



Twin Falls Planning & Zoning Commission Agenda

Tuesday, July 8, 2025, 6:00 PM

203 Main Ave East
Twin Falls, ID 83303

Members -

City Limits: Cortney Campbell, Chairperson; Tiffany Zimmerman, Vice-Chairperson; Todd Rambur; Robyn Weatherford; Kelly Herrgesell; Rui Gomes

Area of Impact: Jeff Bulkley

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Conflict of Interest Declaration
- 3) Consent Calendar
 - a) Request to approve minutes from the following meetings: June 10, 2025 and July 2, 2025.
- 4) Items of Consideration
 - a) **ACTION ITEM:** Request for the consideration of the Preliminary Plat for Two Creeks Subdivision consisting of 101 lots on 43.15 acres located at The Springs at The Preserve, PUD. c/o Nestor Madrigal on behalf of Mark Kelly. (PZ25-0073).
By: William Klaver, Senior City Planner
- 5) Public Hearings
 - a) **ACTION ITEM:** Request for a Recommendation to City Council on the appropriate zoning district for a proposed Annexation on property generally located on the east side of the intersection of Kimberly Rd (Hwy 30) and Champlin Way (3300 East). c/o Champ LLC (PZ25-0015)
By: William Klaver, Senior City Planner
 - b) **ACTION ITEM:** Request for a Special Use Permit for a Recycling Center (Anaerobic Co-Digestion Facility) on property located at 630 Hankins Rd S. c/o Sawtooth Law Offices on behalf of VR Development Services, LC (PZ25-0062). - **RESCHEDULED**
By: Kelli Ebersole, City Planner
 - c) **ACTION ITEM:** Request for a Special Use Permit to allow dog grooming on property located at 426 Main Ave S. c/o Tristine Hull (PZ25-0065). - **WITHDRAWN**
By: Kelli Ebersole, City Planner
 - d) **ACTION ITEM:** Request for a Zoning Title Amendment to repeal and replace Title 10. Items to include are regulations pertaining to "Sign Regulation". c/o City of Twin Falls (PZ24-0121).
By: Jonathan Spendlove & William Klaver
- 6) Upcoming Meeting(s)
 - a) August 6 - Work Session
August 12

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, June 10, 2025, 6:00 PM

203 Main Ave East
Twin Falls, ID 83303

Members -

City Limits: Cortney Campbell, Chairperson; Tiffany Zimmerman, Vice-Chairperson; Todd Rambur; Robyn Weatherford; Kelly Herrgesell; Rui Gomes

Area of Impact: Jeff Bulkley

1) Confirmation of Quorum/Call Meeting to Order

NAME called the meeting to order at 06:00 PM

Members Attending: Zimmerman, Rambur, Weatherford, Gomes, Bulkley

Staff Attending: Spendlove, Klaver, Strickland, Ebersole, Green, Vitek

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Request to approve minutes from the following meeting: May 13, 2025, and June 4, 2025.

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

Commissioner Rambur seconded the motion.

4) Items of Consideration

5) Public Hearings

- a) Request for a Special Use Permit to allow an Indoor recreation facility on property located at 3227 Eldridge Ave. c/o Lisa Lekkerkerk on behalf of Eduardo Garcia and Fabiola Aguilar (PZ25-0055).

Staff Presentation:

Planner Ebersole presented the request for a Special Use Permit to allow an Indoor recreation facility on property located at 3227 Eldridge Ave. c/o Lisa Lekkerkerk on behalf of Eduardo Garcia and Fabiola Aguilar (PZ25-0055).

Approval of this special use permit would allow the applicant to construct the sports arena and operate as such.

City Code 10-4-10 states "a special use permit is required for "an indoor recreation facility" in the M-2, Heavy Manufacturing zone.

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.

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.

The property is zoned M-2, Heavy Manufacturing District. The shell building was constructed in 2024 and is currently vacant.

The applicant will be running an indoor sports arena, primarily for soccer. The plan is to be open every day from 9:00 am – 9:00 pm, with a schedule built for open play, team trainings, and league play.

The facility can be used for tournament play and can be rented out for public and private trainings and team practices. When not in use for soccer, the facility may be converted for

batting cages for baseball/softball practice. There are currently no other facilities in the city offering the same amenities.

The anticipated traffic for the facility is between 50 – 100 people a day, with tournaments having between 100 – 150 people coming in and out of the facility in a single day. There is paved parking on site, and the number of required spaces will be evaluated with the building permit review. Parking should be available for the vehicle traffic of players, spectators, and the five (5) employees for the facility.

As this property is in the M-2 zone, surrounded by manufacturing facilities, there is little concern for issues with noise, glare, or odor from the facility.

The 2016 Comprehensive Plan; “Grow With Us” designates this area as appropriate for “Industrial” use, which allows for a variety of uses integrated with the manufacturing facilities in the area. Staff has determined the proposed use is compatible with the comprehensive plan.

Based on the standards for approval, staff does not foresee negative impacts related to the land use and will serve a need in this city and for its citizens. 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:

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

Public Hearing: Opened and closed with no public input

Discussions Followed:

The commission feels this is a good location and likes the project.

MOTION: Commissioner Weatherford moved to approve the request for a Special Use Permit to allow an Indoor recreation facility on property located at 3227 Eldridge Ave. c/o Lisa Lekkerkerk on behalf of Eduardo Garcia and Fabiola Aguilar (PZ25-0055). Commissioner Bulkley seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- b) Request for a Variance, to reduce the required building setback distances, on property located at 689, 687 and 677 Washington St N. c/o EHM Engineers, Inc on behalf of Zey, LLC (PZ25-0044).

Staff Presentation:

Planner Ebersole presented the request for a Variance, to reduce the required building setback distances, on property located at 689, 687 and 677 Washington St N. c/o EHM Engineers, Inc on behalf of Zey, LLC (PZ25-0044).

Per City Code 10-4-7, buildings within the C-1 Zone are required to meet a Front Yard Setback of 35 feet on major arterials, and 15 feet on all other streets.

Per City Code 10-7-6, buildings are required to meet additional Front Yard setback distances along certain roadways. The setback for Washington Street North is 80 feet, with the setback for Caswell Avenue at 52 feet, as measured from the center of the street.

Per City Code 10-13-2-1, the Commission may authorize variances from the terms of Title 10 that will not be contrary to the public interest, where special conditions apply that would result in unnecessary hardship.

The Variance Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application. The Commission shall make a decision on the request within thirty (30) days after the public hearing. If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

The Variance request must meet the five criteria for approval:

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district.
2. That a literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this title.
3. That special conditions and circumstances do not result from the actions of the applicant.
4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this title to other lands, structures or buildings in the same district.
5. That a literal enforcement of the provisions of this title would result in unnecessary hardship. For purposes of this section, where a reasonable conforming use is, or can be, located on a lot or parcel, there is no unnecessary hardship.

In 2000, the City Council adopted the Front Yard Setback code, 10-7-6, modifying the front yard setback along Arterial streets and Collector roads. This modification was made to account for future road expansion, as needed by the city. Around 2010, Washington Street North was widened from two (2) lanes to four (4) lanes, with turning lanes created at needed intersections. This widening project took place from Addison Avenue to Pole Line Road, completed in multiple phases. The project required the City to acquire private property from residential and business owners along Washington Street North to create the extra lane and infrastructure, making those properties legal non-conforming due to the reduction of the front yard setbacks.

The property is zoned C-1, Commercial Highway District.

The applicant is asking for a front yard setback reduction from Washington Street North, as well as the side yard setbacks abutting the residential neighboring properties.

With the Washington Street North widening project, property front yard setbacks were reduced from the required street centerline building setbacks. The residential properties along Washington Street North were reduced significantly, making those properties legal non-

conforming properties. As those properties stand today, the reduced front yard setbacks are allowed. If those property owners choose to expand or alter the properties, there is a permitting process that must be followed and approved prior to any property becoming more non-conforming.

Any new development along Washington Street North or Caswell Avenue is required to meet the current zoning code, including setbacks. Per 10-7-6, the centerline setback for Washington Street North is 80 feet, with the setback for Caswell Avenue at 52 feet, as measured from the center of the street. The properties are also subject to a 15' front yard setback, measured from property line. Properties in the C-1 zone abutting residential properties have a required side yard setback of 25 feet from the property line.

Using the required setbacks leaves a small building footprint. The applicant is asking to reduce the front yard setback to eight (8) feet from the property line along Washington Street North, following the legal non-conforming residential properties, to the south, along Washington Street North. Furthermore, the applicant is asking to reduce the side yard setback to 5'-10' from the property lines that abut residential properties.

The Variance request must meet the five criteria for approval:

1. **That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district.** *Because of the Washington Street North expansion project, the existing properties lost street frontage, making the properties legal non-conforming. With the current setback regulations, the building envelope for the properties is much smaller than other properties in the C-1 zoning district. Portions of this property are located in a flood plain, reducing the allowed buildable land. With Washington Street North having a raised median, it restricts access to the property with a right in, right out only access, requiring access points on Washington Street North and Caswell Avenue West.*
2. **That a literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this title.** *The applicant has stated that a building of 4,500 sq. ft. is not able to be placed on this property, meeting current front, centerline, and side setback requirements, as well as meeting access and drive isle requirements. While this may be true, a smaller building footprint may be able to be configured and built on site to meet the current requirements. While the C-1 zone allows for many commercial uses, this site is limited to what could be built there based on the lot size, the flood plain, and setback requirements. A large, big box store would not fit, and the tenant space is limited. Based on an average size Tenant Improvement space of 1,500 square feet, this lot would not allow for more than three if the applicant was allowed to build the 4,500 square foot building, as requested.*
3. **That special conditions and circumstances do not result from the actions of the applicant.** *The applicant is asking for the variance to the setbacks due to the diminished building footprint due to current setback and floodplain regulations. The applicant is not asking for any additional land use changes. The right in, right out access limitation is not the fault of the applicant.*
4. **That granting the variance requested will not confer on the applicant any special privilege that is denied by this title to other lands, structures or buildings in the same district.** *Approving this variance would allow for the vacant properties to be developed*

as submitted in this request. Making allowances for setbacks due to the diminished building footprint does not change any other regulations that the applicant will have to meet with regard to building, engineering, fire, or other zoning codes. The land use of commercial office/retail space is now an outright permitted use in the C-1 zone, and could be built today, following the current code. The existing properties to the south are now legal non-conforming buildings, and have a separate permitting process to go through for any expansion.

5. **That a literal enforcement of the provisions of this title would result in unnecessary hardship. For purposes of this section, where a reasonable conforming use is, or can be, located on a lot or parcel, there is no unnecessary hardship.** *The commission is tasked with deciding whether a variance is required to have any development on these properties. A smaller building may be able to be developed on site using the diminished footprint, although the cost of the development may be a hardship for the applicant if the costs outweigh the return on investment.*

The applicant has stated in the narrative that the building envelope left by the current setback requirements is too small to build anything usable, therefore making the property unbuildable by current standards. The applicant would like to use this property for retail/office space for a building of approximately 4,500 square feet, situated along the southern piece of property. The eight (8') foot setback request is only for the portion of building to the far south. The side setback variance affects the southern and western boundaries of the project bordering residential properties, with multiple setbacks ranging from five (5') feet to ten (10') feet. The existing residential property owners may be adversely affected by this request, due to the close proximity of the building to their residential properties. A condition may be added that requires the applicant to plant a landscape buffer between the commercial building and the bordering residential properties to help mitigate any noise disturbance that may occur.

The proposed building has been located along the southern and western portions of the property. The northern portion of the property is located in the flood plain, restricting any building on that portion of property. The flood plain map is attached, showing the portion of property located in the flood plain. Parking spaces are allowed to be placed in that location.

The required parking is placed along the Washington Street North frontage, with access to the property on Caswell Avenue West and Washington Street North. The access points are both right in only access, directing traffic one way through the parking lot. Washington Street North has a raised median, restricting vehicles from turning left onto Washington Street North.

The current parking and landscaping requirements will need to be met with the building permit, with Washington Street North having a 10-foot gateway arterial landscape requirement, per Title 10-7-12 (B). Approving this variance request would allow the applicant to alter this requirement as they are asking for the setback to be reduced to 8 feet where the building fronts Washington Street North. Allowing this reduced setback would create a smaller arterial landscape strip where the building fronts Washington Street North.

The proposed side yard setbacks are very close to the surrounding residential neighbors. The applicant has sent a letter to the surrounding neighbors stating their intent for the property (included in the packet), and, as of this staff report being written, there have been no public comments sent to the city regarding the request, in favor or against.

The 2016 Comprehensive Plan; "Grow With Us" designates this area as appropriate for

“Neighborhood Commercial” which is designed to complement the neighborhood character, providing supporting services and small-scale commercial for the surrounding neighborhood. Upon conclusion, should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to a landscape buffer between the commercial building and the bordering residential properties to help mitigate noise disturbance. Per Title 10-11-4(B)2, whenever bushes or trees are used as screening/buffer, the screening height may not be less than three feet (3') at the time of planting, providing a minimum height of six feet (6') is achieved within six (6) years after planting.

Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project. The Commission may approve, approve with conditions, or deny the request.

Applicant Presentation:

David Thibault from EHM Engineers, Inc, presented on behalf of the applicant. He explained the problem the setback causes for building on the lots.

PZ/Questions & Comments:

- Commissioner Bulkley asked if there is a way to not have to come in for a variance.
- Planner Ebersole explained that right now code verbiage states that this is the way to do this. Going forward with code rewrite this will be easier.

Public Hearing: Opened and closed with no public input

Discussions Followed:

The commission feels this will work on the property and likes the idea being presented.

MOTION: Commissioner Rambur moved to approve the request for a Variance, to reduce the required building setback distances, on property located at 689, 687 and 677 Washington St N. c/o EHM Engineers, Inc on behalf of Zey, LLC (PZ25-0044). Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- c) Request for a Variance, to reduce the required front building setback distance to 20 feet, on property located at 448 Addison Ave. c/o Rich Davis (PZ25-0050).

Staff Presentation:

Senior Planner Klaver presented the request for a Variance, to reduce the required front building setback distance to 20 feet, on property located at 448 Addison Ave. c/o Rich Davis (PZ25-0050).

Per City Code 10-4-7, buildings within the C-1 Zone are required to meet a Front Yard Setback of 35 feet on major arterials, and 15 feet on all other streets.

Per City Code 10-7-6, buildings are required to meet additional Front Yard setback distances along certain roadways. The setback for Washington Street North is 80 feet, with the setback for Caswell Avenue at 52 feet, as measured from the center of the street.

Per City Code 10-13-2-1, the Commission may authorize variances from the terms of Title 10 that will not be contrary to the public interest, where special conditions apply that would result in unnecessary hardship.

The Variance Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application. The Commission shall make a decision on the request within thirty (30) days after the public hearing. If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

The Variance request must meet the five criteria for approval:

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district.
2. That a literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this title.
3. That special conditions and circumstances do not result from the actions of the applicant.
4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this title to other lands, structures or buildings in the same district.
5. That a literal enforcement of the provisions of this title would result in unnecessary hardship. For purposes of this section, where a reasonable conforming use is, or can be, located on a lot or parcel, there is no unnecessary hardship.

The property is located in the Original Townsite Plat for Twin Falls, which was created in 1904. The original configuration of this lot was around 9,000 Square feet. This plat has the front property line utilizing 35 feet from the centerline of Addison Avenue. In 1994, the State of Idaho purchased a little more than 18 feet for right-of-way expansion from this lot. This effectively reduced the lot by roughly 2,000 Square feet. In the 70's the neighbor to the east purchased 808 Square feet of property to make the configuration today which is around 6,000 Square feet. A typical lot in the Twin Falls Original Townsite was 50' x 125' or 6,250 Square feet.

By 1978, the house was removed and has been land has been vacant since.

In 1999 the centerline setback code section (10-7-6) was instituted which required a building setback of 80 ft from the centerline of Addison Avenue.

That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district.

The applicant's narrative talks about the front yard setback not being applied to the

neighboring properties. Where this is an historic plat and most houses existed prior to the 1999 centerline setback, this would be true. These existing structures are now considered legal, nonconforming and would require zoning approval for a change of use or expansion of the building footprint. Where this code section doesn't apply to all properties within the R-6 designation, an argument could be made that this regulation/circumstance is not applicable in the same district for other properties. However, this regulation is uniformly enforced for the designated collectors and arterials. Furthermore, this property was substantially reduced when Addison Avenue was widened by the State in 1994.

That a literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this title.

Rights commonly enjoyed in the zoning designation of R-6 PRO, are primarily residential with the ability to ask for some limited professional offices. The R-6 zoning designation allows by right single family, duplex, triplex, fourplex, and structures with 5+ units. This is the City of Twin Falls highest intensity, solely residential, zoning designation. For a property of this size, a single-family residence would be the most units that could be constructed on this property. A professional office could also be approved by a special use permit. The applicant is seeking to place a 600 square foot structure. This is not excessive and would be reasonable size for the surrounding area.

That special conditions and circumstances do not result from the actions of the applicant.

The applicant and previous owner did not result in this special circumstance. The lot has been in this configuration since the 70's and vacant since the late 70's.

That granting the variance requested will not confer on the applicant any special privilege that is denied by this title to other lands, structures or buildings in the same district.

One special privilege could be seen as this property would be fully permitted to build to the 20 foot setback as requested. Other properties that are less than the 80-foot centerline setback are considered legal non-conforming. Legal non-conforming structures need to go through a process to expand or change the use. This process isn't necessarily a huge process, however, it is another step these other properties would have to take, whereas granting this variance this property would not.

However, the Planning and Zoning Commission just heard and passed a recommendation to the City Council a text amendment which removed the Centerline setback requirement as found in 10-7-6. The City Council has not heard this text amendment and is not effective until an ordinance is passed, if it is passed at all. Staff has not heard negative comments on this proposed title amendment and anticipates this section being removed with the conclusion of the Title 10 rewrite.

That a literal enforcement of the provisions of this title would result in unnecessary hardship. For purposes of this section, where a reasonable conforming use is, or can be, located on a lot or parcel, there is no unnecessary hardship.

Utilizing the applicant's scale on the site plan, the current setbacks would result in a building area of a little over 760 Square feet. However, this would result in a triangle house which would pose some unique situations and may be seen as unnecessary and unreasonable. Upon conclusion should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to vehicles not backing onto Addison Avenue. This may be done through access from the alleyway or an onsite turnaround. This condition shall be met at the time of the building permit.

Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project. The Commission may approve, approve with conditions, or deny the request.

Applicant Presentation:

Rich Davis explained the reason for his request.

PZ/Questions & Comments:

- Commissioner Weatherford asked if they were wanting to only put 1 home.
- Senior Planner Klaver explained it only allows for one.

Public Hearing: Opened and closed with no public input

Discussions Followed:

The Commission feels this will work for this property and the turnaround will not affect traffic.

MOTION: Commissioner Rambur moved to approve the request for a Variance, to reduce the required front building setback distance to 20 feet, on property located at 448 Addison Ave. c/o Rich Davis (PZ25-0050). Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0 to 1.

- d) Request for a recommendation to City Council for a Zoning Development Agreement/Zoning District Change, from Neighborhood Commercial to R6 High Density Residential, on property located at the 900 block of Falls Ave W. c/o EHM Engineers, Inc on behalf of Grandview Farms, LLC (PZ25-0039).

Staff Presentation:

Director Spendlove presented the request for a recommendation to City Council for a Zoning Development Agreement/Zoning District Change, from Neighborhood Commercial to R6 High Density Residential, on property located at the 900 block of Falls Ave W. c/o EHM Engineers, Inc on behalf of Grandview Farms, LLC (PZ25-0039).

Per City Code 10-6-1.7(E) approval of a ZDA shall be based on the following standards:

1. The proposed uses shall not be detrimental to any surrounding uses; nor shall they be detrimental to the health, safety and general welfare of the public.
2. Any variation from the underlying zoning district development requirements must be warranted by the design and amenities incorporated in the conceptual development plan.

3. The underlying zoning district and the conceptual development plan shall conform to the comprehensive plan.
4. Existing and/or proposed streets and utility services must be suitable and adequate for the proposed development

Per City Code 10-14-5, Zoning Map Amendment:

The commission 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 City Code 10-7-20.

Per City Code 10-6-1: A preliminary presentation of the request is required before a public hearing in front of the Planning & Zoning Commission. The preliminary presentation was held on Tuesday, May 13, 2025.

Once the commission makes a recommendation of the Zoning Development Agreement (ZDA) / Zoning District Change (ZDC) request, the item will go before City Council for public hearing and a final decision.

The property is currently zoned R2 NCO PUD, as part of the Meadow West PUD #274. This agreement was created and approved in 2017.

The property in question is located in the Neighborhood Commercial area of the PUD, created for a high-end retail/office village to complement the surrounding residential neighborhood.

As of today, the property has remained vacant.

A zoning development agreement (ZDA) is designed to accommodate appropriate combinations of uses that may be planned, developed, and operated as integral land use units either by a single owner or a combination of owners. A ZDA is intended to accomplish some, or all of the following:

1. Foster and promote a variety of appropriate land use combinations in a preplanned development pattern;
2. Encourage developers to use a creative approach in land development;
3. Retain and conserve natural land and topographic features;
4. Promote greater use of streetscape and pedestrian-oriented aesthetics;
5. Promote the creation and efficient use of open spaces;
6. Create flexibility and variety in the location of improvements on lots;
7. Provide flexibility in development standards to facilitate creative land development concepts.

Land uses in the ZDA shall conform to the standards and regulations of the underlying zoning district(s), unless otherwise approved and included within the ZDA. The ZDA shall be comprised of a list of land use exceptions being requested, any development exceptions requested and shall be incorporated into the conceptual development plan. The ZDA shall provide exceptions requested shall not be detrimental to any surrounding uses or to the health, safety and general welfare of the public.

The applicant has proposed to change the zoning of eight (8) acres to R6 ZDA, specifically Lots 1 – 12, Block 1, Meadow West Subdivision. This action will remove the lots from the original

PUD, creating a new Zoning Development Agreement for multi-family use.

The R6 zone allows for multiple house dwellings (5 units or more) as an outright permitted use. This rezone would allow the developer to construct an apartment complex on the lots, adding more residential units to the area.

The applicant would like to create the Zoning Development Agreement to modify the allowed building height and off-street parking regulations listed in Title 10-4-6 (R6, Residential Multi-Family Household District) of city code.

Current code allows for buildings up to thirty-five feet (35') in height. The proposed ZDA would allow for buildings up to forty-two (42') in height.

Off-Street Parking regulations require two off-street parking spaces per residential unit. The proposed ZDA allows for the garage spaces to be counted towards the total required off-street parking. With 144 units proposed, the required parking would equal 288 parking spaces. Adding the garage spaces as counted as part of the required parking will allow the applicant to build less parking spaces on site.

The proposed apartment complex allows for 144 units per the site plan. There will be twelve buildings constructed, ranging from six – eighteen units per building. The six and twelve-unit buildings will have one-car garages located on the bottom floor, with the dwelling units located on the second floor. The eighteen-unit buildings will be three stories, with parking located in front of the units and the around the complex area.

Falls Avenue West and Grandview Drive is a high-traffic intersection, primarily residential, with a commercial gas station/convenience store directly to the North. The potential detrimental impacts on surrounding areas will be largely from more vehicles in the area, although the intersection and roads will be built to handle the increased traffic.

The original PUD agreement required Falls Avenue West to be constructed to city standards. The road has been constructed, but has failed inspection by the Engineering Department. A condition has been added to this request that Falls Avenue West must be constructed to city standards and approved by the Engineering Department. The ordinance for this request will not be taken forward to City Council for approval until there is confirmation of the road passing inspection.

The Future Land Use Map shows this area as Neighborhood Commercial, which allows for apartments. City staff finds the result of this change allows a transition between the commercial use to the north and the single family residential to the south, east and west, creating a mixed-use community.

Staff believes the layout of this project is well laid out, with the buildings being spaced apart and there being two accesses to the complex, located on the north and south sides of the properties. There is green space and landscaping surrounding the complex, which is cohesive with the surrounding area.

This specific project accomplishes a number of goals found in the Comprehensive Plan:

- **Land Use Goal 3:** encourage mixed-use developments. This area is close to the hospital and major retail and business locations, serving to provide resources for shopping and working environments for the residents.
- **Land Use Goal 5:** Create great neighborhoods with a wider range of housing types, mix of uses and amenities.

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

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to Falls Avenue West being constructed to city standards and approved by the Engineering Department prior to the ordinance for the request being signed by City Council.
3. Subject to a 6" raised concrete curb built on Falls Avenue West, from the Grandview Drive intersection to 375' west, as approved by the City Engineer. This will be enforced at time of first building permit.

Applicant Presentation:

David Thibault presented on behalf of the applicant. He gave some history of the property and the different options that have been proposed for this site and why they are asking for the change.

PZ/Questions & Comments:

- Commissioner Bulkley asked if they were asking to widen the road.
- David Thibault replied that both roads have been widened to city standards.
- Commissioner Bulkley asked if a traffic light was going in at the intersection.
- Director Spendlove explained that the City Engineer deems it appropriate as needed.
- Commissioner Bulkley asked about height if it's in line with other projects.
- Director Spendlove stated some are taller.
- Commissioner Gomes is concerned about the stacked parking.
- David Thibault stated that there will have to be some onsite supervision to make it work and not every unit will need 2 parking stalls.
- Commissioner Bulkley asked about the parking and how far off from standard are they asking.
- Director Spendlove replied it is not diminishing what is required. The City can't dictate where people park.

Public Hearing: Opened

- Glenn Kirby spoke on behalf of neighbors. He thinks a traffic signal is needed before the project is finished. They have concerns about the access roads and how much traffic will be going through their neighborhood. They feel traffic will go through the neighborhoods to avoid the Grandview and Falls Ave intersection. They would like the road to be rerouted or possibly a speed bumps. They have questions about the green

belt and if the new development will pay for maintenance of that. The last concern is the irrigation water and if they will be sharing, if they are, will there be enough water.

- Gerald Martens is the developer to the north and west. The intersection was designated as neighborhood commercial. He feels this is a perfect design for this corner.
- Troy Willie owns the market to the north and supports the project.
- Gary Wolverton is the owner of the project. He feels the area is nice with the homes.
- David Thibault replied that the traffic signal will be determined by the City Engineer. Access is compliant with city and fire code and will support the vehicles.
- Director Spendlove clarified this can be phased as far as building the unit but not changing the setup. They cannot change what they are building.

Public Hearing: Closed

Discussions Followed:

The Commission likes the project, but parking stall numbers are a concern.
Condition - parking

MOTION: Commissioner Bulkley moved to place a condition to remove the tandem parking exception from the ZDA. Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

MOTION: Commissioner Bulkley made a motion to approve the request for a recommendation to City Council for a Zoning Development Agreement/Zoning District Change, from Neighborhood Commercial to R-6 High Density Residential, property located at the 900 block of Falls Ave W. With staff recommendations and Commission added condition. c/o EHM Engineers, Inc on behalf of Grandview Farms, LLC (PZ25-0039). Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 4-0-1.

- e) Request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation of 3.06 acres on property located at the 500 block of South Hills Rd. c/o Gerald Martens (PZ25-0043).

Staff Presentation:

Planner Strickland presented the request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation of 3.06 acres on property located at the 500 block of South Hills Rd. c/o Gerald Martens (PZ25-0043).

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

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

2012, 7-6-1981)

Currently, the subject property is undeveloped with no significant history. However, the surrounding property to the south was recently rezoned to R-2 as the second phase of the Sundance Subdivision. This development has a platted subdivision that will consist of 285 residential lots.

The subject property is located within the City's Area of Impact and abuts the city limits along the south and east side of the property. The property is designated as Town Neighborhood on the Future Land Use Map. This designation is characterized as residential with clustered developments consisting of 2-10 dwelling units per acre. Typical land uses found within this designation are single-family, duplex, townhomes, parks, recreational areas, schools and civic facilities.

Keeping in mind that the comprehensive plan designation is a guide and is not specific to property boundaries, the designation does represent what would generally be compatible with the surrounding area. With the property to the south being residential and with similar development to the north, rezoning the property to R-2 would be both compatible with the comprehensive plan designation and the neighboring properties.

Upon conclusion, prior to annexation of an unincorporated area, the council shall receive a recommendation from the commission on the appropriate zoning designation of the property. This recommendation will allow the council to hold a public hearing to make a final decision on the zoning designation and annexation of property. The recommendation from the commission may be to recommend approval as presented, recommend denial, recommend an alternative zoning designation or table the request to acquire new information.

PZ/Questions & Comments:

- Commissioner Rambur asked if they have a plat.
- Planner Strickland explained they have to annex first then they can plat.

Applicant Presentation:

Gerald Martens is the applicant and is the developer of the property to the east and west. would like to make it R-2 to match the area surrounding.

Public Hearing: Opened

- Dan Klien owns the property next door. He had a lot of questions about how the property would be allowed to be annexed and eventually built on. He doesn't like that a developer can buy property and be allowed to build but someone else was told they couldn't build on it. He feels a traffic light should be put up around that intersection.
- Gerald Martens replied that South Hills (3600 N) will get widened to match the west portion. They will plat this 3-acre portion.
- Commissioner Rambur asked about the split.
- Planner Strickland gave some history about the properties.

Public Hearing: Closed

Discussions Followed:

Commission likes the annexation and feels it makes sense to include this.

MOTION: Commissioner Weatherford moved to approve the request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation of 3.06 acres on property located at the 500 block of South Hills Rd. c/o Gerald Martens (PZ25-0043). Commissioner Gomes seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- f) Request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation of 52.55 acres on property located at 4100 N 2700 E. c/o EHM Engineers, Inc on behalf of South Canyon Farms, LLC (PZ25-0004).

Staff Presentation:

Planner Strickland presented the request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation of 52.55 acres on property located at 4100 N 2700 E. c/o EHM Engineers, Inc on behalf of South Canyon Farms, LLC (PZ25-0004). To initiate annexation, the property owner must request incorporation into the City Limits. The property must be within the city's utility services boundary, and either contiguous to or surrounded by the city. The subject property is contiguous along its southern boundary, and the service boundary in this area has been expanded westward to include properties along Pole Line Rd.

Per City Code 10-15-1, prior to the annexation of an unincorporated area, the City Council must seek and obtain a recommendation from the Planning and Zoning Commission regarding proposed plan and zoning ordinance changes. The Council shall neither hold a public hearing nor give notice of a proposed hearing, nor take any action on the plan, amendment, or repeal until the Commission's recommendations have been received.

Per City Code 10-15-2 (A), the Commission is required to conduct at least one public hearing, where interested parties can be heard. The hearing should focus solely on the proposed plan and zoning changes and shall not entertain comments on annexation (Ord. 2012, 7-6-1981). After receiving a recommendation from the Planning and Zoning Commission, on April 7, 2025, the Council reviewed a request including the subject property and others south of Pole Line Rd W, aiming to amend the comprehensive plan and expand the city's utility service area. This amendment creates opportunities for properties to request annexation, zoning changes, and access to city services. The Council approved this request on June 2, 2025, by resolution. The comprehensive plan amendment enabled the Council to establish future land use designations for this area. The decision was to maintain a commercial corridor along Pole Line Rd W, with Town Neighborhood to the north and south of the corridor. These designations guide development patterns and are not bound by property lines but do serve as a visual aid for determining the division of commercial and residential planning allowing the commission to make a more compatible zoning recommendation.

Currently, this area is predominantly under county jurisdiction but generally exhibits a mixture of commercial and residential use to the south and east, with commercial areas adjacent to Pole Line Rd. Properties in the area are primarily zoned either C-1 (Commercial Highway District) or R-2 (Residential Single-Family/Duplex):

- The R-2 Residential Zone supports residential development, ensuring sufficient personal space and privacy, protected from commercial and industrial intrusion, with centralized water and sewer services. Its main uses include single-family homes, duplexes, and complementary facilities like schools, religious institutions, cultural spaces, and parks.
- The C-1 Zone accommodates various commercial activities, offering businesses access to customers and is suited for major roadways.

Zoning needs to be generally aligned with the comprehensive plan and most suitable to the surrounding area. Because of this, Staff would recommend zoning the southern quarter-mile of the property as C-1, and the remainder as R-2 to be more harmonious with the neighboring zones. Rezoning the entire property as commercial would appear to be inappropriate given its lack of proximity to other commercial development along Pole Line Rd and the potentially adverse impact on an area that has historically been used for agriculture. A blend of commercial development along the highway with residential areas to the north would be considered more appropriate and align with the comprehensive plan amendments that were just made.

Upon conclusion, the Commission may recommend approval as it was requested, suggest an alternative zoning designation, recommend denial or table the request for additional information. This recommendation is then forwarded to the Council for a public hearing, to be followed by a final decision.

Applicant Presentation:

David Thibault presented on behalf of the applicant. He explained that they thought they had to zone with one zone.

PZ/Questions & Comments:

- Commissioner Rambur asked for clarification where the city was measuring from.
- David Thibault replied he would like to square off to make it easy.

Public Hearing: Opened and closed with no public input.

Discussions Followed:

Commission likes the applicants request for the C-1 north of the 1/4-mile line from Pole Line and R-2 south across the water line.

MOTION: Commissioner Rambur moved to approve the request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation of 52.55 acres on property located at 4100 N 2700 E. c/o EHM Engineers, Inc on behalf of South Canyon Farms, LLC (PZ25-0004). Commissioner Bulkley seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- g) Request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation of 20.96 acres on property located approximately at 1400 block of Sunway Drive North (aka 2700 East) c/o EHM Engineers, Inc on behalf of Believers Church, Inc (PZ25-0054).

Staff Presentation:

Director Spendlove presented the request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation of 20.96 acres on property located approximately at 1400 block of Sunway Drive North (aka 2700 East) c/o EHM Engineers, Inc on behalf of Believers Church, Inc (PZ25-0054).

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

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

The property is currently utilized as a residential property. It is located in the Twin Falls City Area of Impact.

The Comprehensive Plan has designated this area as Town Neighborhood.

- The land uses typically found in the Town Neighborhood designation are: residential, schools, parks and recreation facilities, and civic facilities.

The proposed zoning for this request is Residential Single Household or Duplex District (R-2). This zone can be characterized by the following:

- **Purpose Statement:**
 - R-2 is "intended to promote and preserve residential development and to provide a low density residential environment with a mix of both single household and duplex dwellings in an area with ample space for personal privacy, private open space and free from encroachment by commercial and industrial activities. Centralized water and sewer facilities are required."
- **Sample of Permitted Uses:**
 - R-2: Single-family attached and detached; duplex; parks; etc.
- **Heights:**
 - R-2 is thirty-five (35') feet

The surrounding area is primarily in the County and zoned for larger lots. In December 2024, the City annexed the property on the east side of Sunway Drive N, which was zoned R-2 in this area. The R-2 designation seems to make sense in this area with trying to blend the county developments with proposed developments that were just annexed into the City.

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

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

Sample Motion:

1. *Move to recommend to City Council the subject property be zoned as presented with the R-2 zoning district.*
2. *Move to recommend to City Council the subject property be zoned _____.*
3. *Move to table the request for additional information.*

Applicant Presentation:

David Thibault presented on behalf of the applicant. They are asking for R-2 for the whole lot.

Public Hearing: Opened and closed with no public input

Discussions Followed:

Commission likes the R-2 designation for the property.

MOTION: Commissioner Bulkley moved to approve the request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation of 20.96 acres on property located approximately at the 1400 block of Sunway Drive North (aka 2700 East) c/o EHM Engineers, Inc on behalf of Believers Church, Inc (PZ25-0054). Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- h) Request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation of 3.86 acres on property located at 2521 Stadium Blvd. c/o David Kemp (PZ25-0049).

Staff Presentation:

Senior Planner Klaver presented the request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation of 3.86 acres on property located at 2521 Stadium Blvd. c/o David Kemp (PZ25-0049).

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

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

The property is currently utilized as a residential property. It is located in the Twin Falls City Area of Impact.

The Comprehensive Plan has designated this area as Commercial and Town Neighborhood.

- The land uses typically found in the Town Neighborhood designation are: residential, schools, parks and recreation facilities, and civic facilities.

The proposed zoning for this request is Residential Single Household or Duplex District (R-2). This zone can be characterized by the following:

- Purpose Statement:
 - R-2 is "intended to promote and preserve residential development and to provide a low density residential environment with a mix of both single household and duplex dwellings in an area with ample space for personal privacy, private open space and free from encroachment by commercial and industrial activities. Centralized water and sewer facilities are required."
- Sample of Permitted Uses:
 - R-2: Single-family attached and detached; duplex; parks; etc.
- Heights:
 - R-2 is thirty-five (35') feet

Where the surrounding zoning designations is primarily R-2 with some R-1, Staff believes either designation would fit with the Comprehensive Plan.

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

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

Sample Motion:

1. *Move to recommend to City Council the subject property be zoned as presented with the R-2 zoning district.*
2. *Move to recommend to City Council the subject property be zoned _____.*
3. *Move to table the request for additional information.*

Applicant Presentation:

David Kemp presented his request for the R-2 zone for annexation of the property.

PZ/Questions & Comments:

- Commissioner Rambur asked why he wanted to annex.
- David Kemp explained he has been working on it for 8-9 years and is ready to move forward with it. He would like to plat the property out.

Public Hearing: Opened

- Gary Nelson spoke in favor of the request.

Public Hearing: Closed

Discussions Followed:

Commission feels this is a good request and R-2 will fit this property.

MOTION: Commissioner Rambur moved to approve the request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation of 3.86 acres on property located at 2521 Stadium Blvd. c/o David Kemp (PZ25-0049). Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- i) Request for a recommendation for a Zoning Title Amendment to repeal and replace Title 10. Items to include are regulations pertaining to "Land Use Conditions". c/o City of Twin Falls (PZ24-0121).

Staff Presentation:

Director Spendlove presented the request for a recommendation for a Zoning Title Amendment to repeal and replace Title 10. Items to include are regulations pertaining to "Land Use Conditions". c/o City of Twin Falls (PZ24-0121).

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

Public Hearing: Opened

- Francis Alves doesn't like the "owner occupied" wording for Accessory Dwelling Unit (ADU) portion of this chapter. She feels that if the owner sells it will force the new buyer to have to remove a lot of things.

Public Hearing: Closed

Discussions Followed:

Commission wants to remove the "owner occupied" portion and the household verbiage.

MOTION: Commissioner Bulkley moved to approve the request for a recommendation for a Zoning Title Amendment to repeal and replace Title 10. Items to include are regulations pertaining to "Land Use Conditions". c/o City of Twin Falls (PZ25-0121). Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

6) Upcoming Meeting(s)

- a) July 2, 2025 - Work Session - This is a public hearing
July 8, 2025.

7) Adjournment

The meeting adjourned at 10:21 PM

Jody Green, Planning Technician



Twin Falls Planning & Zoning Commission Minutes

Wednesday, July 2, 2025, 12:00 PM

203 Main Ave East
Twin Falls, ID 83303

Members -

City Limits: Cortney Campbell, Chairperson; Tiffany Zimmerman, Vice-Chairperson; Todd Rambur; Robyn Weatherford; Kelly Herrgesell; Rui Gomes

Area of Impact: Jeff Bulkley

1) Confirmation of Quorum/Call Meeting to Order

Chairperson Campbell called the meeting to order at 12:00 PM

Members Attending: Campbell, Zimmerman, Weatherford, Herrgesell, Gomes

Staff Attending: Spendlove, Klaver, Green

2) Conflict of Interest Declaration

3) Consent Calendar

4) Items of Consideration

- a) Request for an Extension of timeline for the Canyon Rim Townhomes Preliminary Plat (PZ23-0100).

Staff Presentation:

Senior Planner Klaver presented the request for an Extension of timeline for the Canyon Rim Townhomes Preliminary Plat (PZ23-0100).

Per Twin Falls Municipal Code 10-12-2-3 (I) preliminary are approved for a period of two (2) years after the action by the Commission. However, the code allows for one (1) extension to be granted by the Commission for another two (2) years. For the Preliminary Plat be valid without an extension or, the applicant must submit a Final Plat application receive stamp of approval from the Planning and Zoning Administrator to be ready for City Council approval.

A simple majority vote on this item will grant the extension as requested.

City Staff does not foresee detrimental issues arising from granting this extension.

The Commission is tasked with making a final decision on this item.

PZ/Questions & Comments:

- Chairperson Campbell asked about the current rewrite and if any changes would have an impact on this project.
- Senior Planner Klaver stated he doesn't feel any changes will impact this. The ZDA approval allows this.
- Commissioner Gomes asked if this would come back.

- Senior Planner Klaver stated they have to provide construction plans and all other requirements. This is just extending the general road layout, density, lot layout and width of roads.

Discussions Followed:

The Commission doesn't see any issues with granting the extension.

MOTION: Kelly Herrgesell moved to approve the request for an Extension of timeline for the Canyon Rim Townhomes Preliminary Plat (PZ23-0100). Rui Gomes seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

5) Public Hearings

- a) Request for a Zoning Title Amendment to repeal and replace Title 10. Items to include are regulations pertaining to “Zoning Actions” and “Appendix: Definitions”. c/o City of Twin Falls (PZ24-0121).

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 “Zoning Actions” and “Appendix: Definitions”. c/o City of Twin Falls (PZ24-0121).

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.

N/A

N/A

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 Actions & Definition chapters of Title 10 as presented;*
2. *Move to recommend approval with conditions for the proposed zoning text amendment to the Zoning Actions & Definition chapters of Title 10; or*
3. *Move to table the item to a date certain of _____*

Public Hearing: Opened and closed with no public input

Discussions Followed:

The Commission likes the new changes and feels this makes the code more user-friendly.

MOTION: Vice-Chairperson Zimmerman moved to approve the request for a Zoning Title Amendment to repeal and replace Title 10. Items to include are regulations pertaining to "Zoning Actions" and "Appendix: Definitions". Commissioner Hergesell seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

6) Upcoming Meeting(s)

- a) July 8, 2025

7) Adjournment

The meeting adjourned at 12:57 PM

Jody Green, Planning Technician



Date: Tuesday, July 8, 2025
To: Planning and Zoning Commission
From: William Klaver, Senior City Planner

ACTION ITEM

Request:

Request for the consideration of the Preliminary Plat for Two Creeks Subdivision consisting of 101 lots on 43.15 acres located at The Springs at The Preserve, PUD. c/o Nestor Madrigal on behalf of Mark Kelly. (PZ25-0073).

Time Estimate:

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

Background:

Mark Kelly of Preserve PUD LLC, represented by Nestor Madrigal of HMM Engineering, has submitted an application for a Preliminary Plat titled "Two Creeks". This preliminary plat consists of one hundred and one (101) lots, on 43 acres (+/-).

Approval Process:

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

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

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

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

Budget Impact:

N/A

Regulatory Impact:

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

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

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

History:

The property has been zoned R-2 with the Preserve PUD since January 2012.

This is a one hundred and one (101) buildable lots and six (6) non-buildable lot preliminary plat that is a continuation of the Preserve subdivision. Roads are public, with primary access to this subdivision being on Candleridge Drive and Cheney Drive East. The PUD utilizes the R-4 zoning designation in this particular area. Using the R-4 minimum lot size requirements, 32 lots are limited to one unit on the property and 69 lots are eligible to be a duplex or if approved through a Special Use Permit, greater. This means without further approvals from the City, the proposed preliminary plat would allow a range from 101 - 170 units.

The comprehensive plan calls for this area to be Town Neighborhood which calls for a primarily residential area which is contiguous and clustered to maximize open space and community gathering areas with uses such as single family, duplexes, triplexes, townhomes, schools, civic facilities, etc.

This subdivision is on the eastern boundary of the City and contiguous to similar developments. The availability of public services is ample and should not be a hindrance to accommodate.

Analysis:

Staff has reviewed the preliminary plat based on the proposed development plan, zoning regulations and the Comprehensive Plan. Staff finds the preliminary plat is within compliance should the applicant conform to Staff recommended conditions.

Conclusion:

Upon conclusion, this preliminary plat complies with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding R-2, The Preserve PUD zoning development standards, and the 2016 comprehensive plan. All general criteria for approval have been met, per State Statute 50 - Chapter 13.

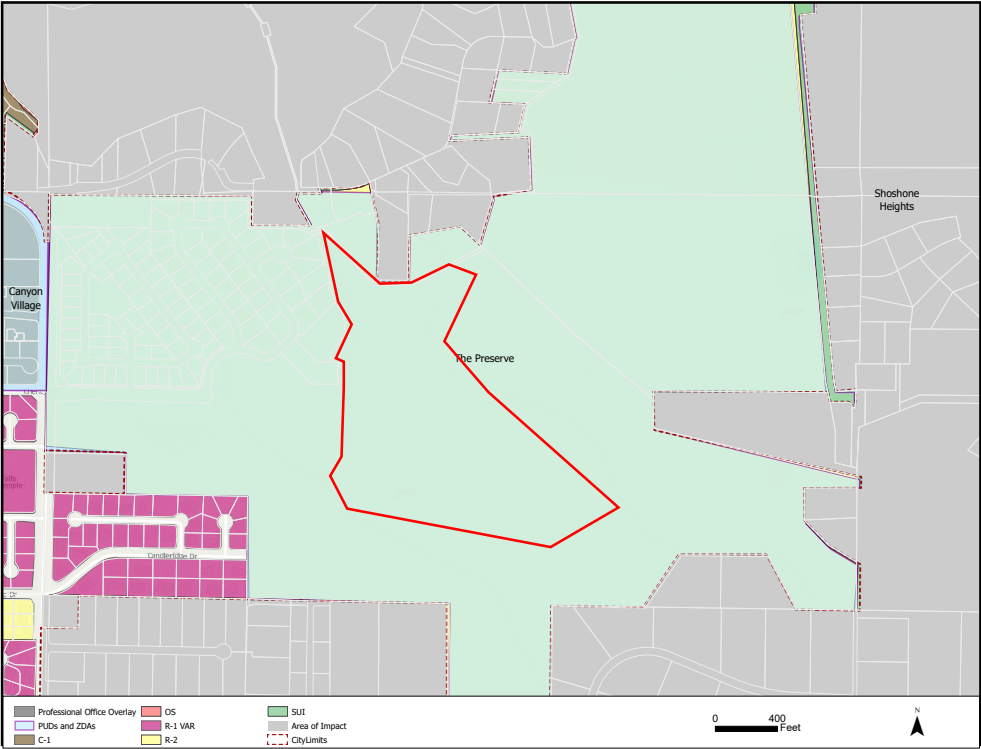
Should the Commission approve this request as presented, Staff recommends approval be subject to the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards; and
2. Subject to submittal of a preliminary plat, submitted prior to final plat submittal, showing compliance with all conditions and comments in the Engineering Memorandum dated June 5, 2025.

Attachments:

1. PZ25-0073 Presentation Map
2. PZ25-0073 Vicinity Map
3. PZ25-0073 Two Creeks Preliminary Plat
4. PZ25-0073 Two Creeks at the Preserve - PP Engineering Memo 6-5-25

ZONING MAP



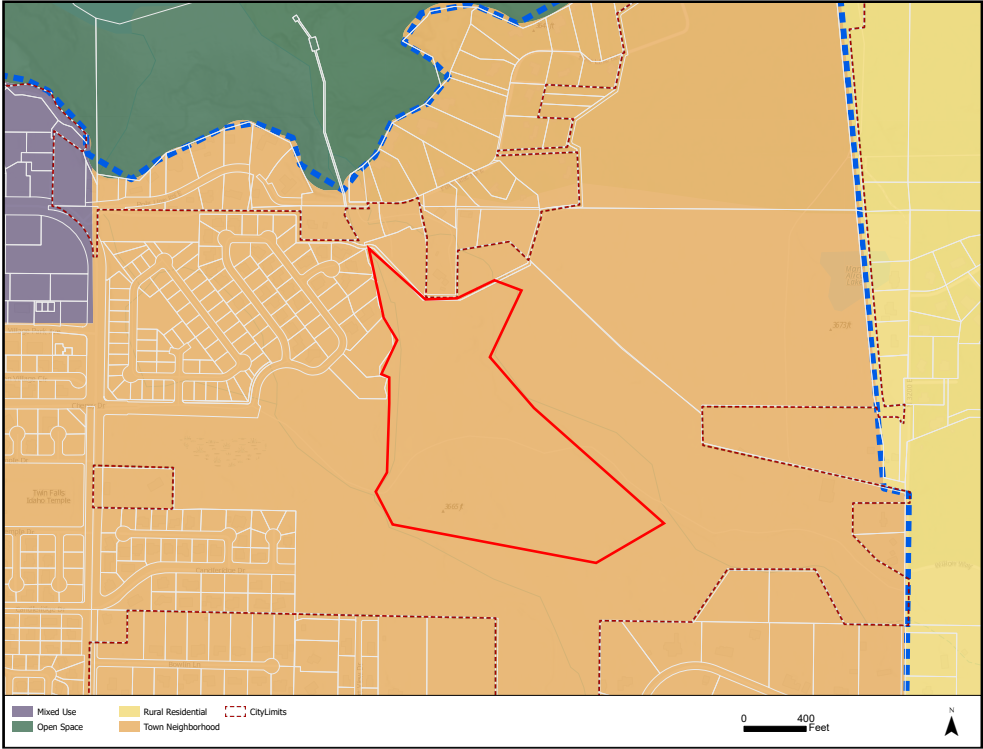
Zoning

Current Zoning:	R-2 Preserve PUD
Current Land Use:	Undeveloped
Proposed Zoning:	R-2 Preserve PUD
Proposed Land Use:	Residential

Surrounding Area

North:	Residential (R-2 Preserve PUD & County Jurisdiction)
South:	Residential (R-2 Preserve PUD)
East:	Vacant (R-2 Preserve PUD)
West:	Residential (R-2 Preserve PUD)

FUTURE LAND USE MAP



Regulations

Twin Falls Municipal Code Section(s) 10-12-2-3

Future Land Use Category

Town Neighborhood calls for a primarily residential area which is contiguous and clustered to maximize open space and community gathering areas with uses such as single family, duplexes, triplexes, townhomes, schools, civic facilities, etc.

Vicinity Map



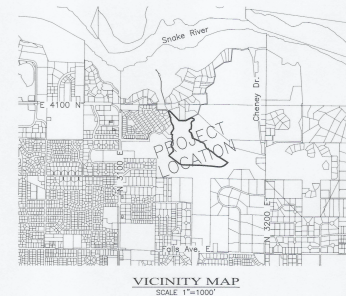
Esri Community Maps contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Maxar

PRELIMINARY PLAT of TWO CREEKS

At the Preserve, a PUD
situate, Section 2 Township 10 South, Range 17 East,
Boise Meridian
Twin Falls County, ID

Legend

- Boundary Line
- Parcel Line
- Right-of-Way Line
- Center Line
- Adjacent Parcel Line
- Edge of Traveled Roadway
- Existing Fence
- Top of Slope
- Top of Gradebreak
- Existing Sewer Line
- Existing Wetlands
- Open Space/Non-Buildable Lots
- Communication Vault
- Gate Post
- Deciduous Tree
- Sewer Manhole
- Proposed Decomposed Granite Sidewalk
- Proposed Storm Water Basin
- Proposed Sewer Line
- Proposed Water Line
- Proposed Irrigation Line



VICINITY MAP
SCALE 1"=1000'

OWNER/DEVELOPER

Preserve PUD, LLC
an Idaho Limited Liability Company
313 N. Main Street
Holly, ID 83333
Mark Kelly
208-928-7950
mark@humpgroup.co

ENGINEER

HMH engineering
112 E. Shoshone Street, Suite 4
Twin Falls, ID 83301
Aaron Wert, P.E.
208-358-8500
awert@hmh-llc.com

SURVEYOR

HMH engineering
680 S. Progress Avenue, Suite 2B
Meridian, ID 83642
Trevin L. Krupp, P.L.S.
208-342-7957
tkrupp@hmh-llc.com

LAND USE SUMMARY

Total Area: 43.15 acres
Proposed Use: Residential-Single Family Dwellings
Existing Use: Vacant/Pasture
Existing Zoning: R2 PUD/R4-Medium Density
Proposed Zoning: No Change Requested
Setbacks: Setbacks shall conform to Preserve PUD #261/R4-Medium Density
Sewer & Water: City Sewer & Water
Utilities: Underground Power, Gas, TV, and Telephone

PHASE DENOTATION

Block 1&2 = Phase 1
Block 3 = Phase 2
Block 4 = Phase 3

Line #	Direction	Length
1.1	S49°59'00"W	5.91'
1.2	N17°22'56"E	41.01'
1.3	N44°11'07"E	33.21'
1.4	N48°27'57"E	144.89'
1.5	N14°38'01"W	54.55'
1.6	N07°19'18"E	51.51'
1.7	N48°03'11"W	73.39'
1.8	N22°01'09"W	84.14'
1.9	N07°08'27"E	34.68'
1.10	N01°08'58"W	40.95'
1.11	N47°38'57"E	42.07'
1.12	N11°39'08"E	58.53'
1.13	N38°19'57"W	50.12'
1.14	N21°44'20"E	28.44'
1.15	N06°13'58"E	23.54'
1.16	N14°35'45"W	47.84'
1.17	N41°09'15"E	70.66'
1.18	N09°26'37"W	14.23'
1.19	N74°13'19"W	35.20'
1.20	S01°09'06"E	61.68'

Line #	Direction	Length
1.21	S29°08'53"E	152.77'
1.22	N06°15'13"W	116.75'
1.23	N31°41'13"W	96.68'
1.24	N22°18'07"W	79.83'
1.25	N07°53'57"W	104.00'
1.26	N09°29'59"E	45.59'
1.27	N06°52'47"W	48.58'
1.28	N22°01'09"W	26.20'
1.29	N12°02'27"W	48.44'
1.30	N29°52'30"W	34.75'
1.31	N12°40'27"W	94.78'
1.32	N47°31'13"W	449.20'
1.33	N36°22'27"W	79.39'
1.34	N07°58'39"E	39.03'
1.37	N15°24'44"W	144.74'
1.38	N05°40'23"W	72.89'
1.39	S49°59'04"E	152.72'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	26.40'	110.80'	19°32'55"	N76°31'18"E	26.37'
C2	45.57'	40.80'	69°13'02"	N76°00'37"W	43.11'
C3	105.78'	39.88'	151°58'15"	N03°54'54"E	77.39'
C4	146.75'	94.36'	89°06'27"	S32°20'04"W	152.40'
C5	22.69'	15.79'	80°09'20"	S52°44'54"E	26.33'
C6	117.59'	64.01'	105°15'21"	S34°38'11"W	101.74'
C7	141.02'	108.96'	47°49'07"	N43°22'19"W	136.90'
C8	153.57'	210.99'	47°25'09"	S32°47'04"W	146.27'
C9	227.77'	300.60'	49°23'56"	N73°13'57"E	231.54'
C10	73.39'	1050.60'	4°00'00"	N88°42'10"W	73.39'
C11	157.78'	250.60'	36°09'49"	S79°37'09"E	155.18'





P.O. Box 1907

203 Main Avenue East

Twin Falls, Idaho 83303-1907

Fax: (208) 736-2293

ENGINEERING

208-735-7248

ENGINEERING MEMORANDUM

To: William Klaver, Senior Planner

From: Kristi Fehringer, Engineering Development Coordinator

Date: 6/5/2025

Re: Preliminary Plat – **Two Creeks at the Preserve** – Application # 25-0073

The Engineering Department has reviewed the Preliminary Plat for the **Two Creeks at the Preserve** subdivision. The following changes and items shall be addressed prior to final plat application submittal.

Sewer Comments:

1. Sewer main lines shall be generally located on the centerline of the roadway. Main lines and structures must maintain a minimum of 3 ½' from edge of pipe or structure to the lip of gutter. Add additional manholes if necessary to maintain this separation.
2. Sewer main located in Creek View Circle should not be looped.
3. Proposed sewer main sizes are not indicated or shown.
4. Existing sewer main sizes are not indicated or shown.
5. Show sewer services for all buildable lots.
6. The proposed sewer main in Cheney Drive East shall extend to the eastern end of this subdivision.

Water Comments:

7. Water main lines shall be generally located a minimum of 10' from the sewer mains. Water mains must maintain a minimum of 3 ½' from edge of pipe to the lip of gutter.
8. Proposed water main sizes are not indicated or shown.
9. Existing water main sizes are not indicated or shown.
10. Show water services for all buildable lots.
11. Show additional fire hydrants with valves. One fire hydrant is not adequate.
12. The water main connections shown for Meadow Ct. and Angler Ct. should be removed. This main shall be looped through Lots 7 & 8 and Lots 15 & 16. Show an easement as well.
13. Show water valves at tee and cross locations.

14. The water main loop from the north end of Two Creeks to Confluence Ct. is too close to the retention area. 25' of separation is required.

Pressure Irrigation Comments:

15. The pressure irrigation mains cannot be located in the joint trench utility easement adjacent to the roadways. Private pressure irrigation mains must be located in a separate dedicated easement.
16. Proposed pressure irrigation main sizes are not shown.
17. Existing pressure irrigation main sizes are not shown.
18. Show pressure irrigation services for all buildable lots.
19. Identify where the pressure irrigation is coming from.
20. The pressure irrigation main is shown tied into the water main in Cheney Drive East. Remove this connection and indicate where the private pressure irrigation is coming from.

Stormwater Comments:

21. Show stormwater piping, catch basins, and appurtenant structures. There is no indication of how stormwater will get to the retention areas.
22. Include stormwater calculations.
23. Indicate the 100-year overflow location.

Streets Comments:

24. Include street section details.
25. Show all curb, gutter, sidewalks and ADA ramps.
26. Gary's Way shall be named Candleridge Drive. Roadway names must match the existing roadway name to the south.
27. The roadway name of Two Creeks cannot be designated as north or south. This street would be considered a meandering street and can have the designation of Drive, Lane, Path, or Trail.
28. The Confluence Court cul-de-sac shall be removed, and Confluence shall connect to Candleridge Drive.
29. Label Cheney Drive East roadway.
30. Show Cheney Drive East being built to centerline the full length of the southern boundary of this subdivision.
31. Street layout of Creek View Circle to be amended to come in conformance with Twin Falls Municipal Code 10-12-3-6 (A).
32. Dimension and label roadway widths.
33. Show proposed bridge locations.
34. Show street light locations.

General Comments:

35. Include phasing linework that clearly delineates the proposed phasing.
36. Include lot line dimensions on all lots.
37. Indicate a benchmark.
38. Show adjacent lot lines and easements for The Springs and The Falls.
39. Show all easements.
40. Blocks are separated by right-of-way. Block 3 should be shown on the north side of Two Creeks. Meadow Ct. and Angler Ct. are both located in Block 1.
41. The Springs at the Preserve is not a future subdivision, it is an existing subdivision.
42. Provide a copy of the CC&Rs for this subdivision.
43. Provide an approval letter from the Twin Falls Canal Company.

44. The Candleridge Drive connection to the south must be constructed and accepted prior to the Two Creeks final plat being recorded.

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

Cc: Mark Kelly, Preserve PUD LLC, mark@triumphgroup.co
Nestor Madrigal, HMM Engineering, nmadrigal@hmm-llc.com
Troy Vitek, City Engineer, tvitek@tfid.org

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



Date: Tuesday, July 8, 2025
To: Planning and Zoning Commission
From: William Klaver, Senior City Planner

ACTION ITEM

Request:

Request for a Recommendation to City Council on the appropriate zoning district for a proposed Annexation on property generally located on the east side of the intersection of Kimberly Rd (Hwy 30) and Champlin Way (3300 East). c/o Champ LLC (PZ25-0015)

Time Estimate:

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

Background:

Champ LLC, PGR Partners, and Don McFarland, represented by Gerald Martens, has requested to annex approximately 227.5 (+/-) acres of property into city limits with the C-1 & M-2 zoning designations. The subject property is generally located on the east side of the intersection of Kimberly Rd (Hwy 30) and Champlin Way (3300 East). Currently, the subject properties are used as single-family residential and agriculture.

Approval Process:

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

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

Budget Impact:

N/A

Regulatory Impact:

If annexed, the subject property will be incorporated into the City of Twin Falls and fall under all regulatory authority of the City of Twin Falls.

History:

In May 2025, the subject properties were added to the City Planning Boundary, or Future Land Use Map of the City of Twin Falls Comprehensive Plan.

Analysis:

The Comprehensive Plan has designated this area as Mixed Use and Industrial.

- The land uses typically found in the Mixed Use designation are: Retail, Office, restaurants, Civic, Entertainment, Arts and Culture, Vertical Mixed Use, Town homes, Hotels, Apartments, Plazas and Parks.
- The land uses typically found in the Industrial designation are: Office Parks, Corporate Campus, Warehouse, General Manufacturing, Food Processing, and Industrial Campuses.

The proposed zoning for this request is Commercial Highway District (C-1) & Heavy Manufacturing District (M-2).

These zones are characterized by the following:

- Purpose Statement:
 - C-1 is "This district is intended to provide for commercial activities of various sizes from large malls to small shops, fast food restaurants and tourist accommodations. This district is designed for application on major streets or portions thereof."
 - M-2 is "This district is intended to provide industrial users ample room in the city to develop and expand without encroachment by non-compatible uses."
- Sample of Permitted Uses:
 - C-1: Doctors' offices, auditoriums, schools, dwellings with 5+ units, retail facilities, beauty and barber shops, construction trade offices, finance services, photography studios, etc.
 - M-2: Farms, dairy product processing, grain and seed processing, livestock sales, cemeteries, manufacturing building materials, furniture, concrete products, doctor's offices, auditoriums, fair grounds, retail facilities, construction yards, etc.
- Heights:
 - C-1: Fifty (50') feet
 - M-2: Fifty (50') feet

Where the surrounding zoning designations are C-1 and M-2 Staff believes the designations as presented would fit with the Comprehensive Plan.

Conclusion:

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

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

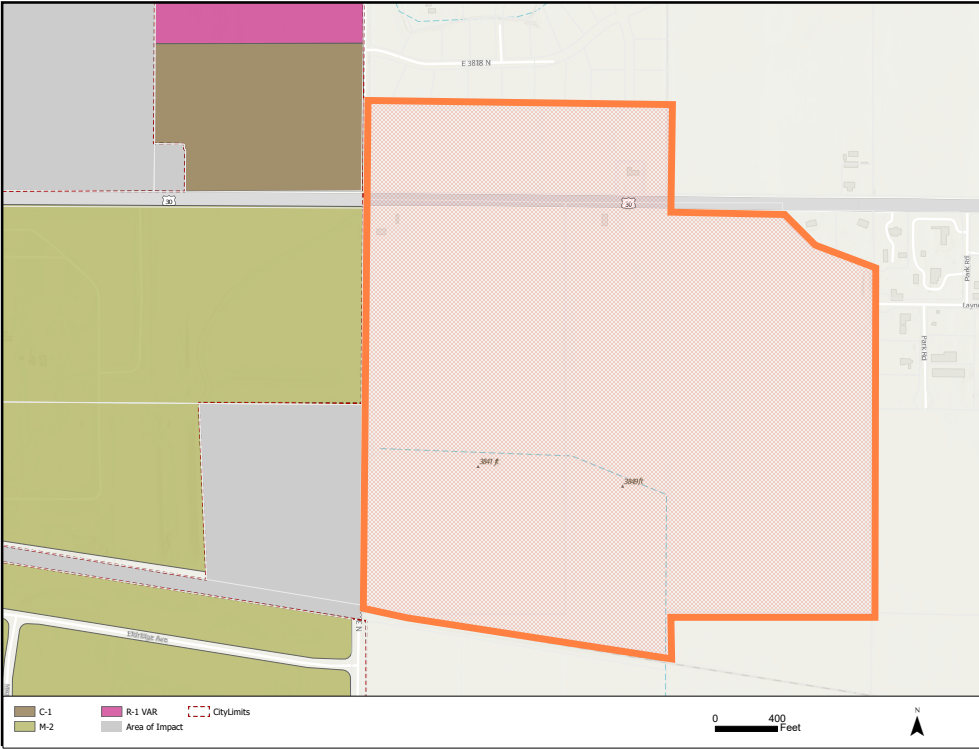
Sample Motion:

1. *Move to recommend to City Council the subject property be zoned as presented with the C-1 & M-2 zoning district.*
2. *Move to recommend to City Council the subject property be zoned _____.*
3. *Move to table the request for additional information.*

Attachments:

1. PZ25-0015 Presentation Map
2. PZ25-0015 Vicinity Map
3. PZ25-0015 Proposed Zoning Designations
4. PZ25-0015 Applicant Narrative

ZONING MAP



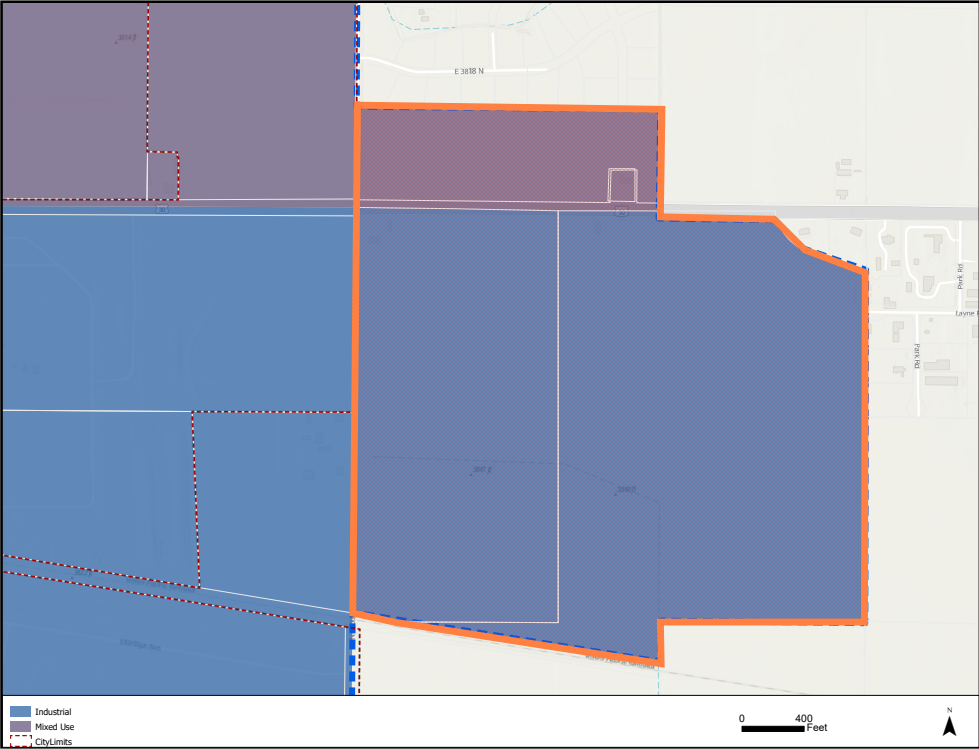
Zoning

<u>Current Zoning:</u>	County Jurisdiction
<u>Current Land Use:</u>	Residential/Ag
<u>Proposed Zoning:</u>	C-1 & M-2
<u>Proposed Land Use:</u>	Commercial/Industrial

Surrounding Area

<u>North:</u>	Residential (County Jurisdiction)
<u>South:</u>	Agricultural (County Jurisdiction)
<u>East:</u>	Commercial / Industrial (County Jurisdiction)
<u>West:</u>	Chobani (M-2) & Vacant (C-1)

FUTURE LAND USE MAP



Regulations

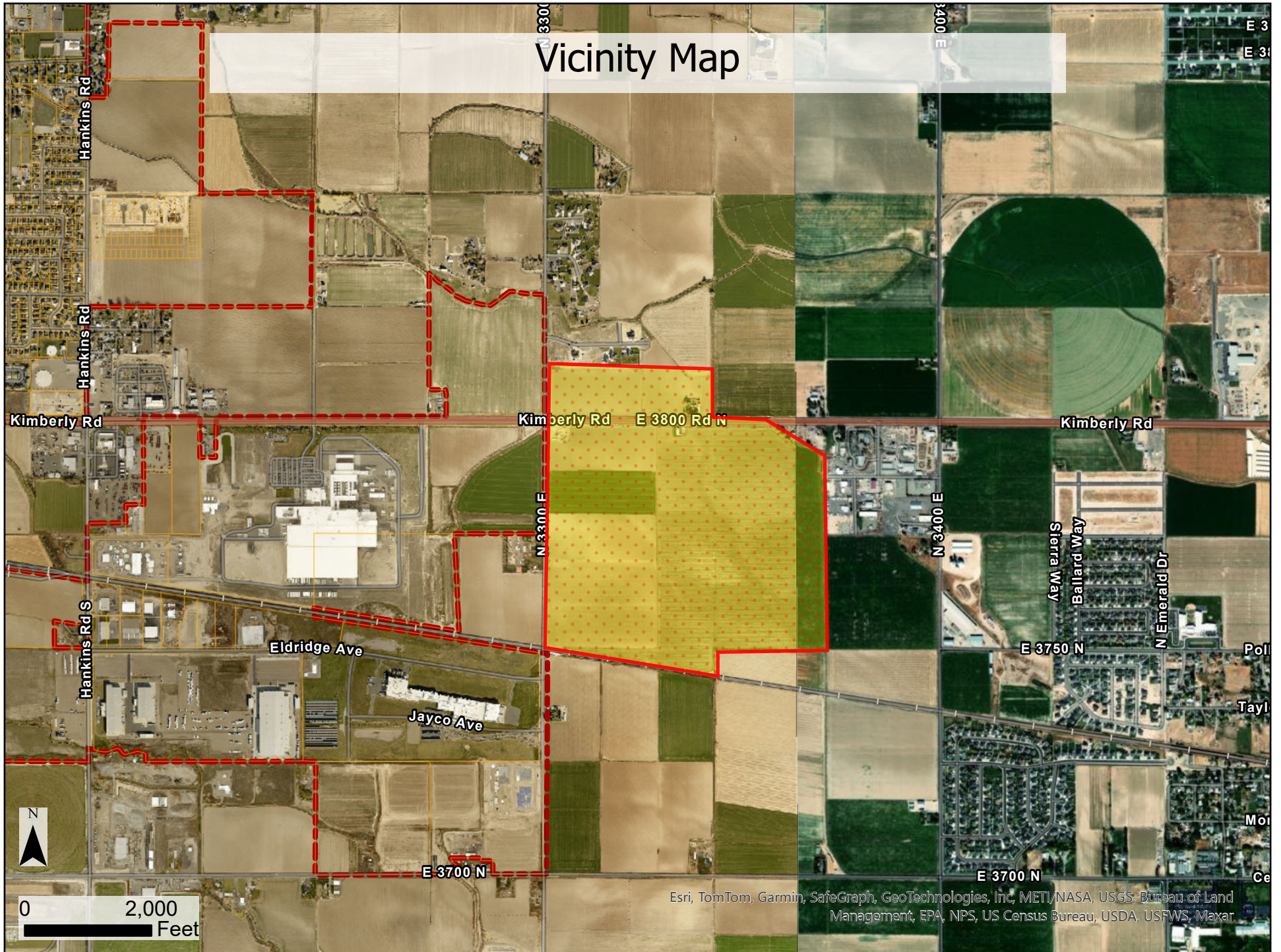
Twin Falls Municipal Code Section(s) 10-15

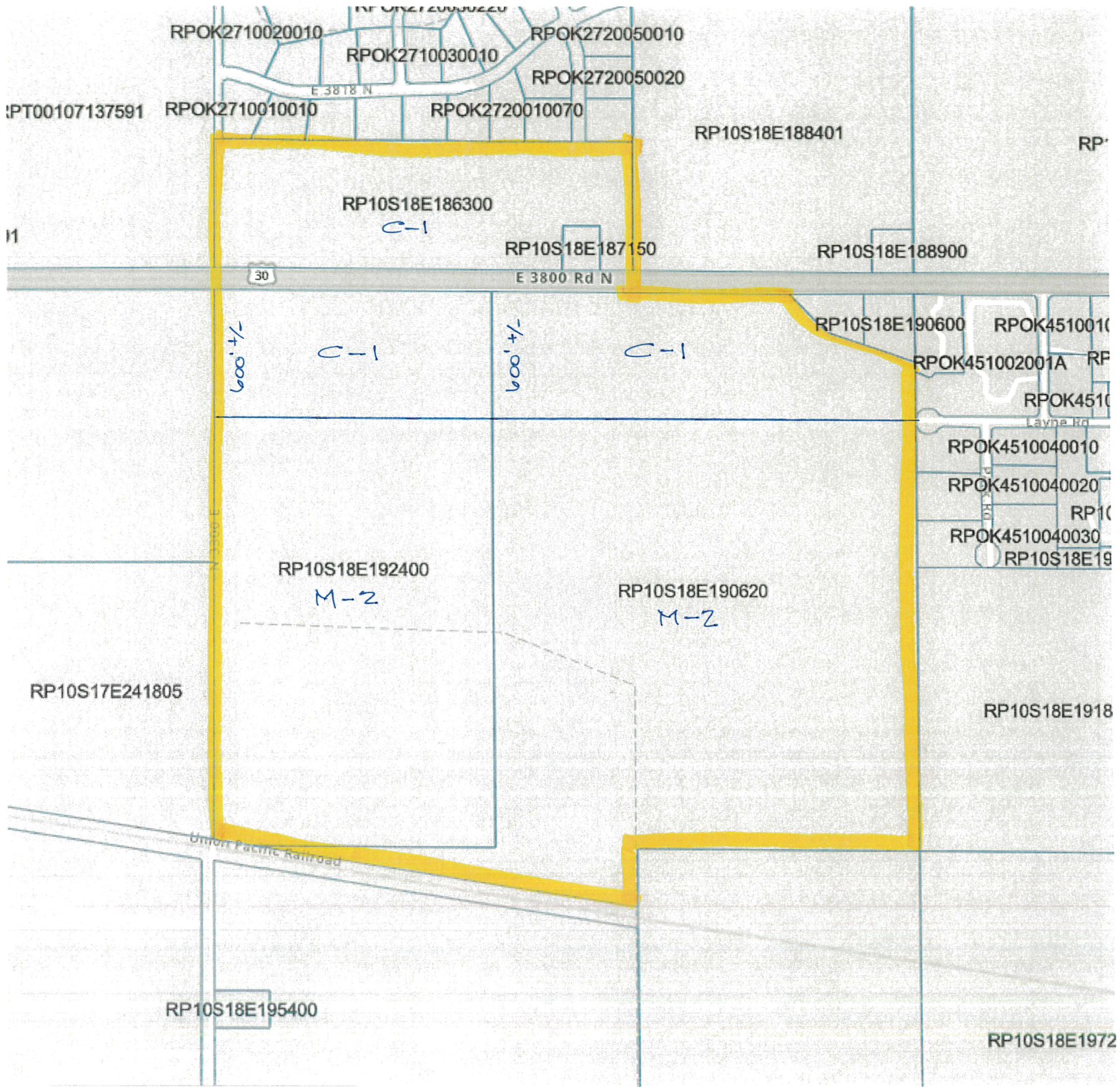
Future Land Use Category

Mixed Use context serves local and regional commercial and is typically sited at intersections of major arterials and allows high-intensity mixed use development in a compact, pedestrian oriented environment. Mixed Use has a desired land use mix of retail, office, restaurants, civic, townhomes, apartments, hotels, etc.

Industrial context is non-retail employment with some supporting uses such as hotels and restaurants that are sited with excellent access to regional roads and railway. Desired land use mix of office parks, corporate campus, warehousing, food process, manufacturing, etc.

Vicinity Map





Reason for this Request

The purpose of this request is to designate zoning and allowed uses for property proposed for addition to the City of Twin Falls Comprehensive Planning area and utility service area.

The proposed zoning for this area is C-1 Zoning with additional uses by special use permit to include the following.

1. Agricultural processing
2. Dairy product processing
3. Manufacturing where all manufacturing, product storage and waste storage is confirmed within a structure.

The proposed uses are totally compatible with neighboring uses and growth adjacent to Kimberly Road. The proposed uses will allow continued commercial and light manufacturing development adjacent to Kimberly Road with the direct access to I-84 and the cities of Kimberly and Twin Falls.



Date: Tuesday, July 8, 2025
To: Planning and Zoning Commission
From: Kelli Ebersole, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit for a Recycling Center (Anaerobic Co-Digestion Facility) on property located at 630 Hankins Rd S. c/o Sawtooth Law Offices on behalf of VR Development Services, LC (PZ25-0062). - **RESCHEDULED**

Time Estimate:

Background:

Approval Process:

Budget Impact:

Regulatory Impact:

History:

Analysis:

Conclusion:

Attachments:

None



Date: Tuesday, July 8, 2025
To: Planning and Zoning Commission
From: Jonathan Spendlove & William Klaver

ACTION ITEM

Request:

Request for a Zoning Title Amendment to repeal and replace Title 10. Items to include are regulations pertaining to "Sign Regulation". c/o City of Twin Falls (PZ24-0121).

Time Estimate:

20-30 minutes for Staff presentation.

Background:

In February 2018, the City Council tasked Planning and Zoning Staff to initiate a complete rewrite of Title 10: Zoning and Subdivision Regulations. The main goals of the rewrite are to accomplish the following:

1. Update the current definitions;
2. Simplify the code navigation process for users;
3. Streamline the development approval process; and
4. Make the code reflect the goals, language, and strategies of the 2016 Comprehensive Plan.

The chapter applicable to this Staff Report is "Sign Regulations". This chapter is a major departure from the current code in response to the United States Supreme Court decision of *Reed v Gilbert* in 2015. This decision ultimately stated Cities could not regulate signs based on what the sign stated, but it could continue to regulate timing, place, and manner of which signs could be installed.

The Magic Valley Builders Association and Magic Valley Realtors have brought concerns on the application of the signs regarding the types they would utilize. Staff has met with both groups together and individually over the past 7 years, most recently being in April and May of 2025.

Approval Process:

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.

Budget Impact:

N/A

Regulatory Impact:

If approved, this section will provide the general verbiage for the Sign Regulations in Title 10. Prior to adoption, the entirety of Title 10 will be brought forth to the Commission and Council in its final format, where the Council will decide to proceed with an ordinance or not.

History:

N/A

Analysis:

N/A

Conclusion:

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

Attachments:

1. PZ24-0121 Proposed Sign Regulations 5.23.2025
2. PZ24-0121 Current Sign Regulations
3. PZ24-0121 Public Comments Regarding Proposed Sign Code Regulations 7.2.25

10-9-1: Purpose and Intent

Consistent with the standards set forth in section 10-1-5 of this title, the intent of the standards set forth in this chapter are as follows:

- A. To facilitate the design of signs that attract and invite rather than demand the public's attention, and to curb the proliferation of signs.
- B. To facilitate the use of signs that enhance the visual environment of the City.
- C. To promote the enhancement of business and residential properties and neighborhoods by fostering the erection of signs complementary to the buildings and uses to which they relate and which are harmonious with their surroundings.
- D. To conform to current sign code standards and requirements established by the United States Constitution and the Supreme Court.
- E. To protect the public interest and safety.

10-9-2: Applicability

The terms and conditions of this chapter shall apply to signs located within the corporate boundaries of the City of Twin Falls.

10-9-3: General Provisions

A. General Requirements

1. Compliance with Zoning Ordinance, Building Code, National Electrical Code, and Other Ordinances: All sign structures shall comply with the City's zoning ordinance (this title), the building code, the national electrical code, and other City ordinances, as they currently exist or may be amended. The sign permit application must include a statement signed by the applicant which states compliance with these requirements. If the standards as described herein are more restrictive, then the provisions herein shall apply.
2. Interpretation and Administration: The Planning & Zoning Administrator shall be responsible for interpreting and administering this chapter.
3. Contractor Required for Installation: No person shall install, erect, or maintain any sign that requires a building permit, for electrical or structure, unless such person is a registered contractor as required by the State of Idaho. Such persons shall provide a contractor registration number to the City prior to issuance of a sign permit.
4. Visibility: Signs shall not be placed within visibility triangles per City Code 9-9-16 (or as amended). Additionally, signs located within eight feet (8') of the curb or future curb line shall not have any elements located between three and one-half (3 ½) feet and eight (8) feet above the elevation of existing or future top of curb, as determined by the City Engineer.
5. Signs Projecting into Public Right-of-Way: No sign shall project beyond the property line, unless otherwise allowed herein. No sign foundations shall encroach into public right of way. No sign shall project closer than two feet (2') to a vertical line projected from the face of a curb, or if no curb exists, the face of the future curb as determined by the City Engineer based on the master street plan. The owner of a sign projecting over a public way shall relocate the sign immediately upon written notification by the City, at the owners expense.

6. Accumulation of Water: All signs shall be constructed so as to prevent the accumulation of water within the sign.
7. Multiple Signs on a Property or Building: The permitting of a sign on a property or building shall not preclude the permitting of other types of signs on a property or building, unless the signs are expressly prohibited herein, or the total amount of sign allowance as regulated by this chapter has been exceeded.
8. Structural Support: Signs that project from the face of a building, and that require structural support, shall be designed such that the structural support is integral to the overall architecture of the sign and building.
9. Addresses: Each building shall display an address number which is not less than four inches (4") in height with a minimum stroke width of one-half inch (1/2") and plainly visible from the street. Address numbers shall be allowed in addition to the signs allowed herein. The address number displayed shall correspond to the address issued by the City. Address numbers shall contrast with their background and shall be in numerals or alphabet letters. These standards are intended to be minimum requirements. The fire chief, or his designee, may require a building to exceed these requirements if it is determined an address number meeting these minimum standards cannot be safely identified from the street.
10. Nonconforming Uses: New signs on a nonconforming use may be allowed providing they meet the sign regulations of the zoning district where the non-conforming use is located.
11. If any sign is determined to present an immediate danger to public health, safety, or welfare, the City may remove it immediately. Within ten (10) days of the removal of the sign, the City shall make every effort to notify the owner of the sign and/or the owner of the property on which the sign was located, of the reasons for removal of the sign.

B. Permits Required

1. Permit Required: No sign, other than those exceptions listed in section 10-9-10(B) of this chapter, shall be erected, placed, attached, altered, displayed, or secured to the ground, any building, or any structure, until a permit for such sign has been issued by the City.

An application for a sign permit may be obtained from the City's Building Safety Department. A permit will be issued if a proposed sign conforms to all City ordinances. Upon request by the City, a site plan shall be provided showing the location of all signs on the property and/or adjacent properties. Incorrect information shall be grounds for revocation of a permit.

- a. Standard Sign Permit Review Time: The City Official shall act on an application for a sign permit within fifteen (15) business days of the City's receipt of the application. The City's action may include approval, approval with conditions, denial, or a request for additional information.
2. Permit Expiration: If the work authorized by a permit issued under this chapter has not been commenced within one hundred eighty (180) days after the date of issuance, the permit shall become null and void.
3. Fees: A sign permit fee, as established by resolution of the City council, shall be paid upon application of a sign permit.

C. Illumination Standards

1. Illuminated Signs: The light from an allowed illuminated sign shall be arranged, directed and of such intensity that it does not create a nuisance on adjacent property, create a hazard to motor vehicles, or disrupt official traffic control devices.
2. Lighting Elements: All lighting elements of exterior signs shall be a minimum of nine feet (9') above the ground unless adequately protected to prevent injury if broken.
3. Time Limitation: Illuminated signs within Residential, CMT and PRO Zoning Districts shall be turned off between the hours of 10:00 PM and 6:00 AM.

D. Placement and Clearance Standards:

1. Unless otherwise allowed herein, no person shall post, attach, or maintain any sign upon or within the following locations or scenarios:
 - i. Any City owned property, without the written permission of the City Manager, or their designee;
 - ii. Any utility easement. Should a property owner be able to demonstrate there is no other viable location for a sign other than a utility easement, a sign may be located within the utility easement subject to written approval from the applicable easement beneficiaries and subject to the providing of a letter to the City releasing the City of any liability for repair or replacement of a sign damaged by work occurring within the utility easement;
 - iii. Any tree, light pole, or any utility pole or structure;
 - iv. Any fence, railing or wall, unless otherwise specified herein; or
 - v. Any sidewalk within the right-of-way or a sidewalk easement, curb, gutter, or street, except for house numbers or fire lane designation.
 - vi. Any fire escape, or to the supporting members of any fire escape, nor shall it be guyed to or supported by any part of the fire escape.
 - vii. Within two feet (2') of any utility line or any streetlight.
 - viii. No sign shall be so erected as to block, partially block, or interfere in any way with a required entrance/exit from any building, nor with any window.
 - ix. No sign shall block, interfere, or otherwise hinder pedestrian or vehicular traffic on a public sidewalk, a public thoroughfare, a fire lane easement, or a driveway required to access parking.
2. Maximum Projection
 1. An attached sign that is oriented perpendicularly to the building façade may extend no more than four feet (4'), and shall not project closer than two feet (2') to the face of the curb.
 2. Signs that project from the façade of the building shall be a minimum of nine feet (9') above the grade of the sidewalk.

E. Measurement Determinations

1. Sign Face Area
 - a. The sign face area of a sign shall be measured as the area enclosed by straight lines drawn to the extremities of the letters, numbers, recognizable symbols, trademarks, or brands. (See **Figure XX** Sign Measurements)
 - b. Special Situations:

- i. Where a sign is composed of letters, pictures, symbols, or logos attached directly to a facade, window, door or marquee, and the letters, pictures, symbols, or logos are not enclosed by a border or trimming, the sign face area shall be the area within the smallest square or rectangle, the sides of which touch the extreme points of any letters, pictures, symbols, or logos.
- ii. Where two sign face areas are placed back-to-back on a single sign structure, and the faces are at no point more than four feet apart, the area of the sign shall be counted as the area of one of the faces.
- iii. Where four sign face areas are arranged in a square, rectangle or diamond, the area of the sign shall be the area of the two largest faces. Where a sign is in the form of a three-dimensional object, the area shall be determined by drawing a square or rectangle, the sides of which touch the extreme point or edges of the projected image of the sign and multiplying that area by two. The "projected image" is that image created by tracing the largest possible two-dimensional outline of the sign. See Figure XX below.

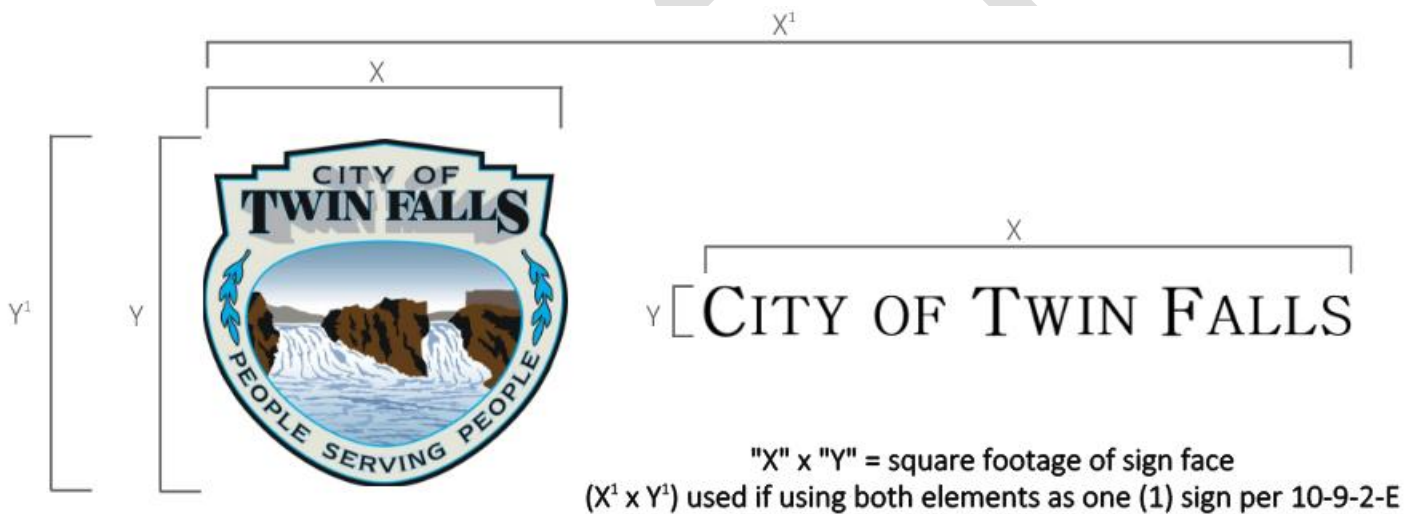


Figure 1: Sign Measurement

2. Number of Signs

- a. In general, the number of signs shall be the number of noncontiguous sign face areas. Multiple noncontiguous sign face areas may be counted as a single sign if all the sign faces are included in the geometric figure used for determining the sign face area as described in Section 10.9.2-E.1 above.
- b. Special Situations
 - i. Where two sign face areas are placed back-to-back and are a part of the same sign structure that is no wider/deeper than three feet (3'), it shall be counted as one sign.
- c. If a sign has four sign face areas arranged in a square, rectangle, or diamond, it shall be counted as two signs.

3. Sign Height

- a. The height of all signs shall be measured from the top of the curb, or future curb adjacent to the sign location, up to the highest point of the top edge of the sign.
- b. The vertical support structures of signs shall be included in the measurement of the height of the sign.

10-9-4: Sign Coordination Plan

- A. A sign coordination plan is required prior to the permitting of some signs specified within this chapter to determine overall sign locations on a property, the relationship of the signs to surrounding existing, proposed, and future improvements, and to determine consistency and uniformity among buildings and signs within a multi-tenant zone or residential development. The sign coordination plan shall be submitted to the planning and zoning department.
- B. A sign coordination plan shall contain the following information:
 1. Elevations of the signs illustrating the materials of construction, colors, lighting, font of letters, and dimensions of the signs. If the sign is to be attached to a building, the elevation shall be a composite of the sign and the building.
 2. Elevations depicting the size of the signs in relation to the size of the buildings within the development.
 3. A plan drawn to preliminary plat or site plan specifications of the site illustrating the location of existing and proposed signs on the property and, if required by City staff, on adjacent properties.
 4. Other information to illustrate the consistency and uniformity of the signs.
 5. For multi-tenant signs, the sign coordination plan shall identify a multi-tenant zone. Only those properties and businesses included within the multi-tenant zone shall be included on the multi-tenant signs erected within the multi-tenant zone.
- C. For nonresidential and multi-dwelling developments, the sign coordination plan shall be submitted to the City for review with a site plan of the property. For single-dwelling and two-dwelling developments, the sign coordination plan shall be submitted to the City for review with a preliminary, or final plat, of the property.
- D. Sign Coordination Plans are considered an administrative decision and shall follow the process for administrative decisions outlined within this title. **See Chapter XX.**

10-9-5: Exempt Signs

- A. The following signs are exempt from the permitting requirements of this Code provided they still meet all other applicable Code requirements, and provided further they are not placed or constructed to create an immediate threat to the health, safety, or welfare of the general public:
 1. Address numbering for properties or buildings provided they meet Fire and building codes.
 2. Signs required by any local, state, or federal law or regulation; when less than three square feet.
 3. Holiday lights and decorations.

4. Signs authorized by statute, or ordinance, when erected on public property by governmental agencies that have jurisdiction.
5. Legal notices or official instruments required by law.
6. Signs incorporated into machinery, material, or equipment by a manufacturer.
7. Signs carried by a person not exceeding six (6) square feet.
8. Temporary signs as permitted by this Chapter.
9. Any form which displays the Standards or Colors for a country, state, county, city, other political subdivision, military or religious entity.
10. Signs Inside Buildings: Signs inside buildings which are not visible from the public right-of-way.
11. Traffic Control Signs: Traffic control signs conforming to the "Manual of Uniform Traffic Control Devices" that are installed or approved by the City, or other governmental entities with jurisdiction of the right-of-way.

10-9-6: Prohibited Signs

A. The following signs are expressly prohibited:

1. Commercial Billboard Signs: A commercial billboard sign is a large permanent sign, generally supported by a metal or wood frame, used for the display of posters, printed, painted, or electronic advertisements that generally direct attention to goods, merchandise, entertainment, or services conducted, sold, or offered at a location other than the premises on which the sign is located.
2. Off-Premises Signs, unless otherwise permitted by this chapter.
3. Obscene Signs: An obscene sign is a sign that contains offensive language, is hate based, is discriminatory or on which the dominant theme of material taken as a whole appeals to a prurient interest in sex, or is patently offensive because it affronts community standards relating to the description or representation of sexual matters, and is utterly without redeeming social value.
4. Merchandise Displays: No person shall suspend or place, items from any building, or pole, structure, sidewalk, parkway, driveway, parking area, or fuel pump island any goods, wares, merchandise or other advertising object or structure for the purpose of advertising such items, other than a sign as defined, regulated and prescribed by this chapter. This prohibition does not apply to the outside display or storage of merchandise as allowed in this title.
5. Mobile Signs: A sign on a vehicle/trailer with wheels, displaying on or off premises messages cannot be used for the sole purpose of advertising. It is the responsibility of the property owners to provide proof that the vehicle has a legitimate business purpose other than acting as a sign.
6. Any sign constructed without a permit, unless otherwise exempted.
7. Any sign erected in, or over public right of way, or other public property, unless the same is erected with permission of the City, or other public agency having jurisdiction, for public purposes.
 - a. Signs constructed of glass or other materials which may shatter upon impact are prohibited over public right of way.
8. Any lighted sign erected or displayed within one hundred fifty feet (150') of a residentially zoned property, unless the lighting is shielded from view of the residential property and indirect light does not exceed one-half (1/2) lumen measured from any property line of the residential property, unless allowed within this chapter; and
9. Other Prohibited Sign Features:

- a. Signs which move and/or are animated by means of flashing, traveling or blinking lights, or other means not providing constant illumination, unless specifically allowed within this chapter;
 - b. Appendages to primary signs which have flashing, blinking, or traveling lights;
 - c. Any sign which emits audible sound, odor, smoke or other visible matter/substance;
 - d. Any sign located on a property where the contents of that sign do not pertain to a person, activity, idea, business, or product being sold, promoted, or expressed on the premises where the sign is located, unless specifically allowed within this chapter;
10. Any sign advertising illegal activity, or advertising an establishment that sells a controlled substance or drug paraphernalia as defined in Idaho Statute 37-2701.
11. Any other sign not referenced within, or governed by this chapter, is considered prohibited, unless otherwise determined through the Administrative Determination process.

10-9-7: Permanent Signs

A. General Provisions

- 1. Free standing signs in residential zones shall be built in the monument style.
 - a. Monument style signs shall be solid from ground to top of the sign (insert picture examples here).

B. Permanent Sign Classifications and Types

- 1. The following permanent sign classifications are adopted by the City of Twin Falls to regulate signage within the jurisdiction of the city limits.
 - a. Permanent Commercial- a sign classification that is constructed or used for one-hundred and eighty (180) days or more, and utilizes any writing, graphic or pictorial presentation, number, illustration, or decoration, which promotes, advertises, or attracts attention to any type of commerce or non-ideological message.
 - b. Permanent Non-Commercial- a sign classification that is constructed or used for one hundred and eighty (180) days or more, and utilizes any writing, graphic or pictorial presentation, number, illustration, or decoration, which promotes an ideal, belief, or other thought.
- 2. The following types of signs are allowed as designated in this Article.
 - a. Attached, i.e., a “building sign” or a sign that is attached to a structure that is occupiable by or useable.
 - b. Free Standing, i.e., a “ground sign” that is independent of another structure

C. Permanent Sign Allowances

Table: Permanent Sign Dimension Allowance				
	Permanent Commercial		Permanent Non-Commercial	
	Free Standing	Attached	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3				
Total SF	Permanent Commercial Signage is not allowed in any Residential District		60 SF	60 SF
Max Individual Sign SF			40 SF	40 SF
Max Height			8 FT	Footnote 1
Front Setback			10 FT	N/A
Natural Zones: AG, OS				
Total SF	60 SF	60 SF	60 SF	60 SF
Max Individual Sign SF	45 SF	45 SF	45 SF	45 SF
Max Height	8 FT	Footnote 1	8 FT	Footnote 1
Front Setback	10 FT	N/A	10 FT	N/A
Mixed Use Districts: MU, CMT, PRO				
Total SF	60 SF	60 SF	60 SF	60 SF
Max Individual Sign SF	60 SF	60 SF	60 SF	60 SF
Max Height	8 Ft	Footnote 1	8 FT	Footnote 1
Front Setback	10 FT	N/A	10 FT	N/A
Commercial Districts: COM, CC				
Total SF	See Footnote 2&3	See Footnote 2	See Footnote 2	See Footnote 2
Max Individual Sign SF	Footnote 4 & 5	Footnote 4 & 5	Footnote 3 & 4	Footnote 3 & 4
Max Height	35 FT	Footnote 1	25 FT	Footnote 1
Front Setback	10 FT	N/A	10 FT	N/A
Industrial Districts: IND 1 & 2, Airport				
Total SF	See Footnote 2&3	See Footnote 2	See Footnote 2	See Footnote 2
Max Individual Sign SF	Footnote 4 & 5	Footnote 4 & 5	Footnote 3 & 4	Footnote 3 & 4
Max Height	35 FT	Footnote 1	25 FT	Footnote 1
Front Setback	10 FT	N/A	10 FT	N/A

- 1 Attached Signs may protrude above the roofline, cornice line, parapet, or the highest point of a façade a distance equal to 10% of the height of the building façade they are installed.
- 2 1 SF per linear-foot of street frontage not to exceed 350 SF.
- 3 [See Additional Freestanding regulations in 10-9-8](#)
- 4 Single-occupancy Building: 15% of the façade not to exceed 200 SF
- 5 Multi-occupancy building: 15% of the lease space/unit façade not to exceed 200 SF in the aggregate whichever is less. All occupants or units shall have a right to a minimum of 6 SF of signage.

10-9-8: Temporary Signs

A. General Provisions

1. Temporary signs may not require a permit from the City, if they satisfy the restrictions imposed by this section and other relevant parts of this Code.
 - a. If a permit is required, a fee, adopted by the City Council, shall be applied to the permit.
2. Illumination:
 - a. Temporary signs shall not be internally or externally illuminated.
3. Location:
 - a. No temporary sign shall be placed within, extend into, or project over any public right-of-way.
 - i. Temporary signs may be displayed on a closed public right of way if in conjunction with an event which has been vetted and approved through the Special Event approval process.
 - ii. Temporary signs may be displayed on the adjacent sidewalk of a “festival street” as designated by the City Council with the following requirements:
 1. Maximum size of 9 sq ft
 2. Maximum height of 4 ft
 - b. A property owner may grant another entity permission to place one (1) off premise temporary sign on the property owners’ grounds. The total amount of signage shall not exceed the limits allowed in 10-9-8 per the zoning district of the property where the temporary sign is placed.
 - c. No portion of a temporary sign shall be placed, extend into, or otherwise obstruct the sight triangle of intersections or driveways as defined in 9-9-16 of this Title, or as amended.
4. Maintenance: Temporary signs shall be kept neat, clean and in good repair. Signs which are abandoned, neglected, or dilapidated as defined in 10-9-13 of this Title shall be immediately repaired or removed.
5. Placement:
 - a. Temporary signs shall not be attached to public property; examples include but are not limited to benches, street light poles, and trees.
 - b. Temporary signs shall not obstruct or obscure primary signs on adjacent premises as viewed from the public way.
 - c. Temporary signs shall not be attached to a fence or other signs.
 - d. Temporary signs shall have a minimum of one (1) foot spacing between each sign. As measured from the outermost extent of the material displaying the sign.

B. Temporary Sign Definition

- a. A banner, pennant, poster or advertising display constructed of paper, cloth, canvas, plastic sheet, cardboard, wallboard, plywood, metal, or other like materials, and that appears to be intended, or is determined by the administrator to be displayed for a limited period of time (rather than permanently attached to the ground or a structure).
- b. Examples include but are not limited to the following depictions:

{Insert a page of examples}

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A
Natural Zones: AG, OS		
Total SF	48 Sq Ft (see Footnote 3)	
Max Individual Sign SF	32 Sq Ft	32 Sq Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A
Mixed Use Districts: MU, CMT		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	32 Sq Ft	32 Sq Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A
Commercial Districts: Com, CC		
Total SF	1 Sq Ft per linear foot of Public Street Frontage, or Primary entrance building façade, up to 100 Sq ft. (see Footnote 3)	
Max Individual Sign SF	100 Sq Ft	100 Sq Ft
Max Height	15 Ft	Footnote 1
Front Setback	Footnote 2	N/A
Industrial Districts: IND 1 & 2, Airport		
Total SF	1 Sq Ft per linear Foot of Public Street Frontage, or Primary entrance building façade, up to 150 Sq ft. (see Footnote 3)	
Max Individual Sign SF	100 Sq Ft	100 Sq Ft
Max Height	15 Ft	Footnote 1
Front Setback	Footnote 2	N/A
1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/façade upon which the sign is installed, whichever is lower.	
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.	
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.	

10-9-9: Digital and Electronic Signs

- A. Definition: A "Digital sign" is a sign containing a display that can be changed by electrical, electronic and/or a computerized process that provides general public service information such as but not limited to time, date, temperature, weather, or messages of interest to the public. A digital sign may also provide commercial messages relating to the use of the property on which the sign is located.
- B. Digital Signs Permissible: Digital signs are permissible subject to the following conditions:
1. Time: A sign permit shall not be issued to erect or place a digital sign on a property until a site plan and/or final plat has been approved by the City for development of the property and after issuance of a building permit for a building on the property.
 2. Place:
 - a. Digital signs are only allowed in conjunction with another allowed attached or freestanding signs and will be included in the total square feet allowed for one sign and overall signage.
 - b. Digital signs are allowed only in conjunction with a nonresidential use.
 - c. Digital signs shall not project into the right of way.
 3. The Administrator, or designee, must make all of the following findings in permitting such a sign:
 - a. The location and placement of the sign will not endanger motorists or pedestrians and does not cause undue distraction to traffic on the adjacent street or impede views at street or railroad intersections.
 - b. The sign will not cover or blanket any prominent view of a structure or facade of historical or architectural significance.
 - c. The sign will not obstruct views of users of adjacent buildings to side yards, front yards or to open space.
 - d. The sign will not distract, intrude upon or negatively impact the visual quality of a public open space such as a public recreation facility, square, plaza, courtyard and the like.
 - e. The sign is compatible with building heights of the existing neighborhood and does not impose a foreign or inharmonious element to an existing skyline.
 - f. The sign's lighting will not cause hazardous or unsafe driving conditions for motorists and will not glare, reflect or spill onto adjacent business or residential areas.
 4. Manner:
 - a. The maximum area of a digital sign is fifty (50) square feet of the total square footage of the sign in which it is located. If however, the property where the digital sign is to be located, has a single, contiguous street frontage equal to or greater than four hundred (400) linear feet, total square footage shall not exceed eighty (80) square feet.
 - b. The lighting on digital signs shall not exceed the following light measurements, as made using a one degree (1°) photographic exposure meter (spot meter) and measured one hundred feet (100') from the sign at a position five feet (5') to six feet (6') above ground level perpendicular from the face of the sign

- i. Daylight: The average exposure value (EV) shall not exceed fourteen (14) EV during the sign's normal running cycle, and shall never peak higher than fifteen (15) EV.
- ii. Night: The average exposure value (EV) shall not exceed twelve (12) EV during the sign's normal running cycle, and shall never peak higher than thirteen and one-half (13.5) EV.
- c. Flashing (the same copy flashing on and off repeatedly) is prohibited.
- d. Word messages shall not have a change frequency less than one second per frame.
- e. Animated graphics allowed so long as they are not used in conjunction with on/off flashing.
- f. Sequential message or message sequencing, meaning messages shown over a series of images or visuals, is prohibited.

10-9-10: Additional Permanent Freestanding Sign Regulations

- A. Definition: A "freestanding sign" is a sign that is erected on its own vertical framework consisting of one or more uprights support elements.
- B. Time: A permit shall not be issued to erect or place a freestanding sign on a property until a site plan and/or final plat has been approved by the City for development of the property.
- C. Place:
 - 1. Distance between Freestanding Signs:
 - a. All freestanding signs shall be a minimum of 100 ft from any other freestanding sign.
 - b. Directional signs are excluded from this distance requirement.
 - 2. When a property does not have street frontage, the Administrator shall determine a street frontage equivalent based on the circumstances of the project including but not limited to private access/driveways, orientation of the building, and primary building entrance location.
- D. Manner:
 - 1. Vertical Support Structure: Any freestanding sign exceeding six feet 6' in height shall provide a minimum twenty-four inch (24") wide vertical support structure. The minimum width may be calculated as a total of multiple support structures. However, no single support structure shall be less than twelve inches (12") in width.

Unique or innovative sign designs not meeting the Vertical Support Structure, may be reviewed and approved by the Planning & Zoning Commission as a consideration item.

- 2. Freestanding signs which direct traffic internally (internal directional signage), are allowed within the development and must meet all of the following criteria:
 - a. Signs shall not exceed five (5) square feet
 - b. Shall not exceed fifteen feet (15') in height
 - c. Shall not be intended to be viewed from public right-of-way.
 - d. If no emblem, brand, or commercially identifiable design is on the sign it shall not count towards the total square footage of a property's allowed signage.
- 3. Freestanding signs which direct traffic from the Public right-of-way must meet all of the following criteria:
 - a. Signs shall not exceed three (3) square feet

- b. Shall not exceed three feet (3') in height, measured from the nearest top of curb in the right of way.
- c. Shall be counted towards the total square footage of a property's allowed signage.
- d. Shall not be counted towards number of freestanding signs on the property.
- e. Shall be a minimum of seven feet (7') from face of curb or two feet (2') from back of side walk, whichever is greater, but in no case can any portion be located in the right of way.

E. Freestanding Signs In Commercial Corridors:

- 1. The following standards shall apply to freestanding signs on properties located in a commercial district adjacent to: 1) Blue Lakes Boulevard North, from Falls Ave. north to the Perrine Bridge 2) Kimberly Road East, from Blue Lakes Blvd. to Eastland Dr. 3) Addison Avenue West, and 4) Pole Line Road from Canyon Crest Drive to Bridgeview Boulevard. A business that fronts directly onto one of these roads, or that is located within a larger common development that fronts directly onto one of these roads, is considered to be located within the commercial corridor.
- 2. Maximum individual sign size shall not exceed 250 square feet.
- 3. Maximum height is 40 ft.

F. Freestanding Signs In Multi-Tenant Developments (multi-tenant signage)

- a. The following standards shall apply to freestanding signs which are part of a multi-tenant development:
 - 1. Time: A sign permit shall not be issued to erect or place a multi-tenant sign on a property or development until a sign coordination plan, as defined in [section 10-9-XX](#) of this chapter, has been approved.
 - 2. Place:
 - a. Multi-tenant signs are allowed only in nonresidential zoning districts within multi-tenant development consisting of multiple businesses/tenants with the same subdivision name or multiple properties which were depicted on the same preliminary plat or site plan;
 - b. Minimum setback is ten feet (10') from the street, measured from the face of the curb or edge of pavement. In no case shall a multi-tenant sign encroach into public right of way.
 - c. A multi-tenant sign shall not be located closer than one hundred feet (100') to another multi-tenant or freestanding sign.
 - i. Directional signs excluded.
 - 3. Manner:
 - a. Prior to City consideration of a multi-tenant zone, all property owners located within a proposed multi-tenant zone must submit notarized letters to the City authorizing the creation of the multi-tenant zone. Properties shall only be included in one multi-tenant zone.
 - b. The maximum area of a multi-tenant sign shall be 250 square feet.
 - i. For multi-tenant zones that exceed 350 feet of street frontage, the maximum area of an individual multi-tenant sign shall be 300 square feet.

- c. The maximum height of a multi-tenant sign is thirty five feet (35').

10-9-11: Removal / Impoundment of Prohibited Signs

- A. All signs listed in section 10-9-10 of this chapter, and any other prohibited or noncompliant signs, shall be considered a public nuisance and are prohibited by this chapter.
- B. If a sign is placed within the public right of way or on City owned property in violation of this chapter, the sign may be immediately removed and impounded by order of the Administrator.
- C. Upon identification of any prohibited sign, the City shall provide written notification of the violation to the owner of the property which the prohibited sign is located and the permittee of the sign.
 - a. The notification shall clearly identify the prohibited sign, and list any actions required to remedy the offense within a specific time period prescribed by the City.
 - b. The notification shall further state if the prohibited sign is not removed within a specific time frame (not to exceed 30 days) a citation may be issued and the City may resort to any civil remedy available up to and including impoundment.
- D. Signs authorized by a sign permit with an expiration date shall be removed promptly upon the date of expiration. Signs remaining after the date of expiration shall be deemed prohibited. The sign permit listing the expiration date shall be considered adequate notice of violation.
- E. It shall be unlawful for any person, firm or corporation receiving such written notice or having an expired permit to fail to comply with the direction of the notice. In the event failure to comply with such notice provided under subsection (B) of this section, the City is hereby authorized to cause the removal and impoundment of such sign. Any expenses incident thereto shall be the responsibility of the owner, agent or person having beneficial use of the land, building or structure upon which such sign was located.

10-9-12: Inspection

- A. The City of Twin Falls reserves the right to perform inspections of all signs regulated by this chapter. The purpose of the inspection is to ascertain whether the same is unsafe or insecure, is dilapidated or deteriorated, and to ensure that the sign has been constructed in accordance with the standards contained herein, any other applicable ordinances, and the applicable permits. The method and time of such inspections shall be determined by the appropriate City Official.
- B. If the City determines that any sign is unsafe or insecure, or is dilapidated or deteriorated, written notice shall be given to repair, remove or replace (in accordance with this chapter) said sign to the person or persons responsible for such sign. If the permit holder, owner of the sign, or owner of the property on which the sign is located, fails to repair, remove or replace the sign within thirty (30) days after such notice, or to file an appeal of administrator's determination, the City is hereby authorized to cause the removal of such sign.

- C. Nothing contained herein shall prohibit the immediate removal, without notice, of any sign or portion of a sign which is determined by the City to be an immediate threat or danger to the public health, safety, or welfare. Any expense incident to the removal of a sign pursuant to this subsection shall be paid by the permit holder, owner of the sign, or owner of the site on which the sign is located. The removal of the sign or portion of the sign shall be limited to the extent necessary to eliminate the threat to the public health, safety and welfare.
- D. The City is authorized to file a lien against any property, which is not otherwise exempt, to recover expenses incurred by the City for the removal of a sign, or portion of a sign, from the property.

10-9-13: Abandoned, Neglected, or Dilapidated Signs (Permanent or Temporary)

- A. Abandoned signs are defined as follows:
 - a. Permanent Signs: a sign which, for at least 180 days, does not identify or advertise a bona fide business, lessor, service, owner, product, or activity; or pertains to a time, event, or purpose which no longer applies.
 - b. Temporary Signs: a sign which, for at least 30 days, does not identify or advertise a bona fide business, lessor, service, owner, product, or activity; or pertains to a time, event, or purpose which no longer applies.
- B. A neglected or dilapidated sign is a sign which contains missing panels, burned out lights, missing letters, rust, loose parts, is faded from its natural color, faded, frayed, neglect, ripped, torn, worn, partial or wholly ruined or any similar state of disrepair.
- C. Abandoned, neglected or dilapidated signs shall be considered a public nuisance and are prohibited by this chapter.

Upon written notification to the permit holder by the City, such abandoned signs shall be removed from the premises, and neglected or dilapidated signs shall be repaired or removed from the premises by the property owner, agent, or person having beneficial use of the land, building, or structure upon which such sign is located.

The notification shall state the offending sign shall be repaired or removed within 14 days after written notification. The notification shall further state if the sign is not removed or repaired, a citation may be issued and the City may resort to any civil remedy available to remove or repair the sign.

- D. It shall be unlawful for any person, firm or corporation receiving such written notice to fail to comply with the direction of the notice. In the event failure to comply with such notice provided under subsection (C) of this section, the City Official is hereby authorized to cause the removal and impoundment of such sign. Any expenses incident thereto shall be the responsibility of the owner, agent or person having beneficial use of the land, building or structure upon which such sign was located.

10-9-14: Nonconforming Signs

- A. Definition: A "nonconforming sign" is a sign and its supporting structure which does not conform to all or part of the provisions of this chapter, and:

1. Was in existence and lawfully erected prior to the effective date of this chapter;
 2. Was in existence and lawfully located and used in accordance with the provisions of the prior ordinance applicable thereto, or which was considered legally nonconforming thereunder, and has since been in continuous or regular use; or
 3. Was in existence, located, and used on the premises at the time it was annexed into the City limits or included in the City's area of impact and has since been in regular and continuous use.
- B. Repair or Replacement: Any nonconforming sign and its supporting structure, which is destroyed, damaged, dilapidated or deteriorated, may be replaced or repaired providing:
1. The new sign does not have a nonconforming feature that the original sign did not have,
 2. The replacement sign does not exceed the size of the original sign,
 3. A nonconforming sign is not expanded or changed, and
 4. A sign permit for the replacement or repair is issued within six (6) months of the date of the damage. The Commission may grant an additional 6 months for a sign replacement to be installed. Under no circumstance shall a permit be issued for a replacement after 1 year has elapsed from the date of the damage.
- C. No Increase in Dimension: No sign or supporting structure which is lawfully reproduced, repaired, or renovated as a nonconforming sign shall be increased in area or height.
- D. Change of Interior Panel Allowed: Changing an interior panel of a nonconforming sign is allowed in all cases.
- E. Relocation: Notwithstanding any other provision of this chapter, any sign which is a legally existing nonconforming sign here under may be relocated on the same property or tract of land, if the sign is required to be removed from its present location because the property upon which the sign is located is acquired by any governmental agency or other entity which has or could have acquired the property through the exercise of its power of eminent domain. Such relocated sign shall be placed, insofar as possible, as to comply with all the provisions of this chapter.

10-9-15: Variances to Sign Regulations

- A. Requests for variances to sign regulations shall be made in writing by the applicant and heard by the Planning and Zoning Commission at a public hearing. A variance application may be obtained from the City. Applications for a variance will be administered per the variance process contained in section 10-8-XX of this title. The planning and zoning commission's decision on a variance application will be based on the approval criteria in section 10-8-XX of this title.

CHAPTER 9

SIGN REGULATIONS

SECTION:

10-9-1: Purpose

10-9-2: Applicability

10-9-3: Permit Required To Erect Or Install A Sign

10-9-4: General Sign Provisions

10-9-5: General Sign Specifications And Design

10-9-6: Inspection

10-9-7: Measurement Of Sign Area And Height

10-9-8: Allowable Signs That Require The Issuance Of A Sign Permit

10-9-9: Allowable Signs That Do Not Require The Issuance Of A Sign Permit

10-9-10: Prohibited Signs

10-9-11: Removal/Impoundment Of Prohibited Signs

10-9-12: Recovery Of Impounded Signs

10-9-13: Neglected And Abandoned Signs

10-9-14: Nonconforming Signs

10-9-15: Variances

10-9-16: Sign Coordination Plan

10-9-1: PURPOSE:

Consistent with the standards set forth in section 10-1-5 of this title, the intent of the standards set forth in this chapter are as follows:

- (A) To facilitate the design of signs that attract and invite rather than demand the public's attention, and to curb the proliferation of signs.
- (B) To facilitate the use of signs that enhance the visual environment of the city.
- (C) To promote the enhancement of business and residential properties and neighborhoods by fostering the erection of signs complementary to the buildings and uses to which they relate and which are harmonious with their surroundings.
- (D) To protect the public interest and safety. (Ord. 2957, 12-8-2008)

10-9-2: APPLICABILITY:

The terms and conditions of this chapter shall apply to signs located within the city of Twin Falls and its area of impact. (Ord. 2957, 12-8-2008)

10-9-3: PERMIT REQUIRED TO ERECT OR INSTALL A SIGN:

(A) Permit Required: No sign, other than those exceptions listed in section 10-9-9 of this chapter, shall be erected, placed, attached, altered, displayed, or secured to the ground, any building, or any structure, until a permit for such sign has been issued by the building official. An application for a sign permit may be obtained from the city's building inspections department. A permit will be issued if a proposed sign conforms to all city ordinances. Upon request by the city, a diagram shall be provided showing the location of all signs on the property and/or adjacent properties. Incorrect information shall be grounds for revocation of a permit.

1. Standard Sign Permit: The building official shall act on an application for a sign permit within fifteen (15) business days of the city's receipt of the application. The building official's action may include approval, approval with conditions, denial, or a request for additional information.

2. Temporary Sign Permit: The building official shall act on an application for a temporary sign in one day. The building official's action may include approval, approval with conditions, denial, or a request for additional information.

(B) Permit Expiration: If the work authorized by a permit issued under this chapter has not been commenced within one hundred eighty (180) days after the date of issuance, the permit shall become null and void.

(C) Fees: A sign permit fee, as established by resolution of the city council, shall be paid upon issuance of a sign permit.

(D) Investigation: Whenever any work for which a permit is required by this chapter has been commenced or completed without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee, as established by resolution of the city council and in addition to the permit fee, shall be collected whether or not a permit is then subsequently issued. (Ord. 2957, 12-8-2008)

10-9-4: GENERAL SIGN PROVISIONS:

(A) Interpretation And Administration: The building official shall be responsible for interpreting and administering this chapter. Allegations of errors in orders, decisions, or determinations of the building official in the administration of this chapter shall be in accordance with subsection 10-17-1(G) of this title.

(B) License Required: No person shall install, erect or maintain any sign that requires a building permit for electrical or structure unless such person is a licensed contractor as required by the state of Idaho. Such person shall provide a contractor registration number to the building official prior to issuance of a sign permit.

(C) Notice: Notice required by this chapter shall be sufficient if it is effected by personal delivery, registered or certified mail, return receipt requested, and/or depositing the notice with the United States mail.

(D) Traffic Control Signs: Traffic control signs conforming to the "Manual Of Uniform Traffic Control Devices" that are installed or approved by the city shall not be required to conform to these regulations. No traffic control sign shall be erected except those approved by the city.

(E) Imitation Traffic Control Signs: No sign shall be erected or displayed in such a manner as to interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal, or device, including, but not limited to, signs making use of the words "stop", "go", "look", "slow", "danger", or any other similar word, phrase, symbol or character or employ any red, yellow, green, or other colored lamp or light in such a manner as to cause confusion or otherwise interfere with vehicular or pedestrian traffic.

(F) Addresses: Each building shall display an address number which is not less than four inches (4") in height with a minimum stroke width of one-half inch ($\frac{1}{2}$ ") and plainly visible from the street. Address numbers shall be allowed in addition to the signs allowed herein. The address number displayed shall correspond to the number issued by the city. Address numbers shall contrast with their background and shall be in Arabic numerals or alphabet letters. These standards are intended to be minimum requirements. The fire chief, or his designee, may require a building to exceed these requirements if he determines that an address number meeting these minimum standards cannot be safely identified from the street.

(G) No Off Premises Signage: All signs shall pertain only to the use or products located on the same property as the sign, unless otherwise specified herein.

(H) Signs Inside Buildings: Signs inside buildings which are not visible from outside the building shall not be regulated by this chapter. Window signs shall be regulated by this chapter.

(I) Mobile Signs: A sign on a vehicle/trailer with wheels, being displayed with on or off premises messages cannot be used for the sole purpose of advertising. It is the responsibility of the property owners to provide proof that the vehicle has a legitimate business purpose other than acting as a sign.

(J) Nonconforming Uses: New signs on a nonconforming use may be allowed providing they meet the signing requirements of the most restrictive zoning district in which the use would be allowed. (Ord. 2957, 12-8-2008)

10-9-5: GENERAL SIGN SPECIFICATIONS AND DESIGN:

(A) Compliance With Zoning Ordinance, Building Code, National Electrical Code, And Other Ordinances: All sign structures shall comply with the city's zoning ordinance (this title), the building code, the national electrical code, and other city ordinances, as they currently exist or may be amended. The sign permit application must include a statement signed by the applicant which states compliance with these requirements. If the standards as described herein are more restrictive, then the provisions herein shall apply.

(B) Visibility: All signs shall observe all visibility requirements. Signs shall not be placed within visibility triangles. No sign located within eight feet (8') of the curb or future curb line shall have a sign face located between a point three and one-half feet ($3\frac{1}{2}$ ') and a point eight feet (8') above the top of existing or future curb as determined by the city engineer.

(C) Signs Projecting Into Rights Of Way: No sign shall project beyond the property line except those allowed herein to project over public ways. No sign foundations shall encroach into public right of way. No sign shall project closer than two feet (2') to a vertical line projected from the face of a curb, or if no curb exists, the face of the future curb as determined by the city engineer based on the master street plan. The owner of a sign allowed to project over a public way shall relocate the sign immediately upon written notification by the city of a modification to the public way.

(D) Signs Posted In Specified Areas: Unless otherwise allowed herein, no person shall post or cause to be posted, attach or maintain any sign upon:

1. Any city owned property or right of way without the written permission of the city manager;
2. Any utility easement. Should a property owner be able to demonstrate to the building official and/or franchise utility company that there is no other viable location for a sign other than a utility easement, a sign may be located within the utility easement subject to written approval from the building official and/or franchise utility company and subject to the providing of a letter to the city

releasing the city of any liability for repair or replacement of a sign damaged by work occurring within the utility easement;

3. Any tree, light pole, or any utility pole or structure;
4. Any fence, railing or wall, unless otherwise specified herein; or
5. Any sidewalk within the right of way or a sidewalk easement, curb, gutter, or street, except for house numbers or fire lane designation.

(E) Signs Attached To Fire Escapes: No sign shall be attached in any manner to any fire escape or to the supporting members of any fire escape, nor shall it be guyed to or supported by any part of the fire escape.

(F) Accumulation Of Water: All signs shall be constructed so as to prevent the accumulation of water from rain or snowmelt within the sign.

(G) Location Near Utility Line Or Streetlight: No sign shall be erected nearer than two feet (2') from any utility line or any streetlight standard.

(H) Signs Not To Block Or Interfere With Exits Or Windows And Pedestrian And Vehicular Traffic: No sign shall be so erected as to block, partially block, or interfere in any way with a required means or exit from any building nor with any window. No sign shall block, interfere, or otherwise hinder pedestrian or vehicular traffic on a public sidewalk, a public thoroughfare, a fire lane easement, or a driveway required to access parking.

(I) Glass Signs Over Public Property: Signs constructed of glass or other materials which may shatter upon impact are prohibited over public right of way, unless adequately protected to prevent injury if broken.

(J) Identification Marking Required: All temporary signs shall have attached, written, or painted in a weatherproof manner and in a conspicuous place thereon, in letters not less than one inch (1") in height, the date of expiration and the permit number of the sign.

(K) Multiple Signs On A Property Or Building: The permitting of a sign on a property or building shall not preclude the permitting of other types of signs on a property or building unless the signs are expressly prohibited herein.

(L) Illuminated Signs: The light from an allowed illuminated sign shall be arranged, directed and of such intensity that it does not create a hazard on adjacent property, motor vehicles or approved traffic control devices.

(M) Lighting Elements: All lighting elements of exterior signs shall be a minimum of nine feet (9') above the ground unless adequately protected to prevent injury if broken.

(N) Structural Support: Signs that project from the face of a building and that require structural support shall be designed such that the structural support is integral to the overall architecture of the sign and building. (Ord. 2957, 12-8-2008)

10-9-6: INSPECTION:

(A) The building official reserves the right to perform inspections of all signs regulated by this chapter. The purpose of the inspection is to ascertain whether the same is unsafe or insecure, is dilapidated or deteriorated, and to ensure that the sign has been constructed in accordance with the standards contained herein, any other applicable ordinances, and the applicable permits. The method and time of such inspections shall be determined by the building official.

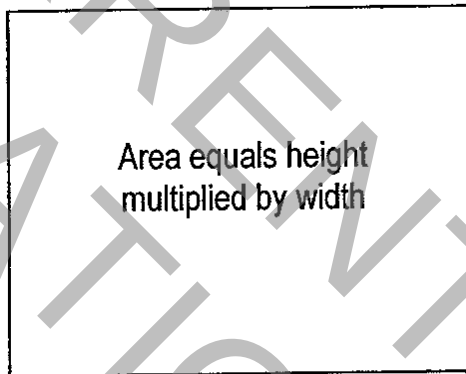
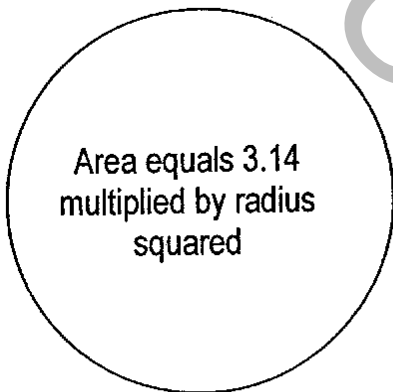
(B) If the building official determines that any sign is unsafe or insecure, or is dilapidated or deteriorated, he shall give written notice to repair, remove or replace (in accordance with this chapter) said sign to the person or persons responsible for such sign. If the permit holder, owner of the sign or owner of the property on which the sign is located fails to repair, remove or replace the sign within thirty (30) days after such notice or to file an allegation of error in accordance with this chapter, the building official is hereby authorized to cause the removal of such sign. Nothing contained herein shall prohibit the immediate removal, without notice, of any sign or portion of a sign which is determined by the building official to be an immediate threat or danger to the public health, safety, or welfare. Any expense incident to the removal of a sign pursuant to this subsection shall be paid by the permit holder, owner of the sign or owner of the site on which the sign is located. The removal of the sign or portion of the sign shall be limited to the extent necessary to eliminate the threat to the public health, safety and welfare.

(C) The city is authorized to file a lien against any property which is not otherwise exempt to recover expenses incurred by the city for the removal of a sign or portion of a sign from the property. (Ord. 2957, 12-8-2008)

10-9-7: MEASUREMENT OF SIGN AREA AND HEIGHT:

(A) The area of a sign shall be measured as follows:

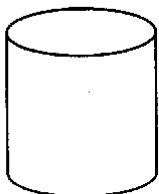
1. For signs in the shape of a square, rectangle, circle, or similar standard geometric shape, the area shall be calculated by using the standard mathematical formula (height multiplied by width, 3.14 multiplied by radius squared, etc.).



2. For signs with an irregular shape, the area shall be measured by enclosing the sign elements with intersecting parallel and perpendicular lines.



3. The area of a spherical, cylindrical or other three-dimensional sign shall be measured by calculating the area of a two-dimensional drawing of the largest elevation of the sign. For example, if a sign is cylindrical like the shape to the left, the area of sign is not the entire surface area (like a label peeled off a can) but the size of the shape if it was flattened to two (2) dimensions.



Sign dimensions

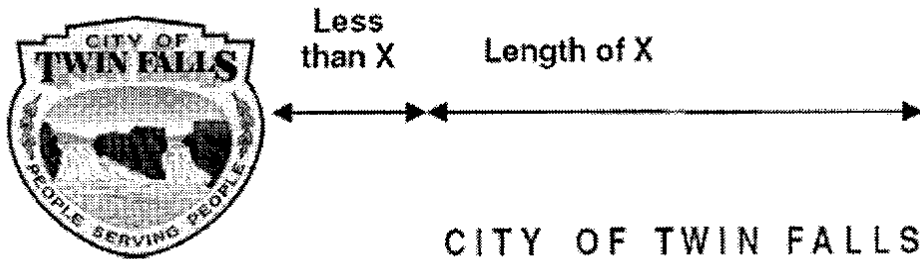
(B) Where a sign has two (2) faces, the area of the largest sign face shall be used to determine the area of the sign provided the two (2) faces are within sixty degrees (60°) of parallel. Where a sign has two (2) or more faces that are greater than sixty degrees (60°) from parallel, the sign area shall either be calculated as the sum of the area of each face, or the sign will constitute two (2) signs (a V-

sign). A V-sign is allowed at the corner of a property with two (2) street frontages.

(C) The area of wall signs containing multiple elements shall be calculated as follows:

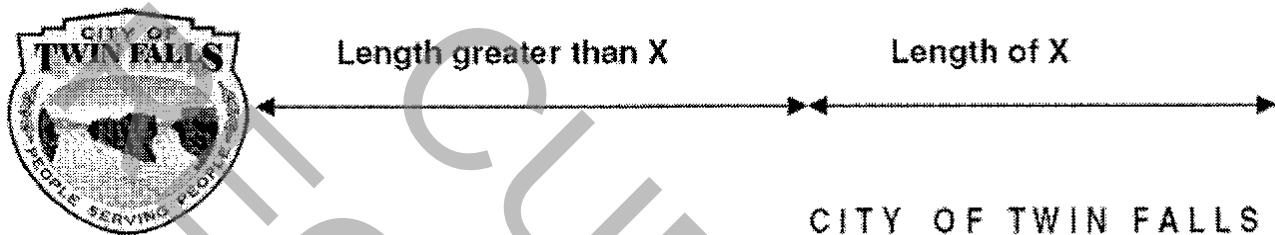
1. Regardless of the spacing between letters, letters forming a word or name shall be considered a single sign.
2. When two (2) or more separate items in a sign, such as a word and logo, are separated horizontally or vertically by less than the width or height of the largest item, the items shall be considered a single sign and the area shall be determined by measuring the area enclosing the sign elements with straight, intersecting lines.

The following sign elements are considered one sign:



3. When two (2) or more separate items in a sign, such as a word and logo, are separated horizontally or vertically by more than the width or height of the largest item, the items shall be considered separate signs and the area of each item shall be determined individually.

The following sign elements are considered two (2) signs:



(D) The vertical support structures of signs shall not be included in calculating the area of the sign, but shall be included in the measurement of the height of the sign.

(E) The height of all signs shall be measured from the top edge of the sign and/or support structure to the average finished grade of the ground below the sign and/or support structure. If a sign is located on a mound, berm, or other raised area for the sole purpose of increasing the height of the sign, the height of the mound, berm, or other raised area shall be included in the height of the sign. (Ord. 2957, 12-8-2008)

10-9-8: ALLOWABLE SIGNS THAT REQUIRE THE ISSUANCE OF A SIGN PERMIT:

The following signs are allowed, upon issuance of a sign permit, subject to the following conditions and the specifications listed in section 10-9-5 of this chapter, unless otherwise specified.

(A) Awning Signs:

1. Definition: An "awning sign" is a sign which is applied to, attached, or painted on an awning or other roof like cover, intended for protection from the weather or as a decorative embellishment, projecting from a wall or roof of a structure over a window, walk, door, or the like.
2. Awning Signs Permissible: Awning signs are permissible subject to the following conditions:
 - a. Time: A permit shall not be issued to erect or place an awning sign on a property until a site plan and/or final plat has been approved by the city for development of the property.
 - b. Place:
 - (1) Awning signs are allowed in conjunction with a nonresidential use.
 - (2) Awning signs may project into public right of way for up to four feet (4'), but shall not project closer than two feet (2') to the face of the curb along an adjacent public street or alley.
 - c. Manner: The maximum percentage of the awning allowed to be covered with signage is fifty percent (50%) of the visible surface area.

(B) Banner Signs:

1. Definition: A "banner sign" is a temporary sign having characters, letters, or illustrations applied to plastic, cloth, canvas, or other similar material, with the only purpose of such nonrigid material being for background.
2. Banner Signs Permissible: Banner signs are permissible subject to the following conditions:
 - a. Time:
 - (1) A sign permit shall not be issued to erect or place a banner sign on a property until a site plan and/or final plat has been approved by the city for development of the property.
 - (2) Each banner sign must be permitted individually. Individual banner signs can be placed for up to a maximum of six (6) weeks. Banner signs will be allowed on a building or property up to three hundred (300) days in a calendar year. Each suite within a retail development shall be considered a building and shall therefore be allowed to erect a banner sign accordingly.
 - (3) New businesses shall be allowed to place a banner on their building prior to the issuance of a certificate of occupancy and up to six (6) weeks after the date of issuance of a certificate of occupancy. The banner(s) shall not count against the allowances provided in subsection (B)2a(2) of this section.
 - (4) Religious organizations that operate in a school or other temporary facility may erect a banner during times of worship provided the banner is placed no earlier than two (2) hours prior to worship and is removed no later than two (2) hours after worship. The banner shall not count against the allowances provided in subsection (B)2a(2) of this section.
 - b. Place:
 - (1) Banners are allowed on a property in any area that does not violate the site triangle at an intersection or driveway. Banner signs are not allowed on right of way.
 - (2) Banner signs are allowed only in conjunction with a nonresidential use.
 - (3) With written permission of the city manager, or his designee, banner signs may also be erected during social or athletic events at a park or other city owned property. The banners shall be attached to pavilions, fences, vehicles, stakes, or poles.
 - c. Manner:
 - (1) The square footage of a banner sign shall not exceed seventy five percent (75%) of the linear foot width of the street side of the building, or the width of the leased storefront space in a larger building, on the lot on which the banner sign is being located. In no event shall the maximum area of banner signage exceed one hundred (100) square feet. Multiple signs may be allowed, but the combined square footage of all banner signs may not exceed the allowed area described above. The width of a banner sign may not exceed seventy five percent (75%) of the width of the building or lease space upon which the banner sign is located.
 - (2) All four (4) corners of a banner sign shall be securely attached at all times. Banner signs must be in good repair, taut, and vertical at all times.

(C) Bench Signs:

1. Definition: A "bench sign" is an off premises sign incorporated on a bench designed and intended to be used for seating for the general public.
2. Bench Signs Permissible: Bench signs are permissible subject to the following conditions:
 - a. Time: A sign permit shall only be issued to erect or place a bench sign on a property after that property has been developed.
 - b. Place:
 - (1) Allowed by special use permit in CB (except the downtown business improvement district), C1, M1 and M2 zoning districts and except any location prohibited by Idaho Code section 40-1910.

(2) A bench sign shall not be placed within five hundred feet (500') in any direction from any other bench sign.

c. Manner:

(1) The face of the sign incorporated on the bench seatback shall not exceed six feet (6') in length and two feet (2') in height.

(2) The content or advertising of the bench sign shall be by special use permit. No permit shall be granted without written consent of all property owners and tenants within one hundred fifty feet (150') of the proposed location.

(D) Canopy Signs:

1. Definition: A "canopy sign" is a sign that is applied to, attached, or painted on a canopy or other roof like cover over gasoline fuel pumps, or similar use, intended for protection from the weather or as a decorative embellishment.

2. Canopy Signs Permissible: Canopy signs are permissible subject to the following conditions:

a. Time: A sign permit shall not be issued to erect or place a canopy sign on a property until a site plan and/or final plat has been approved by the city for development of the property and after the issuance of a building permit for a building on the property.

b. Place:

(1) Canopy signs are allowed only in conjunction with a nonresidential use.

(2) One canopy sign may be erected on each side of the canopy band.

c. Manner:

(1) Canopy signs may not exceed thirty percent (30%) of the square footage of the band face.

(2) Canopy signs must be attached directly to or painted on the face of the canopy band and shall not project more than twelve inches (12") from the canopy band.

(E) Civic Directional Signs:

1. Definition: A "civic directional sign" is an off site sign that advertises and directs traffic to civic uses, including, but not limited to, schools, parks, fairgrounds, city facilities, or similar uses operated by either public or private nonprofit organizations.

2. Civic Directional Signs Permissible: Civic directional signs are permissible subject to the following conditions:

a. Time: A sign permit shall not be issued to erect or place a civic directional sign on a property until a site plan and/or final plat has been approved by the city for development of the property and after the issuance of a building permit for a building on the property.

b. Place:

(1) Civic directional signs are allowed only in conjunction with a nonresidential use.

(2) Civic directional signs are allowed only in road right of way on collector and arterial streets. Permits to work within the right of way may be required by the government entity having jurisdiction over the right of way.

c. Manner: Signs shall be installed in compliance with the "Manual On Uniform Traffic Control Devices" as well as all other city, state, or federal regulations regarding signs located in the right of way.

(F) Community Event Signs:

1. Definition: A "community event sign" is a temporary sign that announces or advertises a campaign, drive, activity, or celebration of a civic, political, public, philanthropic, religious, or educational organization for noncommercial purposes.

2. Community Event Signs Permissible: Community event signs are permissible subject to the following conditions:

a. Time: A sign permit shall not be issued to erect or place a community event sign on a property more than ten (10) days prior to the event or thirty (30) days prior to the holiday. A community event sign shall be removed within three (3) days after the event or holiday.

b. Place:

(1) Community event signs are allowed only in conjunction with a nonresidential use.

(2) Community event signs shall not be located in required parking spaces, driveways that provide access to parking spaces, or fire lanes, nor shall the sign encroach into a right of way.

(3) Community event signs may be allowed to be placed off premises of the event with permission of the property owner of the property where the sign is placed.

c. Manner:

(1) The maximum area of a community event sign is sixty four (64) square feet in size.

(2) The maximum height of a community event sign is ten feet (10').

(G) Freestanding Sign:

1. Definition: A "freestanding sign" is a sign that is erected on its own vertical framework consisting of one or more uprights supported by the ground and generally used to identify the name of a business or development.

2. Freestanding Signs Permissible: Freestanding signs are permissible subject to the following conditions:

a. Time: A sign permit shall not be issued to erect or place a freestanding sign on a property until a site plan and/or final plat has been approved by the city for development of the property and after the issuance of a building permit for a building on the property.

b. Place:

(1) Freestanding signs are allowed only in conjunction with a nonresidential use.

(2) A freestanding sign is allowed on the same lot as a multi-tenant sign, but the total number of multi-tenant signs and freestanding signs located within a multi-tenant zone shall generally not exceed the number of lots located within the multi-tenant zone. The total number of signs shall be allowed to exceed the number of lots when additional freestanding or multi-tenant signs are allowed on a property in accordance with subsections (G)2c(6)B and (M)2c(5) of this section.

(3) Minimum setback is ten feet (10') from the street, measured from the face of the curb or edge of pavement. In no case shall a freestanding sign encroach into public right of way.

c. Manner:

(1) Vertical Support Structure: The vertical support structure of a freestanding sign shall be a minimum of twenty four inches (24") wide. The minimum width may be calculated as a total of multiple support structures. However, no single support structure shall be less than twelve inches (12") in width.

(2) Materials: Freestanding signs shall be constructed of materials that are similar to or that complement the building materials on the front building facade of the principal building on the same lot.

(3) Consistency Of Building Materials: Freestanding signs constructed in conjunction with multi-tenant and internal directional signs shall be consistent with the building elements and materials of the multi-tenant and internal directional signs on the same lot and/or within the multi-tenant zone. Architectural embellishments are also encouraged and may be considered through the review of the sign coordination plan defined in section 10-9-16 of this chapter.

(4) Standard Freestanding Sign:

A. A lot is allowed a maximum of one sign per street frontage.

B. The maximum area is one hundred (100) square feet per sign.

C. The maximum height is twenty five feet (25').

(5) Nonresidential Freestanding Signs: Freestanding sign for nonresidential uses in residential, open space and professional office overlay districts:

A. A lot is allowed a maximum of one sign per street frontage.

B. The maximum area is sixty (60) square feet per sign.

C. The maximum height is eight feet (8').

(6) Freestanding Signs In Identified Commercial Corridors:

A. The following standards shall apply to freestanding signs located in a commercial district adjacent to: 1) Blue Lakes Boulevard North, 2) Kimberly Road East, 3) Addison Avenue, entire length, and 4) Pole Line Road from Canyon Crest Drive to Bridgeview Boulevard. A business that fronts directly onto one of these roads or that is located within a larger common development that fronts directly onto one of these roads is considered to be located within the commercial corridor.

B. A lot is allowed a maximum of one sign for the first two hundred feet (200') of each street frontage. For lots that exceed two hundred feet (200') of street frontage, one additional sign is allowed for

each additional two hundred feet (200') of street frontage, or portion thereof, up to a maximum of three (3) signs per street frontage. Multiple signs on a lot shall be spaced a minimum of one hundred feet (100') apart from one another.

C. The maximum area is one hundred (100) square feet per sign. Where a lot is allowed to have multiple signs as described in subsection (G)2c(6)B of this section, the allowed area of the multiple signs may be combined into one sign. However, no single sign in any event shall exceed two hundred (200) square feet.

D. The maximum height is thirty five feet (35').

(H) Inflatable Signs:

1. Definition: An "inflatable sign" is a temporary ground mounted sign that is manufactured of plastic, cloth, canvas, or other light fabric, inflated with air and held upright, typically by mechanical means.

2. Inflatable Signs Permissible: Inflatable signs are permissible subject to the following conditions:

a. Time:

(1) A sign permit for an inflatable sign shall not be issued until the city has issued a certificate of occupancy for a building on the property.

(2) An inflatable sign may be erected on a lot for no more than six (6) 15-day periods per calendar year. In the case of multiple businesses or tenants located on a single lot, each business is allowed to erect an inflatable sign on the lot for six (6) 15-day periods provided that no more than one inflatable sign is located on the lot at any one time and provided a minimum of fifteen (15) days transpires between the removal of an inflatable sign permitted by one business and the placement of another inflatable sign permitted by another business.

b. Place:

(1) Inflatable signs are allowed only in conjunction with a nonresidential use.

(2) Inflatable signs shall not be located in required parking spaces, driveways that provide access to parking spaces, or fire lanes, nor shall the sign encroach into a right of way.

(3) The minimum setback from the road right of way shall be one and one-half ($1\frac{1}{2}$) times the height of the sign.

c. Manner:

(1) Inflatable signs shall be secured directly to, and not suspended from, the ground or a building. A cloud buster sign as discussed in subsection 10-9-9(B) of this chapter is not an inflatable sign.

(2) The maximum height of an inflatable sign, measured from the ground, is the same as the maximum height allowed in the zoning district.

(3) A banner sign may be applied to an inflatable sign without the banner counting towards the allotted number of banner signs per calendar year (subsection (B) of this section). The maximum area of a sign placed or applied to an inflatable sign shall be forty eight (48) square feet.

(I) Internal Directional Signs:

1. Definition: An "internal directional sign" is a sign that is to be read by a person already on the premises and used to identify or locate a drive-through lane, entrance, exit, route, parking, building, office, tenant, or similar place, service, or route within commercial, multi-family, or office developments.

2. Internal Directional Signs Permissible: Internal directional signs are permissible subject to the following conditions:

a. Time: A sign permit shall not be issued to erect or place an internal directional sign on a property until a site plan and/or final plat has been approved by the city for development of the property and after issuance of a building permit for a building on the property.

b. Place:

(1) Internal directional signs are allowed only in conjunction with a nonresidential or apartment complex use.

(2) Minimum setbacks are thirty feet (30') from the front property line.

c. Manner:

(1) Internal directional signs constructed in conjunction with multi-tenant and/or freestanding signs shall be consistent with the building elements and materials of the multi-tenant and/or freestanding signs on the same lot and/or within the same development.

(2) The maximum area of an internal directional sign is twelve (12) square feet.

(J) Marquee Signs:

1. Definition: A "marquee sign" is a sign mounted on a vertical surface of a roof like structure projecting over a building entrance, typically a theater entrance.

2. Marquee Signs Permissible: Marquee signs are permissible subject to the following conditions:

a. Time: A permit shall not be issued to erect or place a marquee sign on a property until a site plan and/or final plat has been approved by the city for development of the property.

b. Place:

(1) Marquee signs are allowed in conjunction with a nonresidential use.

(2) Marquee signs may project into public right of way for up to four feet (4'), but shall not project closer than two feet (2') to the face of the curb along an adjacent public street or alley.

c. Manner:

(1) The maximum area of marquee signage shall be fifteen percent (15%) of the area of the largest face of the wall on which the sign is located.

(2) Marquee signs may implement electronically changeable text. Only the text of a marquee sign may be electronically changeable. Lighting intensity of electronically changeable text shall comply with the same intensity standards as set forth for message center signs found in subsection (L) of this section. Electronically changeable text may not flash, blink, scroll, or move in any way, and must remain static for a minimum of sixty (60) seconds.

(K) Menu Board Signs:

1. Definition: A "menu board sign" is a sign erected in conjunction with a use that incorporates a drive-through or drive-in and generally used to provide service and/or product options and pricing for customers who remain in their vehicles.

2. Menu Board Signs Permissible: Menu board signs are permissible subject to the following conditions:

a. Time: A sign permit shall not be issued to erect or place a menu board sign on a property until a site plan and/or final plat has been approved by the city for development of the property and after issuance of a building permit for a building on the property.

b. Place:

(1) Menu board signs are allowed only in conjunction with a nonresidential use that includes a drive-through or drive-in.

(2) Minimum front yard setback shall be twenty five feet (25').

c. Manner:

(1) Drive-through preorder sign:

A. Internal lighting may be utilized for the sign panels.

B. One drive-through preorder sign is allowed at the entrance of a drive-through lane and shall be set back a minimum of ten feet (10') from the drive-through menu board in the same drive-through lane.

C. The maximum area of a drive-through preorder sign is forty eight (48) square feet with a maximum height of eight feet (8').

D. Drive-through preorder signs shall be located at the side or rear of the principal building(s) on the lot.

(2) Drive-through menu board:

A. Internal lighting may be utilized for the sign panels.

B. One drive-through menu board sign is allowed per drive-through lane use on a lot.

C. The maximum area of a drive-through menu board is forty eight (48) square feet with a maximum height of eight feet (8').

D. Drive-through menu boards shall be located at the side or rear of the principal building(s) on the lot.

(3) Drive-in menu board:

A. If the drive-in stalls are covered by a canopy, the drive-in menu board signs may be attached directly to the canopy support columns.

B. Internal lighting may be utilized for the sign panels.

C. One drive-in menu board sign is allowed per ordering station.

D. The maximum area of a drive-in menu board sign is nine (9) square feet with a maximum height of six feet (6').

(L) Message Center Signs:

1. Definition: A "message center sign" is a sign containing a display that can be changed by electrical, electronic and/or a computerized process that provides general public service information such as time, date, temperature, weather, or messages of interest to the traveling public. A message center sign may also provide commercial messages relating to the use of the property on which the sign is located.

2. Message Center Signs Permissible: Message center signs are permissible subject to the following conditions:

a. Time: A sign permit shall not be issued to erect or place a message center sign on a property until a site plan and/or final plat has been approved by the city for development of the property and after issuance of a building permit for a building on the property.

b. Place:

(1) Message centers may be included as part of other allowed flush wall mounted, roof mounted or freestanding signs.

(2) Message center signs are allowed only in conjunction with a nonresidential use.

(3) Message center signs shall not project into the right of way.

(4) The building official must make all of the following findings in permitting such a sign:

A. The location and placement of the sign will not endanger motorists or pedestrians and does not cause undue distraction to traffic on the adjacent street or impede views at street or railroad intersections.

B. The sign will not cover or blanket any prominent view of a structure or facade of historical or architectural significance.

C. The sign will not obstruct views of users of adjacent buildings to side yards, front yards or to open space.

D. The sign will not distract, intrude upon or negatively impact the visual quality of a public open space such as a public recreation facility, square, plaza, courtyard and the like.

E. The sign is compatible with building heights of the existing neighborhood and does not impose a foreign or inharmonious element to an existing skyline.

F. The sign's lighting will not cause hazardous or unsafe driving conditions for motorists and will not glare, reflect or spill onto adjacent business or residential areas.

c. Manner:

(1) The maximum area of a message center sign is fifty (50) square feet of the total square footage of the sign in which it is located; provided, however, where the property upon which the message center is to be executed possesses a single, contiguous street frontage equal to or greater than four hundred (400) linear feet, total square footage shall not exceed eighty (80) square feet.

(2) The lighting on message centers shall not exceed the following light measurements, as made using a one degree (1°) photographic exposure meter (spot meter) and measured one hundred feet (100') from the sign at a position five feet (5') to six feet (6') above ground level perpendicular from the face of the sign:

A. Daylight: The average exposure value (EV) shall not exceed fourteen (14) EV during the sign's normal running cycle, and shall never peak higher than fifteen (15) EV.

B. Night: The average exposure value (EV) shall not exceed twelve (12) EV during the sign's normal running cycle, and shall never peak higher than thirteen and one-half (13.5) EV.

(3) Flashing (the same copy flashing on and off repeatedly) is prohibited.

(4) Word messages shall not have a change frequency less than one second per frame.

(5) Animated graphics and enhancements are allowed so long as they are not used in conjunction with on/off flashing and as long as the sign does not include any full motion video, live or delayed.

(M) Multi-Tenant Signs:

1. Definition: A "multi-tenant sign" is a sign that is erected on its own vertical framework consisting of one or more uprights supported by the ground and generally used to identify several commercial, service, and/or office uses within a single common subdivision or development.

2. Multi-Tenant Signs Permissible: Multi-tenant signs are permissible subject to the following conditions:

a. Time: A sign permit shall not be issued to erect or place a multi-tenant sign on a property until a sign coordination plan as defined in section 10-9-16 of this chapter has been approved with a plat and/or site plan for the property by the city and after issuance of a building permit for a building within the multi-tenant zone.

b. Place:

(1) Multi-tenant signs are allowed only in conjunction with nonresidential uses.

(2) A multi-tenant sign shall be located within a multi-tenant zone. A multi-tenant zone shall:

A. Consist of multiple businesses/tenants with the same subdivision name or multiple lots which were depicted on the same preliminary plat or site plan;

B. Be united through common building architecture, color, and materials, landscaping and parking.

(3) A multi-tenant sign is allowed on the same lot as a freestanding sign, but the total number of multi-tenant signs and freestanding signs located within a multi-tenant zone shall generally not exceed the number of lots located within the multi-tenant zone. The total number of signs shall be allowed to exceed the number of lots when additional freestanding or multi-tenant signs are allowed on a property in accordance with subsections (G)2c(6)B and (M)2c(5) of this section.

(4) Minimum setback is ten feet (10') from the street, measured from the face of the curb or edge of pavement. In no case shall a multi-tenant sign encroach into public right of way.

(5) A multi-tenant sign shall not be located closer than fifty feet (50') to another multi-tenant sign or a freestanding sign.

c. Manner:

(1) Prior to city consideration of a multi-tenant zone, all property owners located within a proposed multi-tenant zone must submit notarized letters to the city authorizing the creation of the multi-tenant zone. A lot shall only be included in one multi-tenant zone.

(2) The vertical support structure of a multi-tenant sign shall be a minimum of twenty four inches (24") wide. The minimum width may be calculated as a total of multiple support structures. However, no single support structure shall be less than twelve inches (12") in width.

(3) Multi-tenant signs shall be constructed of materials that are similar to or that complement the building materials on the front building facade of the principal building on the same lot.

(4) Multi-tenant signs constructed in conjunction with freestanding and internal directional signs shall be consistent with the building elements and materials of the freestanding and internal directional signs on the same lot and/or within the multi-tenant zone. Architectural embellishments are also encouraged and may be considered through the review of the sign coordination plan defined in section 10-9-16 of this chapter.

(5) One multi-tenant sign is allowed for the first six hundred feet (600') of street frontage of the multi-tenant zone. For multi-tenant zones that exceed six hundred feet (600') of street frontage, one additional multi-tenant sign is allowed for each additional six hundred (600) linear feet of street frontage, or portion thereof, up to a maximum of three (3) multi-tenant signs per street frontage.

(6) The maximum area of a multi-tenant sign shall be one hundred fifty (150) square feet. For multi-tenant zones that exceed two hundred feet (200') of street frontage, the maximum area of a multi-tenant sign shall be three hundred (300) square feet.

(7) The maximum height of a multi-tenant sign is thirty five feet (35').

(N) Projecting Signs:

1. Definition: A "projecting sign" is a sign attached to and projecting out from a building face or wall more than twelve inches (12"), generally at a right angle to the building.

2. Projecting Signs Permissible: Projecting signs are permissible subject to the following conditions:

a. Time: A sign permit shall not be issued to erect or place a projecting sign on a property until a building permit has been issued for the building on which the sign is to be attached.

b. Place:

(1) Projecting signs are permitted in conjunction with a nonresidential use.

(2) If a projecting sign is constructed over a sidewalk, a minimum of nine feet (9') shall be provided between the grade of the sidewalk and the lowest portion of the projecting sign.

c. Manner:

(1) Each building or tenant is allowed a maximum of one projecting sign per wall that faces a street, public way, or parking area.

(2) The maximum area of a projecting sign is twelve (12) square feet.

(O) Roof Signs:

1. Definition: A "roof sign" is a sign that is painted directly upon or mounted on the roof of any building.

2. Roof Signs Permissible: Roof signs are permissible subject to the following conditions:

- a. Time: A sign permit shall not be issued to erect or place a roof sign on a property until a site plan and/or final plat has been approved by the city for development of the property and after the issuance of a building permit for a building on the property.
- b. Place:
 - (1) Roof signs are permitted in conjunction with a nonresidential use.
 - (2) Roof signs shall not be allowed to face property zoned, or designated on the future land use plan, for single-family uses if the sign is within one hundred fifty feet (150') of the property line of said residential property.
- c. Manner:
 - (1) Each nonresidential use may have one roof sign in lieu of wall signage. The square footage of a roof sign erected on a building will be deducted from the allowable wall sign area for the same building.
 - (2) The maximum size of the roof sign is three (3) square feet per linear foot of building width, up to a maximum of one hundred fifty (150) square feet.
 - (3) Roof signs shall be designed to look like part of the building or roof structure with the supports, anchors, or braces for the roof sign being enclosed or designed so that they are not readily visible from the street or other public way.
 - (4) In no case shall a roof sign project beyond the wall line of any outer building wall.

(P) Sandwich Board Signs:

1. Definition: A "sandwich board sign" is a temporary sign that is generally constructed in such a manner as to form an "A" or a tent like shape that is placed on, but not permanently attached to the ground. This definition also includes signs of a similar temporary nature that are constructed with a base and single upward sign face, forming an upside down "T".

2. Sandwich Board Signs Permissible: Sandwich board signs are permissible subject to the following conditions:

- a. Time:
 - (1) A sign permit shall not be issued to erect or place a sandwich board sign on a property until a certificate of occupancy has been issued for a building on the property.
 - (2) Sandwich board signs may be placed on properties during business hours only.
- b. Place:
 - (1) Sandwich board signs are allowed only in conjunction with a nonresidential structure or use and only in either of the following two (2) circumstances:
 - A. Sandwich board signs are allowed within multi-tenant developments. Sandwich board signs within multi-tenant developments shall be located on the interior of the property and shall not be located within any public right of way.
 - B. Sandwich board signs are allowed within the boundaries (as they exist or may be amended) of the downtown business improvement district 1. Sandwich board signs within the downtown business improvement district 1 may be located within public right of way.

- (2) Sandwich board signs shall not be located within a landscaped area, parking space, or vehicular travelway.
- (3) Sandwich board signs shall be located not more than ten feet (10') from the door of the business or use utilizing the sign.
- (4) Sandwich board signs shall not be located closer than three feet (3') to the curb of any adjacent street.
- (5) Should a sandwich board sign be placed on or adjacent to a sidewalk, an unobstructed pedestrian clearance of at least five feet (5') in width must be provided adjacent to the sign.
- c. Manner:
 - (1) The maximum size of a sandwich board sign is eight (8) square feet with a maximum height of four feet (4') and a maximum width of two feet (2').
 - (2) A maximum of one sandwich board sign may be placed per business or tenant on the property where the sandwich board sign(s) is located.
 - (3) Sandwich board signs shall be placed no closer than twenty feet (20') from other sandwich board signs.

(Q) Skylights And Searchlights:

1. Definition: A "skylight or searchlight" is a temporary sign that uses a large high power light pointed into the sky to attract attention to a particular location or event.
2. Skylights And Searchlights Permissible: Skylights and searchlights are permissible subject to the following conditions:
 - a. Time:
 - (1) A sign permit for a skylight or searchlight shall not be issued until the city has issued a certificate of occupancy for a building on the property.
 - (2) A skylight or searchlight may be utilized on a lot for no more than six (6) 15-day periods per calendar year. In the case of multiple businesses or tenants located on a single lot, each business is allowed to utilize a skylight or searchlight on the lot for six (6) 15-day periods provided that no more than one skylight or searchlight is located on the lot at any one time and provided a minimum of fifteen (15) days transpires between the removal of a skylight or searchlight permitted by one business and the placement of another skylight or searchlight permitted by another business.
 - b. Place:
 - (1) Skylights or searchlights are allowed only in conjunction with a nonresidential use.
 - (2) Skylights or searchlights shall not be located in required parking spaces, driveways that provide access to parking spaces, or fire lanes, nor shall they encroach into a right of way.
 - (3) The minimum setback from the road right of way is thirty feet (30').
 - c. Manner: Skylights or searchlights shall generally be pointed upward and not aimed at any building or traffic.

(R) Subdivision Entry Signs:

1. Definition: A "subdivision entry sign" is a sign that generally identifies a development and that generally refers to the platted name of the subdivision.
2. Subdivision Entry Signs Permissible: Subdivision entry signs are permissible subject to the following conditions:
 - a. Time: A sign permit shall not be issued to erect or place a subdivision entry sign on a property until a final plat or site plan has been approved by the city for development of the property.
 - b. Place: All subdivision entry signs shall be located within the platted limits of a subdivision.
 - c. Manner:
 - (1) Subdivision entry signs may be in the form of a sign mounted to a subdivision monument, screening wall, retaining wall, or similar structure, so long as the sign does not project above the top of the structure.
 - (2) Subdivision entry signs shall have a maximum area of one hundred (100) square feet and a maximum height of eight feet (8').
 - (3) The maximum number of subdivision entry signs shall equal one freestanding sign or two (2) signs attached to screening walls or similar structures (not a combination of both) per street entrance.
 - (4) Alternative types of subdivision entry signs, including, but not limited to, neighborhood entry signs within an overall subdivision, may be approved as part of a sign coordination plan as outlined in section 10-9-16 of this chapter. The sign coordination plan shall be submitted for review with the final plat, landscaping, and screening wall plans.

(S) Subdivision Monuments:

1. Definition: "Subdivision monuments" are physical improvements such as signs, walls, or structures, constructed to draw attention to or enhance a subdivision entrance or its surrounding area. A subdivision monument may require issuance of a building permit depending upon the design of the proposed monument. The current building code should be consulted to determine whether a building permit will be required or not.
2. Subdivision Monuments Permissible: Subdivision monuments are permissible subject to the following conditions:
 - a. Time: A sign and/or building permit shall not be issued to erect or place subdivision monuments on a property until a final plat or site plan has been approved by the city for development of the property.
 - b. Place:
 - (1) Subdivision monuments placed on private property shall observe all building line and setback requirements. However, a nonhabitable monument may encroach into a required setback provided all visibility clips and easements are observed and the monument is deemed by city staff not to negatively impact fire protection of existing or future development.
 - (2) Subdivision monuments may not be erected within an area designated as future right of way on the city's master transportation plan.
 - c. Manner:
 - (1) The developer of the subdivision monument must provide a plan for future maintenance of the monument to the city for review.

- (2) The maximum height of subdivision monuments shall be twenty five feet (25').

(T) Wall Signs:

1. Definition: A "wall sign" is a sign painted on or erected parallel to and generally extending not more than twelve inches (12") from the facade of any building to which it is attached, supported throughout its entire length by the building face.
2. Wall Signs Permissible: Wall signs are permissible subject to the following conditions:
 - a. Time: A sign permit shall not be issued to erect or place a wall sign on a property until a site plan and/or final plat has been approved by the city for development of the property and after the issuance of a building permit for a building on the property.
 - b. Place:
 - (1) Wall signs are permitted in conjunction with a nonresidential use.
 - (2) Wall signs shall not be allowed on any facade (other than the main front of the building) that faces property zoned, or designated on the future land use plan, for single-family uses if the sign is within one hundred fifty feet (150') of the property line of said residential property.
 - c. Manner:
 - (1) Each nonresidential use may have up to three (3) square feet of wall signage per linear foot of building width. The total square footage of allowed wall signage may be split into multiple signs.
 - (2) In no case shall a wall sign project above the roof line or parapet wall of any building.
 - (3) The maximum size of a wall sign located within a professional office overlay district shall be twenty five (25) square feet. (Ord. 2957, 12-8-2008)

10-9-9: ALLOWABLE SIGNS THAT DO NOT REQUIRE THE ISSUANCE OF A SIGN PERMIT:

The following signs are allowed and do not require the issuance of a sign permit, provided the signs comply with the following conditions and the specifications listed in section 10-9-5 of this chapter, unless otherwise specified.

(A) Civic Signs:

1. Definition: A "civic sign" is a temporary stake sign that publicizes times or locations of meetings or special events of homeowners' associations, religious organizations or groups, or civic groups. This definition excludes directional signs for regularly scheduled religious events. A civic sign may also publicize times or locations of special events for schools and athletic team registrations.
2. Civic Signs Permissible: Civic signs are permissible subject to the following conditions:
 - a. Time: Civic signs shall be erected no more than seven (7) days prior to the meeting or event and removed no more than forty eight (48) hours after the meeting or event.
 - b. Place: See section 10-9-5, "General Sign Specifications And Design", of this chapter.
 - c. Manner: Civic signs shall not exceed six (6) square feet in area.

(B) Cloud Buster Signs:

1. Definition: A "cloud buster sign" is a temporary sign inflated so that it rises into the air and is anchored to the ground, vehicle, structure, or any other fixed object used for the purpose of advertising or drawing attention to a business, activity, commodity, service, sale, or product.
2. Cloud Buster Signs Permissible: Cloud buster signs are permissible subject to the following conditions:
 - a. Time:
 - (1) A cloud buster sign shall not be erected on a property until the city has issued a certificate of occupancy for a building on the property.
 - (2) A cloud buster sign may be erected on a lot for no more than six (6) 15-day periods per calendar year. In the case of multiple businesses or tenants located on a single lot, each business is allowed to erect a cloud buster sign on the lot for six (6) 15-day periods, provided that no more than one cloud buster sign is located on the lot at any one time and provided a minimum of fifteen (15) days transpires between the removal of a cloud buster sign erected by one business and the placement of another cloud buster sign erected by another business.
 - b. Place:
 - (1) Cloud buster signs shall not be located in required parking spaces, driveways that provide access to parking spaces, or fire lanes, nor shall the sign encroach into a right of way.
 - (2) The minimum setback from the road right of way is ten feet (10').
 - c. Manner:
 - (1) Cloud buster signs shall be securely attached at all times to the ground, parked vehicle, structure, or any other fixed object.
 - (2) Should a cloud buster sign lose its buoyancy and fall to the ground, it shall not be so high, or located in such a position, so that the device or its tether line falls across a power line or public right of way.

(C) Construction Identification Signs:

1. Definition: A "construction identification sign" is a temporary sign that is generally used to advertise a new building, opening dates, leasing opportunities, and/or to identify the property owner, architect, contractor, engineer, landscape architect, or financier engaged in the design, construction or improvement of the premises on which the sign is located. Construction identification signs are also used to advertise sales and zoning information of properties.
2. Construction Identification Signs Permissible: Construction identification signs are permissible subject to the following conditions:
 - a. Time:
 - (1) A construction identification sign shall not be erected on a property until a building permit has been issued to build a structure on the property or until the city authorizes the construction of utilities or other amenities on the property.
 - (2) For properties with single- or two-family zoning or future land use plan designation, the sign shall be removed upon the issuance of certificates of occupancy for ninety five percent (95%) of the homes within a single-family or two-family subdivision.
 - (3) For properties with agricultural, multi-family, or nonresidential zoning or future land use plan designation, the sign shall be removed prior to the issuance of the certificate of occupancy for any building on the property.
 - b. Place:
 - (1) A construction identification sign shall be located no closer than fifteen feet (15') to any property line.
 - (2) The minimum distance between construction identification signs is two hundred feet (200').
 - c. Manner:
 - (1) The maximum area of a construction identification sign is ninety six (96) square feet.
 - (2) The maximum height of a construction identification sign is twelve feet (12').
 - (3) A maximum of one construction identification sign shall be placed on a property per street frontage. If multiple construction identification signs are permitted on a tract of land, only one sign shall be placed along each street frontage. A platted single-family or two-family subdivision shall be considered a single property for the purpose of this provision.

(D) Flags:

1. Definition: A "flag" is a piece of fabric attached to a staff or cord on one end and generally used as a symbol of a nation, state, political subdivision, or organization.
2. Flags Permissible: The United States flag is exempt from the following conditions. All other flags are permissible subject to the following conditions:
 - a. Time: A flag shall not be placed on a property until a site plan and/or final plat has been approved by the city for development of the property.
 - b. Place:
 - (1) A flag and its supporting structure shall be located on private property behind the property line.
 - (2) Flags may be placed at parks during social and athletic events.
 - c. Manner:
 - (1) The maximum height of a flagpole or other supporting structure shall be thirty five feet (35').
 - (2) The maximum area of a flag is sixty (60) square feet.
 - (3) A maximum of three (3) flags shall be located on a property.

(E) Garage Sale Signs:

1. Definition: A "garage sale sign" is a temporary sign used to advertise a garage sale, yard sale, or similar event on a residential property. This definition includes off premises signs for this purpose.
 2. Garage Sale Signs Permissible: Garage sale signs are permissible subject to the following conditions:
 - a. Time: A garage sale sign shall not be erected earlier than twelve o'clock (12:00) noon on the day before a garage sale or similar event and must be removed by twelve o'clock (12:00) noon on the day following the garage sale or similar event.
 - b. Place:
 - (1) A garage sale sign shall be erected only on private real property, with the consent of the property owner. In general, a garage sale sign shall be erected no closer than ten feet (10') from the street pavement.
 - (2) Garage sale signs shall not be placed closer than sixty feet (60') from another garage sale sign.
 - c. Manner: Garage sale signs shall not exceed six (6) square feet in area.
- (F) Government Signs:
1. Definition: A "government sign" is a temporary stake sign used to convey information to the public regarding city, state, or federal government activities and events.
 2. Government Signs Permissible: Government signs are permissible subject to the following conditions:
 - a. Time: No restrictions.
 - b. Place: See section 10-9-5, "General Sign Specifications And Design", of this chapter.
 - c. Manner: No restrictions.
- (G) Home Improvement Signs:
1. Definition: A "home improvement sign" is a temporary stake sign that displays the name of a roofing, fence, pool, paint, landscape or other home improvement contractor currently performing home improvement work at a residential location.
 2. Home Improvement Signs Permissible: Home improvement signs are permissible subject to the following conditions:
 - a. Time: A home improvement sign may be erected upon commencement of home improvement work and shall be removed when the home improvement work is completed.
 - b. Place: A home improvement sign shall be erected on the lot on which the home improvement is occurring. In general, a home improvement sign shall not be erected closer than ten feet (10') from the edge of the street pavement.
 - c. Manner:
 - (1) Home improvement signs shall not exceed nine (9) square feet in area.
 - (2) A maximum of one home improvement sign per contractor may be erected on a lot. In the event of multiple contractors working on a lot at the same time, up to three (3) home improvement signs may be located on a single lot at any given time.
- (H) Human Signs:
1. Definition: A "human sign" is a temporary sign held by or attached to a human for the purposes of advertising or otherwise drawing attention to an individual, business, commodity, service, activity, or product. A person dressed in costume for the purpose of advertising or otherwise drawing attention to an individual, business, commodity, service, activity, or product shall also be construed as a human sign.
 2. Human Signs Permissible: Human signs are permissible subject to the following conditions:
 - a. Time: No restrictions.
 - b. Place: All human signs shall be located on private property. In general, a human sign shall not be located closer than ten feet (10') from the edge of the street pavement.
 - c. Manner: No restrictions.
- (I) Instructional Signs:
1. Definition: An "instructional sign" is a sign that provides instruction, information, or direction to the general public. The sole purpose of an instructional sign is to provide such information to the general public that is essential to the health, safety, and public welfare of the community. Instructional signs shall include, but are not limited to, signs identifying restrooms, public telephones, handicap parking spaces, reserved parking spaces, freeze warning, no trespassing, no dumping, no loitering, and construction entrance signs. Signs erected by the city, state or federal government for the purpose of public instruction, warning, street or highway designation, control of traffic and similar uses incidental to the public interests shall be considered instructional signs. An instructional sign also includes signs of a warning, directive or instructional nature erected by a public utility company that operates under a franchise agreement with the city.
 2. Instructional Signs Permissible: Instructional signs are permissible subject to the following conditions:
 - a. Time: No restrictions.
 - b. Place: No restrictions.
 - c. Manner:
 - (1) The maximum area of an instructional sign is sixteen (16) square feet.
 - (2) An instructional sign shall contain no other message, copy, announcement, or decoration other than the essential instruction, information, or direction and shall not advertise or otherwise draw attention to an individual, business, commodity, service, activity, or product.
- (J) Political Signs:
1. Definition: A "political sign" is a temporary sign relating to the election of a person to a public office, relating to a political party, relating to a matter to be voted upon at an election called by a public body or containing primarily a political message.
 2. Political Signs Permissible: Political signs are permissible subject to the following conditions:
 - a. Time: A political sign relating to the election of a person running for public office or relating to a matter to be voted upon at an election called by a public body cannot be erected for more than sixty (60) days prior to the election date for which the candidate or matter is scheduled to be held. Signs must be removed within two (2) days after the election.
 - b. Place: Political signs shall be located only on private real property with the consent of the property owner. In general, a political sign shall not be erected closer than ten feet (10') from the edge of the street pavement.
 - c. Manner:
 - (1) Political signs shall not exceed thirty six (36) square feet in area.
 - (2) Political signs shall not exceed eight feet (8') in height measured from the ground to the highest point of the sign.
 - (3) Political signs shall not be illuminated.
- (K) Real Estate Signs:
1. Definition: A "real estate sign" is a temporary stake sign that advertises a home, building, or property for sale or lease. This definition includes off premises real estate signs for directional purposes.
 2. Real Estate Signs Permissible: Real estate signs, both on premises and off premises, are permissible subject to the following conditions:
 - a. Time: No restrictions.
 - b. Place:
 - (1) Real estate signs shall not be located within any public right of way. In general, a real estate sign shall be erected no closer than ten feet (10') from the street pavement.
 - (2) An on premises real estate sign shall be erected on the lot on which the home or property is for sale or lease.
 - (3) An off premises real estate sign shall be erected only on private real property, and only with the consent of the property owner. No more than three (3) off premises real estate signs may be located on any single lot or property.
 - c. Manner:
 - (1) A maximum of one real estate sign per street frontage may be erected on a lot.
 - (2) Residential real estate signs shall not exceed nine (9) square feet in area.
 - (3) Real estate signs on property zoned for nonresidential uses shall not exceed thirty two (32) square feet in area.

(4) Real estate signs on agricultural properties shall not exceed thirty two (32) square feet in area. Only properties that are larger than forty (40) acres and that currently produce agricultural products shall be considered to be agricultural properties.

(5) All real estate signs shall be located in conformance with the provisions of section 10-9-5 of this chapter. (Ord. 2957, 12-8-2008)

3. Open House Real Estate Signs: Open house real estate signs, both on premises and off premises, are permissible subject to the following conditions:

a. Time:

(1) Open house signs may only be permitted on the public right of way one hour before and one hour after a scheduled open house. The total time an open house sign will be permitted on the public right of way shall not exceed five (5) hours in one day.

(2) No open house sign shall block the access of any public right of way so as to prevent passage by the general public including wheelchair access.

(3) All open house signs are to be removed from the public right of way within one hour after the completion of the open house.

(4) Open house signs are permitted only during the hours between sunrise and sunset.

b. Manner:

(1) Real estate open house signs placed on a sidewalk shall have a pedestrian or wheelchair passageway of a minimum of thirty six inches (36").

(2) Real estate open house signs shall not exceed nine (9) square feet in area.

(3) Real estate open house signs shall not be placed in a manner that would obstruct an ADA sidewalk ramp.

(4) Real estate open house signs placed in the right of way will not exceed thirty six inches (36") in height.

(5) Real estate open house signs may not be illuminated, either internally or externally. (Ord. 3066, 3-10-2014)

(L) Residential Nameplate Signs:

1. Definition: A "residential nameplate sign" is a sign that states the name of the occupant of a residential unit.

2. Residential Nameplate Signs Permissible: Residential nameplate signs are permissible subject to the following conditions:

a. Time: A residential nameplate sign shall not be erected on a property until the city has issued a certificate of occupancy for a residential unit on the property.

b. Place: A residential nameplate sign shall be located on private real property. In general, a residential nameplate sign shall be erected no closer than ten feet (10') from the street pavement.

c. Manner:

(1) The maximum size of a residential nameplate sign shall be two (2) square feet.

(2) The maximum height of a residential nameplate sign shall be seven feet (7').

(3) Each household unit may have a maximum of one residential nameplate sign.

(M) Scoreboards:

1. Definition: "Scoreboards" are signs erected at an athletic field, stadium or court and that are generally used to maintain the score or time expired in an event at the field or stadium.

2. Scoreboards Permissible: Scoreboards are permissible subject to the following conditions:

a. Time: No restrictions.

b. Place: Scoreboards shall be erected within the limits of and face into the athletic field, stadium or court.

c. Manner: No restrictions.

(N) Sponsor Signs:

1. Definition: A "sponsor sign" is a sign that is mounted or applied to the inside of a fence or wall surrounding an athletic field, stadium or court, such as an outfield wall of a baseball field, and intended to be viewed by spectators of an athletic event at the field or court.

2. Sponsor Signs Permissible: Sponsor signs are permissible subject to the following conditions:

a. Time: No restrictions.

b. Place: Sponsor signs shall be erected within the limits of and face into the athletic field, stadium or court.

c. Manner: No restrictions.

(O) Vehicle Signs:

1. Definition: A "vehicle sign" is a sign that is attached to or placed in or on a truck, bus, car, trailer, boat, recreational vehicle, or any other vehicle. Vehicle signs shall exclude bumper stickers, license plates, and inspection and registration stickers.

2. Vehicle Signs Permissible: Vehicle signs are permissible subject to the following conditions:

a. Time: No restrictions.

b. Place: Vehicle signs are permitted provided that during periods of inactivity such vehicle is not parked in the right of way or placed in a manner that the sign is readily visible and intended to be read from adjacent public right of way.

c. Manner:

(1) A vehicle on which a sign is attached cannot be used for the sole purpose of advertising. It is the responsibility of the property owners to provide proof that the vehicle has a legitimate business purpose other than display of the sign.

(2) The signs are painted upon or applied directly to an integral part of the vehicle.

(3) The vehicle is in operating condition, currently registered and licensed to operate on public streets, and actively used in the daily function of the business to which such sign relates.

(4) The vehicle is not used primarily as a static display, advertising a product or service, not utilized as storage, shelter or a distribution point for commercial products or services for the general public.

(P) Vending Machine Signs:

1. Definition: A "vending machine sign" is a sign that is attached to a vending machine, including a gasoline pump, and that generally advertises the products dispensed from the vending machine.

2. Vending Machine Signs Permissible: Vending machine signs are permissible subject to the following conditions:

a. Time: No restrictions.

b. Place: Vending machine signs are allowed only in conjunction with a nonresidential use.

c. Manner: Vending machine signs shall be directly attached to a vending machine. The signs shall be flat and shall not project from the vending machine.

(Q) Wind Device Signs:

1. Definition: A "wind device sign" is a sign that is made of cloth, canvas, plastic, or any flexible material that moves or is designed to move freely in the wind, with or without a frame or other supporting structure, used for the purpose of advertising or drawing attention to a business, commodity, service, sale, or product. This definition includes balloons, pennants, streamers, spinners, or similar devices, but excludes inflatable signs, cloud buster signs and flags as specifically defined in this chapter.

2. Wind Device Signs Permissible: Wind device signs are permissible subject to the following conditions:

a. Time: A wind device sign shall not be erected on a property until the city has issued a certificate of occupancy for a building on the property.

b. Place:

(1) Wind device signs are allowed only in conjunction with a nonresidential use.

(2) Wind device signs shall not be located in required parking spaces, driveways that provide access to parking spaces, or fire lanes, nor shall the sign encroach into a right of way.

(3) The minimum setback from the road right of way is ten feet (10').

c. Manner:

(1) Wind device signs shall be securely attached at all times to the ground, building, or other structure.

(2) The maximum height of a wind device sign, measured from the ground, is the same as the maximum height allowed in the zoning district.

(R) Window Signs:

1. Definition: A "window sign" is a sign that is visible from a public street or sidewalk and that is posted, attached, painted, placed, or affixed in or on a window or a sign that is located within three feet (3') of the inside of a window.
2. Window Signs Permissible: Window signs are permissible subject to the following conditions:
 - a. Time: No restrictions.
 - b. Place: Window signs are allowed only in conjunction with a nonresidential use.
 - c. Manner: The square footage of a window sign shall not exceed twenty five percent (25%) of the square footage of the window in which the sign is located.

(S) Yard Signs:

1. Definition: A "yard sign" is a temporary stake sign that publicizes the arrival of a newborn, the participation of a family member in a school activity or sport, or similar residentially themed event. Yard signs shall also include signs that advertise the presence of a home security system and seasonal or holiday decorations.
2. Yard Signs Permissible: Yard signs are permissible subject to the following conditions:
 - a. Time: No restrictions.
 - b. Place: Yard signs shall be located only on lots containing an occupied residential dwelling. In general, a yard sign shall be erected no closer than ten feet (10') from the street pavement.
 - c. Manner: Signs advertising the presence of a home security system shall not exceed one square foot in area.

(T) Zoning Signs:

1. Definition: A "zoning sign" is a temporary sign erected to publicize the request for zoning or rezoning of a property. (Ord. 2957, 12-8-2008)
2. Zoning Signs Permissible: Zoning signs are permissible subject to the conditions set forth in section 10-9-10 of this title. (Ord. 3091, 3-2-2015)

10-9-10: PROHIBITED SIGNS:

(A) Commercial Billboard Signs: A commercial billboard sign is a large sign, generally supported by a metal or wood frame and consisting of two (2) parallel sign faces oriented in opposite directions, used for the display of posters, printed, painted, or electronic advertisements that generally direct attention to goods, merchandise, entertainment, or services conducted, sold, or offered at a location other than the premises on which the sign is located.

(B) Obscene Signs: An obscene sign is a sign that contains offensive language, is hate based, is discriminatory or on which the dominant theme of material taken as a whole appeals to a prurient interest in sex, or is patently offensive because it affronts community standards relating to the description or representation of sexual matters, and is utterly without redeeming social value.

(C) Portable Signs: Signs designed or intended to be relocated from time to time, whether or not it is permanently attached to a building or structure, or is located on the ground, are prohibited. Portable signs include signs on wheels or on portable or mobile structures, such as, among other things, trailers, skids, tent signs, and airborne signs. This prohibition does not include vehicle, sandwich board, and other similar sign types specifically regulated herein.

(D) Merchandise Displays: No person shall suspend from any building, or pole, structure, sidewalk, parkway, driveway, parking area, or fuel pump island any goods, wares, merchandise or other advertising object or structure for the purpose of advertising such items, other than a sign as defined, regulated and prescribed by this chapter. This prohibition does not apply to the outside display or storage of merchandise as allowed in this title.

(E) Other Signs:

1. Signs which move and/or are animated by means of flashing, traveling or blinking lights, or other means not providing constant illumination, unless specifically allowed within this chapter;
2. Appendages to primary signs which have flashing, blinking, or traveling lights;
3. Any sign which emits audible sound, odor, or visible matter;
4. Any sign located on a property where the contents of that sign do not pertain to a person, activity, idea, business, or product being sold, promoted, or expressed on the premises where the sign is located, unless specifically allowed within this chapter;
5. Any sign not referenced within, or governed by this chapter;
6. Any sign erected without a permit, either prior to or after the adoption of this chapter, if a permit was required;
7. Any sign erected in or over public right of way or other public property, unless the same is erected by the city, county, state or other authorized governmental agency, or with the permission of the city, for public purposes, unless allowed within this chapter; and
8. Any lighted sign erected or displayed within one hundred fifty feet (150') of a residentially zoned property, or designated as residential on the future land use plan, unless the lighting is shielded from view of the residential property and indirect light does not exceed one-half ($\frac{1}{2}$) lumen measured from any property line of the residential property, unless allowed within this chapter. (Ord. 2957, 12-8-2008)

10-9-11: REMOVAL/IMPOUNDMENT OF PROHIBITED SIGNS:

(A) All signs listed in section 10-9-10 of this chapter and other prohibited or noncompliant signs shall be considered a public nuisance and are prohibited by this chapter. Upon identification of any prohibited sign, the building official shall provide written notification of the violation to the owner of the property on which the prohibited sign is located and/or the permittee of the sign. The notification shall state that the offending sign shall be removed by the property owner, agent or person having beneficial use of the land, building or structure upon which such sign is located within the time period prescribed by the building official after written notification to do so. The notification shall further state that if the prohibited sign is not removed within a specific time frame (not to exceed 10 days) a citation may be issued and the city may resort to any civil remedy available up to and including impoundment. If any sign is determined to present an immediate danger to public health, safety, or welfare, the city may remove it immediately. Within ten (10) days of the removal of the sign, the city shall notify the owner of the property on which the sign was located of the reasons for removal of the sign.

Signs authorized by a sign permit with an expiration date shall be removed promptly upon the date of expiration. Signs remaining after the date of expiration shall be deemed prohibited. The sign permit listing the expiration date shall be considered adequate notice of violation.

(B) It shall be unlawful for any person, firm or corporation receiving such written notice or having an expired permit to fail to comply with the direction of the notice. In the event failure to comply with such notice provided under subsection (A) of this section, the building official is hereby authorized to cause the removal and impoundment of such sign. Any expenses incident thereto shall be the responsibility of the owner, agent or person having beneficial use of the land, building or structure upon which such sign was located.

(C) If a sign is placed within the public right of way or on a city owned property in violation of this chapter, the sign may be immediately removed and impounded. (Ord. 2957, 12-8-2008)

10-9-12: RECOVERY OF IMPOUNDED SIGNS:

(A) Impounded signs may be recovered by the owner within fifteen (15) days from the date of the written notification of impoundment by paying a pick up fee, as established by resolution of the city council.

(B) Signs not recovered within fifteen (15) days of impoundment may be disposed of by the city in any manner it shall elect. (Ord. 2957, 12-8-2008)

10-9-13: NEGLECTED AND ABANDONED SIGNS:

(A) A neglected sign is a sign which contains missing panels, burned out lights, missing letters, rust, loose parts, is faded from its natural color, or is in a similar state of disrepair.

(B) An abandoned sign is a sign which, for at least six (6) months does not identify or advertise a bona fide business, lessor, service, owner, product, or activity; or pertains to a time, event, or purpose which no longer applies.

(C) Abandoned signs and neglected signs shall be considered a public nuisance and are prohibited by this chapter. Upon written notification to the permit holder by the building official, such abandoned signs shall be removed from the premises and neglected signs shall be repaired or removed from the premises by the property owner, agent, or person having beneficial use of the land, building, or structure upon which such sign is located. The notification shall state that the offending sign shall be repaired or removed by the owner, agent or person having beneficial use of the land, building or structure upon which such sign is located within ten (10) days after written notification to do so by the building official. The notification shall further state that if the sign is not removed or repaired, a citation may be issued and the city may resort to any civil remedy available to remove or repair the sign, up to and including impoundment. If any sign is determined to present an immediate danger to public health, safety, or welfare, the city may remove it immediately. Within ten (10) days of the removal of the sign, the city shall notify the owner of the property on which the sign was located of the reasons for removal of the sign.

(D) It shall be unlawful for any person, firm or corporation receiving such written notice to fail to comply with the direction of the notice. In the event failure to comply with such notice provided under subsection (C) of this section, the building official is hereby authorized to cause the removal and impoundment of such sign. Any expenses incident thereto shall be the responsibility of the owner, agent or person having beneficial use of the land, building or structure upon which such sign was located. (Ord. 2957, 12-8-2008)

10-9-14: NONCONFORMING SIGNS:

(A) Definition: A "nonconforming sign" is a sign and its supporting structure which does not conform to all or part of the provisions of this chapter, and:

1. Was in existence and lawfully erected prior to the effective date of this chapter;
 2. Was in existence and lawfully located and used in accordance with the provisions of the prior ordinance applicable thereto, or which was considered legally nonconforming thereunder, and has since been in continuous or regular use; or
 3. Was in existence, located, and used on the premises at the time it was annexed into the city limits or included in the city's area of impact and has since been in regular and continuous use.
- (B) Repair Or Replacement: Any nonconforming sign and its supporting structure, which is destroyed, damaged, dilapidated or deteriorated, may be replaced or repaired providing:
1. The new sign does not have a nonconforming feature that the original sign did not have,

2. The new sign does not exceed the size of the original sign,
 3. A nonconforming sign is not expanded or changed, and
 4. A sign permit for the replacement or repair is issued within six (6) months of the date of the damage. The planning and zoning commission may approve requests for extensions within the original six (6) months.
- (C) No Increase In Dimension: No sign or supporting structure which is lawfully reproduced, repaired, or renovated as a nonconforming sign shall be increased in area or height.
- (D) Change Of Interior Panel Allowed: Changing an interior panel of a nonconforming sign is allowed in all cases.
- (E) Relocation: Notwithstanding any other provision of this chapter, any sign which is a legally existing nonconforming sign hereunder may be relocated on the same lot or tract of land, if the sign is required to be removed from its present location because the property upon which the sign is located is acquired by any governmental agency or other entity which has or could have acquired the property through the exercise of its power of eminent domain. Such relocated sign shall be placed, insofar as possible, as to comply with all the provisions of this chapter. (Ord. 2957, 12-8-2008)

10-9-15: VARIANCES:

- (A) Requests for variances to sign regulations shall be made in writing by the applicant and heard by the planning and zoning commission at a public hearing. A variance application may be obtained from the city. Applications for a variance will be administered per the variance process contained in section 10-13-2-1 of this title. The planning and zoning commission's decision on a variance application will be based on the approval criteria in section 10-13-2-1 of this title.
- (B) A variance shall not be approved for a sign that is prohibited by section 10-9-10 of this chapter. (Ord. 2957, 12-8-2008)

10-9-16: SIGN COORDINATION PLAN:

- (A) A sign coordination plan is required prior to the permitting of specified signs to determine overall sign locations on a property, the relationship of the signs to surrounding existing, proposed, and future improvements, and to determine consistency and uniformity among buildings and signs within a multi-tenant zone or residential development. The sign coordination plan shall be submitted to the planning and zoning department.
- (B) A sign coordination plan shall contain the following information:
1. Elevations of the signs illustrating the materials of construction, colors, lighting, font of letters, and dimensions of the signs. If the sign is to be attached to a building, the elevation shall be a composite of the sign and the building.
 2. Elevations depicting the size of the signs in relation to the size of the buildings within the development.
 3. A plan drawn to preliminary plat or site plan specifications of the site illustrating the location of existing and proposed signs on the property and, if required by city staff, on adjacent properties.
 4. Other information to illustrate the consistency and uniformity of the signs.
 5. For multi-tenant signs, the sign coordination plan shall identify a multi-tenant zone. Only those properties and businesses included within the multi-tenant zone shall be included on the multi-tenant signs erected within the multi-tenant zone.
- (C) For nonresidential and multi-family developments, the sign coordination plan shall be submitted to the city for review with a site plan of the property. For single-family and two-family developments, the sign coordination plan shall be submitted to the city for review with a preliminary or final plat of the property.
- (D) The plan will be reviewed and considered for approval by city staff. Staff may approve or deny a sign coordination plan. Should staff deny a sign coordination plan, the plan may be forwarded to the planning and zoning commission for their review and consideration upon receipt of a written appeal request. The planning and zoning commission may approve or deny the plan. A plan that is denied by the planning and zoning commission may be forwarded to the city council for their review and consideration upon receipt of a written appeal request. The city council may approve or deny the plan. The city council's decision is final. (Ord. 2957, 12-8-2008)

Jody Green

From: John Burg <johnburgrealtor@gmail.com>
Sent: Tuesday, May 27, 2025 2:54 PM
To: Planning and Zoning
Subject: Support for Updated Temporary Sign Allowance

You don't often get email from johnburgrealtor@gmail.com. [Learn why this is important](#)

[EXTERNAL SENDER]

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

"*Plotted lots for development shall have no more than 64 square feet of total signage, and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped."

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,
John Burg
647 Filer Ave #101 Twin Falls, ID 83301
johnburgrealtor@gmail.com – (208)-358-4218

Jody Green

From: bhappytk@gmail.com
Sent: Tuesday, May 27, 2025 3:12 PM
To: Planning and Zoning
Subject: Support for Updated Temporary Sign Allowance
Attachments: img-6f3cbb87-0a23-4bba-99b7-60aa56e734c6

You don't often get email from bhappytk@gmail.com. [Learn why this is important](#)

[EXTERNAL SENDER]

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

"Plotted lots for development shall have no more than 64 square feet of total signage, and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped."

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,
Tonya K Burg, Full Time Realtor
647 Filer Avenue, Twin Falls, ID. 83301
208-358-4933

Tonya K Burg
208-358-4933
tonyaburg@realtor.com



kw SUN VALLEY
SOUTHERN IDAHO
KELLERWILLIAMS REALTY



Jody Green

From: Terry Winkle <realestatewithterrywinkle@gmail.com>
Sent: Tuesday, May 27, 2025 4:28 PM
To: Planning and Zoning
Subject: sign allowance

You don't often get email from realestatewithterrywinkle@gmail.com. [Learn why this is important](#)

[EXTERNAL SENDER]

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

"Plotted lots for development shall have no more than 64 square feet of total signage, and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped."

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,



Jody Green

From: Heidi Casdorph <heidicasdorph@tfrealtors.com>
Sent: Tuesday, May 27, 2025 4:57 PM
To: Planning and Zoning
Subject: Support of Update Temp Sign Allowance

You don't often get email from heidicasdorph@tfrealtors.com. [Learn why this is important](#)

[EXTERNAL SENDER]

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

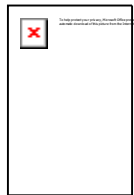
"Plotted lots for development shall have no more than 64 square feet of total signage, and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped."

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,
Heidi Casdorph
Realtor Associate Broker Gateway Real Estate



Heidi Casdorph
Realtor
Gateway Real Estate

"Thanks for the trust in me!...I am never too busy for your referrals!"

321 Eastland Drive
Twin Falls, Idaho 83301
cell **208.420.8978** ~ Office **208.733.5600**
fax **208.733.5606** ~ email heidi@gateway4u.com
Gateway4u.com is the best site to search and list your home!

Disclaimer

The information contained in this message is proprietary and/or confidential. If you are not the intended recipient, please: (i) delete the message and all copies; (ii) do not disclose, distribute or use the message in any manner; and (iii) notify the sender immediately. In addition, please be aware that any message addressed to our domain is subject to archiving and review by persons other than the intended recipient. Thank you.

Jody Green

From: Sid Lezamiz <sid@lezamizrealestate.com>
Sent: Wednesday, May 28, 2025 11:13 AM
To: Planning and Zoning
Cc: francesmalves@gmail.com
Subject: Support for Updated Temporary Sign Allowance

You don't often get email from sid@lezamizrealestate.com. [Learn why this is important](#)

[EXTERNAL SENDER]

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

"*Plotted lots for development shall have no more than 64 square feet of total signage, and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped."

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,

Sid Lezamiz

705 Fillmore St Ste. 1 Twin Falls, ID 83301

(208) 734-7007

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A
Natural Zones: AG, OS		
1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/façade upon which the sign is installed, whichever is lower.	
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.	
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.	

*Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.

10 of 16

Draft Date 4.17.2025

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city. An example photo is attached.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

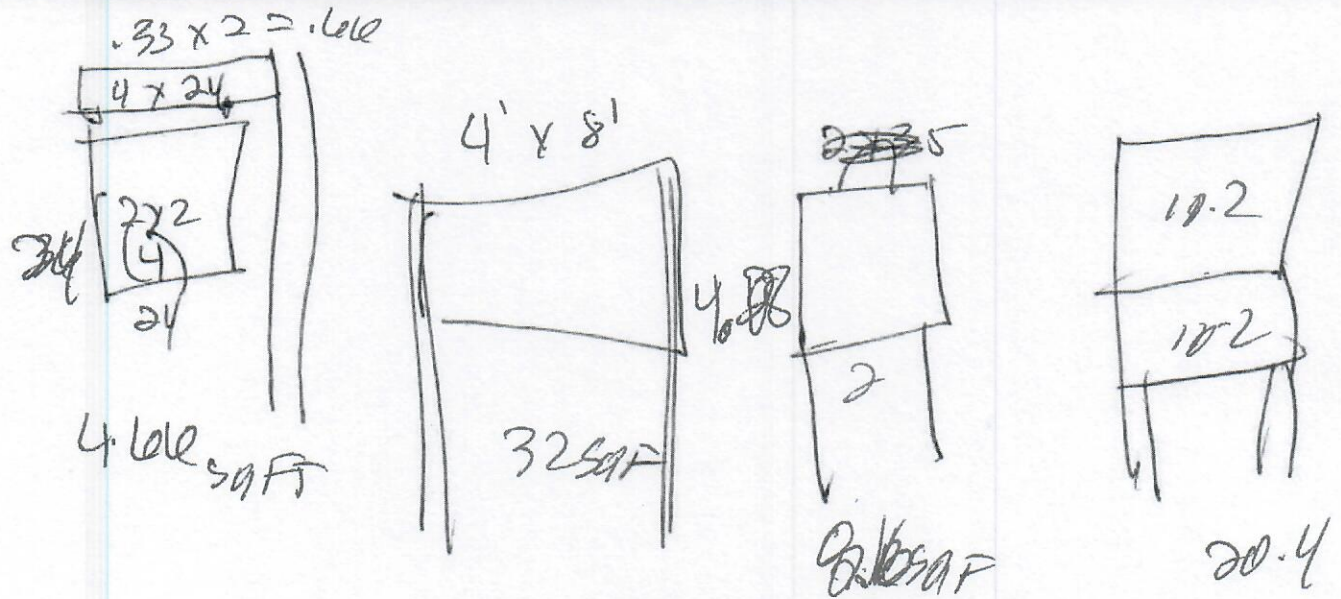
Sincerely,

Cindy Schmidt
Realtor

208-320-3512

Equity Northwest-Southern ID
1346 Fillmore St
Twin Falls, ID 83301

cindy.sells.idaho83301@gmail.com



14.66
 32.00
 6.66
 20.40

 73.72

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A

1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/facade upon which the sign is installed, whichever is lower.
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

Draft Date 4.17.2025

10 of 16

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,

 Michael Morrison
697 Filer Ave, Twin Falls, ID 83301

Dear Twin Falls Planning and Zoning Committee,

As a local sign company, and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A

1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/facade upon which the sign is installed, whichever is lower.
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.

*Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.

Draft Date 4.17.2025

10 of 16

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely, *alex acquistapace*
Advantage Signs

www.AdvantageSignsNow.com
Advantage Signs
Adrian Acquistapace
208-731-9255 **208.733.9677**
Your One Day Sign Service.
Adrian@AdvantageSignsNow.com

Jody Green

From: Terra Lynn Dearth <terra.lynn.dearth@gmail.com>
Sent: Thursday, May 29, 2025 1:34 PM
To: Planning and Zoning
Subject: Proposed Signage

[EXTERNAL SENDER]

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

"*Plotted lots for development shall have no more than 64 square feet of total signage, and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped."

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,

Terra Lynn Dearth

2954 E 3600 N

Twin Falls, ID 83301

Jody Green

From: Walt Hess <walt Hess@gemstaterealty.com>
Sent: Thursday, May 29, 2025 1:40 PM
To: Planning and Zoning
Subject: Signage

You don't often get email from walthess@gemstaterealty.com. [Learn why this is important](#)

[EXTERNAL SENDER]

To the Twin Falls Planning Staff

I support the suggested recommendation that the Western Magic Valley REALTORS are making to your committee.

The recommendation will allow developers, real estate agents etc to clearly show the public what is being developed, what is available and what is already sold.

In regards to directional signage, I don't understand why you would limit the number of signs on a single property, if we are getting the property owners approval. This too is helping buyers and sellers alike.

Thank you for your consideration.

--



Jody Green

From: Becky Hurd <beckyhurd0633@gmail.com>
Sent: Thursday, May 29, 2025 1:45 PM
To: Planning and Zoning
Subject: WMVR Recommendation

You don't often get email from beckyhurd0633@gmail.com. [Learn why this is important](#)

[EXTERNAL SENDER]

As previously discussed, the sign proposal will deeply impact the livelihood of Realtors. I would encourage the Committee to adopt the recommendations below.

1) Our updated recommendation proposes a clearly defined exception for temporary signage in residential districts (RR, TN1, TN2, TN3) during development. Specifically, it includes this important clarification proposed as a footnote:

"Plotted lots for development shall have no more than 80 square feet of total signage, and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped."

2) No limit on directional signs on a single property.



Jody Green

From: Gina Jensen Realtor - 208 Real Estate <ginajrealtor@gmail.com>
Sent: Thursday, May 29, 2025 1:54 PM
To: Planning and Zoning
Subject: Support for updated Temporary Sign Allowance

You don't often get email from ginajrealtor@gmail.com. [Learn why this is important](#)

[EXTERNAL SENDER]

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

"Plotted lots for development shall have no more than 64 square feet of total signage, and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped."

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,

Gina Jensen



Gina Jensen

208 Real Estate

Realtor, Assoc. Broker

GRI, ABR, MRP, E-Pro

208-539-0283

[*ginajrealtor@gmail.com*](mailto:ginajrealtor@gmail.com)

[*www.twinfallshousesforsale.com*](http://www.twinfallshousesforsale.com)

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A
Natural Zones: AG, OS		
1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/façade upon which the sign is installed, whichever is lower.	
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.	
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.	

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

Draft Date 4.17.2025

10 of 16

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city. An example photo is attached.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

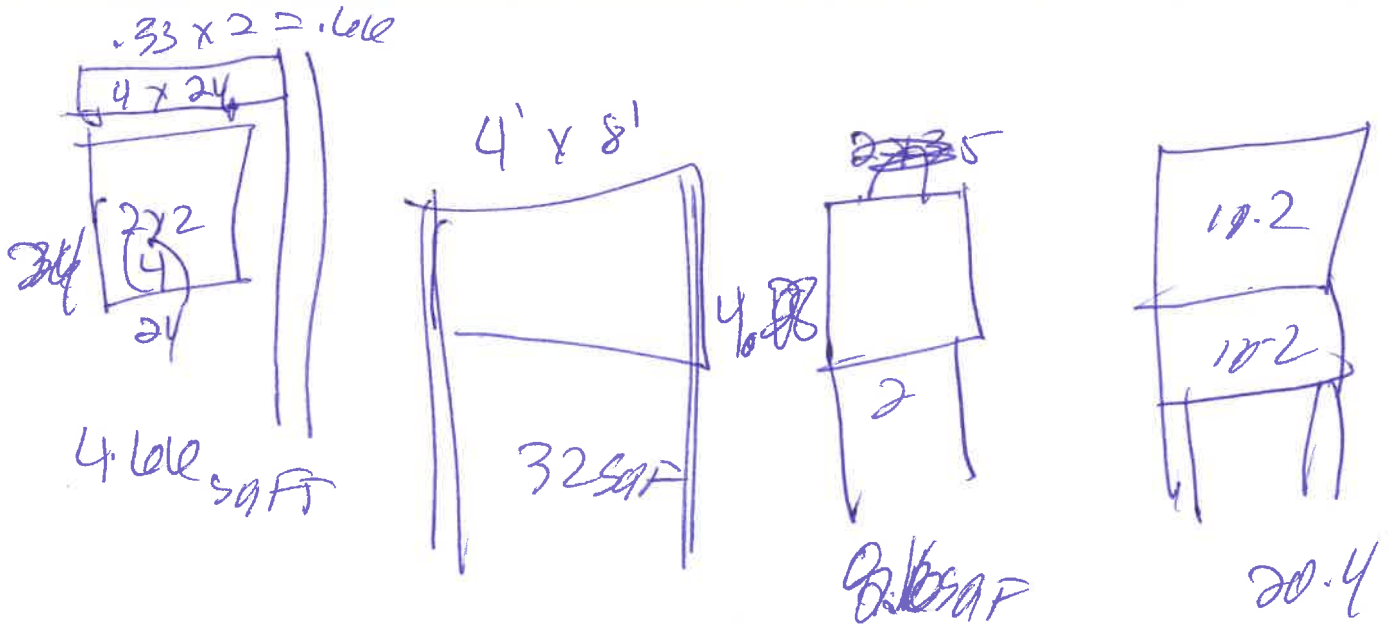
Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,

Authentisign
Rhonda S Young

05/29/25

Realtor | Silvercreek
Realty Group



1
14.66
32.00
~~6.00~~
20.40

64.06 sq ft.
75.22

Jody Green

From: LISA HANEY <southernidahorealtor@gmail.com>
Sent: Thursday, May 29, 2025 2:58 PM
To: Planning and Zoning
Subject: Updated version of sign ordinance

You don't often get email from southernidahorealtor@gmail.com. [Learn why this is important](#)

[EXTERNAL SENDER]

To whom it may concern,

I am sending you this letter to voice my support for the Idaho Realtor's updated modification suggestion(s) to the county's sign ordinance.
Please consider the suggestion when reviewing the documents present by Idaho Realtor's.
It is important to our industry that we have adequate signage and exposure to market properties.

I appreciate your help and consideration.

Kindly,

LISA HANEY

Western Magic Valley Realtors 2025 First Vice President
208 Real Estate Associate Broker
SouthernIdahoRealtor@gmail.com
208-280-0414

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A

1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/facade upon which the sign is installed, whichever is lower.
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

Draft Date 4.17.2025

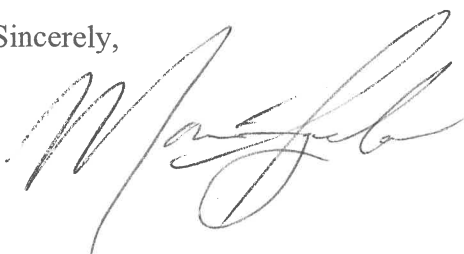
10 of 16

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,



Mariana Angulo

5/29/25

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A

1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/façade upon which the sign is installed, whichever is lower.
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

Draft Date 4.17.2025

10 of 16

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,

Jeffell Belle
BHHS

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A

1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/facade upon which the sign is installed, whichever is lower.
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

Draft Date 4.17.2025

10 of 16

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,

Jillay Clark - Gateway Real Estate

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A
Natural Zones: AG, OS		
1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/façade upon which the sign is installed, whichever is lower.	
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.	
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.	

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

Draft Date 4.17.2025

10 of 16

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,

5/29/2025
Tina Woodley, Realtor
KWSVSI

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A

1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/façade upon which the sign is installed, whichever is lower.
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

10 of 16

Draft Date 4.17.2025

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,


Amanda Marnes - City of Trees Real Estate
Keller Williams Realty Boise
360-640-8348

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A
Natural Zones: AE, OS		
1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/façade upon which the sign is installed, whichever is lower.	
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.	
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.	

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

Draft Date 4.17.2025

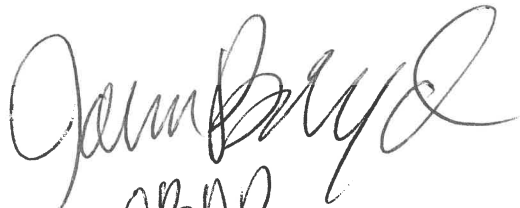
10 of 16

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,


CBOP

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A

1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/façade upon which the sign is installed, whichever is lower.
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

Draft Date 4.17.2025

10 of 16

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

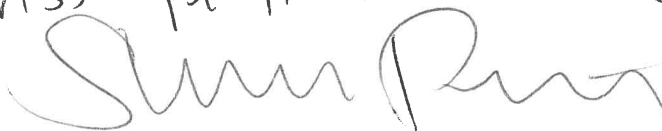
REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,

Sharissa Parham

Smart Group Realty



Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A
Natural Zones: AS, OS		

1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/facade upon which the sign is installed, whichever is lower.
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

10 of 16

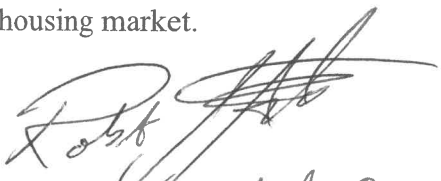
Draft Date 4.17.2025

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,


Robert Adolf
1645 Bel Air Circle
Twin Falls, ID 83301

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A
Natural Zones: AC, OS		
1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/façade upon which the sign is installed, whichever is lower.	
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.	
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.	

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

Draft Date 4.17.2025

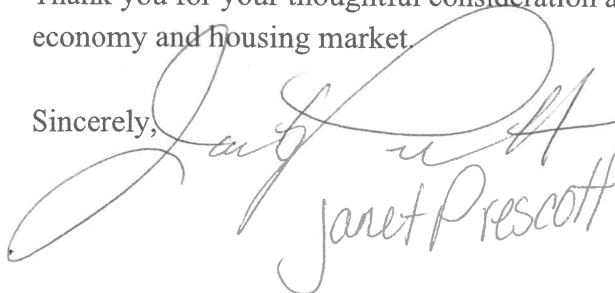
10 of 16

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,


Janet Prescott

Keller Williams SVSI
647 Filer Ave Twin Falls

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A

1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/facade upon which the sign is installed, whichever is lower.
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

10 of 16

Draft Date 4.17.2025

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely, *Jose Ruvacaba - KW*
Jose.orton@gmail.com

647 Filer Ave. Twin Falls 83301

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A

1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/facade upon which the sign is installed, whichever is lower.
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

10 of 16

Draft Date 4.17.2025

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,



Britni Helle, 5-27-25

KW 8851

647 Filer Ave. Twin Falls ID 83301

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A

1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/façade upon which the sign is installed, whichever is lower.
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

Draft Date 4.17.2025

10 of 16

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,

Gary Zep *KWSVS 1*
647 Filer Ave

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A
Natural Zones: AG, OS		
1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/facade upon which the sign is installed, whichever is lower.	
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.	
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.	

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

10 of 16

Draft Date 4.17.2025

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,

HARRIS ALVOS

Kellie Williams

774 Midnight
Gaw Lo.

Twin Falls, ID
83301

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A

1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/facade upon which the sign is installed, whichever is lower.
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

10 of 16

Draft Date 4.17.2025

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,



Ron Jones

Keller Williams SVS
647 Filer Ave

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A

1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/façade upon which the sign is installed, whichever is lower.
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

Draft Date 4.17.2025

10 of 16

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,



KWSVSI

647 Filer Ave, Twin Falls ID 83301

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A

1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/façade upon which the sign is installed, whichever is lower.
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

Draft Date 4.17.2025

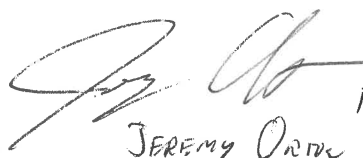
10 of 16

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,

 *KN (Orin Team)*
JEREMY ORIN

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A

1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/facade upon which the sign is installed, whichever is lower.
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

Draft Date 4.17.2025

10 of 16

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,

Francis Alvar
Keller Williams SV&J
647 Jeter Ave
Twin Falls, ID 83301

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A

1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/facade upon which the sign is installed, whichever is lower.
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

Draft Date 4.17.2025

10 of 16

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,

Chuck Taylor
208 REAL ESTATE

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A

1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/façade upon which the sign is installed, whichever is lower.
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.

*Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.

Draft Date 4.17.2025

10 of 16

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,

Movement Mortgage
Dana Johnson
2336 Forest Vale Dr
Twin Falls ID 83301

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A

1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/façade upon which the sign is installed, whichever is lower.
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

10 of 16

Draft Date 4.17.2025

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,

Lara Fahl 5-28-25
Red Door Realty

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A

1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/facade upon which the sign is installed, whichever is lower.
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

10 of 16

Draft Date 4.17.2025

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,



Aaron Hiskin

647 Filer Ave

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A

1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/facade upon which the sign is installed, whichever is lower.
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

10 of 16

Draft Date 4.17.2025

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,

Charlotte McNamee
541 Sun Terrace Dr.
Twin Falls, ID 83301

Keller Williams SKSE

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A

1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/facade upon which the sign is installed, whichever is lower.
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

10 of 16

Draft Date 4.17.2025

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,

VERREL HORNER
KEULER WILLIAMS

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A

1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/façade upon which the sign is installed, whichever is lower.
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

10 of 16

Draft Date 4.17.2025

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,

Lynn E. Ellis
647 Elder Ave
Twin Falls, ID 83301

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A

1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/facade upon which the sign is installed, whichever is lower.
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

Draft Date 4.17.2025

10 of 16

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,

Josh Davis
769 North view Dr
Twin Falls, ID 83301

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A
Natural Zones: AG, OS		

1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/façade upon which the sign is installed, whichever is lower.
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

10 of 16

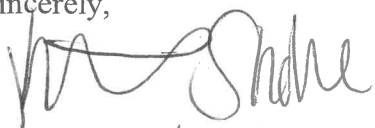
Draft Date 4.17.2025

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,



Kristie Shobe

KW Team Leader

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A

1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/facade upon which the sign is installed, whichever is lower.
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

Draft Date 4.17.2025

10 of 16

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,

 604 Wirsching Ave
Twin Falls, ID
83301

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A
Natural Zones: AF, OS		

1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/façade upon which the sign is installed, whichever is lower.
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

10 of 16

Draft Date 4.17.2025

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,

John Alves,
Hollan Williams

647 Filer
Twin Falls, ID

Jody Green

From: Janelle Shafer <janelle@bhhsidahohomes.com>
Sent: Thursday, May 29, 2025 3:56 PM
To: Planning and Zoning
Subject: Support for Updated Temporary Sign Allowance

You don't often get email from janelle@bhhsidahohomes.com. [Learn why this is important](#)

[EXTERNAL SENDER]

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and invested member of our community, I appreciate the opportunity to share my support for the proposed updates to temporary signage allowances within residential districts (RR, TN1, TN2, TN3). I believe these changes are a thoughtful step toward balancing the needs of property development with neighborhood aesthetics.

In particular, I support the following recommended footnote for residential areas, with an exception for properties under development:

"Plotted lots for development shall have no more than 64 square feet of total signage, and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped."

This recommendation provides practical flexibility for developers, builders, REALTORS®, lenders, and other industry partners during the active phases of development. It also helps protect the character of established neighborhoods, since the larger signage is only permitted during the early stages and doesn't carry over once development is complete. Additionally, this approach aligns with existing U.S. and Idaho Supreme Court precedent, helping reduce legal exposure for the city.

We also respectfully ask the City to reconsider placing a limit on the number of directional signs per property. These signs are typically displayed for just a few hours during events like open houses, and placing restrictions could cause unnecessary complications. We'd encourage allowing property owners the freedom to decide what works best from a marketing perspective.

Thank you for your time, your service to the community, and for considering these recommendations as we work together to support a strong and vibrant local economy and housing market.

Warm regards,



Janelle Shafer
REALTOR®, ABR

208 595 8409

**BERKSHIRE
HATHAWAY**
HOMESERVICES

IDAHO HOMES
& PROPERTIES

🏠 A member of the franchise system of BHH Affiliates, LLC.

1411 Falls Ave. E. • Ste. 215

Twin Falls, ID 83301

[Real Estate Adventures on FB](#)

Jody Green

From: Laura Fitzgerald <laura@idahometeam.com>
Sent: Thursday, May 29, 2025 5:17 PM
To: Planning and Zoning
Subject: Support for Updated Temporary Sign Allowance

You don't often get email from laura@idahometeam.com. [Learn why this is important](#)

[EXTERNAL SENDER]

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

"Plotted lots for development shall have no more than 64 square feet of total signage, and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped."

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,

Laura Fitzgerald
Broker/Owner
IdaHome Realty

LAURA FITZGERALD

BROKER/OWNER

📍 1182 Eastland Dr., N Suite A, Twin Falls

📞 (208) 280-6811

✉️ laura@idahometeam.com

🌐 www.idahomerealty.com



Jody Green

From: Barry Brackett <agentbarrybrackett@gmail.com>
Sent: Friday, May 30, 2025 9:56 AM
To: Planning and Zoning
Subject: sign regs

You don't often get email from agentbarrybrackett@gmail.com. [Learn why this is important](#)

[EXTERNAL SENDER]

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

"Plotted lots for development shall have no more than 64 square feet of total signage, and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped."

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,
Barry Brackett
Broker, Canyon Trail Realty LLC
Office (208)324-3354
Cell (208) 420-1964

Jody Green

From: Denise McClusky <denisemccluskyrealestate@gmail.com>
Sent: Friday, May 30, 2025 9:56 AM
To: Planning and Zoning
Subject: temporary sign ordinance

You don't often get email from denisemccluskyrealestate@gmail.com. [Learn why this is important](#)

[EXTERNAL SENDER]

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

"*Plotted lots for development shall have no more than 64 square feet of total signage, and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped."

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city forgo any limit on the number of direction signs per property. Directional signs are posted for a short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,
Denise McClusky

208-420-8770

Associate Broker, GRI CRS

Silvercreek Realty Group

denisemccluskyrealestate@gmail.com

Jody Green

From: Justin Winson <thejustinwinsongroup@gmail.com>
Sent: Friday, May 30, 2025 10:20 AM
To: Planning and Zoning
Subject: New proposed sign ordinance

You don't often get email from thejustinwinsongroup@gmail.com. [Learn why this is important](#)

[EXTERNAL SENDER]

I spend a lot of time and money marketing my properties and maintaining the signs. I can see where you try to weed out certain types of signs but feel the many thousands of dollars I have spent on signs and have in inventory are in good taste and do not harm the public.

I do agree you should not be able to put signs in the right of way and block the view of traffic.

We hope you consider the proposed plan the Realtors have come up with and hope that fits with all involved with selling homes, Realtors, builders, loan companies, plumbers, framers, electricians, etc.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.



Jody Green

From: Shellien Gilliland <teamshellien@gemstaterealty.com>
Sent: Friday, May 30, 2025 12:50 PM
To: Planning and Zoning
Subject: Sign Ordinance input

You don't often get email from teamshellien@gemstaterealty.com. [Learn why this is important](#)

[EXTERNAL SENDER]

TF P & Z Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposal for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

"*Plotted lots for development shall have no more than 64 square feet of total signage, and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped."

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

I also ask for illumination consideration as in my previous email:

A.2 Illumination: I propose temporary signs should be allowed to be illuminated with the following restrictions: Directional lighting of 500 Lumens or less (equivalent of a 40W bulb) pointed directly at the sign only. Simple low wattage solar lights, currently available on the market, do not have timers but eventually lose their strength before morning. They provide security without posing a risk to passersby, similar to how decorative solar lights are added to private property.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Gratefully,
Shellien Gilliland @ Gem State Realty

- Ramsey Trusted Pro [site](#)
- Glenn Beck TrustedAgent
- 2023 & 2024 Idaho's Best® Statewide Best Brokerage Winner
- 2022 Idaho's Best® Statewide Best Real Estate Agent Winner
- [Reviews](#) * [House Search](#) * [Website](#)



Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A

1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/façade upon which the sign is installed, whichever is lower.
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

Draft Date 4.17.2025

10 of 16

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,


Gary Wolverton
Wolverton Homes
1629 Locust St NE Twin Falls ID 83301

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A

1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/facade upon which the sign is installed, whichever is lower.
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

10 of 16

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,


Sweet Group Realty

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A

1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/facade upon which the sign is installed, whichever is lower.
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

10 of 16

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,

Va Kellogg Sweet# Group Realty

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A

1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/facade upon which the sign is installed, whichever is lower.
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

Draft Date 4.17.2025

10 of 16

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,



Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A

1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/facade upon which the sign is installed, whichever is lower.
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

Draft Date 4.17.2025

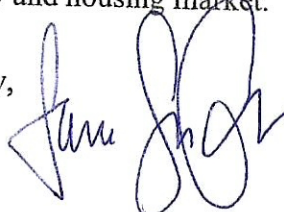
10 of 16

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,

 Silvercreek Realty group

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A

1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/facade upon which the sign is installed, whichever is lower.
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

10 of 16

Draft Date 4.17.2025

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,

Angela Virgin

*Coldwell Banker
Distinctive Properties*

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A

1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/facade upon which the sign is installed, whichever is lower.
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

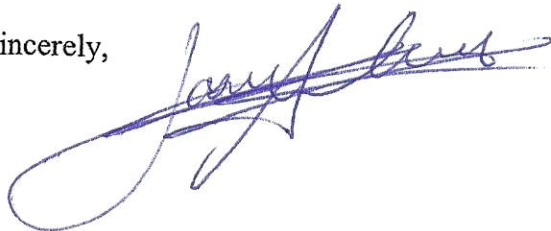
10 of 16

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,



Gem State Realty

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A

1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/facade upon which the sign is installed, whichever is lower.
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

10 of 16

Draft Date 4.17.2025

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,

*Lindsay Hight
Westerra Real Estate Group*

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A

1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/facade upon which the sign is installed, whichever is lower.
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

10 of 16

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,

Kristin Verbrue
Sweet Group Realty

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A

1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/facade upon which the sign is installed, whichever is lower.
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.

**Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.*

Draft Date 4.17.2025

10 of 16

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,

K. Beltran

Gem State Realty

Jody Green

From: Sharon Goedhart <shari.goedhart.realtor@gmail.com>
Sent: Monday, June 2, 2025 3:47 PM
To: Planning and Zoning
Subject: Signage

You don't often get email from shari.goedhart.realtor@gmail.com. [Learn why this is important](#)

[EXTERNAL SENDER]

I am sending this email about the signs that the city is trying to do. I need to let you know that I am following the proposal for the signage that the association is on board with. I just wanted to let you know that I agree with what the realtors are trying to do and I feel like there are other signs that are needed as well. I hope to be at your meeting in June. I think that lots of people did not get the last notice for the end of May and would like the opportunity to speak out on the signs. There are lots of homes that do not sell in a specific number of days and are not built in a fast time frame and need signs. Thanks for taking the time to work with the association and hear the needs of the people in the community.

Thanks Shari Goedhart
Associate Broker Silvercreek Realty Group

Jody Green

From: Mark Jones <mj@rjrealty.com>
Sent: Friday, June 6, 2025 4:09 PM
To: Planning and Zoning
Cc: Mark Jones
Subject: Support for Updated Temporary Sign Allowance

You don't often get email from mj@rjrealty.com. [Learn why this is important](#)

[EXTERNAL SENDER]

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

"Plotted lots for development shall have no more than 80 square feet of total signage, and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped."

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,

Mark E. Jones
Associate Broker, GRI,GRS
Robert Jones Realty, Inc.
Personalized Service since 1974
Past President of the Idaho REALTORS
The Largest Trade Association in Idaho
T 208.733.0404 | F 208.733.0408 | C 208.308.3030
mj@rjrealty.com | rjrealty.com

Dear Twin Falls Planning and Zoning Committee,

As a local REALTOR® and stakeholder in our community, I respectfully urge you to adopt the recommended proposed for temporary signage allowances within residential districts (RR, TN1, TN2, TN3). Specifically, I support the following recommendation as a footnote to these residential areas with an exception for development:

C. Temporary Sign Allowances

Table: Temporary Sign Dimension Allowance		
	Free Standing	Attached
Residential Districts: RR, TN1, TN2, TN3 *		
Total SF	32 Sq Ft (see Footnote 3)	
Max Individual Sign SF	16 Ft	16 Ft
Max Height	10 Ft	Footnote 1
Front Setback	Footnote 2	N/A

1	In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of the building wall/facade upon which the sign is installed, whichever is lower.
2	Set back from property line shall be 3 feet, or equal to the height of the sign, whichever is greater.
3	Any 2 adjoining properties may combine the total allowable square footage, and maximum individual sign size, thereby doubling the total for each category. Placement of these signs shall be on the property line of the adjoining properties.

*Platted lots for development shall have no more than 80 square feet of total signage and no individual temporary sign on such a lot shall exceed 32 square feet while the property is undeveloped.

Draft Date 4.17.2025

10 of 16

This adjustment addresses the temporary needs of developers, builders, REALTORS®, lenders, and other industry partners during property development. This recommendation helps maintain neighborhood aesthetics because the duration is limited during development and does not carry over to established neighborhoods (which continue under the 32 sq. ft. requirement). Moreover, this recommendation comports with existing U.S. and Idaho Supreme Court Precedent, reducing legal risk for the city. An example photo is attached.

REALTORS® also request the city foregoes any limit on the number of direction signs per property. Directional signs are posted for short duration (hours during an open house). Limiting one directional sign per property will create needless issues when the issue should be left to the property owner to decide from a market perspective.

Thank you for your thoughtful consideration and commitment to supporting a vibrant local economy and housing market.

Sincerely,

Authentisign
Rhonda S Young

05/29/25

Realtor | Silvercreek
Realty Group