



Twin Falls Planning & Zoning Commission Agenda

Tuesday, July 28, 2026, 6:00 PM

203 Main Ave East
Twin Falls, ID 83303

Council Chambers

Members -

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

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 the minutes from the following meeting: July 14, 2026.

4) Items of Consideration

5) Public Hearings

a) **ACTION ITEM:**

Request for a Special Use Permit to allow for a Major Event Center with Outdoor Amplified Sound on property located at 602 2nd Avenue South. c/o Tara Rueda (PZ26-0075).

By: Lisa Strickland, City Planner

b) **ACTION ITEM:**

Request for a recommendation to City Council for a Planned Unit Development Amendment – River Hawk Plaza PUD – to allow “Health/Fitness Facility – Minor” on property located at 1341 Park View Dr. c/o Gerald Martens. (PZ26-0077)

By: Kelli Ebersole, City Planner

6) Upcoming Meeting(s)

a) August 5, 2026 - Work Session
August 11, 2026 - Meeting Cancelled
August 25, 2026

7) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Jody Green (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, shall be received 2 business days prior to the date of the hearing to be accepted for consideration by the hearing body.**
 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, July 14, 2026, 6:00 PM

203 Main Ave East
Twin Falls, ID 83303

Council Chambers

Members -

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

Area of Impact: Jeff Bulkley

1) Confirmation of Quorum/Call Meeting to Order

Commissioner Gomes called the meeting to order at 06:00 PM

Members Attending: Gomes, Weatherford, Gadsby, Rambur

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: April 28, 2026.

MOTION: Commissioner Weatherford moved to approve minutes from the April 28, 2026, meeting. Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

4) Items of Consideration

- a) Request for the consideration of the Preliminary Plat for Cook's Corner Subdivision consisting of 3 lots on 39 (+/-) acres located at 3683 N 3000 E. c/o Justin Scheel on behalf of Chris Brann (PZ26-0067).

Staff Presentation:

City Planner Strickland presented the request for the consideration of the Preliminary Plat for Cook's Corner Subdivision consisting of 3 lots on 39 (+/-) acres located at 3683 N 3000 E. c/o Justin Scheel on behalf of Chris Brann (PZ26-0067).

Per City Code 10-12-2-4

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:

- The standards and Regulations of this Title;
- General Conformance with the Comprehensive Plan;
- The availability of public services to accommodate the proposed development;

- d. 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.

On January 20, 2026, the council approved a request to annex 39+/- acres located at the south-west corner of Blue Lakes Blvd S and Orchard Drive with a zoning development agreement allowing for a portion of the property to be zoned Town Neighborhood 2 (TN-2) and the portion located at the intersection of Blue Lakes Blvd S and Orchard Drive to be zoned Community Market (CMT). The zoning development agreement would:

- Established the Community Market zoning as the base zone
- Allowed outright the land-use "Gasoline Service Station";
- Allowed by special use for the land-use "Storage Unit Rentals";
- Limited hours of operation for the storage unit rentals from 7:00 AM - 9:00 PM; and
- Modified the rear yard setback on Lot 1, Block 1 of the ZDA master plan. This modification is proposed to be 10 feet from residential zones rather than 15 feet from residential zones.

The proposed development plan is to be completed in multiple phases with approximately 33 +/- acres consisting of residential and approximately 6 +/- acres designated for commercial development within the Community Market zone. The preliminary plat presented in this request is for the commercial portion of the ZDA Master Development Plan and consists of 3 lots. This proposal is consistent with the comprehensive plan that designates this portion of the property as Neighborhood Commercial on the future land use map with the remaining portion as Town Neighborhood. Therefore, the zoning designation was deemed appropriate, and the property was annexed as CMT & TN-2 under a Zoning Development Agreement.

Staff has reviewed the findings of J-U-B Engineering, which determined the city systems have sufficient capacity to serve the development. Dedication of right of way along Orchard Dr and Blue Lakes Blvd South will need to be provided along with the re-construction of Orchard Dr and Blue Lakes Blvd S to city standards as development occurs.

The right of way will be deeded to the city in the first phase and the reconstruction of Orchard Dr and Blue Lakes Blvd S will occur at the time of the residential development. Staff would support the approval of the preliminary plat.

Upon conclusion, staff finds the preliminary plat compatible with the comprehensive plan and the existing zoning. The existing and planned infrastructure will adequately serve the development. 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 ensure compliance with all applicable city code requirements and standards;
2. Subject to submission of a preliminary plat complaint with the Engineering Memo dated June 9, 2026;
3. Subject to deeding right of way for the entirety of Blue Lakes Boulevard South & Orchard Drive dedication to the City of Twin Falls on the first final plat; and

4. Subject to Blue Lakes Boulevard South being reconstructed to city standards in a phased approach when development occurs.

Applicant Presentation:

Justin Scheel from JUB Engineers presented the request on behalf of the applicant.

PZ/Questions & Comments:

- Commissioner Gomex asked for clarification on what portion was being platted today.
- Planner Strickland pulled up the map and clarified.
- Commissioner Gomes asked about the west property and if it was commercial
- Director Spendlove stated that the west portion is residential, and the only commercial zones are the 2 pieces.

Discussions Followed:

The Commission feels that it follows the annexation and zoning that was requested and approve the plat.

MOTION: Commissioner Weatherford moved to approve the request for the consideration of the preliminary Plat for Cook's Corner Subdivision consisting of 3 lots on 39 (+/-) acres located at 3683 N 3000 E. c/o Justin Scheel on behalf of Chris Brann (PZ26-0067) with staff recommendations. Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

- b) Request for the consideration of the Preliminary Plat for Kemp Subdivision consisting of 8 lots on 4 (+/-) acres located at the 2500 Block of Stadium Blvd c/o David Thibault on behalf of David Kemp.

Staff Presentation:

Senior City Planner Klaver presented the request for the consideration of the Preliminary Plat for Kemp Subdivision consisting of 8 lots on 4 (+/-) acres located at the 2500 Block of Stadium Blvd c/o David Thibault on behalf of David Kemp.

Per City Code 10-12-2-4

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:

- a. The standards and Regulations of this Title;
- b. General Conformance with the Comprehensive Plan;
- c. The availability of public services to accommodate the proposed development;
- d. 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.

The subject property was annexed into the City of Twin Falls boundary in November 2025. At that time, the property was given a zoning designation of Town Neighborhood 1 (TN-1).

The subject property is located on the northwest corner of Stadium Boulevard and Carriage Lane North and consists of just under 4 acres. The property was annexed into City Limits in November 2025, where the City Council placed the following conditions to be completed at the time of development:

1. Stadium Boulevard to be constructed to City of Twin Falls Collector standards to the centerline at the time of development; and
2. Carriage Lane North to be constructed to City of Twin Falls Collector standards to the centerline at the time of development.

At this same time, the property was zoned R-2, which translates to the new TN-1 zoning designation. There is currently an existing house on the property along with a detached accessory structure.

The proposed Kemp Preliminary Plat consists of 8 total lots, of which 7 lots are intended to be buildable residential lots and 1 lot will be dedicated to the City to manage storm water retention. The proposed plat provides for a range of buildable lot sizes from 13,642 SF (0.31 acres) to 39,777 SF (0.91 acres); with an average lot size of 20,211 SF (0.46 acres). With the current zoning, all lots will be eligible for either single-family or duplex residences, which provides for a range of 7–14 units permitted by right and a density range from 1.8–3.6 units per acre. This density is a low density as the zoning designation allows, by right, 6.2–8.7 units per acre.

Water and Sewer models were performed with this application. The models show there are adequate facilities and no major change will be necessary to this preliminary plat.

Access is proposed to each lot. Lots 1, 2, 3, and 4 are proposed to be accessed from Stadium Boulevard and Lots 5, 6, and 7 are proposed to be accessed from Carriage Lane North. Access, particularly the action of backing vehicles out, is problematic on collector roads. Collector roads are designed to move traffic, have higher traffic speeds, and access should be limited.

Lots 1, 2, 3, and 4 have proposed driveway turnarounds. These turnarounds have been utilized on other collector and arterial roads, but they are proving to be ineffective at preventing the backing out onto the roadway. People have used these turnarounds as extra parking spaces, rather than being used as intended to have people turn their car around and pull onto the collector or arterial road facing forwards. To force the correct use of these is near impossible and the City Engineer has stated this is no longer an acceptable option. Staff has conveyed this issue multiple times to the applicant in an attempt to reach alternative access options. The applicant has chosen to move forward with the original design as presented in this staff report. Lots 5, 6, and 7 do not show how access will be handled and similar comments, as stated earlier, apply to these lots accessing a collector road. There is one caveat to the lots accessing Carriage Lane North. Staff is not as concerned regarding backing out onto this road due to the existing development pattern and that Carriage Lane North is a dead end road, which is most likely a dead end road for the next +20 years.

Staff believe that the risk of people backing up and causing accidents is too high to approve the proposed development as presented. Furthermore, staff believe changing the access will change the preliminary plat substantially that a conditional approval would be difficult to do. Due to this, Staff would recommend to deny the application as presented or tabling the application to a date certain to in order for the applicant to provide alternative access options. It's also noteworthy that there is a 15 ft access easement on the north end of Lots 3 and 4.

The annexation conditions to rebuild to the centerlines of Stadium Boulevard and Carriage Lane North for the entirety of the property is still in effect. With this proposed preliminary plat, this condition is not met. The rebuild to centerline includes location of sidewalk, planter strips, pavement widths, and depth. This preliminary plat is not concerned with the depth portion, as this will be taken care of at the time of construction plans. Stadium Boulevard is shown to be rebuilt and updated for most of Stadium Boulevard, with the exception of the right-of-way in front of Lot 1. Furthermore, the existing light pole will need to be moved so the sidewalk does not have the unusual jog. These will need to be corrected and shown as being rebuilt and updated per the condition of annexation from the City Council. Upon conclusion, due to access concerns and scope of right-of-way improvements, **Staff recommends the Commission deny the application or table the application** to a date certain for more information.

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 ensure compliance with all applicable city code requirements and standards;
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 May 19, 2026;
3. Stadium Boulevard to have right-of-way improvements, rebuilt to centerline as conditioned at the time of Annexation by City Council; and
4. A condition to prohibit backing onto the Collector streets. The current configuration shall not be used per City Code 10-12-4-2-F

******Staff has not successfully reached consensus with the applicant on how condition #4 will be accomplished. The Commission should table this item to seek additional driveway layout options or deny this plat.******

Applicant Presentation:

Matt Ahrens from EHM Engineers Inc presented on behalf of the applicant.

PZ/Questions & Comments:

- Commissioner Gomes asked if multifamily is available for the lots.
- Senior Planner Klaver stated that the zoning doesn't allow for multifamily.
- City Engineer Vitek explained that the City doesn't allow backing onto Stadium Blvd and they have found that side facing garages have people backing in the driveway and facing the road to pull out.

Discussions Followed:

The Commission feels this will work for the area.

Condition #4 - require lots 3 & 4 have side entry garages for the purpose of prohibiting backing onto Stadium Boulevard.

MOTION: Commissioner Rambur moved to add condition #4 to have lots 3 & 4 have side entry garages for the purpose of prohibiting backing onto Stadium Boulevard. Commissioner Gadsby seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

MOTION: Commissioner Rambur moved to approve the request for the consideration of the Preliminary Plat for Kemp Subdivision consisting of 8 lots on 4 (+/-) acres located at the 2500 Block of Stadium Blvd. c/o David Thibault on behalf of David Kemp with staff recommendations and added condition. Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

5) Public Hearings

- a) Request for a recommendation to City Council for a Zoning District Change from Central City (CC) to Town Neighborhood-3 (TN-3) on property located at 451 Russet St., c/o Juan Torress. (PZ26-0057) -rescheduled from June 9, 2026, PZC meeting

Staff Presentation:

City Planner Ebersole presented the request for a recommendation to City Council for a Zoning District Change from Central City (CC) to Town Neighborhood-3 (TN-3) on property located at 451 Russet St., c/o Juan Torress. (PZ26-0057) -rescheduled from June 9, 2026 PZC meeting

Per City Code 10-2-5 F(1) Authority to Amend: Whenever the public necessity, convenience, general welfare or good zoning practices require, the council may, by ordinance, after receipt of recommendation thereon from the commission and subject to procedures provided by law, amend, supplement, change or repeal the regulations, restrictions and boundaries or classification of property. (Ord. 2012, 7-6-1981)

Per City Code 10-2-5 F(3) The planning and zoning commission and city council shall review the facts and circumstances of each proposal in terms of the following standards:

- A. How the requested zoning at the location in question would be in the community's best interest;
- B. How the list of uses permitted by the zoning ordinance would blend with surrounding land uses;
- C. If the subject site is physically suitable for the type and intensity of land uses permitted under the proposed zoning district;
- D. If the uses permitted in the proposed zoning district would be adequately served by public facilities and services such as thoroughfares, police and fire protection,

drainage, refuse disposal, water, sewer, and schools, to ensure the public health, safety and general welfare;

- E. If the uses permitted in the proposed zoning district would be compatible in terms of their scale, mass, coverage, density, and intensity with adjacent land uses;
- F. Whether the proposed zoning designation is consistent with the comprehensive plan land use map designation.

Per City Code 10-2-5 F(4) The commission may recommend that the amendment be granted as requested, or it may recommend a modification of the amendment requested, or it may recommend that the amendment be denied. The commission shall ensure that any favorable recommendations for amendments are in accordance with a comprehensive plan and established goals and objectives.

Per City Code 10-2-5 F(5) The council, prior to adopting, revising or rejecting the amendment to this title as recommended by the commission shall conduct at least one public hearing using the same notice and hearing procedures as the commission. Following the council hearing, if said council makes a material change from what was presented at the public hearing, further notice and hearing shall be provided before the council adopts the amendment.

Upon granting or denying an application to amend this title, the council shall specify:

1. The regulations and standards used in evaluating the application.
2. The reasons for approval or denial.
3. The actions, if any, that the applicant could take to obtain a permit.

In the event the council shall approve an amendment, such amendment shall thereafter be made a part of this title upon the preparation and passage of an ordinance.

According to County records, the property was purchased in April 2026. The property had a residence on it that has since been demolished. The residence was demolished prior to the current purchase of the property.

The property is currently zoned, CC, Central City, and is located near the Rock Creek Canyon.

While the Central City zoning district is established to be a mixed-use environment to serve as the economic, cultural and civic heart of the city, new residential uses are limited in the zone. Multi-Family dwellings (5 units or more) are outright permitted, while townhome construction requires a Zoning Use Permit. Detached single family, duplex, triplex, and fourplex units are not allowed uses in the Central City zone.

The TN-3, Town Neighborhood 3, zone allows for detached single-family, duplex, triplex, and fourplex units as outright permitted uses. Individual properties are limited to the amount of units based on the size of the property as outlined in code.

This property is in one of the original parts of town. The original residential properties in this area date back to the 1930's. The zoning map shows the properties to the West and Northwest of the property are zoned TN-3, while the block closest to Washington St. is zoned Central City.

This area of town has a range of land uses from single family residential to Commercial and Industrial uses. There is a truck depot to the south, residences to the North, Rock Creek

Canyon to the west, and a pipe company, hair salon, and a local park located east of the property along Washington Street.

The 2016 Comprehensive Plan, “Grow With Us”, shows this area as Downtown/High Density Residential. This designation is defined as being the central business district serving the local and regional area, with a diverse mix of land uses, encouraging redevelopment and infill.

This area of town has seen many residential rebuilds, as well as having many of the original 1930’s residences. Having this property rezoned for a future residential use is in line with the neighborhood and the surrounding property uses, and with the lot currently being vacant, it would fulfill the goal of redevelopment and infill.

The TN-3 zoning designation also allows for smaller lot sizes for residential uses. A duplex would require a minimum 5,500 square foot lot. This property sits on about a 6,000 square foot lot. Therefore, should the property be rezoned to TN-3 only 1 residential unit would be allowed to be built on the property.

This request must meet the criteria for a zoning change for the commission to consider per Title 10-2-5-F for a Zoning District Change and Zoning Map Amendment. Staff believes this request follows the criteria as follows:

- A. This property is in a diverse area of downtown with a mix of residential and commercial uses. This property was previously used as a residence. A duplex on this property would fit this diverse area of town.
- B. A residential building on this small lot will help with current housing supply needs in the city. This lot originally had a single-family dwelling on it. Building a duplex on this lot would add another living unit to the area.
- C. Rezoning this property to TN-3, Town Neighborhood 3, is consistent with the Comprehensive Plan Future Land Use Map designation of Downtown/High Density Residential, which encourages medium and high-density residential development within a mixed-use downtown environment. This area of town contains a diverse mix of residential, commercial, and industrial land uses. Allowing additional residential development permitted within the TN-3 zoning district is complementary to the transitional character of the surrounding neighborhood.
- D. Rezoning this property to TN-3 is not spot zoning, as the property is contiguous to existing TN-3 zoning.
- E. A duplex would not create an undue burden on neighboring properties, due to traffic, noise, glare, etc. The ITD Trip Generation Manual indicates trip counts are fewer during peak PM travel periods for residential use than for industrial and/or commercial use.

City Staff finds the proposed zoning district change to be compliant with the comprehensive plan by supporting desired land use patterns and housing guidelines.

Regarding the proposed Zoning District Change, the Commission may:

1. Choose to modify the proposed Zoning District Change (which may require another public hearing before the Commission).
2. Recommend the proposed Zoning District Change to the City Council.
3. Recommend the proposed Zoning District Change be denied.

Applicant Presentation:

Juan Torres is the applicant Javier Beltran is the representative for the applicant. The applicant would like to build a duplex with garages that have access from the alley.

Public Hearing: Opened and closed with no input.

Discussions Followed:

The commission feels this will work well in the area and have no issues recommending approval with the request.

MOTION: Commissioner Weatherford moved to approve the request for a recommendation to City Council for a Zoning District Change from Central City (CC) to Town Neighborhood-3 (TN-3) on property located at 451 Russet Street. c/o Juan Torress. (PZ26-0057). Commissioner Gadsby seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

b)

Request for a recommendation to City Council on the appropriate zoning district for a proposed annexation of 2.42 acres of property located at 857 Hankins Road North. c/o Goeffrey Wardle on behalf of Mountain West Council — Boy Scouts of America. (PZ26-0069)

Staff Presentation:

City Planner Strickland presented the request for a recommendation to City Council on the appropriate zoning district for a proposed annexation of 2.42 acres of property located at 857 Hankins Road North. c/o Goeffrey Wardle on behalf of Mountain West Council — Boy Scouts of America. (PZ26-0069)

Per City Code 10-02-05 2a 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.

Per City Code 10-02-05 2b the Council shall not hold a public hearing, give notice of a proposed hearing or act upon the plan, amendment, or repeal until recommendations have been received from the Commission.

N/A

The property is designated as Neighborhood Commercial on the Future Land Use Map. The applicant is proposing Community Market (CMT) as the zoning designation. Neighborhood Commercial areas are intended to provide supporting services, neighborhood scale retail, office uses, civic facilities and similar uses that serve nearby residential areas. The Community Market zoning designation is designed to provide the services listed in the future land use category while maintaining compatibility with surrounding neighborhoods and

permits a variety of land use with development standards intended to provide an appropriate transition to adjacent residential developments.

The requested Community Market zoning appears to be in line with the future land use plan for this area. The site is already developed with an office building and has historically functioned as an office for the Boy Scouts of America. Annexation and zoning would bring the property under City jurisdiction. The Community Market district allows a mixture of retail, office, service, civic uses, allowing the existing office use to continue. The property is located at the south-west corner of Falls Avenue and Hankins Rd N. These are two major corridors with residential properties adjacent. The existing office use has operated at this location for many years and provides a good transition between residential development and the arterial roadways. Community Market uses would generally be compatible with the surrounding area provided all development standards are followed upon expansion or redevelopment of the site. The Community Market does allow for other uses that may be more intense than the current office use. However, these uses would undergo review by staff or the commission for either a zoning use permit or a special use permit. A list of land uses has been provided for the Community Market zoning district in the packet for review.

The +/-2.4-acre parcel is developed with an existing single-story office building and associated parking facilities and would be physically suitable for uses permitted in the proposed zone and allow for infill that is compatible with the area. The property is served by major arterial corridors to accommodate anticipated traffic counts and allow for good access for police and fire. City services, such as sewer and water, are already to the site. The current office use has no significant impact on public services and any future redevelopment would be reviewed for compliance with standards to address possible impacts. The applicant has been informed of the need to deed a portion of the property for right of way along both arterial roadways, with the requirement to reconstruct these roadways to arterial standards upon expansion/redevelopment of the property. Further development or modification would be subject to this standard, as well as any setbacks, landscaping, building heights and land use restrictions. Given the site's location along an arterial roadway and the existing office building, the proposed zoning appears compatible with the current land use and future land uses as dictated by the Community Market zoning district.

As for consistency with the comprehensive plan, the area is within the City's future development boundaries. By recommending the proposed zoning, it allows for infill development and neighborhood serving land uses to occur. The existing land use pattern demonstrates the viability of having higher intensity zoning designations to buffer the residential units from the major arterial roadways and could encourage future development within the surrounding area using the same zoning designation. The community market zoning designation provides a classification that is closest to the neighborhood commercial category within the comprehensive plan while allowing development standards to be manageable and allowing for low-impact retail, office or services that would benefit and support the adjacent residential development and future development in the area.

Upon conclusion, prior to annexation of an unincorporated area, the council shall receive a recommendation from the commission allowing the council to hold a public hearing and make a final decision on the zoning and annexation of the property. The commission may recommend approval as presented, recommend denial, recommend an alternative zoning designation or table the request to acquire new information. Based on the staff analysis of the request, the zoning designation of Community Market is compatible with the comprehensive plan and would be supported if recommended.

1. Subject to right of way being deeded to the City of Twin Falls prior to signing of the annexation ordinance.
2. Subject to road reconstruction to arterial city standards upon redevelopment or reconstruction of the site.

Applicant Presentation:

Goeffrey Wardel presented on behalf of the applicant.

Public Hearing: Opened

- Mark Lambert is a neighbor that had a few questions about the difference between current use and what would be allowed.
- Planner Strickland showed the Commission the list of uses for the CMT zone.
- Commissioner Rambur asked about the CMT zone and if cars and trucks parked at the property would be allowed.
- Director Spendlove stated that if it is for the use of the business it's allowed. If it turned into storage, it would require a different use.

Public Hearing: Closed

Discussions Followed:

- Commissioner Rambur stated he didn't like the CMT zone and the allowed uses in that zone.
- Commissioner Weatherford asked for clarification and what makes the current use non-conforming.
- Director Spendlove clarified that currently the property is in the county jurisdiction and because of the changes since it was established, this is now a non-conforming use if annexed into the city because of the residential zone.
- Commissioner Gomes stated he liked the CMT zone and the fact that the higher density items would need to come back for a Special Use Permit.

Public Hearing opened:

- David Walker talked about the school down the street and feels like this will increase traffic.
- Goeffrey Wardel disagreed with the comments and concerns. He stated that this site has been a running office for several years and they are annexing to conform to city standards.

- Commissioner Rambur asked about the current designation and would similar uses be allowed.
- Director Spendlove responded that this is in county jurisdiction if not annexed and he doesn't know what the county allows.
- Senior Planner Klaver explained that the commission needs to recommend a zone if they disagree with the recommendation from staff.

Public Hearing closed:

Discussion Followed:

Commissioner Weatherford likes the TN-1 w/ PRO

Commissioner Rambur wants the special use requests to allow other uses.

Commissioner Gomes feels like the permitted uses in the CMT zone aren't very impactful but would like the TN-1 w/ overlay

zone TN-1 with PRO

MOTION: Commissioner Rambur moved to approve the request for a recommendation to City Council on the appropriate Zoning District for a proposed Annexation of 2.42 acres of property located at 857 Hankins Road North with a TN-1 zone with Professional Office Overlay. c/o Goeffrey Wardle on behalf of Mountain West Council - Boy Scouts of America (PZ26-0069). Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

c)

Request for a Special Use Permit to allow a Storage Yard (Impound Yard) on property located at 1560 Eldridge Avenue. c/o Victor Gomez on behalf of Prime Towing and Recovery (PZ26-0074)

Staff Presentation:

City Planner Ebersole presented the request for a Special Use Permit to allow a Storage Yard (Impound Yard) on property located at 1560 Eldridge Avenue. c/o Victor Gomez on behalf of Prime Towing and Recovery (PZ26-0074)

Per City Code 10-2-4(E) The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regard 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.
- Conditions and Restrictions

In granting any special use, the commission may prescribe appropriate conditions, bonds and safeguards in conformity with this title. Violations of such conditions, bonds or safeguards, when made a part of the terms under which the special use is granted, shall be deemed a violation of this title. Conditions of approval may include but not be limited to:

- Minimizing adverse impact on other developments.
- Controlling the sequence and timing of development.
- Controlling the duration of development.
- Assuring the development is maintained properly.
- Designating the exact location and nature of development.
- Requiring provision for onsite or off-site public facilities or services.
- Requiring more restrictive standards than those generally required in this title.

The applicant requests approval of a Special Use Permit to allow a vehicle impound facility on property at 1560 Eldridge Avenue. The applicant has a lease to use the northern portion of the property. The southern portion of the property is currently being used as an eleven (11) bay storage facility with a recreational vehicle storage yard.

The county records show a pending lot split for this parcel, with the southern portion of the parcel addressed as 1602 Eldridge Avenue.

According to the applicant's site plan, this requested use will encompass approximately 40% of this parcel, or 288,600 sf of the 2.6-acre lot. The front portion of the subject property is

proposed to be used as a vehicle impound facility. This area is fully enclosed by a security fence and is accessed through a controlled entry gate located on Eldridge Avenue. All impounded and towed vehicles will be stored within the secured, fenced area.

The southern portion of the property, which serves the existing storage facility at 1602 Eldridge Avenue, has an independent vehicle access located along the westernmost portion of the site. This access is separate from the proposed vehicle impound facility and will continue to function independently. Accordingly, the proposed vehicle impound use will not interfere with or adversely affect access to, or the ongoing operation of, the existing storage facility at 1602 Eldridge Avenue.

The subject property consists of a parcel located on Eldridge Avenue, in the IND 2, Heavy Industrial zone. The property is developed with an existing office building and a large parking area proposed to be used as a Vehicle Impound Facility. The surrounding area has a mix of industrial uses, with a few commercial uses.

The applicant states that the business will be open Monday to Friday from 8:00 am to 5:00 pm, with two full-time employees onsite. The applicant does not address whether there will be night calls for vehicle pick-up and drop-offs.

The applicant estimates that the proposed vehicle impound facility will generate approximately three to five vehicle trips per day, consisting primarily of tow truck deliveries, two employee commute trips, and occasional customer visits to retrieve impounded vehicles. The Institute of Transportation Engineers (ITE) Trip Generation Manual does not include a specific land use classification for vehicle impound or tow yard facilities; therefore, the proposed use is most appropriately compared to General Light Industrial (ITE Land Use Code 110) or Warehousing (ITE Land Use Code 150). Based on ITE trip generation rates, a conventional General Light Industrial use generates approximately 5.6 average weekday vehicle trip ends per 1,000 square feet of gross floor area. Applied to the proposed 665-square-foot office, this equates to approximately 3.7 average weekday trip ends, which is generally consistent with the applicant's estimate. Because the facility functions primarily as a secured vehicle storage yard with only two employees, limited customer activity, and infrequent vehicle turnover, actual traffic volumes are expected to remain low and comparable to, or below, those of other industrial uses permitted within the IND-2 Industrial District. Accordingly, the proposed use is not anticipated to adversely affect the capacity or operation of the surrounding street network.

The Future Land Use Map designates the subject property as Industrial/Flex/Employment, an area intended to accommodate office parks, corporate campuses, warehousing, general manufacturing, food processing, and industrial campuses adjacent to the railway. While a vehicle impound facility is not specifically identified as an example use within this designation, it is an industrial service use that supports transportation, towing, law enforcement, insurance, and other commercial and industrial activities. The Future Land Use Map designates the subject property as Industrial/Flex/Employment, an area intended to accommodate office parks, corporate campuses, warehousing, general manufacturing, food processing, and industrial campuses adjacent to the railway. While a vehicle impound facility is not specifically identified as an example of use within this designation, it is an industrial service use that supports transportation, towing, law enforcement, insurance, and other commercial and industrial activities.

The proposed vehicle impound facility is consistent with the intent of the

Industrial/Flex/Employment designation because it functions as an industrial support use that is appropriately located within an established industrial area. The use involves the temporary storage of vehicles and is operationally similar to other outdoor industrial storage and service uses commonly found within industrial districts. Locating the facility on property designated for industrial development helps preserve industrial land for employment-generating and industrial-related activities while avoiding potential land use conflicts with residential and commercial areas. Therefore, the proposed Special Use Permit is consistent with the Comprehensive Plan and the intent of the Industrial/Flex/Employment future land use designation.

The proposed vehicle impound facility is compatible with the purpose and intent of the IND 2 Industrial zoning district. The district is intended to accommodate manufacturing, light industrial, and other industrial-related uses while limiting the encroachment of non-industrial development into established industrial areas. A vehicle impound facility is an industrial service that supports transportation, towing, law enforcement, insurance, and vehicle recovery operations, making it consistent with the function and character of an industrial district.

The use is limited to the temporary outdoor storage of vehicles in accordance with the zoning ordinance. Vehicles will be stored only for the maximum time periods established by the code, with claimed vehicles remaining onsite for no more than forty-five (45) days and wrecked vehicles for no more than fourteen (14) days. As defined by the ordinance, the facility is not intended for long-term vehicle storage or dismantling operations.

The proposed use does not introduce residential, retail, or other non-industrial activities that would be inconsistent with the purpose of the IND 2 district. Rather, it represents a service-oriented industrial use that is commonly associated with industrial areas due to its operational characteristics and need for outdoor storage.

The Special Use Permit process provides an opportunity to ensure the use remains compatible with surrounding properties through conditions of approval addressing site design, screening, lighting, circulation, security, and other operational standards as appropriate. In compliance with the zoning ordinance and any applicable conditions of approval, the proposed vehicle impound facility is consistent with the intent of the IND 2 district and is compatible with surrounding industrial development.

The proposed vehicle impound facility constitutes a new use of the property and, as such, is subject to the City's applicable site development standards. The City Engineer has determined that the development will be required to install curb and gutter improvements and provide an approved stormwater retention system in accordance with City engineering standards. These improvements will ensure the site is developed in compliance with applicable infrastructure and stormwater management requirements.

Upon conclusion this request is consistent with the Twin Falls Comprehensive Plan, and compatible with the IND 2, Industrial, zoning district. The property is served adequately by public service, utilities, roadways, and railways. Staff does not anticipate detrimental outcomes for the surrounding properties if operated in compliance with any conditions of approval.

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

Should the commission approve the request as presented, staff would recommend 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.
2. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Applicant Presentation:

Jesus Keegan spoke on behalf of the applicant.

PZ/Questions & Comments:

- Commissioner Gadsby asked what type of fence was up.
- Jesus Keegan replied it was chain-link.

Public Hearing: Opened and closed with no public input.

Discussions Followed:

Commission feels this is a good fit for this area.

MOTION: Commissioner Rambur moved to approve the request for a Special Use Permit to allow a Storage Yard (Impound Yard) on property located at 1560 Eldridge Avenue. c/o Victor Gomez on behalf of Prime Towing and Recovery (PZ26-0074). Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

- d)
- Request for a Special Use Permit to allow for Outdoor Amplified Sound on property located at 602 2nd Avenue South. c/o Tara Rueda (PZ26-0075). **Rescheduled for July 28, 2026**

6) Upcoming Meeting(s)

- a) July 28, 2026.

7) Adjournment

The meeting adjourned at 08:00 PM

DRAFT



Date: Tuesday, July 28, 2026
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow for a Major Event Center with Outdoor Amplified Sound on property located at 602 2nd Avenue South. c/o Tara Rueda (PZ26-0075).

Time Estimate:

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

Background:

This is a request to establish a Major Event Center with Outdoor Amplified Sound on property located at 602 2nd Ave S within the Central City Zoning District within the P1 Parking Overlay. The request includes outdoor public assembly, outdoor entertainment, outdoor market activity, food truck operations and outdoor amplified sound in conjunction with the events.

Approval Process:

Per City Code 10-2-4E The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard with regard 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

The commission shall review the particular facts and circumstances of each proposed special use in terms of the following standards:

- a. Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
- b. Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- c. 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.
- d. Will not be hazardous or disturbing to existing or future neighboring uses.
- e. 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.

- f. 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.
- g. 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 noise, smoke, fumes, glare or odors.
- h. Will have vehicular approaches to the property which shall be so designed as not to create interference with traffic on surrounding public thoroughfares.
- i. Will not result in destruction, loss or damage to a natural, scenic or historic feature of major importance.

Conditions and Restrictions

In granting any special use, the commission may prescribe appropriate conditions, bonds and safeguards in conformity with this title. Violations of such conditions, bonds or safeguards, when made a part of the terms under which the special use is granted, shall be deemed a violation of this title.

Conditions of approval may include but not be limited to:

- a. Minimizing adverse impact on other developments.
- b. Controlling the sequence and timing of development.
- c. Controlling the duration of development.
- d. Assuring the development is maintained properly.
- e. Designating the exact location and nature of development.
- f. Requiring the provision for onsite or off-site public facilities or services.g.
- g. Requiring more restrictive standards than those generally required in this title.

Budget Impact:

NA

Regulatory Impact:

Per City Code 10-3 Table of Land Uses, a special use permit is required for a major event center and outdoor amplified sound within the Central City zoning district within the P1-Parking Overlay. Should this Special Use Permit be granted, it will allow for a major event center and outdoor amplified sound with conditions of approval associated with the request.

History:

The subject property, formerly occupied by a pizza restaurant, has been vacant for a considerable period of time. In early May 2026, the Planning and Zoning Department received notice that the applicant was operating as a commercial vending market with outdoor music and entertainment. Initially, the commercial vending market was a retail use permitted outright with licensed commercial vendors the additional outdoor music and entertainment was not permitted. After reviewing the reported activities, staff determined that the property is zoned Central City (CC) and that outdoor amplified sound requires approval of a Special Use Permit. The applicant was notified of this requirement. The applicant subsequently submitted an application requesting approval for Outdoor Amplified Sound. During the review process, staff's understanding of the proposed plan for the site was incomplete. As additional information was obtained from code enforcement, commercial vending permit applications, discussions regarding onsite alcohol service, and ongoing conversations with the applicant, staff gained a more complete understanding of the proposed use. Those discussions revealed that the applicant's intent was to operate an ongoing venue that would include organized events with attendance exceeding 150 people, multiple commercial vendors, food trucks, outdoor entertainment with amplified sound, and the service of alcohol during events.

Based on this information, staff determined that the proposal meets the definition of a Major Event Center under the 2026 Zoning Code. The Major Event Center classification is a new land use established with the adoption of the 2026 Code. Under previous zoning regulations, this type of operation was not specifically defined within the code, possibly making it an unpermitted use. The 2026 Code now provides a classification and review process to ensure that large-scale event venues are evaluated through the Special Use Permit process and that all associated activities are reviewed for compliance with the City Code.

To ensure the application accurately reflected the full scope of the proposed use and all activities identified by the applicant were reviewed and approved as required by the 2026 Zoning Code, staff expanded the Special Use Permit request to include both Outdoor Amplified Sound and Major Event Center. This action was necessary to ensure the commission's review included all the uses requiring a special use permit. Due to the scope of the application changed after the original public hearing notice had been posted, the item was removed from the July 14, 2026, Planning and Zoning Commission agenda, revised, reposted, and rescheduled for the July 28, 2026, Planning and Zoning Commission meeting to ensure accurate noticing of the proposal prior to the public hearing.

Analysis:

The proposal is to operate a major outdoor event venue that would accommodate over 150 people. The applicant indicates the venue is intended to be a place for the community to gather for a variety of activities. The narrative provided has proposed hours, noise mitigation plans, security lighting plans, sanitation, access to the property and the plan to coordinate with neighboring properties. The property is located at 602 2nd Ave S and is surrounded by Liberty St S, 2nd Ave S, and Minidoka Ave, making it a triangular island property with multiple access points.

To the east of the property is a railroad corridor and to the north, south and west is commercial. The future land use map designates this property as Downtown. This designation encourages a variety of commercial activities, entertainment, cultural facilities and mixed uses. The proposed event venue would generally be consistent with the Downtown designation. The zoning designation for this property is Central City. This zone encourages commercial, civic, entertainment and mixed-use development also.

A Major Event Center is listed as a land use in the Central City district. However, it does require approval of a special use permit. The land use is generally consistent with the zoning designation, but additional considerations need to be made regarding impacts on the surrounding area as well as mitigation of those impacts. Because the request includes outdoor activities, amplified sound and extended business hours, the following items have been reviewed.

- **Noise** — Outdoor amplified sound could have a potential impact on the surrounding area. The applicant proposes several solutions including directional speakers, stage placement buffered by food trucks along the street frontage, and compliance with city noise regulations. Staff recommends that the amplified sound ends at 12:00 AM, speakers be directed inward towards the parking lot and be prepared to shut down if police intervention is required.
- **Hours of Operation** — The proposal is to have extended hours until 2am on Friday and Saturday evenings. Sale of alcohol concludes at 1:00 AM. Historically, businesses that have operated beyond this hour have generated increased law enforcement responses. Staff recommends that the business operation concludes at 1:00 AM and outdoor amplified sound concludes at 12:00 AM. This matches other businesses within the vicinity, making it more compatible with the area.
- **Parking**—The existing parking lot area will periodically be used by vendors, food trucks and event entertainment, possibly impacting the use of public street parking along the street and overflowing onto other properties in the area. The applicant has indicated overflow parking

arrangements would be made for larger events when necessary. The P1 Parking Overlay does not require off-street parking for permitted land uses, however, with a special use permit the commission may require off-street parking. While parking may be limited when the larger events are occurring based on the site plan provided by the applicant, the areas labeled for parking should be adequate for daily use. However, staff recommends coordinating with the neighboring property owners for shared parking agreements for large events.

- **Traffic** — The volume of traffic will vary depending on the time, day and size of the event. However, the site does have direct access from Minidoka Ave, 2nd Ave S and Liberty St S. Should an event plan exceed 500 attendees, a separate Special Event approval would be required, where traffic impacts with this type of event would be included as part of this review. Another concern related to traffic is the possible impact of the movie and live entertainment area distracting traffic traveling along 2nd Ave S. The site plan displays food trucks along the 2nd Ave S frontage with the stage facing the oncoming traffic. The food trucks could be a sufficient buffer. However, the commission may want to consider a more significant buffer such as evergreen trees, a screening fence, or having the stage area relocated so that the back of the stage abuts the 2nd Ave S frontage. Staff has added a condition that buffering be provided along 2nd Ave S with scheduled movies and entertainment at the discretion of the commission.
- **Public Safety** — This site is within the downtown area of Twin Falls and is easily accessible for police, fire and emergency services. There are non-compliant ADA ramps located at the intersections of the street corners that will need to be upgraded to meet current city standards. Coordination of these improvements will need to be made with the City Engineering Department within 6 months to ensure a reasonable timeline for completion of this requirement can be met. Failure to coordinate will result in a review for revocation.
- **Utilities & Sanitation** — The site is adequately served by city water and sewer. The applicant has also indicated the site contains a grease interceptor on site, has adequate waste services and will provide additional trash receptacles when hosting larger events to reduce overflow of the standard facilities.
- **Lighting**—Ample lighting, onsite security for events and closure of the venue as recommended by staff should be generally adequate for regular operations. If the event is anticipated to exceed 500 attendees, the special event process will be required along with a review of security measures.

The City Code has recognized the need for Event Centers with the appropriate approvals. Event Center is a newly added land use and is defined primarily by the proposed number of attendees. A minor facility would serve up to 100 people during the events, while a major facility would serve 100-500 people during the events. A minor event center requires an administrative review within the Central City district, and a major event center requires a special use permit. Although outdoor amplified sound may be expected with many outdoor activities and is supported by both the comprehensive plan and zoning district, a special use permit is still required in the Central City district.

In summary, the request is consistent within the zoning district and generally compatible with the comprehensive plan. Compliance with approved conditions helps to ensure the venue remains harmonious with the surrounding commercial uses. There will be little if any impact on the health and welfare of the community. The property is served by existing streets constructed to handle the traffic sufficiently and public safety services are near the location. Approval of this request would authorize a major event center with outdoor amplified sound. It does not waive requirements for any other permits, licenses or approvals required to operate.

Conclusion:

The commission is charged with reviewing the request for compatibility, impacts and mitigation measures. The commission may approve the request as presented, approve the request with staff recommendations, approve the request with amended recommendations, deny the request or table the

request for additional information. Should the commission choose to approve the request, as presented, staff recommends the following:

1. Subject to outdoor amplified sound concluding no later than 12:00 AM;
2. Subject to business operations concluding no later than 1:00 AM;
3. Subject to speakers being directed inward toward the event area;
4. Subject to ADA ramps along the three corners (see attached aerial) being brought up to standards. A coordination plan with the City Engineering Department must be submitted within 6 months to ensure a timeline for compliance; failure to submit will initiate the reconsideration of the special use permit.
5. Subject to events anticipated to exceed 500, attendees shall obtain approval through the City's Special Event application process.
6. Subject to a buffer along 2nd Ave S being provided when movies or live entertainment is scheduled as defined by the commission.

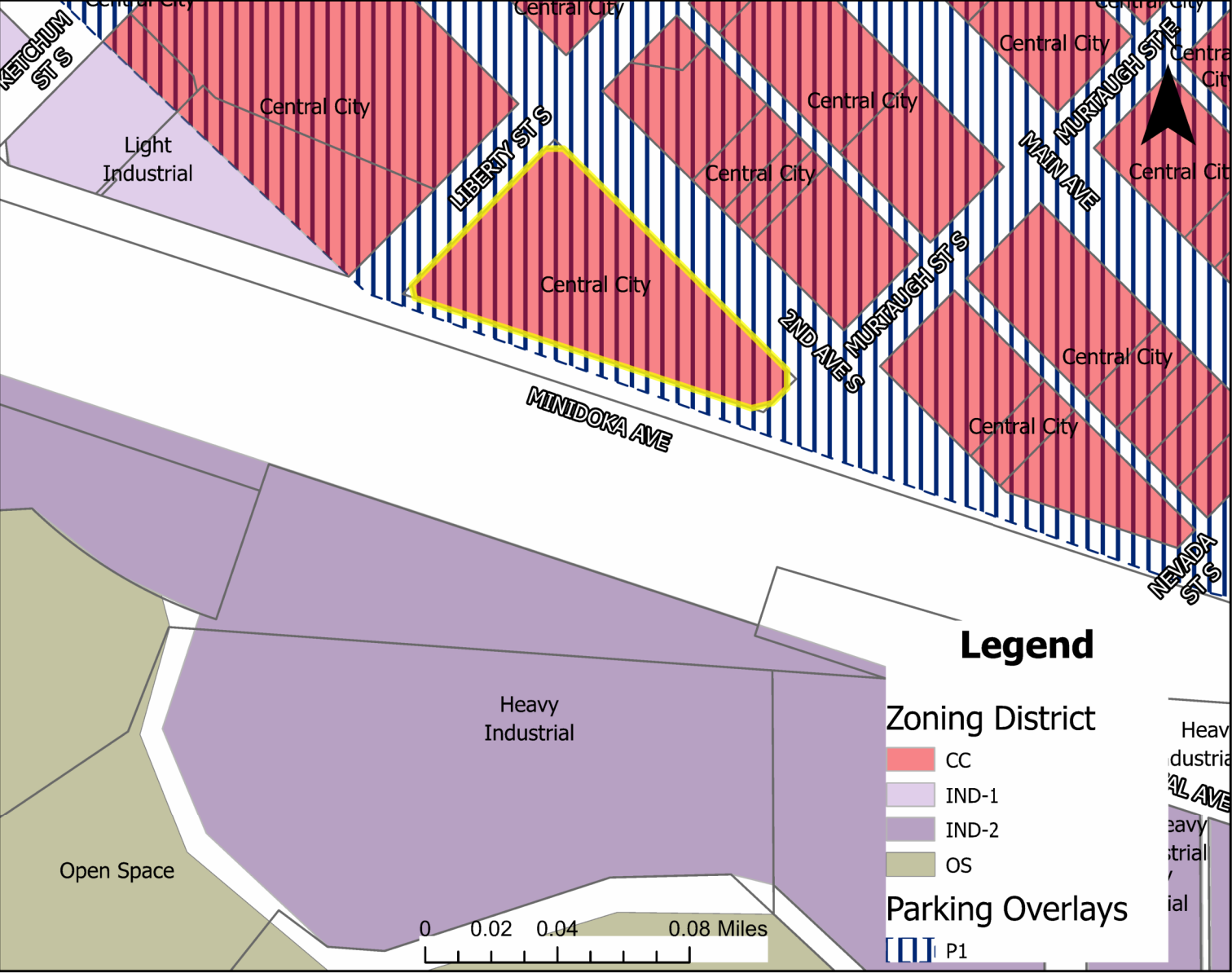
Attachments:

1. PZ26-0075 Vicinity Map
2. PZ26-0075 Zoning & FLU Map
3. PZ26-0075 ADA Required Improvements
4. PZ26-0075 Applicant Narrative
5. PZ26-0075 Applicant Site Plan

VICINITY MAP



ZONING MAP



Zoning

Current Zoning: Central City

Current Land Use: Vacant

Proposed Zoning: NA

Proposed Land Use: Outdoor Amplified Sound - Community Gathering / Market

Surrounding Area

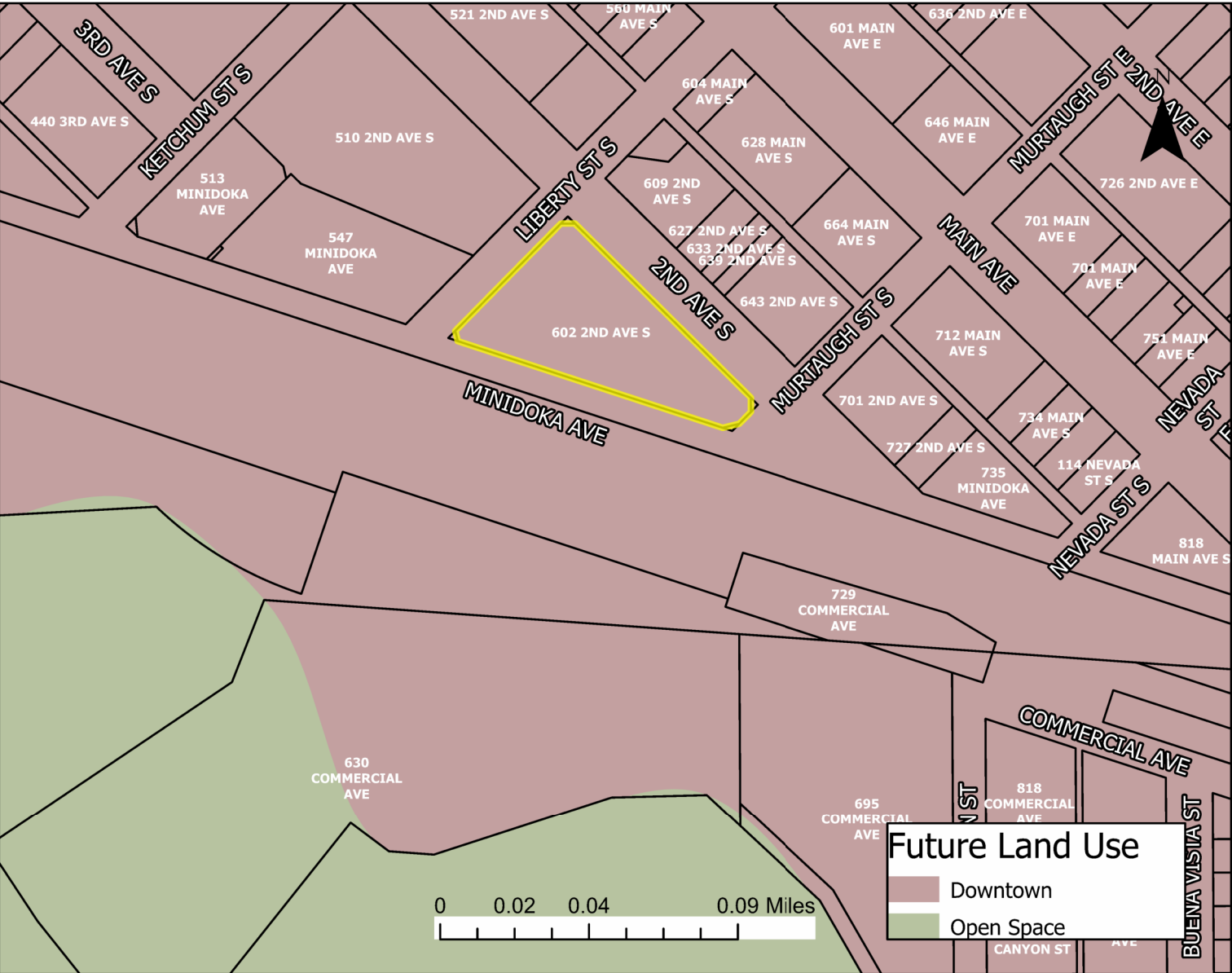
North: Commercial Uses, 2nd Ave S

South: Railroad, Minidoka Ave

East: Commercial Use

West: Commercial Use, Liberty St S

FUTURE LAND USE MAP



Regulations

Title 10-2-4 E - Special Use Permit

Title 10-3-12 Central City

FLU Category

Central business district serving the local and regional area with a diverse mix of land use, including restaurants, retail, community and civic facilities, and residential

Encourages redevelopment and infill scaled to create a functional, walkable, pedestrian friendly environment

Retail and services • Offices • Hotels • Entertainment, arts, and culture • Plazas and parks • Vertical, mixed use housing • Government buildings • Schools • Recreation facilities

REQUIRED IMPROVEMENTS
ADA RAMPS





Terra*Cotta Park Special Use Permit Support Packet

*Application for Terra*Cotta Park, Twin Falls, Idaho*

Executive Summary

This document provides comprehensive information in support of a Special Use Permit application for TerraCotta Park, located at 602 2nd Ave S in Twin Falls, Idaho. TerraCotta Park aims to be a vibrant community hub offering a unique blend of outdoor market, public assembly spaces, and entertainment options, all designed with an eco-luxury rustic bohemian aesthetic. The park prioritizes sustainable practices, neighborly integration, and a high-quality experience for visitors and the surrounding community. This packet outlines the proposed uses, operational plans, and mitigation strategies designed to align with Twin Falls' planning and zoning objectives.

Requested Approvals

Special Use Permit for:

- Outdoor Market
- Public Assembly (over 150 people)
- Outdoor Entertainment
- Late-Night Weekend Operations

Proposed Uses

Terra*Cotta Park is envisioned as a multi-faceted community space. Key proposed uses include:

- **Outdoor Market:** Featuring local artisans, craft vendors, and potentially farmers' market elements. The design will emphasize natural materials and a bohemian aesthetic.
- **Public Assembly:** Hosting events, festivals, and gatherings with a capacity exceeding 150 attendees.
- **Outdoor Entertainment:** Live music performances, cultural events, and other forms of public entertainment.
- **Food Trucks:** Designated areas for mobile food vendors, offering diverse culinary options.

Operating Hours

Standard operating hours are proposed as:

- **Monday - Thursday:** 6:00 AM - 10:00 PM
- **Friday - Saturday:** 6:00 AM - 2:00 AM
- **Sunday:** 8:00 AM - 6:00 PM

Specific event hours may extend beyond these times with prior approval.

Food Trucks

A dedicated zone will be established for food trucks, ensuring adequate space for operations, customer queuing, and waste management. Food truck operators will be required to adhere to all city health and safety regulations. Power and water hookups will be considered where feasible. The aesthetic will complement the park's rustic bohemian theme.

Outdoor Market

The outdoor market will feature a curated selection of vendors focusing on handmade goods, artisanal products, and unique items. Booths will be designed using natural and upcycled materials to enhance the eco-luxury rustic bohemian ambiance. Vendor selection will prioritize quality and alignment with the park's brand.

Public Assembly Over 150 People

For events anticipated to draw over 150 attendees, comprehensive plans for crowd management, ingress/egress, and safety will be developed and submitted. This includes coordination with local authorities as necessary.

Outdoor Entertainment

Outdoor entertainment, such as live music, will be programmed to enhance the park's atmosphere while respecting noise ordinances. Stage placement and sound systems will be strategically managed to minimize impact on surrounding properties.

Late-Night Weekend Operations

Extended operating hours on Friday and Saturday evenings are requested to accommodate special events and allow for a relaxed evening atmosphere. Security and noise mitigation measures will be particularly robust during these periods.

Noise Mitigation

A proactive approach to noise management will be implemented. This includes:

- Strategic placement of sound sources (e.g., stages, speakers).
- Use of directional sound systems where possible.
- Adherence to city noise ordinances, with specific attention to amplified sound.
- Regular monitoring of sound levels during events.
- Consideration of natural sound barriers and acoustic treatments.

Parking and Traffic

A detailed parking and traffic management plan will be submitted, addressing:

- On-site parking capacity and allocation.
- Coordination with nearby public parking facilities.
- Strategies for managing traffic flow during peak event times.
- Clear signage for drivers and pedestrians.
- Consideration of shuttle services or ride-sharing drop-off zones for larger events.

Placeholder: Parking Map to be attached.

Pedestrian Safety

Ensuring pedestrian safety is paramount. Measures will include:

- Clearly marked walkways and crosswalks.
- Adequate lighting throughout the park.
- Separation of pedestrian and vehicular traffic where possible.
- Visible staff or security presence during operating hours and events.

Security

A comprehensive security plan will be developed, including:

- On-site security personnel during operating hours and events.
- Coordination with local law enforcement.
- Visitor screening protocols if necessary for specific events.

- Emergency response procedures.
- Well-lit premises to deter crime.

Sanitation

Adequate sanitation facilities will be provided and maintained.

- **Restroom Plan:** Sufficient restroom facilities, including ADA-compliant units, will be available. Regular cleaning and servicing schedules will be implemented.
- **Waste Management:** A robust waste management plan will be in place, emphasizing recycling and composting. This includes:
 - **PSI Waste Management:** Partnership with PSI Waste Management for regular refuse collection.
 - **Becks Sanitation Grease Service:** Contracted service for food truck grease trap management.
 - Clearly marked waste and recycling receptacles throughout the park.
 - Post-event cleanup protocols to ensure the site is left tidy.

Lighting Plan

The lighting plan is designed to enhance safety, security, and ambiance while minimizing light pollution. It will feature:

- Ambient lighting to create a warm, inviting atmosphere using eco-friendly fixtures.
- Task lighting in functional areas (e.g., pathways, vendor stalls, restrooms).
- Security lighting in strategic locations.
- Consideration of dark-sky friendly fixtures where appropriate.

Placeholder: Lighting Plan details to be attached.

Emergency Access

Emergency vehicle access routes will be clearly defined and maintained throughout the park. All access points will be kept clear of obstructions. Emergency contact information will be readily available on-site.

Vendor Compliance

All vendors operating within Terra*Cotta Park will be required to:

- Obtain necessary city business licenses and permits.
- Adhere to all park rules and regulations.

- Maintain their vendor space in a clean and safe condition.
- Provide proof of insurance as required.
- Comply with all health and safety codes (especially for food vendors).

Neighbor Impact Mitigation

We are committed to being a positive neighbor. Mitigation strategies include:

- **Noise Control:** As detailed in the Noise Mitigation section.
- **Traffic Management:** Minimizing congestion on adjacent streets.
- **Lighting:** Shielding lights to prevent spillover onto neighboring properties.
- **Communication:** Establishing a point of contact for neighbor concerns and proactively communicating major event schedules.

Proposed Approval Conditions

We are prepared to work with the City of Twin Falls to establish reasonable and appropriate conditions for the Special Use Permit, including but not limited to:

- Adherence to approved operating hours.
- Compliance with all city ordinances.
- Maintenance of all proposed mitigation plans (noise, traffic, security, sanitation).
- Regular reporting on event activities and compliance metrics.

Required Attachments Checklist

The following documents are attached or will be provided upon request:

- ☐ Site Plan
- ☐ Parking Map
- ☐ Lighting Plan Details
- ☐ Traffic Management Plan
- ☐ Security Plan
- ☐ Waste Management Plan
- ☐ Neighbor Communication Plan
- ☐ Vendor Application and Compliance Guidelines
- ☐ Proof of Insurance
- ☐ Copies of Vendor Licenses/Permits (as applicable)
- ☐ List of Proposed Event Types and Frequencies
- ☐ Signatures

Public Hearing Statement

Terra*Cotta Park is eager to engage with the community and the planning department throughout the review process. We believe this project will be a valuable asset to Twin Falls, offering a unique gathering space that aligns with the city's vision for vibrant public areas. We look forward to presenting this application and answering any questions during the public hearing.

Property and Applicant Information

Property Information	Details
Parcel Number:	Placeholder for Parcel Number
Zoning District:	Placeholder for Zoning District
Property Owner:	Placeholder for Property Owner Name
Applicant Contact:	Placeholder for Applicant Contact Information
Applicant Name:	Terra*Cotta Park Management
Date of Application:	[Date]

Twin Falls, ID 83301



Twin Falls



Directions



Start



Save





Date: Tuesday, July 28, 2026
To: Planning and Zoning Commission
From: Kelli Ebersole, City Planner

ACTION ITEM

Request:

Request for a recommendation to City Council for a Planned Unit Development Amendment – River Hawk Plaza PUD – to allow “Health/Fitness Facility – Minor” on property located at 1341 Park View Dr. c/o Gerald Martens. (PZ26-0077)

Time Estimate:

Approximately 10-15 minutes for staff and applicant presentation, public comment, commission questions and deliberation.

Background:

This is a proposal to amend the River Hawk Plaza PUD special uses. The proposal is a departure from the permitted uses that require an official amendment to the PUD.

Approval Process:

A Planned Unit Development (PUD) amendment shall be reviewed by the Planning and Zoning Commission, which will make a recommendation to the City Council. The City Council is the final decision-making body for PUD amendments. Approval of a PUD amendment shall be based on the following standards:

i. The proposed uses shall not be detrimental to the health, safety, and general welfare of the public.

A Health/Fitness Facility – Minor is limited to an occupant load of forty-nine (49) persons or fewer, resulting in a low-intensity commercial use. The proposed amendment is not anticipated to generate traffic, noise, or operational impacts beyond those associated with the existing neighborhood-serving businesses within the PUD. Staff finds the proposed use will not be detrimental to the public health, safety, or general welfare.

ii. Any variation from the underlying zoning district development requirements must be warranted by the design and amenities incorporated in the conceptual development plan.

Although Health/Fitness Facility – Minor is not currently identified as an allowable use within the Professional Office Overlay, the River Hawk Plaza PUD was designed to accommodate a variety of neighborhood-serving office and service businesses. The development currently contains a fitness-related use operating under an approved Special Use Permit, demonstrating that the proposed use is compatible with the design, building layout, parking, and operational characteristics of the development.

iii. The underlying zoning district and the conceptual development plan shall conform to the Comprehensive Plan.

The 2016 Comprehensive Plan designates the area as Town Neighborhood, which supports residential development and neighborhood-serving services. The River Hawk Plaza PUD serves as a transition between surrounding residential neighborhoods and the larger institutional and commercial developments located along Cheney Drive and North College Road. The proposed amendment maintains

this transitional function while providing an additional neighborhood-serving use.

iv. Existing and/or proposed streets and utility services are suitable and adequate for the proposed development.

The development is served by Park View Drive, Cheney Drive, and North College Road, all of which function as collector roadways intended to accommodate higher flows of traffic. Existing public utilities and infrastructure currently serve the fully developed PUD. Staff does not anticipate that adding Health/Fitness Facility – Minor as a potential use would require additional infrastructure improvements or adversely affect traffic circulation.

v. How the request at the location in question would be in the community's best interest.

The proposed amendment would provide an additional neighborhood-serving service within an established mixed office development. Small fitness facilities offer opportunities for convenient access to wellness and fitness services for nearby residents, employees, and students while expanding the variety of services available within the community.

vi. How the list of uses permitted would blend with surrounding land uses.

The proposed use is compatible with the existing mix of businesses within the River Hawk Plaza PUD, including medical offices, childcare services, beauty salons, counseling services, and professional offices. In addition, Xrossway Fitness and Life Center has successfully operated within the development under a Special Use Permit since 2015, demonstrating that a small-scale fitness facility can coexist with surrounding uses.

vii. Whether the subject site is physically suitable for the type and intensity of land uses permitted under the proposed zoning district.

The River Hawk Plaza PUD was developed as a professional office park consisting of multiple tenant spaces designed to accommodate low-intensity commercial and service-oriented businesses. A Health/Fitness Facility – Minor is consistent with the size, scale, and operational characteristics of the existing buildings and is physically suitable for the site.

viii. Whether the uses permitted in the proposed development would be adequately served by public facilities and services such as thoroughfares, police and fire protection, drainage, refuse disposal, water, sewer, and schools to ensure the public health, safety, and general welfare.

The subject property is fully served by existing public infrastructure and municipal services, including streets, water, sewer, drainage, police, and fire protection. The proposed amendment does not increase development density or require expansion of public facilities. Existing services are adequate to accommodate the proposed use.

ix. Whether the uses permitted in the proposed development would be compatible in terms of their scale, mass, coverage, density, and intensity with adjacent land uses.

A Health/Fitness Facility – Minor is limited in size and occupancy and is comparable in intensity to other service-oriented businesses already operating within the PUD. The amendment does not permit additional building area or increase site density. Staff finds the proposed use to be compatible with adjacent commercial, institutional, and residential land uses.

x. Whether the proposed zoning designation is consistent with the Comprehensive Plan land use map designation.

The proposed amendment is consistent with the Town Neighborhood land use designation by allowing an additional neighborhood-serving use within an existing planned development. The amendment supports the Comprehensive Plan's goal of providing services that are conveniently located near residential

neighborhoods while maintaining an appropriate transition between residential and commercial development.

Budget Impact:

N/A

Regulatory Impact:

Should the request be approved as presented, a Health/Fitness Facility – Minor will be an allowed use for the properties within the River Hawk Plaza PUD.

History:

The River Hawk Plaza PUD was established in 2010 as an “R-2 PRO PUD Office Park”. The development of this PUD has happened in phases, with lot 1 starting construction in 2012. The most recent completion of the development (lots 6-8) took place earlier this year.

The list of allowed uses in the PUD are limited to uses that were allowed in the previous R-2 zoning district, by Special Use Permit in the Professional Office Overlay (PRO), or outright permitted if land use is listed in the PUD. Health/Fitness Facility – Minor or Major, is not listed in the PUD as an allowed use.

In 2015, Xrossway Fitness and Life Center was granted a Special Use Permit to operate a religious facility that will include congregation meetings, counseling and body fitness, as part of their ministry. Xrossway Lutheran Ministries is located at 1385 Park View Drive, #103 (lots 3,4, and a portion of lot 2), within the River Hawk Plaza PUD. This Special Use Permit was granted specifically for this applicant, with the condition that any change in ownership/proprietorship would require a new Special Use Permit. As a fitness center is not an allowed use in the current PUD, this means that a fitness center or ministry could not come in and take over that location without zoning approval.

Analysis:

Comprehensive Plan Designations:

The 2016 Comprehensive Plan, Grow With Us, designates this area as Town Neighborhood, which is intended to support primarily residential development while also accommodating civic, institutional, and neighborhood-serving uses that meet the daily needs of surrounding residents. Although the underlying designation is residential, the River Hawk Plaza PUD was intentionally developed as a professional office park serving adjacent neighborhoods through the Professional Office Overlay.

The proposed amendment does not alter the overall character or intensity of the development. Instead, it adds one additional neighborhood-serving commercial use that is compatible with the existing office and service-oriented businesses already operating within the PUD. A Health/Fitness Facility – Minor functions similarly to other personal service and professional uses by providing services primarily to nearby residents and employees rather than attracting regional commercial activity.

The amendment maintains the transition between the surrounding residential neighborhoods and the larger institutional and commercial uses located along North College Road and Cheney Drive, consistent with the Comprehensive Plan's objective of providing orderly transitions between land use intensities.

Zoning Classifications:

Each zoning district listed in the city code has been created with a purpose along with a list of uses that are permitted with and without a special use permit within that zone. The River Hawk Plaza PUD has chosen to follow a modified version of the R-2 and Professional Office Overlay districts.

While R-2 (now called Town Neighborhood 1) is intended for single family and duplex residential properties, adding the Professional Office Overlay (PRO) gives the area more business options. There are a range of uses allowed in the PRO with a Special Use Permit. A Health/Fitness studio is not listed as an allowed use.

Zoning Development Agreement/Planned Unit Development

The purpose of a Planned Unit Development (PUD) is to provide flexibility in land use and site design while ensuring that development remains compatible with surrounding properties and consistent with the Comprehensive Plan. Unlike conventional zoning districts, a PUD allows for modifications to permitted uses when those modifications further the goals of the development without adversely affecting neighboring properties.

The proposed amendment is limited in scope. It does not increase development density, alter building setbacks, modify site design standards, or authorize additional building area. The amendment only expands the list of allowed uses in the PUD. The City retains the ability to evaluate each proposal individually for compatibility, parking, traffic, hours of operation, site circulation, and other operational characteristics.

Health/Fitness Facility-Minor Amendment Analysis

The applicant is seeking to add “Health/Fitness Facility-Minor” as a permitted land use to the agreement. Health/Fitness Facility is defined as an establishment or facility primarily designed for patrons to use equipment or space for the purpose of physical exercise or training under the direction/supervision of a coach or trainer; with a total occupant load of forty-nine (49) individuals or less. This land use is permitted by right in the many zones, including the Community Market and Mixed Use zone, but not listed as a permitted use in the PRO overlay.

A Health/Fitness Facility-Minor is intended for small groups or class sizes. Although this property is zoned residential, it is located on a block of Park View Dr. (between North College Rd. and Cheney Dr.) with Canyon Ridge High School’s western boundary on one side of the street and multiple businesses/offices on the other side of the street. This street block gives a transition from residential to commercial uses.

Examples of other land uses in this PUD are a childcare facility, medical and real estate offices, and beauty salons/shops. All these uses are intended to serve the surrounding community. St. Lukes Hospital is located just north of this area and Canyon Ridge High School is located directly east of the area. Cheney Drive and North College Rd. are collector roads that are intended to handle significant traffic. Park View Dr. is also a collector road designed to move cars through the area from residential to commercial. Staff believes that a Health/Fitness Facility-Minor would be a good fit in this area, as it is designed to be smaller to serve the surrounding community. With an occupant load of 49 people or less, traffic to and from the facility will not overload the current roadways.

Traffic generated by a Health/Fitness Facility – Minor is expected to be dispersed throughout the day and comparable to other customer-oriented businesses within the development. Given the occupant limitation of forty-nine persons or fewer and the existing collector street network, staff does not anticipate adverse impacts on roadway capacity.

Many of the existing businesses within the River Hawk Plaza PUD generate customer traffic throughout the day, including childcare, medical offices, salons, counseling services, and professional offices. A small fitness facility is expected to have similar operational characteristics and customer turnover rates, making it compatible with the existing mix of businesses.

Parking demand associated with a Health/Fitness Facility – Minor is also expected to remain manageable

due to the limited occupant load. With the building permit review, it would include review of parking availability and site circulation to ensure the proposed operation can be accommodated without adversely affecting neighboring tenants.

Compatibility with Surrounding Development

The River Hawk Plaza PUD functions as a transitional area between surrounding residential neighborhoods and larger institutional and commercial uses. Canyon Ridge High School is located directly east of the development, while St. Luke's Medical Center and other commercial services are located nearby. Existing uses within the PUD include childcare, professional offices, medical offices, beauty salons, counseling services, and the previously approved Xrossway Fitness and Life Center.

The addition of a Health/Fitness Facility – Minor would complement these existing neighborhood-serving businesses without substantially increasing the intensity of development.

Conclusion:

The proposed amendment is consistent with the purpose of the River Hawk Plaza Planned Unit Development by allowing an additional neighborhood-serving use that complements the existing office and service-oriented businesses within the development. The request does not increase development intensity, alter site design standards, or authorize additional building area. Rather, it expands the list of uses while preserving the City's ability to evaluate each future proposal individually.

Staff finds that the proposed amendment satisfies the approval criteria for a Planned Unit Development amendment because:

- the proposed use will not be detrimental to the public health, safety, or welfare;
- existing streets and public infrastructure are adequate to serve the proposed use;
- the amendment is compatible with surrounding land uses and the established character of the PUD; and
- the use provides an additional neighborhood-serving service consistent with the transition between residential and institutional/commercial development.

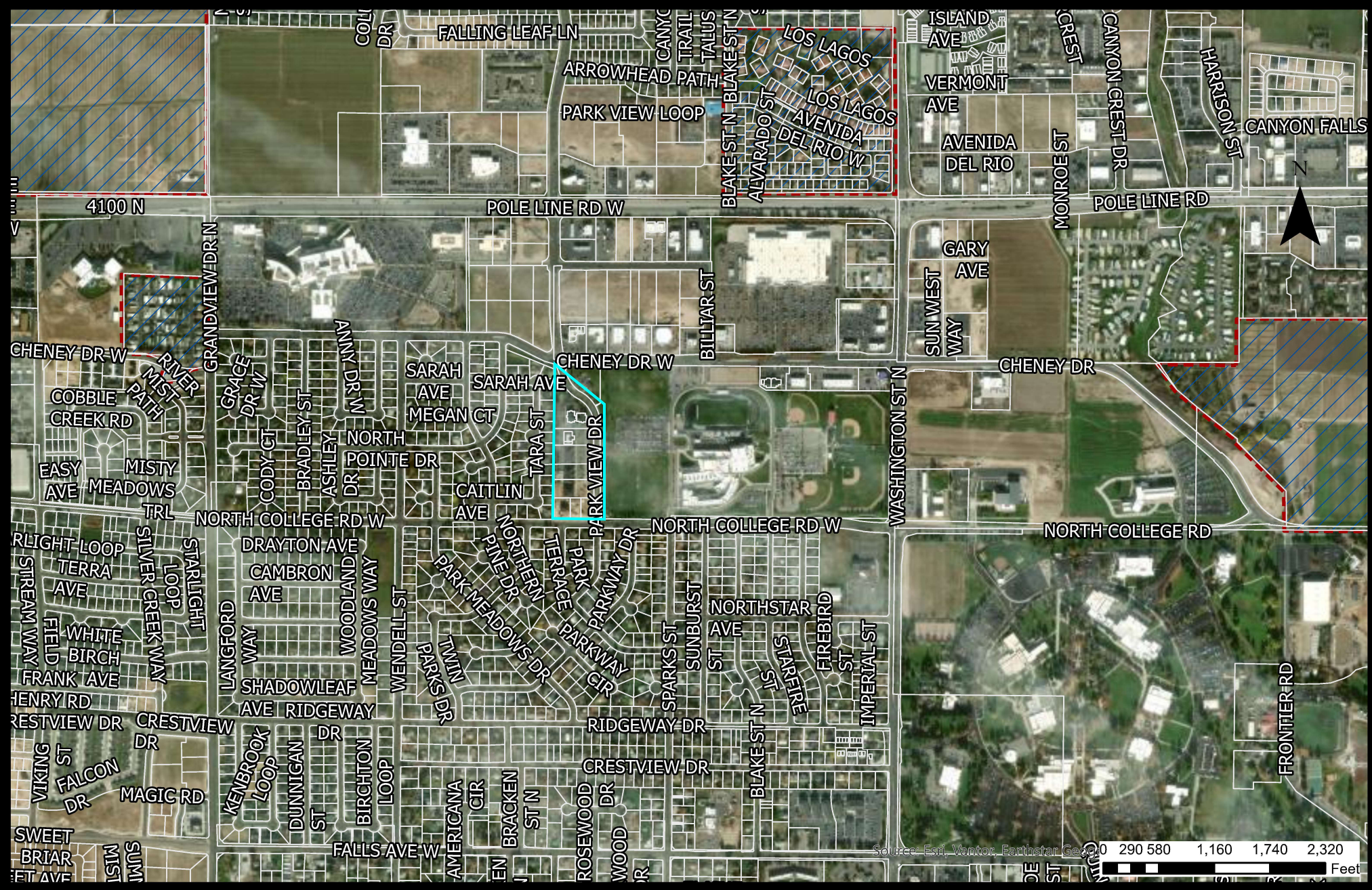
For these reasons, staff recommends that the Planning and Zoning Commission recommend approval of the proposed Planned Unit Development amendment to allow Health/Fitness Facility – Minor as an outright use permitted within the River Hawk Plaza PUD.

The commission may recommend approval as presented, approval with added conditions, tabling the item for additional information, or the request be denied.

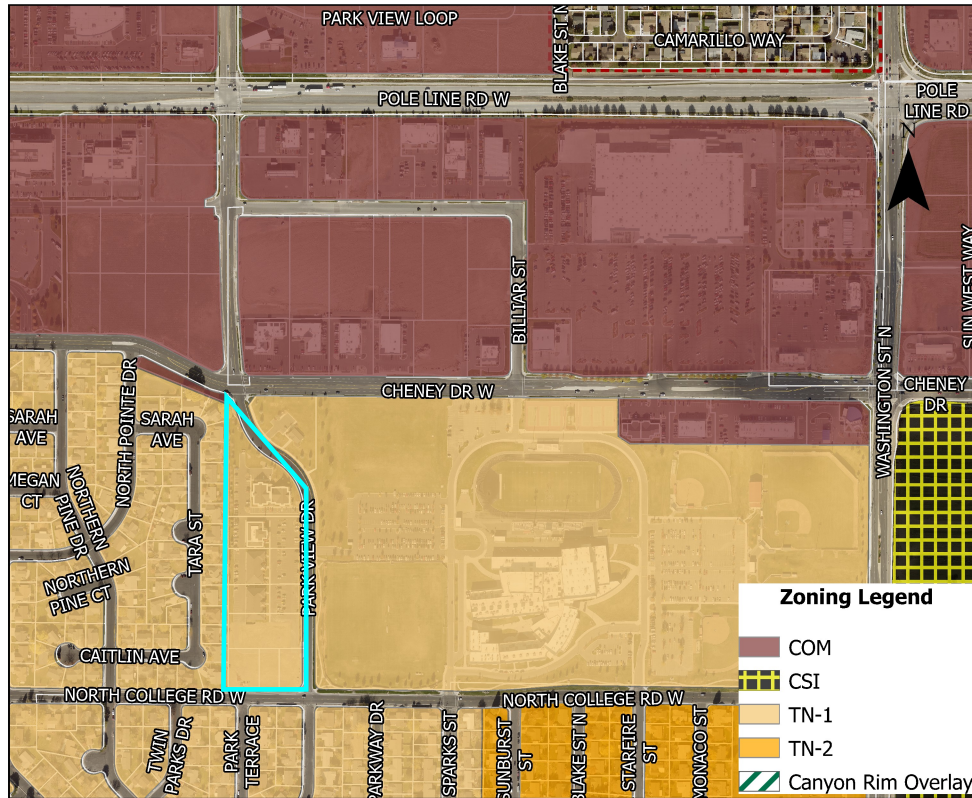
Attachments:

1. PZ26-0077 Vicinity Map
2. PZ26-0077 Presentation Map
3. PZ26-0077 Street View
4. PZ26-0077 River Hawk Plaza PUD - original
5. PZ26-0077 Proposed Riverhawk Plaza PUD Amendment
6. PZ26-0077 Applicant Narrative
7. PZ26-0077 Professional Office Overlay Land Uses As Outlined in Base Zoning Code

VICINITY MAP



ZONING MAP



Zoning

Current Zoning: TN-1, Town Neighborhood 1
Riverhawk Plaza PUD

Current Land Use: Business Park

Proposed Zoning: TN-1, Town Neighborhood 1

Proposed Land Use: Health/Fitness Center, Minor

Surrounding Area

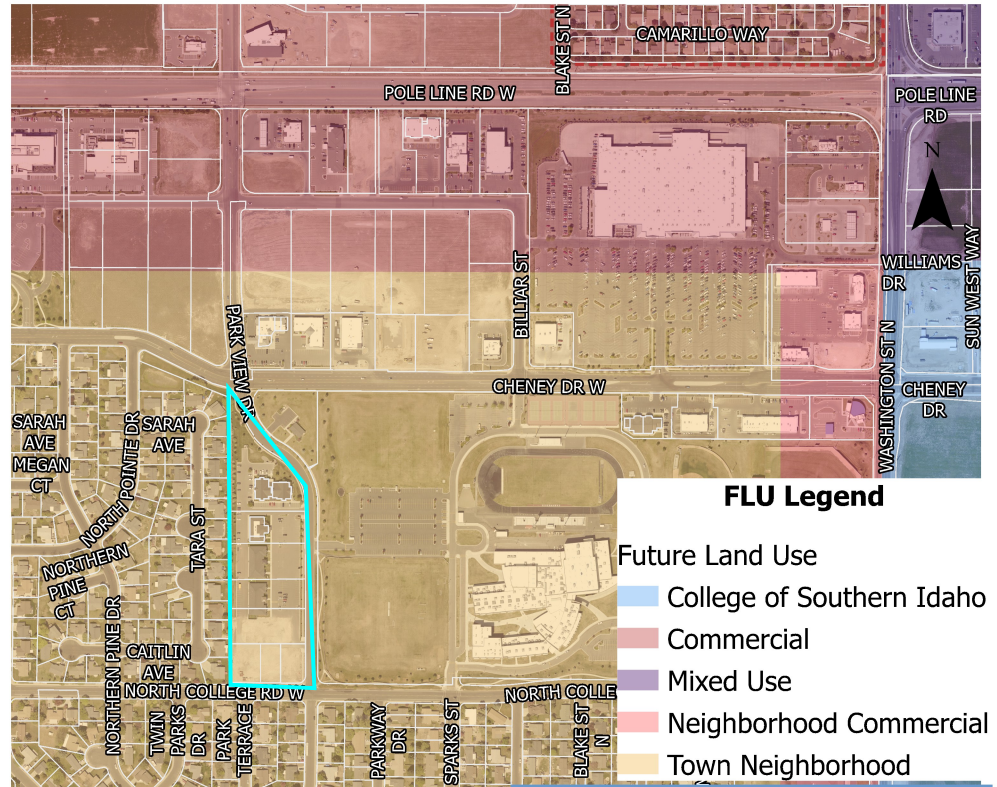
North: Commercial

South: Residential

East: Commercial/Canyon Ridge HS

West: Residential

FUTURE LAND USE MAP



FLU Legend

Future Land Use

- College of Southern Idaho
- Commercial
- Mixed Use
- Neighborhood Commercial
- Town Neighborhood

Regulations

Twin Falls Municipal Code Section(s)
10-2-5 (E), 10-3-2 (K)

FLU Category

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

Street View



2010-000272

No. Pages: 24

Fee: \$

KRISTINA GLASCOCK

County Clerk

Deputy: DWRIGHT

RIVER HAWK PLAZA PUDR-2 PRO PLANNED UNIT DEVELOPMENT AGREEMENT

THIS AGREEMENT, made and entered into this 1st day of Jan, 2010, by and between the CITY OF TWIN FALLS, a municipal corporation, State of Idaho (hereinafter called "City"), and Osprey, LLC. (hereinafter called "Developer"), whose address is PO Box 1906, Twin Falls, Idaho 83301.

RECITALS

WHEREAS, Developer is the owner of the certain tract of land in the City of Twin Falls, State of Idaho, more particularly described in Exhibit "A", attached hereto, (the "Property") which Property is at the north intersection of North College Road and ParkView Drive .

WHEREAS, Developer intends to develop all or portions of the property from time to time; and

WHEREAS, Developer has made request of the City to develop an office park (the "Project") on the Property and has submitted to the City a Master Development Plan, Exhibit "B", thereof which has been submitted for approval for development as a "R-2 PRO PUD Office Park" attached hereto, (the "Master Development Plan-Exhibit "B"), which has been recommended for approval, as presented, for development as a Planned Unit Development, by the Planning and Zoning Commission on October 27, 2009 and approved by the City Council on November 23, 2009 as presented and subject to conditions, and subject to Ordinance #2982, which was published on December 17, 2009 and is attached hereto as Exhibit "C", and

WHEREAS, the proposed development of said Project within the City of Twin Falls, Idaho, subject to certain terms, conditions and understandings, which terms, conditions and understandings are the subject of this Agreement.

COVENANTS

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

I. NATURE OF THE AGREEMENT. This Agreement shall become part of the "R-2 Pro PUD" zone with respect to the Project upon its full execution and recording. Developer and its assigns or successors in interest, as well as City and its assigns or successors (if any), shall be bound by the terms and conditions as approved and contained herein.

II. NATURE OF THE DEVELOPMENT. It is agreed by the parties hereto that certain language and requirements pertaining to the "Project" zone shall be interpreted as follows:

A. Uses. Except as provided herein, the uses shall be limited to those listed and attached hereto as Exhibit "D".

B. Building Size. The maximum building size is 12,000 S.F.

C. Hours of Operation. Hours of operation for all professional office buildings shall be 6:00 am to 9:00 pm unless extended hours of operation are permitted with an approved special use permit.

D. Phasing of Development.

1. Developer shall be permitted to develop the property in phases, so long as those phases are in compliance with the Master Development Plan and this PUD Agreement. Approval for each phase may be obtained by submission to the City Engineer of technically correct designs and improvement plans for necessary construction. The designation and location of specific uses on the Master Development Plan are conceptual and minor changes therefrom shall not provide basis for disapproval of any phase. There shall be no minimum and a maximum of 3 years limit between phases. If development of subsequent phases is not initiated within the 3-year limit the City shall review the P.U.D. for conformance to the Comprehensive Plan and Development Standards.

III. STREET, SEWER, WATER AND DRAINAGE IMPROVEMENTS.

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

- A. Improvement Plans. Developer shall file or cause to be filed with the City a complete set of plans showing all improvements contemplated. The Improvement Plans and all improvements shall thereon meet the approval of the City, which approval shall be given if such plans conform with established City requirements, the Master Development Plan and this PUD Agreement.
- B. Improvement Design and Construction. Developer, at its expense, shall cause all Improvements shown on the Improvement Plan to be designed, constructed and installed consistent with the approved Improvement Plans except as otherwise provided herein. Notwithstanding the foregoing, nothing in this Agreement shall prohibit City, State or Federal participation in the cost or financing of Improvements on the Property if mutually agreed by the parties hereto.
- C. Phased Construction. Developer may install the Improvements at one time, or in phases, as the Developer shall determine in its sole discretion. Developer shall provide the City with written notification of the timing and scope of the phase, or phases, of said Improvements it intends to complete at that time. Developer agrees to make modifications to construct any temporary facilities necessitated by such phased construction work as shall be reasonably required and approved by the City.
- D. Non-Compliance. In the event any of the Improvements are not consistent with the Improvement Plans, the City shall give written notice to Developer of said non-compliance. Developer shall cure said non-compliance within thirty days of its receipt of notice, or in the case of non-compliance that will require in excess of thirty days to cure, Developer shall commence to cure within thirty days of receipt of notice and diligently pursue the same to completion. In the event Developer fails to cure said non-compliance in the manner set forth hereinabove, the City shall have the right to withhold the issuance of any future building permits and certificates of occupancy within only that phase of such "PUD" until such time as requirements specified in this Section 3 have been complied with; PROVIDED, HOWEVER, Developer shall have the right to appear before the City Council at any regular meeting after any building permits and certificates of occupancy shall have been withheld for reasons set forth in this paragraph and shall have the right to be heard as to why such building permits and certificates should be issued. The City Council shall then, in good faith and in an objective manner, decide whether said building permits and certificates of occupancy should be issued, and its decision shall be final, except that the right of the parties are preserved at law and equity.

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

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

IV. PLATS.

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

V. PARCEL DEVELOPMENT CRITERIA. The Property or any portion thereof shall be developed in accordance with the criteria set forth in this Section 5.

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

B. Landscaping and Planting. Landscaping buffer along bordering and interior streets shall be required to be installed on each parcel of the Property and in the public right-of-way adjacent thereto at the time site and building improvements are completed thereon. Such landscaped buffer shall be installed from the back of the curb in the public right-of-way and shall be extended to the dimensions set forth below.

1. A 20-foot wide landscape buffer including sidewalk, pathway or other hard-surfaced-landscape-improvements; measured from the back of the curb will be constructed along Parkview Drive and North College Road.

2. A 20-foot wide landscape buffer, measured from the property line, will be constructed along the west boundary. The landscaping shall include berms with a maximum height of 30-inches. The landscaping shall include trees, spaced at 20-feet on center, of a variety acceptable to the Twin Falls Canal Company.
3. The Developer will maintain all landscaping and common parking areas (if any) in a uniform manner. The Property landscaping will utilize a pressure irrigation system constructed in compliance with applicable standards.

C. Landscaping Plan. For each buffer area, as per VB1 above, at the time of development, each parcel shall be landscaped to include the following:

1. Fifty percent (50%) of the lineal footage of landscaping shall have berms with a ridge elevation of at least eighteen inches (18") in height with at least fifty percent (50%) of the berming having a minimum ridge elevation of thirty inches (30") in height. The landscape buffer shall be planted with a minimum of one tree per five-hundred (500) square feet of landscaped area and a minimum of one shrub per one-hundred (100) square feet of landscaped area. At least fifty percent (50%) of all trees shall be evergreen. At least fifty percent (50%) of all trees and shrubs shall be from groups last approved by the Tree Commission through its Tree Selection Guide. Trees and shrubs may be grouped, but there shall be no space greater than seventy-five feet (75') between tree and shrub groupings. All trees shall have a height of at least four feet (4') when planted.
2. The use of planters and landscaped islands within parking lots will be used to reduce visual impact of large paved areas and these shall be planted with shade trees and shrubbery. The area adjacent to residential areas shall be landscaped with coniferous and deciduous trees with shrubs, and berms to create a dense buffer in a relatively short period of time.
3. In all cases, landscaping will meet or exceed the minimum requirements of the City of Twin Falls Zoning and Subdivision Regulations.
4. Nothing herein shall preclude the City from evaluating the landscape on a project basis when such evaluation can be shown to provide a more uniform and aesthetically desirable landscaping.

D. Building Standards. Buildings and improvements shall comply with the following standards.

1. Architectural Standards.

a) All buildings shall be of residential character with exteriors of architectural masonry, stone, stucco or architectural steel. Building faces shall include windows, setbacks, awnings, parapet variations, material variations, color variations and other architectural treatments to break up large uniform surfaces. All buildings shall be of a residential architectural style with gable or hip roof with a minimum 3/12 pitch and twelve inch (12") eave. Roofing material shall consist of architectural asphalt shingles, architectural metal or tile.

b) Height Limitations. No building shall be greater than 35' above grade, as measured per 10-2-1 of City Code, as amended.

c) Building Siting. Buildings will be located in general conformance with the Master Development Plan but nothing will preclude minor modification of building footprints or combination of buildings. Buildings shall also be located in a manner that preserves, to the extent possible, the aesthetics and appearance of existing buildings.

d) Building Landscaping. Building plans shall include detailed landscape plans. The landscaping shall be designed to complement the building, and provide further screening for large uniform building surfaces.

e) Lighting. Building and parking area lighting shall be enclosed in fixtures or soffets that direct lighting to the ground surface in a manner that the light source cannot be seen from adjacent properties.

2. Outside Storage / Loading Docks.

a) Loading docks, trash containers, medical gas storage and emergency facilities shall be visibly screened from roadways, residential areas and adjacent properties with screening material(s). Screening may consist of landscaping, masonry walls, buildings or fencing, as approved by the City.

3. Utilities.

a) All on-site utility service lines located within a parcel shall be placed underground. Any transformer or terminal equipment provided within or immediately adjacent to the parcel shall be visibly screened from streets. Screening may consist of landscaping, masonry walls, buildings or fencing, as approved by the City.

4. Sign Plan. All signage shall conform to City of Twin Falls Sign Regulations, as amended, and subject to the following:

a) Building Signs. Building signage shall be limited to wall mounted signs as per the sign code or monument type signs as per the sign code with a maximum height of ten feet (10') measured above the adjacent curb.

b) Internal Directional Signs. Shall conform to City of Twin Falls Sign Regulations, as amended, and subject to the following: The maximum height of site way finding signs shall be 6 foot above the adjacent curb and the maximum area shall not exceed twelve (12) square feet.

c) Animated or flashing signs are not allowed.

d) Illumination. Signs shall be internally illuminated, or lighted with exterior fixtures provided with shielding to preclude the light source from being visible from adjacent properties..

VI. STANDARD DEVELOPER'S AGREEMENT. It is understood and agreed by the parties hereto that Developer shall execute the City's Standard Developer's Agreement.

VII. GENERAL PROVISIONS.

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

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

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

D. Notices. If notices from one party to the other are desired or required hereunder such notices shall be delivered or mailed to the party to receive such at its address last known to the sender of such notice. Notices shall be deemed received on the date of hand delivery or upon seventy- two (72) hours following deposit in the United States mail, if properly addressed, stamped and sent with "return receipt requested".

On the date of this agreement, the addresses of the parties are as follows:

OSPREY, LLC:

c/o Gary Slette
PO Box 1906
Twin Falls, Idaho 83303-1906

City of Twin Falls:

City of Twin Falls
P.O. Box 1907
321 Second Avenue East
Twin Falls, Idaho 83303-1907

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

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

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

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

CITY OF TWIN FALLS

ATTEST: [Signature]

BY: [Signature]
Mayor

DEVELOPER

Osprey, LLC

ATTEST: _____

BY: [Signature]

ACKNOWLEDGEMENTS

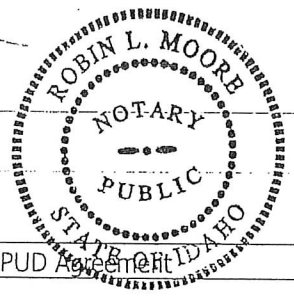
STATE OF Idaho)
COUNTY OF Twin Falls) ss

On this 5th day of January, 2010, before me, the undersigned, a Notary Public in and for said State, personally appeared Gary D. Slette, known or identified to me to be the representative for OSPREY, LLC.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]

Notary Public for State of Idaho
Residing at Jerome
My Commission Expires 12-29-12

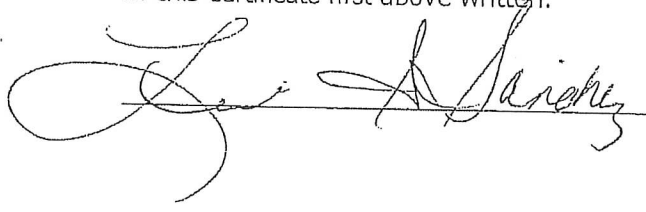


ACKNOWLEDGEMENTS

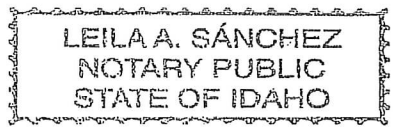
STATE OF Idaho)
COUNTY OF Twin Falls) ss

On this 10th day of January, 2010, before me, the undersigned, a Notary Public in and for said State, personally appeared Don Hall, known or identified to me to be the Mayor of the City of Twin Falls.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for State of Idaho
Residing at Twin Falls
My Commission Expires May 18, 2012



PUD. 257

EXHIBIT A – LEGAL DESCRIPTION 107

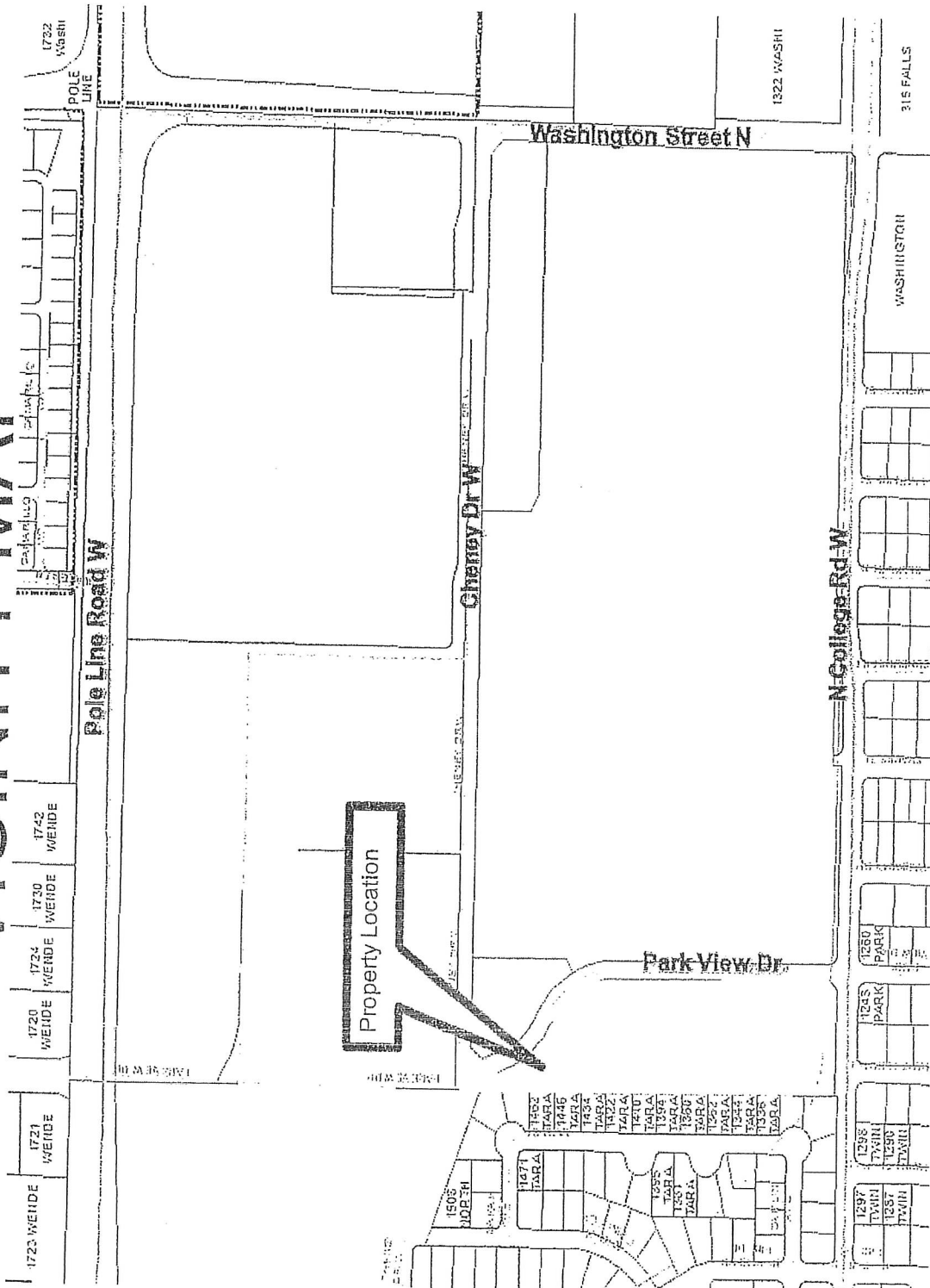
REZONE FOR OSPREY, L.L.C.

Lot 1, Block 2, Riverhawk Subdivision, a P.U.D., Twin Falls County, Idaho, according to the official plat thereof recorded in Book 22 of Plats, page 10, records of Twin Falls County, Idaho.

Containing approximately 6.81 Acres

DWD-257

VICINITY MAP



ZONING MAP



PUD-257

AERIAL VIEW



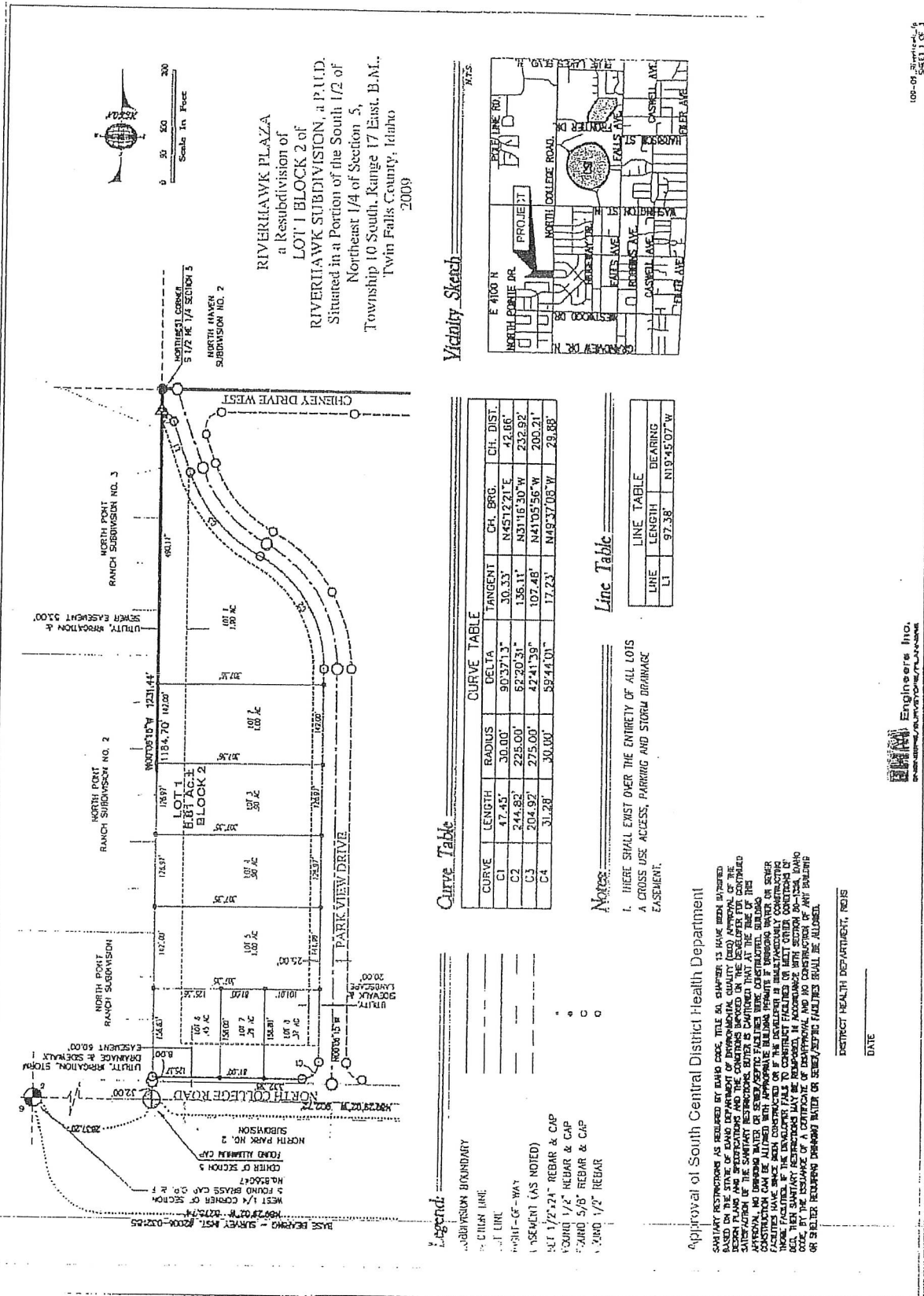


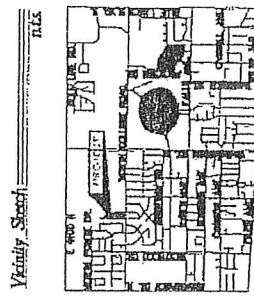
EXHIBIT B - MASTER DEVELOPMENT PLAN

292

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Sheet 1 of 1



Vicinity Sketch =

Notes:

1. THERE SHALL EXIST - A CROSS LOT PARKING AND MANEUVER ASSESSMENT OVER THE ENTIRETY OF THE SUBDIVISION.
2. ALL STORM DRAINAGE SHALL BE RETAINED WITHIN THE SUBDIVISION.
3. 1' LOT WIDTHS AND BUILDING SETS MAY VARY WITHIN THE SUBDIVISION.
4. MINIMUM BUILDING SETS SHALL BE 12.00 SQUARE FEET.
5. ALL LOTS UNDESIGNED TO BE MAINTAINED BY BUSINESS DIRECTS ASSOCIATION.
6. PARKING SHALL BE LESS THAN LOT PARKING SPACE PER TWO SQUARE FOOT OF TOTAL FLOOR AREA.

EXHIBIT C 186

ORDINANCE NO. 2982

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, REZONING REAL PROPERTY BELOW DESCRIBED; PROVIDING THE ZONING CLASSIFICATION THEREFOR; AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT.

WHEREAS, Osprey, LLC, had made application for a rezone of Lot 1, Block 2 Riverhawk Subdivision-a PUD located west of Canyon Ridge High School; and,

WHEREAS, the City Planning and Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 27th day of October, 2009, to consider the Zoning Designation and necessary Area of Impact and Zoning Districts Map amendment upon a REZONE of the real property below described; and,

WHEREAS, the City Planning and Zoning Commission has made recommendations to the City Council for the City of Twin Falls, Idaho; and,

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing to consider the same matter on the 23rd day of November, 2009.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

SECTION 1. That the following described real property -Lot 1, Block 2 Riverhawk Subdivision-a PUD -located west of Canyon Ridge High School is the subject of a Zoning District Change and Zoning Map Amendment from R-2 PUD to R-2 PRO PUD:

SEE ATTACHMENT "A"

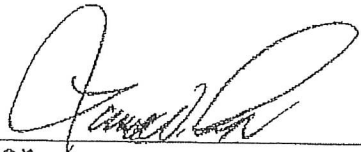
SECTION 2. Public services may not be available at the time of development of this property, depending upon the speed of development of this and other developments, and the ability of the City to obtain additional water and/or sewer capacity. The zoning of this property shall not constitute a commitment by the City to provide water and/or wastewater services.

SECTION 3. That the Area of Impact and Zoning Districts Map for the City of Twin Falls, Idaho, be and the same is hereby amended to reflect the rezoning of the real property above described.

PVD-257

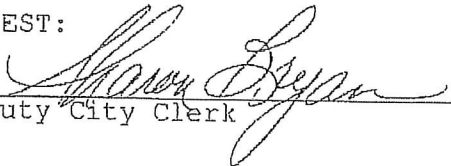
PASSED BY THE CITY COUNCIL December 7, 2009

SIGNED BY THE MAYOR December 8, 2009

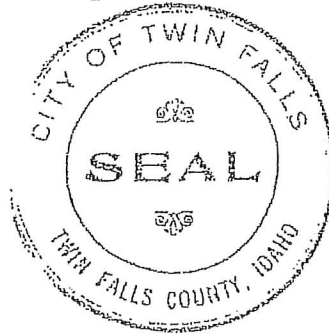


Mayor

ATTEST:



Deputy City Clerk



PUBLISH: Thursday, December 17, 2009

AMENDED
R-2 PRO PLANNED UNIT DEVELOPMENT AGREEMENT
RIVER HAWK PLAZA PUD

The River Hawk Plaza PUD Agreement dated January 6, 2010 and recorded as Instrument No. 2010-000272 in the Twin Falls County Recorder's Office will be amended as follows as of this 28th day of May , 2026, by and between the CITY OF TWIN FALLS, a municipal corporation, State of Idaho (hereinafter called "City"), Gerald Martens (hereinafter called "Developer"), whose address is 621 North College Rd. Suite 100, Twin Falls, Idaho 83301.

RECITALS

WHEREAS, the City and Developer entered a Planned Unit Development Agreement for the development of River Hawk R-2 PRO PUD located at the corner of North College Rd. and Parkview Dr.

WHEREAS, the City and Developer amended the Planned Unit Development Agreement for the development located at the corner of North College Rd. and Parkview Dr.

WHEREAS, the Planned Unit Development Agreement identifies area to be developed within River Hawk R-2 PRO PUD located at the corner of North College Rd. and Parkview Dr.

WHEREAS, the parties hereto desire to amend the above referenced Planned Unit Development Agreement regarding paragraph II A of the Developer's property in River Hawk R-2 PRO PUD located at the corner of North College Rd. and Parkview Dr.

WHEREAS, The City, by and through its City Council on _____, has agreed to amend paragraph II A, subject to certain terms, conditions, and understandings, which terms, conditions and understanding are the subject of the Agreement and are as follows: (see Exhibit C attachment).

Paragraph II A Reads:

EXHIBIT C – USES

10-4-18: PRO, PROFESSIONAL OFFICE OVERLAY DISTRICT:

10-4-18.1: PURPOSE:

This overlay district is intended to provide for professional office uses along or near specifically designated major arterials where increased traffic has impacted residential uses and in areas that are near large public or private medical facilities. Centralized water and sewer facilities are required. This overlay may be placed on an R2, R4 or R6 district. (Ord. 2657,6-19-2000)

10-4-18.2: USE REGULATIONS:

(A) Permitted Uses: Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Any use permitted in the basic district upon which the overlay is placed. (Ord. 2657,6-19-2000)
2. Medical Facilities:
 - a. Doctors' offices.
3. Services:
 - a. Beauty salons/barber shops.
 - b. Consumer credit collection.
 - c. Employment agency.
 - d. Finance and investment offices.
 - e. Insurance and related business.

- f. Professional services.
- g. Real estate and related business.
- h. Commercial daycare facilities and preschools.

i. Health Fitness Facility / Minor

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

CITY OF TWIN FALLS

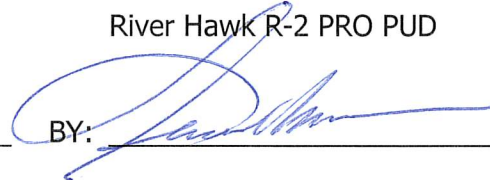
ATTEST: _____ BY: _____

Mayor

DEVELOPER

Gerald Martens

River Hawk R-2 PRO PUD

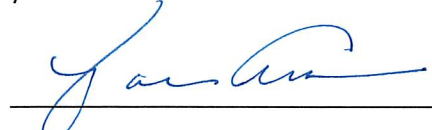
ATTEST:  _____ BY:  _____

ACKNOWLEDGEMENTS

STATE OF IDAHO)
COUNTY OF TWIN FALLS)

On this 22ND day of JUNE, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Gerald Martens, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

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



Notary Public for State of Idaho
Residing at TWIN FALLS, ID
My Commission Expires 8.26.2030



STATE OF IDAHO)
COUNTY OF TWIN FALLS)

On this _____ day of _____, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Jason Brown, known or identified to me to be the Mayor of the City of Twin Falls.

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

Notary Public for State of Idaho
Residing at _____
My Commission Expires _____

Gerald Martens, P.E.

621 N. College Road, Ste 100, Twin Falls, ID 83301

208.420.2461 cell • 208.734.6049 fax • gmartens@ehminc.com

Date: **May 28, 2026**

To: **City of Twin Falls**

Attn: **Kelli Ebersol**



From: **Gerald Martens**

Re: **PUD Amendment**

Please find attached an application to modify the PUD to allow for a health and wellness facility to be located on the property. The proposed health and wellness facility is totally compatible if not identical to the medical and professional uses allowed in the existing PUD Agreement.

This specific use provides Pilates Fitness as a basic component of physical and mental wellness.

Attached is the Amendment with the allowed use added. No other changes are requested.

With this letter I request that the City review my assumption that the proposed health and wellness facility be determined as an allowed use totally compatible with the specific uses outlined in Section IIA.

ASSEMBLY	DEFINITION	PRO
MUSEUM/LEARNING CENTER-MINOR	A building, facility, or institution designed to accommodate 100 or fewer people which is devoted to the procurement, care, study, and exhibition of books, art, and/or other object of historical or scientific value. Such as Aquarium, Planetarium, Children's Exploration Center, and other similar uses.	S
CIVIC/INSTITUTIONAL	DEFINITION	PRO
CITY OF TWIN FALLS FACILITIES OWNED OR OPERATED		P
COMMERCIAL SALES & SERVICES	DEFINITION	PRO
ADMINISTRATIVE OR PROFESSIONAL OFFICE MINOR	A facility or establishment designed, or primarily intended, for occupancy of forty-nine (49) or fewer persons to transact the clerical affairs of a business, industry, service, profession or other organization. This definition does not include offices otherwise defined herein, or offices incidental and accessory to another business, or sales activity, that is the principal use.	S
BARBER & COSMETOLOGY SERVICES	Any establishment or place of business within which the practice of barbering, cosmetology, permanent makeup, or other personal health treatments are engaged in or carried on by one or more aestheticians, barbers, cosmetologists, massage therapists, or similar licensed professionals. Excludes any practice including surgery or other medical practice otherwise defined.	S
DRY CLEANING LAUNDERING MINOR	An establishment or business maintained for the pickup and delivery of items, materials or laundry, without the maintenance or operation of any laundry or dry-cleaning equipment or machinery on the premises.	S
FINANCIAL INSTITUTION	An establishment which the primary function is to advise, hold, invest, loan (secured), save, or transfer monies for individuals or other establishments. Such establishments may include but are not limited to banks, credit unions, savings and loan offices, and mortgage loan offices. Automated teller machines (ATMs) are considered accessory to the primary business. This definition does not include payday, cash advance or check advance loan service establishments.	S
PHOTOGRAPHY STUDIOS	An establishment or workspace designed primarily to take, develop, print and duplicate photographs. Typically, owner operated, smaller in scale, not containing commercial grade or large machinery for developing large volumes of photographs.	S

HEALTH/HUMAN CARE	DEFINITION	PRO
ASSISTED CARE/LIVING FACILITY-MINOR	Any facility licensed and/or certified by the state, which provides mental or physical health services for three (3) to fifteen (15) individuals for illness, disease, physical or mental infirmity. The Definition excludes “Group Homes” and “Certified Family Homes” as defined by State Statute; or hospitals, emergency clinics, or medical clinics.	S
DAYCARE CENTER	A Daycare Business providing care for thirteen (13) or more children on the premises at one time. A daycare center is required to be licensed by the Idaho Dept. of Health and Welfare.	S
MEDICAL CLINIC, MINOR	An establishment where patients are admitted for examination or treatment by physicians, dentists, other health care professionals, or similar professions and where the business operates within Normal Business Hours. Otherwise known as an out-patient Clinic.	S
INDUSTRIAL	DEFINITION	PRO
TESTING LABORATORIES MINOR	An establishment designed primarily for the objective analytical data collection and/or testing of a product or a process; where all testing activities take place indoors and no special equipment, beyond a normal office environment, is utilized.	S
LODGING	DEFINITION	PRO
BED AND BREAKFAST FACILITY	A small-scale lodging establishment providing between 4 to 7 guest rooms. Owner or operator occupied.	S
RESIDENTIAL	DEFINITION	IND2
DWELLING CARETAKE UNIT		P