



Twin Falls Planning & Zoning Commission Agenda

Tuesday, March 29, 2022, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members -

City Limits: Craig Kelley, Chairperson; Carolyn Bolton, Vice-Chair; Shelley McEuen; Todd Rambur; Curtis Hansen; Marilu Perez

Area of Impact: David Detweiler

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) **ACTION ITEM:** Approval of minutes from the following meeting: March 15, 2022
- 3) Items of Consideration
- 4) Public Hearings
 - a) **ACTION ITEM:** Request for a Special Use Permit to allow a detached accessory building (more than 1,000 square feet) on property located at 2169 Elizabeth Blvd c/o David Jones. (PZ22-0016)
By: Ian Zollinger, City Planner
 - b) **ACTION ITEM:** Request for a Special Use Permit to allow for an indoor recreation facility on property located at 240 Eastland Drive, Unit 2 c/o Tyler Davis-Jeffers on behalf of Idaho Allstar Cheer. (PZ22-0022)
By: Ian Zollinger, City Planner
 - c) **ACTION ITEM:** Request for a recommendation to City Council on the appropriate zoning district for 21.207 acres proposed to be annexed located at 1204 Kenyon Road c/o Connect Engineering on behalf of Cal Kunkel. (PZ22-0025) **WITHDRAWN BY APPLICANT**
 - d) **ACTION ITEM:** Request for a recommendation to City Council for an Amendment to the Federation Point ZDA to allow "Private" and "Public School" as an outright permitted use and amend the Conceptual Site Plan in the Zoning Development Agreement c/o Paul Bierlein-Bouma USA on behalf of Hepworth Family Landholdings, LLC. (PZ22-0026)
By: Ian Zollinger, City Planner
- 5) Upcoming Meeting(s)
 - a) **INFORMATIONAL:** Wednesday, April 6, 2022 - Worksession
Tuesday, April 12, 2022
Tuesday, April 26, 2022
- 6) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Kelli Ebersole (208) 735-7267 at least two working days before the meeting. Si desea esta información en Español, por favor llame a Josh Palmer al teléfono (208) 735-7312.

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

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

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



Twin Falls Planning & Zoning Commission Minutes

Tuesday, March 15, 2022, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members -

City Limits: Craig Kelley, Chairperson; Carolyn Bolton, Vice-Chair; Shelley McEuen; Todd Rambur; Curtis Hansen; Marilu Perez

Area of Impact: David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Commissioner Kelley called the meeting to order at 06:01 PM

A quorum was present.

Members Present: Kelley, Bolton, McEuen, Rambur, Hansen

Staff Present: Spendlove, Ebersole, Strickland, Zollinger, Vitek

a) Planning and Zoning Director introduced Todd Rambur and Shelley McEuen as the new commissioners.

b) Election of Officers

MOTION: Commissioner Hansen made a motion to nominate Commissioner Craig Kelley as Chairperson of the Planning and Zoning Commission.

Commissioner Bolton seconded the motion.

Unanimously Approved by a vote of 5-0.

Commissioner McEuen made a motion to nominate Commissioner Carolyn Bolton as Vice Chairperson of the Planning and Zoning Commission.

Commissioner Bolton seconded the motion.

Unanimously Approved by a vote of 5-0.

2) Consent Calendar

MOTION: Commissioner Bolton moved to approve the Consent Calendar, as presented.

Commissioner Hansen seconded the motion.

Unanimously Approved by a vote of 5-0.

a) Approval of minutes from the following meeting: March 1, 2022

3) Items of Consideration

- a) Preliminary Presentation for a request for a recommendation to City Council for an Amendment to the Federation Point ZDA to allow “Private” and “Public School” as an outright permitted use and amend the Conceptual Site Plan in the Zoning Development Agreement c/o Paul Bierlein-Bouma USA on behalf of Hepworth Family Landholdings, LLC. (PZ22-0026)

Staff Presentation:

City Planner Zollinger presented the Preliminary Presentation for a request for a recommendation to City Council for an Amendment to the Federation Point ZDA to allow “Private” and “Public School” as an outright permitted use and amend the Conceptual Site Plan in the Zoning Development Agreement c/o Paul Bierlein-Bouma USA on behalf of Hepworth Family Landholdings, LLC. (PZ22-0026)

The applicant is required to present a preliminary review to the Planning and Zoning Commission in which the commission may give suggestions and ask questions of the applicant about the proposed ZDA amendment. A public hearing shall be held before the Commission for a recommendation to City Council to; amend the zoning district and the zoning map, amend with recommendations or deny the request.

Staff makes no recommendation at this time. A staff analysis will be provided at the public hearing.

Applicant Presentation:

Applicant Josh Fenright, Chief Growth Officer for the Gem Prep schools, gave a presentation of the overview of the school model. He shared the public outreach they will be doing for the project.

PZ/Questions & Comments:

- Vice Chair Bolton asked staff what grade levels will go to the school?
- City Planner Zollinger answered grades K-12.
- Vice Chair Bolton asked how many cars in the roundabout?
- City Planner Zollinger stated the roundabout is for bussing with vehicles entering school through school parking lot.
- Commissioner Rambur asked how many staff members will be employed at the school.
- Mr. Fenright stated the staff needed at full capacity is about 60.
- Commissioner Hansen stated items for the applicant to consider at the public hearing.
- Commissioner Hansen asked if the applicant has been through the neighborhood to discuss the project.

- The applicant stated they will start canvassing the neighborhood tomorrow, plus have public information sessions.
- Chairperson Kelley asked what drew the applicants to this site.
- The applicant stated the site is a good location as it provides nearby residential growth, and a proper location to build a school, with access to CSI.
- Commissioner McEuen asked if the principal will be present at the public hearing.
- The applicant stated the principal will attend the public hearing.
- Vice Chair Bolton asked when the housing portion of the property will be built and finished.
- City Planner Zollinger stated the Final Plat has been approved and is now in the construction plan process.

4) Public Hearings

- a) Request for a Special Use Permit to allow for an indoor recreation facility on property located at 2152 Village Park Avenue, Suite 200 c/o Kirsten Boehme. (PZ22-0011)

Staff Presentation:

City Planner Strickland presented the request for a Special Use Permit to allow for an indoor recreation facility (pilates studio) on property located at 2152 Village Park Avenue, Suite 200.

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

The Commission shall decide on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void. If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony, and minutes of the previous hearing to reach a decision on the appeal.

Standards Applicable to Special Uses:

- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.

- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

The property is zoned under the Canyon Village PUD. This property is located within the C-1 Master Plan area identified in the agreement.

This property is currently undergoing development and has a mix of professional and low impact commercial uses. Access to the development is near a major arterial (Pole Line and Eastland Dr) constructed to handle large amounts of traffic, and the parking area is ample size for the proposed special land use. Based on the standards for approval staff does not foresee any negative impacts related to the land use.

Upon conclusion, should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Applicant Presentation:

Kristen Boehme, applicant, presented her request for a Special Use Permit to allow for an indoor recreation facility (pilates studio) on property located at 2152 Village Park Avenue, Suite 200. The applicant verified the correct location of the property. She presented her business plan and gave her starting class enrollments when openings.

PZ/Questions & Comments:

- Commissioner Hansen asked if there are businesses on other side of the street.
- City Planner Strickland gave an overview of the area and what is planned in the development.
- Commissioner McEuen asked the hours of operation.

- City Planner Strickland stated, per the applicant's narrative, the hours of operation are 8:00 am-12:00 pm and 5:00 pm-8:00 pm, with 1-2 classes per day and 6-10 participants per class.
- Commissioner Hansen asked the maximum occupancy load.
- The applicant stated the maximum occupancy load is 12 in the Pilates room and 15-20 in other exercise room.
- Vice Chair Bolton asked for clarification on the total occupancy load.
- The applicant clarified the maximum occupancy load is 30 people, including staff.

Public Hearing: Opened and Closed without input

Discussions Followed:

- Commissioner Hansen stated he would like to add a condition that the occupancy load of the building is to meet fire code, so as not to handicap the business.

MOTION: Commissioner Hansen moved to add a condition that the maximum occupancy of the building to meet city fire code.
Commissioner McEuen seconded the motion.

Unanimously Approved by a vote of 5-0.

MOTION: Vice Chair Bolton moved to approve the request for a Special Use Permit to allow for an indoor recreation facility on property located at 2152 Village Park Avenue, Suite 200 c/o Kirsten Boehme. (PZ22-0011), as presented, with added conditions and staff recommendations.
Commissioner Hansen seconded the motion.

Unanimously Approved by a vote of 5-0.

- b) Request for a Special Use Permit to allow for Storage Unit Rental facility on property located at 222 Dover Lane c/o Rex Harding, TD&H Engineering, Inc., on behalf of Dover Lane Storage LLC. (PZ22-0014)

Staff Presentation:

City Planner Zollinger presented the request for a Special Use Permit to allow for Storage Unit Rental facility on property located at 222 Dover Lane c/o Rex Harding, TD&H Engineering, Inc., on behalf of Dover Lane Storage LLC. (PZ22-0014)

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

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

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

The application proposes 10 storage unit buildings of varying square footages combined for a total of 67,238 sf. The facility would contain 550-570 storage units.

The storage facility's office hours will be Monday – Friday from 10:00 AM to 5:30 PM, Saturdays from 9:00 AM to 3:00PM and closed on Sundays. The gate hours will be 7:00 AM to 9:00 PM seven days a week.

The facility would employ 2-4 employees.

A storage unit rental facility would be compatible with the surrounding area. Surrounding businesses include a tractor and equipment dealer, plumbing supply house, a contractors yard, auto and equipment repair shops and an existing storage unit rental facility which was approved in 2019.

The 100-year flood plain exists on a portion of the property due to its proximity to a canal. To develop the property, the applicant will need to meet all local, state, and federal requirements that deal with the flood plain.

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

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Applicant Presentation:

Rex Harding, applicant representative, gave the presentation for the request for a Special Use Permit to allow for a Storage Unit Rental facility on property located at 222 Dover Lane. He gave an overview of the surrounding properties and what is located there. He explained the flood plain issues with construction with FEMA, city, and the Canal Company, and explained there will be no construction on that portion until next year after everything has been resolved. He stated Dover Lane will be built out for access to the property.

PZ/Questions & Comments:

- Vice Chair Bolton asked for clarification of the location of the project.

- City Planner Zollinger gave clarification of the property location.

Public Hearing: Opened and Closed without input

Discussions Followed: without concerns

MOTION: Commissioner Hansen moved to approve the request for a Special Use Permit to allow for Storage Unit Rental facility on property located at 222 Dover Lane c/o Rex Harding, TD&H Engineering, Inc., on behalf of Dover Lane Storage LLC. (PZ22-0014), as presented, with staff recommendations. Vice Chair Bolton seconded the motion.

Unanimously Approved by a vote of 5-0.

- c) Request for a Special Use Permit to allow for an indoor recreation facility on property located at 2333 Addison Avenue East, Suite E., c/o Grayson Stone and Nick Brady on behalf of Felice England. (PZ22-0015)

Staff Presentation:

City Planner Strickland presented the request for a Special Use Permit to allow for an indoor recreation facility on property located at 2333 Addison Avenue East, Suite E., c/o Grayson Stone and Nick Brady on behalf of Felice England. (PZ22-0015)

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

The Commission shall decide on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void. If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony, and minutes of the previous hearing to reach a decision on the appeal.

Standards Applicable to Special Uses:

- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as

highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.

- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

The subject property is an existing building with multiple tenant spaces with a mix of similar uses. staff hours 8:00 am – 5:00 pm, with 24/7 key fob access to members for independent training. The land use proposed is similar to the existing uses within the building. The impact should be very minimal on the surrounding property. The property is located on a major arterial that is constructed to handle a large amount of traffic, the parking area is ample size for the land use and based on the standards of approval, staff does not foresee any negative impacts related to the land use.

Upon conclusion should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Applicant Presentation:

Jason England, applicant, gave his presentation for the request for a Special Use Permit to allow for an indoor recreation facility on property located at 2333 Addison Avenue East, Suite E. He stated in the beginning, he plans for the hours of operation to be from 5:00 am – 10:00 pm, until he is comfortable to go to the 24-hour access. He stated the maximum membership will be 100 persons. He shared his predictions for maximum occupancy at peak hours.

PZ/Questions & Comments:

- Chairperson Kelley asked to identify the exact suite location.
- City Planner Strickland identified the suite location.
- Commissioner Rambur asked if there was another fitness center there prior to this request.
- City Planner Strickland gave a background on the property and previous

tenants.

- Planning and Zoning Director Spendlove shared as this is not a retail business, so the retail hours do not apply to this request. The occupancy load will be followed by fire standards and the applicant's narrative.

Public Hearing: Opened and Closed without input

Discussions Followed: without concerns

MOTION: Vice Chair Bolton moved to approve the request for a Special Use Permit to allow for an indoor recreation facility on property located at 2333 Addison Avenue East, Suite E., c/o Grayson Stone and Nick Brady on behalf of Felice England. (PZ22-0015), as presented, with staff recommendations. Commissioner Hansen seconded the motion.

Unanimously Approved by a vote of 5-0.

5) Upcoming Meeting(s)

- a) Tuesday, March 29, 2022.

6) Adjournment

The meeting adjourned at 07:04 PM

Kelli Ebersole, Administrative Assistant



Date: Tuesday, March 29, 2022
To: Planning and Zoning Commission
From: Ian Zollinger

ACTION ITEM

Request:

Request for a Special Use Permit to allow a detached accessory building (more than 1,000 square feet) on property located at 2169 Elizabeth Blvd c/o David Jones. (PZ22-0016)

Time Estimate:

15 Minutes for Presentation from Staff and the Applicant.

Background:

The applicant is requesting a special use permit so they may construct a 2400 sq. ft. (40' X 60') accessory building on their property for personal storage.

Approval Process:

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

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

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

Budget Impact:

N/A

Regulatory Impact:

Per City Code 10-4-4: states a special use permit is required for an accessory building that is greater than 1000 sq. ft. in size.

History:

The property is zoned R-2 and is located within the Twin Falls Ericson Subdivision.

Analysis:

Staff has reviewed the request and does not anticipate any negative impacts should the request be approved.

Conclusion:

Upon conclusion, should the Commission approve this request as presented, then staff recommends the following conditions.

1. Subject to compliance with all local, state and federal code requirements and other standards as applicable.

Attachments:

1. Narrative
2. Existing House
3. Elevation
4. Site Plan
5. Vicinity Map

4. Provide a Detailed Written Statement on a separate sheet of paper containing:

a. The reason for the request:

Our property has no garage or exterior storage of any kind. Our purpose would be to have an indoor area for me to on my vehicles, use my tools, store yard equipment, etc.

b. An explanation of the project.

I. Hours of operation

I would stay within normal working hours as allowed by the city of Twin Falls and communicate with my neighbors as to not cause abnormal disruption.

II. Traffic anticipated

It should be one day with 4 concrete trucks, accompanied by two or three pick up trucks for concrete finishers. A few trucks delivering materials spread out over the duration of the project.

III. Number of employees, etc.

I will only be hiring help for the concrete; the rest will be done by me. Possibly, if I can find someone, I might hire a helper.

c. An evaluation of the effects on adjoining property including the effect of such elements as:

I. Noise

There will be noise from the concrete trucks, saws and nail guns during framing and roofing. Occasionally, me yelling at myself if I screw something up.

II. Glare

I do not anticipate any glare, We are not using any metal roofing. Possibly a reflection from a saw blade or the glint off a window while moving it.

III. Odor

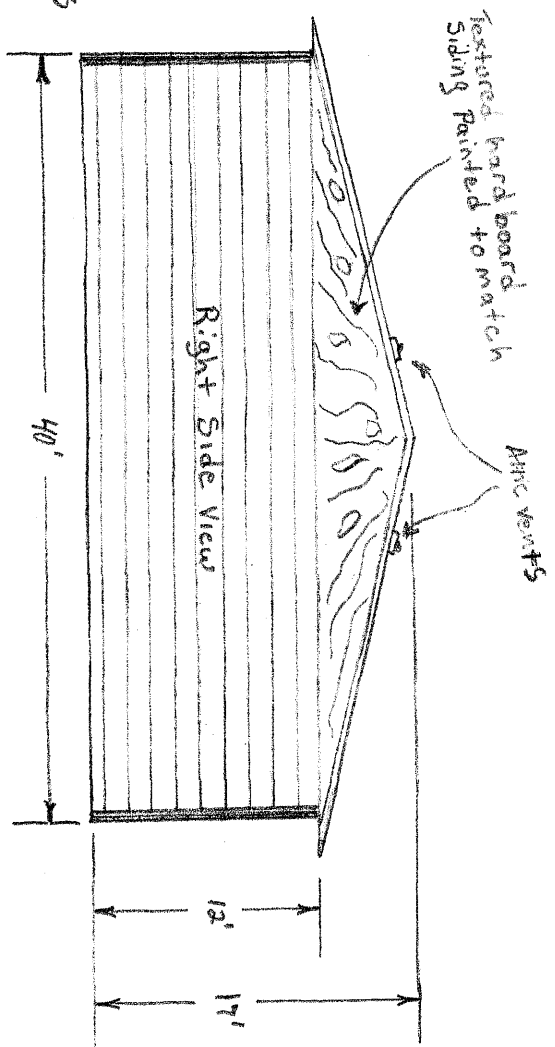
There should be nothing that produces any odor out of the ordinary, unless I dig up a septic tank that is not on the plans.

IV. Fumes and vibration on adjoining property with a discussion of the general compatibility with adjacent and other properties in the district.

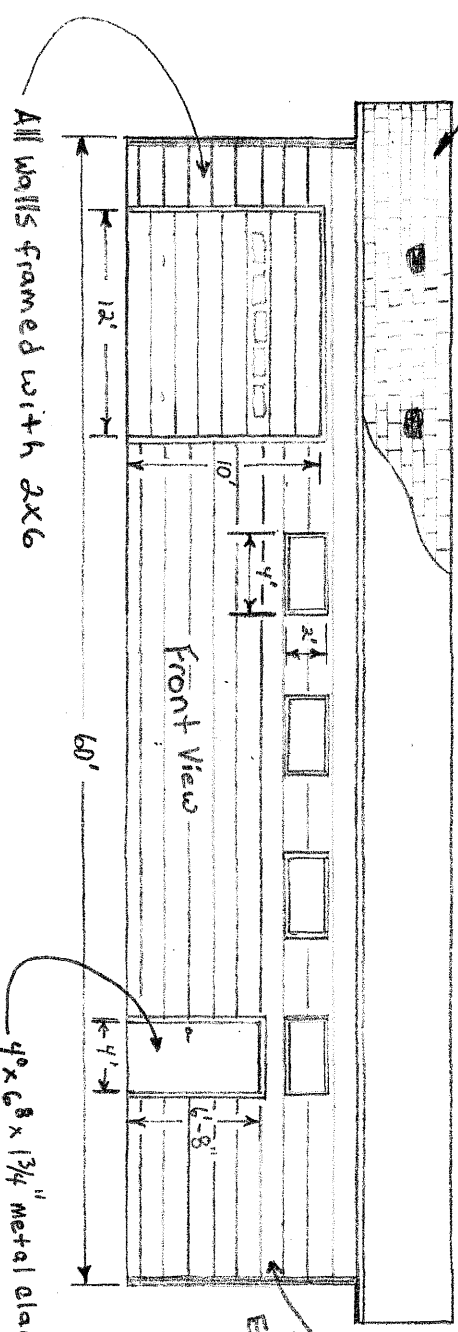
There will be some vibration from the skid steer I will use to prepare the area for the concrete slab. The concrete truck, due to the size and weight will cause some vibration. Should be nothing abnormal on this concrete site.

This building will be compatible with surrounding structures, and the materials and colors will match the existing residence on the property.





Fiberglass asphalt shingles to match existing house.



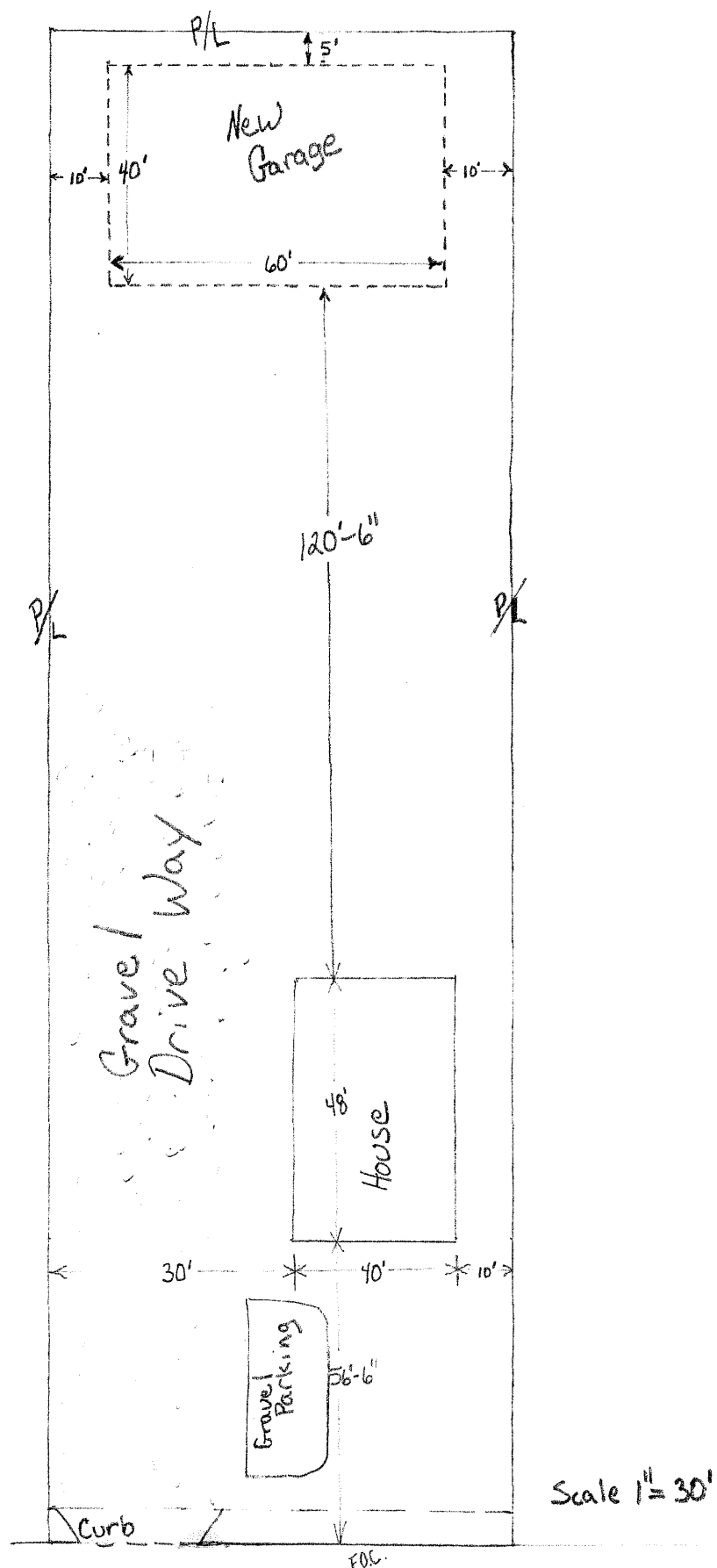
All walls framed with 2x6

4'0" x 6'8" x 1 3/4" metal clad door

Hardie Plank Lap siding on all four sides Painted to match existing house. Light gray.

Scale 1" = 10'

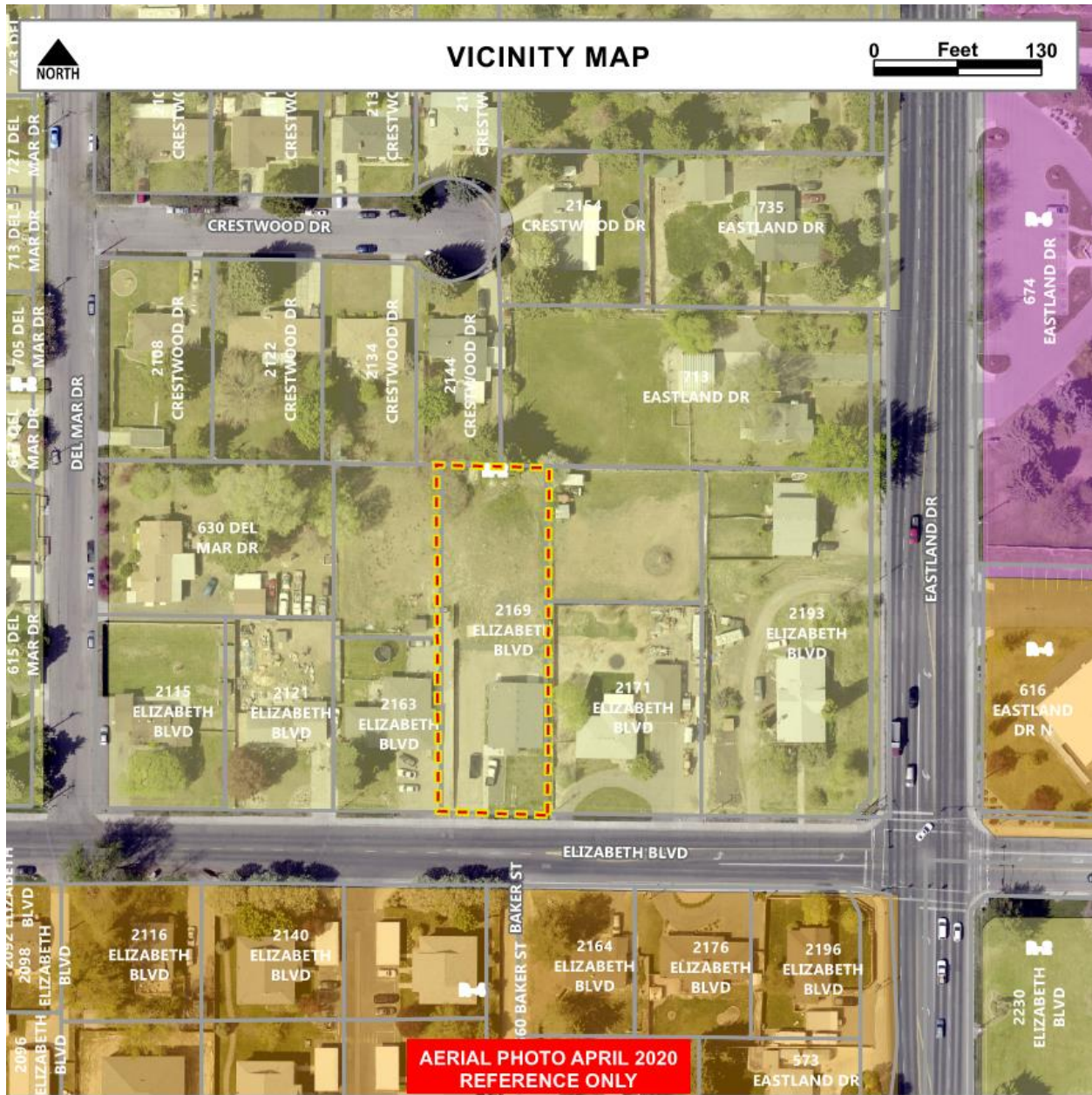
1
N



Scale 1" = 30'

David Jones
2169 Elizabeth Blvd.
Twin Falls, ID 83301
Parcel #
RPT 17210000010A

Elizabeth Blvd



Current Zoning: R-2

Existing Land Use: Residential

Comprehensive Plan: Town Neighborhood

Proposed Land Use: Residential

Surrounding Zoning Designations & Land Use(s)

North: R-2: Residential

East: R-2: Residential

South: R-4: Residential

West: R-2: Residential

Applicable Regulations

10-1-4, 10-4-5, 10-13



Date: Tuesday, March 29, 2022
To: Planning and Zoning Commission
From: Ian Zollinger

ACTION ITEM

Request:

Request for a Special Use Permit to allow for an indoor recreation facility on property located at 240 Eastland Drive, Unit 2 c/o Tyler Davis-Jeffers on behalf of Idaho Allstar Cheer. (PZ22-0022)

Time Estimate:

15 Minutes for Presentation from Staff and the Applicant

Background:

The applicant is proposing to establish an indoor recreation facility for Idaho Allstart Cheer.

Approval Process:

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

The Commission shall decide on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void. If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony, and minutes of the previous hearing to reach a decision on the appeal.

Standards Applicable to Special Uses:

- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Budget Impact:

N/A

Regulatory Impact:

Per City Code 10-4-8 states “a special use permit is required for an Indoor Recreation Facility”.

History:

The building in which the Indoor Recreational Facility will be located has been constructed and is in the process of applying for a building permit for Tenant Improvement.

Analysis:

The Indoor Recreational Facility will be used for Idaho Allstar Cheer. The facility will be used for classes for youth varying in ages between 5 to +17. The applicant has stated that the cheerleading training facility will operate primarily during the afternoon and early evening hours, as well as weekends. Staff do not anticipate the land use of a proposed will have a negative impact on neighboring property owners. When considering a Special Use Permit the Planning and Zoning Commission must consider the standards applicable to Special Uses found within Title 10 -13-2-2(D) 5&6 which states:

" 5. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.

6. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community."

Prior to the development and construction of the current building, a determination was made regarding the number of water fixtures the development would have because of the low water pressure in the area. Additional fixtures would cause the water pressure to decrease and fall below the pressure levels required by the state of Idaho. To allow the property to increase the number of fixtures would create excessive additional requirements at public cost which would be detrimental to the economic welfare of the community.

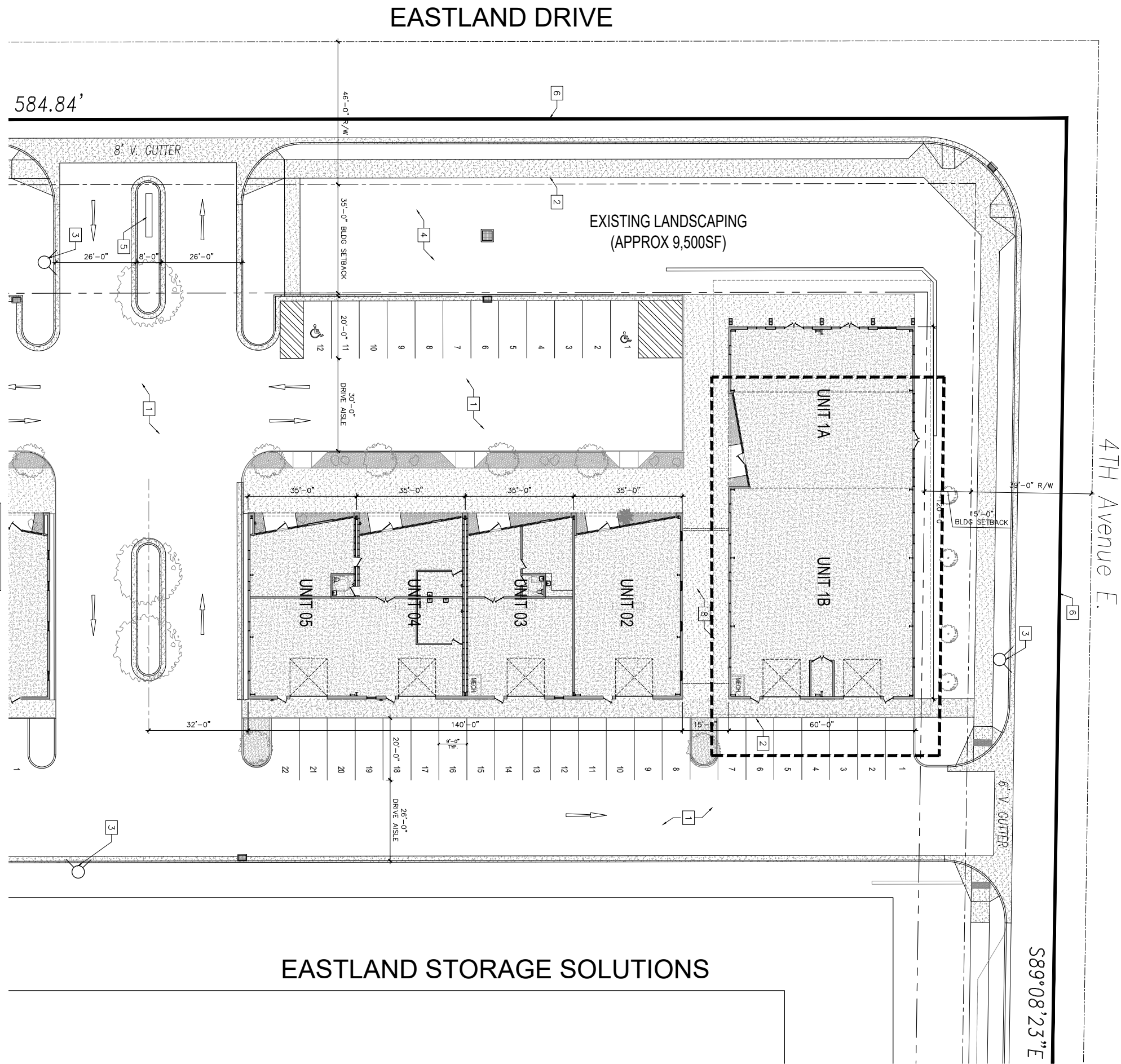
Conclusion:

Upon conclusion, should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to the resolution of the water pressure issue in the 4th Ave East and Eastland Dr area, prior to the City issuing a building permit for additional water usage.

Attachments:

1. Site Plan
2. Elevations
3. Floor Plan
4. Future Land Use
5. Vicinity Map



KEYNOTES

1

ASPHALT PAVED DRIVE AISLES AND PARKING STALLS, REF. CIVIL

2

NEW CONCRETE SIDEWALK, REF. CIVIL

3

FIRE HYDRANT

4

XERISCAPE LANDSCAPE AREA

5

SIGNAGE

6

PROPERTY LINE

7

TRASH ENCLOSURE

8

COVERED WALKWAY

NOTE: REFERENCE CIVIL FOR ALL GRADING, UTILITIES, DETAILS, ONSITE CONSTRUCTION, AND OFF-SITE CONSTRUCTION

SITE STATISTICS

PROVIDED PARKING STALLS: 34 (32 STANDARD, 2 ADA)

REQUIRED SETBACKS:
FRONT: 35' @ EASTLAND, 15' @ 4TH AVE EAST
BACK: 0'
SIDE: 0'

BUILDING AREAS

UNIT 01	7,090 sf
UNIT 02	1,846 sf
UNIT 03	1,830 sf
UNIT 04	1,830 sf
UNIT 05	1,838 sf
BUILDING TOTAL	7,344 sf

TOTAL FOOTPRINT 14,434 sf

*TRASH TO BE MANAGED PER TENANT

PHASE TWO:
COMPLETION
DATE TBD

ARCHITECTURAL SITE PLAN



SCALE : 1/16" = 1'-0"

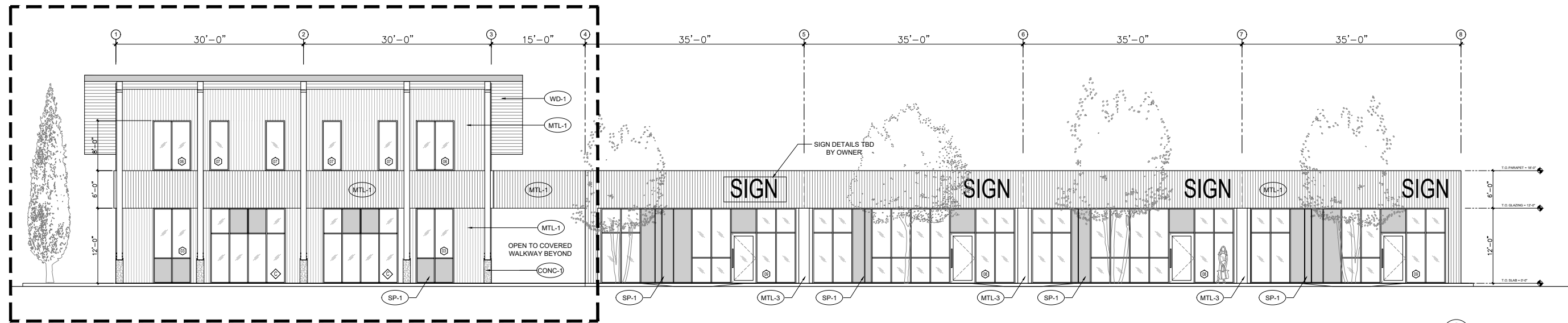
EASTLAND ENTERPRISE
UNIT 01-B TENANT IMPROVEMENT
240 EASTLAND DR.
TWIN FALLS, IDAHO



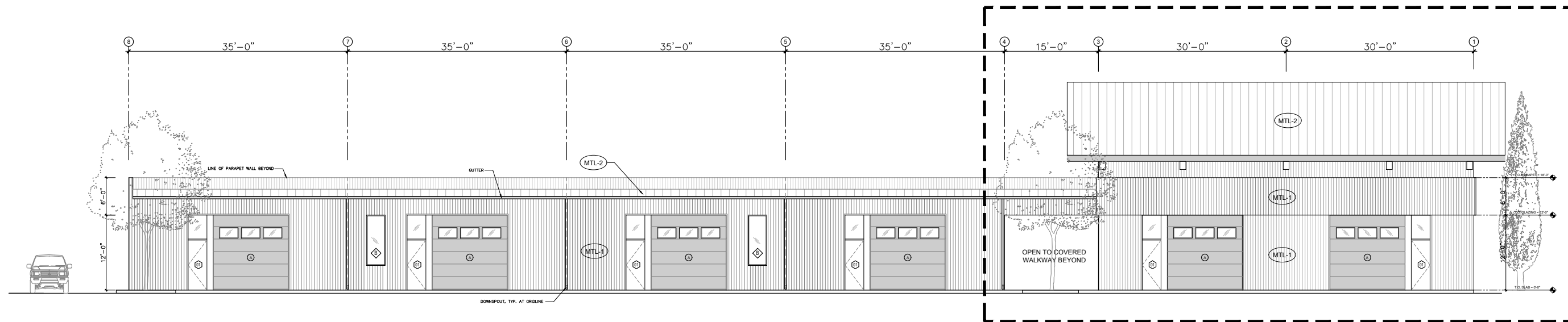
MAXWELL
STRUCTURAL DESIGN STUDIO
CRAIG MAXWELL P.E.
105 Lewis Street, Unit 205 :: Ketchum, Idaho 83340
P.O. Box 1911 :: Sun Valley, Idaho 83353
Craig@maxwellids.com :: 208.721.2171
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A1.0



WEST ELEVATION ②



EAST ELEVATION ①

EXTERIOR ELEVATIONS - UNIT 01

SCALE : 1/8" = 1'-0"

MATERIAL KEY	
	MTL-1, NUCOR ACCENT WALL PANEL
	MTL-2, NUCOR CFR, STANDING SEAM ROOF
	MTL-3
	WD-1, WOOD SOFFIT
	SP-1, SOLID PANEL
	CONC-1, C.I.P. CONCRETE

GENERAL NOTES:

- GLAZING - TO COMPLY WITH THE 2018 IECC
- GLAZING TO HAVE U-FACTOR OF 3.2 OF BETTER
- SEE STRUCTURAL DRAWINGS FOR ADDITIONAL STRUCTURAL INFORMATION AND DETAILING

NOTE: REFERENCE SECTIONS FOR OVERALL HEIGHTS, DIMENSIONS AND ELEVATIONS

ISSUE DATE

T1 PERMIT SET:

JANUARY 25, 2022

EASTLAND ENTERPRISE
UNIT 01-B TENANT IMPROVEMENT

TWIN FALLS, IDAHO

240 EASTLAND DR.



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A3.0

CODE SUMMARY

CODE REFERENCED, ALL DESIGN & CONSTRUCTION SHALL CONFORM W/:

TWIN FALLS BUILDING CODE
INTERNATIONAL ENERGY CONSERVATION CODE, 2018
INTERNATIONAL BUILDING CODE, 2018
INTERNATIONAL FIRE CODE, 2018
NATIONAL ELECTRICAL CODE, 2017
IDAHO STATE PLUMBING CODE, 2017
INTERNATIONAL MECHANICAL CODE, 2018
ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES, 2009 ICC A117.1-2009

THE SPACE WILL BE USED AS AN OPEN CHEER PRACTICE GYM. IT WILL ALSO HAVE SOME SUPPORTING OFFICE AREAS , CHANGING SPACES AND A SMALL MERCHANDISE SHOP.

CONSTRUCTION TYPE: VB, W/ SPRINKLERS

FIRE SEPARATION REQUIREMENTS:
*1-HR (SPRINKLERED) SEPARATION BETWEEN UNIT 1A (B) AND UNIT 2A (A-3)

FIRE RESISTANCE RATINGS FOR BUILDING ELEMENTS: NONE

(3) CLASS-A FIRE EXTINGUISHERS PROVIDED (PER 3,000SF) WITH 75' MAX TRAVEL DISTANCE OF 75'

AN APPROVED FIRE ALARM SYSTEM SHALL BE INSTALLED PER IBC 2018 REQUIREMENTS, 907.2.1 - 907.2.23

SQUARE FOOTAGES:

UNIT 1B
3,940 sf (lower level)
+2,051 sf (upper level)
5,991 sf

ALLOWABLE AREA / HEIGHT
A-3: 18,000sf / 60' (2 STORIES)

EXITS REQUIRED:
A: 2 EXITS (O.L. 1-500)

EXIT ACCESS TRAVEL DISTANCE:
(WITH SPRINKLERS)
GROUP A: 250'
MAX PROVIDED = 156'-6"

MINIMUM ROOF CLASS: CLASS - C

OCCUPANT LOADS - UPPER LEVEL

VIEWING - UNCONCENTRATED ASSEMBLY (15 NET) :
235 SF / 15 = 16 O.L.

CHANGING - LOCKERS (50 GROSS)
493 SF / 50 = 10 O.L.

OFFICES - BUSINESS (150 GROSS)
1109 SF / 150 = 8 O.L.

MECH / STOR - ACCESSORY STOR. / EQUIP (300 GROSS)
150 SF / 300 = 1 O.L.

TOTAL UPPER OCCUPANT LOAD
35 O.L.

TOTAL BUILDING OCCUPANT LOAD
118 O.L.

OCCUPANT LOADS - LOWER LEVEL

OFFICES - BUSINESS (150 GROSS)
56SF / 150 = 1 O.L.

PROSHOP - MERCANTILE (60 GROSS)
117 SF / 60 = 2 O.L.

CHEER - EXERCISE (50 GROSS)
3694 SF / 50 = 73 O.L.

MECH / STOR - ACCESSORY STOR. (300 GROSS)
49 SF / 300 = 1 O.L.

VIEWING - UNCONCENTRATED ASSEMBLY (15 NET) :
99 SF / 15 = 6 O.L.

TOTAL LOWER OCCUPANT LOAD
83 O.L.

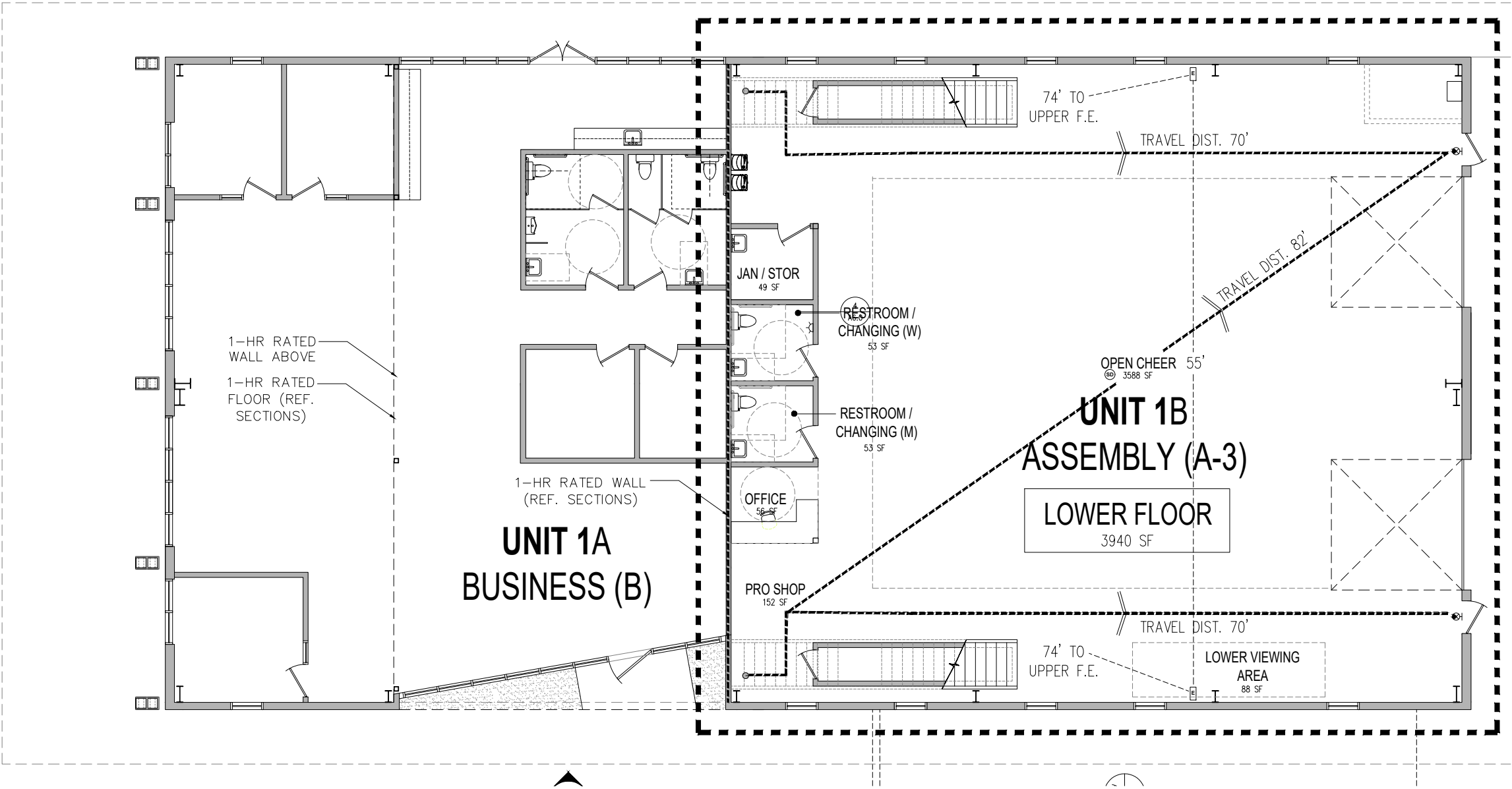
PLUMBING FIXTURES:
(PER MALE & FEMALE) ASSEMBLY (A):
118 / 2= 56

WATERCLOSETS:
MALE: 1 PER 125 = 1
FEMALE: 1 PER 65 =1

LAVATORIES:
MALE & FEMALE: 1 PER 200 = 1

1 SERVICE SINK REQUIRED IN EACH UNIT

1 COMMUNAL DRINKING FOUNTAIN TO BE PROVIDED, REF. PLANS



CODE PLAN - LOWER LEVEL

SCALE : 3/16" = 1'-0"

ISSUE DATE

T1 PERMIT SET:
JANUARY 25, 2021

MARCH 08, 2022

EASTLAND ENTERPRISE
UNIT 01-B TENANT IMPROVEMENT

TWIN FALLS, IDAHO

240 EASTLAND DR.

PROFESSIONAL ENGINEER
LICENSED
14254
STATE OF IDAHO
CRAIG MAXWELL

MAXWELL
STRUCTURAL DESIGN STUDIO

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A0.1

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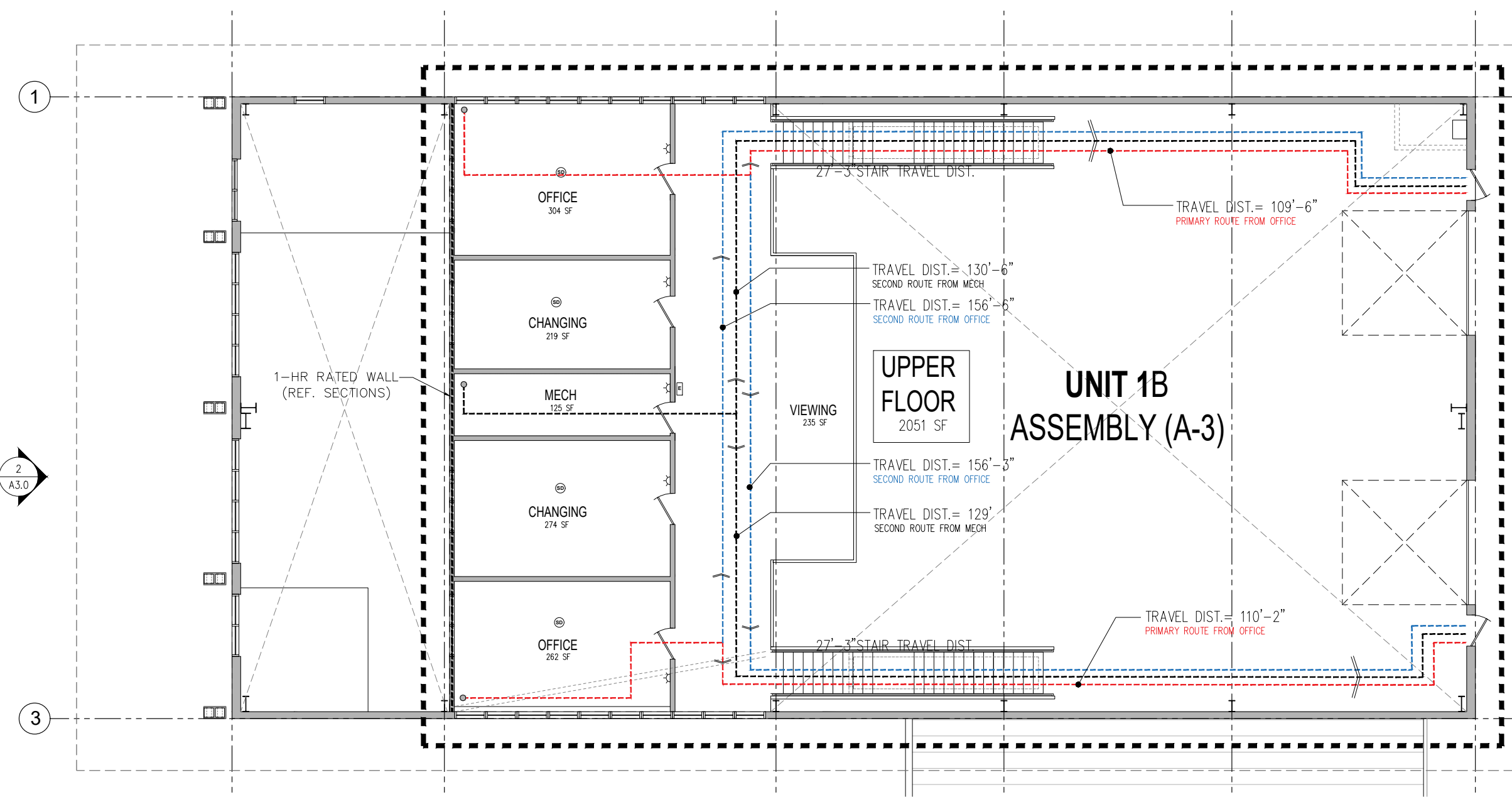
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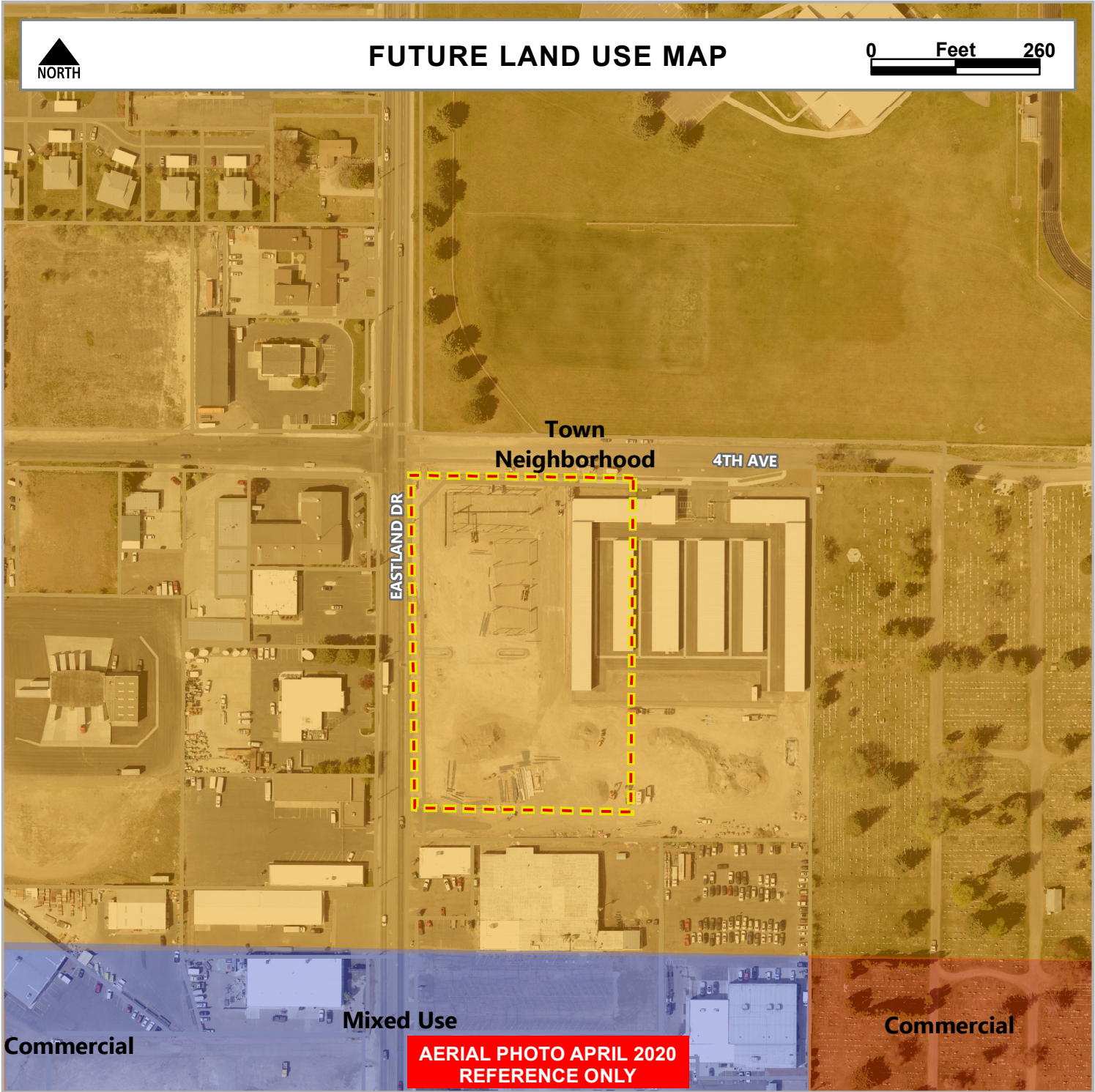
CODE PLAN - UPPER LEVEL

SCALE : 3/16" = 1'-0"



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Commercial

Commercial

Mixed Use

Town Neighborhood

RGB

Mixed Use

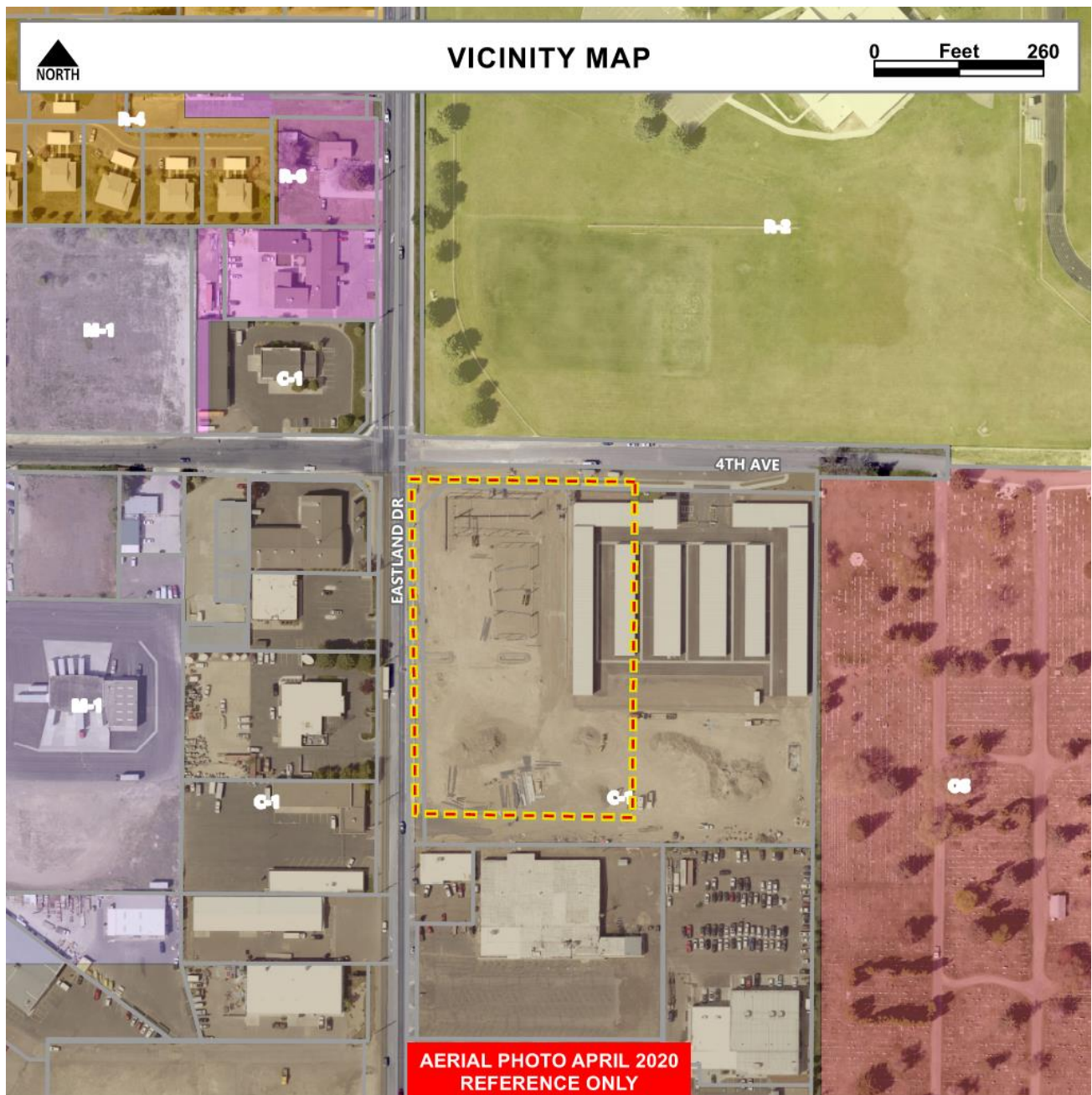
Town Neighborhood

Image

Red: Red

Green: Green

Blue: Blue



Current Zoning: C1 Commercial Highway
 Comprehensive Plan: Town Neighborhood

Existing Land Use: Commercial
 Proposed Land Use: Commercial

Surrounding Zoning Designations & Land Use(s)

North: R-2: Public School
 South: C-1: Commercial

East: C-1: Commercial
 West: C-1: Commercial

Applicable Regulations

10-1-4, 10-4-8, 10-13-2.2



Date: Tuesday, March 29, 2022
To: Planning and Zoning Commission
From: Ian Zollinger

ACTION ITEM

Request:

Request for a recommendation to City Council for an Amendment to the Federation Point ZDA to allow “Private” and “Public School” as an outright permitted use and amend the Conceptual Site Plan in the Zoning Development Agreement c/o Paul Bierlein-Bouma USA on behalf of Hepworth Family Landholdings, LLC. (PZ22-0026)

Time Estimate:

15 Minutes for Presentation from City Staff and the Applicant

Background:

The applicant is requesting to amend the Federation Point ZDA to amend the text of the Zoning Development Agreement and to propose an additional Conceptual Development Plan.

Approval Process:

A public hearing shall be held before the Commission for a recommendation to City Council to; amend the zoning district and the zoning map, amend with recommendations, or deny the request.

Twin Falls City Code 10-6-1.7 (B)

The procedure for establishing a ZDA or amending a ZDA shall follow the procedure outline in Title 10-14.

Twin Falls City Code 10-14-5

The process for conducting public hearings as referenced in 10-6-1.7(B)

Budget Impact:

Regulatory Impact:

If approved, this area would have an additional option for development. The original plan showing offices/neighborhood retail would still be viable for the owner. However, this updated conceptual plan would also be permitted to develop as a charter school.

History:

The property was annexed into the city of Twin Falls in 2021 with the zoning designation of Residential Mixed Used, Canyon Rim Overlay with a Zoning Development Agreement. The Preliminary Plat for the property was approved in 2021. The Final Plat and construction plans are still under review.

Analysis:

The 2016 Comprehensive Plan “Grow With Us” designates this area as “Town Neighborhood”. The “Town Neighborhood” designation is meant to provide for residential, parks facilities, Schools, and Civic facilities.

The application has two parts. First the applicant is requesting to amend the text of the previously approved ZDA to allow for the land use of Schools, Private and Public, to be an outright permitted use instead of a special use as it is currently stated in the ZDA. Second, the applicant is proposing to add an approved conceptual development plan as Option B.

As shown in the submitted exhibits, Option B relates specifically to the commercial portion of the Federation Point ZDA and the layout of the building. This concept plan would be in addition to the currently approved concept plan and, if approved, would not replace it.

Potential Impacts:

Staff anticipate that the greatest impacts of the proposed use will be increased vehicular traffic, during school drop-offs and pick-ups, and parking. The applicant anticipates several different modes of transportation will be used by those who attend the school including, walking, buses, bicycling, and cars.

The adjacent roadway will be constructed to its required full width and the applicant is working with the City Engineering department to ensure adequate striping along Federation will be installed for turn lanes into the school parking lot.

The applicant has shown the design of the school to contain a drop-off /pick up loop for traffic to flow through the property to mitigate the anticipated traffic. This will limit traffic issues at the school site. However, there may be ancillary effects on surrounding streets which may require mitigating infrastructure.

Staff believes all other minimum required improvements, including parking, will be adequate for this project. These improvements will be installed during construction of the school.

Conclusion:

Upon Conclusion should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Attachments:

1. Applicant Narrative
2. Site Plan 3.22
3. Elevation 3.22
4. Applicant Proposed Changes to ZDA
5. Vicinity Map



February 15, 2022

City of Twin Falls
Community Development Services
203 Main Avenue East
Twin Falls, ID 83303

Subject: Application for an Amendment to the Federation Point ZDA

Dear Members of the Zoning Board and City Council:

On behalf of GEM Prep schools and with the cooperation of the Hepworth Family Landholdings, LLC, Bouma USA is presenting an application for amendment of the Federation Point ZDA to provide for a school use by right and to provide an Optional Site Plan for a school use on the northern portion of the Federation Point site.

Federation Point ZDA – Proposed Amendment

The purpose of this proposed amendment is to allow an optional "Permitted Use" for a "School – Public". In the current ZDA, the "School – Public" use is allowed only after obtaining a Special Use Permit.

The second purpose of the amendment is for the school use to increase the current square footage of development from 35,000 square feet to 49,000 square feet for the northern "commercial portion" of the Master Development Plan. The maximum building height would stay within the zoning regulation requirements. No changes to the number of residential units is proposed.

Changes to the Development and to the Surrounding Areas

The proposed amendment to allow the school use would be provided as an option to the commercial development. The school use would be complementary to the existing and proposed residential land uses to the west and south of the project site.

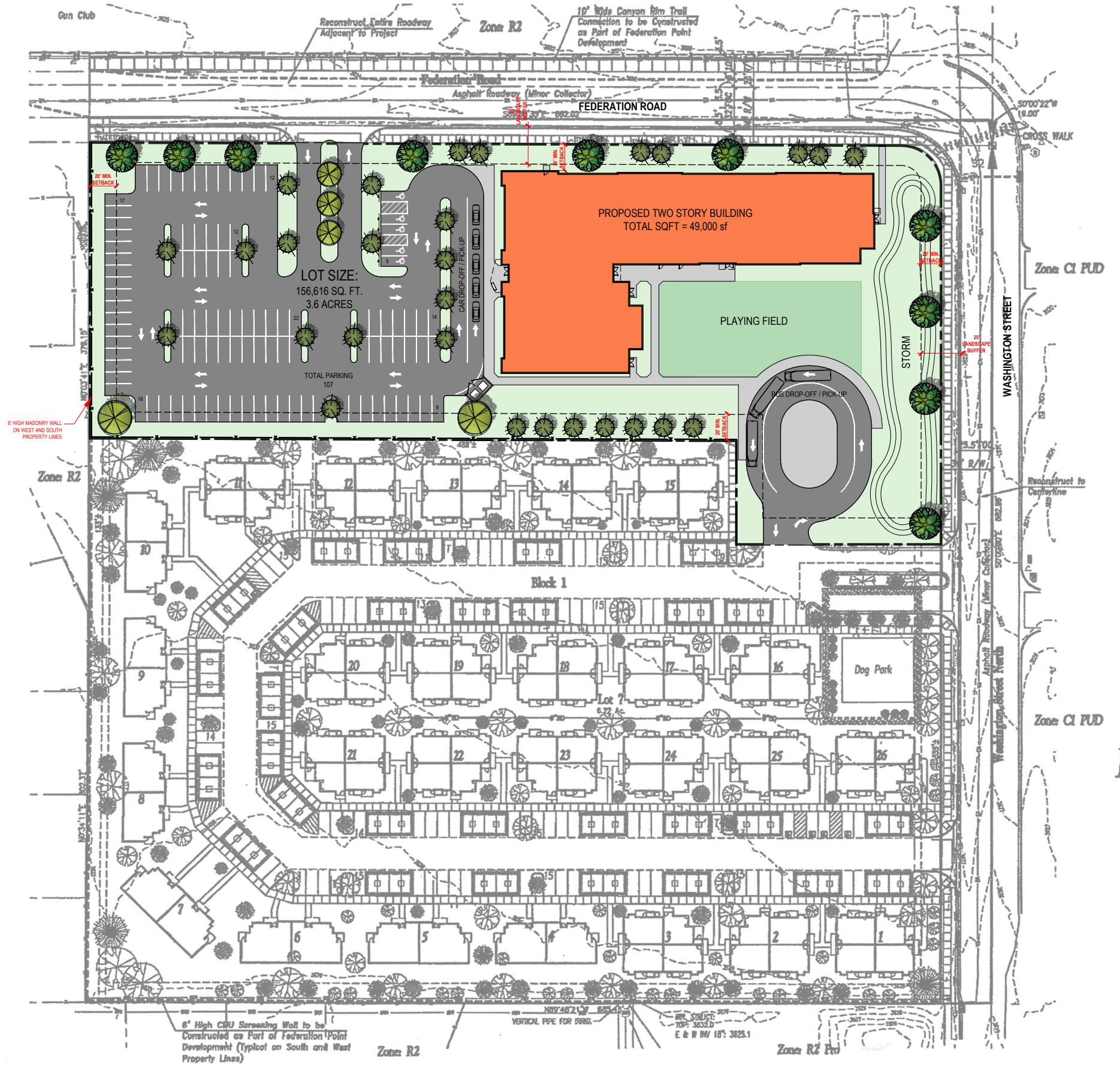
The school use would bring an educational element to the neighborhood and provide an attractive option to neighborhood students able to walk and bicycle to and from the school. The school use would result in less overall traffic to the neighborhood compared to a commercial use by reducing the number of days per year that traffic would be attracted to the project site to Monday – Friday nine months of the year. The commercial uses could attract vehicles 24-7, 365 days per year. In addition, the school's primary traffic would occur two times per day at drop off and pick up compared to a commercial use which would attract people to and from throughout the day.

We are looking forward to reviewing this amendment with you and working with the staff of the Community Development Services team to achieve a successful amendment to the ZDA.

Sincerely,

Paul Bierlein

Paul Bierlein
Bouma USA



EXTERIOR FINISHES		
1	LAP SIDING	LP SMARTSIDE LAP SIDING-CEDAR TEXTURE 6" EXPOSURE, PAINT: SW 7662 - EVENING SHADOW
2	LAP SIDING	LP SMARTSIDE LAP SIDING-CEDAR TEXTURE 8" EXPOSURE, PAINT: SW 2941 - BLUE GROTTO
3	METAL PANEL 2	McELROY METAL-EXPOSED FASTENER PANEL MINI-RIB PANEL, COLOR STANDARD - SLATE GRAY
4	TRIM	LP SMARTSIDE TRIM-440 SERIES, CEDAR TEXTURE WIDTH-3.50", PAINT: SW 7662 - EVENING SHADOW
5	TRIM	LP SMARTSIDE TRIM-540 SERIES, CEDAR TEXTURE WIDTH-5.50", PAINT: SW 7662 - EVENING SHADOW
6	TRIM	LP SMARTSIDE TRIM-540 SERIES, CEDAR TEXTURE WIDTH-5.50", PAINT: TO MATCH ADJACENT
7	TRIM	LP SMARTSIDE TRIM-540 SERIES, CEDAR TEXTURE WIDTH-7.21", PAINT: TO MATCH ADJACENT
8	TRIM	LP SMARTSIDE TRIM-540 SERIES, CEDAR TEXTURE WIDTH-11.21", PAINT: TO MATCH ADJACENT
9	TRIM	LP SMARTSIDE TRIM-440, 450 SERIES, CEDAR TEXTURE WIDTH-11.21", PAINT: SW 9162 - AFRICAN GRAY
10	WINDOW SYSTEM	MILGARD WINDOW COLOR: BRONZE
11	STOREFRONT SYSTEM	ALUMINUM STOREFRONT SYSTEM COLOR: BRONZE
12	DOOR & FRAME	PAINT: MATCH ADJACENT
13	COPING	TO MATCH KYNAR - COLOR: SLATE GRAY

*SEE TYPICAL SIDING TRANSITION DETAILS ON SHEET A???



1 WEST ELEVATION
A001,A002 1/8"=1'-0"



2 NORTH ELEVATION
A001,A002 3/32"=1'-0"



3 EAST ELEVATION
A001,A002 1/8"=1'-0"



4 SOUTH ELEVATION
A001,A002 3/32"=1'-0"

2022 Amendment to Federation Point, ZDA

A Residential Mixed Use and Limited Commercial

This Zoning Development Agreement (ZDA) is made and entered into this day _____ 2022, by and between the City of Twin Falls, State of Idaho a municipal corporation, hereinafter called "City" and Steve Hepworth (hereinafter called "Developer") for the purpose of developing Residential Mixed Uses and Limited Commercial Uses on property located West of Washington Street North and South of Federation Road, known as Federation Point Subdivision, a ZDA.

NOW THEREFORE:

1. All future development, improvements, and uses shall conform to the standards and regulations of the Twin Falls City Code Title 10 — Chapter 4 — Section 15; RM, Residential Mixed Use District or as amended, Title 10 — Chapter 4 — Section 19; CRO, Canyon Rim Overlay District or as amended, and all references to other sections therein including the following deviations:
2. RM and CRO, Residential Mixed Use District and Canyon Rim Overlay District modified to include the following;
 - A. Permitted uses;
 1. Governmental facilities:
 - a. Governmental office buildings.
 2. Medical facilities:
 - a. Doctor's offices.
 3. Residential:
 - a. Bed and breakfast facilities.
 - b. Household units in the same building as an allowed use by the owner or an employee of the allowed use.
 - c. Household units in the upper floors of commercial or professional buildings.
 4. Retail Trade:
 - a. Antique shop.
 - b. Apparel and accessories.
 - c. Art galleries and frame shops.
 - d. Bakery.
 - e. Bookstore.
 - f. Craft shop, in conjunction with retail business.
 - g. Eating places.
 - h. Florist shop.
 - i. Food, drugs, etc.
 - j. General merchandise.
 - k. Hardware store.
 - l. Hobby and toy store.
 - m. Home décor, excluding appliances

Federation Point, ZDA

A Residential Mixed Use and Limited Commercial Zoning Development Agreement

- n. Home furnishings and appliances.
- o. Ice cream store.
- p. Import store.
- q. Laundering and dry cleaning.
- r. Laundromats.
- s. Music store.
- t. Sporting goods store.

5. Services:

- a. Advertising.
- b. Apparel repair and alteration.
- c. Beauty and barber shops.
- d. Cottage businesses.
- e. Finance and investment offices.
- f. Insurance and related business.
- g. Photographic studios.
- h. Professional organizations.
- i. Professional services.
- j. Real estate and related business.

6. Public Assembly:

- a. Schools — private, single purpose.
- b. Schools - private, vocational and/or academic.
- c. Schools — public.

Notwithstanding the foregoing list of permitted uses, any such use which broadcasts amplified music or sound by speakers to the exterior of a building shall also require a special use permit.

- 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. Misc.:

- a. Any facility with drive-through service.

2. Parks:

- a. Public parks and playgrounds with crowd attracting facilities.

3. Public Assembly:

- a. Funeral chapels.
- b. ~~Schools — private, single purpose.~~
- c. ~~Schools - private, vocational and/or academic.~~
- d. ~~Schools — public.~~
- e. Theaters — indoor.
- f. Wedding chapels and/or reception halls.

Federation Point, ZDA

A Residential Mixed Use and Limited Commercial Zoning Development Agreement

4. Residential:
 - a. Accessory buildings (more than 1,000 square feet) i.e., garages and other accessory buildings except those physically attached garages built at the same time the home is built.
 - b. Motels or transient hotels
 - c. Nursing homes, rest homes, and assisted living facilities.
5. Retail Trade:
 - a. Alcoholic beverages, when consumed on premises where sold.
 - b. Permitted retail/trade operating outside the hours of seven o'clock (7:00) A.M. to ten o'clock (10:00) P.M.
 - c. Pet shop.
6. Services:
 - a. Dog Grooming.
7. Sports Facilities.
 - a. Athletic areas.
 - b. Indoor recreation facility.

Federation Point, ZDA
A Residential Mixed Use and Limited Commercial
Zoning Development Agreement

Developer: Hepworth Family Landholdings, LLC
Steven F. Hepworth, Member

City: City of Twin Falls
P.O. Box 1907
Twin Falls, ID 83303-1907

"City"
City of Twin Falls

By: _____
Mayor

ATTEST

City Clerk

"DEVELOPER"
Hepworth Family Landholdings,
LLC

Steven F. Hepworth, Member

STATE OF IDAHO)
 ss.
County of Twin Falls)

On this _____ day of _____, 2022 before me, a Notary Public for said
County and State, personally appeared _____ and
_____, known or identified to me, to be the Mayor and City
Clerk, respectively, of the CITY OF TWIN FALLS, IDAHO, that executed said instrument,
and acknowledged to me that such City 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.

Federation Point, ZDA
A Residential Mixed Use and Limited Commercial
Zoning Development Agreement

Residing at _____

Commission Expires: _____

Federation Point, ZDA
A Residential Mixed Use and Limited Commercial
Zoning Development Agreement

STATE OF _____

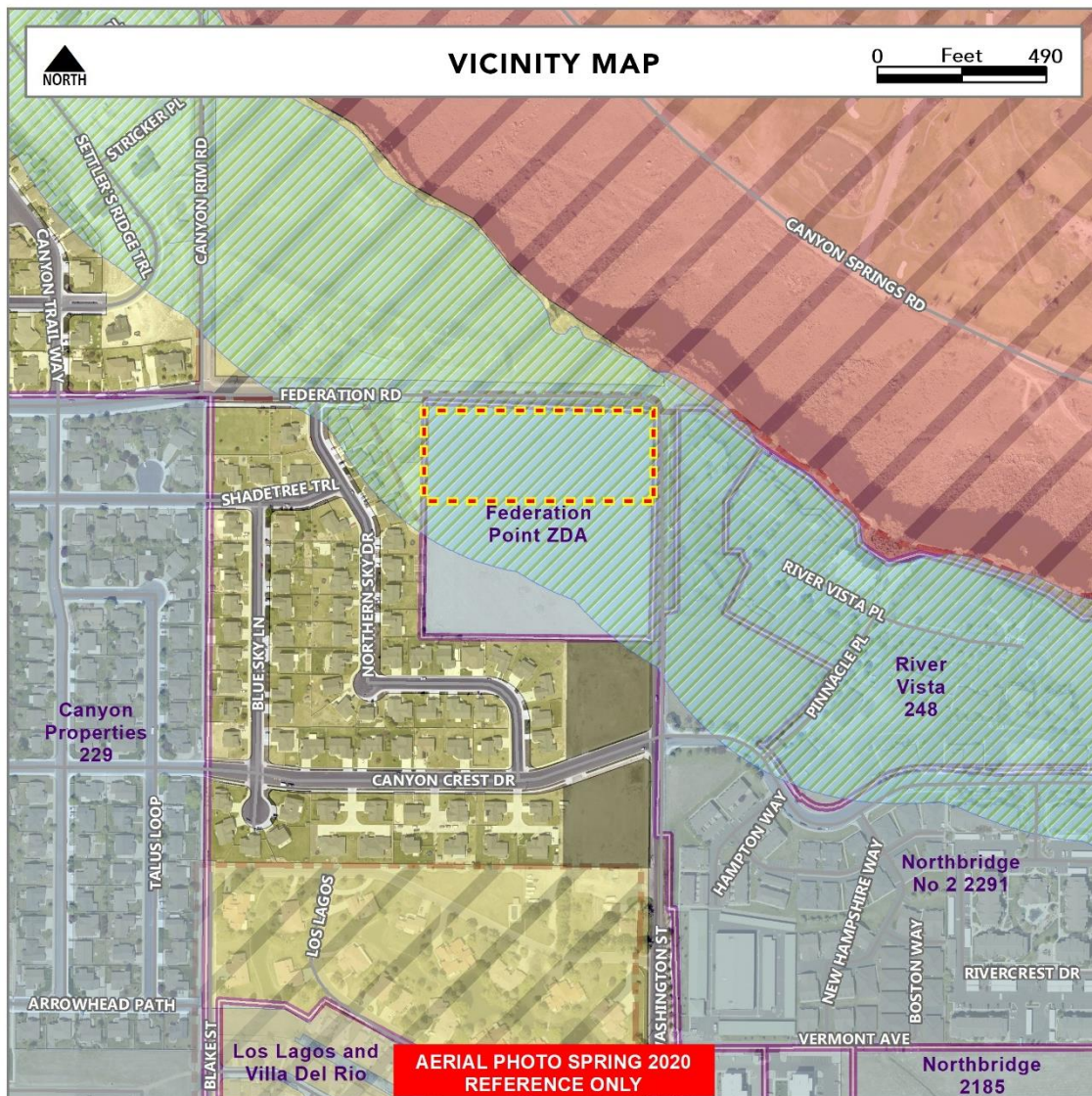
County of _____

On this _____ day of _____, 2022 before me, a Notary Public for said County and State, personally appeared Steven F. Hepworth, known or identified to me, to be the Member of the Limited Liability Company, that executed said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Residing at _____

Commission Expires: _____



Current Zoning: RM/ZDA/CRO

Existing Land Use: Vacant/ Undeveloped

Comprehensive Plan: Town Neighborhood

Proposed Land Use: Mixed Use

Surrounding Zoning Designations & Land Use(s)

North: Gun Club / Federation Road

East: Mixed Use/ Washington Street

South: Residential

West: Residential

Applicable Regulations

10-1-4, 10-1-5, 10-4-15, 10-4-19