rod Kack -'; 'Debbie Kytle -'; 'Dr. Retmier -'
Subject: Zoning request denial re. CSI

Honorable Mayor and City Council Members,

I am writing as a concerned property owner regarding CSI?s upcoming request for a zoning change for property, which I believe represents the entire college campus, including an isolated parcel of approximately 6 acres that is bordered by the Renaissance Office complex to the north and a residential neighborhood to the south.

When I initially learned of this request I submitted a letter to President Beck, in behalf of Renaissance Office Park requesting at a minimum a six foot split block fence, along our common border, be constructed. I have yet to receive a response. After subsequently seeing CSI?s intended method of developing this property I am writing to respectfully request your denial of a zoning change, for this portion of property. I, and many others, share the opinion that CSI administration should have approached the need for additional student housing differently. There are much better locations for student housing on the remaining 370 acres which the college owns.

Sole egress and ingress for this proposed development would flow through what is already recognized by the community as a severely congested and dangerous intersection, at North College and Fillmore Street. Numerous accidents have occurred at this intersection and I believe many of you have heard concerns about this intersection.

It appears that siting this project in this location is based solely on what is the most economically expedient, in the short term, rather than thoughtfully considering near and long term safety concerns of the students and adverse traffic impacts to the community at large.

Additionally, placing this housing at a campus location more capable of helping to promote the resident students sense of community and belonging, to the college, and which would be more accessible between class schedules is a better approach.

The College of Southern Idaho has and continues to be integrally instrumental in the economic growth of our region. The college can do better in finding a suitable use for this isolated parcel, gifted to them several years ago by Roy and Verna Marie Raymond, and in finding a campus location better suited for student housing.

Very Best Regards,

Joe Russell

PS. I would appreciate this letter being **READ AT THE PUBLIC HEARING**.

MINUTES
Twin Falls City Planning & Zoning Commission
March 22, 2011-6:00 PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Wayne Bohrn **Chairman** Kevin Cope **Vice-Chairman** Jason Derricott Terry Ihler V. Lane Jacobson Jim Schouten Chuck Sharp

AREA OF IMPACT:

Lee DeVore R. Erick Mikesell

CITY COUNCIL LIAISON

Lee Heider

ATTENDANCE

PLANNING & ZONING MEMBERS

PRESENT:	ABSENT:
Wayne Bohrn	Chuck Sharp
Kevin Cope	Jason Derricott
Terry Ihler	Lane Jacobson
Jim Schouten	

AREA OF IMPACT MEMBERS

PRESENT:	ABSENT:
Lee Devore	
R. Erick Mikesell	

CITY COUNCIL MEMBERS PRESENT: Rebecca Mills Sojka

CITY STAFF PRESENT: Rene'e V. Carraway, Leila A. Sanchez, Troy Vitek

III. ITEMS OF CONSIDERATION:

1. Consideration for the Commission's approval for a wall-mounted sign on property located at the Chamber of Commerce Visitor's Center, west of Blue Lakes Boulevard North and adjacent to the Snake River Canyon rim, c/o Shawn Barigar on behalf of the Twin Falls Chamber of Commerce. (app. 2438)

IV. PUBLIC HEARINGS:

1. Request for a Special Use Permit to operate a religious facility on property located at 204 Main Avenue North, c/o Greg "Bear" Morton on behalf of Magic Valley Bible Church. (app. 2431)
2. Request for a Zoning District Change and Zoning Map Amendment from R-2 and R-4 to CSI PUD for 365.89 (+/-) acres to allow for college related uses and future expansions on property located east of the 900 to 1500 blocks of Washington Street North, south of the 100 thru 600 blocks of Cheney Drive West extended, west of the 1100 thru 1200 blocks of Lincoln Street and north of the 100 thru 600 blocks of Fall Avenue, c/o Mike Mason on behalf of the College of Southern Idaho. (app. 2433)
3. Request for a Special Use Permit to operate an equipment rental business on property located at 1550 Kimberly Road, c/o Kim L. Mason/Darsi Miller-Mason dba Party Center, LLC. (app. 2434)
4. Request for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 PRO on property located at 120 10th Avenue East, c/o Roger L. Blades dba Jewel's Home Care Service. (app. 2435)
5. Request for a Special Use Permit to operate a professional office on property located at 686 Addison Avenue, c/o Stan Haye dba Snake River Management. (app. 2437)

IV. PUBLIC HEARING:

2. Request for a Zoning District Change and Zoning Map Amendment from R-2 and R-4 to CSI PUD for 365.89 (+/-) acres to allow for college related uses and future expansions on property located east of the 900 to1500 blocks of Washington Street North, south of the 100 thru 600 blocks of Cheney Drive West extended, west of the 1100 thru 1200 blocks of Lincoln Street and north of the 100 thru 600 blocks of Fall Avenue, c/o Mike Mason on behalf of the College of Southern Idaho (app. 2433)

APPLICANT PRESENTATION:
Mike Mason, Vice President of Administration for the CSI, stated they are requesting a Zoning District Change & Zoning Map Amendment. The main campus of the CSI is currently zoned R-2 and is not in compliance with existing zoning codes. The existing PUD only applies to the college property located north of North College Road. The College of Southern Idaho is requesting an expansion of the existing CSI PUD zone to cover the existing College of Southern Idaho Campus and CSI dormitory housing property. The properties are adjacent to each other and are located at 315 Falls Avenue. This request also incorporates the 6.41 acres south of the Renaissance Professional Subdivision with plans to construct an apartment complex at the west end of the property consisting of (20) one bedroom apartments & (20) two bedroom apartments. Vehicle access to this property will only be from Fillmore Street with a 10 ft wide lighted path that leads back to the college for pedestrian traffic, the eastern portion will remain undeveloped. When the Renaissance Subdivision was constructed a right of way agreement was made to allow for the continuation of Fillmore Street. The buildings will be approximately 25 ft in height with a brick fascia and metal siding similar to other buildings around the campus. The completed project will consist of two phases with another complex built on the east end of the property with vehicle access coming from Lincoln Street. There have been several concerns raised regarding this project that he would like to address.

1. What will be the occupancy allowed for the apartments. Federal Fair Housing Act allows for two people per bedroom.
2. Concerns with noise; the apartments are constructed so that the entrances to the apartments are on the inside walls of the complex and the complex is located approximately 60 ft from the property line.
3. Location of the parking lot; the spaces will be from12 to 20 ft from the property line.
4. Concerns with lighting; the lighting will comply with all City Codes and directives.
5. Concerns with fencing; there will be a fence constructed along the property line adjacent to the residential area.
6. Concerns with animal; pets are not allowed
7. Number of parking space; there will be 2 parking space per unit as per City Code two for the office manager and one for the maintenance person; with a total of 83 spaces.

STAFF PRESENTATION:
Zoning & Development Manager Carraway reviewed the exhibits on the overhead and stated this is a request for a zoning district change and zoning map amendment from R-2 and R-4 to CSI PUD for 366 (+/-) acres . The proposal consists of allowing college related uses and future expansions on properties owned by the College of Southern Idaho.

The Master Development Plan shows that a majority of the property is developed while the remaining undeveloped property will be developed in phases. In August 2009 the College of Southern Idaho North Campus Planned Unit Development Agreement, consisting of 70 +/- acres located north of the existing college campus on the north side of North College Road, was recorded. This PUD annexed and allowed for expansion of the north CSI campus phase 1 has been developed with the new Health Sciences & Human Services Building.

The proposed zoning district change and zoning map amendment from R-2 and R-4 to CSI PUD consists of both the north and south campuses. The terms and conditions of the North Campus Planned Unit Development Agreement will stay intact.

As you have just heard the first phase of the proposed CSI PUD would include the development of a student apartment complex located on the undeveloped 6.5 +/- acre site south of the Renaissance Office Park Subdivision west of Lincoln Street and east of Fillmore Street, extended

This property has been owned by the college since it was donated by Roy Raymond in 1994.

The apartments constructed in this phase will consist of 40 units and will include 2 story buildings with one (1) to two (2) bedroom apartments. The proposed apartments will be constructed on the west side of this property with two accesses off Fillmore Street.

They are proposing a walking path from the apartment buildings to the college campus.

The second phase would include the development of the remaining apartment buildings as need is established and funding is obtained. The proposed second phase would also consist of 2 story buildings with one (1) to three (3) bedroom apartments. Phase two will also include one ingress / egress off Lincoln Street.

Potential impacts to the existing neighbors could be increased traffic, glare from the vehicle lights and noise.

The Commission may wish to include a condition that the college construct a solid sight obscuring fence and landscaping along the southern boundary of the proposed apartment complex to buffer the lights of vehicles and may reduce potential noise levels.

You have in your packets a letter submitted from the adjacent property owner to the north. He is concerned there may be similar impacts to the existing Professinal Office Complex and is asking for the Commission to consider placing a condition that CSI construct a similar fence along the north side of the property.

A preliminary presentation on the PUD request was held with the Planning And Zoning Commission on March 8, 2011. The applicant's representative, Mr. Mike Mason, presented the request and information on the proposed development. The commission expressed some concerns regarding the increased traffic impacts to Lincoln and Fillmore streets and the proposed ingress/egress off Lincoln to the apartments. Due to these concerns the applicant submitted revised exhibits which show phase 1 being developed on the west portion of the property with access off Fillmore Street.

Zoning & Development Manage Caraway stated that upon conclusion should the Commission finds the CSI PUD zoning designation and the Master Development Plan, as presented, as appropriate, staff recommends that the Commission recommend to the City Council that they approve this PUD, as presented, subject to the following conditions:

1. Subject to Fillmore Street being constructed during phase one construction of the apartments, as shown in exhibits 6, 6a 7 & 8 (submitted 03-16-2011).
2. Subject to a recorded PUD agreement prior to any further development of the property.
3. Subject to amendments as required by Building, Engineering, Fire and Zoning Officials to ensure compliance with all applicable City Code requirements and standards.

PUBLIC HEARING: OPENED

- Linda Fleming appointed by the community regarding the acreage just south of Renaissance and North of the Green Acre subdivision originally zoned R-2. This property failed to be rezone in 1980. A zoning change occurred in 1984 from R-2 to R-4 with a Professional Overlay. Rezoning this property again would not be in

the best interest of the community and would further decrease investment at Green Acre Subdivision. The neighbors are concerned with the compatibility of the surrounding area. This plan does not feel compatible with the R-2 zoning. They feel rezoning this property will have a negative on the community and property values will decrease. There is a concern that there will be privacy infringements and that the density is not consistent with the community. Trespassing is a possibility with the fence ending at the project and the added heights of the building will allow a view into the home windows. This project will add more traffic at all hours, more light pollution, and possibly more crime. Student behavior patterns and infractions of rules and regulations will impact the surrounding neighborhood as well. Use of alcohol buy the students will endanger children on Lincoln Street and students walkers. There are no sidewalks and the path to phase one is going to made through the field. It already happens now with people trying to get to the 2nd half to the Renaissance Center. There are major safety concerns, concerns with noise pollution and if this is approved, the community is looking to make sure:

1. Density stays low,
2. Privacy issues are addressed
3. Minimize the building height to two stories
4. Increase the setbacks to the property to 30'
5. Have the plan flip with the parking repositioned.
6. Fencing 8' tall 12" thick masonry be installed along the southside
7. Shrubbery 30-45% ration 12" high to reduce noise and light pollution
8. Safety concerns be managed with on-site security, speed limit signs, possibly 4 way stop at Green Acres.

In closing the neighborhood feels the community would be better served if this was used for a different purpose.

- Dr. Kack, property owner, in the Renaissance Subdivision, stated his concern is the significant change presented in phase 2. Preliminary use of the 6.14 acres and the traffic on Fillmore is a concern and an increase in traffic accidents. He also requesting a wall between the office buildings and proposed development.
- Helen Doherty , 1091 Lincoln Street North, noticed on the water bill "people serving people". If this is approved this will not serve the residents. She spoke against the request.
- Jim Fleming , 1090 Pinewood Circle, spoke against the request. He has an investment in his home and with this requested zoning change the family oriented neighborhood will suffer. Concern is that the dramatic impact will cause a decline in home value and the Green Acres Subdivision consisting of 82 will become a ghost neighborhood. CSI has 365 acres, 74 current acres zoned PUD, north of College Road, which would provide a better area for this type of complex.
- Rod Huber, 1099 Pinewood Circle stated there is a light pole in back window 20 to 25' away. This community is a quiet secluded community. CSI will not have an adverse affected with this zoning changes, the land was donated and CSI has had many offers for the land for substantial amounts of money, that could have impacted the neighborhood more.
- Cheryl Johnson, 1098 Cedar Wood Circle, one of the three homes sets north and south. The two stories is a concern and having the lights coming into the windows from the parking area is also a concern. A decorative fence made of stone would be good. She also has concerns related as to the amount of buildings the parking lot and problems with drainage. There are activities that go on at the Moose Lodge that generates additional traffic in this area already and she would also like to reiterate that at one point there will be an extreme amount of traffic on Lincoln with no sidewalks. She asked for the city to put in sidewalks.
- Garrett Ballard, 706 Green Acre Drive, stated his concern is increased traffic. He spoke against the request. He asked when Fillmore will connect with Falls?
- Mary Ann Wiseman, 1099 Cedar Wood Circle, stated her concerns and asked if a Feasibility Study had been done and stated she is also concerned with the increased traffic.
- Jane Tyler, 1097 Pinewood, spoke against the request. She stated currently the water drainage ponds drain into the cul-de- sac and the water goes into neighbor's garages.

- Linda Wills, 2011 Oakwood Drive, stated CSI's need to show plans to build the two streets and run them through CSI property.
- Christy Williams, 1198 Mountain View Drive, in reading through the proposal submitted by the CSI she has questions/concerning the windmills. Usage A-1 and A-4; usage listed is windmills not exceeding the maximum blade height of 120 ft she would like to know where the windmills will be located.
- Connie Schaniel , 1063 Lincoln Street, stated traffic is already intense in this area.
- Chairman Bohrn stated the height of the windmill will not exceed 120 ft.

PUBLIC HEARING: CLOSED

CLOSING STATEMENTS:
Mr. Mason stated the height of the windmills is restricted in the PUD and prohibits adding any structures north of the area. They currently have a few windmills that are approximately 60 ft in height and are used for educational purposes. Eventually they will be connected to the grid as part of the grant they received to build them along with the addition of a wind energy building. Eventually the Northview Apartments will go away they probably only have another 10 years. He stated that he does understand the neighbors' concerns and they will do what they can to mitigate the problems.

DELIBERATIONS:
- Commissioner Mikesell stated that the plan will disrupt families lives because they want to accommodate temporary students and it does not make any sense and there is no logic to the plan.
- Commissioner Cope stated the logical spot seems to be North College by look at the map and of all places to put housing this plan does not agree or fit this location.
- Commissioner Bohrn understands the logic according to the master plan because there is absolutely no place for housing because it will be taken up with academic buildings but as far as housing there are other areas to place housing. He understands they want to utilize this property.

MOTION:
Commissioner Cope made a motion to recommend approval of this request, as presented, with staff recommendations. Commissioner Ihler seconded the motion. All members present voted against the motion.

UNANIMOUSLY DENIED

RECOMMENDED FOR DENIAL TO THE CITY COUNCIL
CITY COUNCIL PUBLIC HEARING SCHEDULED FOR APRIL 25, 2011

Recess from 7:33 to 7:41pm.