



Twin Falls Planning & Zoning Commission Agenda

Tuesday, February 25, 2025, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members -

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

Area of Impact:

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Conflict of Interest Declaration
- 3) Consent Calendar
 - a) **ACTION ITEM:** Request to approve minutes from the following meeting: January 14, 2025.
- 4) Items of Consideration
 - a) **ACTION ITEM:** Preliminary Presentation for a request for an amendment to the Sun West Lazy J PUD to allow outside storage and display of products on property generally located on the southeast corner of Pole Line Rd and Washington St N. c/o Gerald Martin (PZ25-0016)
By: Lisa Strickland, City Planner
- 5) Public Hearings
 - a) **ACTION ITEM:** Request for a Special Use Permit for a residential detached accessory building greater than 1000 square feet on property located at 629 Meadowview Ln. c/o Trevor Anderson (PZ24-0153)
By: Kelli Ebersole, City Planner
 - b) **ACTION ITEM:** Request for a Comprehensive Plan Amendment to modify the Future Land Use Map to expand the Utility Service Boundary and change Future Land Use Categories for properties generally located in the 1100-2400 Blocks of Sunway Drive N (aka 2700 East). c/o EHM Engineers Inc on behalf of South Canyon Farms, LLC (PZ25-0003).
By: Lisa Strickland, City Planner
- 6) Upcoming Meeting(s)
 - a) March 11, 2025
- 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, January 14, 2025, 6:00 PM

Members -

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

Area of Impact:

1) Confirmation of Quorum/Call Meeting to Order

Chairperson Titus called the meeting to order at 06:00 PM

Members Attending: Titus, Campbell, Weatherford, Zimmerman

Staff Attending: Spendlove, Klaver, Green

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Approval of minutes from the following meeting: December 17, 2024.

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

4) Items of Consideration

5) Public Hearings

- a) Request for a Zoning Title Amendment to repeal and replace Title 10, focusing on Chapter 6 "Landscaping Regulations".

Staff Presentation:

Senior Planner Klaver presented the request for a Zoning Title Amendment to repeal and replace Title 10, focusing on Chapter 6 "Landscaping Regulations".

Per 10-14-2, Title amendments may only be initiated by the Planning and Zoning Commission, City Council, or a property owner. This amendment was initiated by City Council in February 2018.

Per 10-14-4, Zoning amendments 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
- 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.

Per 10-14-5, the Commission shall hold a public hearing and make recommendations on proposed zoning amendments.

- A. Zoning Title Amendment: The commission, prior to recommending a zoning title amendment 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. 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 amendment with its recommendation to the council.

The Commission is tasked with making a recommendation to Council on the proposed text amendment. The commission may recommend approval, approval with conditions, denial, or table the item to a date certain.

Sample main motions:

1. *Move to recommend approval for the proposed zoning text amendment to the landscaping regulations chapter of Title 10 as presented;*
2. *Move to recommend approval with conditions for the proposed zoning text amendment to the landscaping regulations chapter of Title 10; or*
3. *Move to table the item to a date certain of _____.*

Public Hearing: Opened

- Fran Florence stated he has concerns about the 6' landscape buffer. He feels that the Downtown area should have different requirements and feels you will have less parking there if you don't move the landscaping around. He would like the language to reflect this.
- Senior Planner Klaver clarified with the language in the code.
- Chairperson Titus asked about requirements for city street.
- Senior Planner Klaver replied that if it's in a right-of-way the city requires removal.
- Director Spendlove explained that collectors and arterials require separated sidewalk and heavy trees in the subdivision section.
- Chairperson Titus asked if trees are existing in the right of way do they need a permit to remove.
- Director Spendlove explained that the parks department is in charge of that and permits are required to remove trees from the right of way.
- Chairperson Titus asked for clarification on the 6' landscape buffer.
- Director Spendlove explained the current code requires a 6' buffer from the roads. The new code removes that except in parking lots which have the ability to move landscape around. He explained that when the city was looking at

imposing a Historic Residential District in Downtown the regulations would decide landscaping and include color of paint on exterior and the Council didn't want to impose those kinds of restrictions on residents.

- Chairperson Titus asked if most roads have landscaping along the right of way.
- Director Spendlove replied that most do.
- Fran Florence showed the picture he brought and pointed out the lack of landscaping.
- Chairperson Titus asked if the city can require a landscape specific overlay.
- Director Spendlove explained that parking overlays are different. The commission can go in that direction if they choose.
- Chairperson Titus asked what details parks and recreation look at when deciding for removal of trees.
- Director Spendlove if it's diseased or a concern, it can cause the city to take action.

Public Hearing: Closed

Discussions Followed:

- Vice-Chair Campbell stated she loves to see trees but does not want to impose on property rights.
- Commissioner Zimmerman likes the idea of an overlay with a triggering event.
- Commissioner Weatherford asked if it would be a tree or could it be something else.
- Chairperson Titus replied to just state it should be landscaping and this condition would go to city council.
- Director Spendlove responded to be specific for council.

Condition: landscaping should be installed following CC 10-6-5 (current minimum) in the park strip when "required improvements" are triggered, in order to get landscaping more in line with the historic nature of downtown.

MOTION: Vice-chair Campbell moved to add a condition that landscaping should be installed following CC 10-6-5 (current minimum) in the park strip when "required improvements" are triggered, in order to get landscaping more in line with the historic nature of downtown. Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 3 to 1.

MOTION: Vice-chair Campbell moved to approve the request for a Zoning Title Amendment to repeal and replace Title 10, focusing on Chapter 6 "Landscaping Regulations. Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 3 to 1.

- b) Request for a Zoning Title Amendment to repeal and replace Title 10. Items to include are regulations pertaining to individual Zoning Districts. (PZ24-0136)

Staff Presentation:

Director Spendlove presented the request for a Zoning Title Amendment to repeal and replace Title 10. Items to include are regulations pertaining to individual Zoning Districts. (PZ24-0136)

Per 10-14-2, Title amendments may only be initiated by the Planning and Zoning Commission, City Council, or a property owner. This amendment was initiated by City Council in February 2018.

Per 10-14-4, Zoning amendments 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
- 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.

Per 10-14-5, the Commission shall hold a public hearing and make recommendations on proposed zoning amendments.

- A. Zoning Title Amendment: The commission, prior to recommending a zoning title amendment 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. 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 amendment with its recommendation to the council.

The Commission is tasked with making a recommendation to Council on the proposed text amendment. The commission may recommend approval, approval with conditions, denial, or table the item to a date certain.

Sample main motions:

1. *Move to recommend approval for the proposed zoning text amendment to the Zoning District regulations chapter of Title 10 as presented;*
2. *Move to recommend approval with conditions for the proposed zoning text amendment to the Zoning District regulations chapter of Title 10; or*
3. *Move to table the item to a date certain of _____.*

PZ/Questions & Comments:

- Vice-Chair Campbell asked about the public input and what prompted the changes made.
- Director Spendlove explained it started in 2018 and has been ongoing since. There have been focus groups with developers and architects throughout that time. Council had a directive to get the code shorter, more streamlined and allow for more diversity of housing per the comprehensive plan.

Public Hearing: Opened and closed with no public input

Discussions Followed:

Commission feels this is an improvement and is in support of the changes.

MOTION: Vice-Chair Campbell moved to approve the request for a Zoning Title Amendment to repeal and replace Title 10. Items to include are regulations pertaining to individual Zoning Districts. (PZ24-0136). Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

6) Upcoming Meeting(s)

- a) January 28, 2024

7) Adjournment

The meeting adjourned at 08:00 PM

Jody Green, Planning Technician



Date: Tuesday, February 25, 2025
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Preliminary Presentation for a request for an amendment to the Sun West Lazy J PUD to allow outside storage and display of products on property generally located on the southeast corner of Pole Line Rd and Washington St N. c/o Gerald Martin (PZ25-0016)

Time Estimate:

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

Background:

This is a request to amend the Sunwest Lazy J Ranch C-1 PUD to allow for outside storage and display of products.

Approval Process:

The applicant is required to present a preliminary review to the Planning and Zoning Commission in which the commission may give suggestions and ask questions of the applicant about the proposed amendment. A public hearing shall be held before the Commission for a recommendation to be sent forward to City Council. City Council will take into consideration the commission's recommendation along with public testimony and make a final decision on the request. The council can approve the request as presented, approve with conditions, deny the request or table the request for additional information.

Budget Impact:

N/A

Regulatory Impact:

Per City Code 10-6: A PUD shall conform to all sections of Title 10 unless specifically addressed within the written zoning development agreement and approved by the City. The agreement shall list all requested deviations from city code. The council may add other requirements they deem appropriate.

History:

The property was annexed into the city limits as R-4 and rezoned from R-4 to C-1 PUD in October 2011. The annexation consisted of approximately 66 acres with the east half including the Lazy J Ranch RV park. Once the rezone request was approved, the PUD was later recorded in December 2011. The undeveloped portion of the property had a preliminary plat approved for 20 lots on approximately 30 acres in February 2014. In May 2018, a final plat for Sun West Subdivision No. 1 consisting of approximately 3 acres and 2 lots was approved. These two lots are newly constructed and house Tommy's Car Wash and Mountain View Motors. In February 2022 the final plat for Sun West Subdivision No. 2 consisting of approximately 12 acres and 9 lots, was approved. A permit for an oil change business has been approved for the lot east of Tommy's Car Wash and is now under construction.

Analysis:

Per City Code 10-7-14 outside storage and display of products is allowed without screening for specifically listed items other items may be displayed within a screened area. The Sun West - Lazy J Ranch PUD however does not allow for any outside storage and display of products. The applicant is requesting that this restriction be removed from the Sun West Subdivision No. 1 and No. 2 portion of the PUD. This is a preliminary presentation for the PUD Amend request, staff analysis of this request will be provided at the public hearing scheduled for March 11, 2025.

Conclusion:

Staff makes no recommendation at this time.

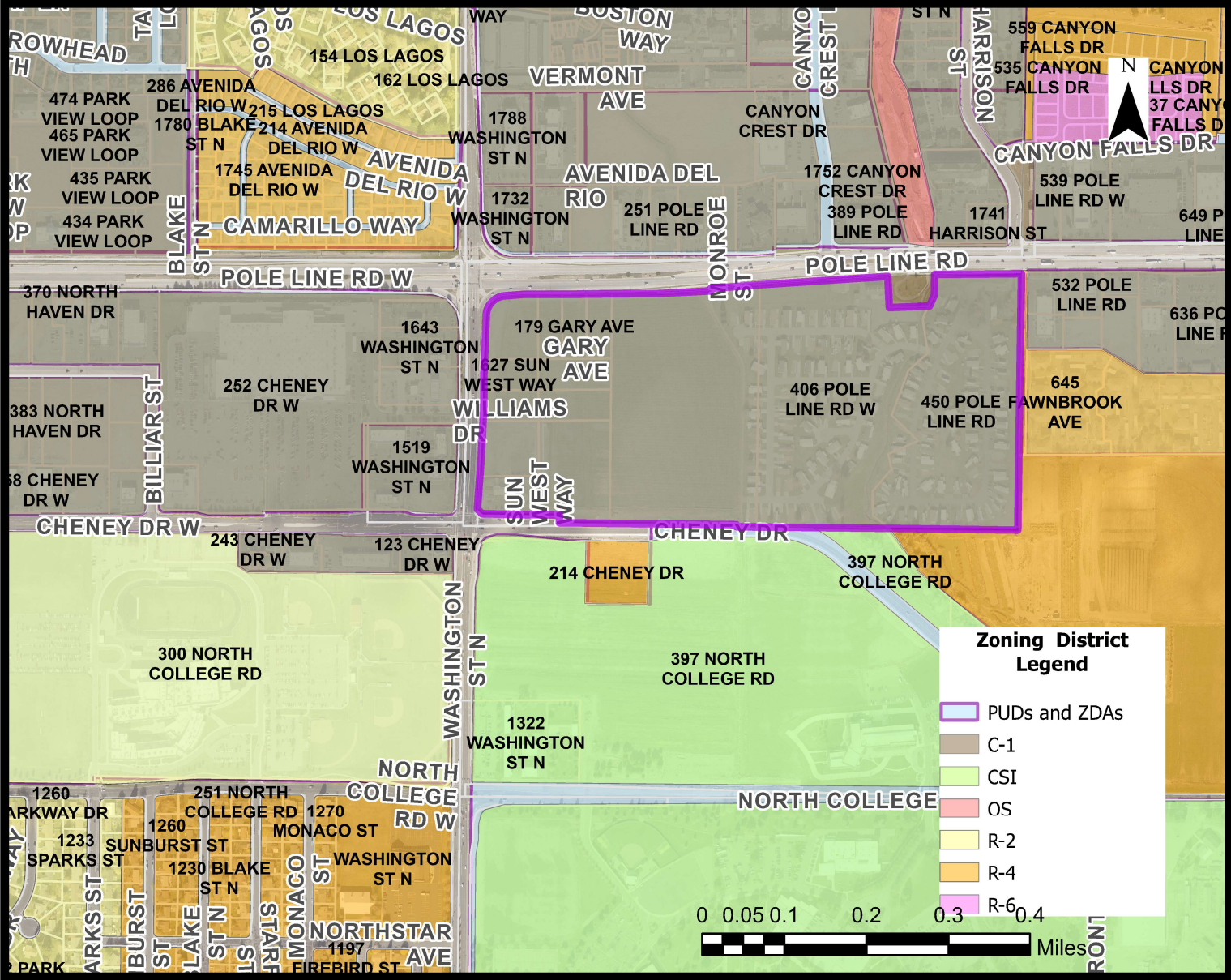
Attachments:

1. PZ25-0016 Vicinity Map
2. PZ25-0016 Zoning & FLU Map
3. PZ25-0016 Applicant Narrative
4. Sun West -Lazy J PUD #256 Recorded 2011

Vicinity Map



ZONING MAP



Zoning

Current Zoning: C-1 pUD

Current Land Use Designation: Mixed Uses

Proposed Land Use Designation: N/A

Proposed Land Use: To allow for outside storage and display of merchandise.

Surrounding Area

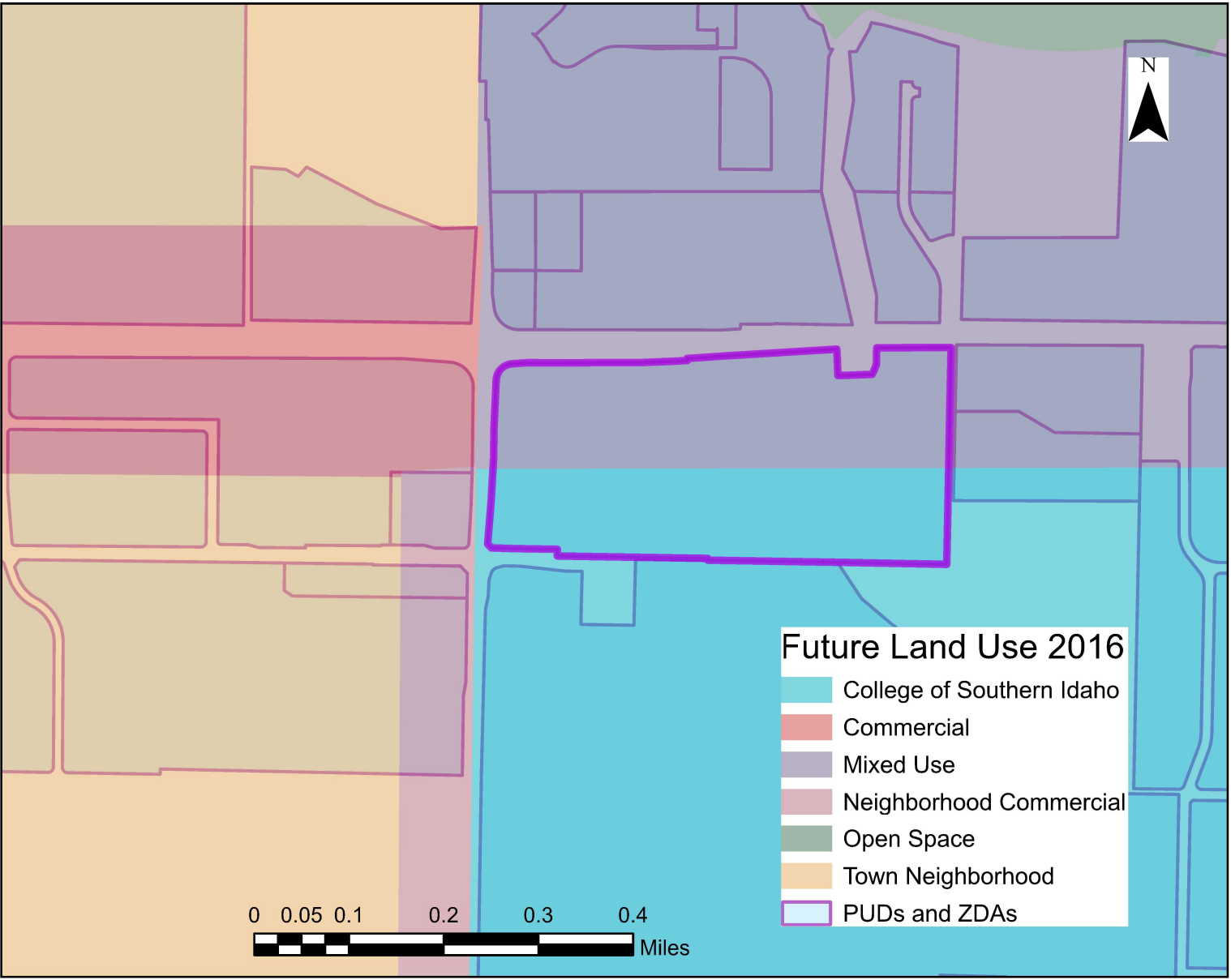
North: Pole Line Rd

South: Cheney Dr

East: Retail

West: Washington St N/Retail

FUTURE LAND USE MAP



Regulations

10-1-4, 10-1-5

10-6, 10-7-14

FLU Category

Mixed Use: Serves local and regional commercial, typically anchored by a larger retail store.

CSI: Serves local and regional educational needs in the community.

Reason for Request

The reason for the requested Amendment to the PUD is to allow development of commercial building with outdoor storage and display of products for sale as currently allowed in a C-1 Zone.

The proposed change will have no impact on the other portions of the Sun West PUD. Others then allow similar development in C-1 Zone.

The proposed change will have no impact on surrounding areas.

2011-022614

No. Pages: 46 Fee: \$

KRISTINA GLASCOCK
County Clerk

Deputy: BHUNTER

SUN WEST PUD

PUD-259

C-1 PLANNED UNIT DEVELOPMENT AGREEMENTTHIS AGREEMENT, made and entered into the 5th day of December, 2011

by and between the CITY OF TWIN FALLS, a municipal corporation, State of Idaho (hereinafter called "City"), and BCM&W Family Limited Partnership, KLS&M Family Limited Partnership, and Canyon Vista Family Limited Partnership, Lazy J Ranch, Inc. (hereinafter called "Developers"), whose address is 450 Pole Line Road, Twin Falls, Idaho 83301.

RECITALS

WHEREAS, BCM&W Family Limited Partnership, KLS&M Family Limited Partnership, Canyon Vista Family Limited Partnership and Lazy J Ranch, Inc. (hereinafter included in reference to "Owners" or "Developers"), are the equitable title holder to certain tracts of land in the City of Twin Falls, State of Idaho, all parcels are more particularly described in "Exhibit A", and attached hereto. The subject land is located at the southeast corner of Pole Line Road and Washington Street North, Twin Falls, Idaho 83301 (hereinafter "Property"); and

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

WHEREAS, Developers have made request of the City of Twin Falls to annex into the City limits and to develop all or portions of the Property, as described in "Exhibit A", as a C-1 Planned Unit Development ("Project") and have submitted to the City a Master Development Plan thereof, attached hereto as "Exhibit B", which has been recommended for approval for development as a "C-1PUD" by the Planning and Zoning Commission on September 28, 2010, as presented and subject to conditions, and approved by the City

Council on February 7, 2011, as presented and subject to the following conditions:

1. Subject to amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirement and standards.
2. Subject to arterial and collector streets adjacent and within the property being dedicated to the City of Twin Falls and to be rebuilt or built to current City standards upon development of the property.

IN ADDITION:

There shall be no development of the area designated on the Master Development Plan as Lazy J Mobile Home Park for a period of 5 years following the date of rezoning to C-1, annexation and PUD approval with the following specific exceptions:

3. The mobile home located at Space #141, adjacent to the Williams Road entrance from Pole Line Road, may be relocated within the Lazy J Mobile Home Park at Lazy J Mobile Home Park expense.
4. The Lazy J Mobile Home Park spaces adjacent to Cheney Drive, as generally depicted on the Master Development Plan, may be minimally impacted by grading for Cheney Drive on adjacent land owned by College of Southern Idaho. No relocation or removal of mobile homes on said spaces, because of the construction of Cheney Dr, will occur without approval of the owner of the mobile home.
5. Following five years after the date of rezoning to C-1, annexation, and PUD approval there shall be no development restrictions and Lazy J may develop any or all acres the Lazy J Mobile Home Park with no relocation or consolidation obligations provided said development is in conformance with the approved zoning, the revised Master Development Plan, and the

applicable PUD Agreement.

6. Construction of Williams Street will include a 6-foot high screening fence on the east side of the roadway to buffer the Lazy J residents from commercial activities that may occur to the west. Specifications for construction of Williams Street will also include requirements for construction, dust control, and restriction to preclude construction activity between 8:00 p.m. and 8:00 a.m. daily.
7. Lazy J management will provide all residents with a periodic updated report on developments that may impact the resident including scheduled roadway construction, building schedules when known, marketing updates, and anticipated impacts to the mobile home park. These written reports will be prepared on no less than an annual basis. The purpose of the report, in addition to informing the residents, is to minimize the impacts of unfounded rumors.

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

COVENANTS

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

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. Developers, Owners, and their assigns or successors in interest, as well as City and its assigns and successors (if any), shall be bound by the terms and conditions contained herein.

2. NATURE OF THE DEVELOPMENT. It is agreed by the parties hereto that certain language and requirements pertaining to the "C-1PUD" zone shall be interpreted as follows:

- A. USES. Shall be limited to those uses allowed and attached hereto as "Exhibit C".
- B. BUILDING SIZE. There is no limitation to building size provided buildings conform to the International Building Code.
- C. HOURS OF OPERATION. There shall be no restriction to hours of operation for any building or use.
- D. PHASING OF DEVELOPMENT. Developers shall be permitted to develop the Property in phases, provided those phases are in compliance with the Master Development Plan, the PUD Agreement and an approved preliminary/final plat, if property is platted. Approval for each phase may be obtained by submission to the City Engineer of technically correct designs and improvement plans for necessary construction. The designation and location of specific uses and buildings on the Master Development Plan are conceptual and minor changes therefrom shall not provide basis for disapproval. There shall be no minimum or maximum time limit between completion of any phase and commencement of the next phase.

Nothing herein shall preclude the owner from continued operation of the existing mobile home park located on a portion of the property in part or in its entirety until at which time the owner or the owners successor elect to begin redevelopment of the area currently occupied by the mobile home park in conformance with this PUD. Prior to development of the area

currently utilized by the mobile home park, the owner shall submit a

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revised Master Development Plan. The revised Master Development Plan and any revisions to the PUD Agreement shall conform to all applicable codes and shall specifically provide a phasing plan for conversion of the mobile home park to commercial uses.

No development of the area designated on the Master Development Plan as Lazy J Mobile Home Park shall be developed for a period of 5 years following the date of rezoning to C-1, annexation and PUD approval with the following specific exceptions:

1. The mobile home located at Space 141, adjacent to the Williams Road entrance from Pole Line Road, may be relocated within the Lazy J Mobile Home Park at Lazy J Mobile Home Park expense.
2. The Lazy J Mobile Home spaces adjacent to Cheney Drive as generally depicted on the Master Development Plan may be minimally impacted by grading for Cheney Drive on adjacent land owned by College of Southern Idaho. No relocation or removal of any Mobile Homes on said spaces, because of the construction of Cheney Dr, will occur without approval of the owner of the mobile home.

Following five years after the date of rezoning to C-1, annexation and PUD approval there shall be no development restrictions and Lazy J may develop any or all acres of the Lazy J Mobile Home Park with no relocation or consolidation obligations provided said development is in conformance with the approved zoning, the revised Master Development Plan and the applicable PUD Agreement.

E. HARRISON STREET.

Harrison Street shall be extended to connect with Cheney Street in a manner that provides an effective collector to accommodate access from properties adjacent to Cheney Street. Final alignment may vary from the Master Development Plan to accommodate adjacent properties and to comply with City of Twin Falls street design standards.

3. STREET, SEWER, WATER AND DRAINAGE IMPROVEMENTS.

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

A. IMPROVEMENT PLANS.

Developer shall, as to each phase of its development, file or cause to be filed with the City a complete set of plans for that development phase, showing all improvements contemplated within that phase of development (hereinafter "Improvement Plans"). The Improvement Plans and all improvements shall thereon meet the approval of the City, which approval shall be given if such plans conform to established City requirements, the Master Development Plan and this PUD Agreement.

B. IMPROVEMENT DESIGN AND CONSTRUCTION.

Developer, at its expense, shall cause all Improvements shown on the Improvement Plan to be designed, constructed and installed consistent with the approved Improvement Plans except as otherwise provided

herein. Notwithstanding the foregoing, nothing in this Agreement shall prohibit City, State or Federal participation in the cost or financing of Improvements on the Property if mutually agreed by the parties hereto.

C. PHASED CONSTRUCTION.

Developer may install the Improvements at one time, or in phases, as the Developer shall determine in its sole discretion. Developer shall provide the City with written notification of the timing and scope of the phase, or phases, of said Improvements it intends to complete at that time.

Developer agrees to make modifications to construct any temporary facilities necessitated by such phased construction work as shall be reasonably required and approved by the City.

D. 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 days of its receipt of notice, or in the case of non-compliance that will require in excess of thirty days to cure, Developer shall commence to cure within thirty days of receipt of notice and diligently pursue the same to completion. In the event Developer fails to cure said non-compliance in the manner set forth hereinabove, the City shall have the right to withhold the issuance of any future building permits and certificates of occupancy within only that phase of such "PUD" until such time as requirements specified in this Section 3 have been complied with; PROVIDED,

HOWEVER, Developer shall have the right to appear before the City

Council at any regular meeting after any building permits and certificates of occupancy shall have been withheld for reasons set forth in this paragraph and shall have the right to be heard as to why such building permits and certificates should be issued. The City Council shall then, in good faith and in an objective manner, decide whether said building permits and certificates of occupancy should be issued, and its decision shall be final, except that the right of the parties are preserved at law and equity.

E. FEES.

Developer shall pay, or cause to be paid, to the City all applicable fees, if any, with regard to the installation of Improvements pursuant to the Improvement Plans. However, City water and sewer connection and service charges shall be paid for by individual developers and users at the rates set by applicable City ordinances and resolutions.

F. MAINTENANCE OF IMPROVEMENTS.

City hereby agrees to accept maintenance responsibility for the public improvements upon their completion to City Standards in accordance with current City policy.

4. PLATS.

A. PLATTING.

Developer agrees to file with City preliminary plat, or plats in phases, prepared by a registered professional engineer, of the real property, which

is the subject of this agreement. Preliminary and 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. PARCEL DEVELOPMENT CRITERIA.

The Property or any portion thereof shall be developed in accordance with the following criteria:

A. APPROVAL AND CONSTRUCTION.

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

B. BUILDING SETBACKS.

All buildings on the Property are to be constructed with minimum setbacks in conformance with the setback requirements of the underlying "C-1" zone and the centerline setbacks of City Code Section 10-7-6 and/or the Twin Falls Master Transportation Plan , whichever is greater.

C. LANDSCAPING AND PLANTING.

Landscaping buffer along bordering and interior 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. Such landscaped buffer shall be installed from the back of the curb in the public right-of-way and shall be extended to the dimensions set forth below.

- i. A 35-foot wide landscape buffer including sidewalk, pathway or other hard-surfaced landscape improvements, measured from the curb, will be constructed along Pole Line Road and Washington Street North.
- ii. A 20-foot wide landscape buffer including sidewalk, pathway or other hard-surfaced landscape improvements, measured from the back of curb, will be constructed along Cheney Drive. Said landscaping shall conform to the CSI Landscaping Requirements regarding plant varieties and planting parameters.
- iii. A 15-foot wide average width landscape buffer, measured from the Right of Way, will be constructed at all other Public Right of Ways and private roadways. The buffer may include walkways, trails, and driveways. Width of the landscaping may vary to accommodate parking, service roads and other features but in no case shall the actual landscaping width be less than 5-feet.
- iv. The Developer will maintain all landscaping and common parking areas (if any) in a uniform manner. The Property landscaping will utilize a pressure irrigation system constructed in compliance with applicable standards.

D. LANDSCAPING PLAN.

For each buffer area, as per 5C above, at the time of development, each parcel shall be landscaped to include the following:

- i. Fifty percent (50%) of the lineal footage of landscaping shall have berms with a ridge elevation of at least eighteen inches (18") in height with at least fifty percent (50%) of the berming having a minimum ridge elevation of thirty inches (30") in height. The landscape buffer shall be planted with a minimum of one tree per five-hundred (500) square feet of landscaped area and a minimum of one shrub per one-hundred (100) square feet of landscaped area. At least fifty percent (50%) of all trees shall be evergreen. At least fifty percent (50%) of all trees and shrubs shall be from groups last approved by the Tree Commission through its Tree Selection Guide. Trees and shrubs may be grouped, but there shall be no space greater than seventy-five feet (75') between tree and shrub groupings. All trees shall have a height of at least four feet (4') when planted.
- ii. The use of planters and landscaped islands within parking lots will be used to reduce visual impact of large paved areas and these shall be planted with shade trees and shrubbery. The area adjacent to residential areas shall be landscaped with coniferous and deciduous trees with shrubs, and berms to create a dense buffer in a relatively short period of time.

- PUD-259
- iii. In all cases, landscaping will meet or exceed the minimum requirements of the City of Twin Falls Zoning and Subdivision Regulations.
 - iv. Nothing herein shall preclude the City from evaluating the landscape on a project basis when such evaluation can be shown to provide a more uniform and aesthetically desirable landscaping.

E. BUILDING STANDARDS.

Buildings and improvements shall comply with the following standards.

- i. Architectural Standards.
 - 1. All buildings exteriors shall be constructed of architectural masonry, stone, stucco or architectural steel. Building faces shall include windows, setbacks, awnings, parapet variations, material variations, color variations and other architectural treatments to break up large uniform surfaces. Where building parapets cannot effectively screen roof top equipment the equipment shall be screened with equipment obscuring screens of material of a color and texture to minimize observation. Basic building colors shall be neutral earth tones.
 - 2. Height Limitations. Building height shall be in conformance with City Code, or as amended.

3. **Building Siting.** Buildings will be located in a manner that optimizes the appearance of the building to adjacent streets and other public areas. Where possible, buildings shall be utilized to screen or break up large parking areas. All building lighting shall be located in soffit areas or shielded to preclude the light source from being seen from adjacent properties or any residential areas.
4. **Building Landscaping.** Building plans shall include detailed landscape plans. The landscaping shall be designed to complement the building, and provide further screening for large uniform building surfaces.
- ii. **Outside Storage / Loading Docks.** Loading docks, trash containers and such facilities shall be screened from roadways, residential areas and adjacent properties to the extent possible. Screening may consist of landscaping, masonry walls, buildings or solid fencing. No outside storage yards shall be permitted
- iii. **Utilities.** All on-site utility service lines located within a parcel shall be placed underground. Any transformer or terminal equipment provided within or immediately adjacent to the parcel shall be visibly screened from the view from streets, with screening material such as landscaping or other approved material.
- iv. **Sign Plan.** All signage shall conform to City of Twin Falls Sign Regulations Ordinance (Chapter 9) and subject to the following:

1. Free standing signs shall be located in a manner to provide primary visibility from Pole Line Road West and Washington Street North.
 2. Signage adjacent to Cheney Drive shall be monument type signs with a maximum height of 10-feet.
- v. Pedestrian / Bicycle Facilities. Development plans for each project phase and each building shall include facilities that will accommodate pedestrian and bicycle access to the project interior streets, adjacent neighborhood and collector streets and the adjacent arterial streets (Pole Line Road and Washington Street North). Where reasonably feasible the pathways shall be separated from the interior streets by landscaping or other features to encourage use of pedestrian/bicycle facilities.
- vi. Fencing. Construction of Williams Road will include a 6-foot high sight obscuring screening fence along the Easterly boundary of Williams Street to provide a visual and security buffer between the street and the Lazy J mobile Home Park. The fencing shall remain until development of Lazy J Park area is approved per Section 2-D of this agreement.

6. STANDARD DEVELOPER'S AGREEMENT.

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

7. GENERAL PROVISIONS.

A. COOPERATION.

The parties hereto agree to cooperate each with the other. Developer shall submit to the City all plans, specifications and working drawings required by the City.

B. Entire Agreement.

This Agreement constitutes the entire agreement between the parties concerning the Property and improvements described herein, and no amendment or modification to this Agreement shall be valid or effective unless reduced to writing and signed by the parties.

C. APPLICABLE LAW.

This Agreement shall be construed in accordance with the laws of the State of Idaho.

D. NOTICES.

If notices from one party to the other are desired or required hereunder such notices shall be delivered or mailed to the party to receive such at its address last known to the sender of such notice. Notices shall be deemed

received on the date of hand delivery or upon seventy- two (72) hours following deposit in the United States mail, if properly addressed, stamped and sent with "return receipt requested".

E. SUCCESSORS AND ASSIGNS.

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

F. SEVERABILITY.

In the event any portion of this Agreement is declared by a Court of competent jurisdiction to be invalid, illegal, or unenforceable, such portion shall be deemed severed from this Agreement, and the remaining portions thereof shall not be affected.

G. SIGNATORIES.

Each of the persons executing this Agreement hereby warrants that he or she is duly authorized and empowered to so act on behalf of the entity for which he or she is signing, and that this Agreement is binding on, and enforceable against, such entity.

H. EFFECTIVE DATE.

This Agreement shall become valid and binding upon its approval by the City, through its City Council, and upon its execution by the Mayor and the Developer.

I. ATTORNEY FEES.

In the event that either party should be required to retain an attorney to institute litigation because of the default or breach of the other, or to pursue any remedy provided by law, the party, which prevails, shall be entitled to a reasonable attorney's fee.

J. CONSTRUCTION.

Should any provision of this Agreement require judicial interpretation, the Court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against one party, by reason of the rule of construction that a contract is to be construed more strictly against the person who himself, or through his agents, prepared the same, it being acknowledged that both parties have participated in the preparation hereof.

K. ATTACHMENT.

All attachments to this Agreement and recitals are incorporated herein and made a part thereof as if set forth in full.

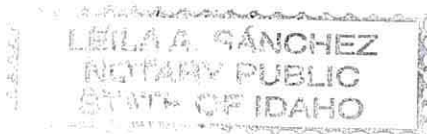
L. CAPTIONS.

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

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

CITY OF TWIN FALLS

ATTEST: Leila A. Sanchez BY: [Signature]
 12/5/2011 Mayor

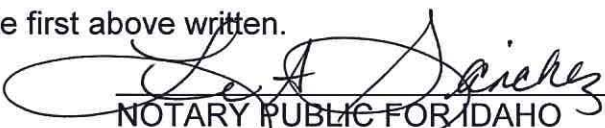


ACKNOWLEDGMENTS

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

On this 5th day of December, 2011, before me, the undersigned, a Notary Public in and for said State and County, personally appeared Don Hall known to me to be the Mayor 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.



NOTARY PUBLIC FOR IDAHO
Residence of Twin Falls
My Commission Expires 5-18-2012

KLS&M Family Limited Partnership
An Idaho limited partnership

By: KLS&M, an Idaho
Limited Liability Company
Its: General Partner

By: 
Linda S. Wills
Its: Managing Member

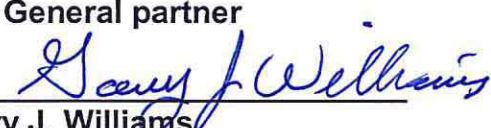
Canyon Vista Family Limited Partnership
An Idaho limited partnership

By: Canyon Vista Corporation
An Idaho Corporation
Its: General Partner

By: 
Christy J. Williams, President
Its: Sole Director

BCM&W Family Limited Partnership
An Idaho limited partnership

By: BCM&W LLC, an Idaho
Limited Liability Company
Its: General partner

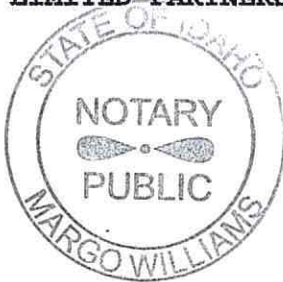
By: 
Gary J. Williams
Its: Managing Member

Lazy J Ranch Inc.
An Idaho Corporation

By: 
Christy J. Williams, President

STATE OF IDAHO)
) ss.
 COUNTY OF Twin Falls)

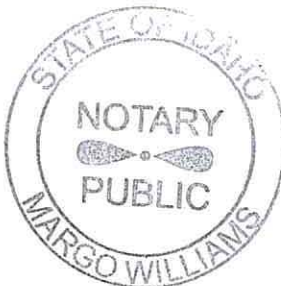
On this 23rd day of November, 2011, before me, the undersigned, a Notary Public in and for said State, personally appeared LINDA S. WILLS, known or identified to me to be the **MANAGING MEMBER OF KLS&M, LLC.**, an Idaho Limited Liability Company, the General Partner of KLS&M Family Limited Partnership, an Idaho Limited Partnership, that executed the instrument and acknowledged to me that such Limited Liability Company executed the same in said **LIMITED PARTNERSHIP'S** name.



Margo Williams
 Notary Public
 Residing at: Twin Falls
 My Commission expires: 9-1-2012

STATE OF IDAHO)
) ss.
 COUNTY OF Twin Falls)

On this 23rd day of November, 2011, before me, the undersigned, a Notary Public in and for said State, personally appeared GARY J. WILLIAMS, known or identified to me to be the **MANAGING MEMBER of BCM&W, LLC.**, an Idaho Limited Liability Company, the General Partner of BCM&W Family Limited Partnership, an Idaho Limited Partnership, that executed the instrument and acknowledged to me that such Limited Liability Company executed the same in said **LIMITED PARTNERSHIP'S** name.



Margo Williams
 Notary Public
 Residing at: Twin Falls
 My Commission expires: 9-1-2012

STATE OF IDAHO)
) ss.
 COUNTY OF Twin Falls)

On this 23rd day of November, 2011, before me, the undersigned, a Notary Public in and for said State, personally appeared CHRISTY J. WILLIAMS, known or identified to me to be the PRESIDENT and SOLE DIRECTOR of CANYON VISTA CORPORATION, an Idaho Corporation, the General Partner of CANYON VISTA FAMILY LIMITED PARTNERSHIP, an Idaho Limited Partnership, that executed the instrument and acknowledged to me that such Limited Liability Company executed the same in said LIMITED PARTNERSHIP'S name.



Margo Williams
 Notary Public
 Residing at: 412012 Twin Falls
 My Commission expires: 9-1-2012

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STATE OF IDAHO)
)ss
County of Twin Falls)

On this 23rd day of November, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **CHRISTY J. WILLIAMS**, known to me to be the **PRESIDENT** of **LAZY J RANCH** the corporation whose name is subscribed to the within instrument, or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

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

Margo Williams
Notary Public for Idaho
Residing at: Twin Falls
My Commission expires: 9-1-12



SUN WEST - LAZY J - C-1 PUD AGREEMENT**EXHIBIT A**

A parcel of land located in a portion of Government Lots 3 and 4, in Section 4, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, being more particularly described as follows:

Commencing at the North quarter corner of Section 4. Said point lies North $89^{\circ}54'58''$ East 2640.95 feet from the Northwest corner of Section 4. Thence South $01^{\circ}00'53''$ West 70.88 feet along the East boundary of Government Lot 3 of Section 4 to a point on the Southerly Right of Way of Highway Project DHP-NH-F-2390 (104) and being the REAL POINT OF BEGINNING.

THENCE continuing South $01^{\circ}00'53''$ West 1199.28 feet along the East boundary of Government Lot 3 to the Southeast corner thereof;

THENCE North $89^{\circ}38'17''$ West 2571.15 feet along the Southerly boundary of Government Lots 3 and 4, of Section 4 to a point on the Easterly Right of Way of Highway Project DHP-NH-F-2390 (104);

THENCE along a curve Right along said Right of Way:
 $\Delta - 00^{\circ}33'13''$
 R - 8146.31'
 A - 78.70'
 C - 78.70'
 LCB - North $03^{\circ}56'50''$ East to a point 17.00 meters right of metric Highway Station PRC 216+67.393;

THENCE along a curve Left along said Right of Way:
 $\Delta - 03^{\circ}22'50''$
 R - 8257.86'
 A - 487.23'
 C - 487.16'
 LCB - North $02^{\circ}31'51''$ East to a point 17.00 meters Right of metric Highway Station PT 218+14.893;

THENCE North $00^{\circ}50'26''$ East 164.39 feet along said Right of Way to a point 17.00 meters Right of metric Highway Station 218+65.000;

THENCE North $03^{\circ}49'43''$ East 264.34 feet along said Right of Way to a point 21.20 meters Right of metric Highway Station 219+45.461;

THENCE along a curve Right along said Right of Way:
 $\Delta - 81^{\circ}53'14''$
 R - 98.43'
 A - 140.67'
 C - 129.00'
 LCB - North $44^{\circ}48'17''$ East to a point 27.00 meters Right of metric Highway Station 819+46.168;

THENCE North 85°44'43" East 81.20 feet along said Right of Way to a point 25.20 meters Right of metric Highway Station 819+70.851;

THENCE North 89°54'59" East 261.66 feet along said Right of Way to a point 25.20 meters Right of metric Highway Station PC 820+50.605;

THENCE along a curve Left along said Right of Way:
 Δ - 03°06'02"
 R - 11,565.59'
 A - 625.87'
 C - 625.80'
 LCB - North 88°21'55" East to a point 25.20 meters Right of metric Highway Station 822+40.00;

THENCE North 03°11'04" West 11.81 feet along said Right of Way to a point 21.60 meters Right of metric Highway Station 822+40.00;

THENCE along a curve Left along said Right of Way:
 Δ - 01°20'56"
 R - 11,553.78'
 A - 272.00'
 C - 272.00'
 LCB - North 86°08'28" East to a point 21.60 meters Right of metric Highway Station PT 823+22.398;

THENCE North 85°28'00" East 96.51 feet along said Right of Way to a point 21.60 meters Right of metric Highway Station PC 823+51.813;

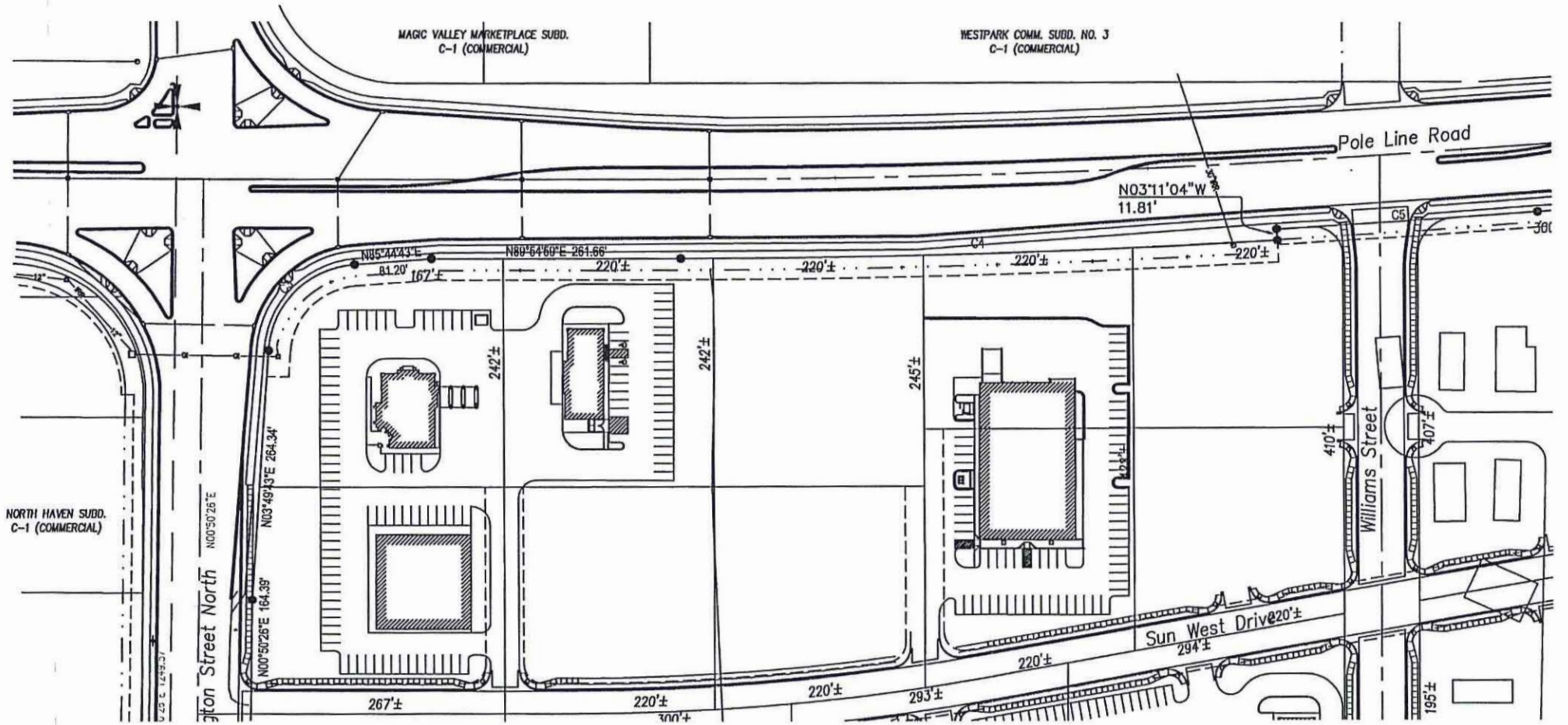
THENCE along a curve Right along said Right of Way:
 Δ - 04°26'57"
 R - 11,412.05'
 A - 886.17'
 C - 885.95'
 LCB - North 87°41'30" East to a point 21.60 meters Right of metric Highway Station PT 826+23.597;

THENCE North 89°54'58" East 234.11 feet along said Right of Way to the REAL POINT OF BEGINNING.

Containing approximately 66.95 acres.

PUD-259

SUN WEST – LAZY J C-1 PUD AGREEMENT
EXHIBIT B – MASTER DEVELOPMENT PLAN



PUD-
259



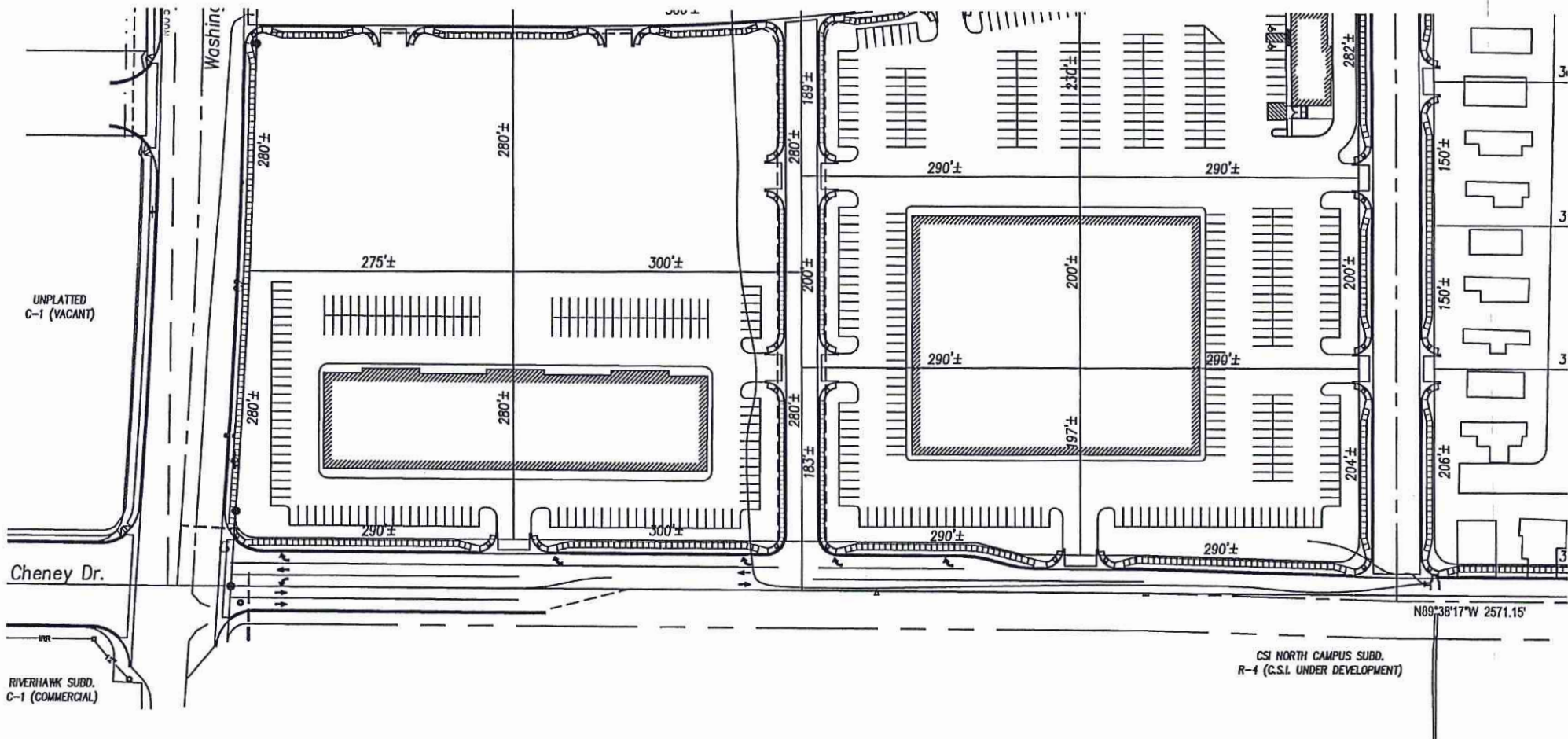
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 Twin Falls, Idaho



Engineers, Inc.

ENGINEERS/SURVEYORS/PLANNERS

621 NORTH COLLEGE ROAD, SUITE 100 - TWIN FALLS, IDAHO 83301
 TELEPHONE (208)734-4888 - FAX (208)734-6049



Design Data:

DEVELOPER/OWNER: BCM&W FAMILY LIMITED PARTNERSHIP
KLS&M FAMILY LIMITED PARTNERSHIP
CANYON VISTA FAMILY LIMITED PARTNERSHIP
LAZY J RANCH, INC.
% LINDA S. WILLS, 450 POLE LINE RD. OFFICE
TWIN FALLS, IDAHO 83301

ENGINEER: EIM ENGINEERS INC.
621 N. COLLEGE RD., STE. 100
TWIN FALLS, IDAHO 83301
PHONE: (208) 734-4888

EASEMENTS: 15' WIDE FRONT LOT LINE UTILITY
EASEMENT ADJACENT TO ALL PUBLIC
STREET FRONTAGES.

UTILITIES: CITY SEWER, WATER & PR. IRRIGATION,
UNDERGROUND POWER, GAS & CABLE T.V.

EXISTING ZONING: R-4

PROPOSED ZONING: C-1, PLANNED UNIT DEV.

EXISTING USE: VACANT / MOBILE HOME PARK

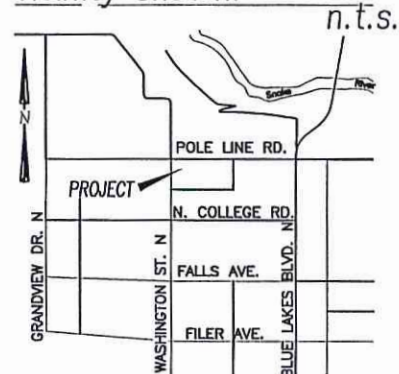
PROPOSED USE: COMMERCIAL DEVELOPMENT C-1

SETBACKS: PER CITY OF TWIN FALLS ZONING
ORDINANCE AND PUD AGREEMENT.

VARIANCES: NONE REQUESTED

SUBD. AREA: 66.95 ACRES

Vicinity Sketch:



Notes:

SUN WEST DRIVE TO BE PRIVATE AND SUBJECT TO REALIGNMENT TO
DEVELOPMENT OF ADJACENT PROPERTY.

INTERIOR LOT LINES TO BE ADJUSTED OR DELETED AS NECESSARY TO
COMMERCIAL DEVELOPMENT USERS.

EXISTING MOBILE HOME UNITS TO BE REMOVED IN PHASES AS C-1 L

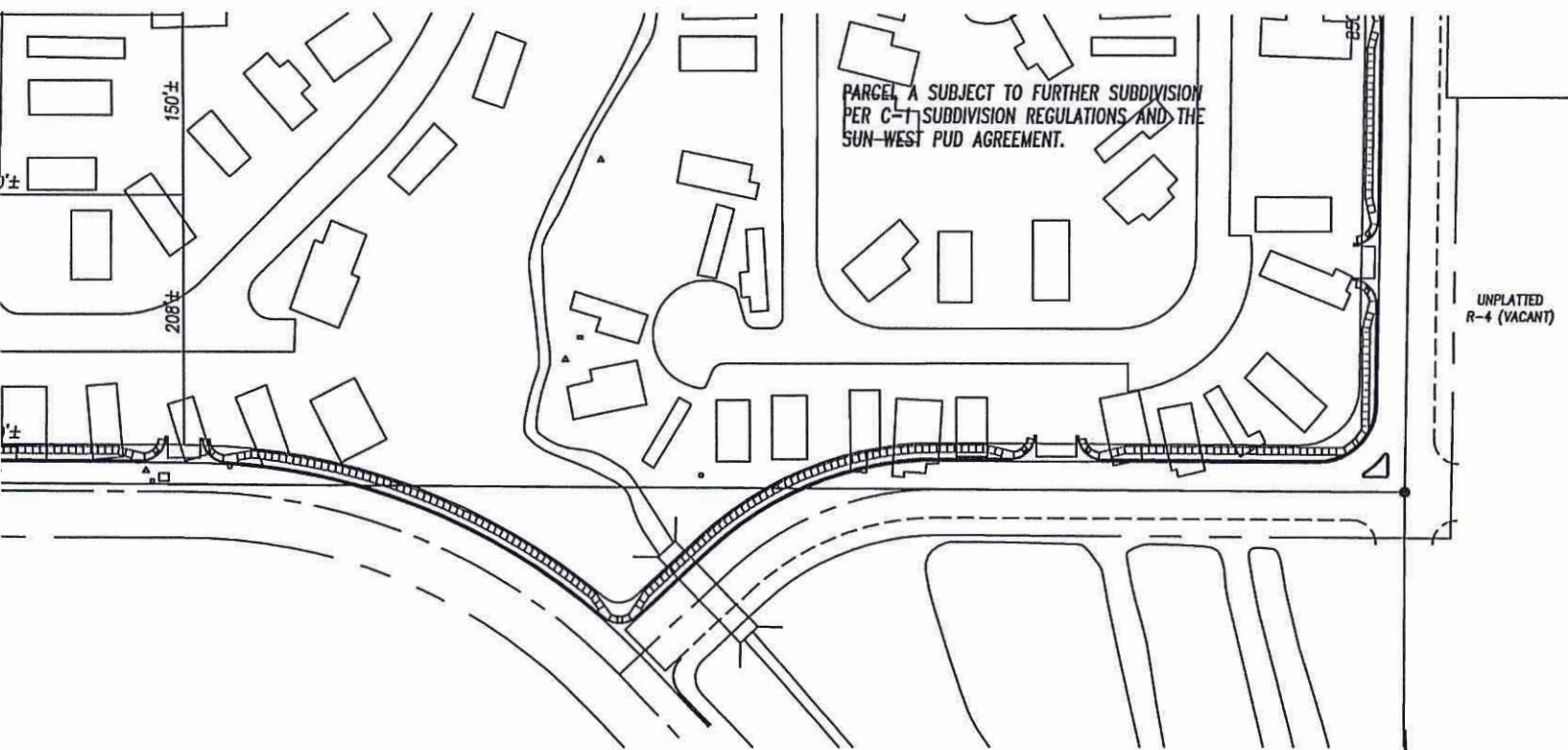
BUILDINGS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE
RELOCATION, CHANGE IN SIZE AND OR SHAPE. PROVIDED SUCH CHANGES
ACCORDANCE WITH SUN WEST PUD AGREEMENT.

ALL LOTS ARE SUBJECT TO CROSS ACCESS AND PARKING AGREEMENT

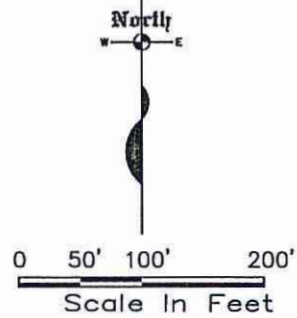
LANDSCAPE REQUIREMENTS (AVERAGE WIDTH PER PUD):

POLE LINE ROAD	35' FROM BACK OF CURB
WASHINGTON STREET NORTH	35' FROM BACK OF CURB
CHENEY DR. WEST	20' FROM BACK OF CURB
WILLIAMS STREET	20' FROM BACK OF CURB
SUN WEST DRIVE	10' FROM BACK OF CURB

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PUD-



Located In
 Gov't. Lots 3 And 4, Section 4
 T. 10 S., R. 17 E., Boise Meridian
 Twin Falls County, Idaho
 2010



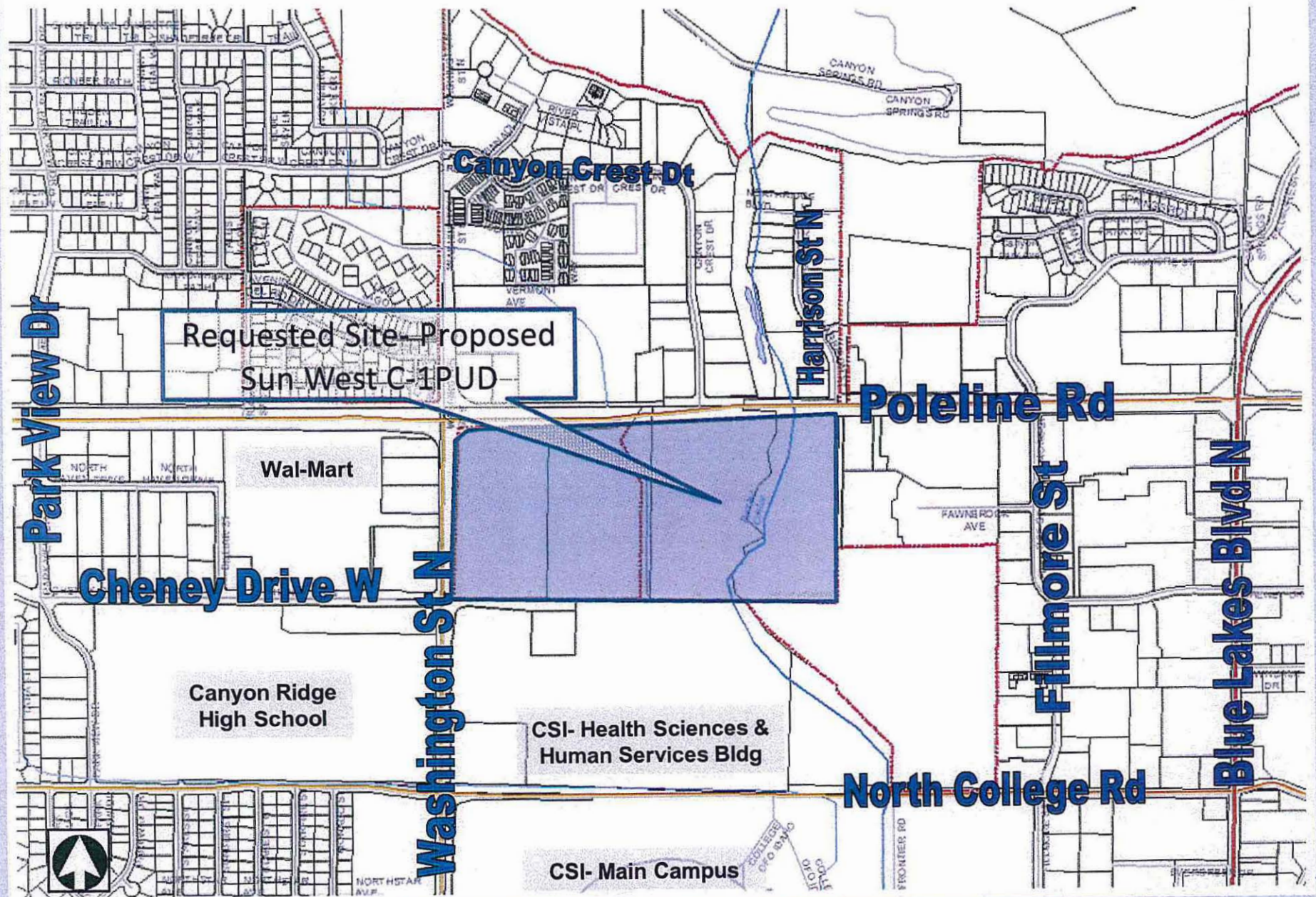
Master Development P
 For: **Sun West**
 A Planned Unit Develop

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

REVISIONS:	
APPROVED	G. Martens
DESIGN	G. Martens
DRAWN	T. McBride
DATE	4 Aug., 2010
SCALE	Shown
DWG. NO.	090-10PUD

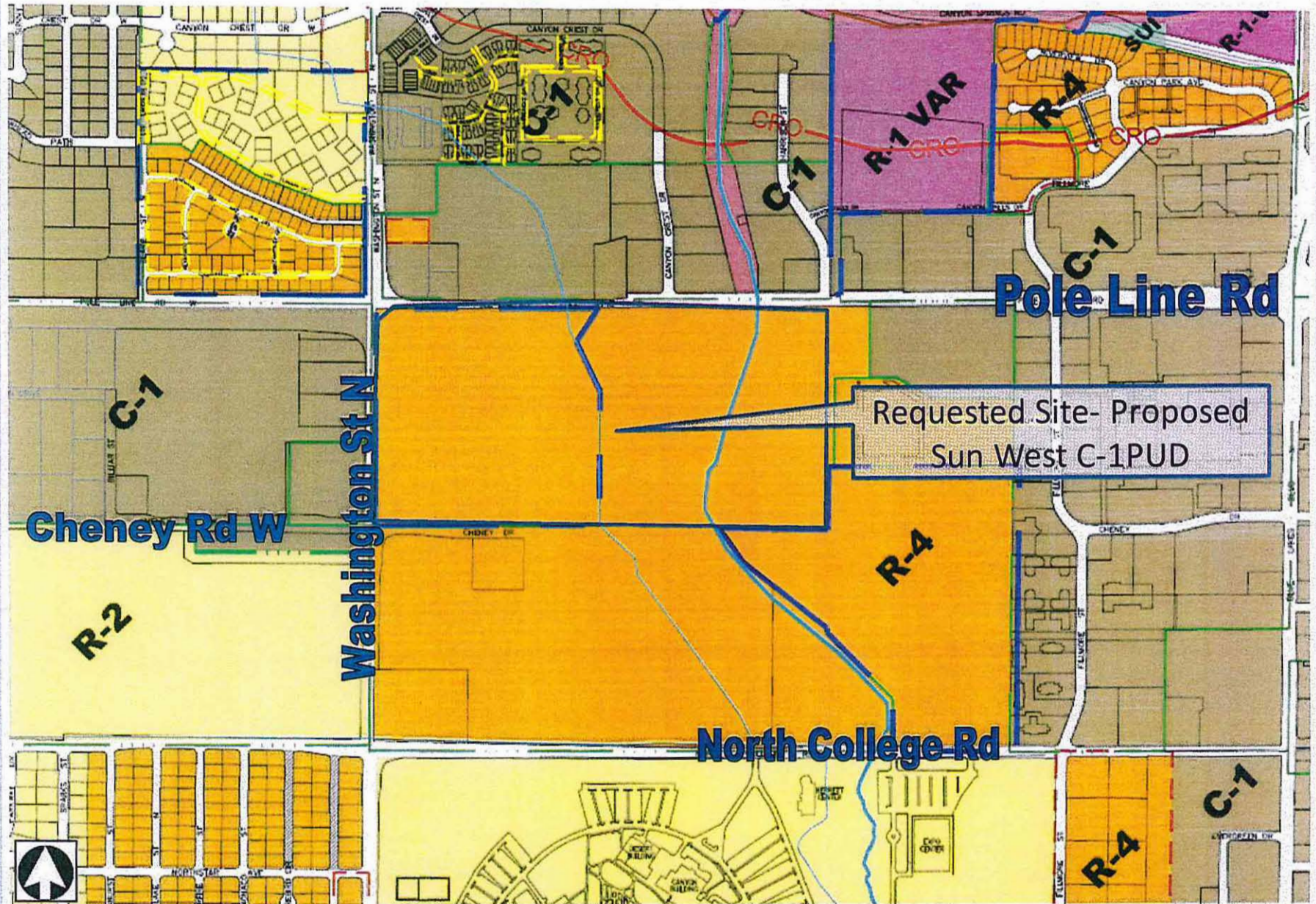
PUD-
 254

VICINITY MAP



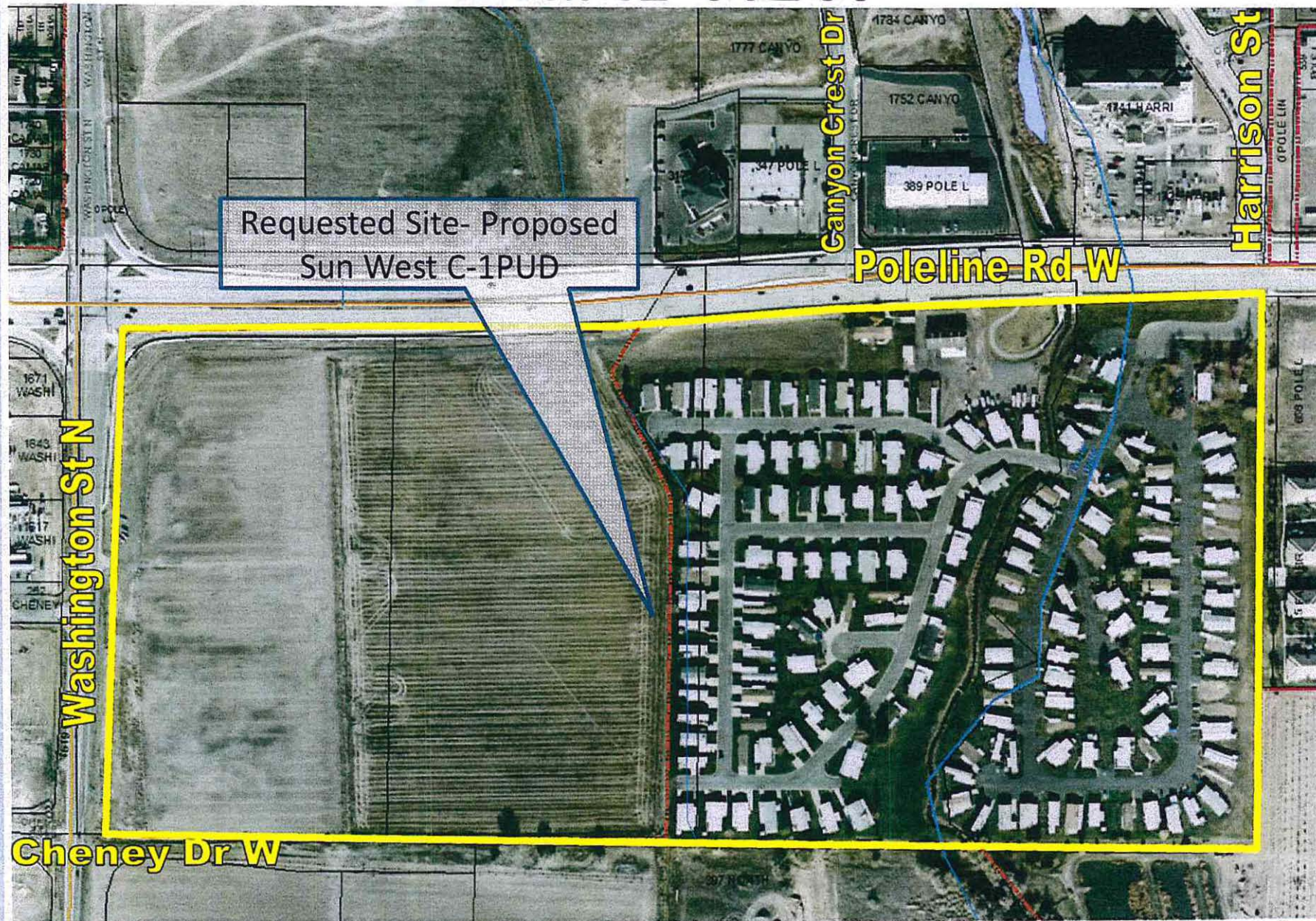
PUD 259

ZONING MAP



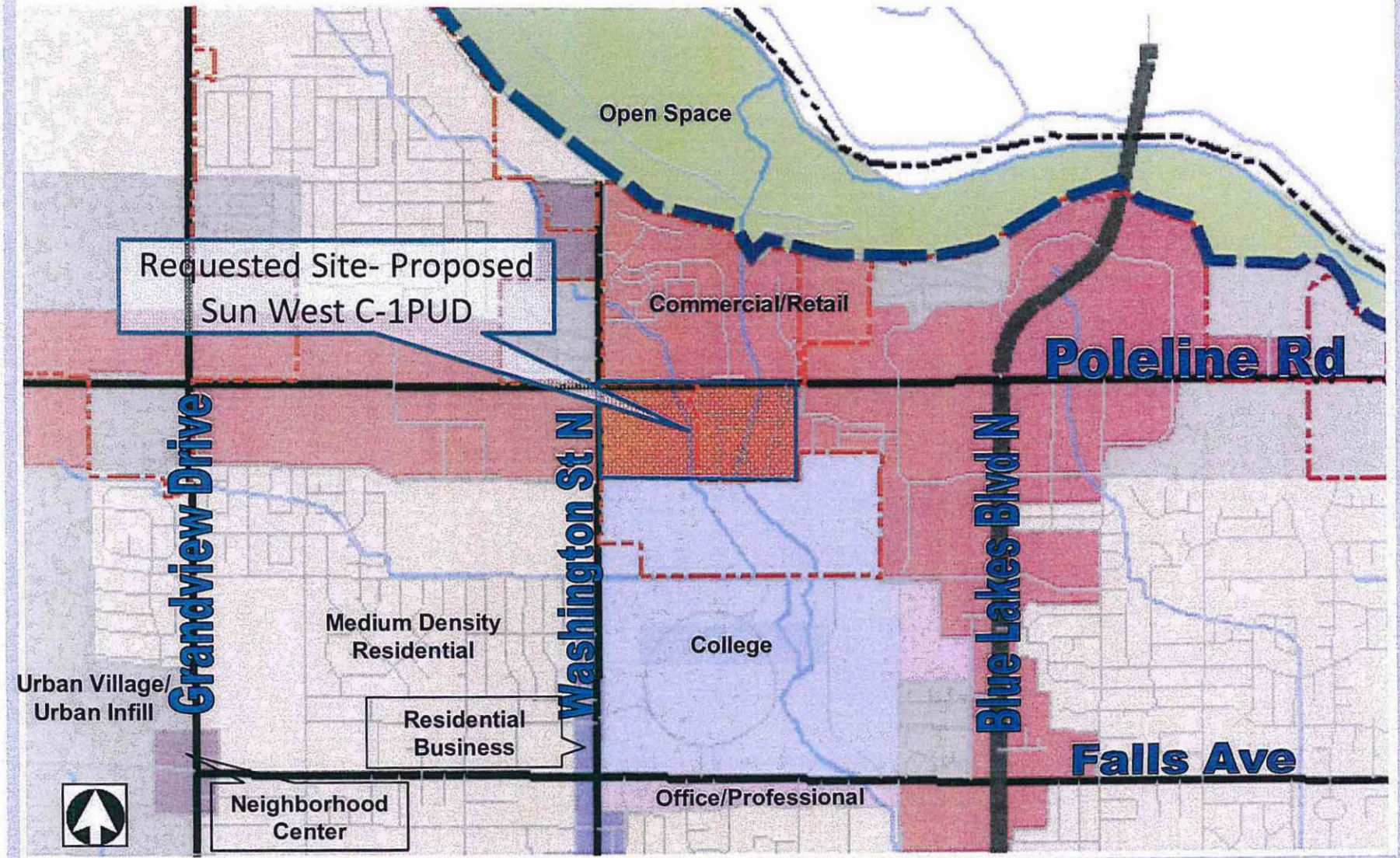
PUD 259

AERIAL VIEW



PUD-259

COMPREHENSIVE PLAN FUTURE LAND USE MAP



PUD 259

PUD 259

SUN WEST – LAZY J - C-1 PUD AGREEMENT
EXHIBIT C – LAND USES

(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.
 - f. Utility owned buildings and structures more than twenty five (25) square feet in area or more than three feet (3') aboveground.
2. Cultural Facilities:
 - a. Botanical gardens and arboretums.
 - b. Historic sites and monuments.
 - c. Libraries, museums and art galleries.
 - d. Planetariums and aquariums.
3. Governmental Facilities:
 - a. Fire stations and police stations.
 - b. Governmental office buildings.
 - c. Judicial facilities.
4. Manufacturing:
 - a. **Business park PUD only. Development within a C-1 BUSINESS PARK PUD shall comply with the following land uses and development standards. Per Ordinance 2786, City Code §10-6-3**
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.

PUD-
259

- 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.

(Nothing to preclude the owner from continued operation of the existing Lazy J-mobile home park in part or in its entirety until the time the owner or the owner's successor elect to begin redevelopment of the area in conformance with THIS PUD. Redevelopment of the Lazy J-mobile home park area the property owner shall require City Council approval for an amended PUD & Master Development Plan.)

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.

PUD-
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- 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)

(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.
2. Cultural Facilities:
 - a. Cemeteries.
 - b. Zoos.
2. Governmental Facilities:
 - a. Jails, detention centers, work release centers.
 - b. Water treatment plants.
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. Sporting vehicles and motorcycles - sales and/or rentals.
- k. Storage unit rentals.
- l. 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 demographic 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)

(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.
- Building Height: No building shall exceed thirty five feet (35') in height except as provided by section 10-7-3 of this title. (Ord. 2526, 5-20-1996)
- All buildings' exteriors shall be constructed of architectural masonry, stone, stucco or architectural steel. Building faces shall include windows setbacks, awnings, parapet, material, and color variations, and other architectural treatments to break up large uniform surfaces.
- Rooftop equipment shall be screened.
- Basic building colors shall be neutral earth tones.

(C) Yards: Front yards shall conform to the following standards, or section 10-7-6 of this title, whichever is greater: (Ord. 2773, 12-15-2003)

1. Commercial Uses And Residential Uses With Five Or More Units Per Building: No property line setbacks are required on side yard or rear yard. 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:
 - a. 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.
 - b. 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. (Ord. 2981, 12-7-2009)
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.

(D) 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.

- Development plans for each phase and building shall include facilities that will accommodate pedestrian and bicycle access to the interior streets, adjacent neighborhood and collector streets, and the adjacent arterial streets. Where reasonably feasible the pathways shall be separated from the interior streets by landscaping or other features to encourage use of pedestrian/bicycle facilities.

(E) 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.
3. Additional Landscaping Requirements for this PUD:

A landscaping buffer along bordering and interior streets shall be required on each property and in public right-of-way at time of site and building improvements.

- A 35-foot wide landscape buffer including sidewalk, pathway or other hard-surfaced landscape improvements, measured from the curb, will be constructed along Pole Line Road and Washington Street North.
- A 20-foot wide landscape buffer including sidewalk, pathway or other hard-surfaced landscape improvements, measured from the curb, will be constructed along Cheney Drive. Landscaping will conform to the CSI Landscaping Requirements regarding plant varieties and planting parameters.
- A 15-foot average width landscape buffer including sidewalk, pathway or other hard-surfaced landscape improvements, measured from the curb, will be constructed along all other public right-of-ways and private roadways. The width may vary but in no case can the width be less than 5-feet.
- For each buffer area 50% of the lineal footage shall have berms with a ridge of at least 18" in height with 50% of berming at a minimum of 30".
- The use of planters and landscaped islands in parking lots will be used to reduce visual impact of large paved areas.
- Area adjacent to residential areas shall to be landscaped to create a dense buffer in a relatively short period of time.

(F) Off Street Parking:

1. Each commercial use shall comply with the provisions of chapter 10 of this title, or as amended.
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.

(G) Signs: See chapter 9 of this title. (Ord. 2526, 5-20-1996) SIGN VERBIAGE DIFFERS FROM CODE LANGUAGE

1. Additional Signage Requirements for this PUD:

- Pylon signs shall be located to provide primary visibility from Pole Line Road West and Washington Street North.
- Signage adjacent to Cheney Drive, Harrison Street and interim streets shall be monument type signs with a maximum height of 10-feet.
- Building identification logos shall be non-glaring internally illuminated or backlit signs directly mounted to the façade and at a height clearly visible from all major routes of access.
- Building and Building Department signs shall be limited to wall mounted signs or monument type signs with a maximum height of 20'.
- Site Wayfinding signs shall be of a size and height required for ease of legibility from a slow moving vehicle. Signs may be located at all main entry points from public streets, building entry points and parking area locations.
- Animated or flashing signs are not allowed.

(H) 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)

1. Additional Development Requirements for this PUD:

- Loading docks and trash containers shall be screened from roadways, residential areas and adjacent properties to the extent possible.
- No outside storage or display of merchandise is allowed beyond the front sidewalk adjacent to the primary business building or outside of screened areas.



PUD 259







Date: Tuesday, February 25, 2025
To: Planning and Zoning Commission
From: Kelli Ebersole, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit for a residential detached accessory building greater than 1000 square feet on property located at 629 Meadowview Ln. c/o Trevor Anderson (PZ24-0153)

Time Estimate:

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

Background:

The applicant, Trevor Anderson, has submitted a Special Use Permit application to allow a 1500 square foot detached shop at his residence.

Approval Process:

Per City Code 10-4-4.2 (B) states “a special use permit is required for “a detached accessory buildings (more than 1,000 square feet) i.e., garages and other accessory buildings” in the R-2 zone.

10-13-2-2: Upon Granting a Special Use Permit, Conditions May Be Attached To A Special Use Permit Including, But Not Limited To, Those:

1. Minimizing adverse impact on other developments.
2. Controlling the sequence and timing of development.
3. Controlling the duration of development.
4. Assuring that development is maintained properly.
5. Designating the exact location and nature of development.
6. Requiring the provision for on-site or off-site public facilities or services.
7. Requiring more restrictive standards than those generally required in this Title.

Per City Code 10-13-2-2 The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application. The Commission shall decide on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void. If the Commission’s decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony, and minutes of the previous hearing to reach a decision on the appeal.

Standards Applicable to Special Uses:

- Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.

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

Budget Impact:

N/A

Regulatory Impact:

Upon approval of this request, the applicant will be entitled to build the proposed shop for personal use on property. This will enable the applicant to start the building permit process for the shop.

History:

The property is zoned R-2, Residential Single Household or Duplex. According to County records, the residence was built in 1997. The applicant purchased the property in 2018.

Analysis:

The property is located on the east side of town, north of Elizabeth Boulevard. The property is currently the applicant's primary residence. The lot size is just over three acres.

The applicant's narrative states the accessory building will be for personal use only, as additional garage space for storage.

The northern portion of the property is located within the FEMA floodplain. Per City Code Title 10-11-9 E2, storm water shall be retained on property. The applicant must show the stormwater retention plan on the site plan when submitting the building permit application.

The site plan shows the proposed shop sits in the center of the property, north of the residence. With the property being over three acres, staff does not believe there will be a negative impact to neighbors in reference to noise, fumes, odor, glare, or vibrations.

The 2016 Comprehensive Plan; "Grow With Us" designates this area as appropriate for "Town Neighborhood", which is primarily residential in nature.

Staff has determined the proposed use is compatible with the comprehensive plans. Based on the standards for approval, staff does not foresee any negative impacts related to the land use.

Conclusion:

Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project.

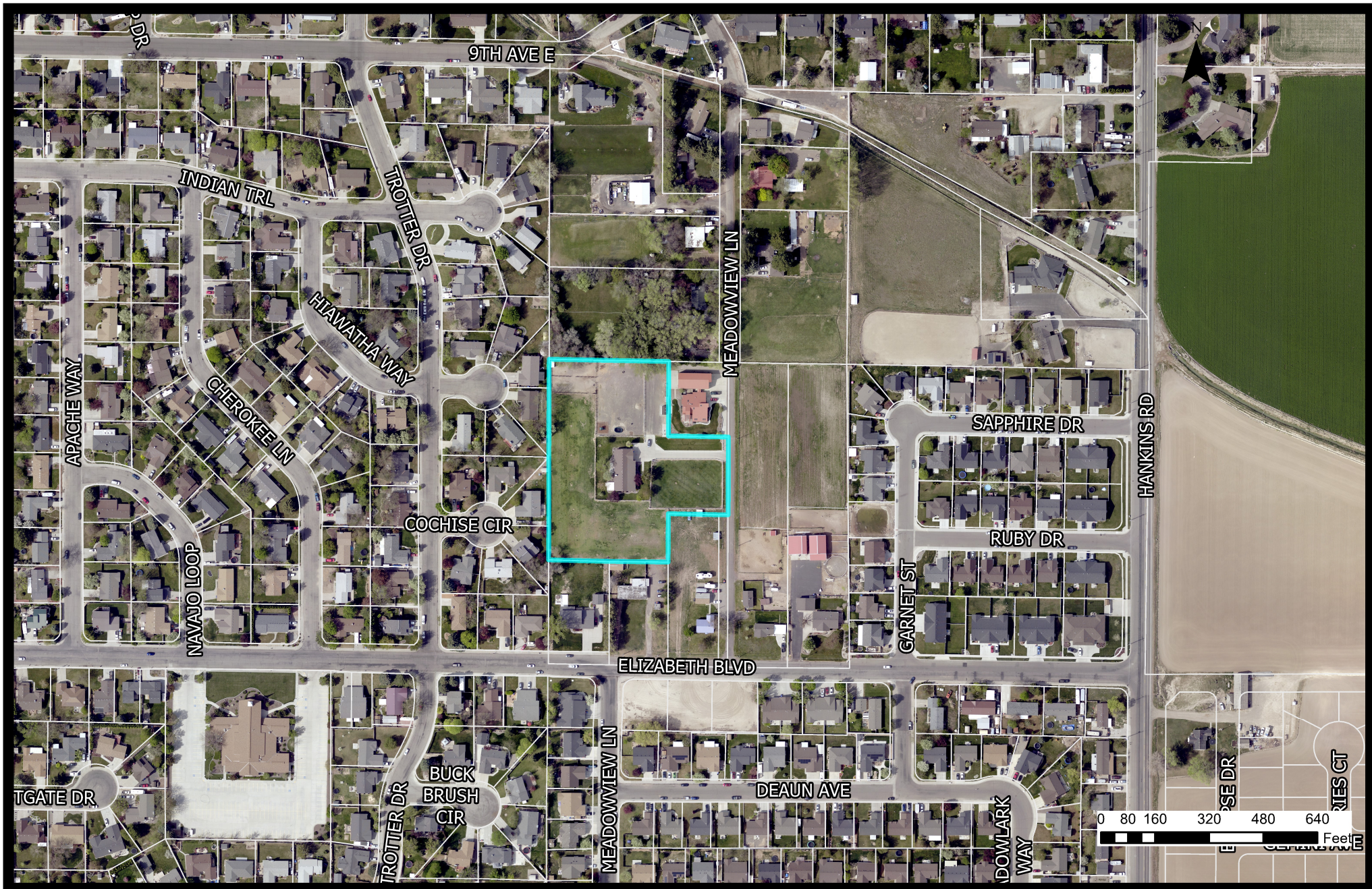
Upon conclusion, should the Commission recommend approval of the request as presented, staff recommends the following condition:

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

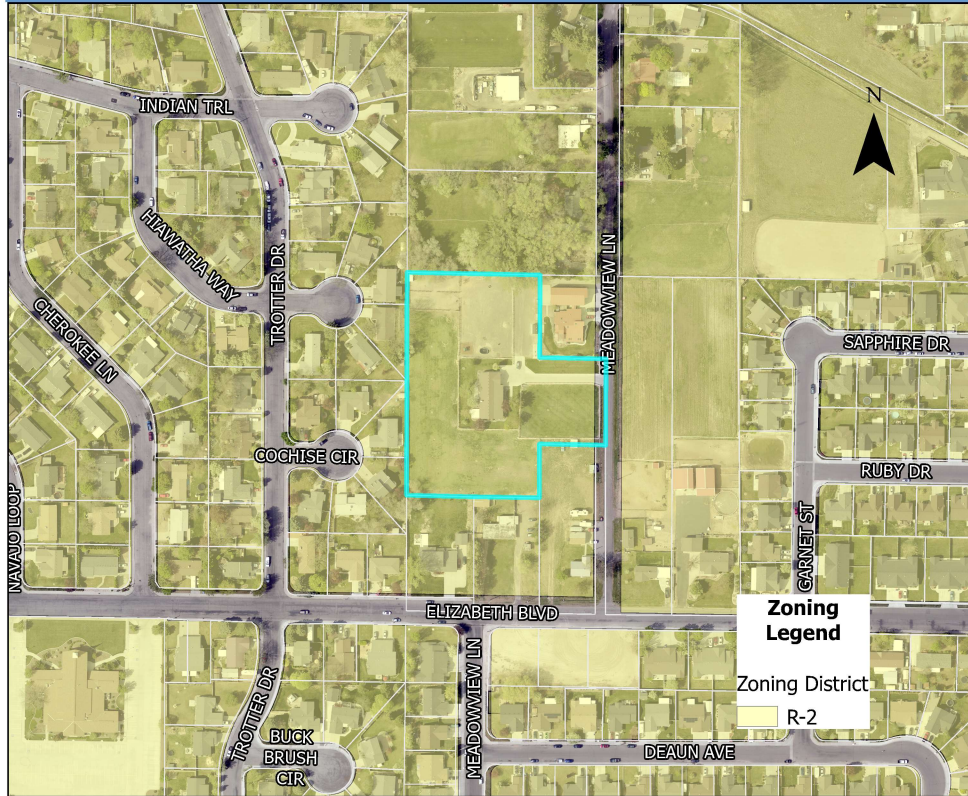
Attachments:

1. PZ24-0153 Vicinity Map
2. PZ24-0153 Presentation Map
3. PZ24-0153 Flood Plain Map
4. PZ24-0153 NSEW Street View
5. PZ24-0153 Proposed Site Plan
6. PZ24-0153 Proposed Elevations
7. PZ24-0153 Applicant Narrative

VICINITY MAP



ZONING MAP



Zoning Legend

Zoning District
R-2

Zoning

Current Zoning: R-2, Single Family Residential

Current Land Use: Residential

Proposed Zoning: N/A

Proposed Land Use: Residential

Surrounding Area

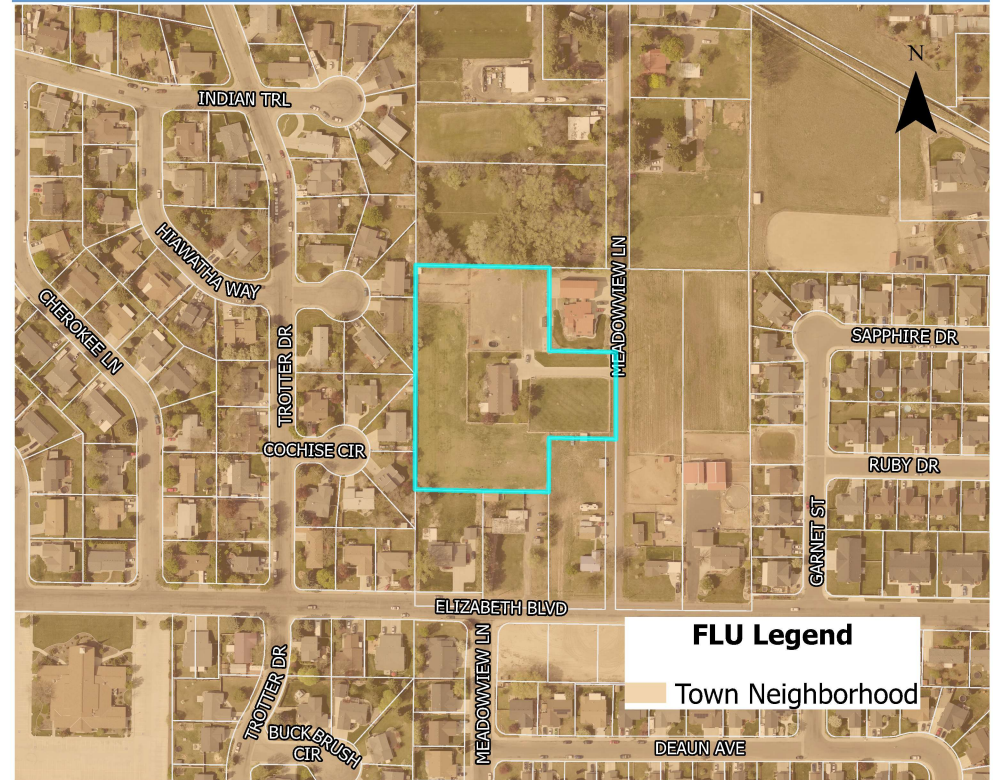
North: Residential

South: Residential

East: Meadowview Ln/Residential

West: Residential

FUTURE LAND USE MAP



FLU Legend

Town Neighborhood

Regulations

10-4-4.2 (B)6, 10-13-4, 10-1

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



2790 INDIAN TRAIL

748 TROTTER DR

738 MEADOWVIEW LN

754 HIAWATHA WAY

719 MEADOWVIEW LN

736 TROTTER DR

2779 HIAWATHA WAY

712 HIAWATHA WAY

2769 HIAWATHA WAY

2783 HIAWATHA WAY

HIAWATHA WAY

5 HIAWATHA WAY

725 HIAWATHA WAY

2786 HIAWATHA WAY

689 MEADOWVIEW LN

710 TROTTER DR

CHEROKEE LN

667 TROTTER DR

629 MEADOWVIEW LN

2779 COCHISE CIR

2783 COCHISE CIR

654 CHEROKEE LN

2875 ELIZABETH BLVD

639 TROTTER DR

2786 COCHISE CIR

2780 COCHISE CIR

617 MEADOWVIEW LN

625 TROTTER DR

2807 ELIZABETH BLVD

2775 ELIZABETH BLVD

611 TROTTER DR

651 GARNET ST

639 GARNET ST

627 GARNET ST

615 GARNET ST

603 GARNET ST

ELIZABETH BLVD

ELIZABETH BLVD

2714 ELIZABETH BLVD

582 TROTTER DR

589 MEADOWVIEW LN

2844 ELIZABETH BLVD

2880 ELIZABETH BLVD

594

Street View

North



South

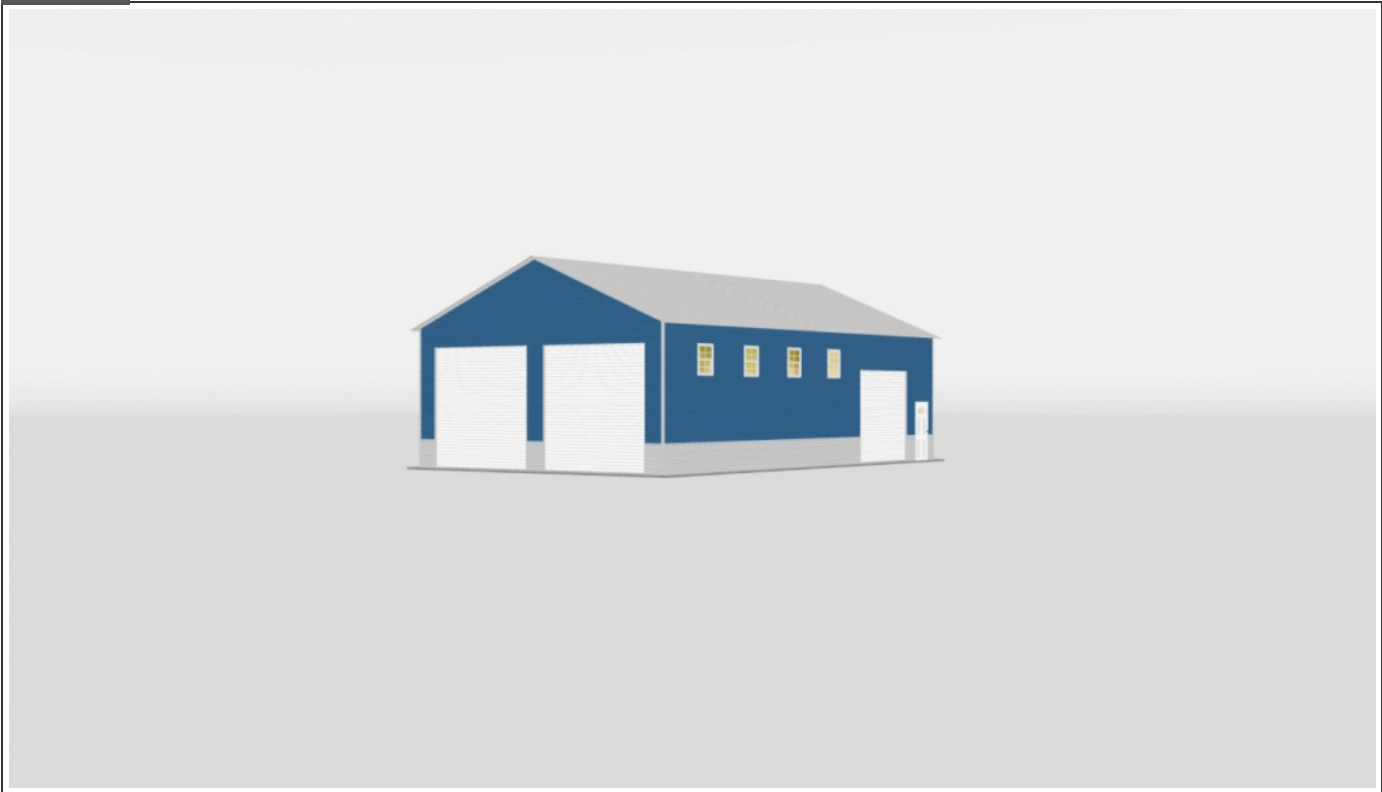


East

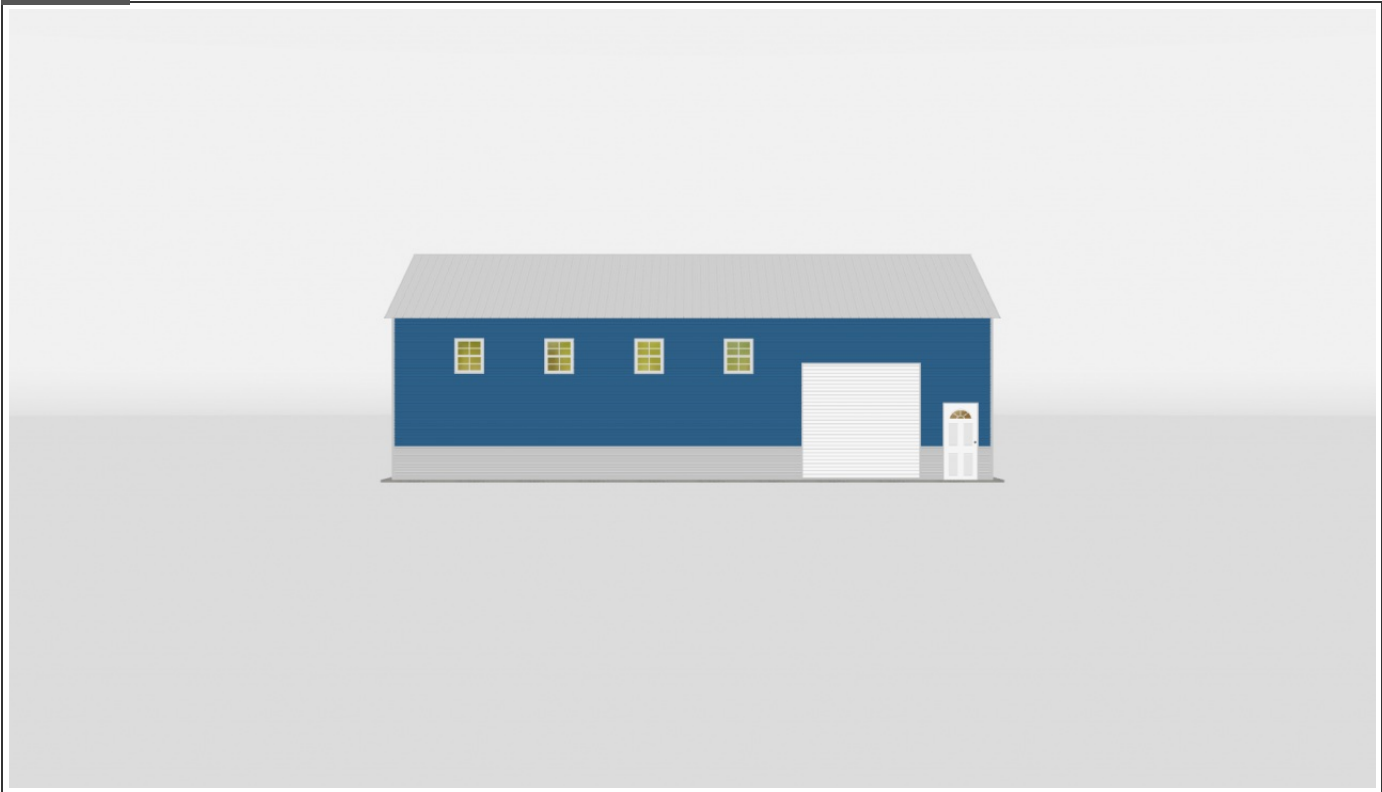


West (looking at property)

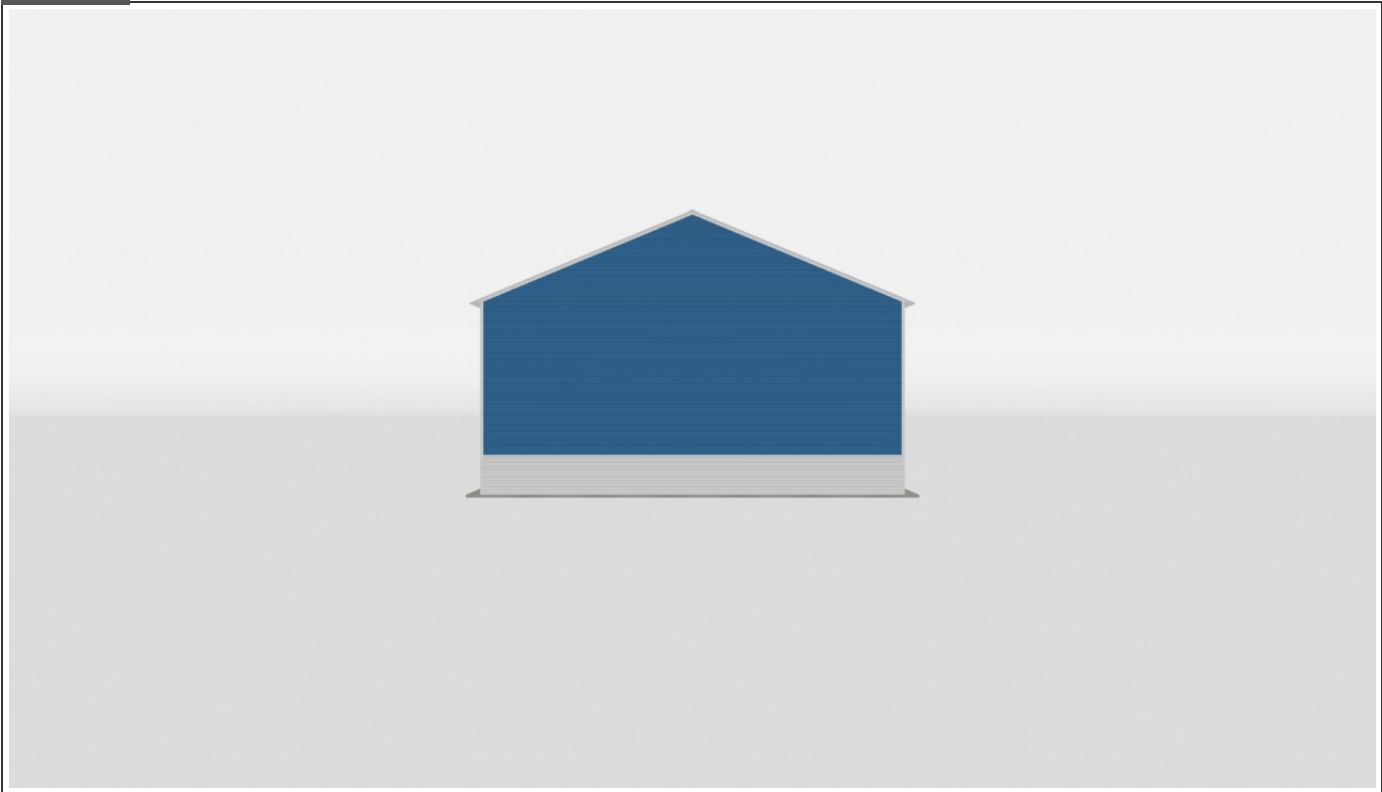




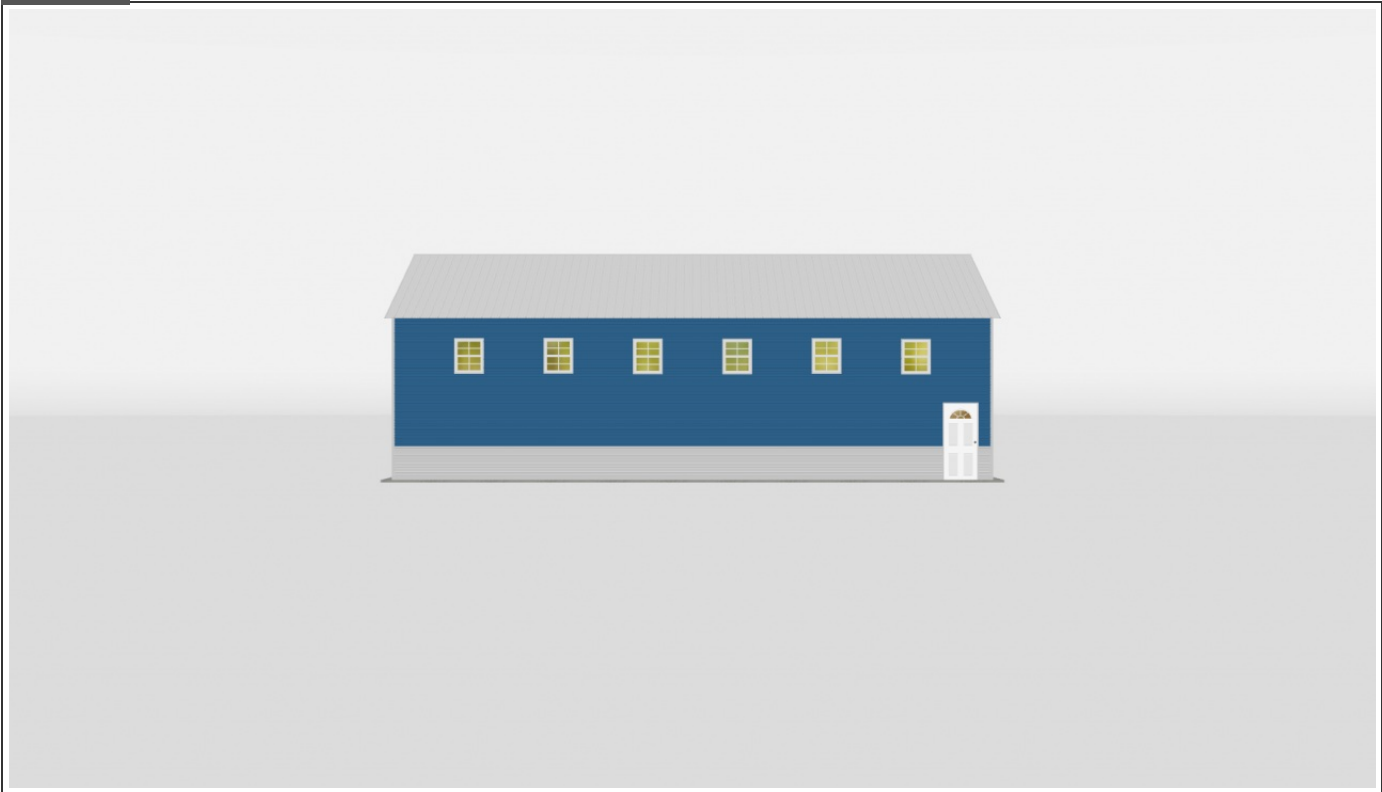
VIEW IMAGE 1



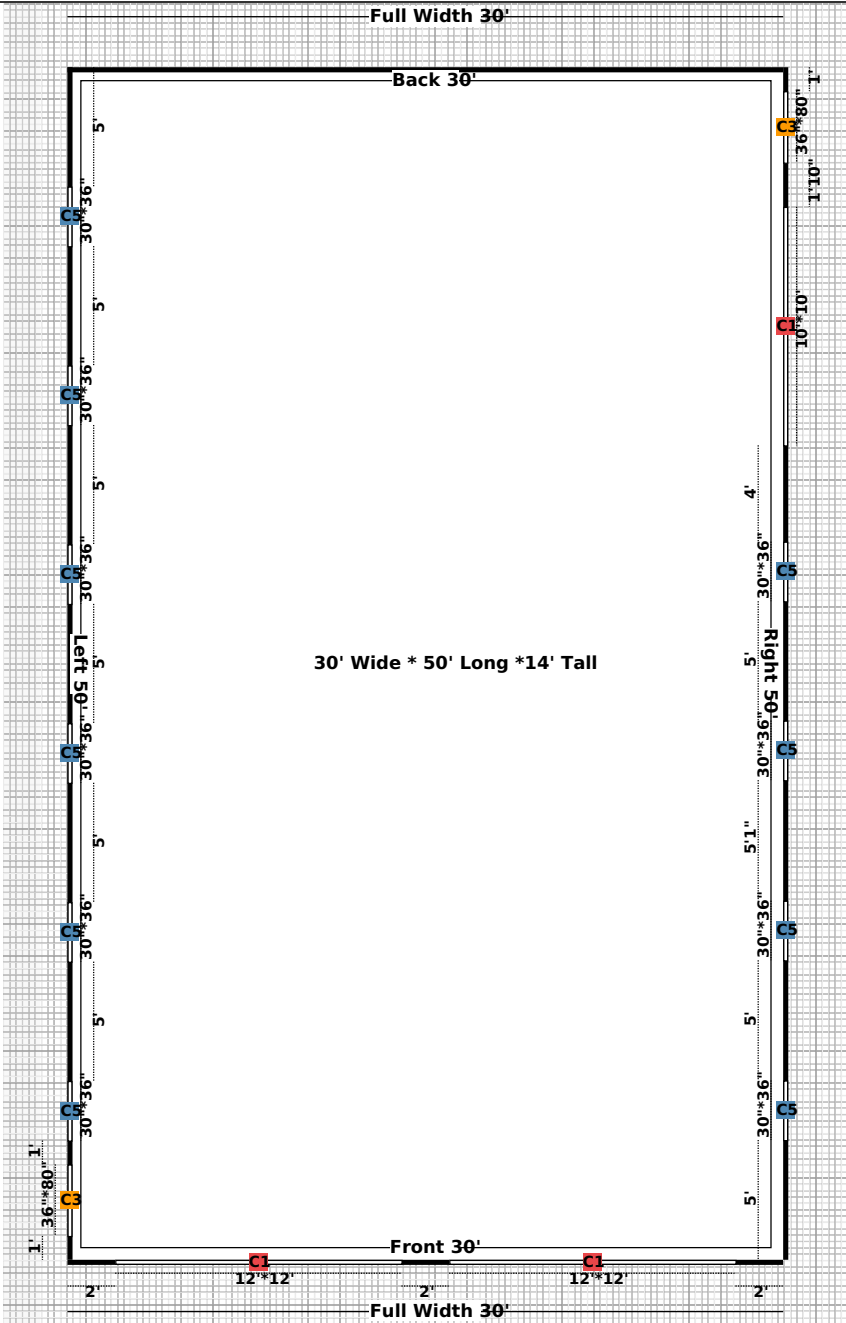
VIEW IMAGE 2



VIEW IMAGE 3



VIEW IMAGE 4



LEGENDS

- C1 Garage Door C2 Garage Door Frameout C3 Walk in Door C4 Walk in Door Frameout C5 Windows C6 Windows Frameout C7 Open Wall
- C8 Close Wall C9 Distance C10 Storage Length (Utility) C Cupola

Detailed Written Statement

Re: Special Use Permit Application for 629 Meadowview Lane

I am formally requesting the approval of a special use permit to allow the installation of a 1,500 ft² Shop. The Shop will primarily be used as additional garage space to store vehicles, trailers, 4 wheelers, equipment and assorted tools. There is no anticipated impact on traffic, noise, glare, odor, fumes or vibration. Several nearby properties already have similar sized sheds and it will have no impact on the visual compatibility with the surrounding houses.

Trevor Anderson



Date: Tuesday, February 25, 2025
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Comprehensive Plan Amendment to modify the Future Land Use Map to expand the Utility Service Boundary and change Future Land Use Categories for properties generally located in the 1100-2400 Blocks of Sunway Drive N (aka 2700 East). c/o EHM Engineers Inc on behalf of South Canyon Farms, LLC (PZ25-0003).

Time Estimate:

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

Background:

This is a request by multiple land owners in this area to amend portions of the 2016 Grow With Us Comprehensive Plan. The request includes two proposed amendments:

1. Extend the utility services boundary towards the northwest portion of the Comprehensive Future Land Use (FLU) Map.
2. Change the the FLU Categories for the area that would be included within the new utility service boundary from rural residential to town-neighborhood and commercial.

Approval Process:

The Comprehensive plan is a document used to plan and identify desired land uses, utility service boundaries and encourage future growth that will help the community thrive. The original plan was created through community input and outlines the infrastructure framework needed to develop in a reasonable and sustainable approach.

An amendment to the Comprehensive Plan is required to follow State Statute 67-6509. The process requires the Planning & Zoning Commission to hold a public hearing in which interested persons have the opportunity to be heard with regards to the application. The commission will then forward their recommendation to the City Council. After holding a public hearing, the City Council will then adopt, revise or reject the amendment. No plan shall be effective unless adopted by resolution by the governing board.

Budget Impact:

N/A

Regulatory Impact:

Applicable regulations include City Code 10-1-4, 10-1-5 10-14-1 thru 10-14-7 and Idaho State Code 67-6509. If approved, these changes would amend the future plan for development of this area, expanding the possibility of access to city services allowing for future annexation and zoning district changes.

History:

This area saw an amendment to the Future Land Use Map in 2021 (application PZ21-0019). At that time, the map was updated to specifically include the commercial designation along Pole Line Road W on the north side of the road.

Analysis:

As future development is proposed throughout the community the Comprehensive Plan Document is used as a tool to balance the request of individual property owners against the overall direction the community wishes to see occur. The proposal to move the utility service boundary further west would allow for future developments to engage in planning for utility services based on the availability and capacity of the utility systems.

The area being proposed to be included within this expansion incorporates property both to the north and south of Pole Line Rd W. Currently, the comprehensive plan designates this area as rural residential, larger lot residential development with transitioning from large agricultural operations and open space uses to more dense town neighborhoods. The rural residential designation recommends residential lots greater than 1 acre.

The town neighborhood designation recommends a density of 2-10 units per acre, typically consisting of single family, duplexes, triplexes, and four-plexes, served by public water and waste water systems. In order for services to be offered to this area, the utility service boundary would need to be expanded, property owners would then petition the Council to be annexed, and an appropriate zoning designation would be assigned by the City Council.

City Staff believes the proposal to change the Future Land Use map along Pole Line Rd W frontage to include commercial activity is a reasonable request. Keeping in mind that these designations on the Future Land Use map are not property boundary specific. The plan would support commercial development extending to the edges of the existing rural residential developments found along the west end of Pole Line Rd.

Conclusion:

In summary, the applicants are seeking a change to the document, which will open up the opportunity to ask for possible changes to their land development rights in the future. This process does not grant changes to the land development rights by itself.

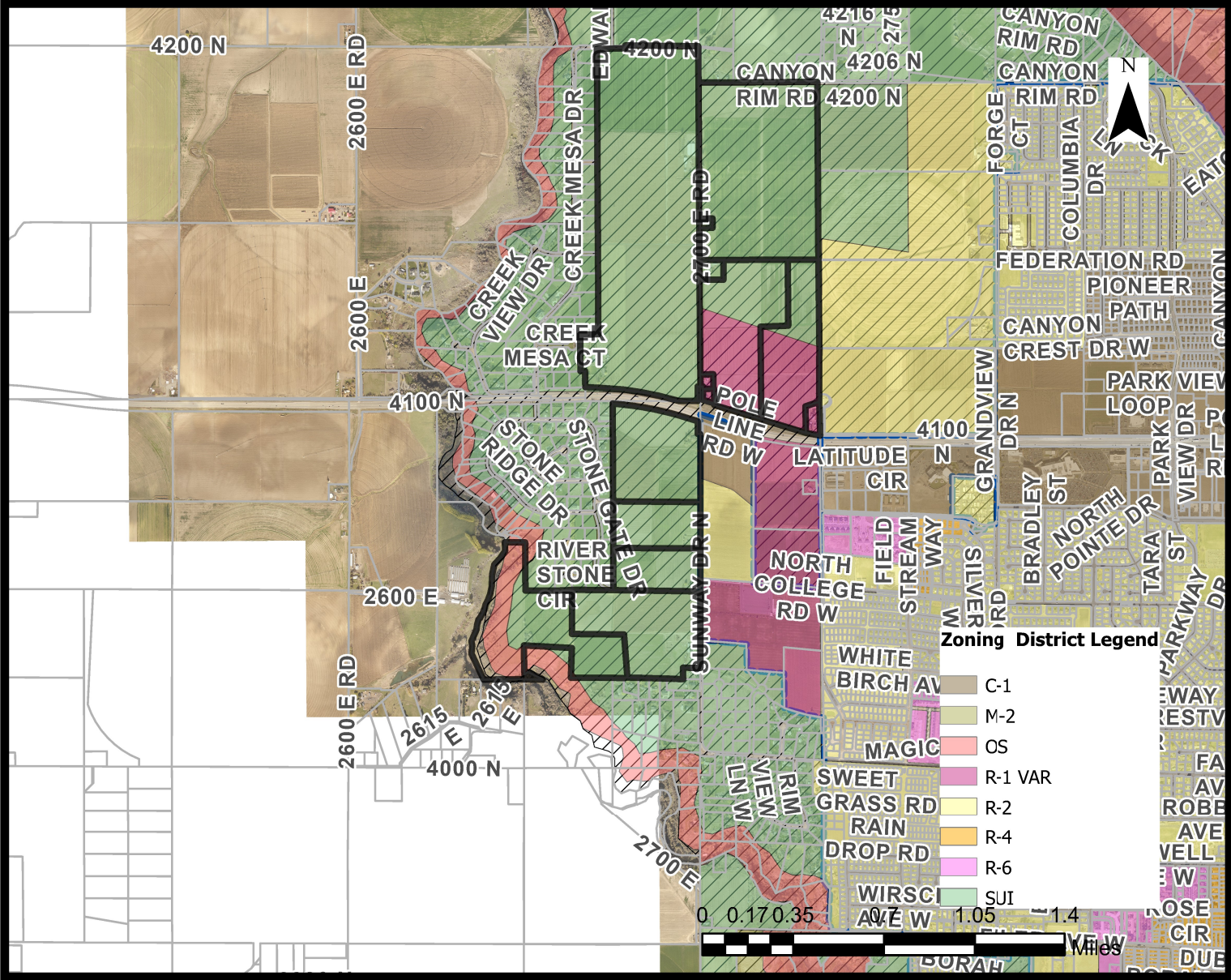
The Planning & Zoning Commission is charged with making a recommendation on the proposed changes. This recommendation will move forward to City Council to make a final decision. Should the commission recommend approval, City Staff recommends the following:

1. Subject to the commercial designation along Pole Line Rd W maintaining a similar depth as currently depicted on the map towards the east (approximately 1350 ft total = generally 625 ft on both sides).

Attachments:

1. PZ25-0003 Zoning & FLU Map
2. PZ23-0003 Applicant Narrative
3. PZ23-0003 City Limits, Service Boundary & Proposed Change
4. PZ25-0003 FLU Category Current & Proposed
5. PZ23-0003 Applicant Exhibits
6. PZ25-0003 Property Owner Support

ZONING MAP



Zoning

Current Zoning: SUI

Current Land Use Designation: Agricultural

Proposed Land Use Designation: Town Neighborhood with Commercial along the Pole Line Rd W corridor

Proposed Land Use: Residential/Commercial

Surrounding Area

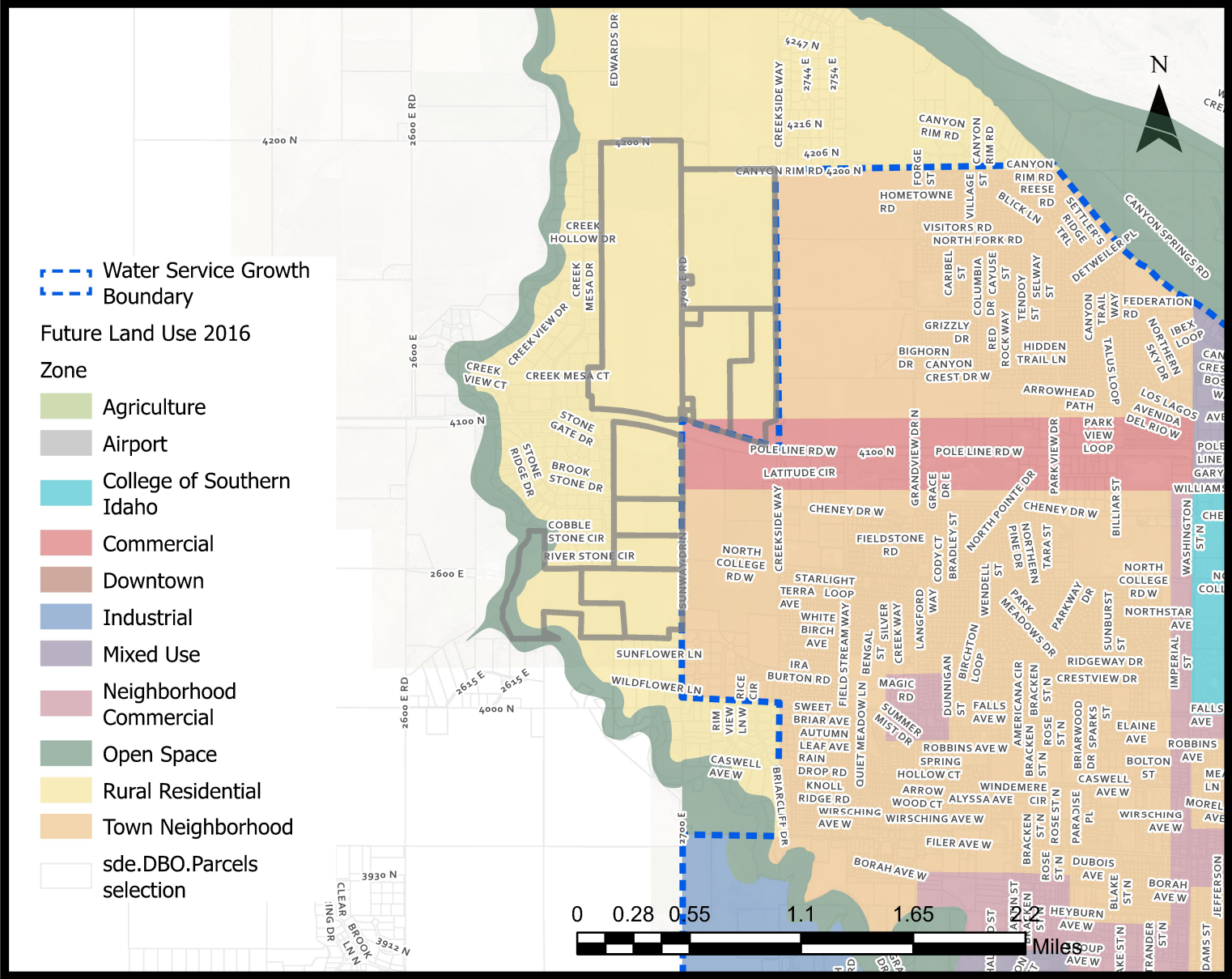
North: Undeveloped Ag

South: Undeveloped Ag

East: Undeveloped Ag

West: Residential

FUTURE LAND USE MAP



Regulations

10-1-4, 10-1-5, 10-14-1 thru 10-14-7

FLU Category

Rural Residential -Large-lot residential with integrated agricultural open space uses. Providing a transition from agricultural to residential on the outskirts of the City. Homes may not be served by city services.

Land Uses: Single Family , Agricultural, Open Space, 1 acre lots

Commercial-Highway Oriented large format retail

Land Uses: Hotels, Restaurants , Offices, Plazas, Parks



RECEIVED

DEC 31 2024

CITY OF TWIN FALLS
ENGINEERING DEPT.

December 31, 2024

City of Twin Falls
P.O. Box 1907
Twin Falls, Idaho 83303

Attn.: Jonathan Spendlove
Planning and Zoning Director

Troy Vitek, P.E.
City Engineer

Re.: *South Canyon Farms*
Zoning Application Submittals

Jonathan & Troy,

Please find attached the application packets for the annexation, zoning development agreement, and comprehensive plan amendment for the above referenced project. As you may remember, this property lies north of Pole Line Road and East of 2700 East (Sunway Drive extended) and we have requested and received sewer and water modeling results for the property based on previous submittals. A copy of those documents are included.

We hope to move forward with these applications simultaneously, or as closely as your guidelines allow. After review, please place these items on the Planning and Zoning Commission and City Council's earliest available agendas for approval.

Please feel free to call David Thibault or myself if you have any questions.

Sincerely,

Tim Vawser
EHM Engineers, Inc.



December 5, 2024

Mr. AC Stowe
City of Twin Falls Engineering
P.O. Box 1907
Twin Falls, ID 83303-1907

RE: South Canyon Farms – Sewer Flow Analysis

Dear Mr. Stowe,

The City of Twin Falls Sewer Model has been used to verify available capacity based on the South Canyon Farms line work shown in the CAD file (230-18 Base 10-24-2024.dwg) and shown in the enclosed figure. The development will provide local sewer pipes to a development provided lift station and pressure sewer pipe going across Pole Line Rd W and connecting to the proposed 10-inch line as part of the Western Horizon development which then gravity feeds to the existing 10-inch line in Latitude Cir. The CAD file does not make clear if the pressure sewer pipe and lift station will be provided to the City for ownership, operation, and maintenance. This is a larger discussion that may need to be had regarding service area and sizing for the overall area.

An analysis of the system used the modeling criteria in the most recent Facilities Plan. It appears that the sewer system has capacity to handle this development. Sewer loading was added based on the standard Residential-High loading. If the land use changes significantly, the model will need to be re-run with updated flow loading.

Sincerely,

Gary Haderlie, P.E.

J-U-B ENGINEERS, Inc.

Enclosure: South Canyon Farms Sewer Analysis

Cc: Tim Vawser, P.E., EHM Engineer, Inc



December 5, 2024

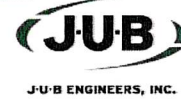
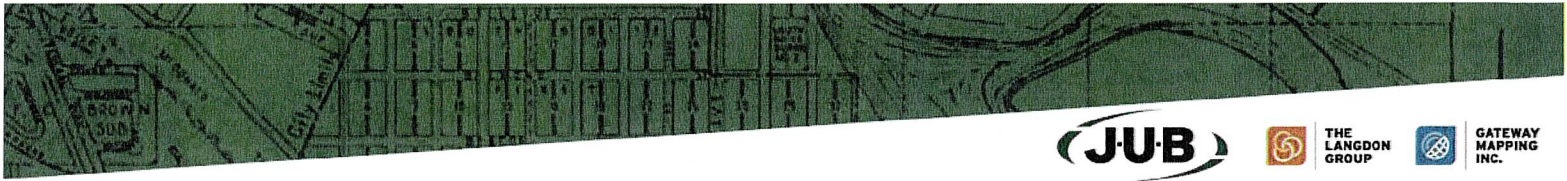
Mr. AC Stowe
City of Twin Falls Engineering
P.O. Box 1907
Twin Falls, ID 83303-1907

RE: South Canyon Farms – Water Flow Analysis

Dear Mr. Stowe,

The City of Twin Falls Water Model has been used to identify available capacity based on the South Canyon Farms line work shown in the CAD file (230-18 Base 10-24-2024.dwg) and shown in the enclosed figure. The development is located in what will eventually be the Low Level Pressure Zone (North), but is being proposed to temporarily connect to the Low Level Pressure Zone (South) with 12-inch, 10-inch, and 8-inch water pipe. Future PRVs for this area have not fully been thought through, but possibly there would eventually be a PRV in Sunway Drive North. In this case, if the 12-inch proposed pipe in Sunway Drive North (2700 E Road) eventually has a PRV, then the 8-inch pipe on the east end of the development providing looping now would eventually be abandoned as additional development occurs. With this in mind, consideration could be given to also looping the 8-inch pipe to the west to also connect back to Sunway Drive North.

The attached figure titled: "South Canyon Farms Water Flow Analysis" shows the peak hour pressures and fireflow results of the model analysis with existing and proposed pipes. Assuming this connects to the Western Horizon development with a connection to the existing pipe in North College Road West going west to Sunway Drive North (which is currently not active), these fireflow pressure results could be a little higher. The model was run using demands from all other proposed and committed developments assuming that all previously requested developments with associated demands and pipe improvements are built. As future demand from development occurs or instantaneous peak demands occur, actual pressures in this area may fluctuate or vary from the modeled pressures.



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

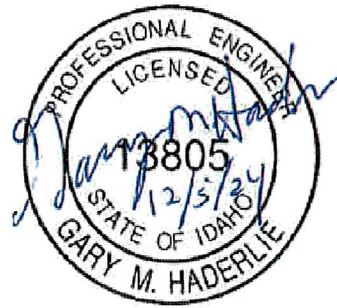
J-U-B FAMILY OF COMPANIES

Please feel free to call me if you have any questions.

Sincerely,

Gary Haderlie, P.E.

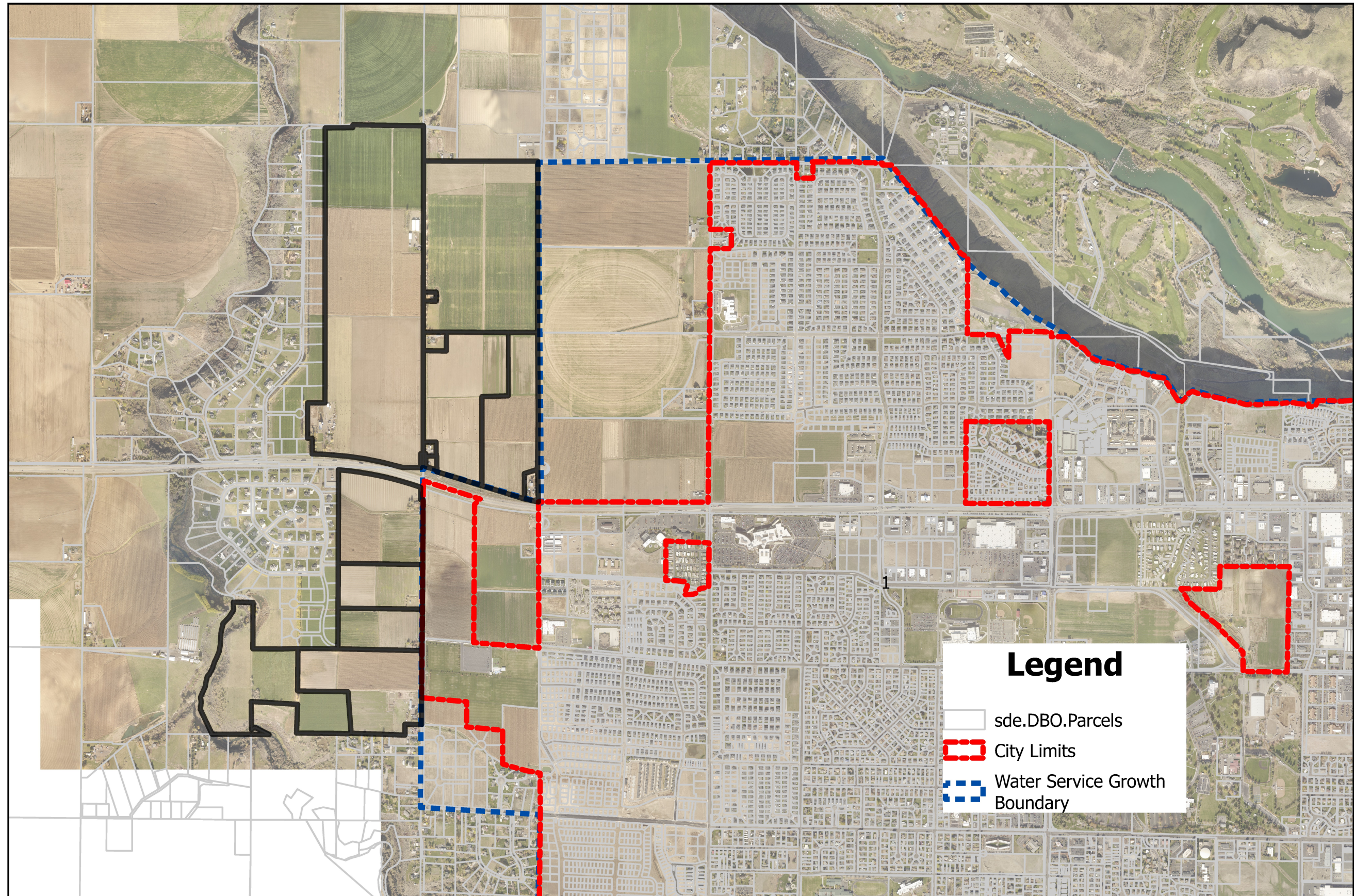
J-U-B ENGINEERS, Inc.



Enclosure: South Canyon Farms Water Analysis

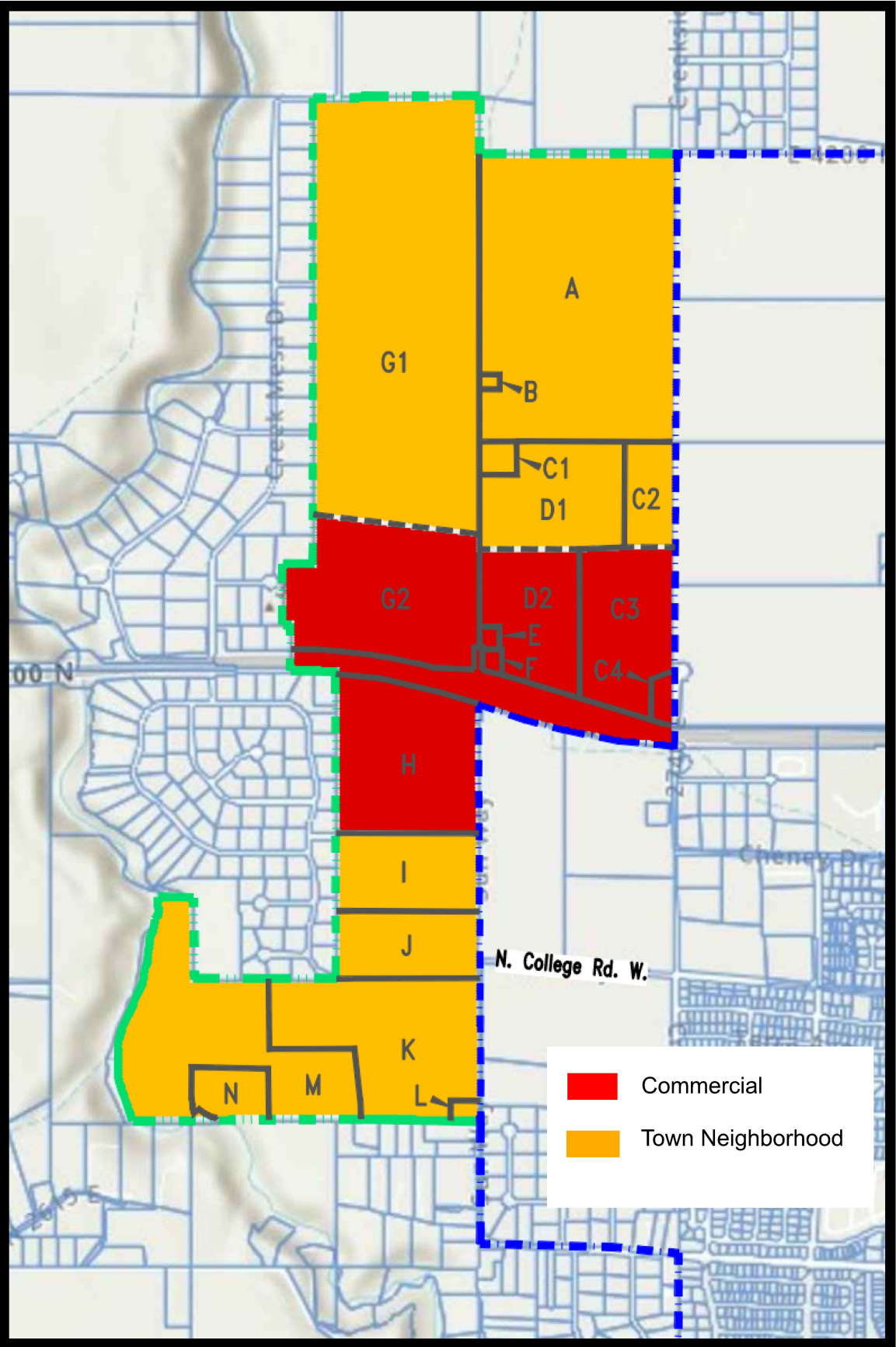
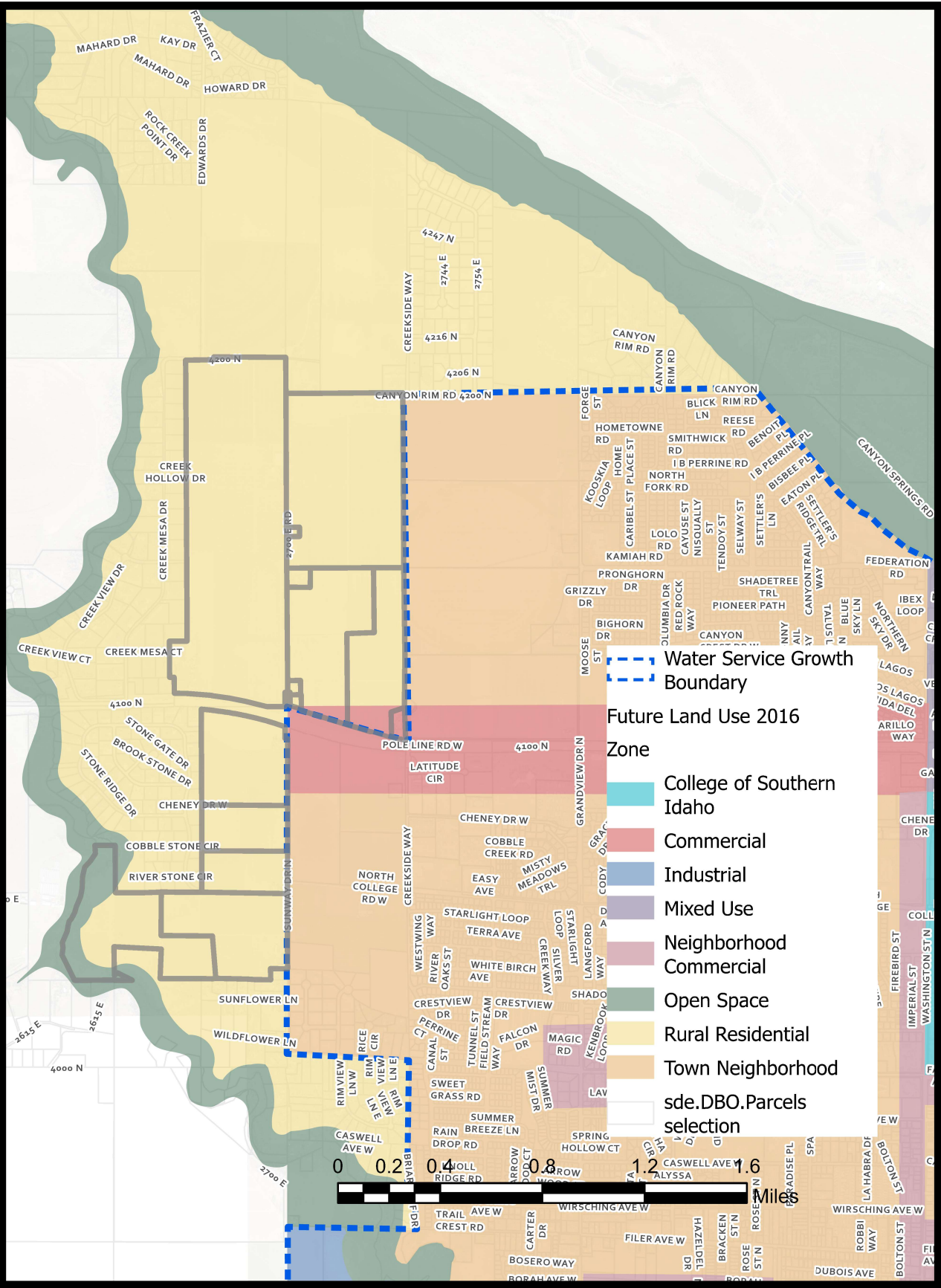
Cc: Tim Vawser, P.E., EHM Engineer, Inc

City Limits, Service Boundary & Proposal

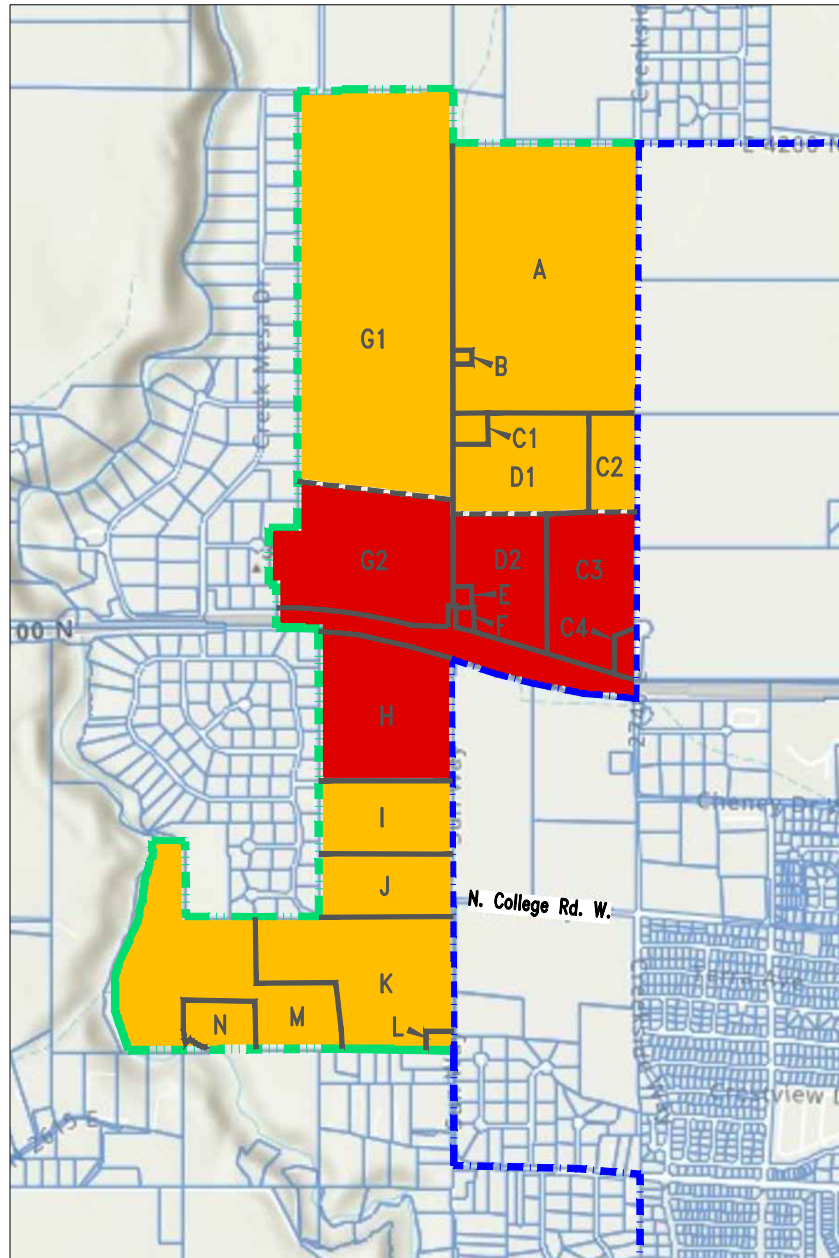
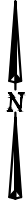


Current FLU Category

Proposed FLU Category



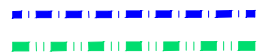




City of Twin Falls Proposed Service Boundary

PCL. ID	PARCEL NUMBER	PROPERTY OWNER	PROPOSED FUTURE LAND USE DESIGNATION
A	RP09S17E312410	STANTON H. DETWEILER	TOWN/NEIGHBORHOOD
B	RP10S17E313600	STANTON H. DETWEILER	TOWN/NEIGHBORHOOD
C1	RP09S17E315550	BRADLEY J. REQUA	TOWN/NEIGHBORHOOD
C2	RP09S17E314805	BRADLEY J. REQUA	TOWN/NEIGHBORHOOD
C3	RP09S17E314805	BRADLEY J. REQUA	COMMERCIAL
C4	RP09S17E317190	BRADLEY J. REQUA	COMMERCIAL
D1	RP0917E314950	MV LAND / SOUTH CANYON RV	TOWN/NEIGHBORHOOD
D2	RP0917E314950	MV LAND / SOUTH CANYON RV	COMMERCIAL
E	RP09S17E316410	CARLOS FLORES	COMMERCIAL
F	RP09S17E316425	CARLOS FLORES REYES	COMMERCIAL
G1	RP09S16E360015	DETWELER FARMS, LLC	TOWN/NEIGHBORHOOD
G2	RP09S16E360015	DETWELER FARMS, LLC	COMMERCIAL
H	RP10S16E010010	SHERRY SCHUBERT MCALLISTER	COMMERCIAL
I	RP10S16E011810	BELIEVERS CHURCH, INC.	TOWN/NEIGHBORHOOD
J	RP10S16E011850	RAYMOND SABALA, TRUSTEE	TOWN/NEIGHBORHOOD
K	RP10S16E017204	CAROL L. SPERRY	TOWN/NEIGHBORHOOD
L	RP10S16E011785	SHANA L. HUTCHINS-BUIE	TOWN/NEIGHBORHOOD
M	RP10S16E014651	MOYLE PROPERTIES, LLC	TOWN/NEIGHBORHOOD
N	RP10S16E017801	RYAN SAPPINGTON	TOWN/NEIGHBORHOOD

CURRENT WATER AND SEWER SERVICE BOUNDARY
PROPOSED EXPANDED WATER AND SEWER SERVICE BOUNDARY



PROPOSED TOWN/NEIGHBORHOOD DESIGNATION
PROPOSED COMMERCIAL DESIGNATION



To: City of Twin Falls
Jonathan Spendlove, Planning and Zoning Director
203 Main Avenue East
Twin Falls, ID 83301

Re.: 2672 E 4100 N
Parcel No.: RP09S16E360015
4150 N 2700 E
Parcel No.: RP09S17E313600
Parcel No.: RP09S17E312410
Comprehensive Plan Amendment

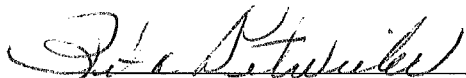
Dear Sir,

It has been brought to my attention that land I own that lies north of Pole Line Road is being considered as being included in a possible amendment to the City's service area boundary and future land use plan. I would like to offer my support and request that the land designation be considered as follows.

On the east side of Sunway Drive North extended that a designation of town neighborhood be approved on future land use maps. On the west side of Sunway Drive North extended that a designation of commercial for approximately 1,200 feet north of Pole Line Road with the remainder being town neighborhood be approved on future land use maps.

Detweiler Farms, LLC
Reta Detweiler, Manager

Reta Deweiler


By: Reta Detweiler


By: Reta Detweiler

1-9-2025
Date:

To: City of Twin Falls
Jonathan Spendlove, Planning and Zoning Director
203 Main Avenue East
Twin Falls, ID 83301

Re.: 1651 Sunway Drive North
Parcel No.: RP10S16E010010
Comprehensive Plan Amendment

Dear Sir,

It has been brought to our attention that the land that we currently own in the northwest area of Twin Falls has been considered as being included in a possible amendment to the City's service area boundary and future land use plan. We would like to offer our support, and request that it be considered as a Commercial designation on future land use maps, if approved by City Council.

Schubert Ranch, LLC

Mark D. McAllister, Member



By: Mark D. McAllister

1.9.2025
Date:

Molly J. McAllister, Member



By: Molly J. McAllister

01/09/2025
Date:

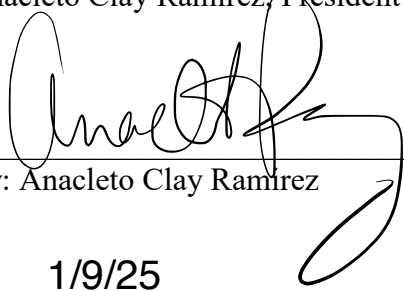
To: City of Twin Falls
Jonathan Spendlove, Planning and Zoning Director
203 Main Avenue East
Twin Falls, ID 83301

Re.: Sunway Drive North
Parcel No.: RP10S16E011810
Comprehensive Plan Amendment

Dear Sir,

As you know, we are interested in revising the City Comp Plan and service boundary to include our land adjacent to Sunway Drive for the purpose of building a religious facility with the hope of having City sewer and water services. We would strongly support being considered with the current application that you are processing for inclusion to the amendment of the City's boundary for the comprehensive plan. It is our request that we be considered as a town neighborhood designation on future land use maps if approved by City Council so that we could move forward with our special use permit application.

Believers Church, Inc.
Anacleto Clay Ramirez, President


By: Anacleto Clay Ramirez

1/9/25

Date:

To: City of Twin Falls
Jonathan Spendlove, Planning and Zoning Director
203 Main Avenue East
Twin Falls, ID 83301

Re.: 2732 E 4100 N
Parcel No.: RP09S17E317190
Parcel No.: RP09S17E314805
Parcel No.: RP09S17E315550
Comprehensive Plan Amendment

Dear Sir,

It has been brought to my attention that the land that I own to the east of Sunway Drive North extended and north of Pole Line Road is being considered as being included in a possible amendment to the City's service area boundary and future land use plan. I would like to offer my support and request that the land designation be considered as a commercial designation adjacent to Pole Line Road running north to an equal point with the adjacent property to the west with a town neighborhood designation on the remainder of my land holdings on future land use maps if approved by City Council.

Bradley J. Requa

Bradley J. Requa
By: Bradley J. Requa

1-21-2025
Date:

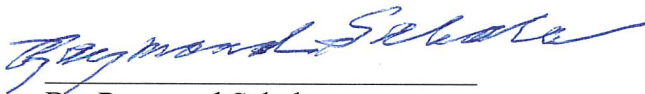
To: City of Twin Falls
Jonathan Spendlove, Planning and Zoning Director
203 Main Avenue East
Twin Falls, ID 83301

Re.: 1307 Sunway Drive North
Parcel No.: RP10S16E011850
Comprehensive Plan Amendment

Dear Sir,

It has been brought to my attention that the land that we currently own in the northwest area of Twin Falls has been considered as being included in a possible amendment to the City's service area boundary and future land use plan. I would like to offer my support and request that it be considered as a town neighborhood designation on future land use maps if approved by City Council.

Barbara Sabala Family Trust
Raymond Sabala, Trustee



By: Raymond Sabala



Date:

To: City of Twin Falls
Jonathan Spendlove, Planning and Zoning Director
203 Main Avenue East
Twin Falls, ID 83301

Re.: Sunway Drive North
Parcel No.: RP09S17E314950
Comprehensive Plan Amendment

Dear Sir,

It has been brought to my attention that the land to the north of the area we currently have submitted for application in the northwest area of Twin Falls is also being considered as being included in a possible amendment to the City's service area boundary and future land use plan. I would like to offer my support and request that as our project for a Commercial, ZDA designation moves forward, the land north of that area in our possession be considered as a town neighborhood designation on future land use maps if approved by City Council.

South Canyon Farms, LLC
Tyler Davis-Jeffers, Managing Member

Tyler Davis-Jeffers

By: Tyler Davis-Jeffers

1/9/25

Date: