



Twin Falls Planning & Zoning Commission Agenda

Tuesday, November 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; Todd Rambur; Cortney Campbell; Marilu Perez

Area of Impact: David Detweiler

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Conflict of Interest Declaration
- 3) Consent Calendar
 - a) **ACTION ITEM:** Approval of minutes from the following meeting: November 8, 2022
- 4) Items of Consideration
 - a) **INFORMATIONAL:** Preliminary Presentation for a request for a recommendation to City Council for an amendment to the C-1 PUD Agreement #229 Canyon Properties to allow for additional building height (maximum 35') for Lot 28, Block 13, Canyon Trails Subdivision No. 10 c/o Gary N. Nelson on behalf of Canyon Properties LLC and Idaho Department of Labor. (PZ22-0158)
By: Daniel Martoma, Senior Planner
- 5) Public Hearings
 - a) **ACTION ITEM:** Request for a Special Use Permit to allow for a drive through facility on property located at 2147 Addison Avenue East c/o Lombard/Conrad Architects on behalf of Idaho Central Credit Union. (PZ22-0146)
By: Daniel Martoma, Senior Planner
 - b) **ACTION ITEM:** Request for a Special Use Permit to allow automotive sales and repair on property located at 2469 Kimberly Road c/o Josiah Higley on behalf of Jerry Higley. (PZ22-0156)
By: Ian Zollinger, City Planner
 - c) **ACTION ITEM:** Request for a Special Use Permit to allow a gasoline service station and drive through on property located at 926 Falls Avenue West c/o R. Colby Ricks on behalf of Oasis Stop N Go LLC. (PZ22-0158)
By: Jonathan Spendlove, Planning and Zoning Director
- 6) Upcoming Meeting(s)
 - a) **INFORMATIONAL:** 2023 PZC Meeting Calendar

b) **INFORMATIONAL:** Tuesday, December 13, 2022

7) **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, November 8, 2022, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members -

City Limits: Craig Kelley, Chairperson; Carolyn Bolton, Vice-Chair; Todd Rambur; Cortney Campbell; Marilu Perez

Area of Impact: David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Chairman Kelley called the meeting to order at 06:00 PM

A quorum was present.

Members Present: Kelley, Bolton, Campbell, Perez

Staff Present: Spendlove, Ebersole, Strickland, Martoma

2) Conflict of Interest Declaration

3) Consent Calendar

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

Commissioner Campbell seconded the motion.

Motion Approved by a vote of 3-0-1.

a) Approval of Minutes from the following meeting: October 25, 2022 & November 2, 2022

4) Items of Consideration - None

5) Public Hearings

a) Request for a recommendation to City Council for a rezone of property from C-1 CRO PUD to C-1 CRO on property located at 1671 Canyon Plaza Drive c/o Tom Scofield on behalf of North Canyon Medical Center. (PZ22-0155)

Staff Presentation:

City Planner Strickland presented the request for a recommendation to City Council for a rezone of property from C-1 CRO PUD to C-1 CRO on property located at 1671 Canyon Plaza Drive c/o Tom Scofield on behalf of North Canyon Medical Center. (PZ22-0155)

Per City Code 10-14-4 Zoning districts, zoning subdistricts and overlay districts shall be amended in the following manner:

(A) Requests for an amendment to this title shall be submitted to the commission which shall evaluate the request to determine the extent and nature of the amendment requested;

(B) If the request is in accordance with a comprehensive plan, the commission may recommend and the council may adopt or reject the ordinance amendment under the notice and hearing procedures as herein provided; and (Ord. 2012, 7-6-1981)

(C) If the request is not in accordance with a comprehensive plan, the request shall be submitted to the commission or, in its absence, the council which shall recommend and the council may adopt or reject an amendment to a comprehensive plan under the notice and hearing procedures provided in section [10-7-20](#) of this title. (Ord. 3091, 3-2-2015)

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

In 2014 this property was annexed and rezoned from R-1 Var CRO to C-1 CRO PUD. This area was designated as urban infill within the comprehensive plan at the time, which is similar to the mixed used designation in our current comprehensive plan. A mixed-use development was approved through the Planned Unit Development agreement process. The Planned Unit Development agreement provided a master plan for the development with references to the R-1 Var and C-1 zoning districts of the City Code with some modifications to try and design a plan that would blend well with the neighboring properties and future developments.

Currently, under the PUD Agreement there are two items to consider when making a recommendation on the rezone. The PUD has a modified list of land uses permitted within the area identified as C-1 within the master development plan and the maximum building height is limited to 35 feet.

The applicant is asking to rezone lots 9 & 10 of Block 4 of the Canyon Village Subdivision No. 3 to C-1 CRO removing the lots from the PUD Agreement. The reason for this request is to develop the two lots under the C-1 CRO zoning district. If approved, the PUD modified list of land uses would no longer apply to these two lots within the development and the maximum building height would be determined by the base zone.

The PUD modified the land uses for the C-1 designated area and has a maximum building height of 35' for the entire development in an attempt to maintain similar heights in the whole area during the original annexation/rezone request, and to anticipate what may be found in the surrounding area once developed.

The 2016 comprehensive plan supports high density mixed-used development that is compact and pedestrian oriented. This subdivision has gradually developed over the past few years and has demonstrated a mixed-use concept with residential areas to the south and professional offices just north of these homes. The professional offices provide a transitional buffer that will help to minimize the effects of more intense commercial land uses on the nearby neighborhoods.

The two lots are adjacent to a major arterial and are expected to be commercial in nature. The C-1 zoning designation is appropriate for properties situated along major arterial roads. The

applicant is proposing a 23,000 sq. ft medical facility. Within the PUD and the C-1 zoning district, this is an outright permitted use. The base zone of C-1, if approved, would allow for a maximum building height of 50 ft.

Staff has reviewed the request. The area has been designed with the intent of having commercial and other mixed uses along this corridor and staff does not foresee any unexpected impacts that would be associated with the approval of the rezone. As for the additional height that would be allowed by the C-1 development standards, the lots are not situated adjacent to the canyon rim. The maximum building height of 50' allowed would have very minimal impact, if any, on the canyon rim.

Upon conclusion, the Planning & Zoning Commission is charged with recommending a zoning designation for the property in question. The recommendation can be to approve, approve with conditions, deny or table the request for additional information. The recommendation will be forwarded to the City Council. After consideration of the recommendation from Planning & Zoning and taking public testimony, they will make the final decision on the request. Should they approve the request, an ordinance shall be prepared, signed and recorded, followed by a zoning map amendment to reflect the change.

Applicant Presentation:

Tom Scofield, applicant representative, presented the request for a recommendation to City Council for a rezone of property from C-1 CRO PUD to C-1 CRO on property located at 1671 Canyon Plaza Drive. He stated this request is to finish out for final vision of site.

PZ/Questions & Comments:

- Commissioner Perez asked if changing zoning, will this change the plan for the medical facility?
- City Planner Strickland stated changing the zoning will not affect the plans for the medical center.
- Commissioner Campbell asked if the commission has seen this item previously.
- City Planner Strickland stated the height restriction in the canyon rim overlay Zoning Title Amendment was brought forward by the same applicant. She explained the previous request and how it affects the property in question. She explained the current request as related to this property.
- Planning and Zoning Director Spendlove reminded the commission that the previous request was not for a specific property, although this is the same applicant. He stated the commission is only to consider testimony given tonight for this request.
- Vice Chair Bolton asked about the location of the medical facility.
- City Planner Strickland explained the location of the facility.
- Vice Chair Bolton asked if the request is approved, would the buildings in the other zones of the PUD be allowed to go taller.
- City Planner Strickland stated the request is only related to the two lots in the northwest corner of the property.
- Commissioner Perez asked if there will be pedestrian access.
- Mr. Scofield explained how the public will access the facility and the master plan for the facility.
- City Planner Strickland stated the preliminary plat for this development has a lot of

sidewalks. She stated there are sidewalks from the road to get to the property and around the facility, carrying over from the professional offices to the residential area.

Public Hearing: Opened

- Jason Greenhalgh, neighboring business owner, asked what would keep someone else asking for a taller building. He asked about maintenance and shared access.
- Tyler Ellison, neighboring business owner, stated his concern for the additional height request, as he believes it is too close to the canyon rim and is opposed to the big building due to icing on street due to height and shadow.
- Mr. Scofield addressed the citizens questions. He explained how the Zoning Title Amendment affects the request for additional height. He explained that these streets are major streets in the city and density will need to be increased for growth.
- Vice Chair Bolton asked a clarifying question regarding the additional height request.
- Mr. Scofield explained the 3rd floor outdoor space.
- Planning and Zoning Director Spendlove explained how the height of buildings is measured. He stated this request is not on the building itself, but it is only on the rezone on the property. Does the C-1 zone meet the Comprehensive Plan in this area.
- JD Adams, applicant, stated the reason why he picked that property. Being close to the canyon rim trail would make easier for people to access and with public transportation moving forward, this is an optimal location.
- Commissioner Perez asked about the height and ice concern. How does the city manage this impact on the streets and surrounding areas.
- Planning and Zoning Director Spendlove stated the engineering group has reviewed and does not think it is an issue that they can't handle and explained how the city streets are maintained. He stated sidewalks adjacent to the property are the property owner's responsibility to get them shoveled.
- Commissioner Perez stated in the Comprehensive Plan, the Mixed-Use states they want high walkability and asked about the potential height and location of additional buildings in this development.
- Planning and Zoning Director Spendlove stated there is a setback and landscaping requirement.
- Commissioner Perez asked about the landscape requirement.
- City Planner Strickland stated the landscape requirement on Pole Line Road and Eastland Drive and center line setback requirement.
- Commissioner Perez asked if the Comprehensive Plan is binding, just the desired feel for the area. She asked if there is anything in code that enforces the desires of the Comprehensive Plan
- Planning and Zoning Director Spendlove stated she is correct, but the preliminary plat would have been viewed in sense of connectivity and how someone would get in and out of properties. He stated each building has a requirement for ADA accessible route required to the public way. This will be reviewed and enforced with the building permit. The commission is to consult the Comprehensive Plan and decide if the request is in conformance or not.
- Commissioner Perez asked if the commission would see the building come before them in a public meeting.
- Planning and Zoning Director Spendlove stated the commission won't see the building unless they go outside of code and need to come in for special use request.

- Commissioner Campbell asked to give them a pass on the elevator, but not change the zone.
- Planning and Zoning Director Spendlove stated No, the commission does not have the authority to violate code. The council has given the process for which someone can get extra height, and the applicant has gone through that process. He reminded the commission what they are voting on tonight, being removed from the PUD and only being required to follow the base code.
- Tyler Ellison asked if after the building is built, can anyone ask to pull out of the PUD.
- Planning and Zoning Director Spendlove shared the PUD removal request process.
- City Planner Strickland summarized the request in front of the commission tonight.

Public Hearing: Closed

Discussions Followed:

- Commissioner Campbell stated she believes this area was put into the PUD for reason and is not in favor of this request.
- Chairman Kelley asked the commissioners is this request is in compliance with the Comprehensive Plan.
- Commissioner Campbell stated she believes it fits the Comprehensive Plan but is not in the cities best interest.
- Chairman Kelley asked is the request fits in the C1 zoning district.
- Vice Chair Bolton stated the city has to grow up or grow out. She stated there are only so many acres in the city and the city is evolving. She stated she has heard the neighboring businesses concerns but is supportive of the request as she feels it is compliant with the Comprehensive Plan. She stated that public transportation is a big component and believes these arterial streets will be part of that plan and this type of development is important in these locations
- Commissioner Perez stated the commission has to balance the publics thoughts and concerns, but the commission represents the whole city. She believes it is important to have different uses close to the canyon rim trail. She stated she is not concerned with the 50' height. She does not understand the desire to have a view of the canyon looking into a hole, and that the concern is to have public facilities within walking distance for residents.
- Chairman Kelley asked is the height request is a concern for the commission.
- Commissioner Campbell stated it is a concern for her.
- Chairman Kelley stated he believes in building up, not out. He reminded the commission they are only looking at the zoning tonight. He is okay with the zoning request.

MOTION: Vice Chair Bolton moved to approve the request for a recommendation to City Council for a rezone of property from C-1 CRO PUD to C-1 CRO on property located at 1671 Canyon Plaza Drive c/o Tom Scofield on behalf of North Canyon Medical Center. (PZ22-0155), as presented, with staff recommendations.
Commissioner Perez seconded the motion.

Motion Approved by a vote of 3-1.

6) Upcoming Meeting(s)

a) Tuesday, November 29, 2022

7) Adjournment

The meeting adjourned at 07:05 PM

Kelli Ebersole, Technician



Date: Tuesday, November 29, 2022
To: Planning and Zoning Commission
From: Daniel Martoma, Senior Planner

INFORMATIONAL

Request:

Preliminary Presentation for a request for a recommendation to City Council for an amendment to the C-1 PUD Agreement #229 Canyon Properties to allow for additional building height (maximum 35') for Lot 28, Block 13, Canyon Trails Subdivision No. 10 c/o Gary N. Nelson on behalf of Canyon Properties LLC and Idaho Department of Labor. (PZ22-0158)

Time Estimate:

Approximately 5-10 minutes for the presentation with questions/comments to follow.

Background:

This is a preliminary presentation for a request for recommendation to City Council to amend the Addendum to C-1 PUD Agreement #229 Canyon Properties PUD to allow for a building height of thirty-five feet (35') for Lot 28, Block 13, Canyon Trails Subdivision No. 10 instead of the required maximum building height of twenty-eight feet (28') specified for property located within the five-hundred foot (500') buffer zones from Los Lagos and Villa Del Rio Subdivisions.

Approval Process:

Per City Code 10-6-1.7(B), the Planning & Zoning Commission shall complete a preliminary review of the request prior to a public hearing.

Budget Impact:

N/A

Regulatory Impact:

Per City Code 10-6-1.4, the following property development standards shall apply to the subject property:

- (A): Development requirements shall be set forth in the written commitment document and shall include, but not be limited to: uses, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, multiuse transportation access and pathways, screening, landscaping, architectural standards, project phasing or scheduling, management associations, and other requirements as the planning and zoning commission and/or the city council may deem appropriate.
- (B): The written commitment document shall conform to all sections of this title unless specifically addressed. All applications to the city shall list all requested variations from the standard requirements. Applications without this list shall be considered incomplete.
- (C) The subject parcel in the written commitment document shall be a minimum of two (2) acres unless the Planning and Zoning Commission recommends and the City Council finds that property of less than two (2) acres is suitable by virtue of:
 - 1. Unique character; or
 - 2. Infill development; or

- 3. Topography or landscaping features; or
- 4. Qualifying as an isolated problem area. (Ord. 3082, 12-8-2014)

History:

The Addendum to C-1 Planned Unit Development Agreement #229 Canyon Properties, PUD was made and entered into on August 5, 2011 (recorded with Twin Falls County on 08-29-2011), by and between the City of Twin Falls and Canyon Properties, LLC. The PUD agreement, as currently constituted, restricts the maximum building height to twenty-eight feet (28') for property located within the five-hundred foot (500') buffer zones from Los Lagos and Villa Del Rio Subdivisions. The subject parcel (Lot 28, Block 13, Canyon Trails Subdivision No. 10) is within this five-hundred foot (500') buffer zone and currently remains vacant.

The subject parcel is currently being negotiated for the site development of an office location for the Idaho Department of Labor in the City. According to the applicant's narrative, "Most of our buildings are higher than 28 feet to allow in natural light for a better working environment for staff and customers that visit the office. We are requesting an increase in the height limitation to 35 feet which will allow Labor to construct a building similar to other Labor offices around the state. We believe this will allow for better customer service and improve the aesthetics of the building."

The applicant has provided a letter of support with his application for the amendment request from Mr. James Cobble (President of the Los Lagos Property Owner's Association). In his letter, Mr. Cobble writes, "After reviewing the building elevation presented by Mr. Nelson , it appears the building will be within the guidelines that would be acceptable to the Association and that the increased height would not have a negative effect on the Los Lagos development."

Analysis:

This is a request to amend the Addendum to C-1 PUD Agreement #229 Canyon Properties PUD to allow for a building height of thirty-five feet (35') for Lot 28, Block 13, Canyon Trails Subdivision No. 10 instead of the required maximum building height of twenty-eight feet (28') specified for property located within the five-hundred foot (500') buffer zones from Los Lagos and Villa Del Rio Subdivisions. The applicant has included in his narrative for the request that the amendment will allow the Idaho Department of Labor to proceed with the purchase of the subject parcel with the intent of constructing an office building in the City that is similar to the design of other Labor facilities across the state.

Per City Code 10-6-1.2, each ZDA (or, in this case, PUD) shall accompany a request to rezone a subject property to one or more underlying zoning districts that shall comply with the comprehensive plan. The underlying zoning district of the subject property is C1, Commercial Highway District. Per City Code 10-4-8.2(A)(3)(b), "Governmental office buildings" are a permitted structure by right. Additionally, per City Code 10-4-8.3(C), the maximum building height allowed in the C1, Commercial Highway District is fifty feet (50').

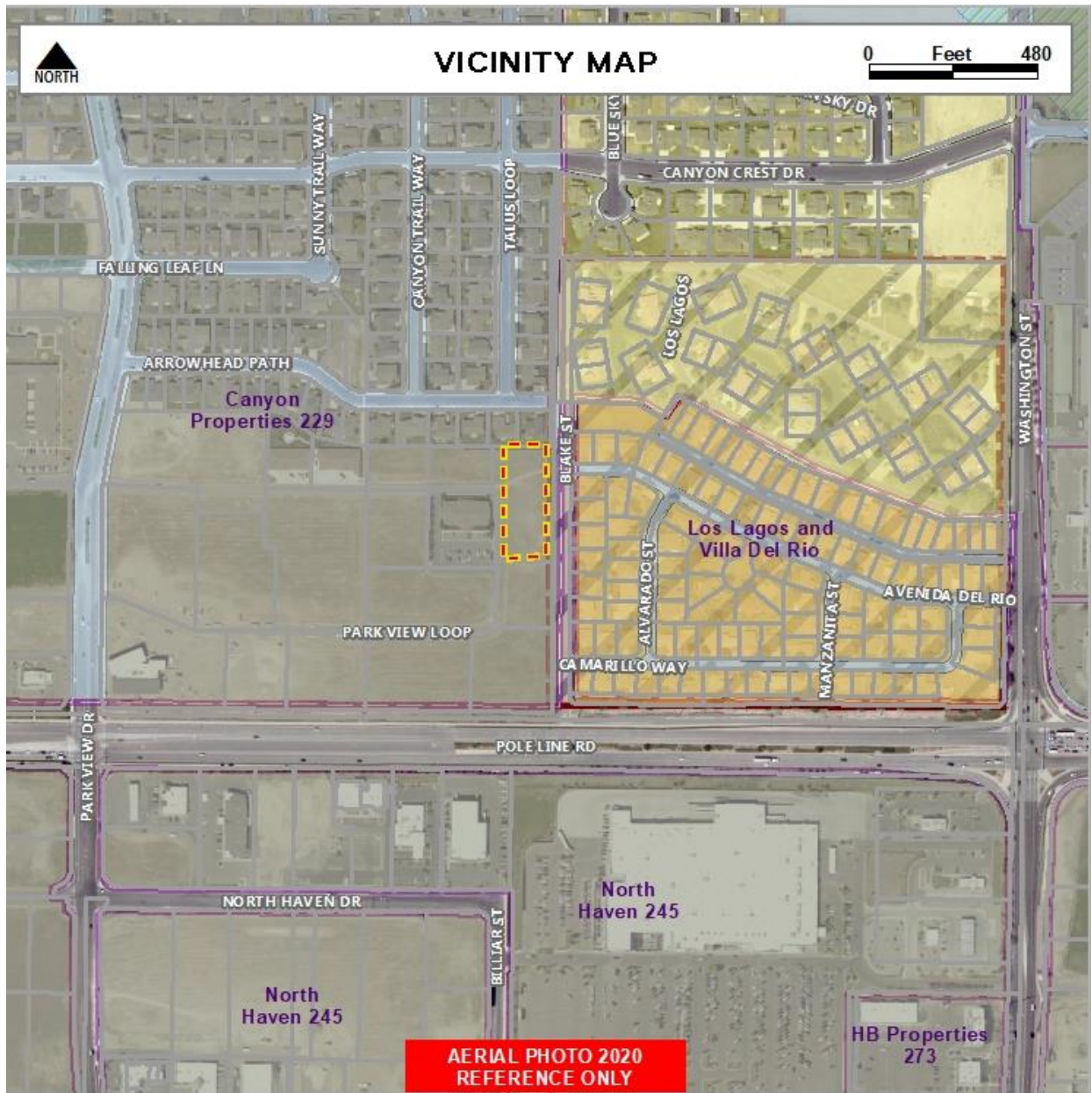
Conclusion:

Upon conclusion, City staff makes no recommendation at this time. Analysis of the request will be presented at the public hearing.

Attachments:

1. Vicinity Map
2. FLU MAP
3. Los Lagos Property Owners Assoc Letter

4. Proposed PUD Amendment
5. Proposed Building Elevations



Current Zoning: C1/PUD #229

Existing Land Use: Undeveloped Property

Comprehensive Plan: Neighborhood Commercial

Proposed Land Use: Governmental office

Surrounding Zoning Designations & Land Use(s)

North: C1/PUD #229, Residential

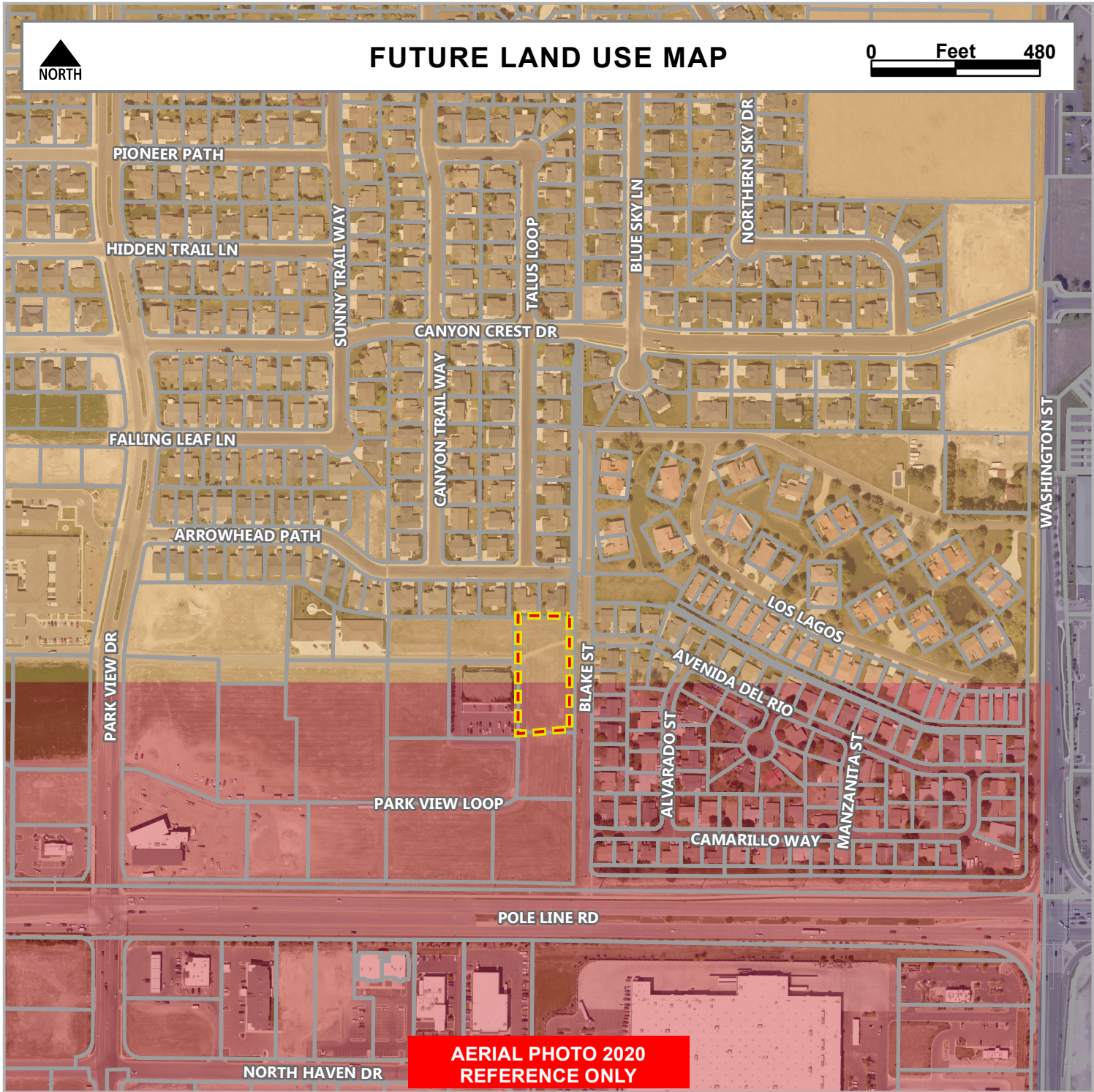
East: R4, Residential

South: C1/PUD #229, Undeveloped Property

West: C1/PUD #229, Office

Applicable Regulations

10-1-4, 10-4-8, 10-6, PUD #229



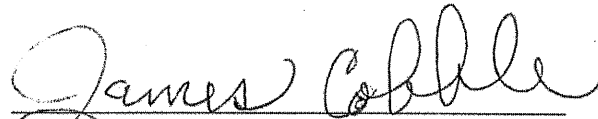
Jonathan Spendlove
Planning and Zoning Director
City of Twin Falls
203 Main Avenue East
P.O. Box 1907
Twin Falls, Idaho 83303

Dear Sir,

Gary N. Nelson of Canyon Properties, LLC has contact our Association in regards to a building that is being proposed for the State of Idaho on Lot 28, Block 13 of Cedarpark Subdivision No. 10. The Canyon Properties PUD as originally negotiated between Mr. Nelson and our Association carried a 500 foot buffer zone in regards to heights of buildings within that buffer zone that Lot 28 is encompassed by. Mr. Nelson has requested that our Association grant an additional height of the proposed building so that it can be a maximum of 35 foot tall in conformance with the City of Twin Falls zoning ordinance.

After reviewing the building elevation presented by Mr. Nelson, it appears that the building will be within the guidelines that would be acceptable to the Association and that the increased height would not have a negative effect on the Los Lagos development. As President of the Los Lagos Property Owner's Association, we agree and offer our approval of lifting the height restriction of the PUD agreement and to allow the maximum height of 35 feet to be allowed for the building to be constructed on Lot 28.

Sincerely,



James Cobble, President
Los Lagos Property Owner's Assoc.

Date: 9-14-22

SECOND ADDENDUM TO C-1 PLANNED UNIT DEVELOPMENT
AGREEMENT #229
CANYON PROPERTIES, P.U.D.

This Second Addendum Agreement is made and entered into as of the ____ day of _____, 2023, by and between the **CITY OF TWIN FALLS**, a Municipal Corporation (hereinafter "City") and **CANYON PROPERTIES LLC**, An Idaho limited liability company (hereinafter "Developer"), whose address is P.O. Box 6004, Twin Falls, Idaho 83303.

RECITALS:

WHEREAS, the City and Developer entered into a C-1 Planned Unit Development Agreement for the development of Canyon Properties, P.U.D. dated March 26, 2003 (hereinafter "PUD Agreement");

WHEREAS, the City and Developer amended the PUD Agreement in an Addendum to C1 Planned Unit Development Agreement #229 (hereinafter "First Addendum") dated August 5, 2011;

WHEREAS, the PUD Agreement and First Addendum designate the areas to be developed within Canyon Properties, P.U.D., and the First Addendum allow a building height of 28 feet within the 500' buffer zones from Los Lagos and Villa Del Rio Subdivisions;

WHEREAS, Canyon Properties LLC has requested a second addendum to the PUD Agreement that would amend the building height to 35 feet for those areas of Lot 28, Block 13 of Canyon Trails Subdivision No. 10 (hereinafter "Lot 28") that are within the 500' buffer zones from Los Lagos and Villa Del Rio Subdivisions;

WHEREAS, the city, at a duly noticed meeting of its City Council held on _____, considered and approved the proposed Second Addendum to PUD Agreement to allow a building height 35 feet - measured from the highest point of the top of curb or future curb or adjacent to Lot 28 - for those areas of Lot 28 within the 500' buffer zones from Los Lagos and Villa Del Rio Subdivisions, as described on the Canyon Properties PUD Master Development Plan, and subject to recordation of this Second Addendum to Canyon Properties PUD Agreement #229, as approved by the City Council, prior to development of this site.

WHEREAS, the parties hereto now desire to amend the PUD Agreement with this Second Addendum to C-1 Planned Unit Development Agreement #229, Canyon Properties, P.U.D. to change the building height for Lot 28 as described above;

NOW, THEREOF, the parties hereto, agree to modify the PUD agreement as follows:

To allow for a building height of 35 feet measured from the highest point of the top of curb or future curb adjacent to Lot 28, Block 13 of Canyon Trails Subdivision No. 10 in the 500' buffer zones from Los Lagos and Villa Del Rio Subdivisions.

IN WITNESS WHEREOF, this Second Addendum to C-1 Planned Unit Development Agreement #229, Canyon Properties, P.U.D., has been executed on the day and year first above written.

City of Twin Falls,
A Municipal Corporation
Corporation

Canyon Properties LLC
an Idaho Limited Liability Company

By: _____
Ruth Pierce, Mayor

By: _____
Gary N. Nelson, Managing Member

STATE OF IDAHO)
)
) ss.
COUNTY OF TWIN FALLS)

On this ____ day of _____, 20____, before me, a notary public for the State of Idaho, personally appeared _____, known to me to be the person named in the foregoing, and acknowledged to me that he executed the same.

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

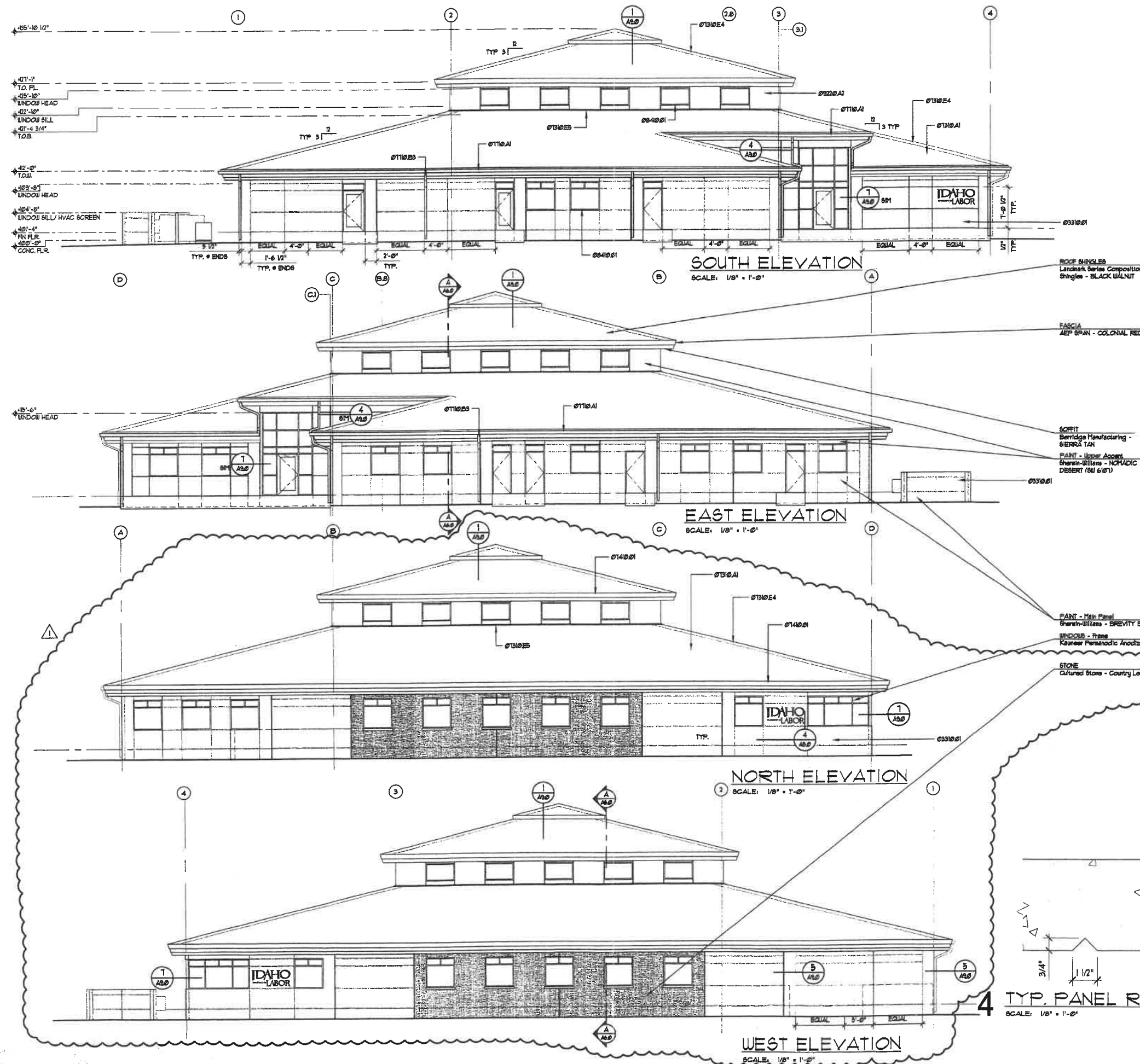
Notary Signature

STATE OF IDAHO)
 :ss.
COUNTY OF TWIN FALLS)

On this ____ day of _____, 20____, before me, a notary public for the State of Idaho, personally appeared _____, known to me to be the person named in the foregoing, and acknowledged to me that he executed the same.

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

Notary Signature



REFERENCE KEYNOTES

- DIVISION 03 - CONCRETE
- 03310.01 - CONCRETE TILT UP PANEL WITH REVEALS - SEE STRUCT. DINGS
- DIVISION 07 - THERMAL AND MOISTURE PROTECTION
- 07310.01 - ASPHALT SHINGLES
- 07310.04 - 12" HIP VENT
- 07310.05 - CLEARESTORY VENT
- 07410.01 - 24 GA. PREFINISHED FASCIA
- 07110.01 - GUTTER
- 07110.03 - DOWNSPOUT
- DIVISION 08 - DOORS AND WINDOWS
- 08410.01 - STOREFRONT WINDOW FRAME
- DIVISION 09 - FINISHES
- 09220.02 - 1/8" CEMENT PLASTER

ROOF SHINGLES
Landmark Series Composition
Shingles - BLACK WALNUT

FASCIA
AEP SPAN - COLONIAL RED

SOFFIT
Bentley Manufacturing -
SIERRA TAN
PAINT - Upper Accent
Sherwin-Williams - NONADIC
DESERT (SW 6107)

PAINT - Main Panel
Sherwin-Williams - BREVITY BROWN (SW 6068)
WINDOWS - Frame
Kaiser Permanente Anodized Finishes - DARK BRONZE (No. 40)
STONE
Cultured Stone - Country LedgeStone - ASPEN

GENERAL NOTES:

INSIGHT architects p.c.
Russ Phillips + Dana Kauffman
2238 Broadway Avenue Boise, Idaho 83706 208.338.9080 208.338.9087 fax

VERIFY SCALES
THIS DRAWING IS 1"=1'-0"
ON ORIGINAL DRAWING
IF NOT 1"=1'-0" ON THIS
SHEET, ADJUST SCALES
ACCORDINGLY

CONSULTANT STAMP

ARCHITECT STAMP



IDAHO Department of LABOR
CANYON COUNTY OFFICE
SPEED PARKWAY
CALDWELL, IDAHO
EXTERIOR ELEVATIONS
DPW-07301

REVISIONS	NO.	REMARKS
1	STONE VENEER 4-24-08	

CHECKED	RP
DATE	APRIL 4, 2008
DRAWN	R.TEBEAU
JOB NO.	07039

SHEET NUMBER

A5.0



Date: Tuesday, November 29, 2022
To: Planning and Zoning Commission
From: Daniel Martoma, Senior Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow for a drive through facility on property located at 2147 Addison Avenue East c/o Lombard/Conrad Architects on behalf of Idaho Central Credit Union. (PZ22-0146)

Time Estimate:

Approximately 5-10 minutes for the presentation with questions/comments to follow.

Background:

This is a request for a Special Use Permit to allow for a drive-through facility for Idaho Central Credit Union on property located at 2147 Addison Avenue East.

Approval Process:

Per City Code 10-13-2-2, the Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard regarding the application. Additionally, the Planning and Zoning Commission shall make a decision on the request within thirty (30) days after the public hearing. The Administrator shall issue a Special Use Permit listing the specific conditions required by the Planning and Zoning Commission for approval of the request. The conditions shall be implemented within six (6) months or the permit will be voided. If the Planning and Zoning Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, the City Council shall set a hearing date to consider all information, testimony, and minutes of the previous hearing to reach a decision on the appeal.

Budget Impact:

N/A

Regulatory Impact:

Applicable Codes:

- Per City Code 10-6-1.2, each ZDA (or, in this case, PUD) shall accompany a request to rezone a subject property to one or more underlying zoning districts that shall comply with the comprehensive plan. The underlying zoning district of the subject property is R2, Residential Single Household or Duplex District with an NCO, Neighborhood Commercial Overlay District.
- Per City Code 10-4-21.2(B)(5)(a), "Any facility with drive-through service" may only be allowed in the NCO District by Special Use Permit.
- Per Section B. "Uses" of the R-2 NCO Planned Unit Development Agreement #265, "Any facility with drive-through service" may only be allowed in the northern two-thirds of the subject property (Parcels B, C, D, and E) by Special Use Permit.

History:

The subject property is governed by the requirements of the R-2 NCO Planned Unit Development Agreement #265 which was entered into on June 5, 2013 (recorded with Twin Falls County on 06-11-

2013), by and between the City of Twin Falls and Tomeryl, LLC. The subject property has an underlying zoning of R2, Residential Single Household or Duplex District with an NCO, Neighborhood Commercial Overlay District. Per City Code 10-4-21.2(B), "Finance and investment offices" and "Any facility with drive-through service" may only be allowed in the NCO District by Special Use Permit. However, as stated in Section B. "Uses" of the R-2 NCO Planned Unit Development Agreement #265, "...the use of the southern one-third of the Property for the construction and operation of a bank or other financial institution with a drive through window (which must be constructed on either the East side or the North side of the building shall be an outright allowed use."

The site has five distinct parcels ranging from Parcel A to Parcel E. While Parcels B, C, D, and E (which occupy the northern two-thirds of the subject property) currently remain vacant, Parcel A (which currently occupies the southern one-third of the subject property) is the site of a branch location of Idaho Central Credit Union (ICCU). The existing structure onsite has an attached drive-through.

The applicant (Greg Meade/ICCU) has submitted a proposed site plan through their representative (Mark Heazle/Lombard Conrad Architects). The site plan proposes to remove the existing drive-through and add a new "Remote Drive-up Building" on the vacant parcel north of the existing building (Parcel B). The proposed "Remote Drive-up Building" is estimated to be approximately 395 SF. The "Covered Area" portion of the proposed drive-through is estimated to be approximately 4,536 SF. The "Remote Drive-up Building" and "Covered Area" will occupy portions of Parcels B and E.

Analysis:

Parcel A is currently the site of a branch location of Idaho Central Credit Union (ICCU) which has an existing drive-through attached to the primary structure onsite. The existing drive-through currently has three (3) service lanes.

The site plan provided by the applicant through their representative proposes removing the existing drive-through and adding a new "Remote Drive-up Building" and "Covered Area" which is proposed to have five (5) service lanes with an additional bypass lane. The "Remote Drive-up Building" and "Covered Area" will occupy portions of Parcels B and E. Although it is difficult to precisely determine, City staff have considered the possibility of increased traffic to the site as a result of an approval of this request. Questions and concerns regarding traffic generated by the implementation of the proposed site plan may be addressed by the applicant or their representative.

Additionally, City staff have noted the existence of a FEMA-identified 100-year flood plain (Flood Zone A/Special Flood Hazard Area) which may impact the proposed development of the site. City staff recommends that the existing flood plain for the site be amended and approved by FEMA prior to the issuance of any building permits as a condition of approval of the applicant's request.

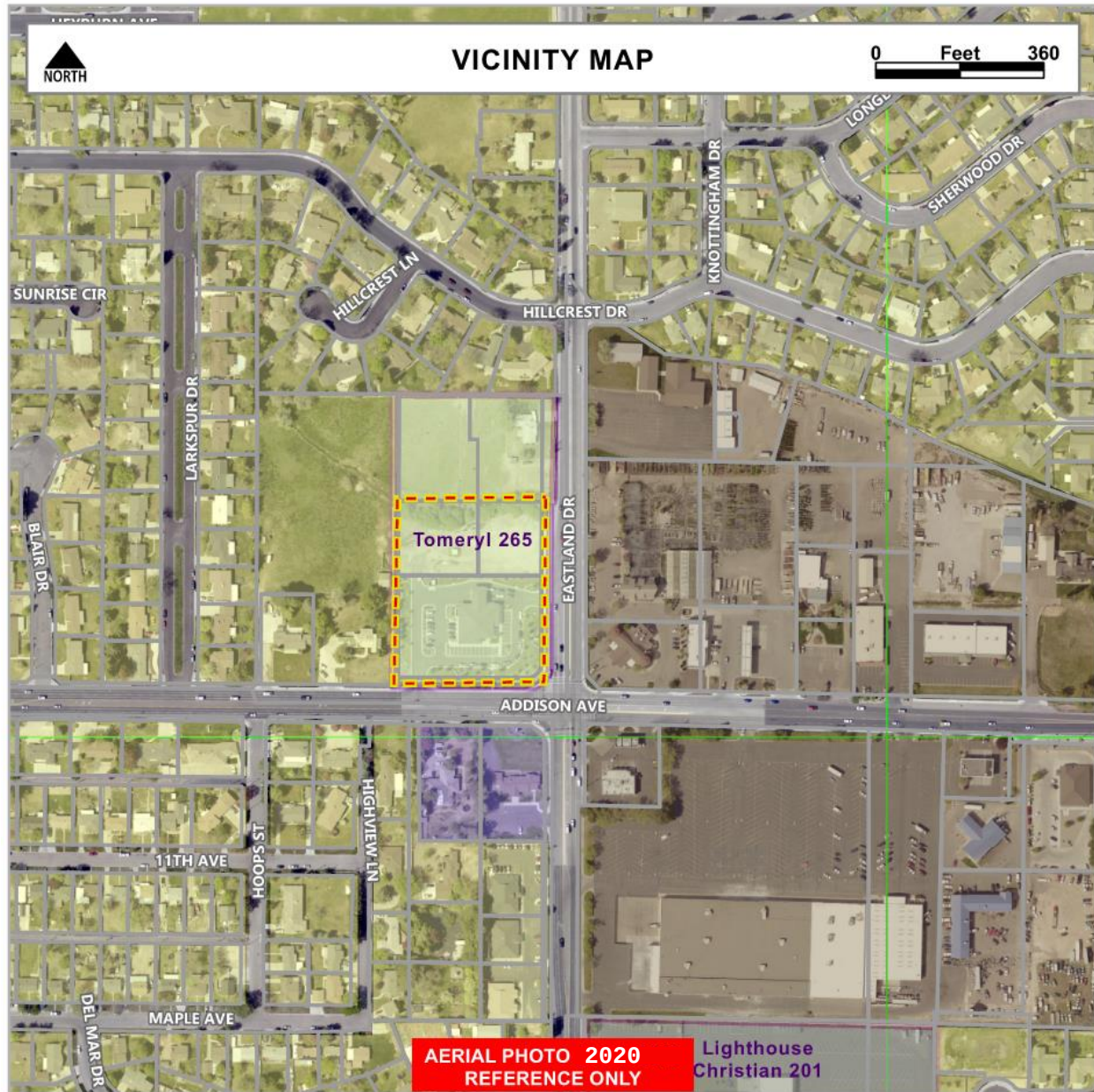
Conclusion:

If the Planning and Zoning Commission approves this request as presented, then staff recommends the following conditions:

- 1. The existing flood plain for the site will need to be amended and approved by FEMA prior to the issuance of any building permits.
- 2. All applicable Building, Fire, and Engineering codes and standards, all applicable Zoning regulations mandated by the City's Code of Ordinances, and the requirements established by the R-2 NCO Planned Unit Development Agreement #265 must be met.

Attachments:

1. Vicinity Map
2. FLU MAP
3. Applicant Narrative
4. Proposed Site Plan
5. Proposed Elevations



Current Zoning: R2 NCO/PUD #265

Existing Land Use: Neighborhood Commercial

Comprehensive Plan: Neighborhood Commercial

Proposed Land Use: Drive-through

Surrounding Zoning Designations & Land Use(s)

North: R-2, Residential

East: R-2, Residential

South: RB, Residential & Financial (Bank)

West: R2, Residential

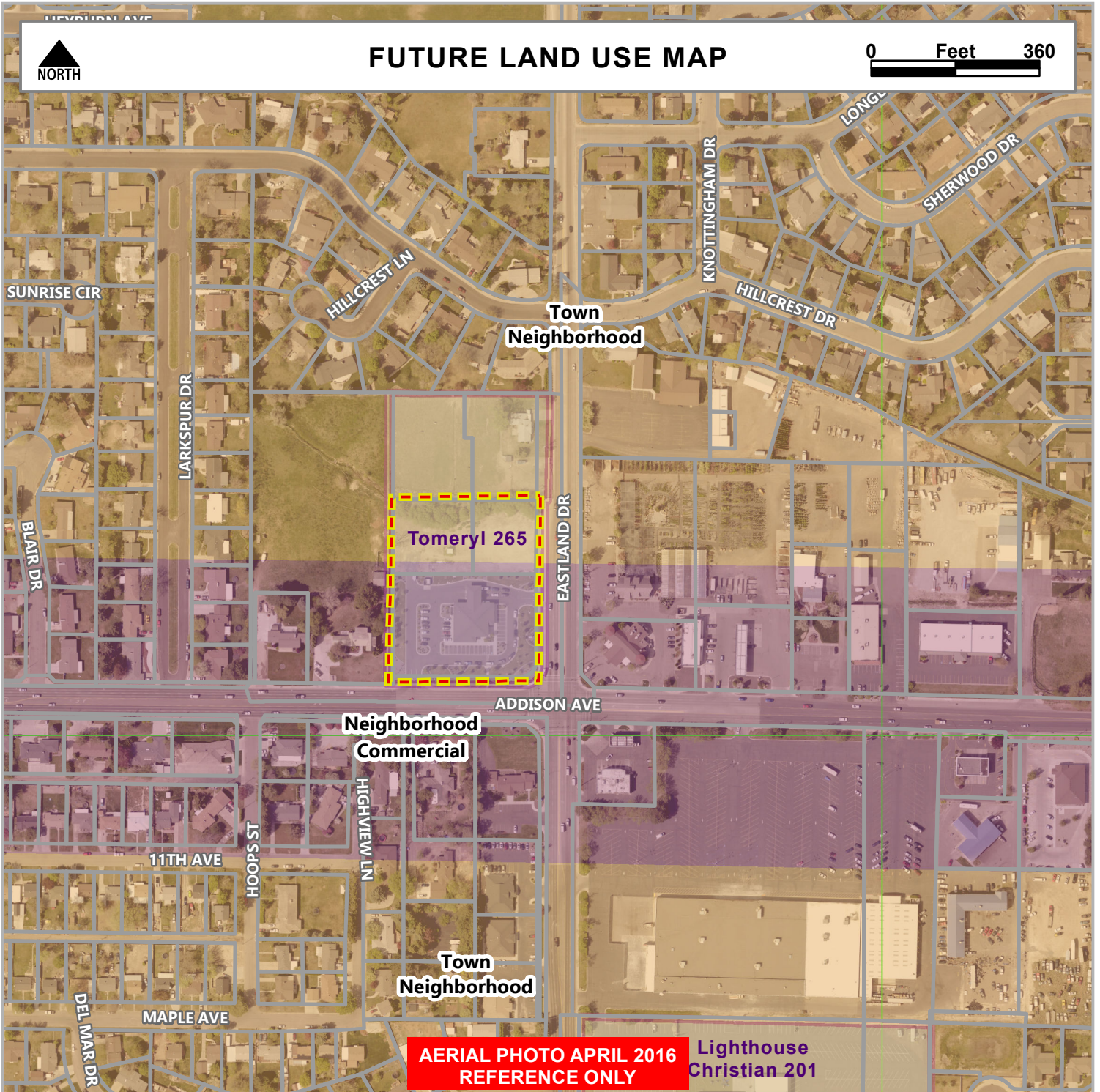
Applicable Regulations

10-1-4, 10-13, 10-4-4, 10-4-21, PUD #265



FUTURE LAND USE MAP

0 Feet 360



LOMBARD CONRAD ARCHITECTS

August 25, 2022

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

Re: **ICCU Addison Site Expansion**
Special Use Permit
L/C PROJECT NO. 22224-01

Dear Planning and Zoning,

Idaho Central Credit Union is proposing to remove an attached drive-thru and add a new remote drive-thru on the vacant parcel north of the existing credit union building located at 2193 Addison Avenue East. The current drive-thru is undersized for current customer use with an ATM and (2) customer VAT stations. The new remote drive-thru will have an ATM and (6) customer VAT stations to better serve their customers and eliminate traffic congestion at the Eastland access. This will also allow for additional parking on the north side of the existing building

Hours of operation will remain as existing.

Lobby Hours: Monday – Friday 9am-6pm, Saturday 9am – 3pm

Drive-Thru Hours: Monday – Friday 8:30am – 6pm, Saturday 9am – 3pm

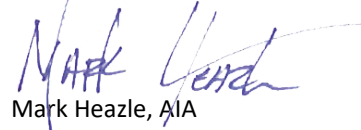
There should be no significant increase in traffic.

Number of employees will remain as existing.

The effect of the elements, stated in C.3.c, on adjoining property will be similar to the current conditions.

Sincerely,

Lombard/Conrad Architects



Mark Heazle, AIA
Partner

**LOMBARD
CONRAD
ARCHITECTS**

ARCHITECTURE | PLANNING
INTERIOR DESIGN

177 N. Mountain Dr. | Boise, ID 83702
208.343.8077 | P. 208.343.8082

CONTRACT: 2017-01-01
PROJECT: 2017-01-01
DATE: 08/17/22
BY: RM
CHECKED BY: MH

STAMP:

**ICCU TWIN FALLS
ADDISON BRANCH
REMOTE DRIVE-UP**



**IDAHO CENTRAL
CREDIT UNION**

CONSULTANT:

REVISION
DATE

JOB NO.: 22224.01

DATE: 08/17/22

DESIGNED BY: RM

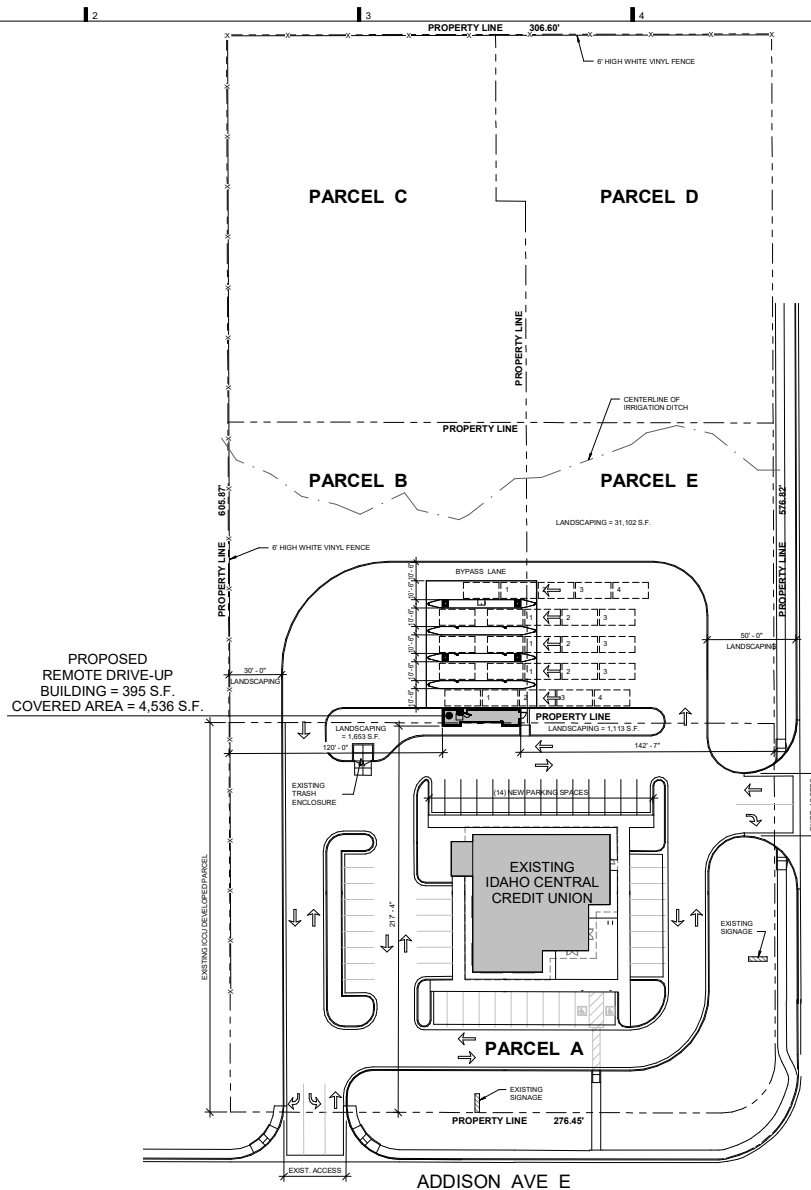
CHECKED BY: MH

PHASE:

**SITE PLAN -
SPECIAL USE
PERMIT**

SHEET NO.

A1



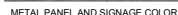
Situated in the SE 1/4 of the SE 1/4 of Section 10,
Township 10 South, Range 17 East, Boise Meridian,
City of Twin Falls, Twin Falls County, Idaho

2147 ADDISON AVE E, TWIN FALLS, ID 83301

PARCEL B
RPT00107109064
0.65 ACRES

PARCEL E
RPT00107109094
0.54 ACRES




$$\frac{108^\circ}{108^\circ} = 1.00$$

MATERIALS AND COLORS TO MATCH EXISTING
BUILDING SHOWN BELOW FOR REFERENCE



ELE

MATERIALS AND COLORS TO MATCH EXISTING
BUILDING SHOWN BELOW FOR REFERENCE


$$\frac{1}{R^*} = \frac{1}{R} + \frac{1}{R_0}$$

MATERIALS AND COLORS TO MATCH EXISTING
BUILDING SHOWN BELOW FOR REFERENCE



ELE

MATERIALS AND COLORS TO MATCH EXISTING
BUILDING SHOWN BELOW FOR REFERENCE





Date: Tuesday, November 29, 2022
To: Planning and Zoning Commission
From: Ian Zollinger, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow automotive sales and repair on property located at 2469 Kimberly Road c/o Josiah Higley on behalf of Jerry Higley. (PZ22-0156)

Time Estimate:

15 Minutes for presentation from Staff and Applicant.

Background:

The applicant is applying for a Special Use Permit to allow for Automobile and Truck Sales and/or Rentals at the property located at 2469 Kimberly Road.

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.

Budget Impact:

N/A

Regulatory Impact:

City Code 10-4-8 : C1 Highway Commercial District.

City Code 10-10-10: Loading Space and Stacking Requirements

City Code 10-13-2-2: Special Use

History:

Adventure Motorsports operated from this location for over 20 years.

Analysis:

The property has been used to sell recreational equipment in the past. Using the property as a place for automobile and truck sales and/or rentals would be in keeping with the uses found on the neighboring properties.

Hours of operation will be from Monday through Friday 8:30am - 5:30 pm. Saturday by appointment only. The applicant anticipates that there will be 5-6 employees and 2-3 customers a day.

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. Vicinity Map
2. Future Land Use Map
3. Applicant Narrative
4. Site Plan



Current Zoning: C1- Highway Commercial

Existing Land Use: Commercial

Comprehensive Plan: Commercial

Proposed Land Use: Auto Sales

Surrounding Zoning Designations & Land Use(s)

North: R-2, Residential

East: C-1, Commercial

South: C-1, Commercial

West: C-1, Commercial

Applicable Regulations

10-1-4, 10-13, 10-4-8, 10-4-8(B)



FUTURE LAND USE MAP

0 Feet 225

Town
Neighborhood

ALDERWOOD AVE

ASPENWOOD DR

OS
OS

C-1

C-1

Commercial

KIMBERLY RD

OS
OS

C-1

AERIAL PHOTO APRIL 2020
REFERENCE ONLY

The reason for the request

- With the growth in the Magic Valley, the area is underserved in terms of European/Foreign vehicle service. Having operated a powersports sales and service business in the same location before moving that operation to the larger former D&B building, we know the Kimberly Road location is a prime spot for such a business to support the community.

An explanation of the project

- The existing property footprint and building layouts will remain the same as they are already set up for a sales and service operation. The business will consist of a small, specialized service team (2-3 employees), 1 office manager, with sales and other management operations being done by the business owners. Used vehicle inventory will be 5-10 vehicles at a time, with most vehicle sales coming from offering a car-finding service. Used vehicle inventory will typically consist of luxury, low mileage vehicles.
 - Hours of operation: Monday through Friday 8:30am-5:30pm. Saturday by appointment only.
 - Traffic anticipated: We anticipate traffic to be less than the traffic the property previously saw when operated as a powersports sales and service business for more than 20 years. We anticipate 3-4 service customers per day, 2-3 retail walk in customers per day.
 - Number of employees: As stated above, 5-6 employees are anticipated.

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

- Noise: No music will be played outside like some car lots. All vehicle service will take place indoors in the shop/service area. This will result in extremely minimal noise that could be heard from a neighboring lot.
- Glare: The lot is set back far enough from Kimberly Road, no increased or excessive glare is anticipated.
- Odor: Typical vehicle inventory will consist of higher end, low mileage, luxury vehicles. No loud diesel trucks or similar. No anticipated odor from service.
- Fumes and vibration on adjoining property: Fumes will be minimal and should not leave the property as vehicles will be off and indoors during service. No anticipated vibration from the operations of this business. Adventure Motorsports, the previous tenant, operated a powersports sales and service business from this location for more than 20 years. It was compatible with all adjacent properties, even leading up to the point of outgrowing the location. We anticipate this vehicle sales and service business coexisting the same if not better with the adjoining properties/businesses.

LANDSCAPING REQUIREMENT:

10% * 20,121sf = 2,012sf
3% * 83,117sf = 2,494sf
3% * 91,867sf = 2,756sf
2,494sf LANDSCAPING REQUIRED
sf LANDSCAPING PROVIDED
2,494sf / 500 = 5 TREES, 50% OR MORE BEING EVERGREEN
2,500sf / 100 = 25 SHRUBS, 50% OR MORE BEING EVERGREEN

GATEWAY ARTERIAL LANDSCAPING REQUIREMENT:

30' x 175'f = 5,250sf
5,250sf LANDSCAPING REQUIRED
5,250sf / 500 = 11 TREES, 50% OR MORE BEING EVERGREEN
5,250sf / 100 = 53 SHRUBS, 50% OR MORE BEING EVERGREEN

LANDSCAPING PROVIDED:

ONSITE = 4,335sf
PARCEL A ADJACENT TO ONSITE = 1,194sf
PARCEL A FRONTAGE ROAD TO KIMBERLY ROAD = 1,955sf
TOTAL = 7,484sf

175' * 50' = 8,750sf

Site Exhibit
For
Limited Auto Group
Twin Falls, Idaho
2022

EHM Engineers, Inc.

BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE

Engineers / Surveyors / Planners

621 North College Road, Suite 100 Twin Falls, Idaho 83301

p (208)-734-4888 fax (208)-734-6049 web: ehmine.com

The aerial site plan shows a large industrial or commercial property. Key features include:

- EXISTING BUILDING**: A large white building with a flat roof, located in the center-right of the site.
- Parking Lots**: Several paved areas with parking spaces, some containing vehicles and trucks.
- Gravel Areas**: Unpaved areas, some containing equipment like forklifts and storage containers.
- Dimensions**: Various boundary and area dimensions are labeled, such as "S0°01'52"E 475.00'", "N89°11'52"W 175.00'", and "N0°01'52"W 475.00'".
- Landscaping**: Areas designated for landscaping are marked with "X" symbols, indicating tree and shrub locations.
- Infrastructure**: A "POWER TRANSFORMER" is located near the existing building. "Frontage Road (Private) Parcel A" is shown along the right side.
- Orientation**: A north arrow and a scale bar (0 to 40 feet) are located in the top right corner.

SITE EXHIBIT
for
LIMITED AUTO GROUP

REVISIONS

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL
CONDITIONS AND DIMENSIONS AT
THE JOB SITE AND NOTIFY THE
ENGINEER OF ANY DIMENSIONAL
ERRORS, OMISSIONS, OR DIS-
CREPANCIES BEFORE BEGINNING
OR FABRICATING ANY WORK.

STAMP

PRELIMINARY

APPROVED

DESIGN

DRAWN

DATE

SCALE

DWG. NO.

SHEET

-

-

-

11/3/2022

AS SHOWN

443-22 SITE

EXHIBIT



Date: Tuesday, November 29, 2022
To: Planning and Zoning Commission
From: Jonathan Spendlove, Planning and Zoning Director

ACTION ITEM

Request:

Request for a Special Use Permit to allow a gasoline service station and drive through on property located at 926 Falls Avenue West c/o R. Colby Ricks on behalf of Oasis Stop N Go LLC. (PZ22-0158)

Time Estimate:

15 Minutes for Presentation from Staff and Applicant

Background:

The applicant is applying for a Special Use Permit to allow for a drive thru window for their proposed convenience store, and to allow for a gas station/ canopy.

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:

NA

Regulatory Impact:

City Code 10-10-10: Loading Space and Stacking Requirements

City Code 10-4-21 NCO, Neighborhood Commercial Overlay District.

Perrine Point PUD

History:

In 2008, the Perrine Point PUD went through multiple Public Hearings to establish a Mixed Residential and Neighborhood Commercial Development Plan. The original plan included the area near the intersection of Falls Ave and Grandview Dr N to be Neighborhood Commercial in nature (see attachment for Master Plan and Elevations).

In 2019, new owners of the project went through the Public Hearing Process to amend the Master Plan (See attachment).

Analysis:

Per City Code 10-4-21 states, a Special Use Permit is required for any facility with drive-through service and gasoline service stations and 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.

The 2016 Comprehensive Plan; “Grow With Us” designates this area as appropriate for “Neighborhood Commercial”, which allows for providing supporting services and small-scale commercial for the surrounding neighborhood designed to complement the neighborhood’s character.

Analysis:

The applicant is requesting two special uses. A Special Use for a Drive Thru Facility and a Special Use for Gasoline Service Station.

The property is zoned Perrine Point PUD, which includes a mix of residential and neighborhood commercial uses as outlined in the PUD and referenced in the Neighborhood Commercial Overlay District.

Per City Code 10-4-21 The Neighborhood Commercial Overlay District is intended to provide for limited commercial and service activities within residential zoning districts and serving the local neighborhood, and which are integrated into a residential setting. Development of this overlay is only allowed through the ZDA Process currently and was allowed through the PUD process, which is how the Perrine Point PUD was created with the Neighborhood Commercial Overlay.

The Perrine Point PUD was approved in 2008, a. Within the PUD are outlined permitted and special uses, development standards and design criteria.

The PUD states that hours of operation for all activity within the NCO zoned areas shall comply with City Code 10-4-21 which are 6 AM to 11 PM.

A landscaping buffer of 30' in depth shall be located behind the sidewalk or property line should be provided surrounding the project. Such landscaping shall have 50% of the area bermed to a height of 3'.

One flush wall-mounted sign per business, not to exceed one square foot of signing for each foot width of the wall upon which the sign is to be placed, but not to exceed one hundred fifty (150) square feet. Signs utilizing internal illumination may be lighted from six o'clock (6:00) A.M. to eleven o'clock (11:00).

The narrative calls for a wall mounted sign on the gas canopy. This is not permitted as outlined in the PUD, " one flush wall- mounted sign per business"

One freestanding monument sign which shall not exceed fifty (50) square feet for each street frontage included in the NCO District. Signs utilizing indirect lighting may be lighted from six o'clock(6:00) A.M. to eleven o'clock (11:00) P.M One flush wall-mounted sign per business, not to exceed one square foot of signing for each foot width of the wall upon which the sign is to be placed, but not to exceed one hundred fifty (150) square feet. Signs utilizing internal illumination may be lighted from six o'clock (6:00) A.M. to eleven o'clock (11:00) P.M.

No exterior display of merchandise/ goods (or storage) is permitted.

In addition to the landscaped bufferyard , non-residential uses shall have a minimum of twenty percent (20%) of the site landscaped.

Parking rows shall be separated by landscaping of at least five (5') feet for the entire length of the parking rows except for walkways.

Nonresidential uses must also follow the architectural style outlined in the PUD.

All buildings shall be of a residential architectural style with a gabled or hip roof with a minimum of 3/12 pitch and 12" eaves.

The Site plan attached has not been officially reviewed for compliance with the Perrine Point PUD and applicable City Codes.

Potential Impacts:

The Trip Generation Manual 11th Edition Volume 5 from the Institute of Transportation Engineers states in study 945 of Convenience Store/ Gas Stations, of similar size to the proposed item before you, will have an average weekday trip generation of 265 total vehicle trips. The same manual states that a Coffee/Donut Shop with a Drive-Through Window (Study 937) will generate 533.57 trips per 1000 square feet gross floor area per weekday.

Security Lighting from the business could also impact neighboring land uses as the current nighttime illumination of the area is very limited.

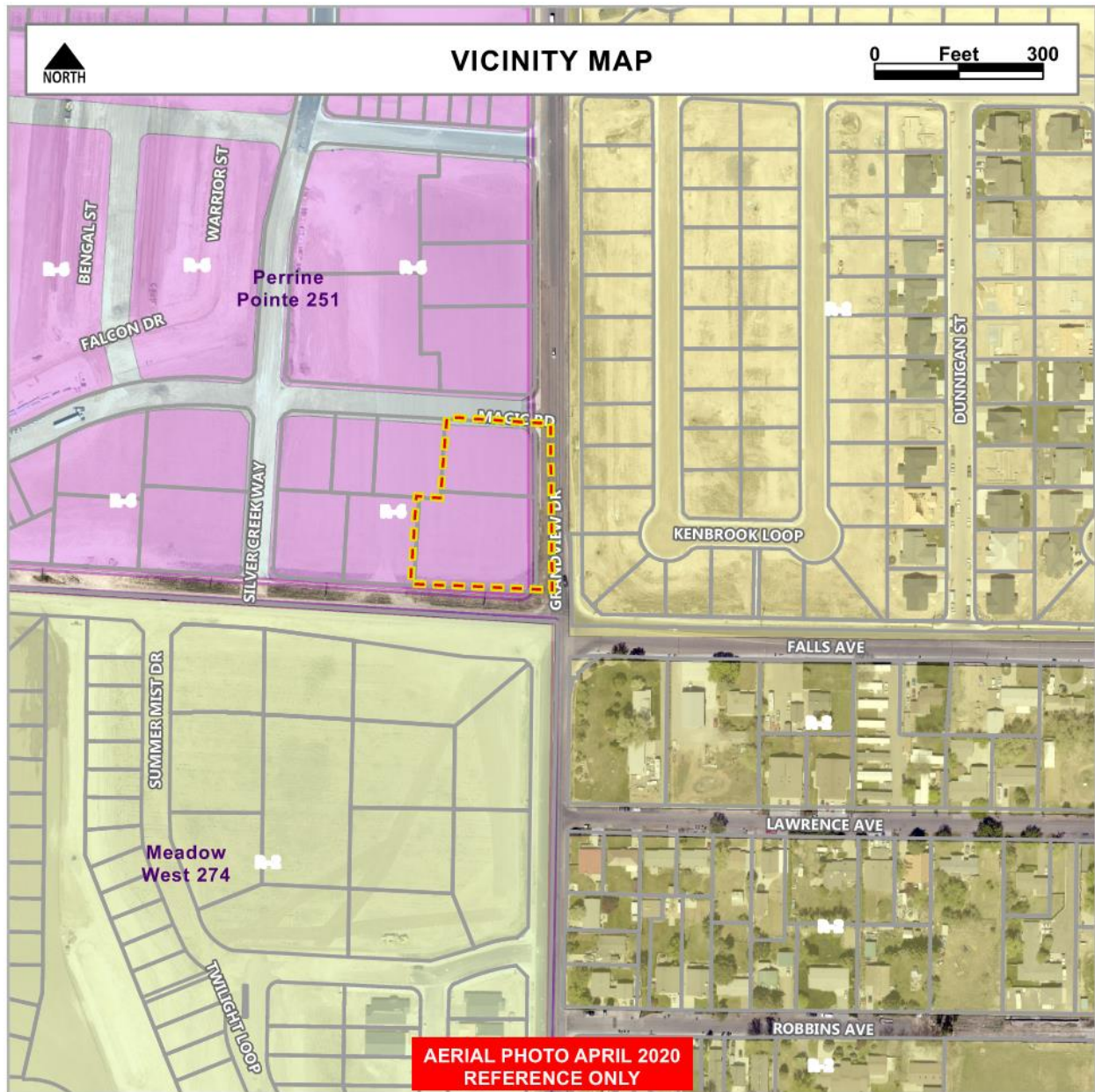
Conclusion:

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 the applicable Perrine Point PUD.

Attachments:

1. Vicinity Map
2. Future Land Use Map
3. Narrative
4. Site Plan
5. Elevations
6. Perrine Point PUD Recorded (#251)
7. Perrine Point PUD Amendment 2019



Current Zoning: R-6/ Perrine Point PUD NCO

Existing Land Use: Residential

Comprehensive Plan: Neighborhood Commercial

Proposed Land Use: Retail

Surrounding Zoning Designations & Land Use(s)

North: R-6/ Perrine Point PUD NCO

East: R-2 , Residential

South: R-2, Meadow West PUD

West: R-6/ Perrine Point PUD NCO

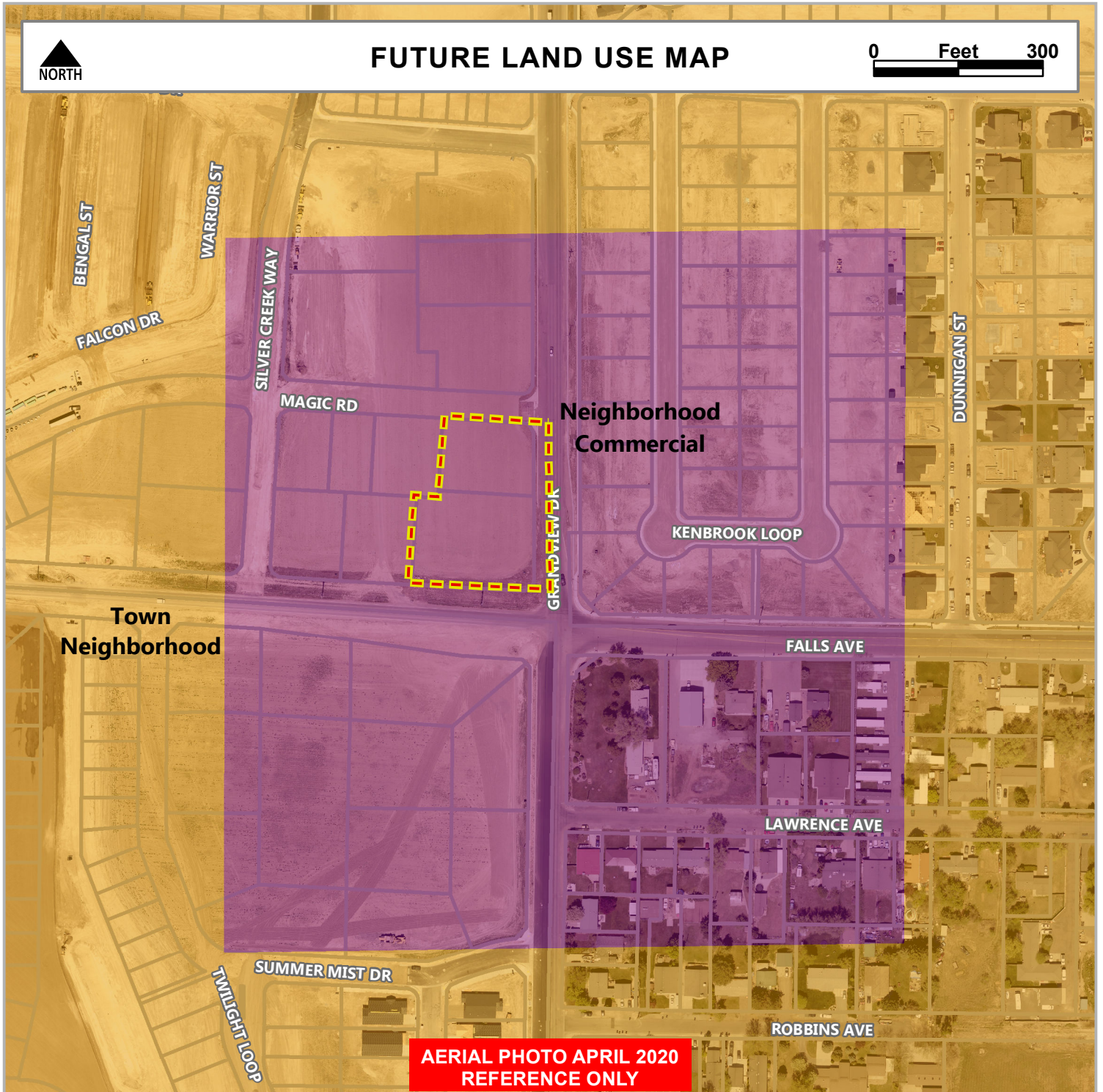
Applicable Regulations

10-1-4, 10-13, 10-4-8, 10-4-8(B)



FUTURE LAND USE MAP

0 Feet 300





935 Shoshone St. North
Twin Falls, ID 83301
208.736.8050

SPECIAL USE PERMIT NARRATIVE

October 18, 2022

PROJECT: Base Camp
ADDRESS: 926 Falls Ave W. &
915 Magic Road

3.
 - a. **The reason for the request;**
Oasis Stop N Go is requesting a Special Use Permit to allow a drive thru window at their new convenience store Base Camp and a gas station/canopy. The intended use is for a convenience store and gas station. The land is currently vacant and is located within the NCO district. It is also associated with the Perrine Pointe PUD. How we will be meeting the specific requirements of these will be discussed below.
 - b.
 - i. **Hours of Operation**
The stores operation hours will be 6am to 11pm, 7 days a week.
 - ii. **Traffic anticipated.**
The traffic anticipated will be the vehicles coming to pump gas and purchase items from the convenience store. It is proposed to have 8 gas pumps and 24 parking spaces. A private drive will be utilized to ease traffic concerns on Grandview Drive W. & Falls Ave. W. Berms will be provided to block the headlights of drive thru users from affecting the intersection.
 - iii. **Number of Employees**
There would be anywhere from 2-3 employees per shift for an approximate total of 6 full time employees.
 - c.
 - i. **Noise**
During construction there will be minor effects from noise, glare, odor, fumes and vibration. There will be short term noise from construction related activities (6:30 a.m. to approximately 6:30 p.m.). After construction there will be minimal effect of noise to the adjoining property. Long term noise will be from vehicles, customers, and delivery trucks coming to and from the site.
 - ii. **Glare**
There may be some glare from the new windows, but the setbacks provided shall help to minimize this. Dark skylight fixtures will be specified to help reduce glare from the exterior building and parking lot lighting.
 - iii. **Odor & iv. Fumes & Vibration on adjoining property.**
There will be some odor/fumes from the pumping of gasoline. As the new pumps will meet the new Federal Regulations, this should be very minimal. Emissions from the building will be minimal due to the efficiency of the heating and cooling

equipment. Emissions from vehicles traffic will be similar to the adjoining streets and should not impact the surrounding area.

v. **A discussion of general compatibility with adjacent and other properties.**

A convenience store is a permitted use in the NCO district. A gas station is an approved use through the Special Use Permit process. This facility will be compatible to the surrounding area and will serve the residential community.

NCO & Perrine Pointe PUD

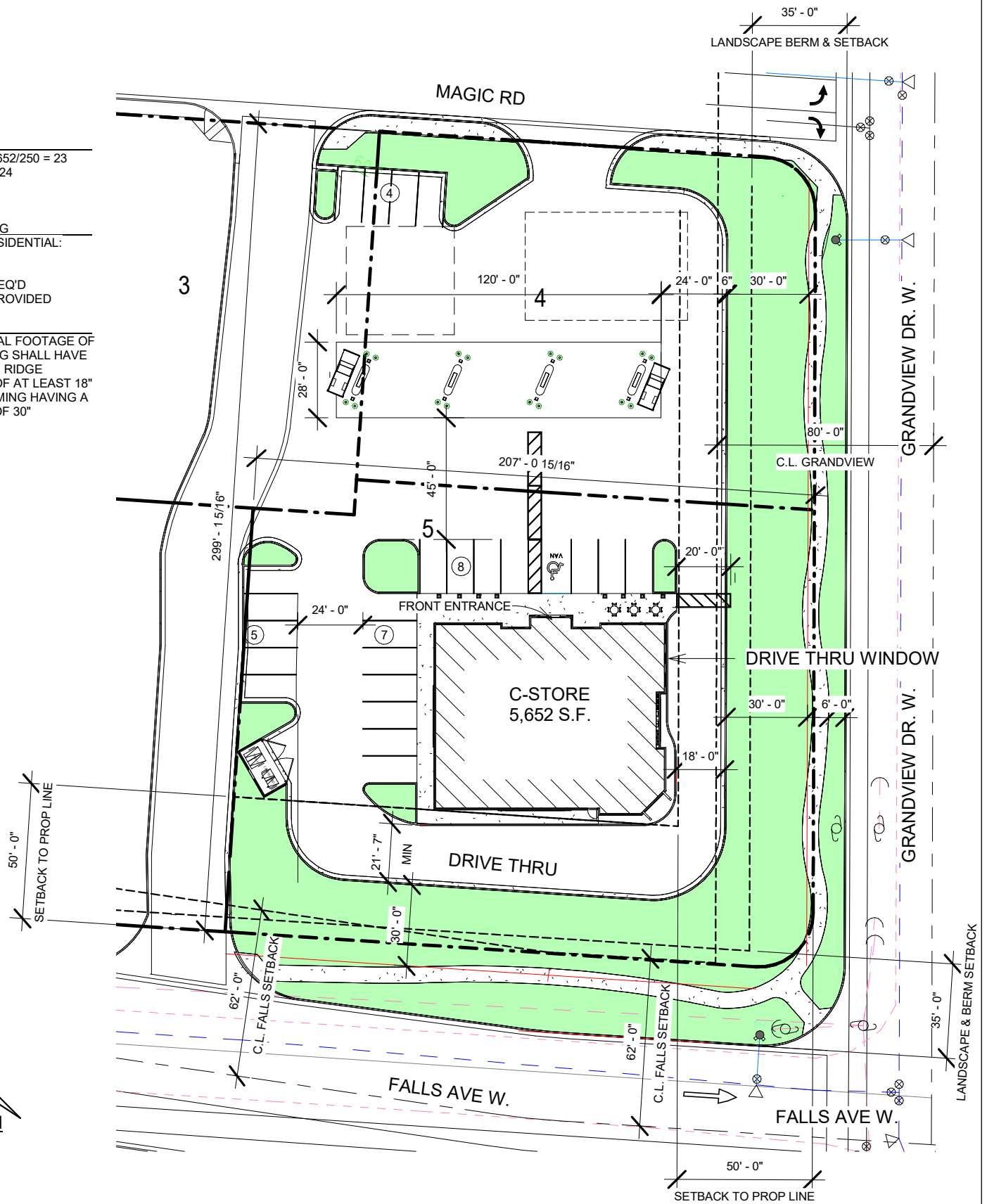
1. Per the PUD and NCO the following additional requirements will be met:

- a. Setbacks
 - i. Center line setback off Falls – 62', Grandview -80'
 - ii. buildings exceeding three thousand (3,000) square feet shall have a yard of fifty feet (50) from the property line on street frontages.
 - iii. 35' landscaping from back of curb on Falls & Grandview
- b. Landscaping
 - i. This is not on an arterial gateway
 - ii. 35' landscaping from back of curb on Falls & Grandview and berms as required in the PUD will be provided. Additional berms/walls may need installed to keep the head lights from blinding people at the intersection of Falls and Grandview.
 - iii. 7% parking area landscaped in PUD will be met
 - iv. Nonresidential uses shall have, as a minimum, twenty percent (20%) of the site landscaped.
 - v. Trees and shrubs will be provided per PUD
 - vi. 10' landscape buffer between residential and commercial. All sites around this site are also zoned NCO and none of the directly adjacent sites on the west or north side are developed.
- c. Pitched roofs and height restriction
 - i. The height of the building and the gas canopy is under 25' as required
 - ii. The visible roof slopes are a minimum of 4"/1'-0"
- d. There will be no exterior display of goods/merchandise (or storage)
- e. Signs
 - i. There will be one free standing monument sign on Grandview Dr. W. and one on Falls Ave. W not exceeding 50 s.f. each. If Signs utilize indirect lighting, they will only be lit six o'clock (6:00) A.M. to eleven o'clock (11:00) P.M.
 - ii. One flush wall-mounted sign will be provided on the building, not to exceed one square foot of signing for each foot of width of the wall upon which the sign is to be placed, but not to exceed one hundred fifty (150) square feet. Signs utilizing internal illumination will only be lit from six o'clock (6:00) A.M. to eleven o'clock (11:00) P.M.
 - iii. One flush wall-mounted sign will be provided on the gas canopy, not to exceed one square foot of signing for each foot of width of the wall upon which the sign is to be placed, but not to exceed one hundred fifty (150) square feet. Signs utilizing internal illumination will only be lit from six o'clock (6:00) A.M. to eleven o'clock (11:00) P.M.
- f. The private access drive has been approved in the subdivision plat.

PARKING
REQUIRED 5652/250 = 23
PROVIDED = 24

LANDSCAPING
NCO NONRESIDENTIAL:
20% OF SITE
63,180 x .20 =
12,636 S.F. REQ'D
24,416 S.F. PROVIDED

BERMS
50% OF LINEAL FOOTAGE OF
LANDSCAPING SHALL HAVE
BERMS WITH RIDGE
ELEVATION OF AT LEAST 18"
50% OF BERMING HAVING A
MIN. RIDGE OF 30"



Laughlin Ricks Architecture

architecture/planning

134 3rd Ave. E. * Twin Falls, Idaho 83301

Phone: (208) 736-8050

Owner OASIS STOP N' GO LLC
130 2ND AVE. N.
TWIN FALLS, ID 83301

BASE CAMP

PARCEL ID: RPT42350030040 &
RPT42350030050

ADDRESS: 915 MAGIC RD &
926 FALLS AVE W

ZONING: R-6 NCO
PUD: PERRINE POINTE

SITE PLAN

Drawn by KM

Checked by RCR

SUP-01

Scale 1" = 50'-0"



① SUP NORTH - BUILDING
1/16" = 1'-0"



② SUP EAST - BUILDING
1/16" = 1'-0"



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architecture/planning

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Phone: (208) 736-8050

Owner OASIS STOP N' GO LLC
130 2ND AVE. N.
TWIN FALLS, ID 83301

BASE CAMP

PARCEL ID: RPT42350030040 &
RPT42350030050
ADDRESS: 915 MAGIC RD &
926 FALLS AVE W
ZONING: R-6 - NCO
PUD: PERRINE POINTE

EXTERIOR ELEVATIONS - BUILDING

SUP-02

Drawn by KM

Checked by RCR

Scale 1/16" = 1'-0"



① SUP SOUTH - BUILDING
1/16" = 1'-0"



② SUP WEST - BUILDING
1/16" = 1'-0"



Laughlin Ricks Architecture
architecture/planning

134 3rd Ave. E. * Twin Falls, Idaho 83301
Phone: (208) 736-8050

Owner OASIS STOP N' GO LLC
130 2ND AVE. N.
TWIN FALLS, ID 83301

BASE CAMP

PARCEL ID: RPT42350030040 &
RPT42350030050
ADDRESS: 915 MAGIC RD &
926 FALLS AVE W
ZONING: R-6 - NCO
PUD: PERRINE POINTE

EXTERIOR ELEVATIONS - BUILDING

SUP-03

Drawn by KM

Checked by RCR

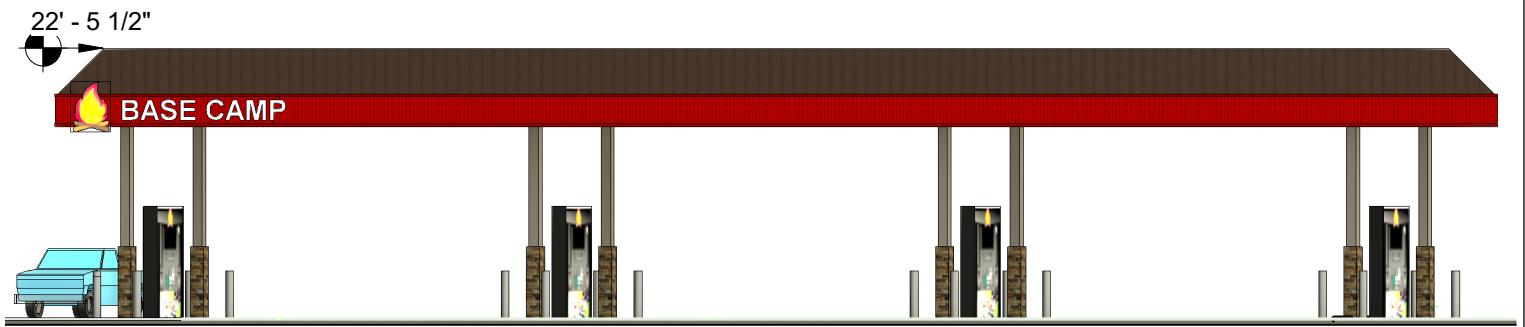
Scale 1/16" = 1'-0"



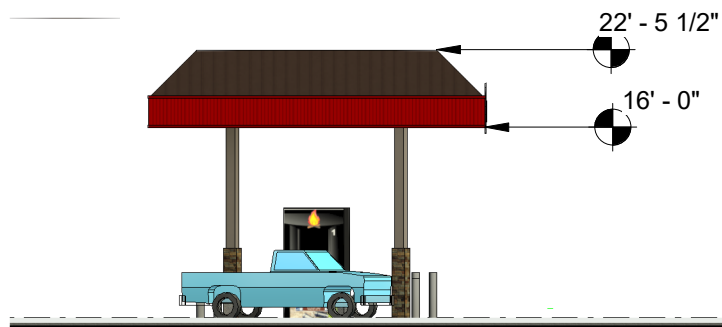
Laughlin Ricks Architecture architecture/planning 134 3rd Ave. E. * Twin Falls, Idaho 83301 Phone: (208) 736-8050		BASE CAMP PARCEL ID: RPT42350030040 & RPT42350030050 ADDRESS: 915 MAGIC RD & 926 FALLS AVE W ZONING: R-6 - NCO PUD: PERRINE POINTE		RENDERING - BUILDING	
Owner OASIS STOP N' GO LLC 130 2ND AVE. N. TWIN FALLS, ID 83301				SUP-04	
		Drawn by Author			
		Checked by Checker			
				Scale	



Laughlin Ricks Architecture architecture/planning 134 3rd Ave. E. * Twin Falls, Idaho 83301 Phone: (208) 736-8050		BASE CAMP PARCEL ID: RPT42350030040 & RPT42350030050 ADDRESS: 915 MAGIC RD & 926 FALLS AVE W ZONING: R-6 - NCO PUD: PERRINE POINTE		RENDERING - BUILDING	
Owner OASIS STOP N' GO LLC 130 2ND AVE. N. TWIN FALLS, ID 83301				SUP-05	
				Drawn by	Author
				Checked by	Checker Scale



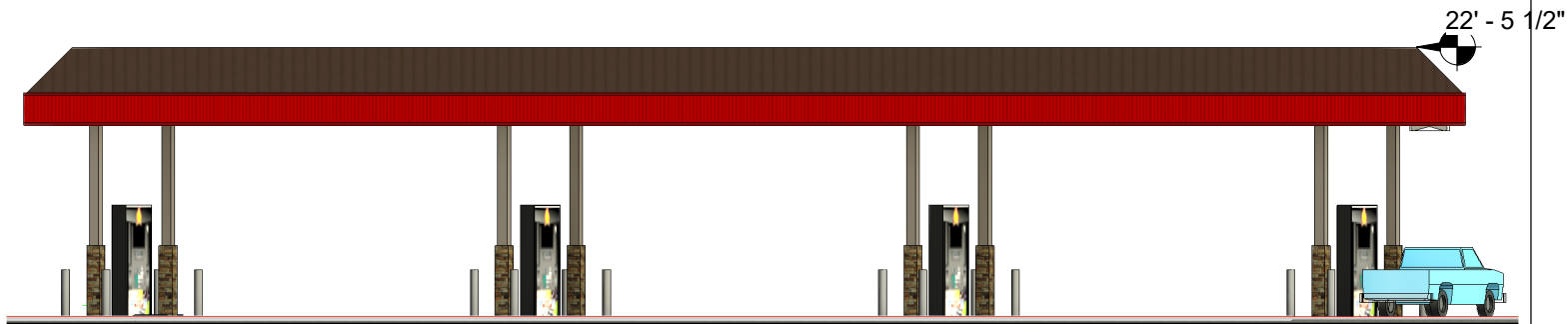
① SUP NORTH - GAS CANOPY
1/16" = 1'-0"



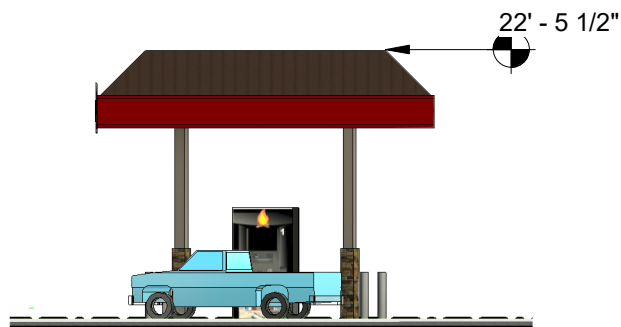
② SUP EAST - GAS CANOPY
1/16" = 1'-0"



Laughlin Ricks Architecture architecture/planning 134 3rd Ave. E. * Twin Falls, Idaho 83301 Phone: (208) 736-8050	BASE CAMP		EXTERIOR ELEVATIONS - GAS CANOPY	
	PARCEL ID:	RPT42350030040 & RPT42350030050	SUP-06	
	ADDRESS:	915 MAGIC RD & 926 FALLS AVE W		
	ZONING:	R-6 - NCO	Drawn by	KM
Owner OASIS STOP N' GO LLC 130 2ND AVE. N. TWIN FALLS, ID 83301	PUD:	PERRINE POINTE	Checked by	RCR
			Scale 1/16" = 1'-0"	



① SUP SOUTH - GAS CANOPY
1/16" = 1'-0"



② SUP WEST - GAS CANOPY
1/16" = 1'-0"



Laughlin Ricks Architecture
architecture/planning

134 3rd Ave. E. * Twin Falls, Idaho 83301
Phone: (208) 736-8050

Owner OASIS STOP N' GO LLC
130 2ND AVE. N.
TWIN FALLS, ID 83301

BASE CAMP

PARCEL ID: RPT42350030040 &
RPT42350030050
ADDRESS: 915 MAGIC RD &
926 FALLS AVE W
ZONING: R-6 - NCO
PUD: PERRINE POINTE

EXTERIOR ELEVATIONS - GAS CANOPY

SUP-07

Drawn by KM

Checked by RCR

Scale 1/16" = 1'-0"

PERRINE POINT, P.U.D.MIXED USE RESIDENTIAL / NEIGHBORHOOD COMMERCIALPLANNED UNIT DEVELOPMENT AGREEMENT

PUD251

THIS AGREEMENT made and entered into this 12th day of May, 2008, by and between the **CITY OF TWIN FALLS**, a municipal corporation, State of Idaho (hereinafter called "City"), and **GREENRIDGE DEVELOPMENT, LLC**, a Delaware limited liability company (hereinafter called "Developer"), whose address is 14510 Big Basin Way, #240, Saratoga, CA, 95070.

RECITALS:

WHEREAS, the Developer is the owner of the certain tract of land in the City of Twin Falls, County of Twin Falls, State of Idaho, more particularly described as the SW $\frac{1}{4}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 6, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, Subject to Highway District right-of-way. (the "Property"), which Property is North of Falls Avenue West and West of Grandview Drive North, Extended to the North, known as Perrine Point PUD, Exhibit "A"; and

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

WHEREAS, the Developer has made request of the City to develop a mixed use subdivision (the "Project") on the Property and has submitted to the City the Master Development Plan, Exhibit "B", thereof which has been reviewed for development as a "mixed use residential/neighborhood commercial PUD" by the Planning and Zoning Commission and approved, as presented, on August 21, 2006 by the City Council of the City; and

WHEREAS, the City, by and through its City Council, has agreed to the development of said Project within the City of Twin Falls, Idaho, subject to certain terms, conditions and understandings, which terms, conditions and understands are the subject of this Agreement.

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

1. NATURE OF THE AGREEMENT. This Agreement shall become part of the "R-2 PUD, R-6 PUD and NCO PUD" zone with respect to the Project upon its full execution and recording. The Developer and its assigns or successors in interest, as well as the City and its assigns or successors (if any), shall be bound by the terms and conditions contained therein.
2. NATURE OF THE DEVELOPMENT. It is agreed by the parties hereto that certain language and requirements pertaining to the "Project" zone shall be interpreted as follows:
 - A. Uses. (See attached map of the Project, Exhibit "B").
 1. NCO, Neighborhood Commercial. Unless otherwise provided herein, the Project shall meet the allowed use regulations of the City's Neighborhood Commercial Overlay District (NCO) zone (City Code Section 10-4-21) for all uses and property development standards, except as provided herein:

(a) The following uses shall NOT be permitted anywhere within the PUD:

- i. Amusement Parks
- ii. Animal Hospital – Large Animal
- iii. Bulk Fuel Sales
- iv. Cemeteries
- v. Fairgrounds
- vi. Go Cart Tracks
- vii. Jails, Detention Centers, Or Work Release Centers
- viii. Judicial Facilities
- ix. Outdoor Theaters
- x. Residence Halls, Residence Hotels, Rooming Houses
- xi. RV And Camping Parks
- xii. Shelter Homes And/Or Facilities
- xiii. Stand Alone Drug And Alcohol Treatment and/or Rehabilitation Centers
- xiv. Tattoo Parlors
- xv. Zoos

2. R-6, Residential Multi-Household District. Development shall meet the requirements of the R-6 Zone for all uses and property development standards, except as provided herein:

- (a) Lot Area: the minimum lot area shall be three thousand five hundred (3,500) square feet per dwelling unit providing that the area within the R-6 Zoning include density as a whole no greater than the minimum required density for R-6 Zoning.
- (b) Limited to single family dwellings, attached and/or detached.

3. R-2, Residential Single Family Household District. Development shall meet the requirements of the R-2 Zone for all uses and property development standards.

B. Hours of Operation. The hours of operation for all activity within the NCO zoned areas shall comply with City Code 10-4-21; NCO, Neighborhood Commercial Overlay District.

C. Phasing of Development. Developer shall be permitted to develop the Property in phases, so long as those phases are in compliance with the Master Development Plan, Master Phasing Plan, and this PUD Agreement. Approval for each phase may be obtained by submission of a technically correct final plat for each phase to the City Council. The designation and location of specific uses on the Master Development Plan are conceptual and minor changes therefrom shall not provide basis for disapproval of any final plat. There shall be no minimum and a three (3) year maximum time limit between phases.

In the alternative to filing final plats, in phases, the Developer shall be entitled to obtain engineering and final plat approval on the total planned unit development of Perrine Point, P.U.D., provided that the real property contained therein shall be subjected to a Trust Agreement with a local title company which has a trust department. The Trust Agreement shall be subject to the review and approval by the City, and shall identify the Developer, as trustor. The purpose of such Trust Agreement is to provide a method of subdividing, developing, bonding, and selling of the property, in phases, through the execution of a separate bonding and developer agreement for each phase of the development, while insuring that necessary infrastructure is provided as required by the City. Prior to any phase of the Property in trust being developed for sale, City and Developer agree that Developer

shall provide City with an acceptable and executed bonding and developer's agreement before the Property shall be released from trust.

D. STREET, SEWER, WATER, AND DRAINAGE IMPROVEMENTS. Developer shall be responsible for the design and construction of street, sewer, water, pressurized irrigation, and drainage systems on the Property (hereinafter "Improvements") as described herein in accordance with City Standards.

- a. **Improvement Plans.** Developer shall, as to each phase of its development, file or cause to be filed with the City a complete set of plans for that development phase, showing all Improvements contemplated within that phase of the development (hereinafter "Improvement Plans"). The Improvement Plans and all Improvements thereon shall meet the approval of the City, which approval shall be given if such plans conform to established City requirements, the Master Development Plan and this PUD Agreement.
- b. **Improvement, Design and Construction.** The Developer, at its expense, shall cause all Improvements shown on the Improvement Plans for each phase to be designed, constructed and installed consistent with the approved Improvement Plans for such phase except as otherwise provided therein. Notwithstanding the foregoing, nothing in this Agreement shall prohibit City participation in the cost or financing of improvements on the Property if mutually agreed to by the parties hereto.
- c. **Phased Construction.** The Developer may install the Improvements at one time, or in phases, as the Developer shall determine and as approved by the City. Developer shall provide the City with written notification of the timing and scope of the phase, or phases, of said Improvements it intends to complete at that time. Developer agrees to make such modifications to construct any temporary facilities necessitated by such phased construction work as shall be reasonably required and approved by the City.
- d. **Construction Supervision.** The Developer shall use a registered professional engineer to supervise the construction; inspection and testing of the work as necessary, to ensure that all such Improvements are constructed in accordance with the approved Improvement Plans.
- e. **Non-Compliance.** In the event any of the Improvements are not consistent with the Improvement Plans, the City shall give written notice to Developer of said non-compliance. Developer shall cure said non-compliance within thirty (30) days of its receipt of notice or, in the case of non-compliance that will take in excess of thirty (30) days to cure, Developer shall commence to cure within (30) days of receipt of notice and diligently pursue the same to completion. In the event Developer fails to cure said non-compliance in the manner set forth hereinabove, the City shall have the right to withhold the issuance of any future building permits and certificates of occupancy within only that phase of such "PUD" until such time as all requirements specified in this Section 3 have been complied with; provided, however, Developer shall have the right to appear before the City Council at any regular meeting after any building permits and certificates of occupancy shall have been withheld for reasons set forth in this paragraph and shall have the right to be heard as to why such building permits and certificates of occupancy would be issued. The City Council shall then, in good faith and in an objective manner, decide whether said building permits and certificates of

occupancy should be issued, and its decision shall be final, except that the rights of the parties are preserved at law and equity.

- f. Fees. The Developer shall pay, or cause to be paid, to the City all applicable fees, if any, with regard to the installation of Improvements pursuant to the Improvement Plans. However, City water and sewer connection and service charges shall be paid for by individual developers and users at the rates set by applicable City ordinances and resolutions.
- g. Maintenance of Improvements. The City hereby agrees to accept maintenance responsibility for the public improvements upon their completion to City Standards in accordance with current City policy.

See Amendment to
PUD Recorded in 2019

~~h. Traffic Signal Light at Falls Avenue & Grandview Drive. The City and Developer agree that Developer's share of the cost of the traffic signal light to be installed at the intersection of Falls Avenue and Grandview Drive shall be limited to 27.99% of the total cost thereof, which cost amount shall be certified, in writing, to Developer by the City. Such amount shall be paid to City within ninety (90) days of such certification following actual completion of such installation.~~

E. PLATS. Greenridge Development, LLC agrees to file with the City a final plat of the Property which is the subject of this Agreement. A registered professional engineer shall prepare the plat for review by the City.

F. INDIVIDUAL PARCEL DEVELOPMENT CRITERIA. The Property or any portion thereof shall be developed in accordance with criteria set forth in this Section 5. The NCO zoned areas shall meet or exceed Twin Falls City Code 10-4-21.3; NCO, Neighborhood Commercial Overlay District – Development Standards or as set forth below, whichever is greater.

a. Approval and Construction. All Improvements shall be constructed in accordance with engineered drawings and specifications, describing in reasonable detail the work to be performed, with drawings and specifications to first be approved by City, which approval shall not be unreasonably withheld.

~~b. Landscaping. Perimeter landscaping along interior streets shall be required to be installed on each parcel of the Property and in the public rights-of-way adjacent thereto at the time site and building Improvements are completed thereon, or by the next planting season. Such landscaped perimeter shall be installed and extend to a depth of 35' from the back of the curb in the public rights-of-way.~~

See Amendment to
PUD Recorded in 2019

Each property owner shall maintain the landscaping and vegetation on his property and in the public rights-of-way adjacent thereto. Notwithstanding the foregoing, alternately, in the event the Developer chooses to designate certain landscaped areas and other areas as "common area" or "parkland", the Developer may choose to form an association of those property owners for the maintenance of said areas. The Developer may also choose to dedicate at least two acres of these areas to the City as a Mini Park, by City approval, to be incorporated with facilities for the requirements of storm water retention, utility and irrigation purposes.

Each property owner shall be required to utilize the Development's pressurized irrigation system or future systems as required by the City for their landscaped area.

- c. Landscaping Plan. For each buffer area, at the time set forth in paragraph 5(B), each parcel shall be landscaped to include the following: Fifty percent (50%) of the lineal footage of landscaping shall have berms with a ridge elevation of at least eighteen inches (18") in height with at least fifty percent (50%) of the berming having a minimum ridge elevation of thirty inches (30") in height. The landscape perimeter shall contain a minimum of one (1) tree per five hundred (500) square feet of landscaped area and a minimum of one (1) shrub per one hundred (100) square feet of landscaped area. At least fifty percent (50%) of the shrubs and trees shall be evergreen. At least fifty percent (50%) of all trees and shrubs shall be from the groups last approved by the Tree Commission. Trees and shrubs may be grouped, but there shall be no space greater than seventy five (75) feet between tree and shrub groupings. All trees shall have a height of at least four (4) feet when planted.

To help mitigate the negative impact of parking areas in addition to the perimeter landscaping seven percent (7%) of the parking area shall be required to be landscaped within the NCO zoned area of the development or as set forth in City Code 10-4-21.3-NCO Development Standards, whichever is greater. The use of planters and landscaped islands within parking lots may be used to reduce visual impact of large paved areas and these shall be planted with shade trees and shrubs. Landscaping shall be required where commercial and professional uses are adjacent to residential uses. A minimum ten (10') foot buffer is required to provide sound and visual buffering. The buffer area is to be landscaped with coniferous and deciduous trees and/or solid fencing with shrubs, berms wall and/or planter boxes to create a dense buffer in a relatively short period of time.

See Amendment to
PUD Recorded in 2019

~~The Pump Irrigation Station Lots (Lots 9, 10 & 11, Block 4) shall be screened by the City with a six foot tall, decorative fence that is accented in front of the fence by landscape plantings and berming. No chain link fence is permitted within the PUD.~~

In all cases landscaping will meet or exceed the minimum landscaping requirements of the City of Twin Falls Zoning and Subdivision Requirements.

- d. Sidewalks & Walkways. Developer agrees to construct a minimum five (5) foot wide detached concrete sidewalk along the North side of Falls Avenue West and the West side of Grandview Drive North in R-2 PUD and R-6 PUD zone designated areas. Developer agrees to construct a six (6) foot wide detached and meandering concrete sidewalk along the west side of Grandview Drive North and the North side of Falls Avenue West in the NCO designated areas.
- e. Building Standards. Buildings and Improvements shall comply with the following standards, except as provided: NCO zoned area shall meet or exceed City Code 10-4-21.3-NCO Development Standards or as set forth below, whichever is greater.
- i. Design Standards. Commercial, Limited Commercial or Professional Office Buildings shall have pitched roofs to preclude visibility of the roof surfaces of "flat" roofs. Roofs shall have vertical variations, cornices or other accents to reduce the box like appearance. Building faces shall be broken up with windows, recesses, awnings or other architectural features that break up large flat surfaces.
- Commercial buildings shall be low reflective, neutral or earth tones. Neon accent lighting shall not be permitted.

ii. Outside Storage/Loading Docks. Loading docks and similar facilities shall be located and screened from streets and adjacent properties. Screening shall consist of landscaping and/or masonry walls and shall conform to City Code requirements. No outside storage yards or areas shall be allowed and all trash containers shall be enclosed or screened from visibility from all streets and all adjacent properties. Outdoor display of seasonal items shall conform with Twin Falls City Code.

iii. Utilities. All on-site utility service lines located within a parcel shall be placed underground. Any transformer or terminal equipment provided within or immediately adjacent to the parcel shall be visibly screened from the view from streets, with screening material such as landscaping or other approved material. Relocation and burying of electrical lines does not apply to transmission lines currently located on the south and east boundary of the property.

f. Codes. All construction on the Property shall be to the standards established by applicable codes.

See Amendment to
PUD Recorded in 2019

~~g. Pump Irrigation Station Lots (Lots 9, 10, & 11, Block 4) Pump Irrigation Station Lots (Lots 9, 10, & 11, Block 4) will be approved and dedicated to the City of Twin Falls by the Developer for the use of constructing and installing a regional pressure irrigation station. The City of Twin Falls will be responsible for all landscaping and improvements to said Pump Irrigation Station Lots (Lots 9, 10, & 11, Block 4) . Pump system appearance will meet conditions of this agreement. Pump Irrigation Station Lots (Lots 9, 10, & 11, Block 4) shall have a 6' tall screening, as determined by the City. The screen shall be buffered by a mature planting palate consisting of ornamental evergreen shrubs fronted by flowering deciduous facer shrubs to match the projects landscape plan.~~

~~The Developer intends to make a charitable contribution to the City of Twin Falls of 50% or \$50,000 (whichever is less) of the appraised value of the Pump Irrigation Station Lots (Lots 9, 10, & 11, Block 4) to be exercised upon transfer of ownership of the property. Developer agrees to perform such transaction and convey title to Pump Irrigation Station Lots (Lots 9, 10, & 11, Block 4) to the City once final plat is approved.~~

h. Irrigation Water Shares. Developer shall transfer all Twin Falls Canal Company. Water shares, pertinent to the Development, to the City prior to recording the final plat. City hereby agrees to supply Developer, at the allowed city accessed billing rate, a proportionate amount of water shares at a rate of one share per acre for irrigation of landscaped areas in developed lots within the Development. City hereby agrees to lease to the Developer, at the City's nominal cost, a proportionate amount of water shares at a rate of one share per acre for irrigation of agricultural crops located in undeveloped areas within the Development.

G. ILLUMINATION/SOUND SUPPRESSION.

a. Illumination. Illumination shall be installed to minimize the effect, harshness and glare of exterior lighting on adjacent properties and shall meet or exceed Twin Falls City Code.

- b. Sound Suppression. The use of an outdoor sound, paging, music, or public address system, whether permanent or temporary, shall not be permitted. Organizations of public safety such as fire or police stations and public schools shall be excluded from this restriction.

H. TIME LIMITATION. The "R-2 PUD, R-6 PUD and NCO PUD" zone designation on the Property described in Exhibit "B" is expressly conditioned upon submission to the City Council of a final development plan of the first phase of development within two (2) years from the date hereof. The Developer may apply for one or more one-year extensions provided application is made in advance of the one year expiration date. Approval shall not unreasonably be withheld.

I. STANDARD DEVELOPER'S AGREEMENT. It is understood and agreed by the parties hereto that Developer shall execute the City's Standard Developer's Agreement for each phase as the same is developed either with a final plat, or as such phase is released from the Trust Agreement referenced in paragraph 2(B) hereof.

J. GENERAL PROVISIONS.

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

Developer: Greenridge Development, LLC
 14510 Big Basin Way, #240
 Saratoga, CA 95070
 And also by email to jackbauer@pbrservices.com

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

- e. Successors and Assigns. This Agreement shall be binding upon the successors, assigns and legal representatives of the parties hereto. Transfer of all or a portion of the Property shall create a notation releasing the transferor from obligations under this Agreement with respect to said transferred property.

- f. Severability. In the event any portion of this Agreement is declared by a court of competent jurisdiction to be invalid, illegal, or unenforceable, such portion shall be deemed severed from this Agreement, and the remaining portions shall not be affected thereby.
- g. Signatories. Each of the persons executing this Agreement hereby represents and warrants that he or she is duly authorized and empowered to so act on behalf of the entity for which he or she is signing, and that this Agreement is binding on, and enforceable against, such entity.
- h. Effective Date. This Agreement shall become valid and binding only upon its approval by City, through its City Council, and upon its execution by the Mayor and the Developer.
- i. Attorney Fees. In the event that either party should be required to retain an attorney to institute litigation because of the default or breach of the other, or to pursue any remedy provided by law, the party which prevails in such litigation shall be entitled to a reasonable attorney's fee.
- j. Construction. Should any provision of this Agreement require judicial interpretation, the court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against one party, by reason of the rule of construction that a contract is to be construed more strictly against the person who himself, or through his agents, prepared the same, it being acknowledged that both parties have participated in the preparation hereof.
- k. Attachments. All attachments to this Agreement and recitals are incorporated herein and made a part thereof as if set forth in full.
- l. Captions. The captions, section and paragraph numbers appearing in this Agreement are inserted only as a matter of convenience and shall in no way affect interpretation of this Agreement.

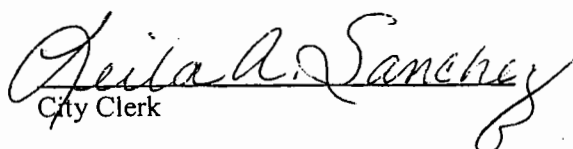
IN WITNESS WHEREOF, the City has affixed its seal and caused these presents to be executed by its Mayor on the date above written.

"CITY"
CITY OF TWIN FALLS

By: _____

Mayor

ATTEST:


City Clerk

"DEVELOPER"

PUD251

GREENRIDGE DEVELOPMENT, LLC

By: _____

Jack Bauer

Its: Manager

STATE OF CALIFORNIA)

ss.

County of _____)

On this _____ day of _____, 2008, before me, a Notary Public for said County and State, personally appeared Jack Bauer, known or identified to me, to be one of the members in the limited liability company of Greenridge Development, LLC, and the member or one of the members who subscribed said limited liability company name to the foregoing instrument, and acknowledged to me that he executed the same in said limited liability company name.

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



Lisa A Jones
NOTARY PUBLIC
Residing at Hansen, ID
My commission expires 8-25-12

STATE OF IDAHO)

ss.

County of Twin Falls)

On this _____ day of _____, 2008, 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 the 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.

NOTARY PUBLIC FOR IDAHO

Residing at _____

My commission expires _____

Exhibit "A"

A TRACT OF LAND SITUATED IN THE SOUTH ONE HALF OF THE SOUTHEAST ONE QUARTER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, CITY OF TWIN FALLS FALLS COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND BRASS CAP MONUMENTING THE SOUTHEAST CORNER OF SAID SECTION 6 ON THE CENTERLINE OF GRANDVIEW DRIVE NORTH AND FALLS AVENUE WEST, FROM WHICH A FOUND BRASS CAP MONUMENTING THE EAST ONE QUARTER OF SAID SECTION 6 BEARS NORTH 00°11'02" EAST A DISTANCE OF 2,502.24 FEET;

THENCE FOLLOWING THE SOUTHERLY LINE OF SAID SECTION 6 AND THE CENTERLINE OF FALLS AVENUE WEST, NORTH 86°12'50" WEST A DISTANCE OF 2632.63 FEET TO THE SOUTH ONE QUARTER CORNER OF SAID SECTION 6, BEING A FOUND 1/2-INCH STEEL PIN IN CONCRETE;

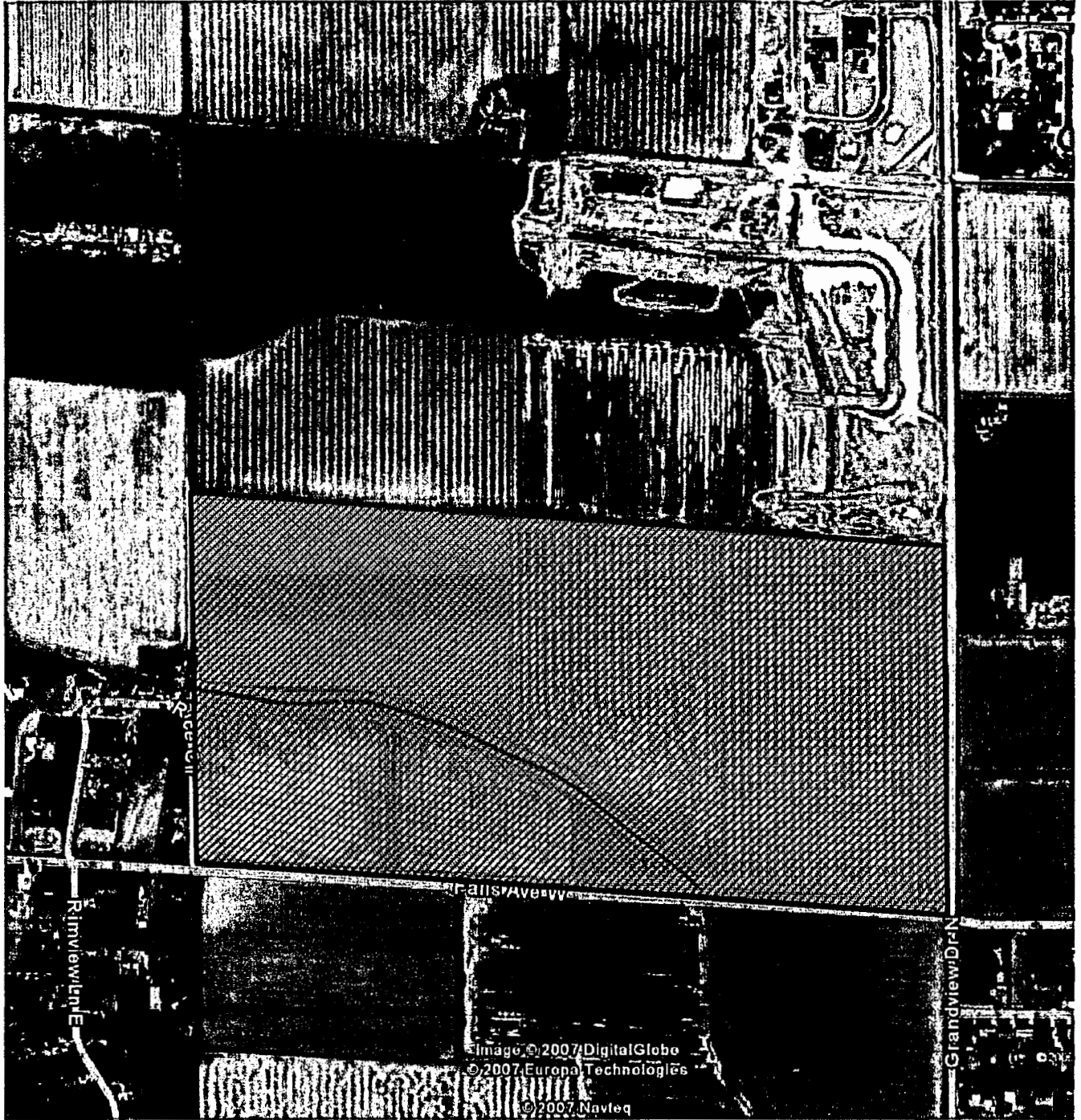
THENCE LEAVING SAID SOUTHERLY LINE AND SAID CENTERLINE LINE AND FOLLOWING THE WESTERLY LINE OF SAID SOUTH ONE HALF OF THE SOUTHEAST ONE QUARTER, NORTH 00°11'08" WEST A DISTANCE OF 1291.22 FEET TO THE NORTHWEST CORNER OF SAID SOUTH ONE HALF OF THE SOUTHEAST ONE QUARTER BEING A FOUND 5/8-INCH STEEL PIN;

THENCE LEAVING SAID WESTERLY LINE AND FOLLOWING THE NORTHERLY LINE OF SAID SOUTH ONE HALF OF THE SOUTHEAST ONE QUARTER, SOUTH 85°21'30" EAST A DISTANCE OF 2643.75 FEET TO A POINT ON THE EASTERLY LINE OF SAID SECTION 6 AND THE CENTERLINE OF SAID GRANDVIEW DRIVE NORTH AND ALSO BEING THE NORTHEAST CORNER OF SAID SOUTH ONE HALF OF THE SOUTHEAST ONE QUARTER, BEING A SET 5/8-INCH STEEL PIN;

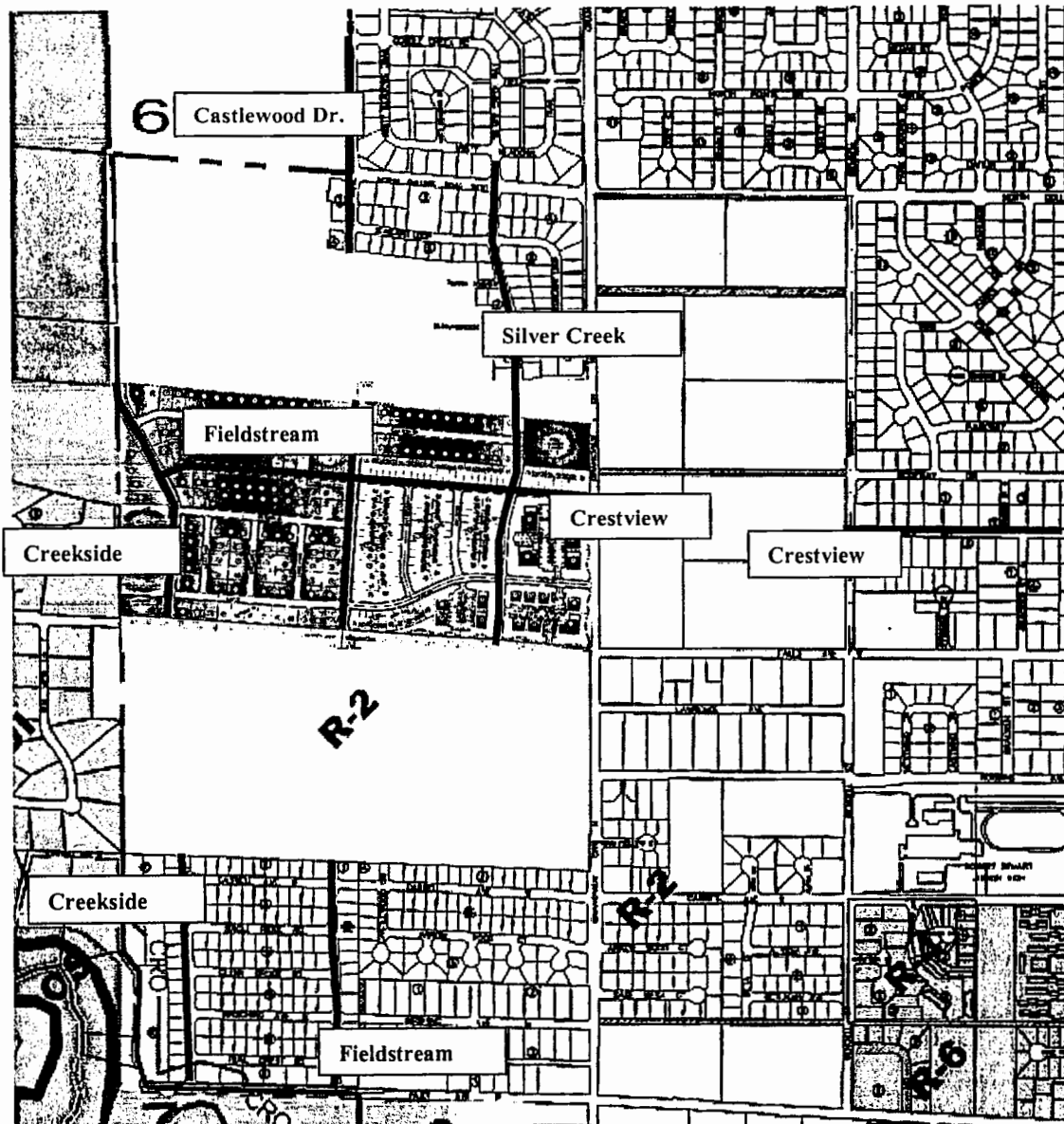
THENCE LEAVING SAID NORTHERLY LINE AND FOLLOWING SAID EASTERLY LINE AND SAID CENTERLINE SOUTH 00°11'02" WEST A DISTANCE OF 1251.12 FEET TO THE REAL POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 76.78 ACRES, MORE OR LESS, SUBJECT TO ALL EXISTING EASEMENTS AND RIGHTS-OF-WAY.

PUD251

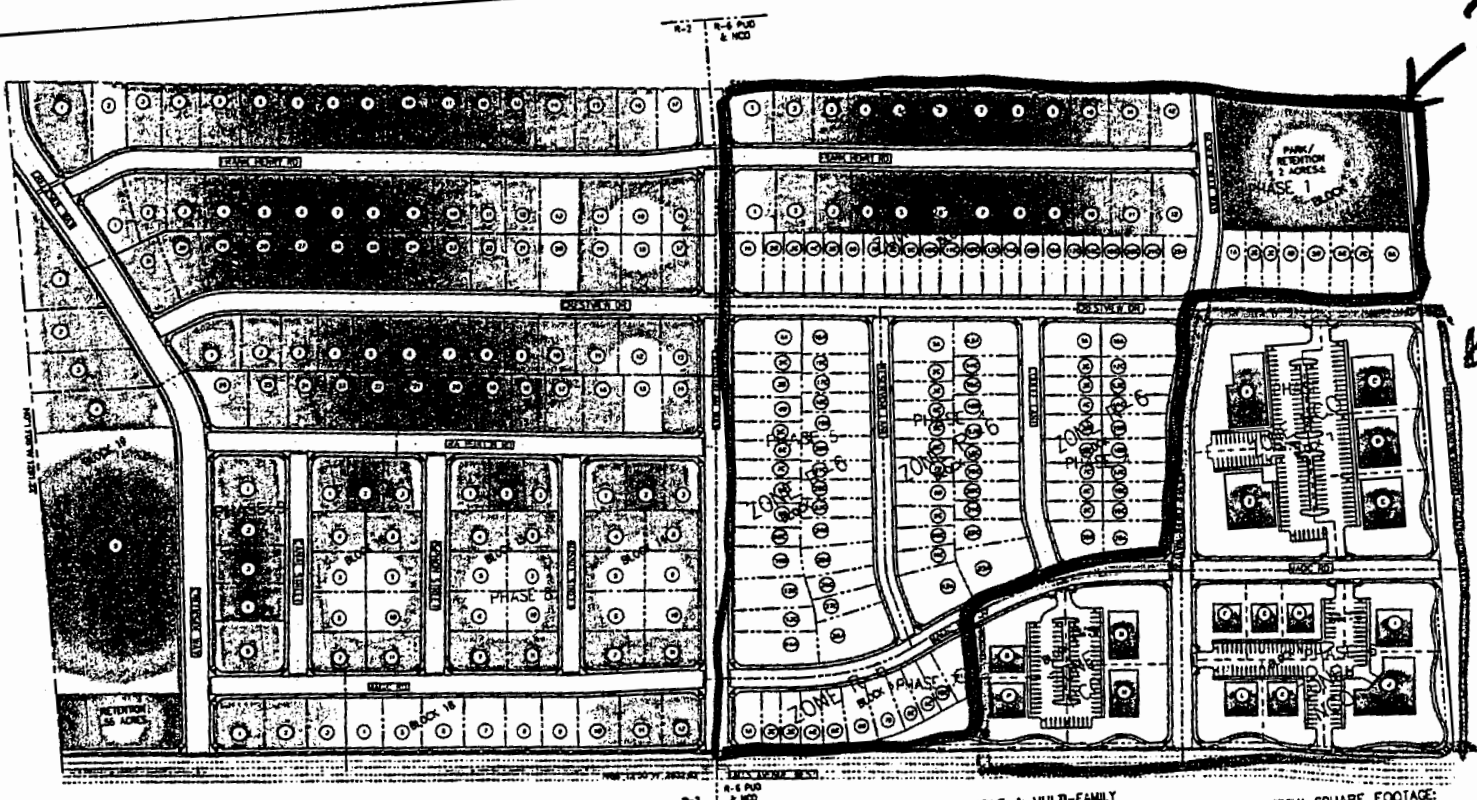


Aerial Map
Perrine Point PUD Subdivision – Greenridge Development, LLC
Consideration of Preliminary Plat for Perrine Point Subdivision



Street Connectivity
Perrine Point PUD Subdivision – Greenridge Development, LLC
Consideration of Preliminary Plat for Perrine Point Subdivision

G:\workarea\PLANNING & ZONING\Agenda 2007\02-13-2007\Staff Reports\PRE-PLAT IB-1 PERRINE POINT 02-13-07\IB-1 Perrine Point
 Subdivision-rvc-scott 02-12-2007.doc



SINGLE FAMILY AREA (R-2 ZONE)
 (NOT IN PUD AREA)

10,000 FT ² =	8
7,000 FT ² =	24
747 WIDE LOTS =	46
TOTAL LOTS =	128

PUD CALCULATIONS SINGLE & MULTI-FAMILY NEIGHBORHOOD (R-5 PUD)

BLOCK	A-LOTS	B-LOTS	C-LOTS	SINGLE FAMILY
1	1	1	1	1
2	1	1	1	1
3	1	1	1	1
4	1	1	1	1
5	1	1	1	1
6	1	1	1	1
7	1	1	1	1
8	1	1	1	1
9	1	1	1	1
10	1	1	1	1
TOTAL	10	10	10	10

1.36 PUD RESIDENTIAL LOTS TOTAL

TOWNHOMES - A LOTS	5,500 R ² = 18	99,000 R ²
TOWNHOMES - B LOTS	4,500 R ² = 26	117,000 R ²
TOWNHOMES - C LOTS	3,500 R ² = 68	238,000 R ²
SINGLE FAMILY	7,000 R ² = 24	168,000 R ²
TOTAL		622,000 R²

NCO COMMERCIAL SQUARE FOOTAGE (R-5, NCO, PUD)

BLOCK	BUILDING	LOTS
BLOCK 7:	A	10,340 R ²
	B	10,000 R ²
	C	10,000 R ²
	D	10,000 R ²
BLOCK 1:	A	10,000 R ²
	B	10,000 R ²
	C	10,000 R ²
	D	10,000 R ²
BLOCK 2:	A	10,000 R ²
	B	10,000 R ²
	C	10,000 R ²
	D	10,000 R ²
TOTAL	416,503 R²	

NCO TOTAL AREA:
 487,308 R² = 11.19 ACRES

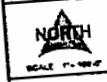
NCO AREA PARKING REQUIREMENT:
 TOTAL PARKING SPACES REQUIRED = 237
 TOTAL PARKING SPACES PROVIDED = 324
 (INCLUDES 12 HANDICAPPED SPACES)

**PERRINE POINT SUBDIVISION
 MASTER PHASING PLAN / EXHIBIT C**

Twin Falls, Idaho



1000 Main Street, Suite 100
 Twin Falls, Idaho 83401
 Phone: (208) 735-1000
 Fax: (208) 735-1001
 Email: info@thelandgroup.com



L102

PUD251

PRELIMINARY

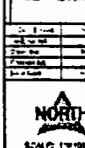

NOT FOR
SMOKING

NO. 1-10-1000
MADE IN U.S.A.
NO. 1-10-1000
NO. 1-10-1000

NO.	NAME	DATE
1	1-10-1000	1-10-1000
2	1-10-1000	1-10-1000
3	1-10-1000	1-10-1000
4	1-10-1000	1-10-1000
5	1-10-1000	1-10-1000
6	1-10-1000	1-10-1000
7	1-10-1000	1-10-1000
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9	1-10-1000	1-10-1000
10	1-10-1000	1-10-1000

THE LAND OF THE LIVING

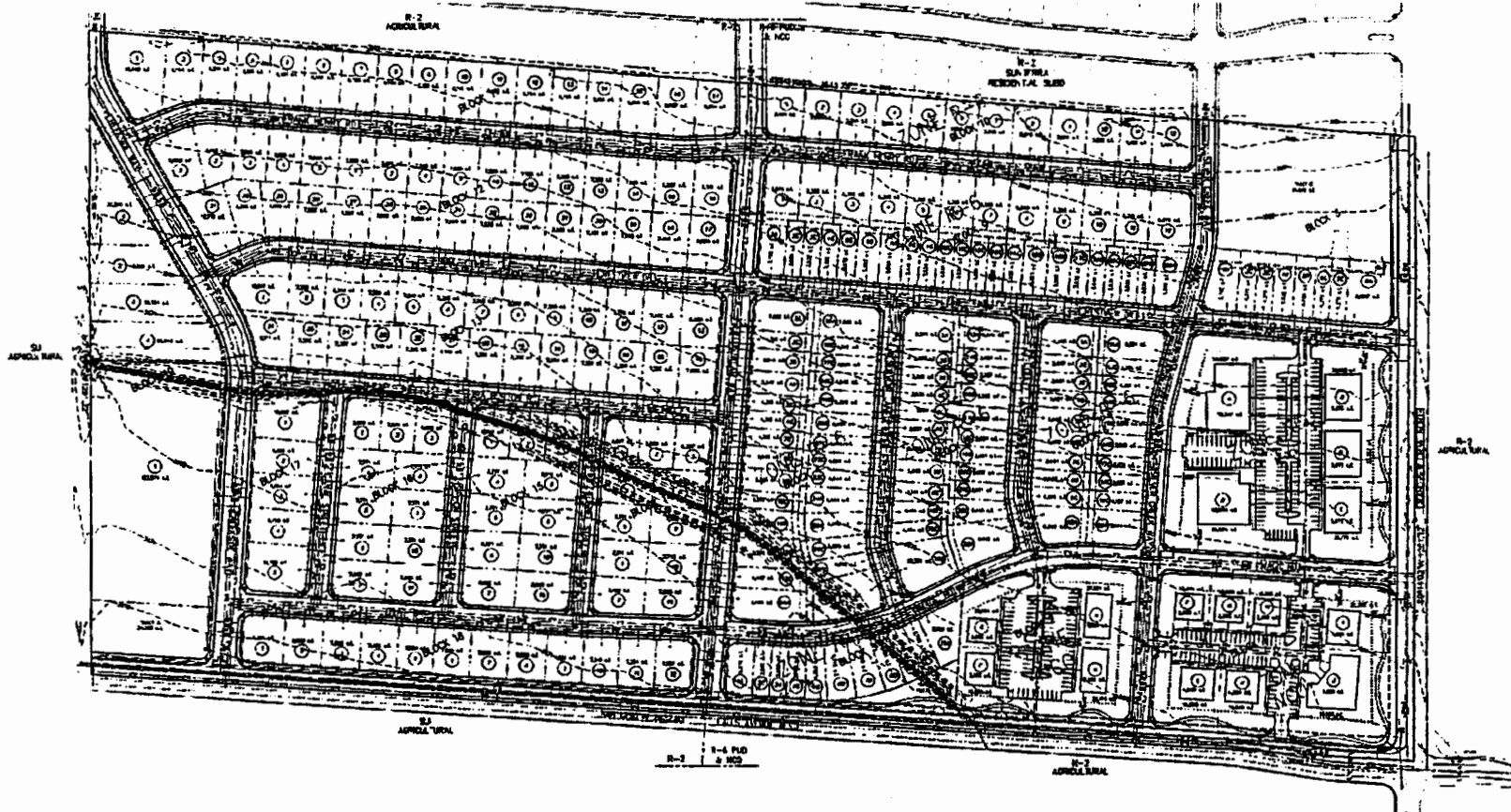
Chubb's
• Best Paper
• New Printing
• Self-Service
• A Bargain
• Quality
• Great Savings

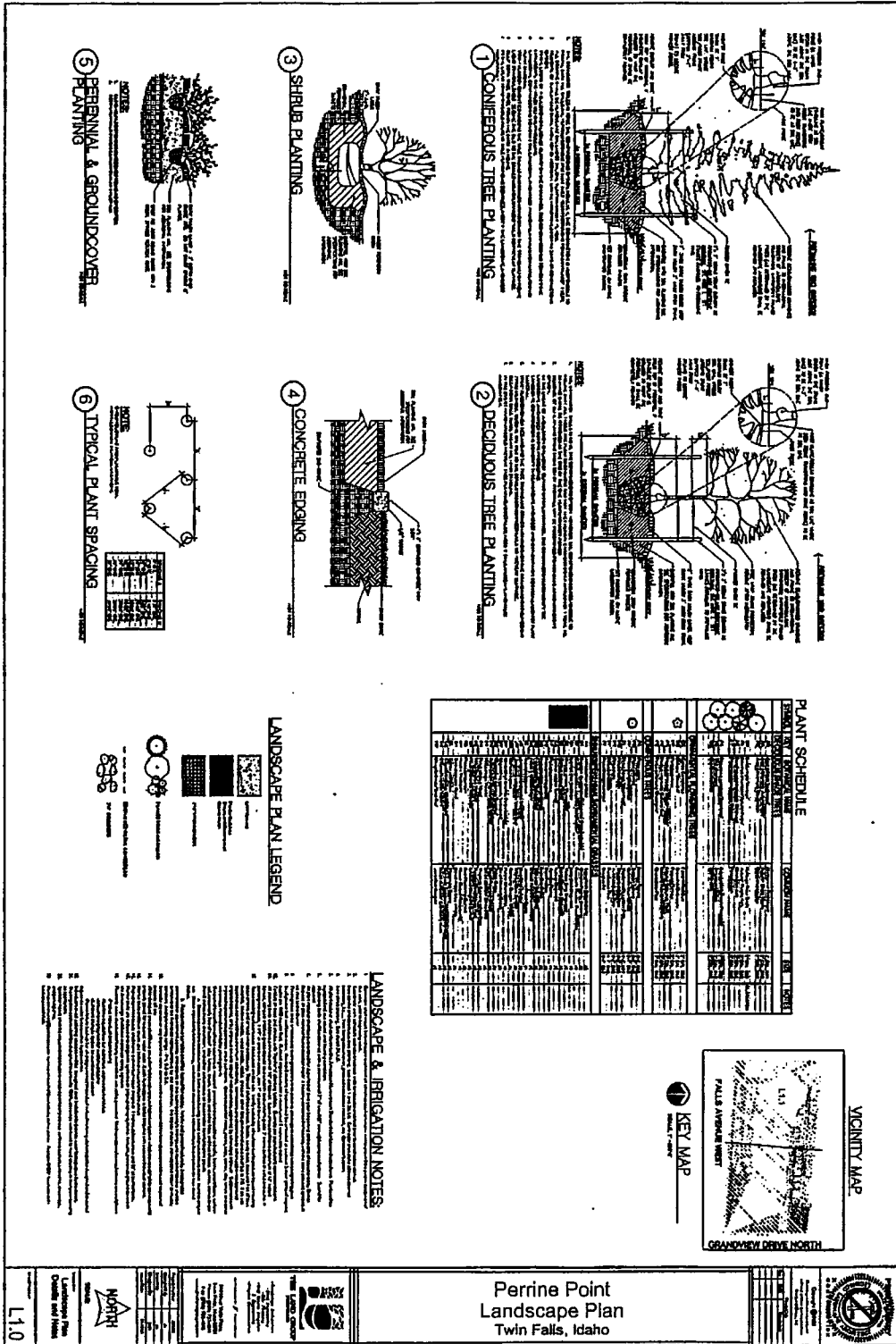


2000 2001

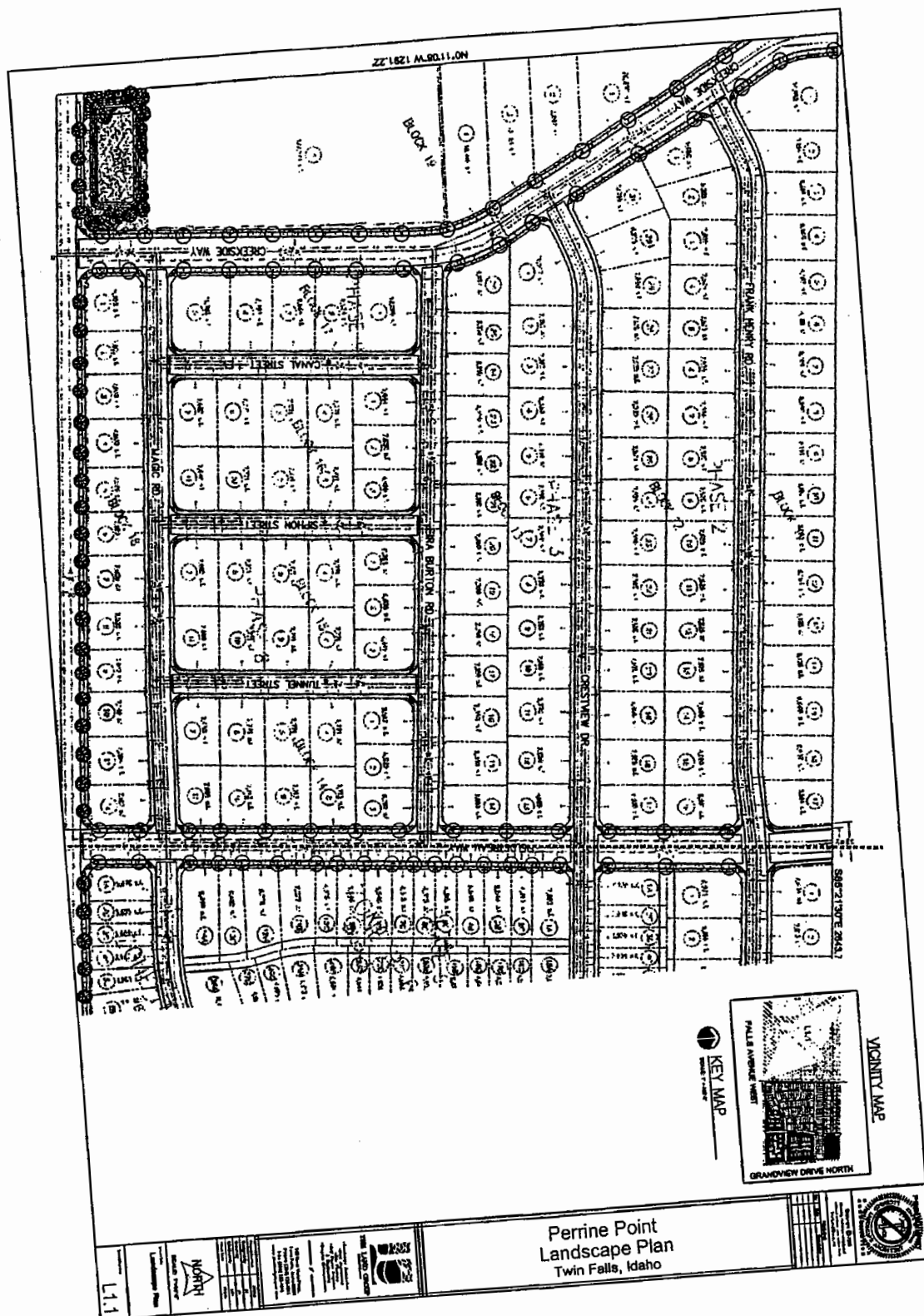
2002 2003

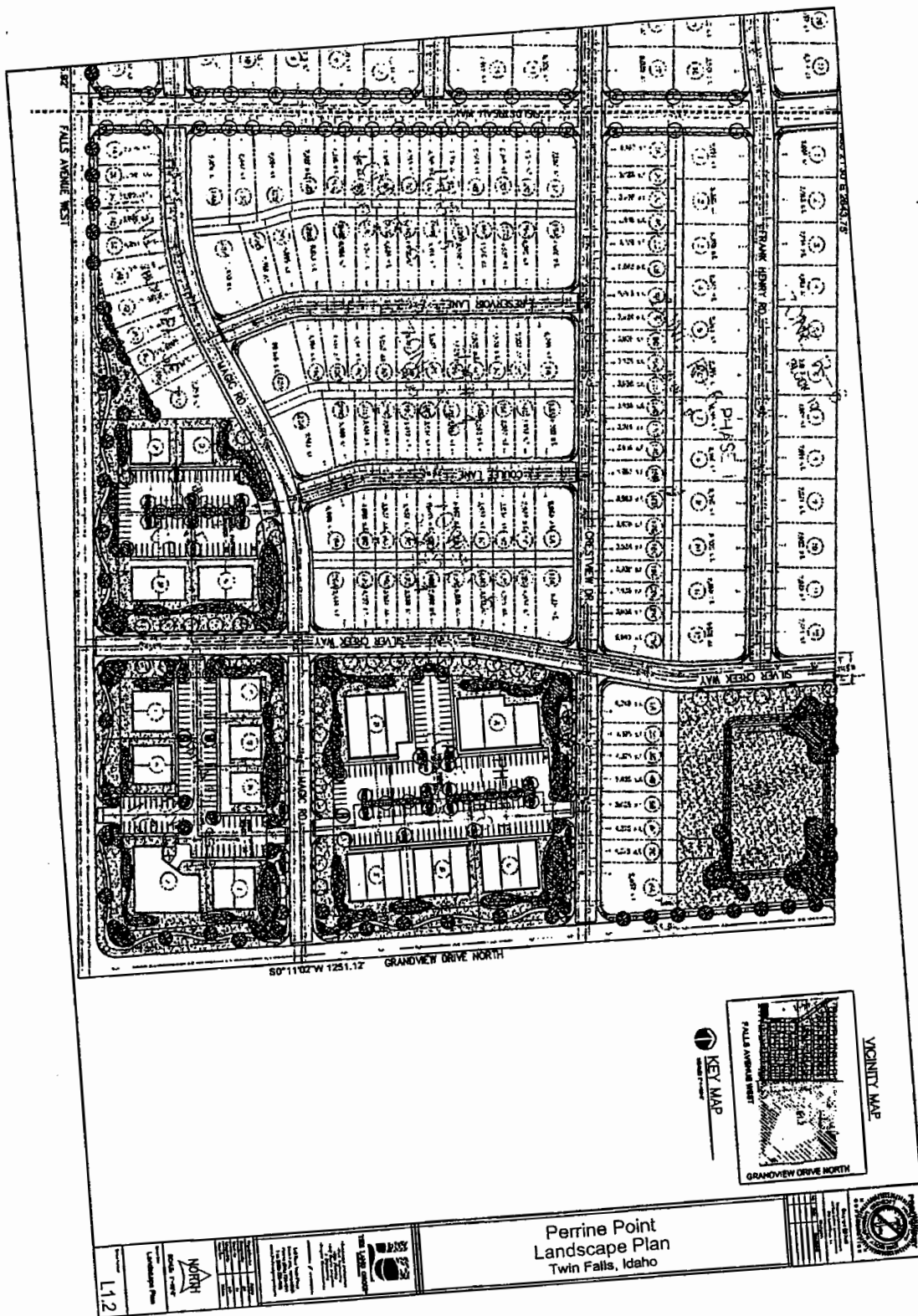
L10

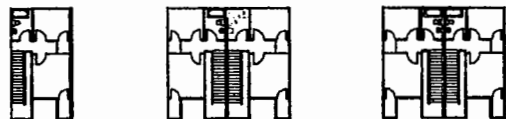




PUD251







Town Home Plan Second Level -Typical



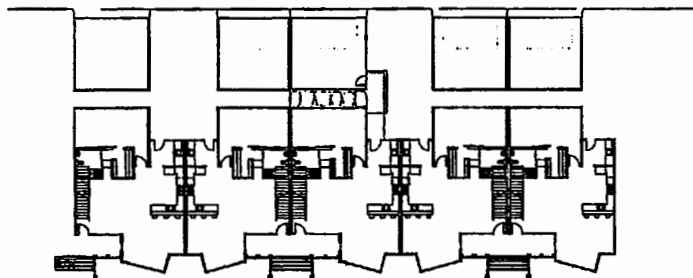
Town Home Elevation -Typical



Elevation NCO -Typical



Elevation NCO -Typical



Town Home Plan First Level -Typical



Elevation NCO -Typical



Residential Imaging -Typical for Pentine Point

EXHIBIT D: ARCHITECTURAL CHARACTER

Drawn By MLH
Checked By WLF
Date 05-28-06
CTA # TWINFPUD
Cadd File: _____



architects engineers

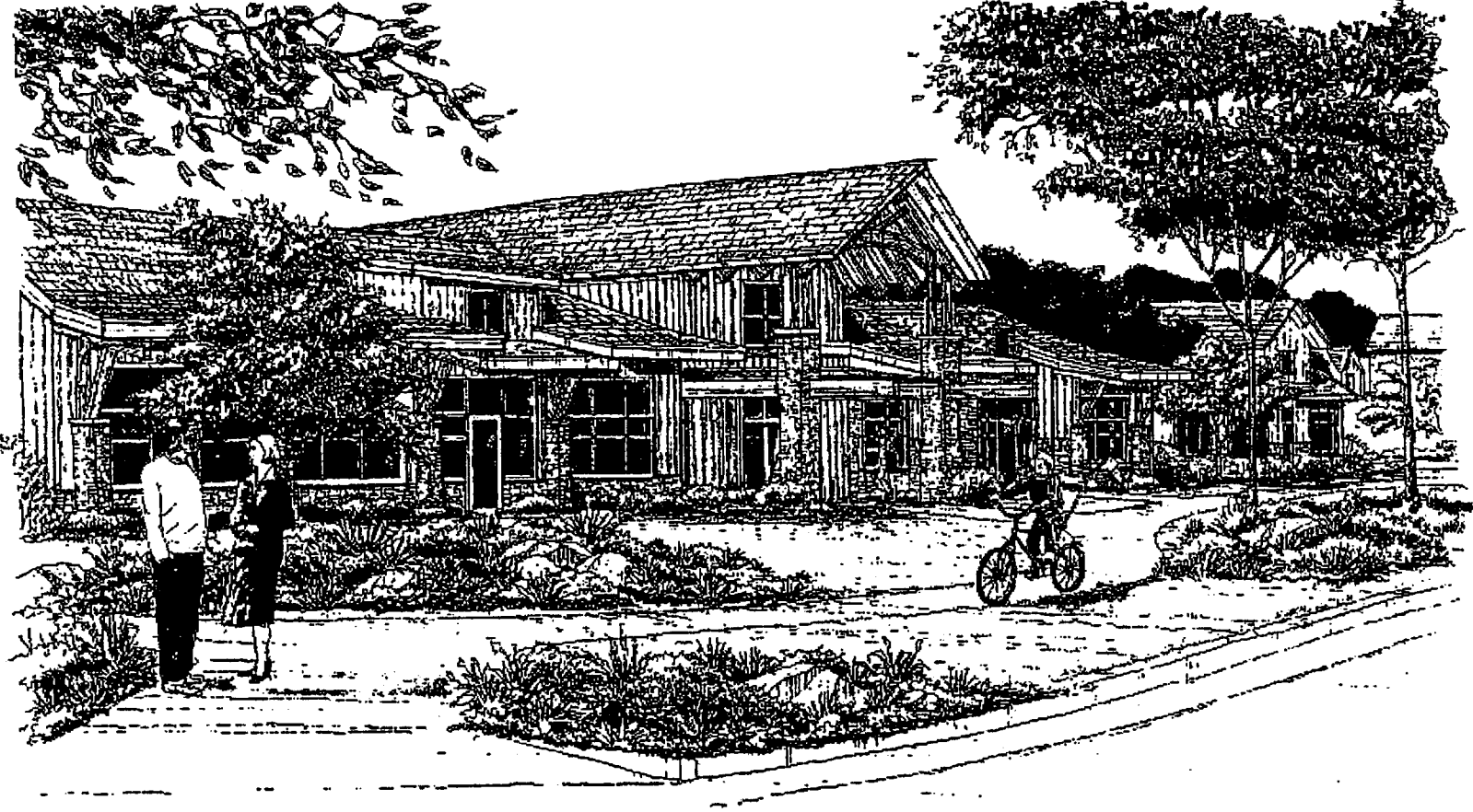
10180 S. Cottonwood Rd, Bozeman, MT 59715
(406)558-7100 Fax (406)585-3031

ADDENDUM #

SHEET#

L103

PUD251



10-4-21: NCO, NEIGHBORHOOD COMMERCIAL OVERLAY DISTRICT:

PUD 251

10-4-21.1: PURPOSE:

This Overlay District is intended to provide for limited commercial and service activities within residential zoning districts and serving the local neighborhood, and which are integrated into a residential setting. Development of this overlay is allowed only through the PUD process. (Ord. 2526, 5-20-1996)

10-4-21.2: 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. Communications and Utilities:
 - a. Underground and aboveground transmission lines.
 - b. Utility-owned buildings and structures less than twenty five (25) square feet in area and less than three feet (3') aboveground.
2. Parks:
 - a. Open space.
 - b. Private parks and playgrounds without crowd attracting facilities.
 - c. Public parks and playgrounds without crowd attracting facilities.
3. Residential:
 - a. Household units in upper floors of commercial or professional buildings.
4. Retail Trade:
 - a. Bakery.
 - b. Bookstore.
 - c. Craft shop, in conjunction with retail business.
 - d. Eating places.
 - e. Florist shop.
 - f. Food, drugs, etc.
 - g. General merchandise.
 - h. Hardware store.
 - i. Hobby and toy store.
 - j. Ice cream store.
 - k. Import store.
 - l. Laundering and dry-cleaning.
 - m. Laundromats.
 - n. Music store.
 - o. Pet shop.
 - p. Sporting goods store.
5. Services:
 - a. Beauty and barbershops.
 - b. Copy center - self-service.
 - c. Daycare services.
 - d. Duplicating and stenographic offices.
 - e. In-home daycare services.
 - f. Photography studios.

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. (Ord. 2620, 8-2-1999)

PUDZ51

- (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.
 3. **Governmental Facilities:**
 - a. Fire stations and police stations.
 - b. Governmental office buildings.
 - c. Water treatment plants.
 4. **Medical Facilities:**
 - a. Doctors' offices.
 - b. Hospitals and clinics.
 - c. Rehabilitation services.
 5. **Miscellaneous:**
 - a. Any facility with drive-through service.
 6. **Parks:**
 - a. Park concessions.
 - b. Public parks and playgrounds with crowd attracting facilities.
 7. **Public Assembly:**
 - a. Auditoriums.
 - b. Religious facilities.
 - c. Schools - private, single purpose.
 - d. Schools - private, vocational and/or academic.
 - e. Schools - public.
 - f. Theaters - indoor.
 8. **Retail Trade:**
 - a. Alcoholic beverages, when consumed on the premises where sold.
 - b. Apparel and accessories.
 - c. Car wash facilities.
 - d. Commercial greenhouses.
 - e. Farm and garden supplies.
 - f. Gasoline service stations.
 - g. Taxidermy studio. (Ord. 2526, 5-20-1996)

(B) Special Uses: cont.

PUD251

9. Services:

- a. Advertising.
- b. Apparel repair and alteration.
- c. Dog grooming and/or kennels.
- d. Employment agency.
- e. Finance and investment offices.
- f. Insurance and related business.
- g. Professional organizations.
- h. Professional services.
- i. Real estate and related business.
- j. Tattoo parlors or dermagraphic studios approved by the South Central District Health Department or other State regulatory agency.
- k. Welfare and charitable facilities. (Ord. 2550, 6-2-1997)

10. Sports Facilities:

- a. Indoor recreation facility.
- b. Miniature golf courses.
- c. Outdoor, public and commercial ice and roller skating facilities.
- d. Outdoor, public and commercial swimming pools.
- e. Outdoor, public and commercial tennis courts.

11. Transportation:

- a. Bus facilities, including pickup shelters.
- b. Taxicab office.

(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.

10-4-21.3: PROPERTY DEVELOPMENT STANDARDS:

The following property development standards shall apply to all land and buildings in the NCO District:

(A) District Size and Spacing: An NCO District shall not be less than five (5) acres nor more than twenty (20) acres. Only one overlay is allowed in each area generally described on the Comprehensive Plan Map as a Neighborhood Commercial Center.

(B) Lot Area:

1. Nonresidential uses shall provide a lot area of sufficient size to provide for the building, required setbacks, off-street parking and landscaping.
2. Residential uses shall provide the lot area required by the underlying residential zone.

(C) Lot Occupancy:

1. Nonresidential Uses: No requirement.
2. Residential Uses: Same as the underlying district.

(D) Building Height:

1. Nonresidential Uses: No building shall exceed twenty five feet (25') in height.
2. Residential Uses: Same as the underlying district.

10-4-21.3: PROPERTY DEVELOPMENT STANDARDS: cont.

(E) Yards:

1. Nonresidential Uses: Same as the underlying district, except buildings exceeding three thousand (3,000) square feet shall have a yard of fifty feet (50') from the property line on street frontages.
2. Residential Uses: Same as the underlying district.

(F) Access: All lots shall have vehicular access on a dedicated improved public street with a fifty foot (50') minimum right of way unless a secondary means of permanent vehicular access has been approved on the subdivision plat.

(G) Landscaping:

1. Nonresidential uses shall have, as a minimum, twenty percent (20%) of the site landscaped.
 - a. Parking rows shall be separated by landscaping of at least five feet (5') in width for the entire length of the parking rows except for walkways.
 - b. Landscaping of thirty feet (30') in depth behind the sidewalk or property line should be provided surrounding the project. Such landscaping shall have fifty percent (50%) of the area bermed to a height of three feet (3').
2. Residential Uses: Same as the underlying district.

(H) Off-Street Parking:

1. All uses shall comply with the provisions of Chapter 10 of this Title.

(I) Signs:

1. Nonresidential Uses: Signing shall be limited to:
 - a. One freestanding monument sign which shall not exceed fifty (50) square feet for each street frontage included in the NCO District. Signs utilizing indirect lighting may be lighted from six o'clock (6:00) A.M. to eleven o'clock (11:00) P.M.
 - b. One flush wall-mounted sign per business, not to exceed one square foot of signing for each foot of width of the wall upon which the sign is to be placed, but not to exceed one hundred fifty (150) square feet. Signs utilizing internal illumination may be lighted from six o'clock (6:00) A.M. to eleven o'clock (11:00) P.M.
 - c. No other external advertising devices allowed, i.e., banners, pennants, etc.
2. Residential Uses: Same as the underlying district.

(J) Walls, Fences And Landscaping: Same as the underlying district.

(K) Additional Requirements:

1. Nonresidential Uses: The following additional requirements shall also be met:
 - a. All buildings shall be of a residential architectural style with gable or hip roof with a minimum 3/12 pitch and twelve inch (12") eave.
 - b. Hours of store operation within the NCO District shall be between the hours of six o'clock (6:00) A.M. to eleven o'clock (11:00) P.M.
 - c. Single occupancy buildings not to exceed twenty five thousand (25,000) square feet.
 - d. No exterior display of merchandise/goods (or storage).
 - e. Totally enclosed refuse containers.
 - f. Additional requirements as may be determined by the City Council through the PUD process.
2. Residential Uses: Same as the underlying district. (Ord. 2526, 5-20-1996)

ZONE = R-6 (SEE 10-4-6)
 MAIN BUILDING SETBACKS:
 FRONT - 20'
 REAR - 15'
 SIDE - 5'
 65' FROM CENTERLINE OF
 GRANDVIEW, REDUCED FROM
 80' PER CODE 10-7-6-C

ZONE = R-6
 DETACHED BUILDING SETBACKS:
 FRONT - 20'
 REAR - 3'
 SIDE - 3'
 10' MINIMUM SEPARATION FROM MAIN
 BUILDINGS

GARAGES CAN BE ATTACHED PER CODE 10-7-5 PER MITCH
 HUMBLE BUT THE PUD AGREEMENT NEEDS TO HAVE A SECTION
 THAT CLARIFIES THAT GARAGES WILL BE ATTACHED PER THE CITY
 CODE, BUILDING CODE AND FIRE SEPARATION REQUIREMENTS.

BUILDING ENVELOPE
 PER CITY CODE 10-4-6, THIS
 DISTANCE MAY NEED TO BE
 LARGER FOR FIRE & BUILDING
 CODES—CHECK WITH ARCHITECT

THIS IS THE TOWNHOME
 THAT I WOULD BUILD AS
 A MODEL

PERRINE POINT PLAN VIEW



N

P00251

W DR.

2-6

Rec 3-12-08

Sheet Index

SHEET 1	SUBDIVISION BOUNDARY AND COVER SHEET
SHEET 2	BLOCK 1 & BLOCK 2
SHEET 3	BLOCK 3 & BLOCK 4
SHEET 4	BLOCK 5, BLOCK 6 & BLOCK 7
SHEET 5	BLOCK 8 & BLOCK 9
SHEET 6	BLOCK 10 & BLOCK 11
SHEET 7	BLOCK 12, BLOCK 13 & BLOCK 14
SHEET 8	BLOCK 15 & BLOCK 16
SHEET 9	BLOCK 17 & BLOCK 18
SHEET 10	CURVE AND LINE TABLES
SHEET 11	BLOCK 1 & 2 EASEMENTS
SHEET 12	BLOCK 3 & 4 EASEMENTS
SHEET 13	OWNER'S CERTIFICATE AND NOTES SIGNATURE SHEET

Plat Showing PERRINE POINT SUBDIVISION

Situated in the South 1/2 of the Southeast 1/4 of Section 6,
Township 10 South, Range 17 East, B.M., City of Twin Falls,
Twin Falls County, Idaho
2008

FOUND BRASS CAP
EAST 1/4 CORNER OF SECTION 6
C.P. & F. NO. 856047

200 100 0 200 400 600
SCALE IN FEET

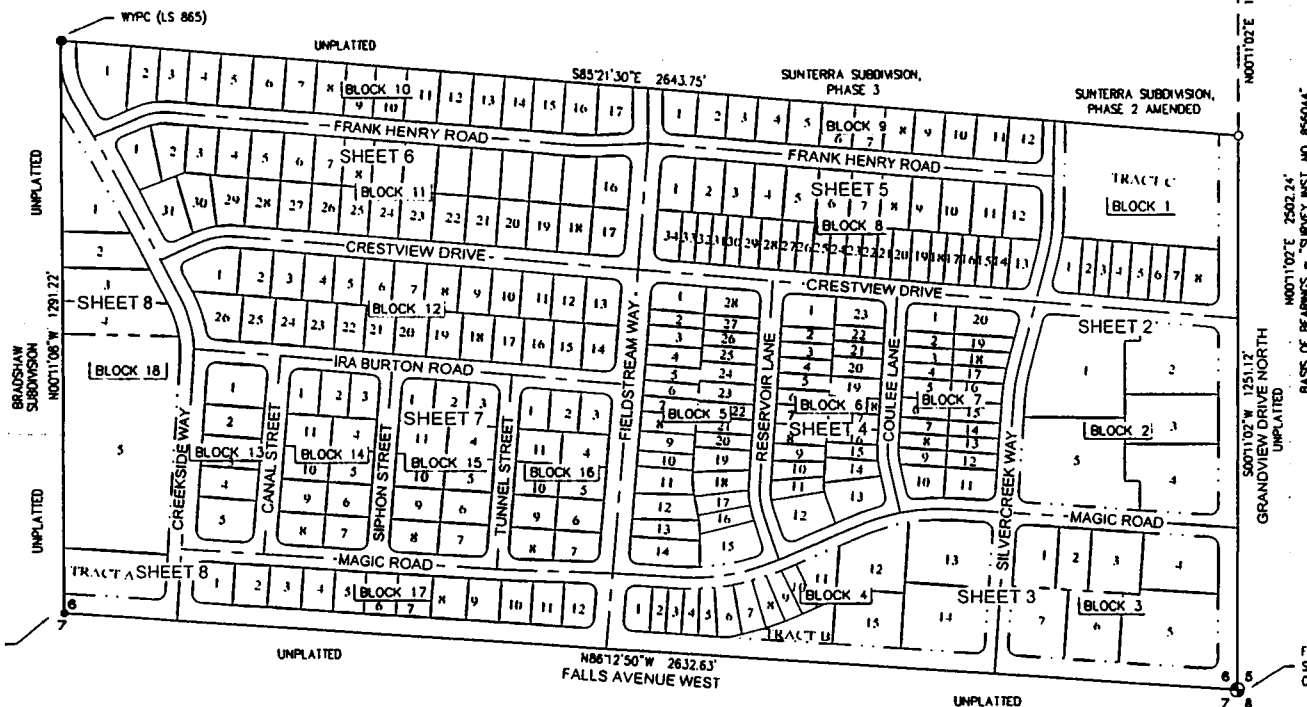
Legend

- CALCULATED POINT
- FOUND BRASS CAP
- FOUND 1/2" STEEL PIN
- FOUND 5/8" STEEL PIN AS NOTED
- SET 5/8" X 30" STEEL PIN WYPC MARKED "HWE 5617"
- SET 1/2" X 24" STEEL PIN WYPC MARKED "HWE 5617"
- 1 LOT NUMBER

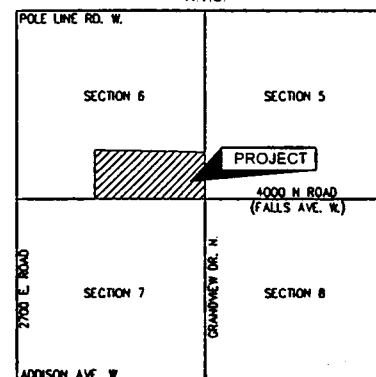
BLOCK 1 BLOCK NUMBER

WYPC WITH YELLOW PLASTIC CAP

- SUBDIVISION BOUNDARY
- SECTION LINE
- CENTERLINE OF STREET
- INTERIOR LOT LINE
- UTILITY EASEMENT LINE
- SIDEWALK & UTILITY EASEMENT LINE
- INGRESS, EGRESS, UTILITY, DRAINAGE, & EMERGENCY VEHICLE ACCESS EASEMENT
- IRRIGATION, UTILITY AND DRAINAGE EASEMENT LINE
- DEDICATED RIGHT-OF-WAY LINE



VICINITY MAP N.T.S.



Health Certificate

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING, OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

REHS, SOUTH CENTRAL PUBLIC HEALTH DISTRICT

DATE

References

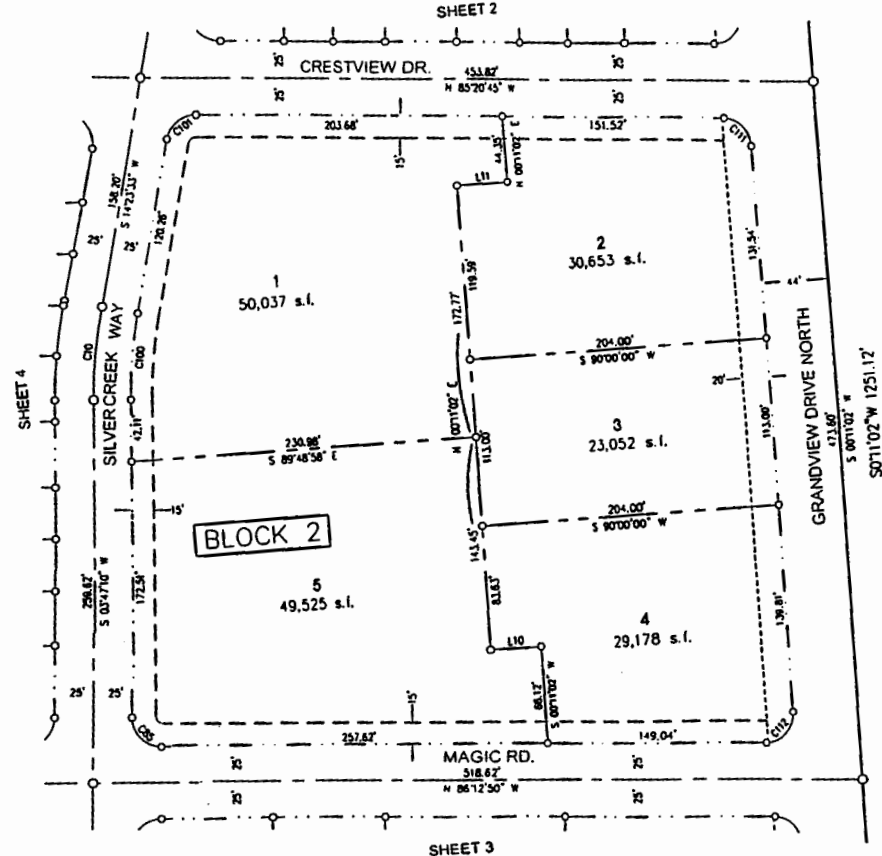
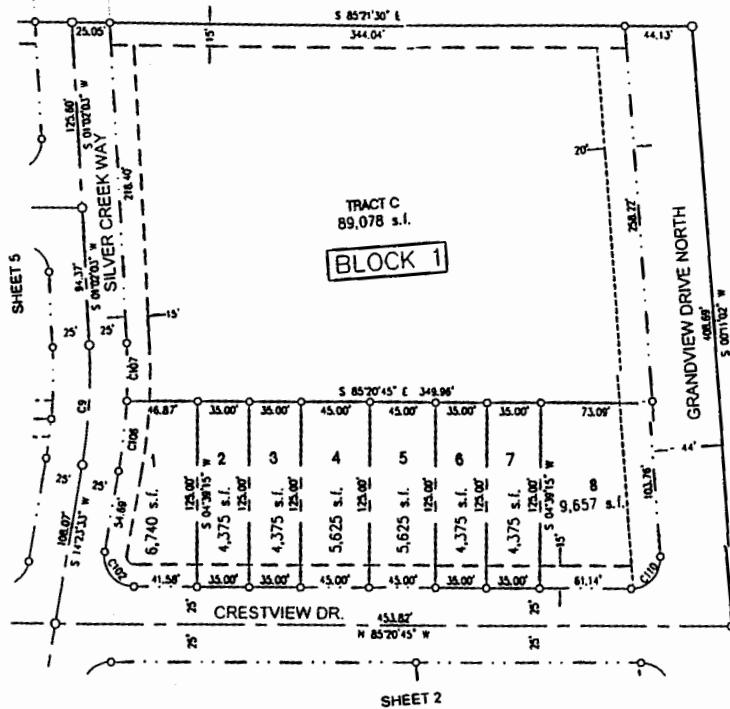
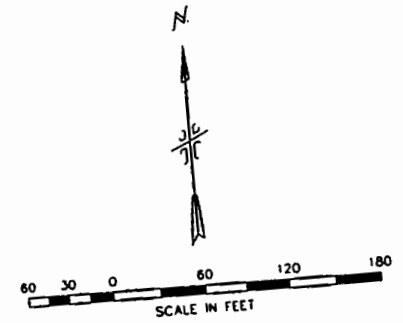
1. QUITCLAIM DEED INST. #2006-019981, RECORDS OF TWIN FALLS COUNTY, IDAHO.
2. RECORD OF SURVEY INST. #856044, RECORDS OF TWIN FALLS COUNTY, IDAHO.
3. PLAT OF SUNTERRIA SUBDIVISION, PHASE 2 AMENDED, RECORDS OF TWIN FALLS COUNTY, IDAHO.
4. PLAT OF SUNTERRIA SUBDIVISION, PHASE 3, RECORDS OF TWIN FALLS COUNTY, IDAHO.
5. PLAT OF BRADSHAW SUBDIVISION, RECORDS OF TWIN FALLS COUNTY, IDAHO.

Owner/Developer

GREENROCK DEVELOPMENT, LLC
14510 BIG BASIN WAY #240
SARATOGA, CALIFORNIA, 95070
PHONE: (408) 872-1240



Plat Showing
PERRINE POINT SUBDIVISION
 Situated in the South 1/2 of the Southeast 1/4 of Section 6,
 Township 10 South, Range 17 East, BM, City of Twin Falls,
 Twin Falls County, Idaho
 2008



Owner/Developer
 GREENRIDGE DEVELOPMENT, LLC
 14510 BIG BASIN WAY #240
 SARATOGA, CALIFORNIA, 95070
 PHONE: (408) 872-1240

**SEE SHEET 10 FOR INGRESS, EGRESS,
 UTILITY, DRAINAGE & EMERGENCY VEHICLE
 ACCESS EASEMENT INFORMATION AND
 SIDEWALK EASEMENTS
 **MATCHLINES ARE CENTERLINE OF STREETS
 **SEE SHEET 9 OF 13 FOR CURVE AND
 LINE TABLES

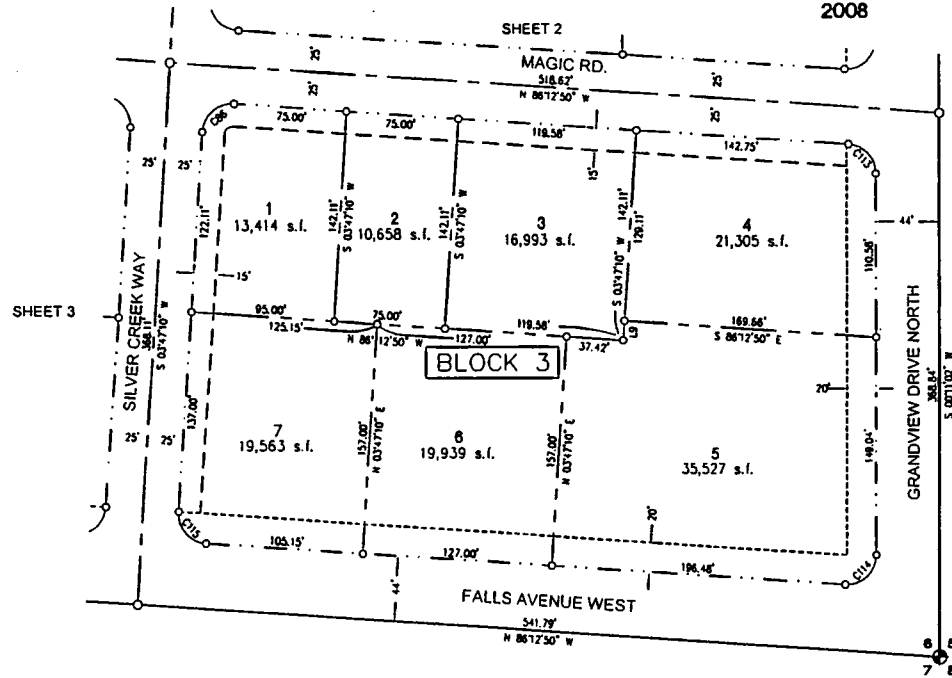
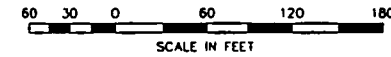
THE LAND GROUP, INC.
 • Land Surveying
 • Civil Engineering
 • Site Planning
 • Landscape Architecture
 • Environmental Engineering
 • Geotechnical Engineering

14500 Big Basin Way, Suite 240
 Saratoga, CA 95070
 Phone: (408) 872-1240
 Fax: (408) 872-1241
 www.thelandgroup.com

200251

rec 3-12-08

Plat Showing
PERRINE POINT SUBDIVISION
 Situated in the South 1/2 of the Southeast 1/4 of Section 6,
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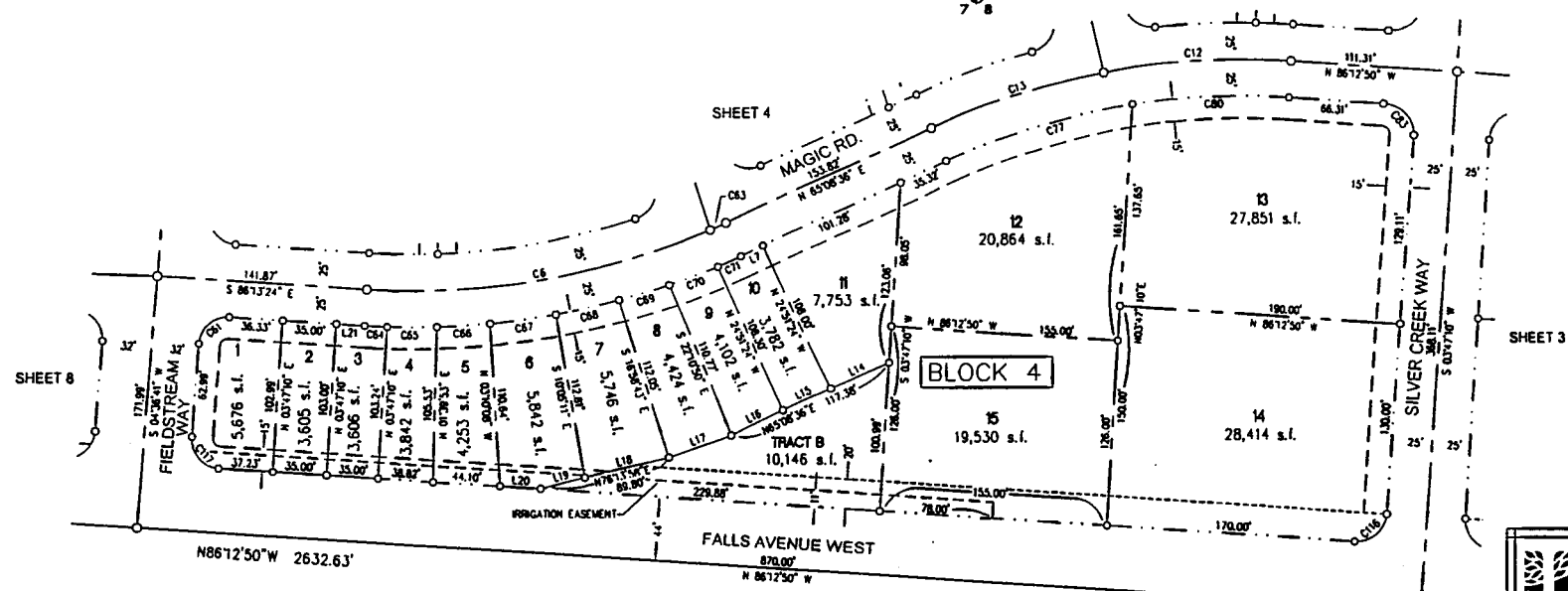


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 14510 BIG BASIN WAY #240
 SARATOGA, CALIFORNIA, 95070
 PHONE: (408) 872-1240



THE LAND GROUP, INC.

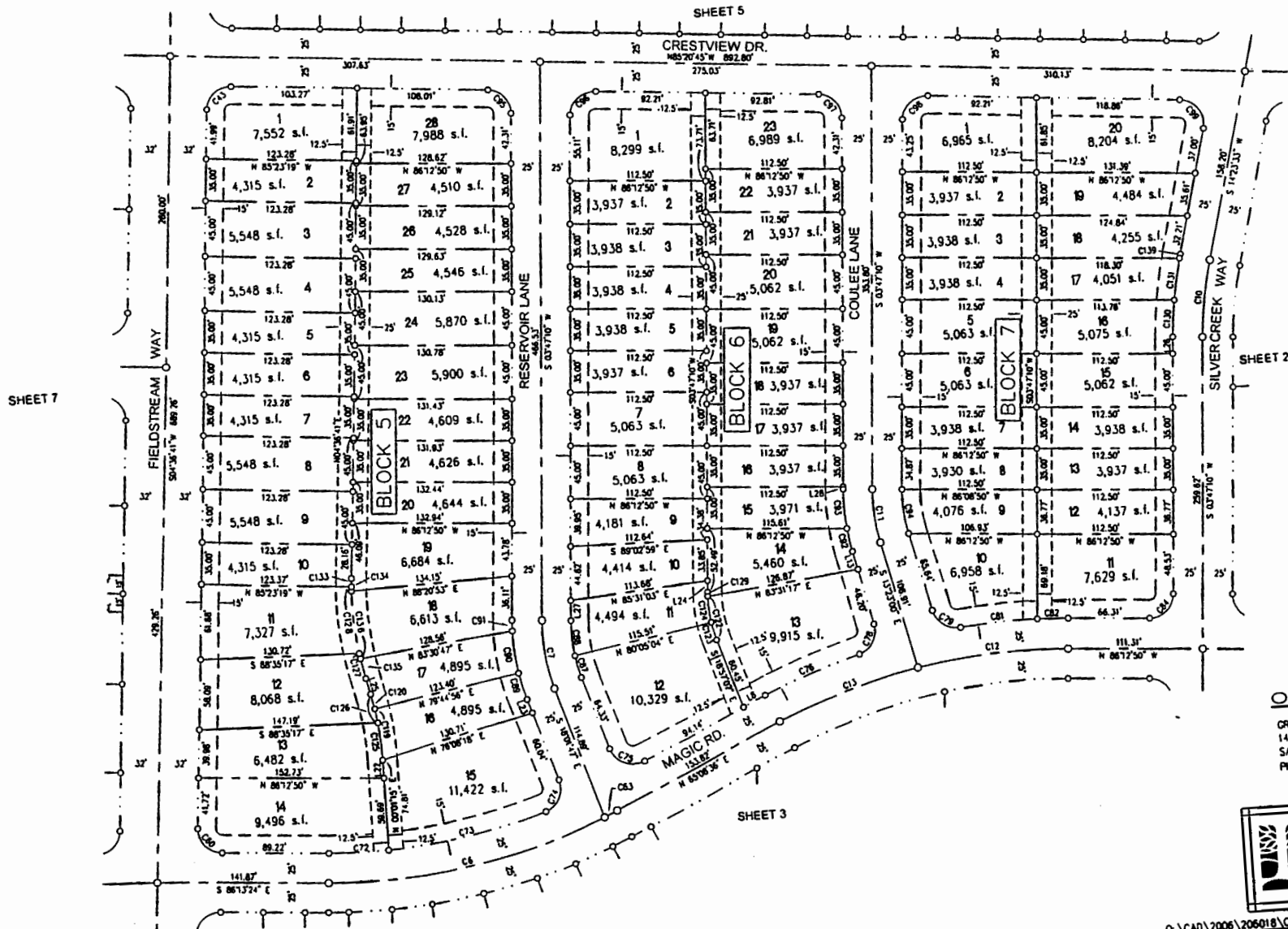
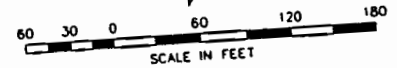
• Land Surveying
 • Civil Engineering
 • Site Planning
 • Landscape Architecture
 • Land Use Planning
 • Engineering

200 River Valley Park
 Suite 200
 Boise, Idaho 83702
 Phone: (208) 333-1100
 Fax: (208) 333-1101
 www.thelandgroup.com

PUD251

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PERRINE POINT SUBDIVISION
 Situated in the South 1/2 of the Southeast 1/4 of Section 6,
 Township 10 South, Range 17 East, B.M., City of Twin Falls,
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 2008

***MATCHLINES ARE CENTERLINE OF STREETS
 ***SEE SHEET 9 OF 13 FOR CURVE AND
 LINE TABLES



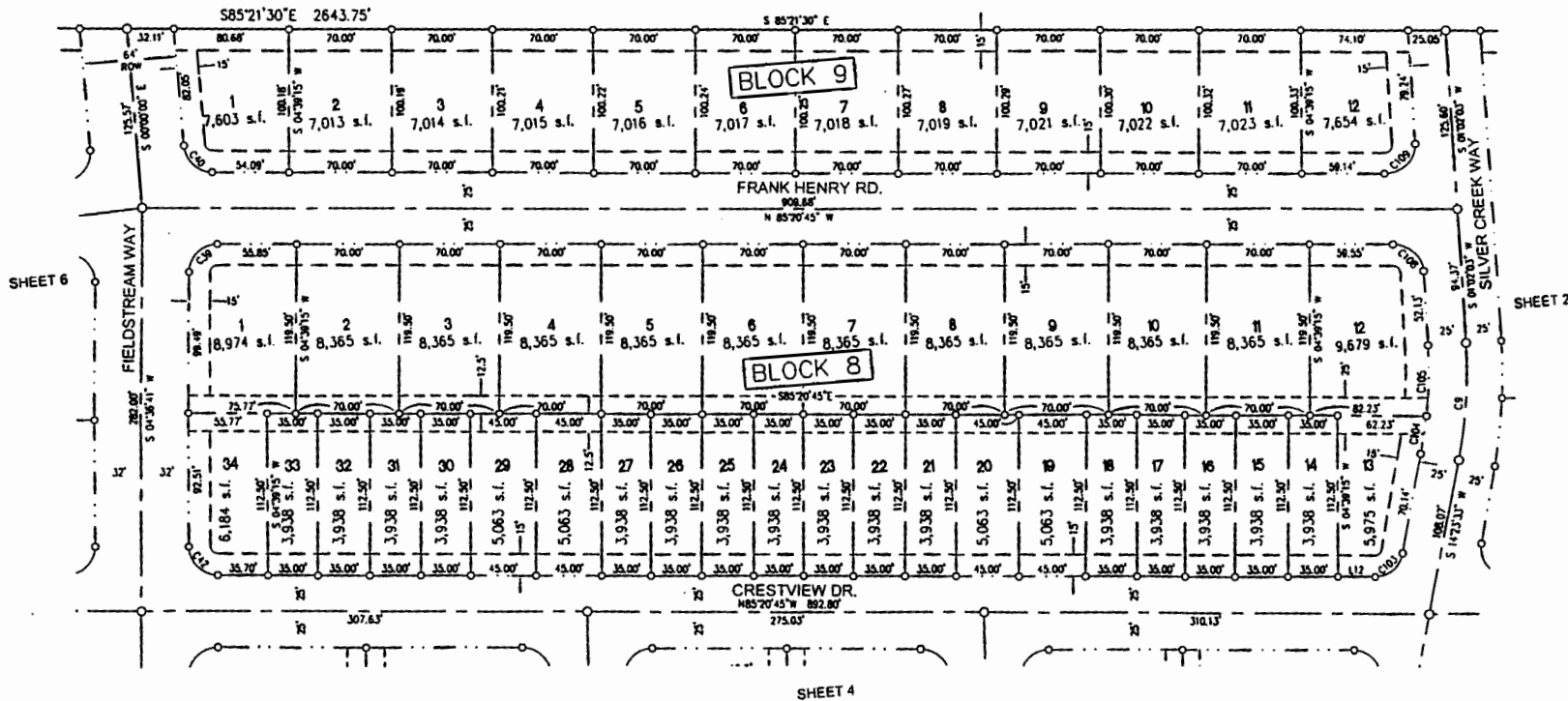
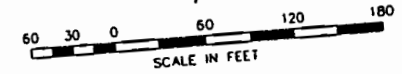
Owner/Developer

GREENRIDGE DEVELOPMENT, LLC
 14510 BIG BASH WAY #240
 SARATOGA, CALIFORNIA, 95070
 PHONE: (408) 672-1240



**Plat Showing
PERRINE POINT SUBDIVISION**
Sited in the South 1/2 of the Southeast 1/4 of Section 6,
Township 10 South, Range 17 East, B.M., City of Twin Falls,
Twin Falls County, Idaho
2008

**MATCHLINES ARE CENTERLINE OF STREETS
**SEE SHEET 9 OF 13 FOR CURVE AND
LINE TABLES



PUD251

Owner/Developer

GREENRIDGE DEVELOPMENT, LLC
14510 BIG BASIN WAY #240
SARATOGA, CALIFORNIA, 95070
PHONE: (408) 872-1240



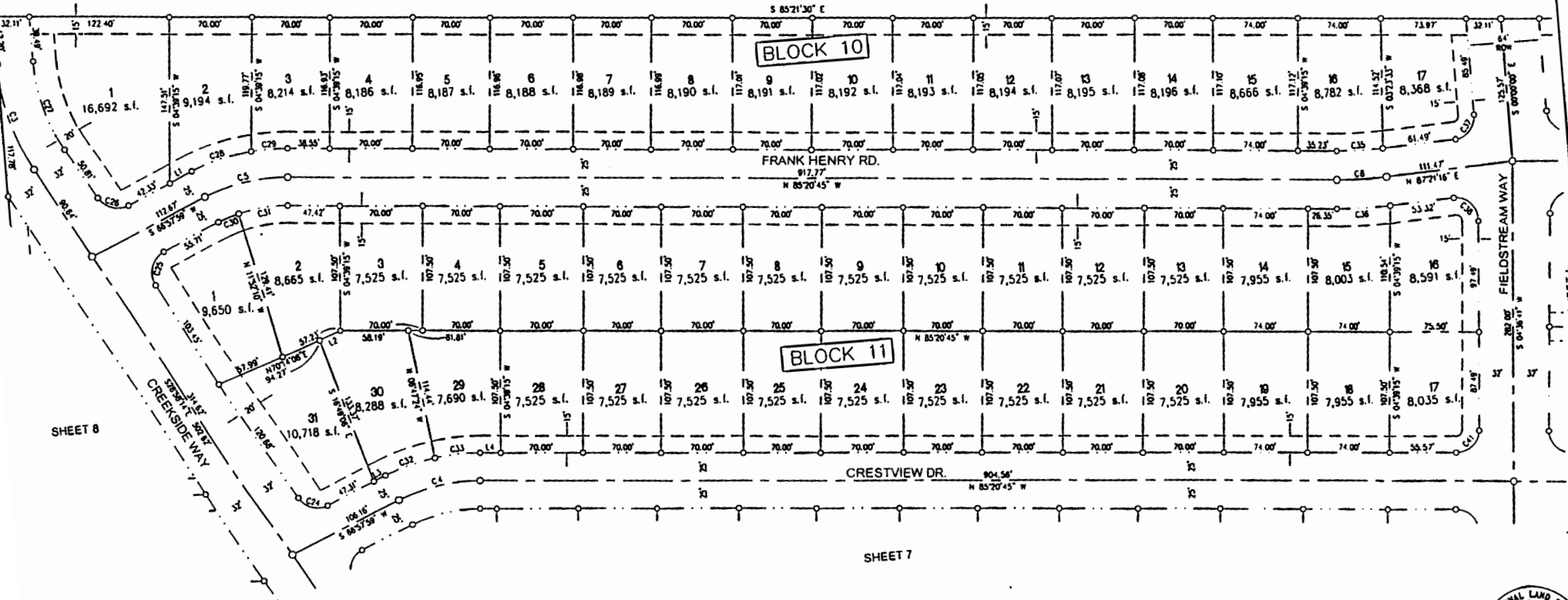
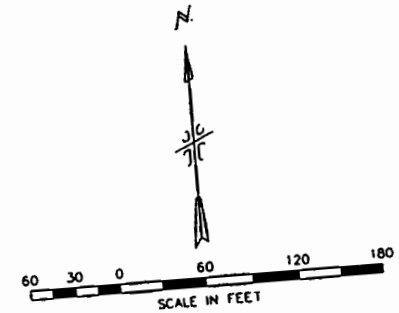
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Owner/Developer

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 SARATOGA, CALIFORNIA, 95070
 PHONE: (408) 872-1240

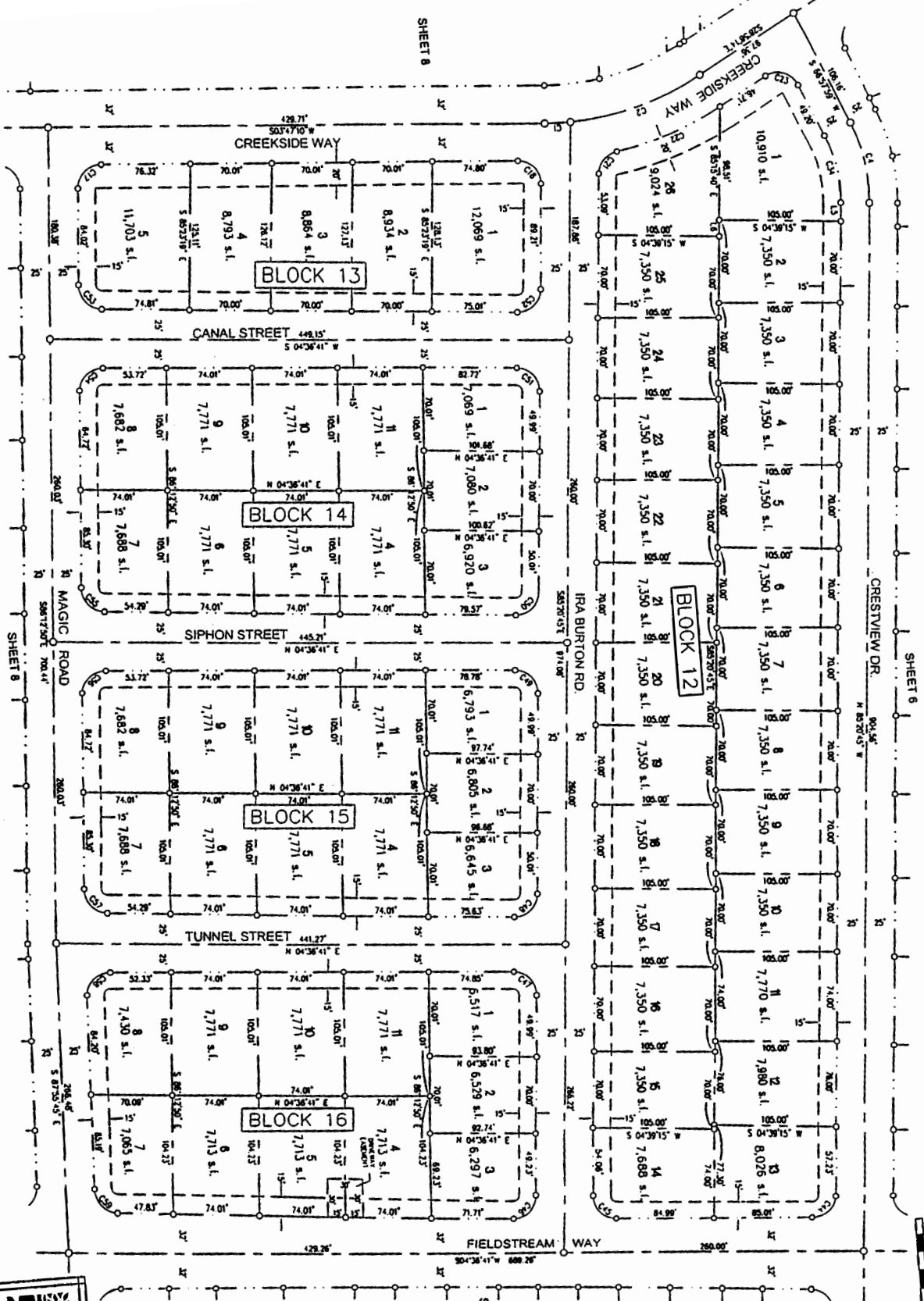
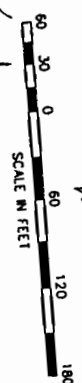


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Owner/Developer
 ORIENTADO DEVELOPMENT, LLC
 14310 BE BUSH WAY #210
 SAN ANTONIO, CALIFORNIA 95070
 PHONE: (408) 872-1210

THE LAND GROUP, INC.
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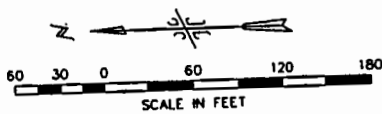
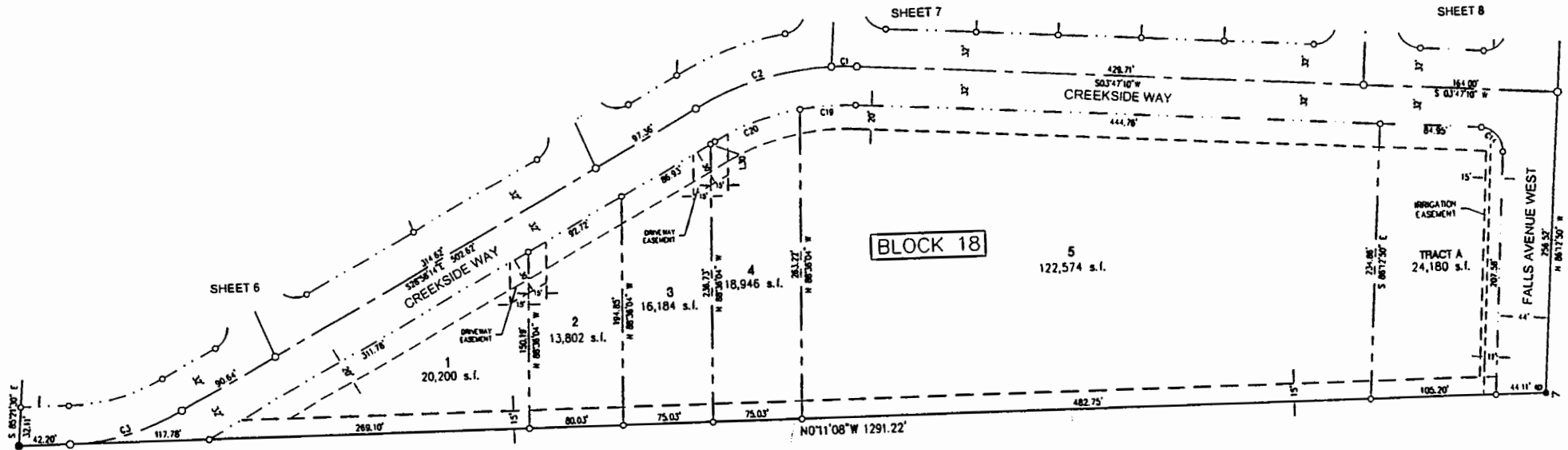
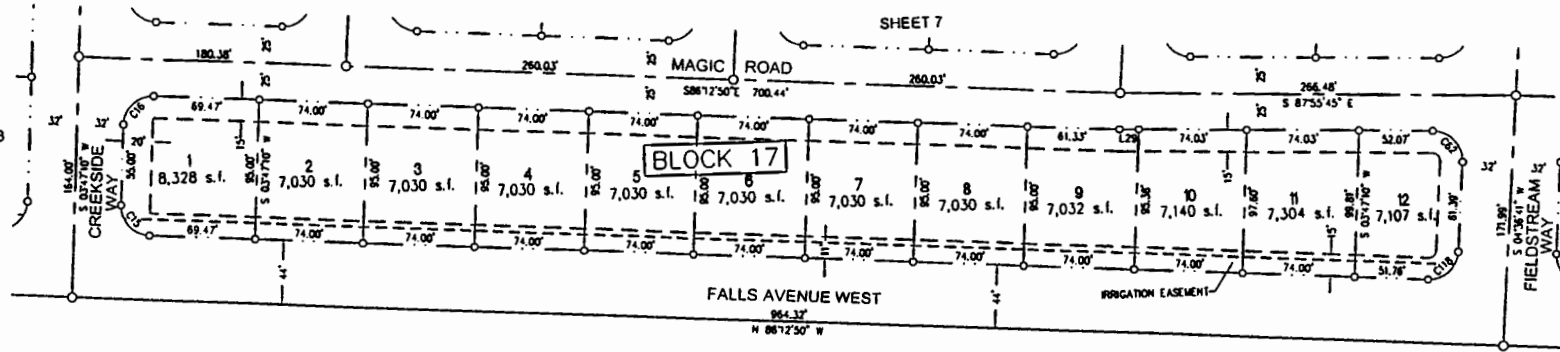
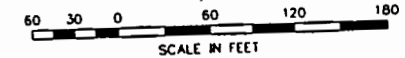
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REC 3-12-08

Plat Showing
PERRINE POINT SUBDIVISION
 Situated in the South 1/2 of the Southeast 1/4 of Section 6,
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**MATCHLINES ARE CENTERLINE OF STREETS
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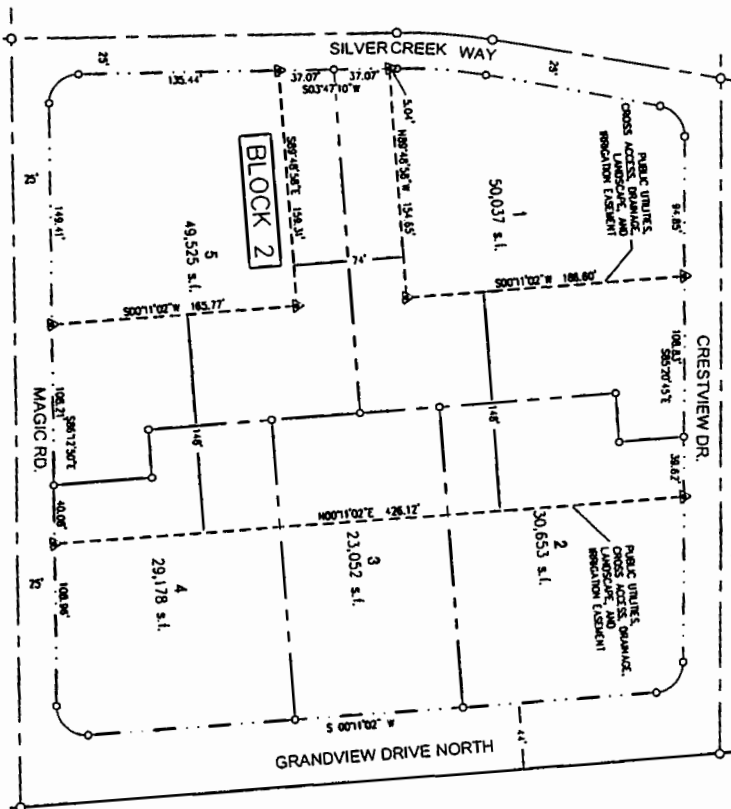
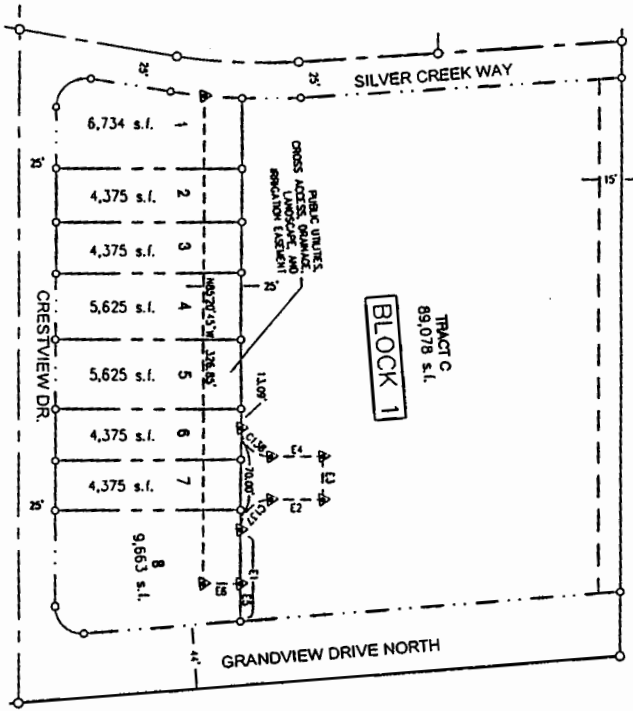
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH. BRG.	CH. DIST.
C1	22.27	250.00'	306°16'	11.14'	N01°14'02"E	22.26'
C2	120.66'	250.00'	27°39'09"	61.53'	N15°08'40"W	118.49'
C3	100.48'	200.00'	28°47'06"	51.32'	S14°34'41"E	98.43'
C4	72.49'	150.00'	27°41'16"	36.97'	S80°48'37"W	71.78'
C5	72.49'	150.00'	27°41'16"	36.97'	S80°48'37"W	71.78'
C6	237.98'	500.00'	27°16'14"	121.29'	N80°09'03"E	235.74'
C7	57.11'	150.00'	21°48'57"	28.91'	S07°07'18"E	56.77'
C8	44.59'	350.00'	71°7'59"	22.33'	S88°59'45"E	44.56'
C9	81.60'	350.00'	137°1'30"	40.89'	N07°47'48"E	81.42'
C10	64.79'	350.00'	10°36'23"	32.49'	S09°05'22"W	64.70'
C11	44.95'	150.00'	17°10'10"	22.64'	S04°47'55"E	44.78'
C12	128.80'	500.00'	14°31'49"	63.74'	S86°31'16"W	126.46'
C13	123.16'	500.00'	14°06'45"	61.89'	S72°11'59"W	122.85'
C14	31.42'	20.00'	90°00'00"	20.00'	N48°47'10"E	28.28'
C15	31.42'	20.00'	90°00'00"	20.00'	S41°12'50"E	28.28'
C16	31.42'	20.00'	90°00'00"	20.00'	S48°47'10"W	28.28'
C17	31.42'	20.00'	90°00'00"	20.00'	S41°12'50"E	28.28'
C18	31.72'	20.00'	90°32'05"	20.31'	S49°13'12"W	28.50'
C19	48.19'	218.00'	12°39'53"	24.19'	N02°32'46"W	48.09'
C20	76.45'	218.00'	20°05'31"	38.62'	N18°55'28"W	76.06'
C21	26.67'	20.00'	76°24'01"	15.74'	S47°08'45"E	24.74'
C22	98.56'	282.00'	20°01'30"	49.79'	N18°57'29"W	98.06'
C23	33.49'	20.00'	95°56'13"	22.19'	S18°59'52"W	29.71'
C24	29.34'	20.00'	84°03'47"	18.03'	S71°00'08"E	28.28'
C25	33.49'	20.00'	95°56'13"	22.19'	S18°59'52"W	29.71'
C26	29.34'	20.00'	84°03'47"	18.03'	S71°00'08"E	28.28'
C27	84.40'	168.00'	28°47'06"	43.11'	S14°34'41"E	83.52'
C28	52.94'	175.00'	17°20'00"	26.67'	S75°37'59"W	52.74'
C29	31.63'	175.00'	10°21'16"	15.86'	S89°28'37"W	31.58'
C30	18.11'	125.00'	8°18'05"	9.07'	S71°07'02"W	18.10'
C31	42.29'	125.00'	19°23'11"	21.35'	S84°57'39"W	42.09'
C32	44.07'	175.00'	14°25'38"	22.15'	S74°10'48"W	43.95'
C33	40.90'	175.00'	13°15'38"	20.34'	S88°01'28"W	40.41'
C34	60.41'	125.00'	27°41'16"	30.80'	S80°48'37"W	58.82'
C35	41.41'	325.00'	71°7'59"	20.73'	S88°59'45"E	41.38'
C36	47.78'	375.00'	71°7'59"	23.92'	S88°59'45"E	47.74'
C37	30.49'	20.00'	87°21'16"	19.16'	N43°40'38"E	27.82'
C38	33.85'	20.00'	97°15'25"	22.71'	N44°01'02"W	30.02'
C39	31.43'	20.00'	90°02'34"	20.01'	S49°37'58"W	28.29'
C40	29.29'	20.00'	89°50'31"	18.44'	S42°40'23"E	27.11'
C41	31.43'	20.00'	90°02'34"	20.01'	N49°17'58"E	28.29'
C42	31.40'	20.00'	89°57'26"	19.99'	S40°22'02"E	28.27'
C43	31.43'	20.00'	90°02'34"	20.01'	S49°37'58"W	28.29'
C44	31.40'	20.00'	89°57'26"	19.99'	N40°22'02"E	28.27'
C45	31.43'	20.00'	90°02'34"	20.01'	N49°17'58"E	28.29'
C46	31.40'	20.00'	89°57'26"	19.99'	N40°22'02"E	28.27'
C47	31.43'	20.00'	90°02'34"	20.01'	S49°37'58"W	28.29'
C48	31.40'	20.00'	89°57'26"	19.99'	N40°22'02"E	28.27'
C49	31.43'	20.00'	90°02'34"	20.01'	S49°37'58"W	28.29'
C50	31.40'	20.00'	89°57'26"	19.99'	N40°22'02"E	28.27'
C51	31.43'	20.00'	90°02'34"	20.01'	S49°37'58"W	28.29'
C52	31.40'	20.00'	89°57'26"	19.99'	N40°22'02"E	28.27'
C53	31.13'	20.00'	89°10'29"	19.71'	N49°11'56"E	28.08'
C54	31.70'	20.00'	90°49'31"	20.29'	S40°48'04"E	28.49'
C55	31.13'	20.00'	89°10'29"	19.71'	N49°11'56"E	28.08'
C56	31.70'	20.00'	90°49'31"	20.29'	S40°48'04"E	28.49'
C57	31.13'	20.00'	89°10'29"	19.71'	N49°11'56"E	28.08'
C58	32.30'	20.00'	92°32'26"	20.91'	S41°39'32"E	28.90'
C59	30.53'	20.00'	87°27'34"	19.13'	N48°20'28"E	27.65'
C60	31.70'	20.00'	90°49'31"	20.29'	S40°48'04"E	28.49'
C61	31.12'	20.00'	89°09'08"	19.71'	S49°11'39"W	28.08'
C62	32.30'	20.00'	92°32'26"	20.91'	N41°39'32"E	28.90'
C63	11.88'	500.00'	172°21'	5.99'	N65°49'46"E	11.88'
C64	15.81'	525.00'	143°32'	7.91'	S87°04'36"E	15.81'
C65	34.98'	525.00'	34°05'	17.50'	S89°50'55"E	34.98'
C66	34.91'	525.00'	34°05'	17.46'	N86°20'15"E	34.90'
C67	44.59'	525.00'	43°00'	22.31'	N81°59'57"E	44.56'
C68	44.58'	525.00'	43°15'	22.30'	N77°08'00"E	44.57'
C69	34.79'	525.00'	34°49'	17.40'	N72°48'08"E	34.79'
C70	35.00'	525.00'	34°49'	17.31'	N68°59'39"E	34.99'
C71	17.78'	525.00'	156°27'	8.89'	N66°06'49"E	17.78'
C72	48.12'	475.00'	54°06'	24.08'	S89°06'58"E	48.10'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH. BRG.	CH. DIST.
C73	135.38'	475.00'	16°19'47"	68.15'	N79°49'00"E	134.82'
C74	31.30'	20.00'	89°40'54"	19.89'	N26°48'40"E	28.21'
C75	33.80'	20.00'	96°49'37"	22.54'	S66°26'36"E	28.92'
C76	63.96'	525.00'	9°09'45"	42.07'	S69°41'28"W	63.87'
C77	132.93'	475.00'	16°02'03"	68.90'	S73°09'37"W	132.50'
C78	30.61'	20.00'	87°41'21"	19.21'	N30°27'40"E	27.71'
C79	28.91'	20.00'	82°49'48"	17.64'	S54°47'54"E	26.46'
C80	104.53'	475.00'	12°36'31"	52.48'	S87°28'55"W	104.32'
C81	65.43'	525.00'	7°08'25"	32.76'	S87°21'25"W	65.38'
C82	26.20'	525.00'	2°51'33"	13.10'	N87°38'36"W	26.20'
C83	31.42'	20.00'	90°00'00"	20.00'	N41°12'50"E	28.28'
C84	31.42'	20.00'	90°00'00"	20.00'	N48°47'10"E	28.28'
C85	31.42'	20.00'	90°00'00"	20.00'	S41°12'50"E	28.28'
C86	31.42'	20.00'	90°00'00"	20.00'	S48°47'10"W	28.28'
C87	18.75'	125.00'	8°35'41"	9.39'	S13°43'57"E	18.73'
C88	28.84'	125.00'	13°13'16"	14.49'	S02°49'28"E	28.78'
C89	22.88'	175.00'	7°29'24"	11.45'	S14°17'05"E	22.86'
C90	35.01'	175.00'	11°27'44"	17.56'	S04°46'31"E	34.95'
C91	8.75'	175.00'	2°51'49"	4.37'	S02°21'16"W	8.75'
C92	19.42'	175.00'	6°21'22"	9.72'	S10°12'18"E	19.41'
C93	33.02'	175.00'	10°48'43"	16.56'	S01°37'11"E	32.97'
C94	37.46'	175.00'	17°10'10"	18.87'	S04°47'55"E	37.32'
C95	31.11'	20.00'	89°07'55"	19.70'	N40°46'48"W	28.07'
C96	31.72'	20.00'	90°52'05"	20.31'	S49°13'12"W	28.50'
C97	31.11'	20.00'	89°07'55"	19.70'	N40°46'48"W	28.07'
C98	31.72'	20.00'	90°52'05"	20.31'	S49°13'12"W	28.50'
C99	34.82'	20.00'	99°44'18"	23.72'	N35°28'36"W	30.58'
C100	60.16'	325.00'	10°36'23"	30.17'	S09°05'22"W	60.08'
C101	28.02'	20.00'	80°15'42"	16.86'	S54°31'24"E	25.78'
C102	34.82'	20.00'	99°44'18"	23.72'	S35°28'36"E	30.58'
C103	28.02'	20.00'	80°15'42"	16.86'	N54°31'24"E	25.78'
C104	28.99'	325.00'	4°45'28"	13.50'	N12°00'49"E	28.98'
C105	48.79'	325.00'	8°36'02"	24.44'	N05°20'04"E	48.74'
C106	48.02'	375.00'	7°20'11"	24.04'	N10°43'27"E	47.88'
C107	39.41'	375.00'	6°01'19"	19.72'	N04°02'42"E	39.40'
C108	30.15'	20.00'	86°22'48"	18.77'	N42°09'21"W	27.38'
C109	32.68'	20.00'	93°37'12"	21.31'	N47°50'28"E	29.16'
C110	32.98'	20.00'	94°28'13"	21.62'	N47°25'08"E	29.37'
C111	29.86'	20.00'	85°31'47"	18.50'	N42°34'52"W	27.16'
C112	32.67'	20.00'	93°36'08"	21.30'	N46°59'06"E	29.16'
C113	30.16'	20.00'	86°23'52"	18.78'	N43°00'54"W	27.38'
C114	32.67'	20.00'	93°36'08"	21.30'	N46°59'06"E	29.16'
C115	31.42'	20.00'	90°00'00"	20.00'	S41°12'50"E	28.28'
C116	31.42'	20.00'	90°00'00"	20.00'	N48°47'10"E	28.28'
C117	31.70'	20.00'	90°49'31"	20.29'	S40°48'04"E	28.49'
C118	31.13'	20.00'	89°10'29"	19.71'	N49°11'56"E	28.08'
C119	43.26'	237.50'	10°28'09"	21.69'	N05°11'49"W	43.20'
C120	12.78'	237.50'	3°05'01"	6.39'	N11°57'25"W	12.78'
C121	NOT IN USE					
C122	35.81'	100.00'	20°31'11"	18.10'	S08°41'32"E	35.62'
C123	14.87'	100.00'	8°34'43"	7.50'	S14°39'45"E	14.86'
C124	24.71'	100.00'	14°09'34"	12.42'	S03°17'37"E	24.65'
C125	31.28'	237.50'	7°32'50"	15.66'	N03°45'10"W	31.26'
C126	24.76'	237.50'	5°58'20"	12.39'	N10°30'45"W	24.75'
C127	21.19'	262.50'	4°37'28"	10.60'	S11°11'11"E	21.18'
C128	54.95'	262.50'	11°59'36"	27.67'	S02°52'38"E	54.85'
C129	3.87'	100.00'	21°3'06"	1.94'	S02°40'37"W	3.87'
C130	30.72'	375.00'	4°41'35"	15.37'	S06°07'57"W	30.71'
C131	35.30'	375.00'	5°23'39"	17.67'	S11°10'35"W	35.29'
C132	NOT IN USE					
C133	6.84'	262.50'	1°29'32"	3.42'	S03°51'55"W	6.84'
C134	10.41'	262.50'	2°16'21"	5.21'	S03°28'31"W	10.41'
C135	16.91'	262.50'	3°41'29"	8.46'	S11°39'11"E	16.91'
C136	55.65'	262.50'	12°08'46"	27.83'	S03°44'03"E	55.54'
C137	31.42'	20.00'	90°00'00"	20.00'	S40°20'45"E	28.28'
C138	31.42'	20.00'	90°00'00"	20.00'	N49°39'15"E	28.28'
C139	3.40'	375.00'	0°31'09"	1.70'	N14°07'58"E	3.40'
C140	54.26'	475.00'	6°32'43"	27.16'	S68°24'57"W	54.23'
C141	78.87'	475.00'	8°29'20"	39.42'	S78°23'59"W	78.56'
C142	75.82'	475.00'	9°08'48"	37.89'	S85°45'02"W	75.74'
C143	28.71'	475.00'	3°27'45"	14.36'	N87°56'42"W	28.70'

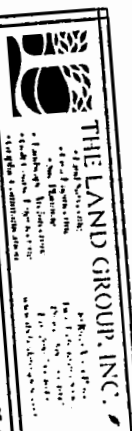
LINE TABLE		
LINE	LENGTH	BEARING
L1	22.74'	N66°57'59"E
L2	20.95'	N70°14'08"E
L3	11.26'	N66°57'59"E
L4	18.97'	S85°20'45"E
L5	15.36'	N85°20'45"W
L6	13.30'	S85°20'45"E
L7	17.22'	N65°08'36"E
L8	20.96'	N65°08'36"E
L9	13.00'	S03°47'10"W
L10	34.00'	S89°48'58"E
L11	34.50'	S89°48'58"E
L12	27.20'	S85°20'45"E
L13	15.62'	S123°00'E
L14	42.29'	N65°08'36"E
L15	35.00'	N65°08'36"E
L16	40.09'	N65°08'36"E
L17	44.87'	S70°37'50"W
L18	58.08'	S76°13'58"W
L19	31.72'	S78°13'58"W
L20	27.03'	N86°12'50"W
L21	18.19'	S86°13'24"E
L22	15.11'	N00°01'15"E
L23	12.11'	N18°01'47"W
L24	9.27'	N03°47'10"E
L25	13.57'	N13°29'55"W
L26	14.37'	S03°47'10"W
L27	16.15'	S03°47'10"W
L28	2.17'	S03°47'10"W
L29	12.67'	S87°55'45"E
L30	4.26'	S28°58'14"E

Plat Showing
PERRINE POINT SUBDIVISION
 Situated in the South 1/2 of the Southeast 1/4 of Section 6,
 Township 10 South, Range 17 East, B.M. City of Twin Falls,
 Twin Falls County, Idaho
 2008

INGRESS, EGRESS, UTILITY, DRAINAGE & EMERGENCY VEHICLE ACCESS
 EASEMENT INFORMATION
 **SEE SHEET 9 OF 13 FOR CURVE AND
 LINE TABLES



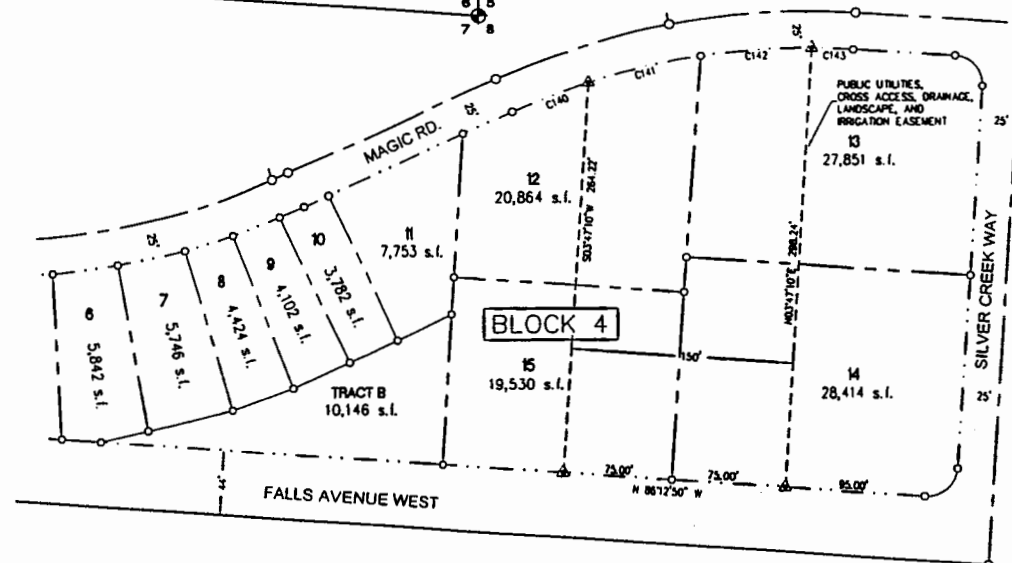
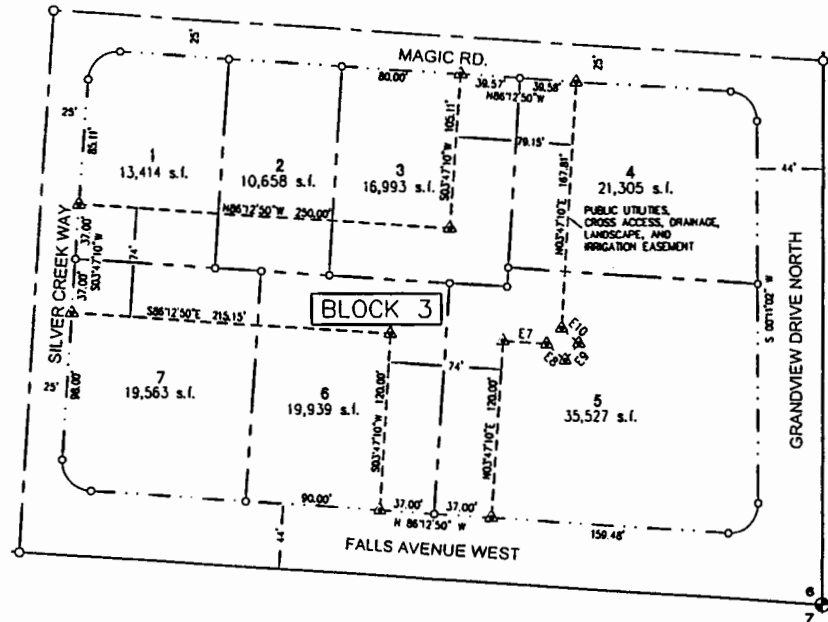
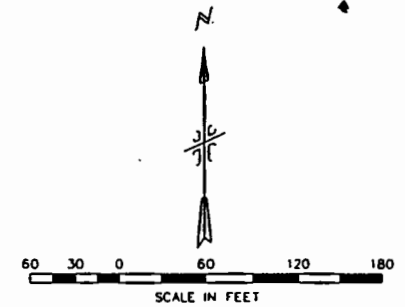
Owner/Developer
 ORCHARD DEVELOPMENT, LLC
 11310 BIG BASIN WAY #210
 SAN ANTONIO, CALIFORNIA 78201
 PHONE: (408) 872-1240



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Plat Showing
PERRINE POINT SUBDIVISION
 Situated in the South 1/2 of the Southeast 1/4 of Section 6,
 Township 10 South, Range 17 East, B.M., City of Twin Falls,
 Twin Falls County, Idaho
 2008

INGRESS, EGRESS, UTILITY, DRAINAGE & EMERGENCY VEHICLE ACCESS
 EASEMENT INFORMATION
 **SEE SHEET 9 OF 13 FOR CURVE AND
 LINE TABLES



Owner/Developer

GREENRIDGE DEVELOPMENT, LLC
 14510 BIG BASIN WAY #240
 SARATOGA, CALIFORNIA, 95070
 PHONE: (408) 872-1240

THE LAND GROUP, INC.

- Land Surveying
- Civil Engineering
- San Planning
- Landscape Architecture
- Earthquake Engineering
- Engineering & Construction

14510 Big Basin Way #240
 Saratoga, CA 95070
 Phone: (408) 872-1240
 www.thelandgroup.com

PUD251

TWIN FALLS COUNTY

Recorded for:

TWIN FALLS, CITY OF

9:10:04 AM 11-05-2019

2019-018883

No. Pages:3

Fee: \$

KRISTINA GLASCOCK

County Clerk

Deputy: CTALMAGE

AMENDMENT TO MIXED USE RESIDENTIAL/NEIGHBORHOOD
COMMERCIAL
PLANNED UNIT DEVELOPMENT AGREEMENT
FOR
PERRINE POINT, P.U.D.

This Amendment Agreement is made and entered into as of the 28th day of October, 2019, by and between the **CITY OF TWIN FALLS**, a Municipal Corporation (hereinafter called "City") and **TRES GRINGOS, LLC**, An Idaho limited liability company (hereinafter called "Developer"), whose address is P.O. Box 5179, Twin Falls, Idaho, 83303.

RECITALS:

WHEREAS, the City and Developer entered into a Mixed Use Residential/Neighborhood Commercial Planned Unit Development Agreement for the development of Perrine Point, P.U.D. dated May 14, 2008;

WHEREAS, the Planned Unit Development agreement specifies the areas to be developed within Perrine Point, P.U.D.;

WHEREAS, Tres Gringos, LLC, has requested a PUD agreement modification to allow for modifications within portions of the R-6 Residential Multi-Household District for allowance of multi-family attached residential units and modifications to the development standards within the R-6 Residential Multi-Household District and Neighborhood Commercial District;

WHEREAS, the city, at a meeting of its City Council held on August 9th, 2019 considered and approved the proposed PUD agreement amendment to allow for the modifications within portions of the R-6 Residential Multi-Household District for approval of multi-family attached residential units and modification to the development standards within the R-6 Residential Multi-Household District and Neighborhood Commercial District and consented to their inclusion in the Planned Unit Development agreement, subject to certain terms and conditions hereinafter specified; and

WHEREAS, the parties hereto now desire to amend the above referenced Planned Unit Development agreement to allow for multi-family attached residential units and modification to the development standards within the R-6 Residential Multi-Household District and Neighborhood Commercial District at Perrine Point, P.U.D.;

NOW, THEREOF, the parties hereto, agree to modify the PUD agreement as follows:

1. To allow multiple buildings on one lot and multi-family attached residential units within the area so proposed and identified as R-6 B Zone, Residential Multi-Household District B on the amended Master Plan (Exhibit A) within the R-6 Residential Multi-Household District.

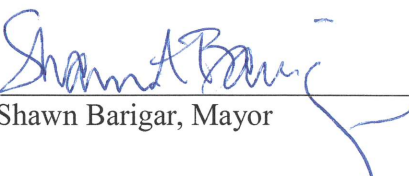
Amendment to Mixed Use Residential/Neighborhood Commercial Planned Unit
Development Agreement
Perrine Point, P.U.D.

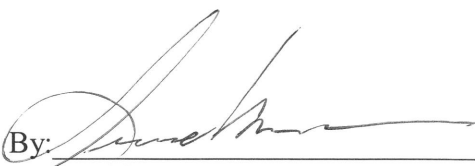
2. To allow a 5 foot wide attached sidewalk and rolled curb on both sides of the private drive within the area so proposed and identified as R-6 B Zone, Residential Multi-Household District B on the amended Master Plan within the R-6 Residential Multi-Household District.
3. Along with the on-street parking included on the attached Exhibit B to require each living unit to have sufficient space for a one-car garage and driveway sufficient in size to accommodate one car within the area so proposed and identified as R-6, Residential Multi-Household District B on the amended Master Plan within the R-6 B Zone, Residential Multi-Household District B.
4. To amend Section F.b. of the PUD Agreement to remove and replace paragraph one as follows:
Landscaping. Perimeter landscaping along public right of way to be the same as the underlying district.
5. To amend Section F.c. of the PUD Agreement to remove and replace paragraph three as follows:
Chain link fence with privacy strips is not allowed within any residential area of the PUD. The Pressure Irrigation Station however, may utilize a chain link fence with privacy strips to screen the pressure irrigation station infrastructure. Chain link fence with privacy strips within the NCO portion of the PUD will only be allowed through written permission of the Homeowner's Association or as agreed upon between the Developer and lot owner(s) through written agreement.
6. To strike section Section F.g. of the PUD Agreement from the agreement in its entirety, contingent on the execution of a Pressure Irrigation Development Agreement between the Developer and the City. Failure to execute the Pressure Irrigation Development Agreement results in Section F.g. remaining in its entirety.
7. To amend Section 10-4-21.3(E)1. to remove and replace the entire language as follows:
Nonresidential Uses: Same as the underlying district.
8. To amend Section 10-4-21.3(G)1.b. to remove and replace the entire language as follows:
Landscaping setbacks shall be the same as the underlying district.
9. To strike Section D.h. of the PUD Agreement from the agreement in its entirety.

IN WITNESS WHEREOF, this Addendum Agreement has been executed on the day and year first above written.

City of Twin Falls,
a Municipal Corporation

Tres Gringos, LLC,
an Idaho Limited Liability Corporation

By: 
Shawn Barigar, Mayor

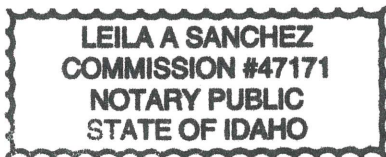
By: 
Gerald Martens, Member

Amendment to Mixed Use Residential/Neighborhood Commercial Planned Unit
Development Agreement
Perrine Point, P.U.D.

STATE OF IDAHO)
:ss.
COUNTY OF TWIN FALLS)

On this 28th day of October, 2019, before me, a Notary Public in and for said County and State, personally appeared Shawn Barigar, Mayor of Twin Falls, known or identified to me to be the individual whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

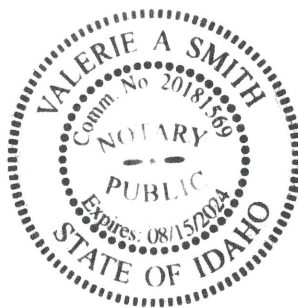
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Leila A. Sanchez
NOTARY PUBLIC FOR IDAHO
Residing at Twin Falls, Idaho
My commission expires: 5-18-2024

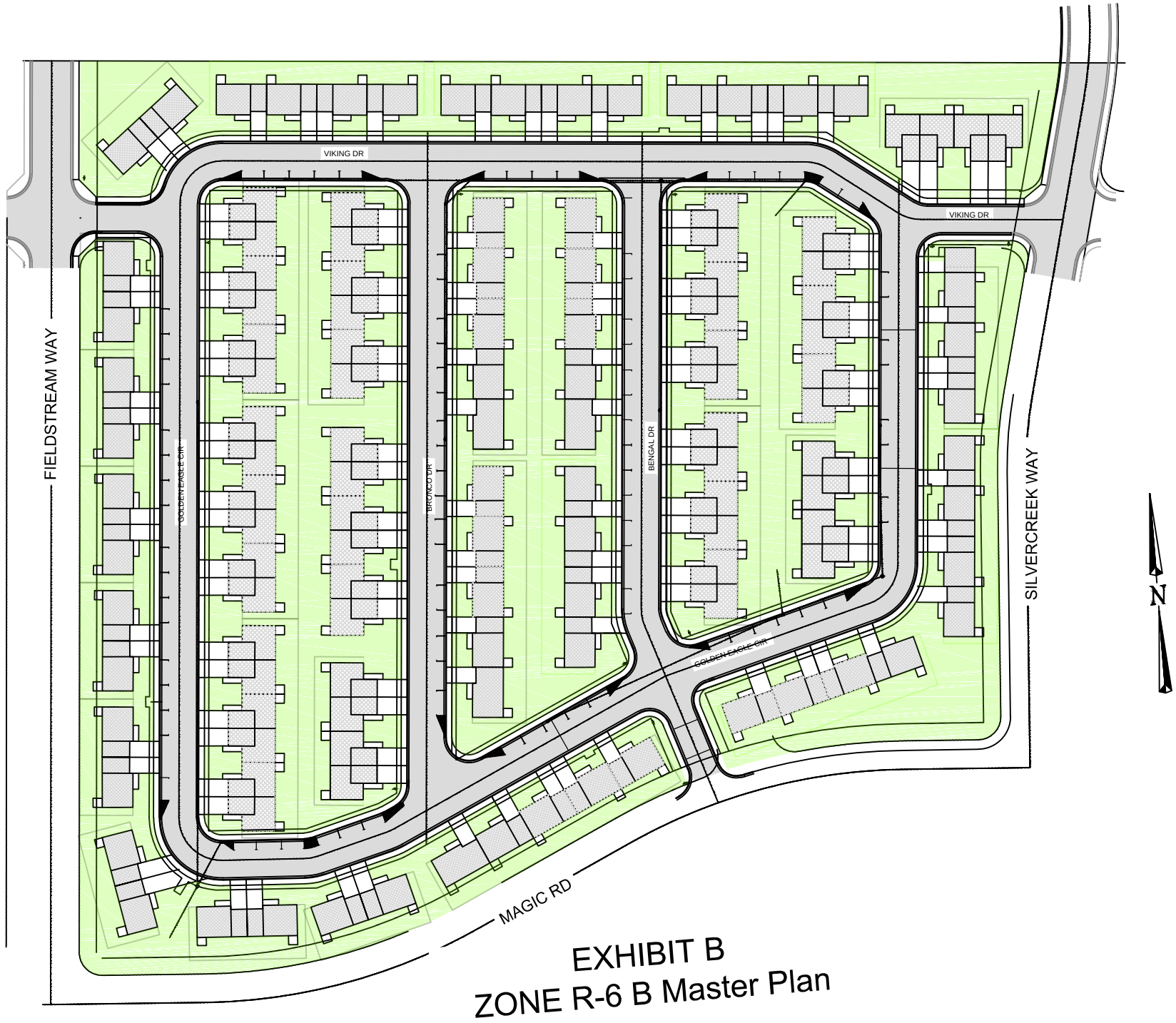
STATE OF IDAHO)
:ss.
COUNTY OF TWIN FALLS)

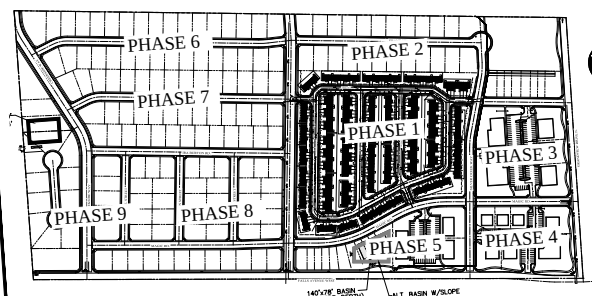
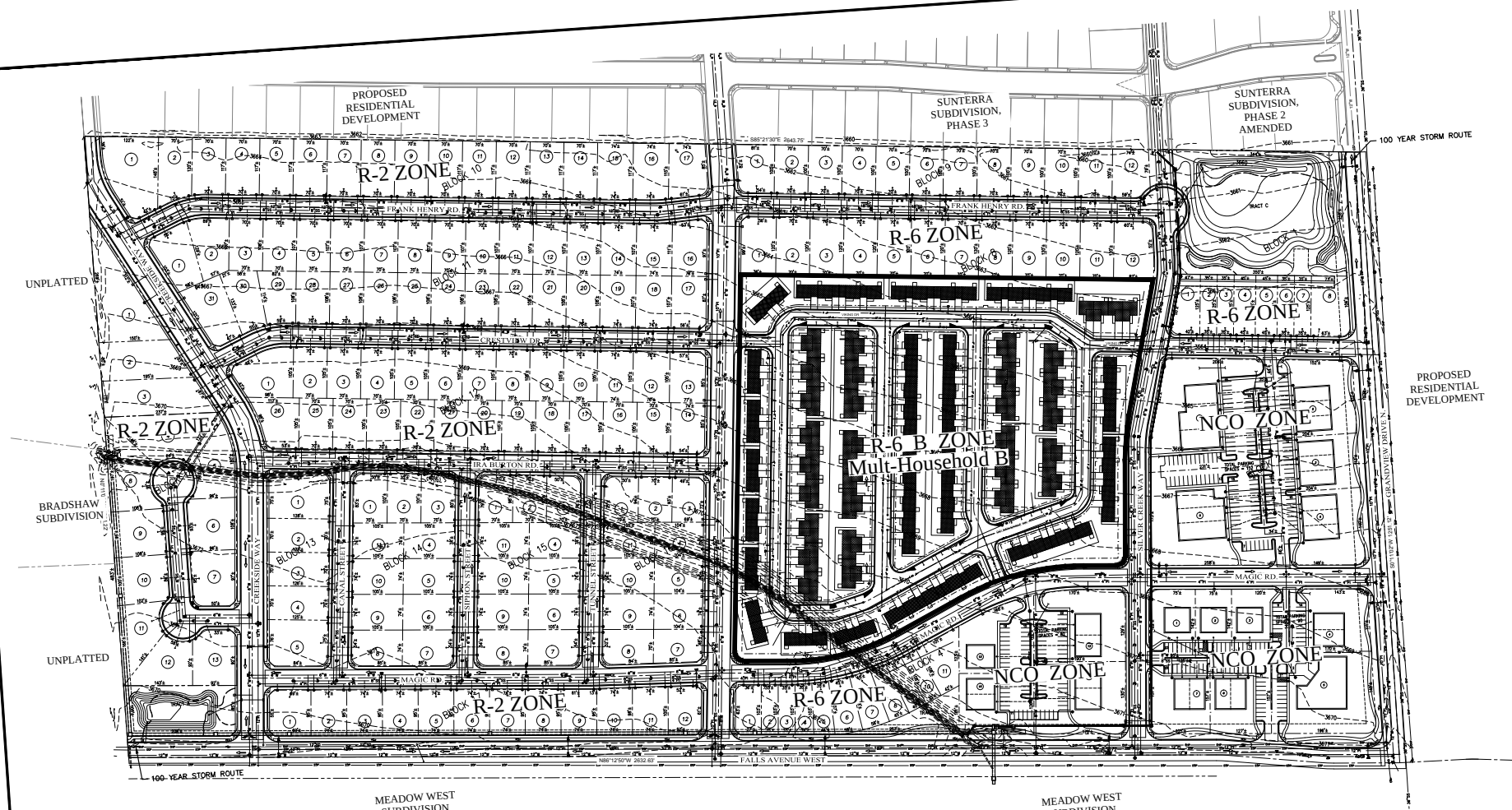
On this 25th day of OCTOBER, 2019, before me, a Notary Public in and for said County and State, personally appeared Gerald Martens, to me personally known who, being by me duly sworn, did for himself say that he is the Member for that certain company known as Tres Gringos, LLC, an Idaho limited liability company, and that the within instrument was executed by him, for and on behalf of said limited liability company.



Valerie A. Smith
Notary Public
Residing at: TWIN FALLS, ID
My commission expires: 8-15-2024

Amendment to Mixed Use Residential/Neighborhood Commercial Planned Unit
Development Agreement
Perrine Point, P.U.D.





MASTER DEVELOPMENT PLAN
 SCALE: 1" = 100'-0"

AMENDED MASTER PLAN
 EXHIBIT A
 FOR
 PERRINE POINT PUD
 SUBDIVISION

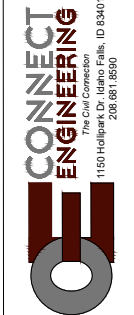
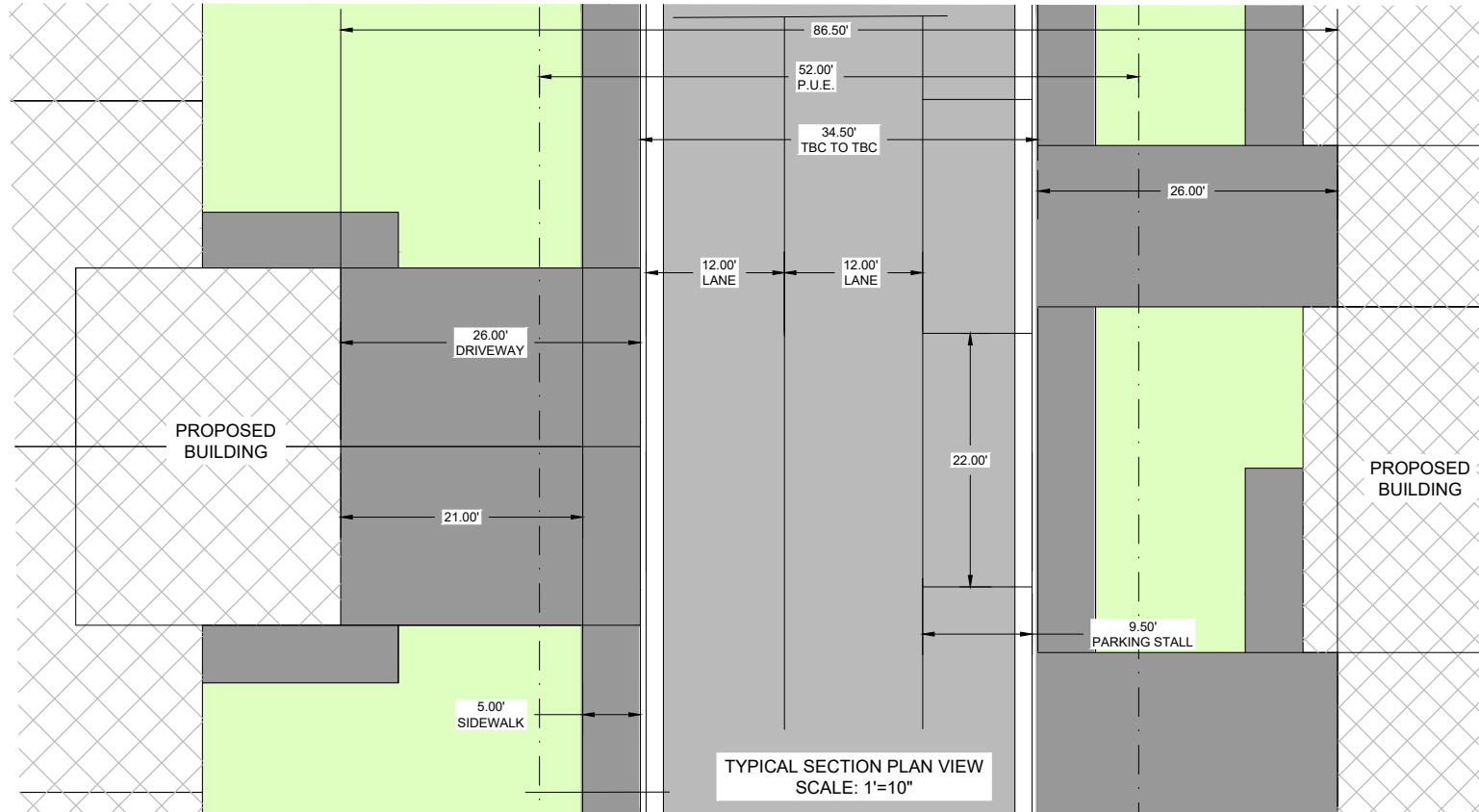
AMENDED MASTER DEVELOPMENT PLAN
 EXHIBIT B
 for
 PERRINE POINT SUBDIVISION

REVISIONS

DO NOT SCALE DRAWINGS
 CONTRACTOR SHALL VERIFY ALL
 CONDITIONS AND DIMENSIONS AT
 THE JOB SITE AND NOTIFY THE
 ENGINEER OF ANY DIMENSIONAL
 ERRORS, OMISSIONS OR DIS-
 CREPANCIES BEFORE BEGINNING
 OR FABRICATING ANY WORK.

STAMP

APPROVED	
DESIGN	T. VAWSER
DRAWN	J. SKEN
DATE	4/17/2019
SCALE	AS SHOWN
DWG. NO.	
SHEET	



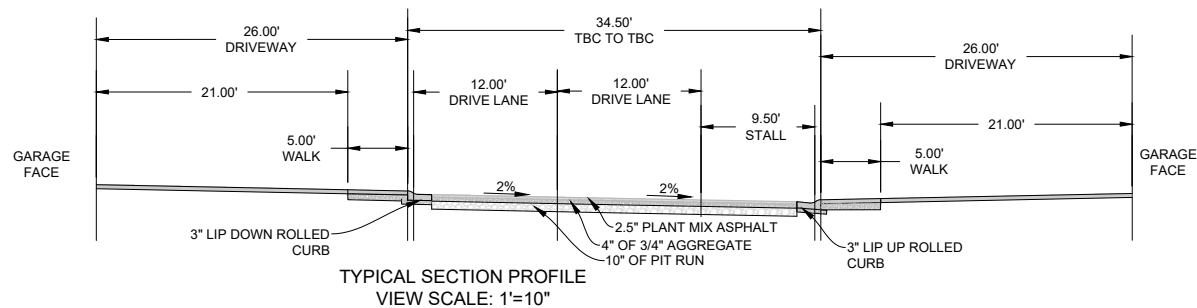
DRAWN BY	CHECK BY
TNP	BDJ
JOB NO.	2018-046
DATE	May 31, 2019

SHEETNAME	TYPICAL SECTION
PROJECT	SCENIC WEST TOWNHOMES
LOCATION	TWIN FALLS, IDAHO

DATE	
REVISIONS	

SHEET	1
OF	1
SHEETS	

- NOTE:
1. SLOPE IN DRIVEWAY VARIES WITH MINIMUM OF 2% SLOPE
 2. SCALE FOR 11"X17" PAPER ONLY







CITY OF TWIN FALLS
Planning & Zoning Department
 203 Main Avenue East, Twin Falls, ID 83301
 Phone: 208-735-7267
 Fax: 208-736-2641

2023 PLANNING & ZONING COMMISSION PUBLIC HEARING SCHEDULE

The following is the **2023** schedule of regular Planning & Zoning Commission meetings. Meetings are generally held on the 2nd and 4th Tuesdays of the month, unless otherwise posted, starting at **6:00 P.M.** and are held in the **City Hall** located at **203 Main Avenue East**, Twin Falls, Idaho.

Meeting Date	Meeting Date	Work Session Dates
January 10	July 11	January 04
January 24	July 25	February 01
February 7 or 14??	August 08	March 01
February 28	August 22	April 05
March 14	September 12	May 03
March 28	September 26	June 07
April 11	October 10	July 05
April 25	October 24	August 02
May 09	November 7	September 06
May 23	November 28	October 04
June 13	December 12	November 01
June 27		December 06

PLANNING & ZONING COMMISSION WORK SESSION SCHEDULE

The Planning & Zoning Commission Work Session meetings are generally held on the 1st Wednesday of the month, unless otherwise posted, starting at **12:00 P.M.** and are held in the **City Hall** located at **203 Main Avenue East**, Twin Falls, Idaho