



Twin Falls Planning & Zoning Commission Agenda

Tuesday, September 24, 2024, 6:00 PM

203 Main Ave East
Twin Falls, ID 83303

Members -

City Limits: Chairperson Danielle Titus; Vice-Chair Cortney Campbell; Todd Rambur; Robyn Weatherford; Kelly Herrgesell; Tiffany Zimmerman

Area of Impact: Susan Petruzzelli

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Conflict of Interest Declaration
- 3) Consent Calendar
 - a) Approval of minutes from the following meeting: September 10, 2024.
- 4) Items of Consideration
 - a) **ACTION ITEM:** Request for the consideration of the Preliminary Plat for Jack's 612 Subdivision consisting of 4 lots on 0.475 (+/-) acres located at 612 Jackson St. c/o Jeremy Orton. (PZ24-0086)
By: William Klaver, Senior City Planner
- 5) Public Hearings
 - a) **ACTION ITEM:** Request for a recommendation to City Council to approve a Zoning District Change from C-1 PUD to C-1 on property located at 997 Washington St S., c/o J-U-B Engineers, Inc. on behalf of Zarembo Group, LLC. (PZ24-0084)
By: Lisa Strickland
 - b) **ACTION ITEM:** Request for a recommendation to City Council on the appropriate zoning district for a proposed annexation of approximately 10 (+/-) acres located along the 1500 block of Harrison St S., c/o Katrina Kulm on behalf of Elevate Academy Foundation, Inc. (PZ24-0087)
By: Kelli Ebersole
- 6) Upcoming Meeting(s)
 - a) October 2, 2024 - Work Session
October 8, 2024
- 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, September 10, 2024, 6:00 PM

203 Main Ave East
Twin Falls, ID 83303

Members -

City Limits: Chairperson Danielle Titus; Vice-Chair Cortney Campbell; Todd Rambur; Robyn Weatherford; Kelly Herrgesell; Tiffany Zimmerman

Area of Impact: Susan Petruzzelli

1) Confirmation of Quorum/Call Meeting to Order

NAME called the meeting to order at 06:00 PM

Members Attending: Titus, Rambur, Weatherford, Zimmerman

Staff Attending: Spendlove, Klaver, Strickland, Ebersole, Green, O'Leary

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Approval of meeting minutes from the following meeting: August 27, 2024

Commissioner Zimmerman made a motion to approve the consent calendar, as presented.

Commissioner Weatherford seconded the motion.

4) Items of Consideration

5) Public Hearings

- a) Request for a recommendation to City Council to amend the Federation Point Zoning Development Agreement and Conceptual Plan to specify lot sizes for each building on property located AT 2035 Washington St N. c/o EHM Engineers Inc on behalf of Federation Point Property, LLC (PZ24-0081).

Staff Presentation:

Senior Planner Klaver presented the request for a recommendation to City Council to amend the Federation Point Zoning Development Agreement and Conceptual Plan to specify lot sizes for each building on property located AT 2035 Washington St N. c/o EHM Engineers Inc on behalf of Federation Point Property, LLC (PZ24-0081).

Per City Code 10-6-1.7 (B) The applicant is required to present a preliminary review prior to a public hearing to the Planning and Zoning Commission in which the Commission may give suggestions and ask questions of the applicant about the proposed ZDA.

Per City Code 10-6-1.7(E) Approval of a ZDA shall be based on the following standards: the proposed uses are not detrimental to surrounding properties; deviations from Title 10 shall be warranted by the design of the conceptual plan; conformance to the Comprehensive Plan, and existing and/or proposed infrastructure must be adequate for the project.

Per City Code 10-14-1 thru 8 Any application for a zoning district change shall follow the procedures outlined in these sections.

The Federation Point Zone Development Agreement (ZDA) was created in 2021. In 2022, the Federation Point ZDA was amended to accommodate the Gem Prep charter school.

A preliminary presentation before the Planning and Zoning Commission was presented at the August 27, 2024, Planning and Zoning Meeting, satisfying the requirement of City Code 10-6-1.7 (B).

Proposed Changes are as follows:

1. Modifying Section 3, Subsection B.2 to allow for duplex and four-plex buildings to be on lots no less than 8,000 SF.

The base zoning (RM) is allowed to have duplexes on 7,000 SF lots and four-plex units on 11,000 SF lot. The current ZDA Documents allow for the following: *"The lot/parcel area shall be a minimum of six and one-tenth (6.1) acres and shall contain 19 four-plex buildings and 7 duplex buildings with a total of 90 residential units per 6.1 acre parcel as depicted upon the master plan included as Exhibit B"*. The proposed amendment before you today keeps this verbiage.

However, it adds the following clarification: *"Four-plex and duplex buildings may be placed on any individual lot or parcel provided the lot/parcel area of any individual lot or parcel shall not be less than 8,000 square feet in area nor shall the combined total of buildings or units exceed the amount previously stated within this section nor shall the total land area be less than 6.1 acres"*.

The applicant narrative states the purpose for this amendment is to "allow individual lots within the multifamily portion of the development to be built in stages". This is necessary for the applicant due to the "current status of the economy". No other changes are being proposed in this amendment. The density, uses, layout, etc. all remain the same. The applicant concludes the narrative with "The change will not add any effect to the surrounding area other than to allow the development to proceed with construction in stages as the market determines. The intent and terms of the originally approved ZDA remain intact with a minor change to allow individual lots for each building."

Staff would agree with this statement and would recommend approval of the proposed amendment.

The Commission is tasked with making a recommendation on the Amendment of "Federation Point ZDA" to allow, by right, duplex and four-plex on their own parcel of 8,000 SF or greater, with a max density of 90 units on 6.1 acres.

Staff proposes the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.

Applicant Presentation:

Tim Vawser from EHM Engineers stated that they are splitting the property for financing reasons to finish the project.

PZ/Questions & Comments:

- Chairperson Titus asked if there is a plan for phases on this build.
- Tim Vawser explained that there is a conceptual phasing plan. He stated that it can be changed if it's approved through engineering.
- Chairperson Titus asked about the connections that already exists throughout this property and if they are planning on finishing this to connect to others.
- Tim Vawser replied that they will keep everything flowing together.

Public Hearing: Opened and closed with no public input

Discussions Followed:

- Commissioner Rambur feels that it was approved in the past and feels it will work now
- Chairperson Titus asked about sidewalks and other connections and when does that get approved and looked at.
- Senior Planner Klaver stated that is done during the building permit process, he added that they can have it come back to dictate where to build first.
- Chairperson Titus asked about a specific criteria and asked if this applies to the entire ZDA and she feels that there is extra traffic at certain times. She asked if there are any concerns with access at this time.
- Senior Planner Klaver replied that engineering hasn't made any comments. He stated that there have been talks about a crosswalk but there are no concerns at this time.
- Director Spendlove explained that the issues with drop offs are with the school and their SUP. He stated that they can lose the SUP if it can't be managed.

MOTION: Commissioner Weatherford moved to approve the request for a recommendation to City Council to amend the Federation Point Zoning Development Agreement and Conceptual Plan to specify lot sizes for each building on property located at 2035 Washington St N. c/o EHM Engineers Inc on behalf of Federation Point Property, LLC (PZ24-0081). Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

- b) Request for a recommendation to City Council on the appropriate zoning designation for a proposed annexation of approximately 2 acres located on the SW corner of Park Ave. and Washington St. South c/o Gem State Dairy Products, LLC (PZ24-0082).

Staff Presentation:

Planner Strickland presented the request for a recommendation to City Council on the appropriate zoning designation for a proposed annexation of approximately 2 acres located on the SW corner of Park Ave. and Washington St. South c/o Gem State Dairy Products, LLC (PZ24-0082).

10-15-1: COMMISSION RECOMMENDATION REQUIRED:

Prior to annexation of an unincorporated area, the council shall request and receive a recommendation from the commission on the proposed plan and zoning ordinance changes for the unincorporated area. The council shall not hold a public hearing, give notice of a proposed hearing, nor take action upon the plan, amendment or repeal until recommendations have been received from the commission. (Ord. 2012, 7-6-1981)

10-15-2: PUBLIC HEARING:

- A. The commission shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. The hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)
- B. Notice for public hearings shall be provided as set forth in section 10-7-20 of this title. Following the commission's hearing, if the commission makes a material change from what was presented at the public hearing, further notice and hearing shall be provided before the commission forwards the proposal with its recommendations to the council. (Ord. 3091, 3-2-2015)
- C. The council, prior to adoption, amendment or repeal of the plan or zoning ordinance, shall conduct at least one public hearing using the same notice and hearing procedures as the commission. Following the hearing of the council, if the council makes a material change in the plan or zone, further notice and hearing shall be provided before the council adopts the plan or zone

- D. Concurrently or immediately following the adoption of an ordinance of annexation, the council shall amend the planning and zoning regulations as shall be found to be necessary. (Ord. 2012, 7-6-1981)

In 2019, Gem State Dairy rezoned the undeveloped agricultural property to the northwest from R-4 and M-1 to M-2 for future development. They have since purchased the subject property that is currently zoned M-1 and are proposing to change the zone to M-2, if annexed. The subject area is located within the County's area of impact. This area references and utilizes the City's zoning district. This area was zoned M-1. Although it is County zoning and we have no jurisdiction on how it was previously utilized, we know generally what was entitled in the County. An analysis between the M-1 and M-2 zoning district's has been conducted below.

Although a declaration of land use is not required with a rezone request, the commission can take into consideration the differences between the zones and the land use allowances when making their recommendation. A review of the M-1 and the M-2 Zoning District revealed that the land uses within each zone are very similar, except for how the uses are categorized into permitted and special uses. The M-2 Zoning District also has uses that are not listed in the M-1 zoning district, but these additional uses require a Special Use Permit within the M-2 zone. Staff has provided a land use comparison chart in the attachments along with a copy of the M-1 & M-2 Zoning District Chapters.

As part of the consideration, the commission must also review the comprehensive plan to determine if the change would be appropriate and compatible with the future land use plan. This property has two comprehensive plan designations, the first being Neighborhood Commercial on the east and Industrial/Flex on the west. Neighborhood Commercial is characterized by small scale commercial developments designed to complement the neighborhood's character. Examples of neighborhood commercial land uses are offices, small scale retail, civic and community facilities and apartments. The Industrial/Flex is characterized by businesses that provide non-retail employment and support local industries within the community, such as hotels, restaurants and other retail uses and located near regional roads and railways. Staff has determined that the current zoning of M-1 and the proposed zoning of M-2 are very similar in nature and are compatible with the future land use plan. The proposed zone change, if approved, would support the goals of the comprehensive plan which is to allow future industrial growth in this area.

Upon conclusion, the commission is tasked with making a recommendation to the City Council on the zoning designation being requested by the applicant. The commission may recommend the proposed zone change from M-1 to M-2, recommend the M-1 zone be maintained, recommend an alternative zoning designation, or table the request to acquire new information.

Should the Commission recommend approval, Staff recommends the following conditions:

1. Right-of-Way dedication for Park Avenue; and
2. Park Avenue Right-of-Way improvements completed at the time of development.

PZ/Questions & Comments:

- Chairperson Titus asked for clarification on Park Ave and if it exists yet.
- Planner Strickland stated it does not the applicant would responsible to build their part of the road.
- Director Spendlove explained how the road would work. If it's required to get to Washington for a safe development, Park will go East to West.

- Planner Strickland showed other properties on the map and explained that once development starts they will extend beyond this parcel.

Applicant Presentation:

Hank Hafliger stated they have no intentions of construction at this time.

Public Hearing: Opened and closed with no public input.

Discussions Followed:

- Chairperson Titus asked the other commissioners if the change in zone changes their minds.
- Commissioner Weatherford asked for clarification on the chart. What is permitted vs what needs a special use Permit.
- Planner Strickland explained the differences on the list with more detail.
- Director Spendlove added that anything on the list can be used. The decision need to be if this zone is appropriate with the surrounding zones.
- Commissioner Rambur asked about the Future Land Use and will the zones work with that.
- Planner Strickland stated both future uses will work with that area.
- Chairperson Titus stated with no one speaking against or with concerns she feels this will work.

MOTION: Commissioner Weatherford moved to approve the request for a recommendation to City Council on the appropriate zoning designation for a proposed annexation of approximately 2 acres located on the SW corner of Park Ave. and Washington St. South c/o Gem State Dairy Products, LLC (PZ24-0082). Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

6) Upcoming Meeting(s)

- September 23, 2024 - Combined work session with City Council
- September 24, 2024

7) Adjournment

The meeting adjourned at 06:44 PM

Jody Green, Planning Technician



Date: Tuesday, September 24, 2024
To: Planning and Zoning Commission
From: William Klaver, Senior City Planner

ACTION ITEM

Request:

Request for the consideration of the Preliminary Plat for Jack's 612 Subdivision consisting of 4 lots on 0.475 (+/-) acres located at 612 Jackson St. c/o Jeremy Orton. (PZ24-0086)

Time Estimate:

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

Background:

Jeremy Orton, represented by Rex Harding of TD&H Engineering, Inc., has submitted an application for a Preliminary Plat. This preliminary plat consist of four (4) lots on 0.475 acres (+/-).

Approval Process:

Per City Code 10-12-2-3: The Commission shall review the preliminary plat. The Commission's decision is final unless appealed to the City Council. The final plat is reviewed by the City Council.

Commission's Findings: In determining the acceptance of a proposed subdivision the Commission shall consider the objectives of this Title and at least the following:

1. The conformance of the subdivision with a Comprehensive Plan.
2. The availability of public services to accommodate the proposed development.
3. The continuity of the proposed development with the capital improvement program.
4. The public financial capability of supporting services for the proposed development; and
5. The other health, safety or environmental problems that may be brought to the Commission's attention.

Action On Preliminary Plat: The Commission may approve, conditionally approve, disapprove, or table for additional information when acting on the preliminary plat.

Budget Impact:

N/A

Regulatory Impact:

This preliminary plat shall comply with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3 and all regulatory zoning standards.

All general criteria for approval shall be met, per State Statute 50 - Chapter 13 and shall be compatible with the Comprehensive Plan.

Approval of the preliminary plat will set many parameters to which the final plat must substantially conform, including total number of lots, street layout, sidewalk connections and other similar items.

History:

This piece of land is in the "unity subdivision" which occurred in December 1938. County records show the north 1/2 of Lot 4 being split from the south 1/2 of Lot 4 in 2001.

Staff has researched the history of the zoning and found no records of rezoning. It is believed the R-4 zoning district has been in place since 1981, ordinance 2012.

Analysis:

Staff has reviewed the preliminary plat based on the proposed development plan, the zoning regulations and comprehensive plan and finds that the preliminary plat is within compliance should the applicant conform to Staff's recommended conditions. As far as

Conclusion:

Upon conclusion, this preliminary plat complies with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding R-4 zoning development standards, and the 2016 comprehensive plan. All general criteria for approval have been met, per State Statute 50 - Chapter 13.

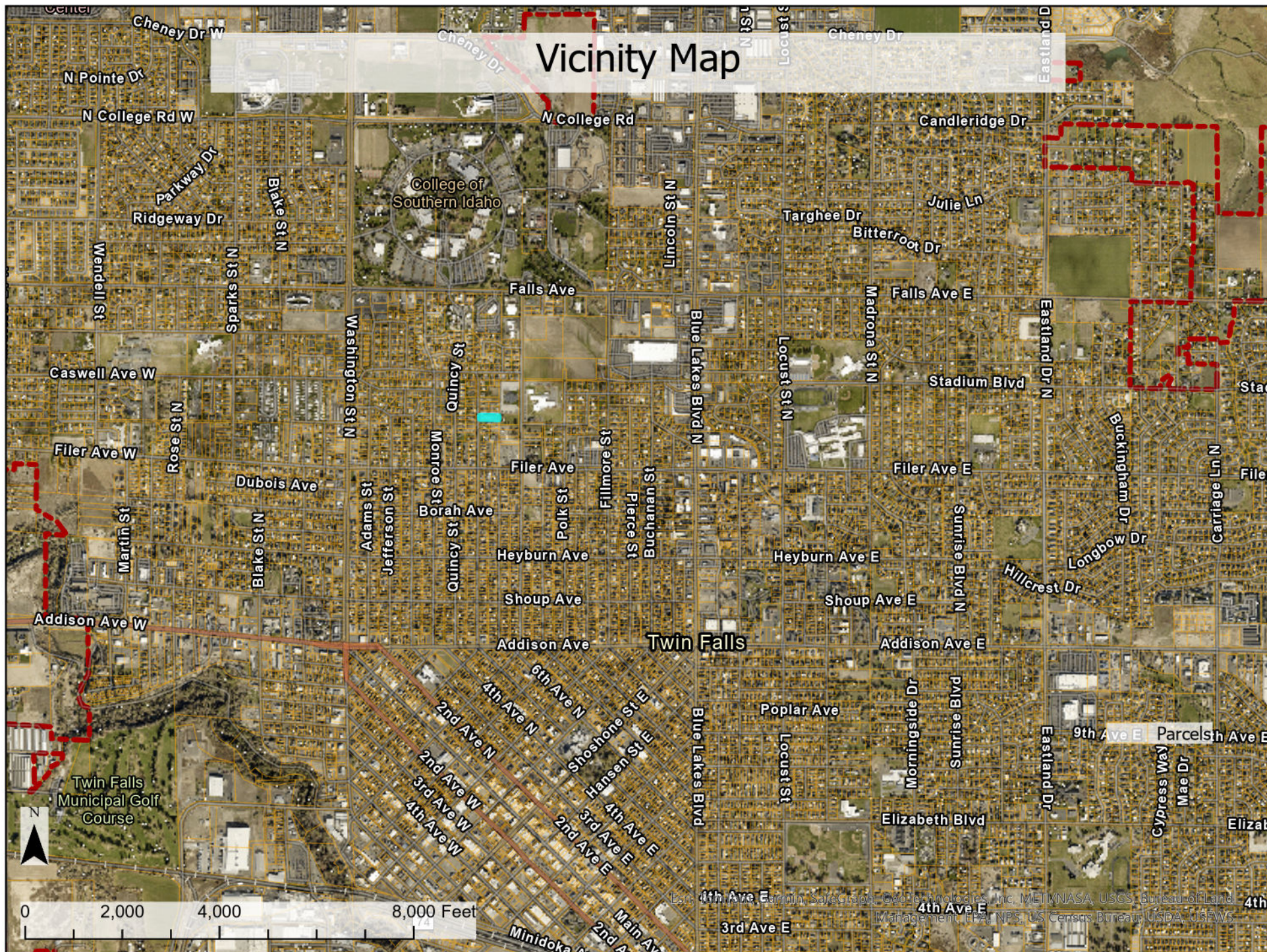
Should the Commission approve this request as presented, staff recommends approval be subject to the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards; and
2. Subject to submittal of a preliminary plat submitted prior to final plat showing compliance with all conditions and comments in Engineering Memorandum dated August 5, 2024.

Attachments:

1. PZ24-0086 Vicinity Map
2. PZ24-0086 Aerial Map
3. PZ24-0086 Presentation Map
4. PZ24-0086 Jack's 612 Subdivision- Preliminary Plat, 5-30-24
5. PZ24-0086 Engineering Memorandum - 8.5.24

Vicinity Map



Aerial Map

661 JACSON ST
653 JACSON ST
645 JACSON ST
639 JACSON ST
625 JACSON ST
617 JACSON ST
607 JACSON ST
595 JACSON ST
586 QUINCY ST
577 JACSON ST

650 JACSON ST
648 JACSON ST
640 JACSON ST
638 JACSON ST
622 JACSON ST
602 JACSON ST
598 JACSON ST
588 JACSON ST
592 JACSON ST

595 HARRISON ST
595 HARRISON ST
595 HARRISON ST
595 HARRISON ST
595 HARRISON ST

Jackson St

0 90 180 360 Feet

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HARRISON ST

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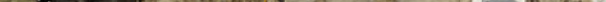
HARRISON ST
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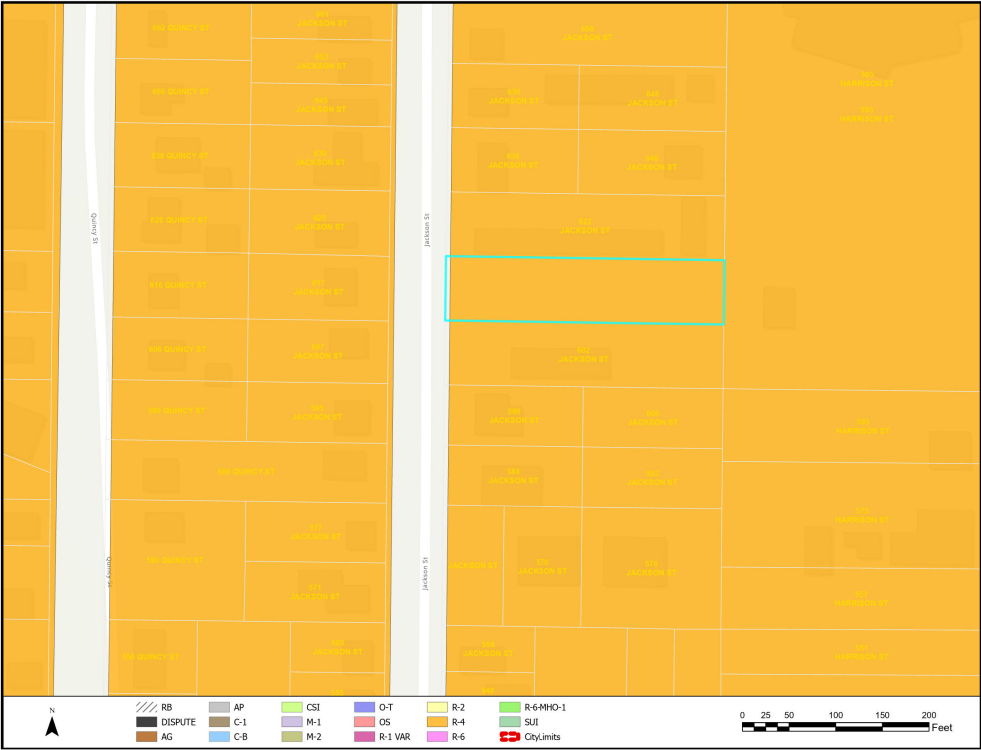
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Census Bureau, USDA, USFWS

ZONING MAP



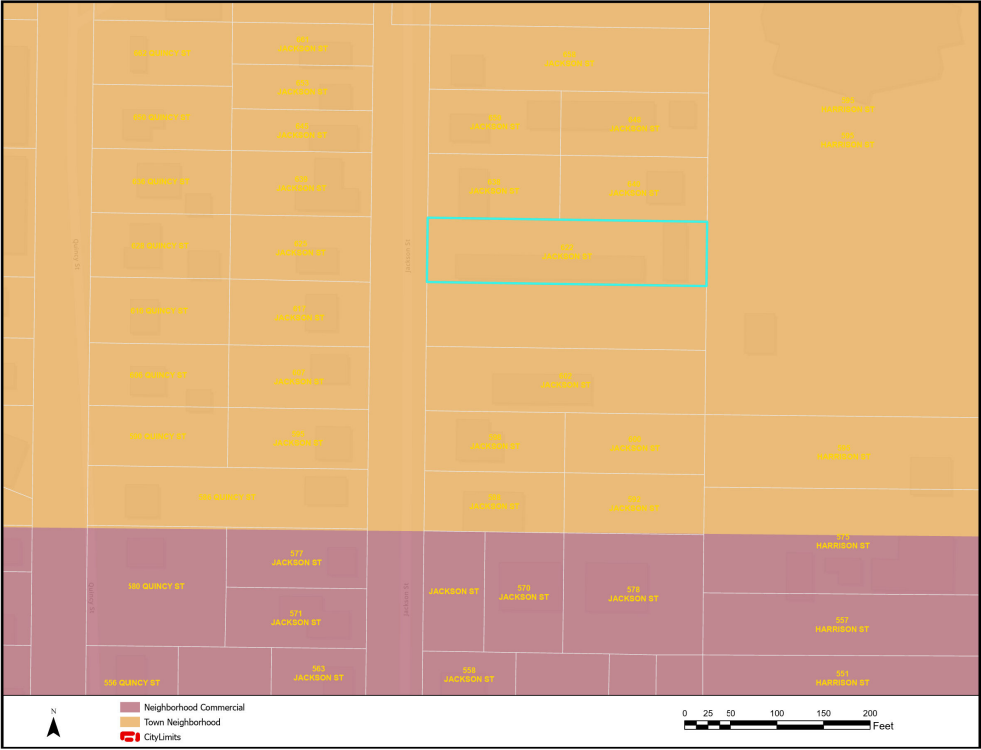
Zoning

Current Zoning:	R-4
Current Land Use:	Vacant
Proposed Zoning:	R-4
Proposed Land Use:	Residential

Surrounding Area

North:	Residential R-4)
South:	Residential (R-4)
East:	Residential (R-4)
West:	Public Assembly - Religious Facility (R-4)

FUTURE LAND USE MAP



Regulations

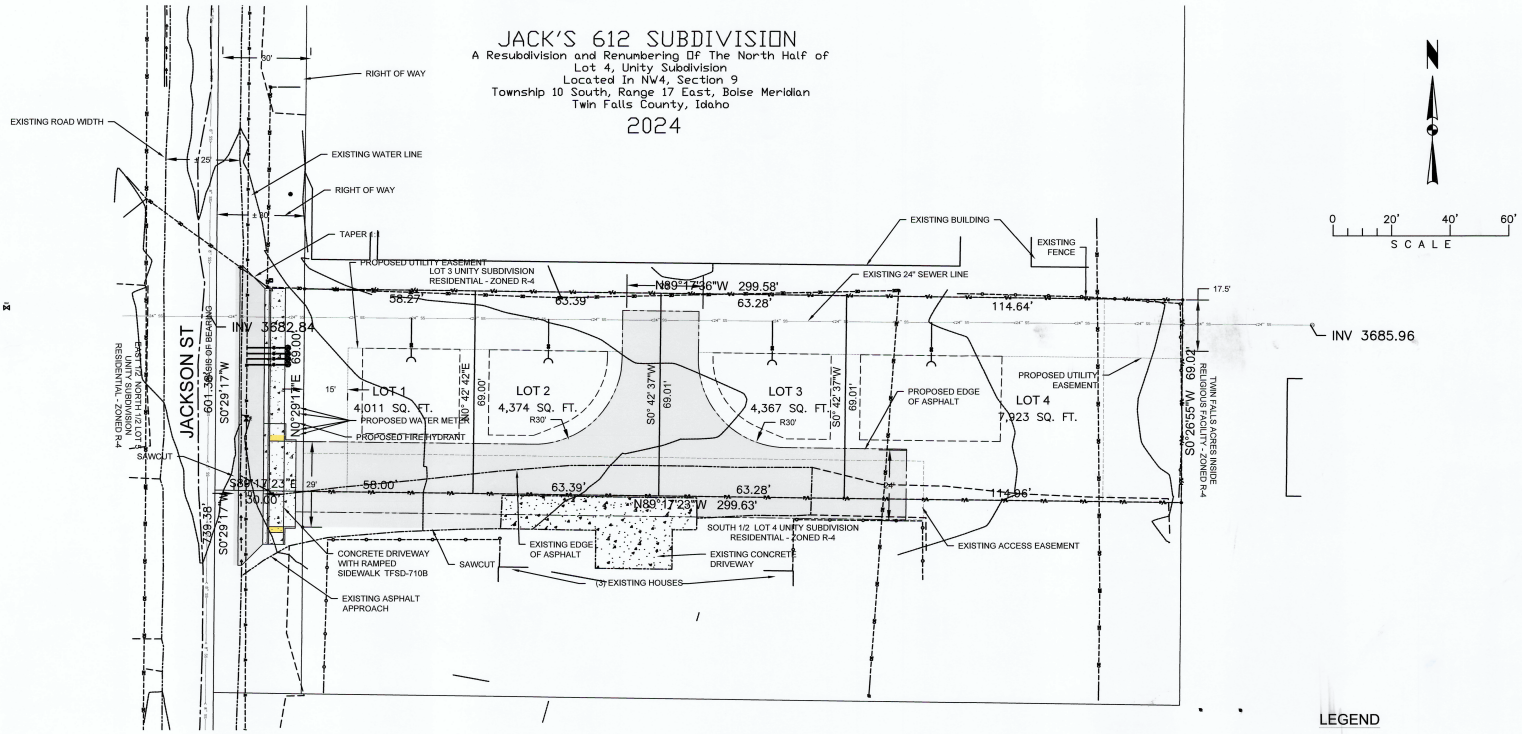
Twin Falls Municipal Code Sections 10-12-2-3 & 10-4-5

Future Land Use Category

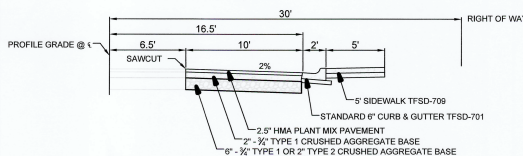
Town Neighborhood: Primarily residential in character with lot sizes that are smaller than found in rural residential.

Desired land use mix of single-family, duplexes, triplexes, townhomes, schools, civic facilities.

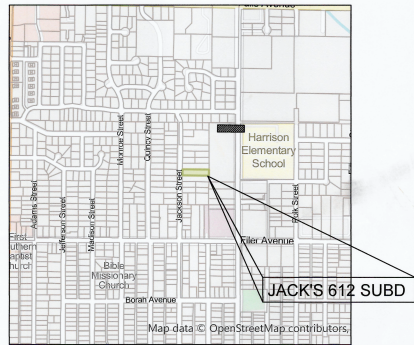
PRINTED: 2024-04-08, BY: REX L. HARDING, I:\NWP\2023\TF23-033 ORTON JACKSON\TOPD\06_CADD\TF23-033_PPLAT.DWG



EXISTING ZONE:	R 4
EXISTING USE:	VACANT
PROPOSED USE:	RESIDENTIAL SINGLE FAMILY AND DUPLEX.
DEVELOPMENT AREA:	±5.5 ACRE, 3 RESIDENTIAL SINGLE FAMILY LOTS AND 1 RESIDENTIAL DUPLEX LOTS.
DOMESTIC WATER:	CITY OF TWIN FALLS WATER SYSTEM
SEWER:	CITY OF TWIN FALLS SEWER SYSTEM
STREETS:	PRIVATE DRIVE STREET ACCESS OFF OF JACKSON STREET.
EASEMENTS:	LOTS HAVE A 15' UTILITY EASEMENT ALONG FRONTSAGES.
UTILITIES:	LOTS WILL BE SERVICED BY UNDERGROUND POWER AND TELEPHONE.
STORM RUNOFF:	ALL STORM WATER RETENTION WILL BE RETAINED ON INDIVIDUAL LOT
PRESSURE IRRIGATION:	TWIN FALLS CANAL COMPANY SHARES WITH THIS PROPERTY.
PHASING:	THE SUBDIVISION WON'T BE PHASED.



JACKSON ST. TYPICAL STREET CROSS SECTION
N.T.S.



NEW	EXISTING	DESCRIPTION
---	---	CONTOUR
---	---	EDGE OF ASPHALT
---	---	EASEMENT UTILITY
---	---	EASEMENT ROAD
---	---	PROPERTY LINE
---	---	SETBACK LINE
---	---	FENCE LINE
---	---	WATER LINE
---	---	ELECTRICITY
---	---	POWER POLE
---	---	PROPERTY PIN
---	---	FIRE HYDRANT
---	---	SEWER M1

GENERAL NOTES:

IMPROVEMENTS WILL CONFORM TO THE CITY OF TWIN FALLS DESIGN STANDARDS, ORDINANCES, SPECIFICATIONS AND STANDARD DRAWINGS.
LOT DIMENSIONS ARE APPROXIMATE ONLY.

SUBDIVIDER:
RE FINANCIAL INC.
148 BLUE LAKES BLVD N, #308
TWIN FALLS, IDAHO 83301
PHONE: 208-410-4568
EMAIL: jaorton@gmail.com

ENGINEER / SURVEYOR:
TDH ENGINEERING, INC.
161 5TH AVENUE S., STE 105
TWIN FALLS, IDAHO 83301
PHONE: 208-733-2446
EMAIL: rex.harding@tdhengineering.com

NOT FOR
CONSTRUCTION

RECEIVED
MAY 30 2024
CITY OF TWIN FALLS

REVISION

DATE

REV

TD&H
Engineering
tdhengineering.com

DRAWN BY: L.D.
DESIGNED BY: L.D.
QUALITY CHECK: C.L.B.
DATE: 2/1/24
JOB NO: TF23-033
FIELD BOOK

JACK'S 612 SUBDIVISION
TWIN FALLS, IDAHO
NW 1/4 SEC.9, T.10 S., R.17 E. B.M., TWIN FALLS CO., IDAHO
PRELIMINARY PLAT

TF23-033 PPLAT.DWG
SHEET 1



P.O. Box 1907

203 Main Avenue East

Twin Falls, Idaho 83303-1907

Fax: (208) 736-2293

ENGINEERING

208-735-7248

ENGINEERING MEMORANDUM

To: William Klaver, Senior Planner

From: Kristi Fehringer, Engineering Development Coordinator

Date: 8/5/2024

Re: Preliminary Plat – **Jack's 612 Subdivision** – Application # 24-0086

The Engineering Department has reviewed the Preliminary Plat for the **Jack's 612 Subdivision**. The following changes and items shall be addressed prior to final plat application submittal.

Sewer Comments:

1. Please be aware that there may be special conditions associated with tying sewer service connections into a 24" sewer trunk line. These additional requirements will be verified at the time of subdivision construction plan review.

Water Comments:

2. There is a note indicating a "proposed fire hydrant", but a fire hydrant and valve is not shown. Please revise.
3. The "proposed water meter" note does not line up with the water meter locations shown. Please keep in mind that you will need additional easements for the water service lines to each lot. It is unclear where you will be running the individual service lines.
4. Please indicate the size of the existing water main located in Jackson St.

Pressure Irrigation Comments:

5. The "Pressure Irrigation" note indicates there are Twin Falls Canal Company water shares with this property. Please indicate how these water shares will be used to irrigate any proposed landscaping.

Stormwater Comments:

6. This development will need to provide a stormwater retention area.
7. Please provide stormwater calculations for the entire development area.
8. Please indicate how the stormwater will be directed into the stormwater retention area or areas.
9. The 100 year flood route is not indicated.

Streets Comments:

10. Please revise the Jackson St. street section to show it rebuilt to centerline, not just a patch back section.
11. The cross-section for Jackson St. is incorrect. Please indicate that the street section shall be, per the City of Twin Falls ISPWC Revisions (TFSD-801).

General Comments:

12. Please label the contour lines.
13. Please indicate a block number.
14. Please indicate a benchmark.
15. Please dimension and label existing easements.
16. Please dimension and label proposed easements.
17. Many of the linetypes shown in the plan view do not match with the linetypes in the legend. Please revise.

If you have any questions, please contact Kristi Fehringer at 208-735-7332 or email at kfehringer@tfid.org

Cc: Subdivision File

Note: During the preliminary plat review process, the City of Twin Falls Engineering Department will make every attempt to notify the developer of any code or design standard issues that may cause any zoning concerns. The purpose of the review is to check compliance of the proposed development with existing local and state policies, goals and objectives or comprehensive plans; it is not a technical engineering review. Design standards will be reviewed as part of the final platting process. The City of Twin Falls reserves the right to require compliance with all relevant federal, state and local codes as part of the final plat review process.



Date: Tuesday, September 24, 2024
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a recommendation to City Council to approve a Zoning District Change from C-1 PUD to C-1 on property located at 997 Washington St S., c/o J-U-B Engineers, Inc. on behalf of Zaremba Group, LLC. (PZ24-0084)

Time Estimate:

Approximately 5-10 minutes with questions/coments to follow.

Background:

This is a request from Zaremba Group, LLC (Autozone) for a recommendation on a zoning district change from C-1 PUD to C-1 for property located at 997 Washington St S.

Approval Process:

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.

Zoning Map Amendment: The commission, prior to recommending a zoning map amendment that is in accordance with a comprehensive plan to the council, shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. Notice for public hearings shall be provided as set forth in section 10-7-20 of this title.

Budget Impact:

N/A

Regulatory Impact:

A recommendation on the zoning of the property will allow the City Council to hold a public hearing and make a final decision on the zoning designation of the property. If in the event, the council shall approve an amendment, such amendment shall thereafter be approved by preparation and passage of an ordinance.

Approval of this Zoning District Change will remove the PUD from this property and will be entitled to Commercial Highway (C-1) zoning regulations.

History:

The Orchard Park PUD agreement was approved in 2006 with a five (5) year maximum time limit for final development. The Orchard Park Plaza Subdivision No. 1 was later approved and the final construction of the eastern portion of the Master Plan was completed. Swenson's Market was given occupancy in 2007. This Orchard Park Plaza Subdivision No. 1 contained phase 1 and 2 of the development with phase 3 to follow in 2022 when the City of Twin Falls platted the Washington Fire Station Subdivision and constructed Fire Station No. 3. There are still a few undeveloped lots remaining within the PUD, the subject property being one of them.

Analysis:

Upon review of the Orchard Park PUD for development and design standards, staff made the applicant aware of the modified restrictions within the agreement for development of the site. The applicant has been working to meet the design and development requirements within the PUD, but there has been difficulty designing the site to allow for the building, parking, and landscaping requirements per the PUD Agreement. Staff has provided a land use and development standards chart comparing the Orchard Park PUD variations from the C-1 zoning district. The areas that vary from C-1 are land uses, property line setbacks, off-street parking, signs, building height and building design standards.

The land uses identified within the PUD for the western portion of the Master Plan was limited to Neighborhood Commercial land uses with a limited list of additional uses allowed with a special use permit. The PUD would allow for an automobile parts store with an approved special use permit, a land use outright permitted within the C-1 zoning district.

A request to rezone this property to C-1 would remove this lot from the PUD agreement and allow development to move forward using the C-1 zoning district standards. For example, the design of the lot would allow for no property line setbacks along the side and rear of the property, making for a larger area to build. Parking standards would change from 4.5 per 1000 sq. ft. of floor area to 4 per 1000 sq. ft. of floor area. Freestanding signs within the PUD is limited to a 50 sq. ft. monument sign for lots within the western portion of the Master Plan. A rezone to C-1 would allow the applicant to follow current city code requirements for signage. The PUD calls for a gable or hip roof with a 31/2 pitch and twelve inch eaves, with a residential style not typically used for a commercial building design. While the staff is aware that the PUD offers the development some control over the design of the property at the time of approval, there was limited development within this area of town. A PUD was a planning document that provided a master development plan with a conceptual design in an attempt to protect the goals of the comprehensive plan.

Currently, the Comprehensive Plan has two designations for this property, Neighborhood Commercial and Mixed Use. The Neighborhood Commercial is characterized by providing support services and small-scale commercial uses that compliment the neighborhood. The Mixed Use is characterized as an area that serves local and regional commercial uses and consists of retail, offices, restaurants and entertainment. The C-1 zoning district proposed for this property would be found within both the Mixed Use and Neighborhood Commercial designation. While removing the property from the PUD would remove some design restrictions, it would not alter its compatibility with the comprehensive plan.

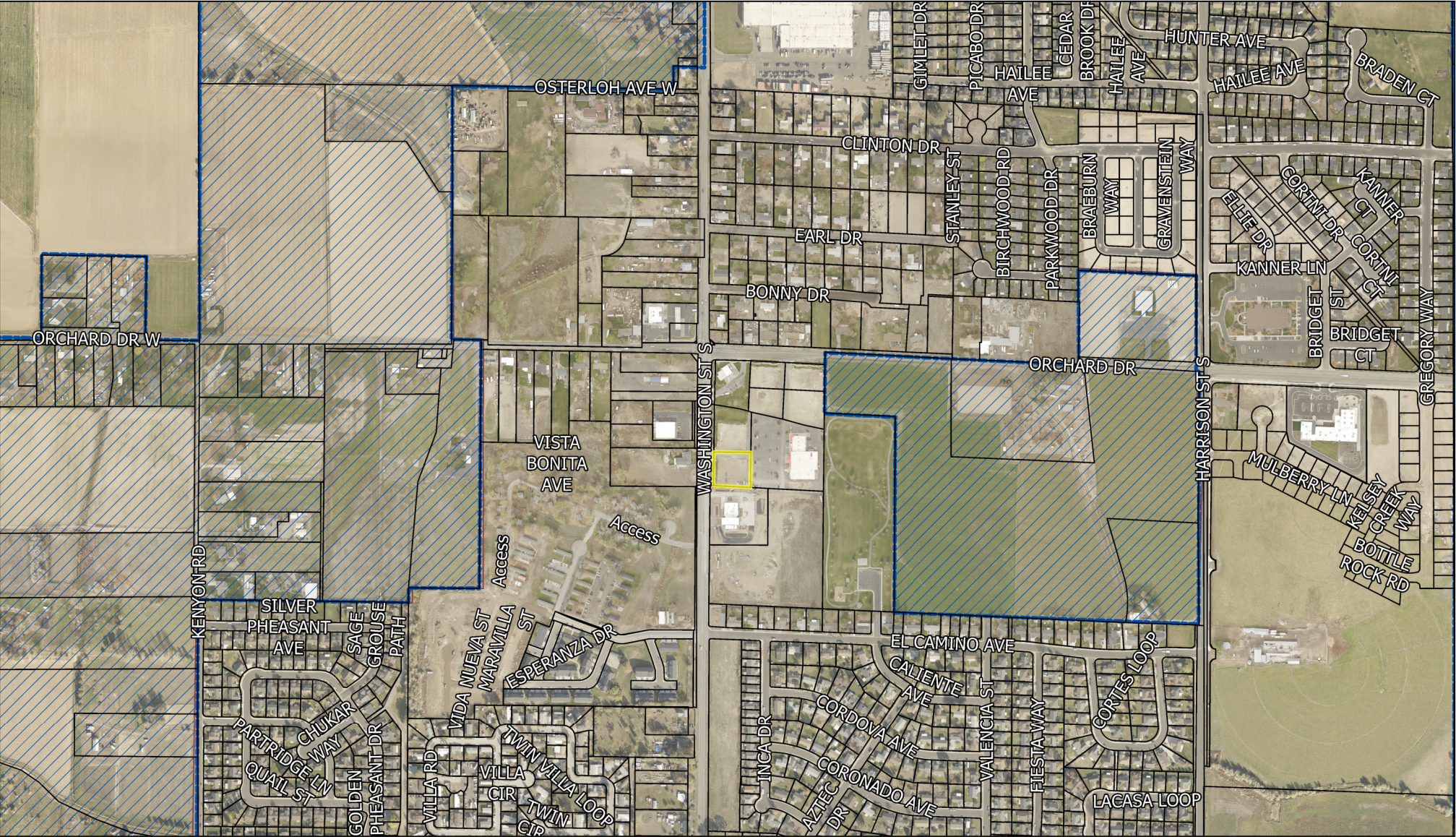
Conclusion:

Upon conclusion, the commission is tasked with making a recommendation to the City Council on the zoning designation being requested by the applicant. The commission may recommend the proposed zone change from C-1 PUD to C-1, recommend the C-1 PUD zoning be maintained, recommend an alternative zoning designation, or table the request to acquire new information.

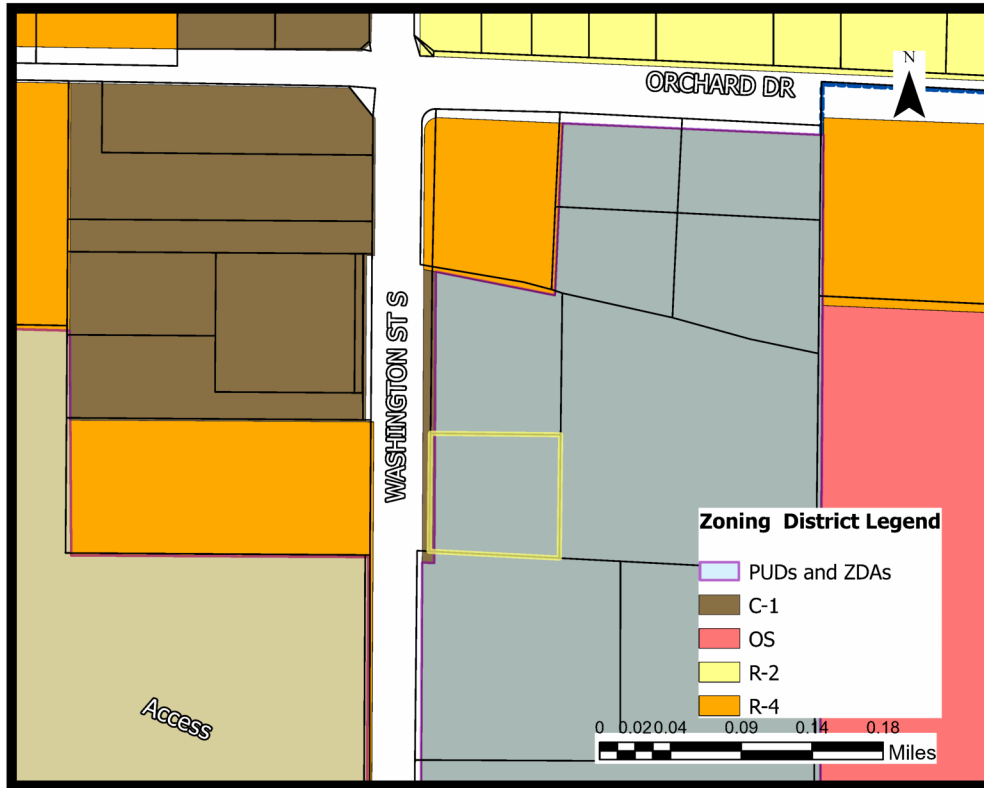
Attachments:

1. PZ24-0084 Vicinity Map
2. PZ24-0084 Zoning & FLU Map
3. PZ24-0084 Land Use and Development Standards Comparison Chart
4. PZ24-0084 Orchard Park PUD recorded 08-09-06 (#239)
5. PZ24-0084 10-4-8 C1 Commercial Highway

Request for a recommendation to City Council for zoning district change from C-1 PUD to C-1 on property located at 997 Washington St S. (PZ24-0084)



ZONING MAP



Zoning

Current Zoning: C-1 PUD

Current Land Use: Undeveloped Lot

Proposed Zoning: C-1

Proposed Land Use: Retail

Surrounding Area

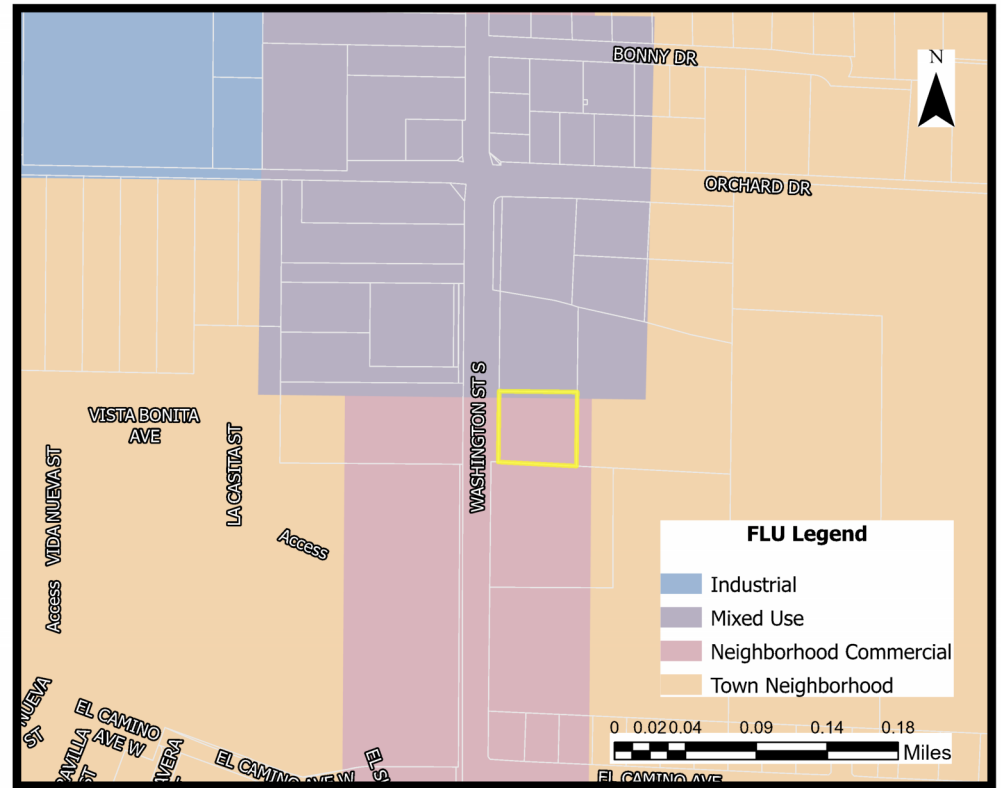
North: Commercial Undeveloped Lot

South: Fire Station No. 3

East: Commercial Retail

West: Washington St S

FUTURE LAND USE MAP



Regulations

10-6-1, 10-14, Orchard Park PUD, 10-4-8

FLU Category

Neighborhood Commercial
Provides supporting services and small-scale commercial that complement the neighborhood

Mixed Use

Typically sites at major arterial intersections and serves local and regional commercial, anchored by a grocery store, civic or entertainment uses
Land Uses: Retail, Office, Restaurants, Civic, Entertainment, Townhomes, Condominiums, Plaza's and Parks

Land Use Comparison Chart

10-4-21.2 NCO Land Use Prohibited	Orchard Park PUD Requires SUP	10-4-8 C-1 Land Use Permitted
a. Automobile Parts Store	a. Automobile Parts Purveyor (including accessories sold)	Automobile Parts Store

Property Development Standards Comparison

Orchard Park PUD	Commercial Zoning District
<u>Property Line Setbacks:</u> Setbacks shall be twenty (20) foot minimum from property line.	<u>Property Line Setbacks:</u> Front: A setback of thirty-five feet (35') shall be maintained on major arterials Side & Rear: No property line setbacks are required on side yard or rear yards
<u>Off Street Parking:</u> 4.5 spaces per 1000 sq. ft.	<u>Off Street Parking:</u> Retail 4 spaces per 1000 sq. ft.
<u>Signs:</u> Freestanding signs along Washington Street South shall consist of monument signs only. Monument signs shall not exceed fifty (50) square feet, and shall have a maximum height of six (6) feet placed on a berm.	<u>Signs:</u> Each commercial use shall comply with the provisions of Chapter 9: Sign Regulations Allowing for several different types of signs of different sizes and designs.
<u>Building Height:</u> No structure within "Envelope A", as shown on the Approved Master Development Plan, shall exceed twenty-five (25) feet in height and buildings with single occupancy shall not exceed 15000 sq. ft.	<u>Building Height:</u> No building shall exceed fifty feet (50') in height except as provided by section 10-7-3 of this title.
<u>Building Design Standards:</u> Building faces shall be broken up with windows, recesses, awnings, or other architectural features that break up large flat surfaces. All buildings shall be low reflective, neutral, or earth tones colors. Building materials, and architectural themes shall be coordinated between various structures to create a uniform theme of construction throughout the project to a reasonable extent. Project sign colors, material, and architectural features shall also be coordinated to further add uniformity to the overall project theme. Structures shall be of a residential architectural style with gable or hip roof with a minimum 3/12 pitch and a twelve (12) inch eave.	<u>Building Design Standards:</u> None



25 0 50 100
SCALE IN FEET

LOCATED IN
NW⁴ NW⁴ SECTION 28,
TOWNSHIP 10 SOUTH,
RANGE 17 EAST,
BOISE MERIDIAN
TWIN FALLS COUNTY, IDAHO
2005

LEGEND

EXISTING PROPERTY BOUNDARY	---
STREET/LANE CENTERLINE	---
EXISTING GAS PIPELINE EASEMENT	---
EXISTING EDGE ASPHALT	---
CURB/GUTTER/SIDEWALK	---
FENCE	---
"Envelope A"	---
"Envelope B"	---

PROJECT INFORMATION

DEVELOPERS:
White Pine Development, LLC
2300 South Orchard Street, Suite A
Boise, ID 83707
(208) 345-7330

Svensen Development Company, LLP
P.O. Box 442
Twin Falls, ID 83303
(208) 308-3741

ENGINEER:
Force Engineering, LLP
405 Shoshone Street West, #11
Twin Falls, ID 83301
(208) 308-3741

PARKING:
Parking Ratio = 4.5 spaces per
1000 sf gross building area
Accessible parking spaces are in
accordance with City Standard
Drawing "P-3"

STORMWATER CALCULATIONS:
Total required retention = Surface(c) 91,451 Dry(c) 825,264

Note: A Transportation Impact Study (TIS) has been produced
for this development. Copies of the TIS may be obtained from
ITS District 4 Headquarters in Shoshone, ID.



Orchard Park Plaza
Master Development Plan

Date: 02.07.2006
Attachment B

A PLANNED UNIT DEVELOPMENT

Block 2

148 ① 0.886 AC. WG294 S 16595

184 ② 0.876 AC. WG295 S 16596

152 ④ 0.886 AC. WG297 S 16598

188 ③ 0.886 AC. WG296 S 16597

129 ① 1.000 AC. WG298 S 16600

997 ③ 0.762 AC. WG299 S 16601

Block 1

975 ② 0.876 AC. WG300 S 16602

979 ② 0.876 AC. WG301 S 16603

983 ② 0.876 AC. WG302 S 16604

987 ② 0.876 AC. WG303 S 16605

991 ② 0.876 AC. WG304 S 16606

995 ② 0.876 AC. WG305 S 16607

999 ② 0.876 AC. WG306 S 16608

1003 ② 0.876 AC. WG307 S 16609

1007 ② 0.876 AC. WG308 S 16610

1011 ② 0.876 AC. WG309 S 16611

1015 ② 0.876 AC. WG310 S 16612

1019 ② 0.876 AC. WG311 S 16613

1023 ② 0.876 AC. WG312 S 16614

1027 ② 0.876 AC. WG313 S 16615

1031 ② 0.876 AC. WG314 S 16616

1035 ② 0.876 AC. WG315 S 16617

1039 ② 0.876 AC. WG316 S 16618

1043 ② 0.876 AC. WG317 S 16619

1047 ② 0.876 AC. WG318 S 16620

1051 ② 0.876 AC. WG319 S 16621

1055 ② 0.876 AC. WG320 S 16622

1059 ② 0.876 AC. WG321 S 16623

1063 ② 0.876 AC. WG322 S 16624

1067 ② 0.876 AC. WG323 S 16625

1071 ② 0.876 AC. WG324 S 16626

1075 ② 0.876 AC. WG325 S 16627

1079 ② 0.876 AC. WG326 S 16628

1083 ② 0.876 AC. WG327 S 16629

1087 ② 0.876 AC. WG328 S 16630

1091 ② 0.876 AC. WG329 S 16631

1095 ② 0.876 AC. WG330 S 16632

1099 ② 0.876 AC. WG331 S 16633

1103 ② 0.876 AC. WG332 S 16634

1107 ② 0.876 AC. WG333 S 16635

1111 ② 0.876 AC. WG334 S 16636

1115 ② 0.876 AC. WG335 S 16637

1119 ② 0.876 AC. WG336 S 16638

1123 ② 0.876 AC. WG337 S 16639

1127 ② 0.876 AC. WG338 S 16640

1131 ② 0.876 AC. WG339 S 16641

1135 ② 0.876 AC. WG340 S 16642

1139 ② 0.876 AC. WG341 S 16643

1143 ② 0.876 AC. WG342 S 16644

1147 ② 0.876 AC. WG343 S 16645

1151 ② 0.876 AC. WG344 S 16646

1155 ② 0.876 AC. WG345 S 16647

1159 ② 0.876 AC. WG346 S 16648

1163 ② 0.876 AC. WG347 S 16649

1167 ② 0.876 AC. WG348 S 16650

1171 ② 0.876 AC. WG349 S 16651

1175 ② 0.876 AC. WG350 S 16652

1179 ② 0.876 AC. WG351 S 16653

1183 ② 0.876 AC. WG352 S 16654

1187 ② 0.876 AC. WG353 S 16655

1191 ② 0.876 AC. WG354 S 16656

1195 ② 0.876 AC. WG355 S 16657

1199 ② 0.876 AC. WG356 S 16658

1203 ② 0.876 AC. WG357 S 16659

1207 ② 0.876 AC. WG358 S 16660

1211 ② 0.876 AC. WG359 S 16661

1215 ② 0.876 AC. WG360 S 16662

1219 ② 0.876 AC. WG361 S 16663

1223 ② 0.876 AC. WG362 S 16664

1227 ② 0.876 AC. WG363 S 16665

1231 ② 0.876 AC. WG364 S 16666

1235 ② 0.876 AC. WG365 S 16667

1239 ② 0.876 AC. WG366 S 16668

1243 ② 0.876 AC. WG367 S 16669

1247 ② 0.876 AC. WG368 S 16670

1251 ② 0.876 AC. WG369 S 16671

1255 ② 0.876 AC. WG370 S 16672

1259 ② 0.876 AC. WG371 S 16673

1263 ② 0.876 AC. WG372 S 16674

1267 ② 0.876 AC. WG373 S 16675

1271 ② 0.876 AC. WG374 S 16676

1275 ② 0.876 AC. WG375 S 16677

1279 ② 0.876 AC. WG376 S 16678

1283 ② 0.876 AC. WG377 S 16679

1287 ② 0.876 AC. WG378 S 16680

1291 ② 0.876 AC. WG379 S 16681

1295 ② 0.876 AC. WG380 S 16682

1299 ② 0.876 AC. WG381 S 16683

1303 ② 0.876 AC. WG382 S 16684

1307 ② 0.876 AC. WG383 S 16685

1311 ② 0.876 AC. WG384 S 16686

1315 ② 0.876 AC. WG385 S 16687

1319 ② 0.876 AC. WG386 S 16688

1323 ② 0.876 AC. WG387 S 16689

1327 ② 0.876 AC. WG388 S 16690

1331 ② 0.876 AC. WG389 S 16691

1335 ② 0.876 AC. WG390 S 16692

1339 ② 0.876 AC. WG391 S 16693

1343 ② 0.876 AC. WG392 S 16694

1347 ② 0.876 AC. WG393 S 16695

1351 ② 0.876 AC. WG394 S 16696

1355 ② 0.876 AC. WG395 S 16697

1359 ② 0.876 AC. WG396 S 16698

1363 ② 0.876 AC. WG397 S 16699

1367 ② 0.876 AC. WG398 S 16700

1371 ② 0.876 AC. WG399 S 16701

1375 ② 0.876 AC. WG400 S 16702

1379 ② 0.876 AC. WG401 S 16703

1383 ② 0.876 AC. WG402 S 16704

1387 ② 0.876 AC. WG403 S 16705

1391 ② 0.876 AC. WG404 S 16706

1395 ② 0.876 AC. WG405 S 16707

1399 ② 0.876 AC. WG406 S 16708

1403 ② 0.876 AC. WG407 S 16709

1407 ② 0.876 AC. WG408 S 16710

1411 ② 0.876 AC. WG409 S 16711

1415 ② 0.876 AC. WG410 S 16712

1419 ② 0.876 AC. WG411 S 16713

1423 ② 0.876 AC. WG412 S 16714

1427 ② 0.876 AC. WG413 S 16715

1431 ② 0.876 AC. WG414 S 16716

1435 ② 0.876 AC. WG415 S 16717

1439 ② 0.876 AC. WG416 S 16718

1443 ② 0.876 AC. WG417 S 16719

1447 ② 0.876 AC. WG418 S 1672

 ALL POINTS LAND SURVEYING

App. 1917

ROUTING AND FILE KEY SHEET

PUN 207

PUD Agreement

	RES.	ORDINANCE	LEASE	CONTRACT	DEED	OTHER
DATE PASSED/FAILED						
NUMBER						239
MAYOR SIGNED						✓
CITY MANAGER SIGNED						
OTHERS SIGNED						
CITY CLERK SIGNED						
RECORDED? YES/NO						
PUBLISHED DATE						
KIND OF DEED						
EXPIRATION DATE						
CITY ATTORNEY APPROVE						
COPIES TO: _____						

DEPT'S INVOLVED? COUNCIL CITY MANAGER FINANCE POLICE FIRE
 ENGINEERING COM DEV PLAN & ZONING INSPECTION
 WATER SANITATION WASTE WATER STREETS PARKS
 RECREATION GOLF AIRPORT SHOP PERSONNEL
 ECON DEV LIBRARY LID BID CITY ATTORNEY

OTHER _____

KEYWORDS TO USE TO FILE DOCUMENT: Orchard Park

PUD Agreement

STARTING DATE OF CONTRACT: _____

ENDING DATE OF CONTRACT: _____

Orchard Park PUD Agreement

February 07, 2006

PUD #239

This Agreement made and entered into this 22 day of Mar, 2006, by and between the CITY OF TWIN FALLS, State of Idaho, a municipal corporation (hereinafter called "City") and White Pine Development, Inc., whose address is P.O. Box 9622 – Boise, ID 83707 (hereinafter called "Developer")

RECITALS

WHEREAS, Developer is the owner of the certain tract of land in the City of Twin Falls, State of Idaho, more particularly described in Attachment "A", attached hereto (the "Property"), which property is located on the SE corner of Orchard Drive and Washington Street South consisting of approximately 16.2 acres; and

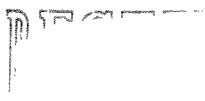
WHEREAS, Developer intends to develop and/or sell all or portions of the Property from time to time; and

WHEREAS, Developer has made a request of the City to develop a commercial subdivision (the "Project") on the Property and has submitted to the City a Master Development Plan (Attachment "B") which has been approved for development as a "C-1 PUD" by the Planning and Zoning Commission and City Council of the City; and

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

COVENANTS

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



BY:

PUD Agreement
02-07-2006
Page 1 of 18

1. NATURE OF THE AGREEMENT. This Agreement shall become part of the “C-1 PUD” zone with respect to the Property upon its full execution and recording. Developer and its assigns or successors in interest, as well as City and its assigns or successors (if any), shall be bound by the terms and conditions contained herein.
2. NATURE OF THE DEVELOPMENT. This development will be a neighborhood commercial project. It is agreed by the parties hereto that certain language and requirements pertaining to the Project shall be interpreted as follows:
 - A. USES.
 1. Commercial: Unless otherwise provided herein, the Project shall meet the allowed use regulations of the City’s Neighborhood Commercial Overlay District (NCO) zone (Section 10-4-21.2 City Code). The following is an addition to the use requirements of the NCO:
 - (a) Special Uses: Special use permits may be granted for the following uses:
 - I. Automobile Parts Purveyor (including installation of accessories sold)
 - II. Home Furnishings and Equipment
 - III. Pawnshop
 - IV. Tire Shop
 - B. HOURS OF OPERATION. The hours of operation for all activity within the PUD shall be between the hours of seven o'clock (7:00) A.M. to ten o'clock (10:00) P.M. unless otherwise authorized by the City of Twin Falls through the Special Use Permit Process.
 - C. PHASING OF DEVELOPMENT. Developer shall be permitted to develop the Property in phases, provided those phases are in compliance with the Master Development Plan, this PUD Agreement, and an approved preliminary subdivision plat. Approval for each phase may be obtained by submission of a

technically correct final plat for that phase to the City Council. The designation and location of specific uses on the Master Development Plan and preliminary plat are conceptual and minor changes therefrom shall not provide basis for disapproval of any final plat. There shall be no minimum and a maximum of three (3) years limit between Phase I and Phase II unless an extension is granted by Twin Falls City Council. There shall be no minimum and a maximum of five (5) years limit between Phase II and Phase III unless an extension is granted by Twin Falls City Council.

3. STREET, SEWER, WATER, DRAINAGE, AND OTHER IMPROVEMENTS

Developer shall be responsible for the design and construction of street, sewer, water, drainage systems, and pressurized irrigation on the Property (hereinafter "Improvements") as described herein in accordance with City standards.

A. IMPROVEMENT PLANS. Developer shall, for each phase of its development, file or cause to be filed with the City a complete set of plans checked and stamped by a licensed professional engineer 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 with established City requirements, the Master Development Plan, and this PUD Agreement.

B. IMPROVEMENT DESIGN AND CONSTRUCTION. Developer, at their expense, shall cause all Improvements shown on the Improvement Plans to be designed, constructed, and installed consistent with the approved Improvement Plans. Notwithstanding the foregoing, nothing in this Agreement shall prohibit City, State or Federal participation in the cost or financing of Improvements on the Property if mutually agreed to by the parties hereto.

- C. PHASED CONSTRUCTION. Developer shall provide the City with written notification of the timing and scope of the phase, or phases, of said Improvements it intends to complete at that time. Developer agrees to make modifications to construct any temporary facilities or infrastructure system connections or extensions necessitated by such phased construction work as shall be reasonably required by the City.
- D. CONSTRUCTION SUPERVISION. 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 submit a written plan with a timetable of when the cure will be completed and commence to cure within thirty (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 should be issued. The City Council shall then, in good faith and in an objective manner, decide whether said building permits and

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

- F. FEES. Developer shall pay, or cause to be paid, to the City all applicable fees, if any, with regard to the installation of Improvements pursuant of 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. City hereby agrees to accept maintenance responsibility for the public improvements upon their completion to City standards in accordance with current City policy. Developer hereby agrees to accept maintenance responsibility for the private improvements upon their completion in accordance with current City policy and in accordance with any other development agreements associated with the Project.
- H. CITY COMMITMENT ALONG ORCHARD DRIVE. City agrees to pay the construction costs associated with installing curb, gutter, and sidewalk along the 572 feet (+/-) of property fronting Orchard Drive east of Fire Station #3 in accordance with a previous development agreement associated with the Property (see Attachment "C").
- I. CITY COMMITMENT IN FRONT OF FIRE STATION PROPERTY. City agrees to pay the construction and engineering costs associated with excavation, street widening, and installation of curb, gutter, sidewalk, landscaping, and other needed utilities along the frontage of the Fire Station (Lots 12 and 13 of Block 5 of Huerta Vista Subdivision).

J. DEVELOPER COMMITMENT ALONG WASHINGTON STREET SOUTH.

Developer shall install entire curb, gutter and street improvements, 1,046 linear feet (+/-), on Washington Street South as part of development of Phase I.

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

5. PROPERTY DEVELOPMENT STANDARDS. The Property or any portion thereof shall be developed in accordance with criteria set forth in this Section 5, and all applicable provisions of City Code.

- 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 the drawings and specifications to first be approved by City, which approval shall not be unreasonably withheld.

- B. LANDSCAPING AND PLANTING. Perimeter landscaping along bordering streets shall be required to be installed on each parcel of the Property and in the public right-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 from the back of curb in the public right-of-way and shall be extended to the dimensions set forth below:

A thirty-five (35) foot landscape buffer (including a detached six (6) foot meandering bicycle/pedestrian pathway), measured from the back of curb shall be

constructed along the Property frontage to Washington Street South. A landscape buffer averaging not less than thirty-five (35) feet in width (including a detached six (6) foot meandering bicycle/pedestrian pathway) and having a minimum width of twenty (20) feet measured from the back of curb shall be constructed along the Property frontage to Orchard Drive.

The landscaping shall be evaluated on a Project-wide basis to create landscaping areas where it has the greatest benefit to the Project and to adjacent property owners. Landscaping areas shall closely conform to the layout shown on the approved Master Development Plan. All landscaping shall comply with the standards set forth herein, and be installed in conformance with an approved Project Master Landscaping Plan as approved by City staff. All landscaping will be properly maintained. Drive through service lanes, when allowed by special use permit, may transverse through landscaped areas on the Landscaping Plan.

The property landscaping will be designed to utilize a pressure irrigation system. Each property owner will be required to utilize the development's pressurized irrigation system or future systems as required by the City for their landscaped area.

All landscaping within this Planned Unit Development (PUD) shall be designated as "common area" and the proper maintenance of said area shall be the responsibility of an association consisting of business operators within the PUD. The Developer may also choose to dedicate these areas to the City, by City approval, to be incorporated with facilities for the requirements of storm water retention, utility, and irrigation purposes.

C. MASTER LANDSCAPING PLAN. Both street buffer areas shall be landscaped to include the following: The landscape perimeter may be planted in sod, and shall have a minimum of one (1) shrub per one hundred (100) square feet

of landscaped area and one (1) tree per five hundred (500) square feet of landscaped area. Trees and shrubs may be clustered, but there shall be no space greater than seventy-five (75) lineal feet between trees/shrubs. A minimum of fifty (50) percent of trees shall be evergreens on Orchard Drive. Deciduous trees shall be at least 1 ½" caliper and four (4) feet tall and evergreen trees shall be a minimum of four (4) feet in height at time of planting.

Fifty (50) percent of the lineal footage of landscaping in the street buffer area shall have berms with a ridge elevation of at least eighteen (18) inches in height with at least fifty (50) percent of the berming having a minimum ridge elevation of thirty (30) inches in height. Each separate section of the landscaping strip shall contain trees or shrubs.

The use of planters and landscaped islands within parking lots will be used to reduce visual impact of large paved areas and these shall be planted with shade trees and shrubbery. The design shall include consideration of drought resistant plants and materials. Planters and landscaped islands shall have a minimum of one (1) shrub per one hundred (100) square feet of landscaped area and one (1) tree per five hundred (500) square feet of landscaped area. Trees and shrubs may be clustered, but there shall be no space greater than seventy-five (75) lineal feet between trees/shrubs. Deciduous trees shall be at least 1 ½" caliper and four (4) feet tall and evergreen trees shall be a minimum of four (4) feet in height at time of planting.

The total area (square feet) of landscaping per Phase shall conform to the Master Landscape Plan attached hereto. The required landscaped area for each Phase and the planting requirements within the landscaped areas shall be in accordance with the Master Landscape Plan, this Agreement and applicable City Code.

There shall be a minimum six (6) foot solid screening fence or wall adjacent to all residential properties and the type and height of fence shall be consistent throughout the entire development where there are adjacent residential properties. Fence for each lot shall be installed prior to any building construction on each lot that is adjacent to residential properties.

There shall be a minimum six (6) foot screening fence along the property line of the existing fire station property (Lots 12 and 13 of Block 5 Huerta Vista Subdivision). Fencing shall be installed prior to completion of Phase I, as approved by City staff.

The City of Twin Falls agrees to allow this landscaping plan to encroach a distance of up to twenty (20) feet onto the adjacent area of Vista Bonita Park. The City Parks and Recreation Department must review and approve a detailed landscape layout plan for areas within the park prior to installation. This will aid in creating a landscaping threshold and screening between the development and the park. The initial cost of the plantings, installed and in-place, shall be the responsibility of the Developer. The City agrees to maintain the plantings within the park area once installed.

A four (4) foot chain link fence shall be installed adjacent to Vista Bonita Park. The fence shall provide access from the park to the Property at locations consistent with the Master Development Plan. The entrances shall be clearly marked with a "gateway" feature, as approved by the City, at the threshold as well as landscaping aprons, as shown on the approved Master Development Plan. A ten (10) foot wide asphalt path connection will be made between the designated entrances and the existing westerly park pathway at the Developer's expense. The asphalt connection pathways shall be constructed when the adjacent Project phase is under construction. A landscaping buffer averaging a minimum of eight

(8) feet in width shall be established along the Property's eastern property boundary.

D. BUILDING STANDARDS. Building and improvements shall comply with the following standards.

1. DESIGN STANDARDS. Building faces shall be broken up with windows, recesses, awnings, or other architectural features that break up large flat surfaces. All buildings shall be low reflective, neutral, or earth tones. Colors, building materials, and architectural themes shall be coordinated between various structures to create a uniform theme of construction throughout the Project to a reasonable extent. Project sign colors, material, and architectural features shall also be coordinated to further add uniformity to the overall project theme.

No structure within "Envelope A", as shown on the Approved Master Development Plan, shall exceed twenty-five (25) feet in height. Buildings within "Envelope A" shall be of a residential architectural style with gable or hip roof with a minimum 3/12 pitch and a twelve (12) inch eave. Single occupancy buildings within "Envelope A" shall not exceed fifteen thousand (15,000) square feet.

No structure within "Envelope B", as shown on the Approved Master Development Plan, shall exceed thirty-five (35) feet in height with the exception of architectural projections or features, roof top equipment (if properly enclosed or screened), and chimney chases. Building materials, colors, and architectural styles shall conform to the architectural concept submitted with the PUD Application, "Exhibit C". Single occupancy buildings within "Envelope B" shall not exceed forty-five thousand (45,000) square feet.

2. 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 City Code
3. UTILITIES. All on-site utility service lines located within a parcel shall be placed underground. To the extent reasonably practical, any transformer or terminal equipment provided within or immediately adjacent to the Project shall be located and screened to minimize visibility from the view of the streets and adjacent properties with screening material such as landscaping or other approved material.
4. SIGNS. Signs shall comply with the requirements of the C-1 zone and the General Sign Provisions contained in Section 10-9-1 & 2 of City Code, except as provided herein.

Freestanding signs along Orchard Drive and Washington Street South shall consist of monument signs only. Monument signs identifying commercial businesses located within "Envelope A", as shown on the approved Master Development Plan, shall not exceed fifty (50) square feet, and shall have a maximum height of six (6) feet measured above the adjacent curb (hereinafter called "M-A Signs"), Attachment "D-1". A maximum height of eight feet, measured above the adjacent curb, shall be allowed for "M-A" signs placed on a berm. Signs identifying commercial businesses located within "Envelope B" shall not exceed one hundred (100) square feet, and shall have a maximum height of fourteen (14) feet measured above the adjacent curb (hereinafter

called “M-B Signs”), Attachment “D-2”. A maximum height of sixteen (16) feet, measured above the adjacent curb, shall be allowed for “M-B” signs placed on a berm.

A maximum of four (4) M-A signs and two (2) M-B signs shall be allowed along Washington Street South. A maximum of one (1) M-A signs and one (1) M-B sign shall be allowed along Orchard Drive. Multiple monument signs located within a single continuous landscaped areas shall be spaced a minimum of one hundred twenty-five (125) feet apart. Monument signs may be spaced closer than one hundred twenty-five (125) feet when separated by an access driveway, but shall be a minimum of fifty (50) feet apart.

5. ILLUMINATION. Illumination shall be designed and installed to minimize the effect, harshness, and glare of exterior lighting on adjacent properties. Parking areas shall have lighting that will provide at least one foot-candle of light at the ground surface on the entire parking site. Lighting shall be designed so that it does not directly illuminate any adjacent residential uses with more than one-fourth (1/4) of a foot-candle and so that it does not create a traffic hazard.
6. SOUND SUPPRESSION. The use of an outdoor paging or public address system, whether permanent or temporary, shall not be permitted. Outdoor music may be allowed, through the Special Use Permit process, in covered walkways during business hours, provided the music is not noticeable from neighboring buildings or residential areas.
7. BUILDING SETBACKS. Building setbacks shall be in accordance with all applicable provisions of City Code as well as the setback requirements established below:

Buildings along Vista Bonita Park shall have a minimum setback from the property line of thirty (30) feet. All other building setbacks shall be twenty (20) foot minimum from property line.

8. TIME LIMITATIONS. The "PUD" zoning designations on the Property described in Attachment "A" is expressly conditioned upon the Master Development Plan (Attachment "B") approved by the City Council and submittal of final development plan and final subdivision plat for the first phase of the Project within one (1) year from the date hereof. The Developer may apply for one or more one-year extensions, provided application is made in advance of the expiration date. Approval shall not be unreasonably withheld.
9. CITY OF TWIN FALLS 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 required public improvements.
10. 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 modifications 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.

Developers: Don H. and Patricia K. Deters
P.O. Box 9622
Boise, ID 83707

City: City of Twin Falls
321 Second Avenue East
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 thereof.

- G. SIGNATORIES. Each of the persons executing this Agreement hereby warrants that he or she is duly authorized and empowered to so act on behalf of the entity for which he or she is signing, and that this Agreement is binding on, and enforceable against such entity.
- H. EFFECTIVE DATE. This Agreement shall become valid and binding upon its approval by the City, through its City Council, and upon its execution by the Mayor and 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.
- Each party agrees that prior to retaining an attorney for said reasons, an effort shall first be made to pursue non-binding arbitration by a qualified mediator.
- 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 thereof.
- K. ATTACHMENT. All attachments to this Agreement and recitals are incorporated herein and made a part thereof as if set forth in full.

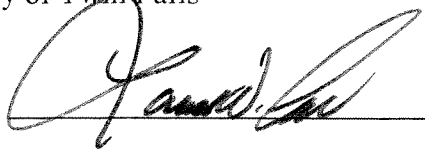
L. CAPTIONS. The captions, sections, and paragraph numbers appearing in this agreement are inserted only as a matter of convenience and shall in no way affect interpretation of this agreement.

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

“CITY”

City of Twin Falls

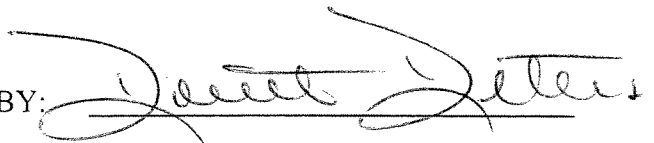
ATTEST: Kathleen A. Bruckert BY:


Mayor

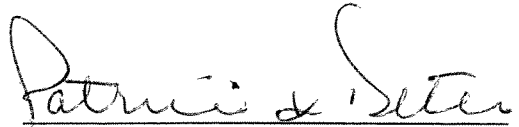
“DEVELOPER”

Don H. and Patricia K. Deters

BY:


Don H. Deters

BY:

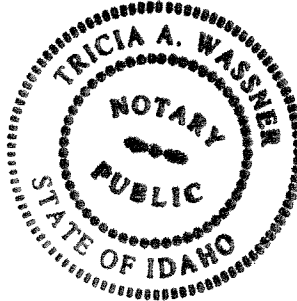

Patricia K. Deters

ACKNOWLEDGEMENTS

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

On this 22nd day of March, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Don H. Deters and Patricia K. Deters, known to me to be the Mayor and City Clerk, respectively of Twin Falls, the municipal corporation that executed the within and foregoing instrument, and acknowledged to me that such municipal corporation executed the same.

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



Tricia A. Wassner
 NOTARY PUBLIC FOR IDAHO
 Residence of Bowen, Idaho
 My commission expires 7/05/2011

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

On this ____ day of _____, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared DON H. DETERS, known or identified to me to be the person who subscribed said name to the foregoing instrument, and acknowledged to me that he executed the same in said 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.

 NOTARY PUBLIC FOR IDAHO
 Residence of _____
 My commission expires _____

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

On this ____ day of _____, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared PATRICIA K. DETERS, known or identified to me to be the person who subscribed said name to the foregoing instrument, and acknowledged to me that she executed the same in said 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.

 NOTARY PUBLIC FOR IDAHO
 Residence of _____
 My commission expires _____

35,65114

WARRANTY DEED

For Value Received, DON H. DETERS, a married man dealing with his sole and separate property, the Grantor, does hereby grant, bargain, sell and convey unto DON H. DETERS and PATRICIA K. DETERS, husband and wife, the Grantees, of 8026 W. Innsbrook Court, Boise, Idaho 83704, the following described premises, situated in Twin Falls County, State of Idaho, to-wit:

Lots 1, 2, 3, 4, 5, 6, and 7, Block 1;
 Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16, Block 2;
 Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15, Block 3;
 Lots 1, 2, 3, 4, 5, 6, and 7, Block 4;
 Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11, Block 5, all in Huerta Vista Subdivision, Twin Falls County, Idaho, according to the official plat thereof recorded in Book 11 of Plats, page 51, records of Twin Falls County, Idaho.

Together with all water, water rights, ditches and rights of way for ditches thereunto belonging or in anywise appertaining.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And that Grantor, does hereby covenant to and with Grantees that the Grantor is the owner in fee simple of said premises; that said

RECORDS DEPARTMENT, IDAHO

TITLEFACT, Inc.

1004013197

1994018197

WARRANTY DEED - Page 1

600

Sh

10-18-94

Attachment A



25 0 50 100
SCALE IN FEET

LOCATED IN
NW 1/4 SECTION 28,
TOWNSHIP 10 SOUTH,
RANGE 17 EAST,
BOISE MERIDIAN
TWIN FALLS COUNTY, IDAHO
2005

LEGEND

EXISTING PROPERTY BOUNDARY	---
STREET/LAKE CENTERLINE	---
EXISTING GAS PIPELINE EASEMENT	---
EXISTING EDGE ASPHALT	---
CURB/GUTTER/SIDEWALK	---
FENCE	---
"Envelope A"	---
"Envelope B"	---

PROJECT INFORMATION

DEVELOPERS
White Pine Development, LLC
2300 South Orchard Street, Suite A
Boise, ID 83707
(208) 345-7330

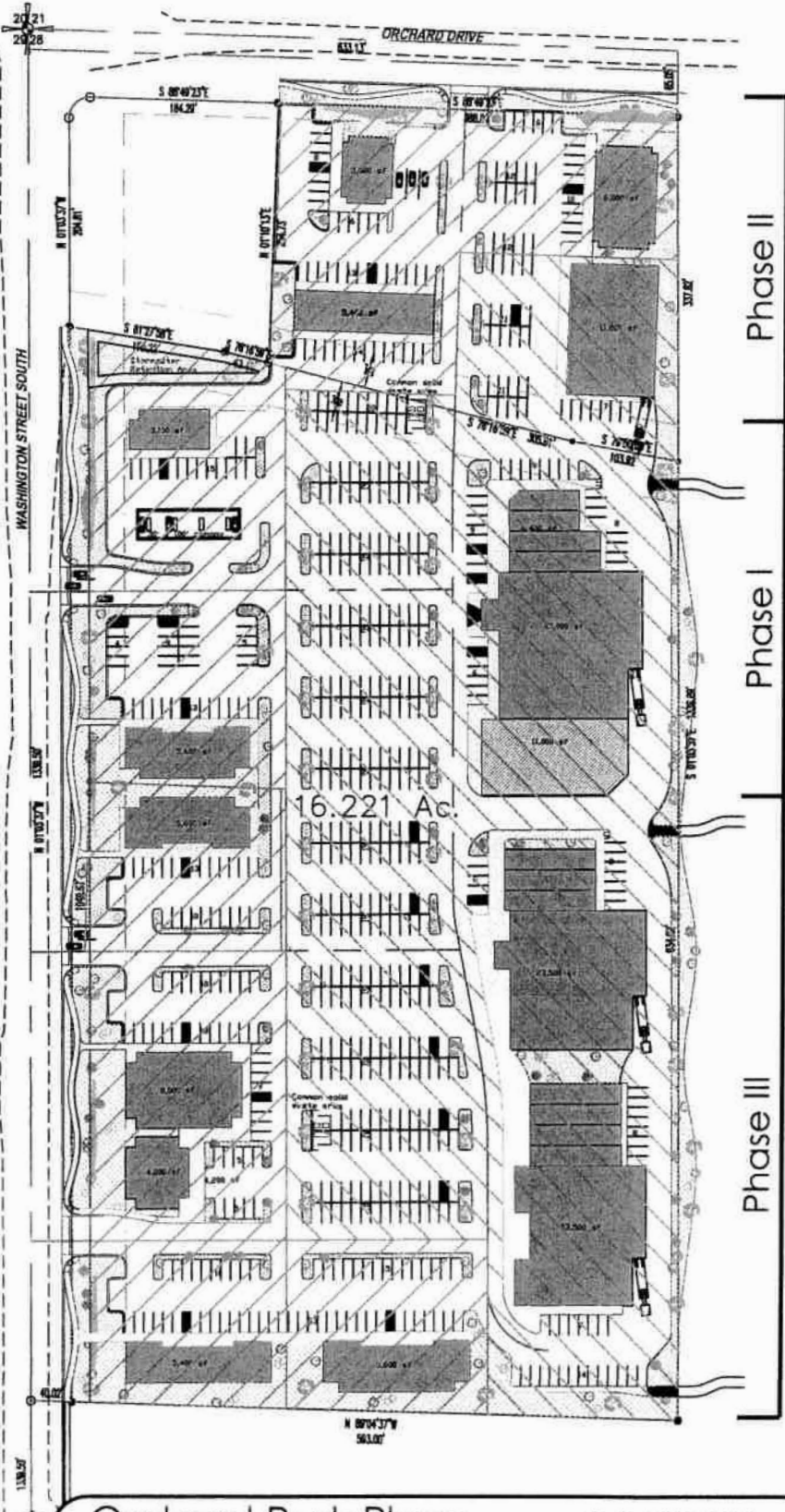
SPONSOR
Svensen Development Company, LLP
P.O. Box 442
Twin Falls, ID 83303
(208) 300-2741

ENGINEER
Force Engineering, LLP
409 Shoshone Street West, #11
Twin Falls, ID 83303
(208) 300-2741

PARKING
Parking Ratio = 4.5 spaces per
1000 sq ft gross building area
Accessible parking spaces are in
accordance with City Standard
Drawing "P-3"

STORMWATER CALCULATIONS
Total required retention = Surface(cu) 91,431 Dry(cu) 825,264

Note: A Transportation Impact Study (TIS) has been produced
for this development. Copies of the TIS may be obtained from
ITD District 4 Headquarters in Shoshone, ID.



Orchard Park Plaza
Master Development Plan

Date: 02.07.2006
Attachment B



25 0 50 100
SCALE IN FEET

LOCATED IN
NW⁴ NW⁴ SECTION 28,
TOWNSHIP 10 SOUTH,
RANGE 17 EAST,
BOISE MERIDIAN
TWIN FALLS COUNTY, IDAHO
2005

LEGEND

EXISTING PROPERTY BOUNDARY	---
STREET/LANE CENTERLINE	---
EXISTING GAS PIPELINE EASEMENT	---
EXISTING EDGE ASPHALT	---
CURB/GUTTER/SIDEWALK	---
FENCE	---
"Envelope A"	---
"Envelope B"	---

PROJECT INFORMATION

DEVELOPERS:
White Pine Development, LLC
2300 South Orchard Street, Suite A
Boise, ID 83707
(208) 345-7330

Swensen Development Company, LLP
P.O. Box 442
Twin Falls, ID 83303
(208) 308-3741

ENGINEER:
Force Engineering, LLP
409 Shoshone Street West, #11
Twin Falls, ID 83301
(208) 308-3741

PARKING
Parking Ratio = 4.3 spaces per
1,000 sf gross building area.
Accessible parking spaces are in
accordance with City Standard
Drawing "P-3"

STORMWATER CALCULATIONS:
Total required retention = Surface(csf) 91.451 Drywell(csf) 225.264

Note: A Transportation Impact Study (TIS) has been produced
for this development. Copies of the TIS may be obtained from
ITD District 4 Headquarters in Shoshone, ID.



Orchard Park Plaza
Master Development Plan

Date: 02.07.2006
Attachment B



25 0 50 100
SCALE IN FEET

LOCATED IN
NW 1/4 NW 1/4 SECTION 28,
TOWNSHIP 10 SOUTH,
RANGE 17 EAST,
BOISE MERIDIAN
TWIN FALLS COUNTY, IDAHO
2005

LANDSCAPING DATA

Refer to the PUD Master Development Plan and the PUD Agreement for additional information.

This Master Landscaping Plan is conceptual in nature. Actual layout of landscaped areas may be subject to change as allowed by the PUD Agreement and applicable City Code.

The required landscaped area per Phase shall conform to the table below:

Phase	Street Buffer landscape Area (sf)	Other Landscape Area (sf)
I	11,300	19,250
II	10,000	13,250
III	15,250	48,750
Total	36,550	81,250

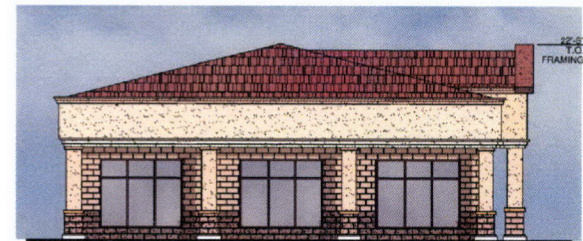


Orchard Park Plaza
Master Landscaping Plan

Date: 02.06.2006
Attachment D



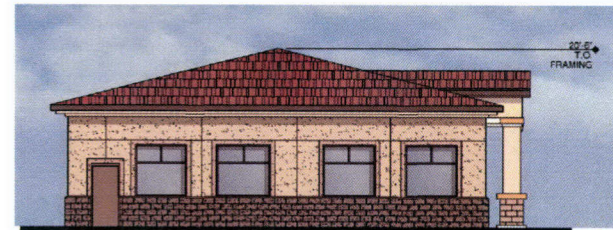
TYP. RETAIL FRONT EXTERIOR ELEVATION



TYP. RETAIL SIDE EXTERIOR ELEVATION



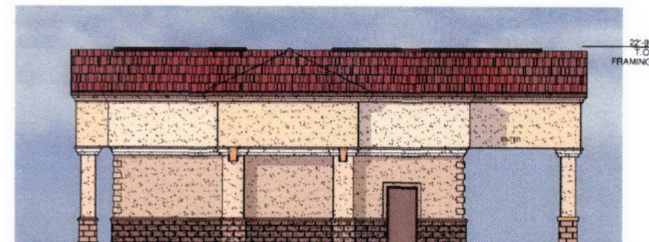
TYP. PROFESSIONAL OFFICE FRONT EXTERIOR ELEVATION



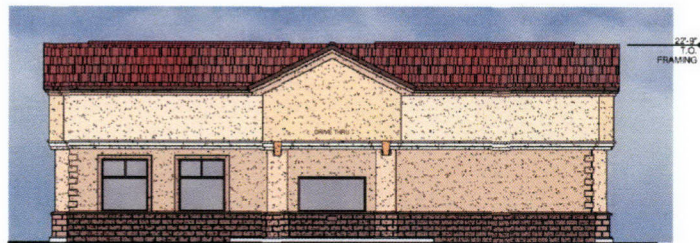
TYP. PROFESSIONAL OFFICE SIDE EXTERIOR ELEVATION



TYP. BANK FRONT EXTERIOR ELEVATION



TYP. BANK SIDE EXTERIOR ELEVATION



TYP. BANK REAR EXTERIOR ELEVATION



EXTERIOR FINISH SCHEDULE
OUTPADS ORCHARD PARK PLAZA
TWIN FALLS, IDAHO



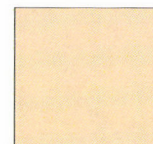
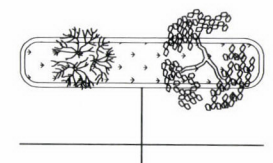
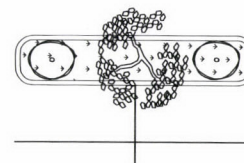
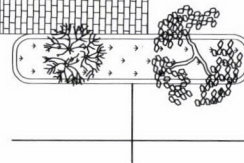
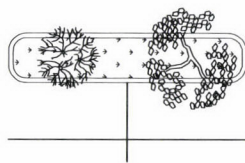
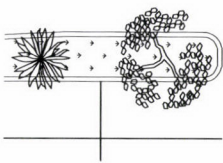
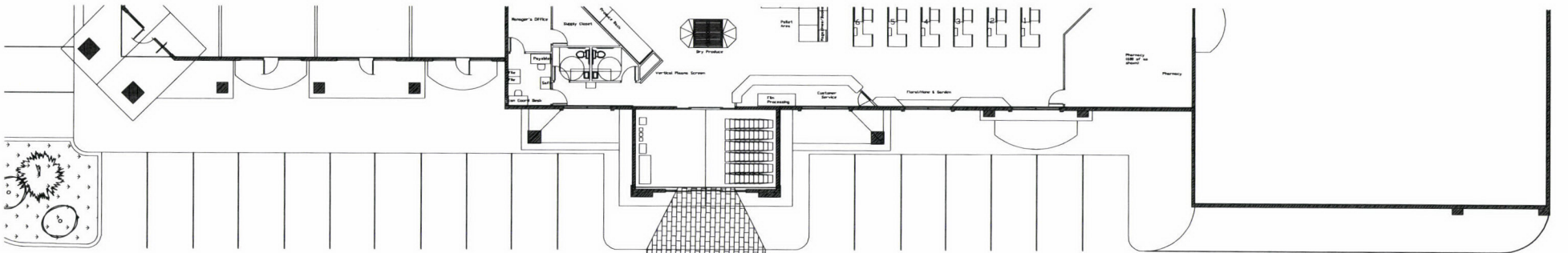
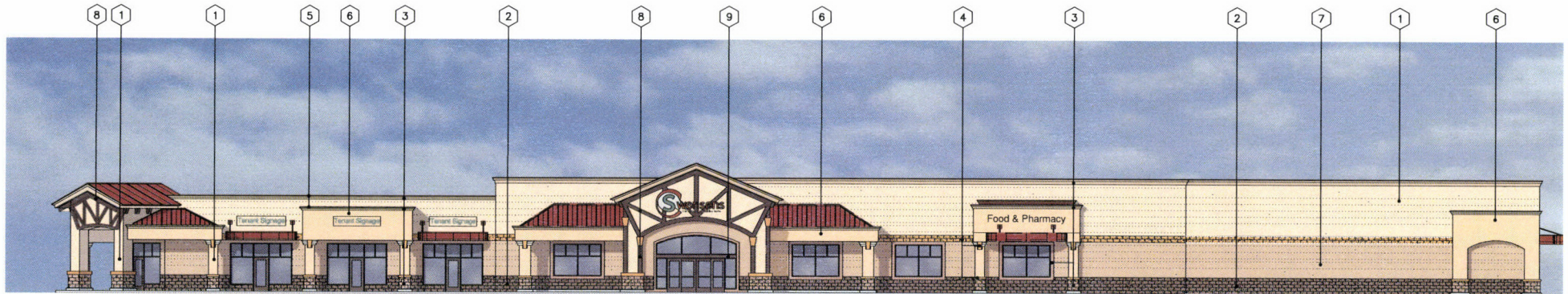


Tait & Associates, Inc.
Engineering • Architecture • Surveying
1000 N. 10th St., Suite 100
Twin Falls, ID 83401
208.735.1234



SWENSENS/RETAIL SHOPS/TYP. OUTPAD

C.U.P.-1
OUTPAD
COLORED
ELEVATIONS



1 SHERWIN WILLIAMS
"BISCUIT"
SW6112

2 SHERWIN WILLIAMS
"BRAINSTORM BRONZE"
SW7033

3 SHERWIN WILLIAMS
"SAND TRAP"
SW6066

4 SHERWIN WILLIAMS
"RESTRAINED GOLD"
SW6129

5 SHERWIN WILLIAMS
"RAVE RED"
SW6608

6 SHERWIN WILLIAMS
"NAPERY"
SW6386

7 SHERWIN WILLIAMS
"NOMADIC DESERT"
SW6107

8 SHERWIN WILLIAMS
"BLACK FOX"
SW7020

9 STOREFRONT
KAWNEER
"MEDIUM BRONZE"



PROPOSED EXTERIOR ELEVATION
ORCHARD PARK PLAZA
TWIN FALLS, IDAHO



THIS AGREEMENT, Made and entered into this 14th day of May, 1978, by and between LLOYD L. WATSON, of Twin Falls, Idaho, hereinafter referred to as "Seller" and THE CITY OF TWIN FALLS, IDAHO, a municipal corporation, pursuant to authorization given at an official meeting of the Twin Falls City Council held on the 1st day of May, 1978, hereinafter referred to as "Buyer"

FOR AND IN CONSIDERATION of the sum of Seven Thousand Three Hundred and Sixty-Four Dollars and Fifty-Five Cents (\$7,364.55) by Buyer to Seller paid as hereinafter provided, IT IS AGREED:

1. SALE: Seller sells and Buyer buys real property described as: Lot 12 and 13, Block 5, Huerta Vista Subdivision, Twin Falls, Idaho.

2. PURCHASE PRICE: Buyer agrees to pay Seller the total principal purchase price of Seven Thousand Three Hundred and Sixty-Four Dollars and Fifty-Five Cents (\$7,364.55) as follows:

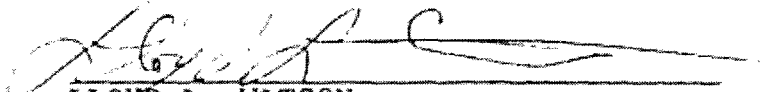
- (a) \$4,096.55 cash, lawful money of the United States of America.
- (b) \$3,298.00 by Buyer assuming the sole responsibility for, and forever relieving Seller of and holding Seller harmless from the obligation to construct curb, gutter and sidewalk along that portion of Lots 8, 9, 10 and 11 of the Huerta Vista Subdivision which adjoin Orchard Drive. It is agreed that the obligation assumed by Buyer is computed at

the rate of Eight Dollars and Fifty Cents (\$8.50) per lineal feet for each of Three Hundred and Eighty-Eight lineal feet for a total of Three Thousand Two Hundred and Ninety Eight Dollars (\$3,298.00).

3. DOCUMENTS OF TRANSFER: At the signing of this agreement, Buyer will tender to Seller the sum of \$4,096.55, and Seller will convey to Buyer a good and sufficient warranty deed to the real property above described.

4. BINDING CLAUSE: It is agreed that there are no other agreements, written or otherwise, which add to or change the terms hereof and that this agreement shall be binding upon and shall inure to the benefit of the parties hereto, their heirs, successors in interest and lawful assigns.

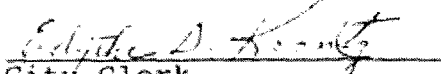
"SELLER"


LLOYD L. WATSON

"BUYER"

THE CITY OF TWIN FALLS, IDAHO,
a municipal corporation,

ATTEST:


City Clerk

BY 
Mayor

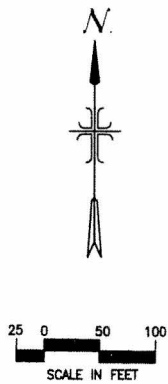
STATE OF IDAHO)
) ss.
County of Twin Falls)

On this 17th day of May, 1978, before me, the undersigned, a Notary Public in and for said County and State, personally appeared LLOYD L. WATSON, known to me to be the person whose name is subscribed to the foregoing 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 same day and year in this certificate first above written.


Notary Public

Attachment C
page 2 of 2



LOCATED IN
NW 4 NW 4 SECTION 28,
TOWNSHIP 10 SOUTH,
RANGE 17 EAST,
BOISE MERIDIAN
TWIN FALLS COUNTY, IDAHO
2005

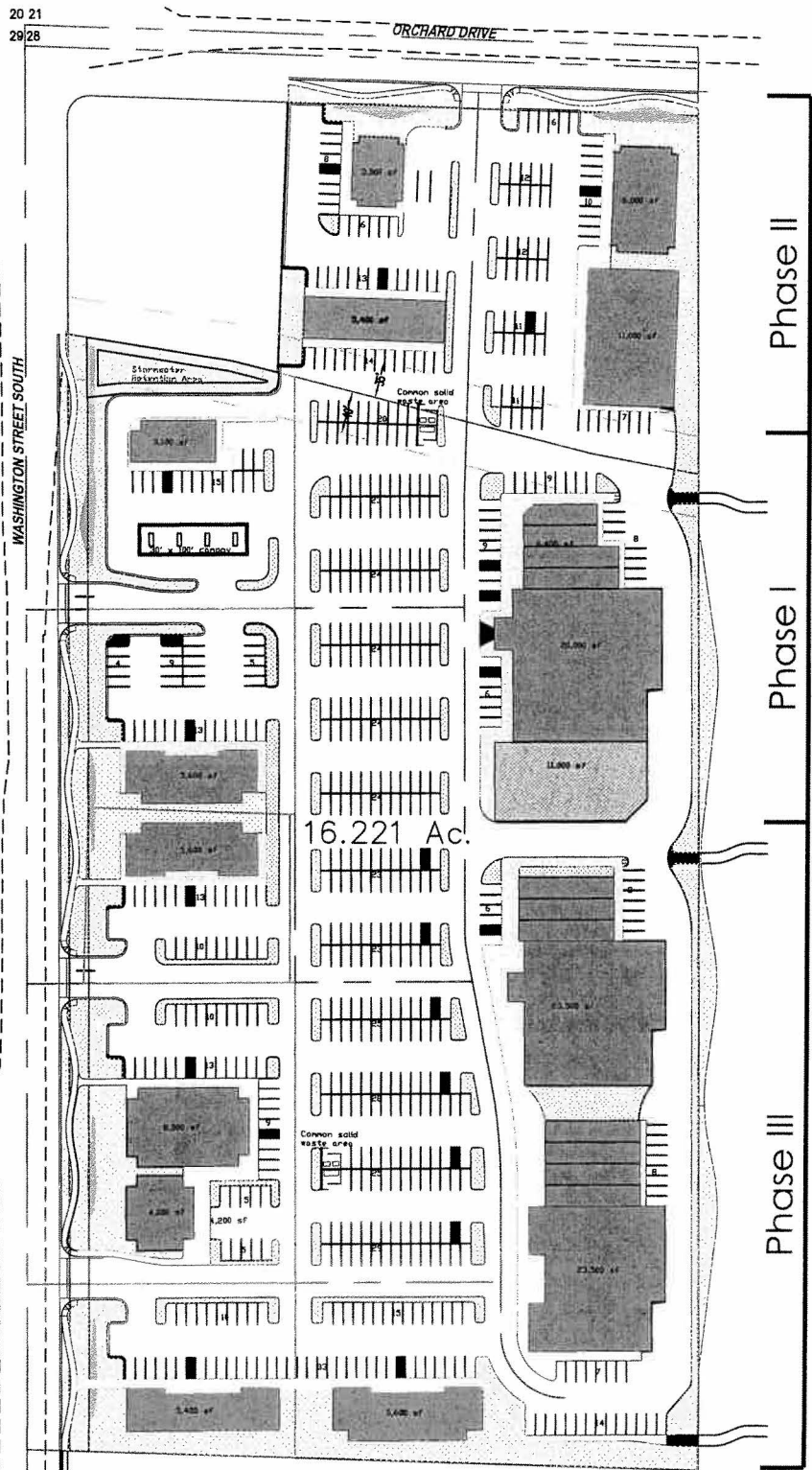
LANDSCAPING DATA

Refer to the PUD Master Development Plan and the PUD Agreement for additional information.

This Master Landscaping Plan is conceptual in nature. Actual layout of landscaped areas may be subject to change as allowed by the PUD Agreement and applicable City Code.

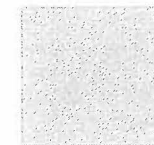
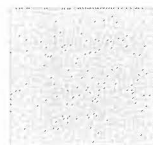
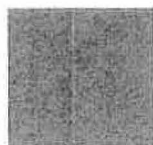
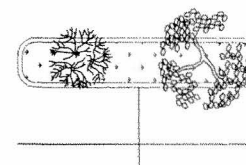
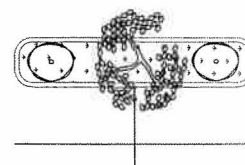
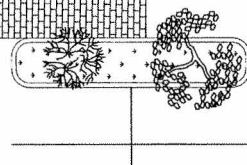
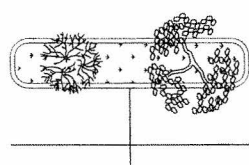
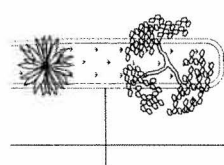
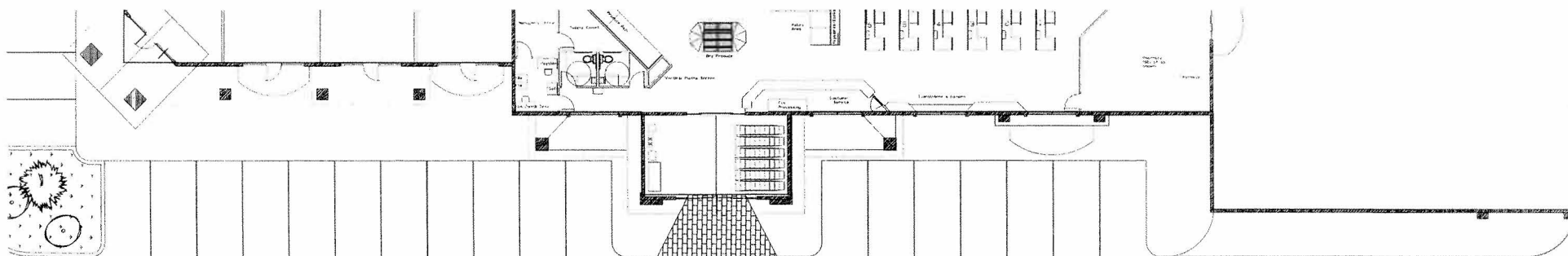
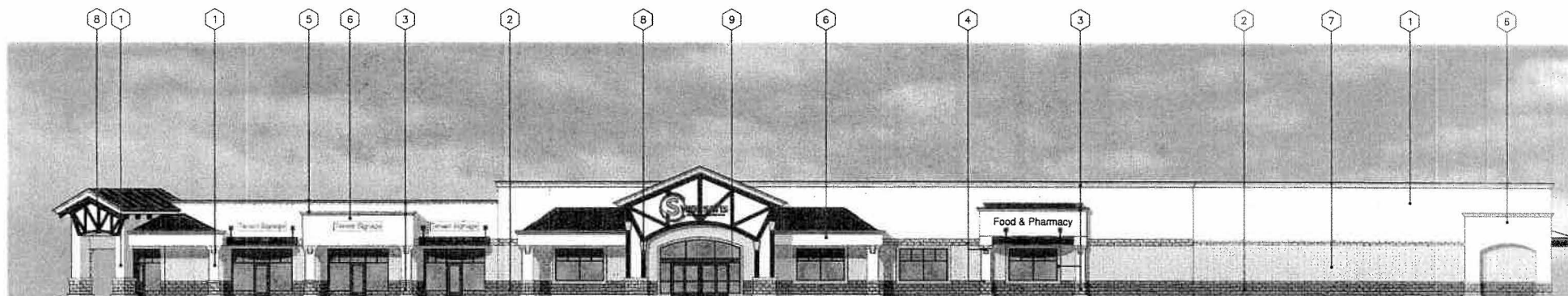
The required landscaped area per Phase shall conform to the table below:

Phase	Street Buffer landscape Area (sf)	Other Landscape Area (sf)
I	11,300	19,250
II	10,000	13,250
III	15,250	48,750
Total	36,550	81,250



Orchard Park Plaza
Master Landscaping Plan

Date: 02.06.2006
Attachment D



1 SHERWIN WILLIAMS
"BISCUIT"
SW6112

2 SHERWIN WILLIAMS
"BRAINSTORM BRONZE"
SW7033

3 SHERWIN WILLIAMS
"SAND TRAP"
SW6066

4 SHERWIN WILLIAMS
"RESTRAINED GOLD"
SW6129

5 SHERWIN WILLIAMS
"RAVE RED"
SW6608

6 SHERWIN WILLIAMS
"NAPER"
SW6386

7 SHERWIN WILLIAMS
"NOMADIC DESERT"
SW6107

8 SHERWIN WILLIAMS
"BLACK FOX"
SW7020

9 STOREFRONT
KAWNEER
"MEDIUM BRONZE"



PROPOSED EXTERIOR ELEVATION
ORCHARD PARK PLAZA
TWIN FALLS, IDAHO



Tait & Associates, Inc.
Engineering Architecture Surveying



Mfg. & Install (5) D/F Tenant Pad Monument Signs

scale: 1/2"=1'-0"

31sf

Tenant Cabinet: 3'-0" x 7'-0" D/F Tenant Cabinet Internally Illuminated w/ 800mA Flourescent Lamps

Cabinet to have White SG Plex Faces w/ 1st Surface Vinyl

Orchard Park Plaza: Upper & Lower Portion of Cabinet to Have Routed Alum. Faces w/ Backed Plex & 1st Surface Vinyl

Ea. Cabinet to be Internally Illuminated w/ 800mA Flourescent Lamps

Tenant Pad Monument Signs to match in color w/ Building & Shopping Center Signage



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An Equal Opportunity Employer

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Boise, Idaho 83704
817-6-7700
Tel: 208-345-4070
Fax: 208-345-9886
www.imagenational.com

• SIGNS • STOREFRONTS
• INTERIOR GRAPHICS

© 2005 Image National, Inc.

DATE 06.09.2005

PROJECT 10747

ARCHITECT D. Cobb

DESIGN BY S. Carico

Svensen Mkt-960905-02.cdr

COMPETITION

COLOR TEMPLATES

DATE 06.28.2005

DATE 06.28.2005

REVISION R3 S.Carico

REVISION

REVISION

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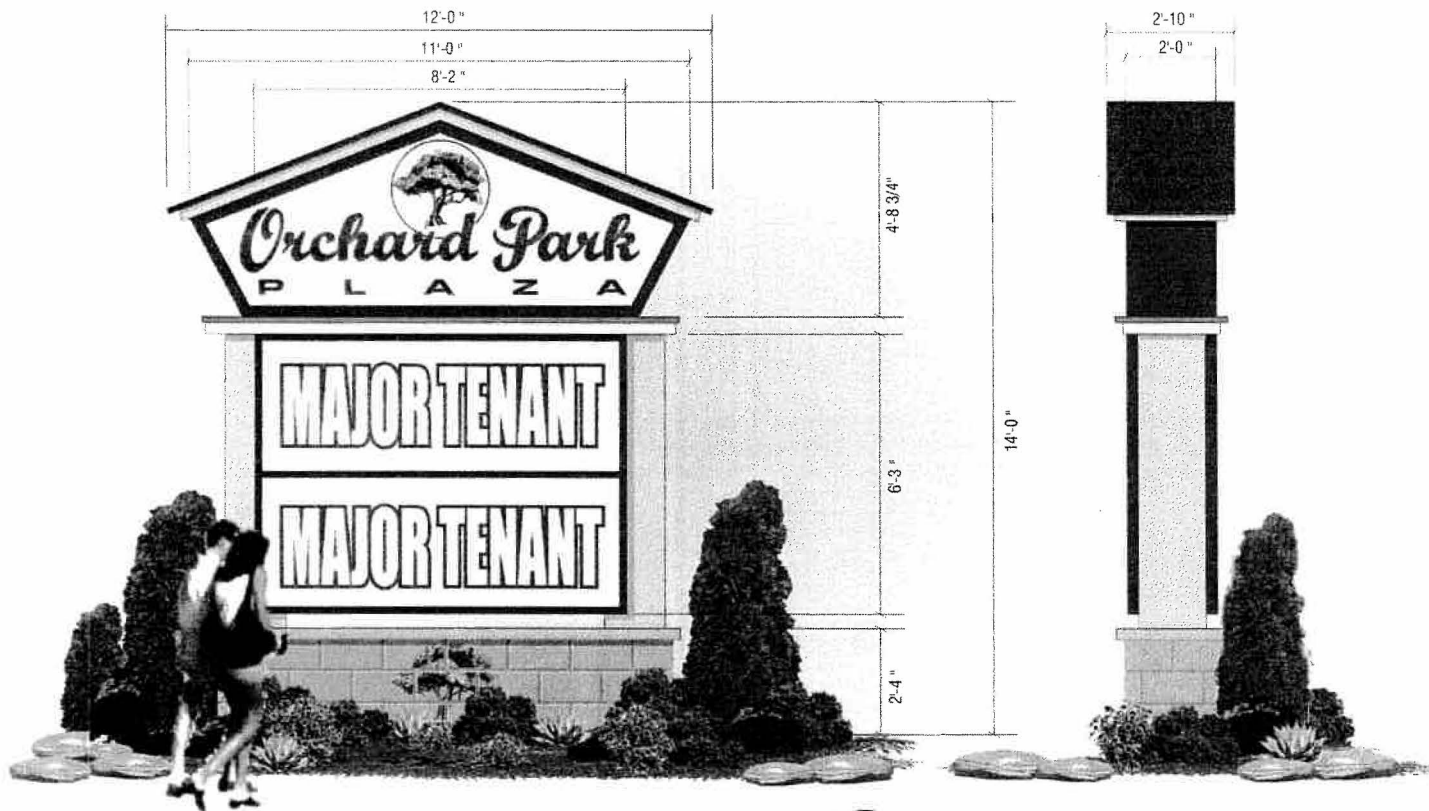
REVISION

REVISION

REVISION

Orchard Park Plaza
Orchard Dr. &
Washington St. S.
Twin Falls, Idaho

1 of 3



Mfg. & Install (3) D/F Multi-Tenant Monument Display
scale: 3/8" = 1'-0"

100sf

D/F Multi-Tenant Display w/ Illuminated Shopping Center Copy
"Orchard Park Plaza"

ID Cabinet: Cabinet to have Routed Copy Face w/ Push-Thru & Backed Copy. Cabinet to be Illuminated w/ 800mA Fluorescent Lamps

TENANT Cabinet: Cabinet Illuminated w/ 800mA Fluorescent Lamps
6'-3" x 8'-2" Major Tenant Cabinets Internally Illuminated w/
800mA Fluorescent Lamps & Plex Faces w/ 1st Surface Vinyl
Pylon Structure painted to match Building Colors w/ Textured Finish



Image National, Inc.
An Electric Sign Company

444 East Avery Road
Coeur d'Alene, ID 83217-6500
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• SIGNS • STOREFRONTS
• INTERIOR GRAPHICS

© 2005 Image National, Inc.

DATE: 06.09.2005

NO: 10747

DESIGNER: D. Cobb

DESIGNER: S. Carico

SYNOPSIS: Mkt-060505-01

DATE: 06.28.2005

DATE: 06.28.2005

DATE: 06.28.2005

DESIGNER: R3 S. Carico

DESIGNER: R3 S. Carico

DESIGNER: R3 S. Carico

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DESIGNER: R3 S. Carico

DESIGNER: R3 S. Carico

Orchard Park Plaza
Orchard Dr. &
Washington St. S.
Twin Falls, Idaho

2 3

PW/ 651

10-4-8: C1, COMMERCIAL HIGHWAY DISTRICT:

10-4-8.1: PURPOSE:

This district is intended to provide for commercial activities of various sizes from large malls to small shops, fast food restaurants and tourist accommodations. This district is designed for application on major streets or portions thereof. (Ord. 2526, 5-20-1996)

10-4-8.2: 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. Radio and television stations without transmission and receiving towers.
- b. Telegraph centers and telegraph stations.
- c. Telephone exchange stations.
- d. Underground and aboveground transmission lines.
- e. Utility owned buildings and structures less than twenty five (25) square feet in area and less 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. Judicial facilities.

4. Manufacturing:

- a. Business park ZDA only.

5. Medical Facilities:

- a. Acupuncture facilities approved by the South Central district health department or other state regulatory agency.
- b. Ambulance service.
- c. Doctors' offices.
- d. Drug and alcohol treatment centers.
- e. Hospitals and clinics.
- f. Rehabilitation services.

6. Parks:

- a. Open space.
- b. Park concessions.
- c. Private parks and playgrounds without crowd attracting facilities.
- d. Public parks and playgrounds without crowd attracting facilities.
- e. Public parks and playgrounds with crowd attracting facilities.

7. Public assembly:

- a. Auditoriums.

- b. Funeral chapels.
- c. Religious facilities.
- d. Schools - private, single purpose.
- e. Schools - private, vocational and/or academic.
- f. Schools - public.
- g. Theaters - indoor.
- h. Wedding chapels and/or reception halls.

8. Residential:

- a. Accessory buildings (less than 1,000 square feet), personal swimming pools and other accessory uses.
- b. Bed and breakfast facilities.
- c. Dwellings - multiple household (5 units or more).
- d. Home occupations.
- e. Household units existing at the time this title was adopted.
- f. Household units in the same building as an allowed use and occupied by the owner or an employee of the allowed use.
- g. Household units in upper floor of commercial or professional buildings.
- h. Nursing homes and rest homes.
- i. Residence halls, residence hotels, rooming houses.

9. Retail trade:

- a. Alcoholic beverages when consumed on premises where sold and if located three hundred feet (300') or more from residential property.
- b. Apparel and accessories.
- c. Automobile parts store.
- d. Bakery.
- e. Bookstore.
- f. Commercial greenhouses.
- g. Craft shop, in conjunction with retail business.
- h. Eating places.
- i. Farm and garden supplies.
- j. Florist shop.
- k. Food, drugs, etc.
- l. General merchandise.
- m. Hardware store.
- n. Hobby and toy store.
- o. Home furnishings and equipment.
- p. Ice cream store.
- q. Import store.
- r. Laundering and dry cleaning.
- s. Laundromats.
- t. Lumber, plumbing and/or electrical supply stores.
- u. Music store.
- v. Pawnshop.
- w. Pet shop.
- x. Sporting goods store.
- y. Taxidermy studio.

- z. Temporary automobile, truck and recreational vehicle sales permitted with staff approval, provided that there shall be state approval, no parking or display of vehicles in landscaped areas, and no sight obstructions.

10.Services:

- a. Advertising.
- b. Apparel repair and alteration.
- c. Beauty and barber shops.
- d. Building care contracting offices.
- e. Business associations.
- f. Civic, social and fraternal organizations.
- g. Construction trade offices.
- h. Consumer credit collection offices.
- i. Copy center - self-service.
- j. Daycare services.
- k. Dog grooming and/or kennels.
- l. Duplicating and stenographic offices.
- m. Employment agency.
- n. Finance and investment offices.
- o. Horticultural services.
- p. In home daycare services.
- q. Insurance and related business.
- r. Labor unions and organizations.
- s. Photography studios.
- t. Professional organizations.
- u. Professional services.
- v. Real estate and related business.
- w. Tourist information center.
- x. Welfare and charitable facilities.

11.Sports facilities:

- a. Athletic areas.
- 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.

12. Transportation:

- a. Bus facilities, including pick up shelters.
- b. Open parking lot or garage for automobiles.
- c. Taxicab office.
- d. Ticket and arrangement facilities.

Notwithstanding the foregoing list of permitted uses, any such proposed use which broadcasts amplified music or sound by speakers to the exterior of a building shall also require a special use permit. (Ord. 2786, 6-1-2004; amd. Ord. 2798, 8-2-2004; Ord. 2850, 2-21-2006; Ord. 2958, 12-22-2008; Ord. 2999, 1-24-2011; Ord. 3082, 12-8-2014)

(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. Radio and television stations with wireless communications facilities.
- b. Utility owned buildings and structures more than twenty five (25) square feet in area or more than three feet (3') above ground.

2. Cultural facilities:

- a. Cemeteries.
- b. Zoos.

3. Government facilities:

- a. Jails, detention centers, work release centers.
- b. Water treatment plants.
- c. Government open storage yard.

4. Manufacturing:

- a. Handcrafted furniture.

5. Medical facilities:

- a. Animal hospital - large animals.
- b. Animal hospital - small animals.
- c. Prosthetics - sales, service and/or construction.

6. Miscellaneous:

- a. Any facility with drive-through service.

7. Parks:

- a. Amusement parks.

8. Public assembly:

- a. Exhibition halls.
- b. Fairgrounds.
- c. Sports arena.
- d. Theaters - outdoor.

9. Residential:

- a. Detached accessory buildings (more than 1,000 square feet) i.e., garages and other accessory buildings.
- b. Motels and transient hotels.
- c. RV and camping parks.
- d. Shelter homes.

10. Retail trade:

- a. Alcoholic beverages when consumed on the premises where sold if located less than three hundred feet (300') from residential property.
- b. Automobile and recreational vehicle rental/storage yard.
- c. Automobile and truck sales and/or rentals.
- d. Car wash facilities.
- e. Equipment rental.
- f. Fuel sales (bulk).
- g. Gasoline service stations.
- h. Large implement and heavy equipment sales and/or rentals.

- i. Manufactured/mobile home sales and/or rentals.
- j. Permitted retail/trade uses operating outside the hours of seven o'clock (7:00) A.M. to ten o'clock (10:00) P.M.
- k. Sporting vehicles and motorcycles - sales and/or rentals.
- l. Storage unit rentals.
- m. Tire shops.

11.Services:

- a. Appliance repair.
- b. Auctions and/or public sales.
- c. Automobile and truck service and/or repair.
- d. Furniture repair/upholstery.
- e. Publishing and printing business.
- f. Sporting vehicles and motorcycles - service and repair.
- g. Tattoo parlors or dermagraphic studios approved by the South Central district health department or other state regulatory agency.
- h. Testing laboratories.

12.Sports facilities:

- a. Go-cart tracks.
- b. Golf courses and country clubs.
- c. Golf driving ranges.
- d. Indoor recreation facility.

13.Transportation:

- a. Freight transfer points.
- b. Open parking lot or garage for trucks and buses.
- c. Packing and crating.
- d. Trucking facilities.

14.Wholesale:

- a. Wholesale distribution and warehousing, but excluding H-1 facilities. (Ord. 2620, 8-2-1999; amd. Ord. 2741, 11-4-2002; Ord. 2773, 12-15-2003; Ord. 2798, 8-2-2004; Ord. 2850, 2-21-2006; Ord. 2999, 1-24-2011; Ord. 3088, 2-2-2015)

(C) Prohibited Uses: Uses not specified above are prohibited unless administrative determination in accordance with subsection [10-17-1\(F\)](#) of this title is made that the use is similar enough to a use listed above that distinction between them is of little consequence. (Ord. 2526, 5-20-1996)

10-4-8.3: PROPERTY DEVELOPMENT STANDARDS:

The following property development standards shall apply to all land and buildings in the C1 district:

(A) Lot Area:

- 1. Commercial Uses: The lot area shall be of sufficient size to provide for the building, the required setbacks, off street parking and landscaping.
- 2. Residential Uses: Residential uses less than five (5) units and not attached to a commercial use shall provide the minimum lot area of the R6 district.

(B) Lot Occupancy:

1. Commercial Uses: No requirement.
2. Residential Uses: Residential uses less than five (5) units not attached to a commercial use shall conform to the lot occupancy requirements of the R6 district. (Ord. 2526, 5-20-1996)

(C) Building Height: No building shall exceed fifty feet (50') in height except as provided by section [10-7-3](#) of this title.

(D) Yards:

Front yards shall conform to the following standards, or section [10-7-6](#) of this title, whichever is greater:

1. Commercial Uses And Residential Uses With Five Or More Units Per Building:

a. Front Yards: A setback of thirty five feet (35') shall be maintained on major arterials and fifteen feet (15') on all other streets. In developed areas which have building lines already established, this requirement may be reviewed and adjusted by the commission, subject to the following exceptions:

- i) A gasoline service station pump island, including cashier's booth, and canopy setback may be less than the required thirty five feet (35') property line setback on arterial streets, providing the property line setback is not less than thirty feet (30') for a pump island nor less than twenty feet (20') for the outer edge of a canopy. Gasoline service station pump islands, including cashier's booths, and canopies, shall not be used to adjust setbacks in developed areas which have building lines already established.
- ii) Outdoor or patio seating, including associated canopies or coverings, at a food service establishment providing the outdoor seating area including any canopies or coverings does not exceed a property line setback of twenty feet (20') or the minimum required arterial landscaping is provided, whichever is greater. Any outdoor or patio seating area proposed within a required setback must be approved by the planning and zoning commission.

b. Side And Rear Yards: No property line setbacks are required on side yard or rear yards when adjacent to existing commercial uses, existing residential uses with five (5) or more units per building, vacant property that is zoned for nonresidential development, or vacant property that is designated on the future land use plan for nonresidential development. A property line setback of twenty five feet (25') shall be maintained on the side yard and rear yard for buildings adjacent to existing residential uses with four (4) or fewer units per building, vacant property that is zoned for residential development or vacant property that is designated on the future land use plan for residential development.

2. Residential Uses: Residential uses less than five (5) units and not attached to a commercial use shall conform to the yard standards of the R6 district. (Ord. 3077, 8-11-2014)

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

(F) Landscaping:

1. Commercial uses shall provide landscaping equal to ten percent (10%) of the total required parking area or three percent (3%) of the total land area, whichever is greater.
2. Household buildings over five (5) units shall provide landscaping equal to ten percent (10%) of the lot area.

(G) Off Street Parking:

1. Each commercial use shall comply with the provisions of [chapter 10](#) of this title.
2. Residential uses under five (5) units per building shall provide two (2) off street parking spaces for each residential unit.
3. Residential units in commercial buildings shall provide one off street parking space for each dwelling unit in the building.

(H) Signs: See [chapter 9](#) of this title. (Ord. 2526, 5-20-1996)

(I) Walls, Fences, Hedges, Trees, Shrubs And Landscaping Structures: Walls, fences, hedges, trees, shrubs and landscaping structures shall be permitted on the property line or within the required side or rear yard and shall be permitted in the front yard with the following restriction: No wall, fence, hedge, trees, shrubs or landscaping structures shall be placed within public rights of way without first obtaining written approval from the city. Notwithstanding the foregoing, all walls, fences, hedges, trees, shrubs and landscaping structures shall comply with the provisions of section [9-9-16](#) of this code. (Ord. 2550, 6-2-1997)



Date: Tuesday, September 24, 2024
To: Planning and Zoning Commission
From: Kelli Ebersole, City Planner, City Planner

ACTION ITEM

Request:

Request for a recommendation to City Council on the appropriate zoning district for a proposed annexation of approximately 10 (+/-) acres located along the 1500 block of Harrison St S., c/o Katrina Kulm on behalf of Elevate Academy Foundation, Inc. (PZ24-0087)

Time Estimate:

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

Background:

The applicant is proposing to annex the property into city limits with an R-4 zoning designation. Currently, the property is vacant and used for Agriculture.

Approval Process:

Per City Code 10-15-1: Prior to annexation of an unincorporated area, the Council shall request and receive a recommendation from the Commission on the proposed plan and Zoning Ordinance changes for the unincorporated area. The Council shall not hold a public hearing, give notice of a proposed hearing, nor take action upon the plan, amendment or repeal until recommendations have been received from the Commission.

Per City Code 10-15-2 (A): The commission shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. The hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

Budget Impact:

N/A

Regulatory Impact:

Annexation of this property will affect the regulations by which this property is enforced. Currently, Twin Falls County has adopted the city's Title 10 regulatory zoning policies to the property as it is in the Unincorporated area of Twin Falls.

If annexed, the property will fall under all regulatory policies of the City of Twin Falls.

History:

The property is currently vacant and located in the Unincorporated area of the City of Twin Falls.

Twin Falls County records show this land has always been used for agriculture purposes.

Analysis:

This area is primarily residential in nature, in the southeast portion of Twin Falls.

There are multiple residential developments under different phases of construction in the area. R-4, Medium Density Residential, is the primary zone in the area, mixed with R-2 and R-1 Variable.

This property is located off Harrison St S and South Hills Road (3600 E) to the south, both collectors. South Hills Middle School is located to the west.

A zoning designation of R-4 on this property is an appropriate zoning designation as it is consistent with the current area and the addition of residential or school development would not adversely impact the area. Both Harrison Street South and South Hills Road are not at full traffic capacity and can handle an increase in traffic due to the annexation of this property.

Conclusion:

The Commission is tasked to make a recommendation to the City Council by reviewing the comprehensive plan and the requested zoning designations compatibility with the future land use map designation.

The Comprehensive Plan has designated this area as Town Neighborhood. The land uses typically found in the designation are: Residential, Schools, Parks and Recreation facilities, and Civic Facilities.

The Town Neighborhood designation calls for lot sizes smaller than found in Rural Residential.

The Commission will make a recommendation to City Council to approve the requested zoning designation, as presented, recommend denial of the requested zoning designation, recommend a different zoning designation or table the request for additional information.

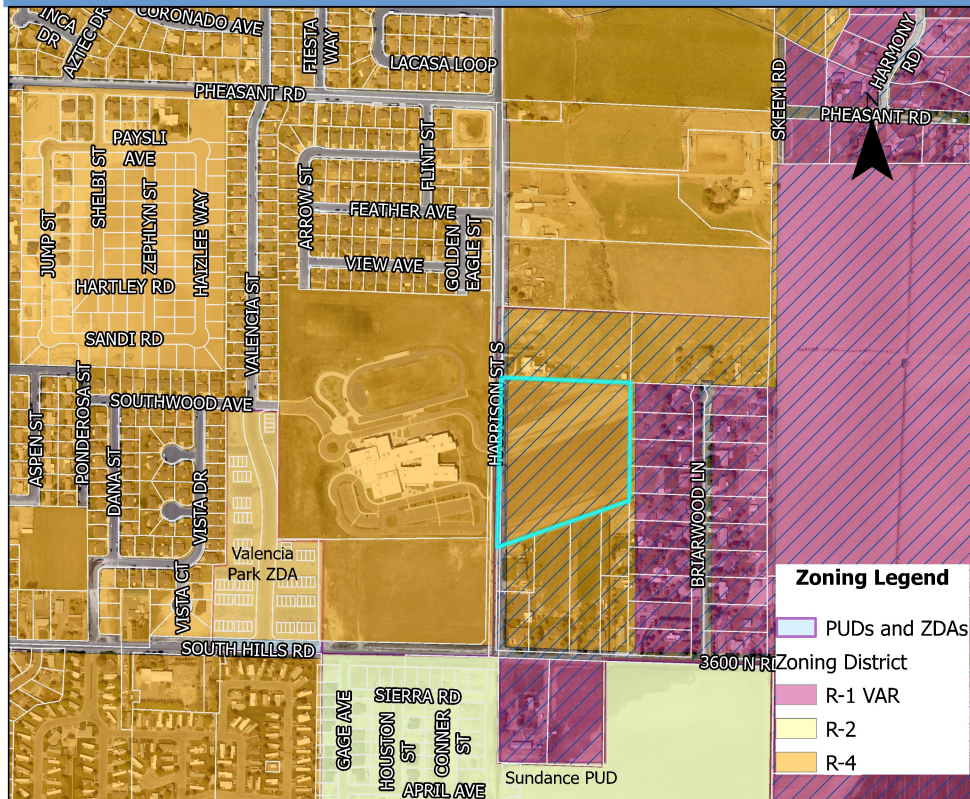
Attachments:

1. PZ24-0087 Vicinity Map
2. PZ24-0087 Presentation Map
3. PZ24-0087 Applicant Narrative
4. PZ24-0087 Applicant Zoning Map

VICINITY MAP



ZONING MAP



Zoning

Current Zoning: N/A
Twin Falls County Jurisdiction

Current Land Use: Vacant

Proposed Zoning: R-4

Proposed Land Use: N/A

Surrounding Area

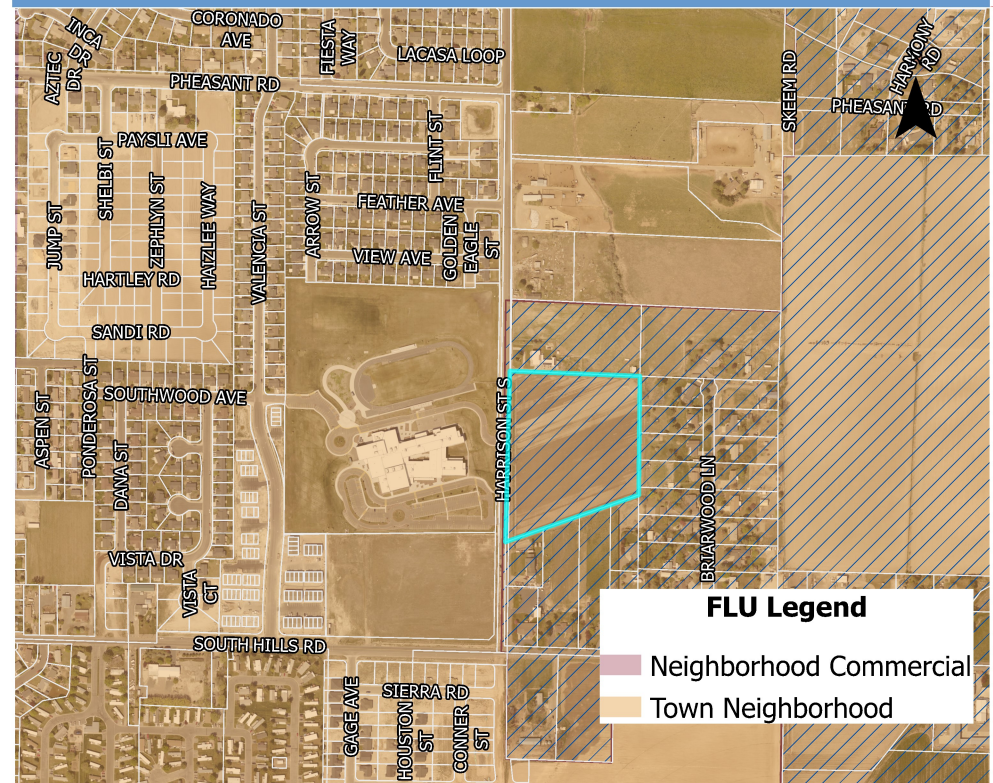
North: Residential/Agricultural

South: Residential

East: Harrison St S/Public School

West: Residential

FUTURE LAND USE MAP



Regulations

10-3, 10-15, 10-4-5

FLU Category

Town Neighborhood:
Primarily residential in character

- Lot sizes are smaller than found in Rural Residential
- Contiguous, and clustered development to maximize open space and community gathering areas
- Single-family attached and detached
- Duplexes, triplexes, and townhomes
- Parks and recreation facilities
- Schools
- Civic facilities



August 12, 2024

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

Project: Elevate Academy Twin Falls
Re: Annexation Application

Dear Planning Staff,

erstad is pleased to submit to the City of Twin Falls the attached annexation application for your consideration. The property is located on a 9.9 acre site adjacent to the existing South Hills Middle School. We are requesting the subject property be annexed into the City with a zoning designation of R-4 which aligns with adjacent development.

The proposed annexation and zoning change appear to be well-aligned with the objectives of the Comprehensive Plan, which emphasizes the development of Town Neighborhoods that are primarily residential in character. The plan advocates for smaller lot sizes compared to Rural Residential areas, promoting contiguous and clustered development to maximize open space and community gathering areas. This approach supports a mix of housing types, including single-family attached and detached homes, duplexes, triplexes, and townhomes, as well as the inclusion of parks, recreation facilities, schools, and civic facilities.

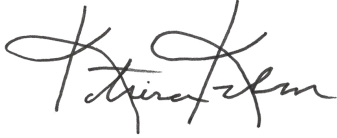
The compatibility with the surrounding area, which is largely residential and agricultural, suggests that the proposed development would integrate smoothly with the existing community fabric. The intention to align the use and development of the property with the uses permitted by the requested zone, including those requiring special use permits, indicates a commitment to adhere to the guidelines and vision set forth by the Comprehensive Plan.

In summary, the proposed annexation and zoning change seem to support the Comprehensive Plan's goals of creating cohesive, residentially focused neighborhoods with a variety of housing options and essential community amenities, while also respecting the character of the surrounding area and its current uses. This approach should foster a balanced and sustainable community development

We look forward to working with the city as this project moves through the development process. Please reach out if you have any questions, email and phone number in application materials.

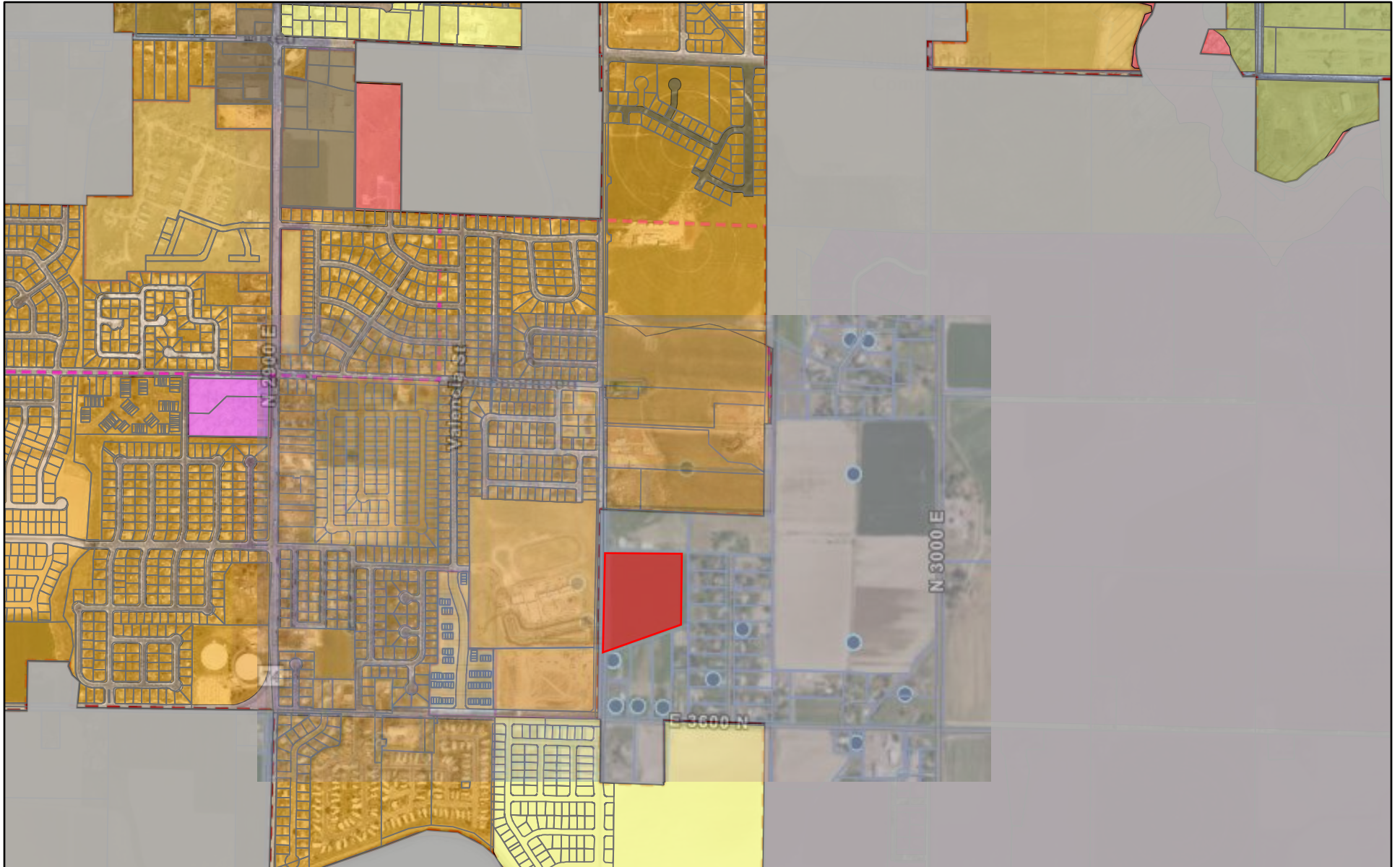
Sincerely,

erstad

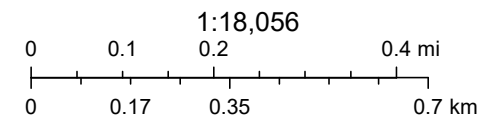
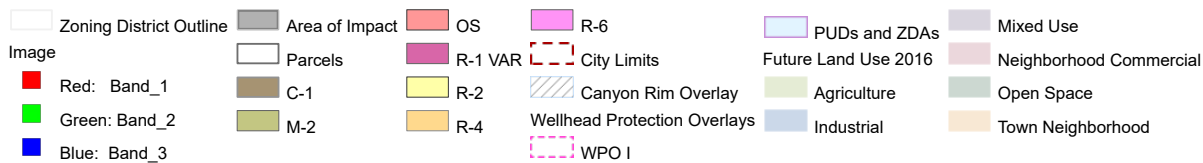
A handwritten signature in black ink, appearing to read "Katrina Kulm". The signature is fluid and cursive, with the first name "Katrina" and last name "Kulm" clearly distinguishable. Below the signature is a horizontal line.

Katrina Kulm, Architect

ArcGIS Web Map



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