



Twin Falls Planning & Zoning Commission Agenda

Tuesday, November 17, 2020, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

Members -

City Limits: Danielle Titus, Chairperson; Craig Kelley, Vice-Chair; Ed Musser; Carolyn Bolton; Curtis Hansen; Marilu Perez

Area of Impact: David Detweiler

1) Call in Instructions

- a) To call in for Public Comment on the items on this agenda, please call 1-208-939-6718, Conference ID: 888 639 213#. Calls must be received between 6:00 pm - 6:10 pm and will be put into the queue to speak during the Public Hearing portion of the meeting.

2) Confirmation of Quorum/Call Meeting to Order

3) Consent Calendar

- a) **ACTION ITEM:** Approval of Minutes from the following meeting: October 13, 2020

4) Items of Consideration

- a) **PRESENTATION:** Preliminary Presentation for a request for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 M-1 and C-1 Zoning Development Agreement for the 500-800 blocks of Grandview Drive South c/o EHM Engineers, Inc. on behalf of Grandview Falls, LLC. (PZ20-0088)

By: Liz Hart, Senior Planner

5) Public Hearings

- a) **ACTION ITEM:** Request for a recommendation to City Council of an Annexation with a Zoning District Change and Zoning Map Amendment from R2 CRO to RM CRO ZDA for 11.08 (+/-) acres located at the southwest corner of Federation Road and Washington Street North c/o EHM Engineers, Inc. on behalf of Hepworth Family Landholdings, LLC. (PZ20-0104)

By: Lisa Strickland, City Planner

6) Upcoming Meeting(s)

- a) **INFORMATIONAL:** Tuesday, December 8, 2020 at 6:00 pm
- b) **INFORMATIONAL:** 2021 Meeting Calendar

7) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Kelli Ebersole (208) 735-7267 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208) 735-7287.

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chair shall review the public hearing procedures.
 2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chair, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
 3. A City Staff Report shall summarize the application and history of the request.
 4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - **A complete explanation and description of the request.**
 - **Why the request is being made.**
 - **Location of the Property.**
 - **Impacts on the surrounding properties and efforts to mitigate those impacts.**
 5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
 6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
 7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chair may limit public testimony to no less than two (2) minutes per person.
 - **Individuals are not permitted to give their time to other speakers.**
 - **However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chair. The spokesperson shall be limited to 15 minutes.**
 - **Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.**
 8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
 9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chair may limit the time permitted for the answer.
 10. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.
- * Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.



Twin Falls Planning & Zoning Commission Minutes

Tuesday, October 13, 2020, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

Members -

City Limits: Danielle Titus, Chairperson; Craig Kelley, Vice-Chair; Ed Musser; Carolyn Bolton; Curtis Hansen; Marilu Perez

Area of Impact: David Detweiler

1) Call In Instructions

- a) To call in for Public Comment on the items on this agenda, please call 1-208-939-6718, Conference ID: 354 903 709#. Calls must be received between 6:00 pm - 6:10 pm and will be put into the queue to speak during the Public Hearing portion of the meeting.

2) Confirmation of Quorum/Call Meeting to Order

Vice Chairperson Kelley called the meeting to order at 06:00 PM
A quorum was present.

Members Present: Kelley, Detweiler, Musser, Bolton, Hansen, Titus

Staff Present: Strickland, Hart, Zollinger, Hafer, Vitek, Ebersole, Nope

3) Consent Calendar

MOTION: Commissioner Bolton moved to approve the consent calendar, as presented.
Commissioner Detweiler seconded the motion.

Approved by a vote of 5-0-1.

- a) Approval of minutes for the following meeting: September 22, 2020

After the Consent Calendar was approved, Chairperson Titus left the meeting.

4) Items of Consideration

- a) Preliminary Presentation for Request for Annexation with a Zoning District Change and Zoning Map Amendment from R2 CRO to RM CRO ZDA for 11.08 (+/-) acres located at the southwest corner of Federation Road and Washington Street North c/o EHM Engineers, Inc. on behalf of Hepworth Family Landholdings, LLC. (PZ20-0104)

Staff Presentation:

City Planner Strickland presented the Preliminary Presentation for the request for Annexation with a Zoning District Change and Zoning Map Amendment from R2 CRO to RM CRO ZDA for 11.08 (+/-) acres located at the southwest corner of Federation Road and Washington Street North c/o EHM Engineers, Inc. on behalf of Hepworth Family Landholdings, LLC. (PZ20-0104)

The applicant is required to present a preliminary review to the Planning and Zoning Commission in which the commission may give suggestions and ask questions of the applicant about the proposed ZDA. A public hearing shall be held before the Commission for a recommendation to City Council to; amend the zoning district and the zoning map, amend with recommendations or deny the request.

Staff makes no recommendation at this time. A comprehensive staff analysis will be provided at the public hearing.

Applicant Presentation:

Tim Vawser, representing applicant, presented the Preliminary Presentation for the request for Annexation with a Zoning District Change and Zoning Map Amendment. He stated the project is for 11+ acres at Washington Street North and Federation Road. He stated the applicant is going through the ZDA process, along with an annexation. He stated this project will be a good transition to the area and neighborhood friendly, with interconnectivity from the north side (commercial) to the south side (multi family dwellings). With this project, the trail system will be enhanced, and the roads will be widened. The plan is for a block wall on the south and west sides to work as a buffer.

Questions:

- Commissioner Bolton asked if the annexation is part of this request for water and sewer. She also asked if the other properties to the south are annexed.
- Mr. Vawser clarified the request and what areas are in city limits.
- Commissioner Bolton asked about the exterior fence materials.
- Mr. Vawser stated the applicant has agreed to a 6 foot block wall.

5) Public Hearings

- a) Request for a Special Use Permit to allow a dairy testing laboratory on property located at 1445 Fillmore Street, Suite 1100 c/o Andrea Mouw. (PZ20-0106)

Staff Presentation:

City Planner Strickland presented the request for a Special Use Permit to allow a dairy testing laboratory on property located at 1445 Fillmore Street, Suite 1100 c/o Andrea Mouw. (PZ20-0106)

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall make a decision 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.

The hours of operation are 8:00 am – 5:00 pm, Monday – Friday. There are seven employees, and the applicant anticipates 1-5 cars a day to the facility.

The property is located within the Breckenridge Phase III Subdivision that is zoned C-1 PUD. The PUD states the uses will follow the C-1 Zoning District within City Code.

The complex where this property is located is a professional office with multiple office type uses. This request if approved should not have any negative impacts and should blend well with the other uses in the area.

Upon conclusion should the Commission approve this request as presented, then staff recommends the following conditions.

1. Subject to compliance with all local, state and federal code requirements and other standards as applicable.

Applicant Presentation:

Andrea Mouw, applicant, gave her presentation for the request for a Special Use Permit to allow a dairy testing laboratory.

PZ/Questions & Comments:

- Commissioner Detweiler asked what materials are being testing at the laboratory.
- Ms. Mouw stated milk and silage will be tested at the facility.
- Commissioner Musser asked where the facility is located at this time.
- Ms. Mouw stated the current facility is located in Filer.
- Commissioner Bolton asked the size of the samples being brought to be tested.
- Ms. Mouw clarified the size of samples.

Public Hearing: Opened and closed without input

Discussions Followed: without concerns

MOTION:

Commissioner Detweiler moved to approve the request for a Special Use Permit to allow a dairy testing laboratory on property located at 1445 Fillmore Street, Suite 1100 c/o Andrea Mouw, as presented with staff recommendations. (PZ20-0106)
Commissioner Musser seconded the motion.

Unanimously Approved by a vote of 5-0.

- b) Request for a Special Use Permit to construct a 1200 sq. ft. accessory building on property located at 782 North View Drive, c/o Stanley Crowley. (PZ20-0113)

Staff Presentation:

City Planner Strickland presented the Request for a Special Use Permit to construct a 1200 sq. ft. accessory building on property located at 782 North View Drive, c/o Stanley Crowley. (PZ20-0113)

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall make a decision 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.

The property is zoned R-2 and is located within the Twin Falls Fairbanks 1st Amd Subdivision. The home was constructed in 1961. No further pertinent zoning history is known at this time. The site plan submitted with the application has some minor errors that will be addressed during the building permit review. However, Staff has reviewed the request and does not anticipate overly burdensome impacts to the surrounding properties.

Upon conclusion should the Commission approve this request as presented, then staff recommends the following conditions.

1. Subject to compliance with all local, state and federal code requirements and other standards as applicable.

Applicant Presentation:

Mary Crowley, applicant, gave the presentation for the request for a Special Use Permit to construct a 1200 sq. ft. accessory building. She stated there is no garage on site now.

PZ/Questions & Comments:

- Commissioner Bolton asked if the building will be plumbed or used for a living space.
- Mrs. Crowley stated it will not be plumbed at this time and will not be used as a living space.
- Commissioner Hansen asked for clarification of where the building will be set on the lot.
- City Planner Strickland pulled up the site map and clarified the building will be placed in the Southeast corner.

Public Hearing: Opened and closed without input

Discussions Followed: without concern

MOTION: Commissioner Bolton moved to approve the request for a Special Use Permit to construct a 1200 sq. ft. accessory building on property located at 782 North View Drive, c/o Stanley Crowley, as presented, with staff recommendations. (PZ20-0113)
Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 5-0.

6) Upcoming Meeting(s)

a) Tuesday, October 27, 2020

7) Adjournment

City Planner Strickland introduced Liz Hart, Senior Planner, and Ian Zollinger, City Planner, to the commission.

The meeting adjourned at 06:28 PM

Kelli Ebersole, Administrative Assistant



Date: Tuesday, November 17, 2020
To: Planning and Zoning Commission
From: Liz Hart, Senior Planner

PRESENTATION

Request:

Preliminary Presentation for a request for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 M-1 and C-1 Zoning Development Agreement for the 500-800 blocks of Grandview Drive South c/o EHM Engineers, Inc. on behalf of Grandview Falls, LLC. (PZ20-0088)

Time Estimate:

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

Background:

The applicant is requesting a Zoning District Change and Zoning Development Agreement from R-4 to R-4 M-2 & C-1 ZDA.

Approval Process:

Per Twin Falls City Code 10-6-1.7(B) Approval of a ZDA sub-district requires a preliminary presentation to the Planning and Zoning Commission for a review of the proposed changes prior to a public hearing. The Commission is allowed and may grant the public the ability to ask questions and give suggestions to the applicant about the proposed project during the preliminary presentation.

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

Budget Impact:

N/A

Regulatory Impact:

The applicable zoning code sections that apply to this request is as follow: 10.6.1 Zoning Development Agreement; 10.14 Zoning Amendments

History:

Property is currently vacant and was annexed into the city in 2006.

Analysis:

Staff analysis will be presented at the public hearing.

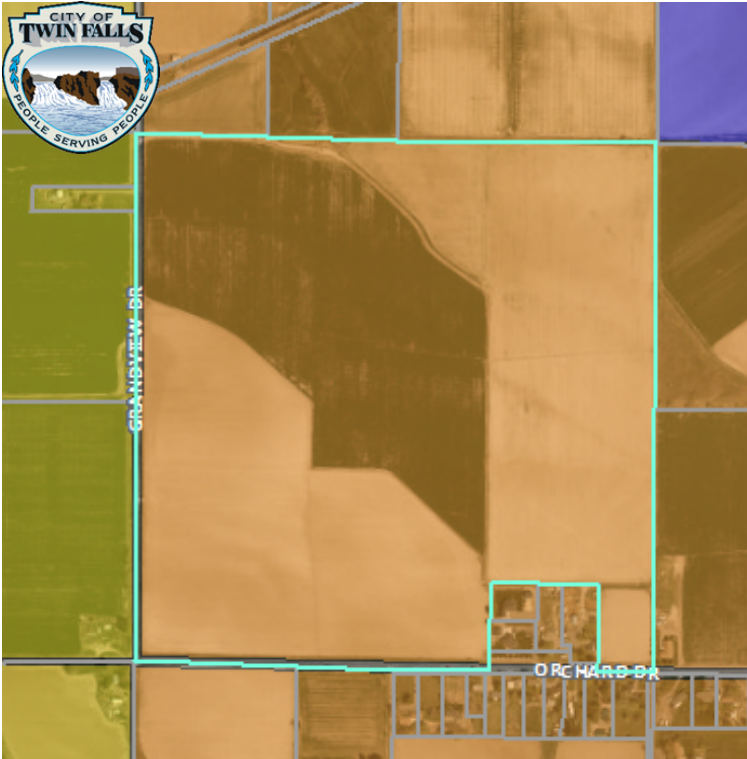
Conclusion:

Staff makes no recommendation at this time. Staff will present a full analysis of the request at the public hearing-scheduled for Tuesday, December 8, 2020.

Attachments:

1. PZ20-0088 Staff Report Grandview Falls ZDA
2. Vicinity Map
3. Grandview Falls ZDA - Document

4. ZDA Conceptual Development Plan - Reduced File Size



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Liz Hart, Senior City Planner

Request: **Preliminary Presentation** for a request for a Zoning District Change & Zoning Development Agreement from R-4 to R-4 M-2 & C-1 ZDA for the 500-800 blocks of Grandview Drive South, at Parcel RPT00107204800

Application: PZ20-0088

Applicant & Representative:

Gregg Harman, Grandview Falls LLC
c/o David Thibault
EHM Engineers Inc.
621 N College Rd., Ste. 100
Twin Falls, ID 83301

Prelim Presentation: November 17,2020

Background

This is a preliminary presentation for a request of a Zoning District Change & Zoning Development Agreement from R-4 to R-4 M-2 & C-1 ZDA for the 500-800 blocks of Grandview Drive South, at Parcel RPT00107204800.

The property is currently used for Agricultural purposes and is currently zoned R-4.

Approval Process:

Per Twin Falls City Code 10-6-1.7(B)
Approval of a ZDA sub-district requires a preliminary presentation to the Planning and Zoning Commission for a review of the proposed changes prior to a public hearing. The Commission is allowed and may grant the public the ability to ask questions and give suggestions to the applicant about the proposed project during the preliminary presentation.

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

Applicable Regulations

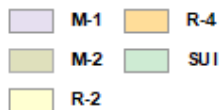
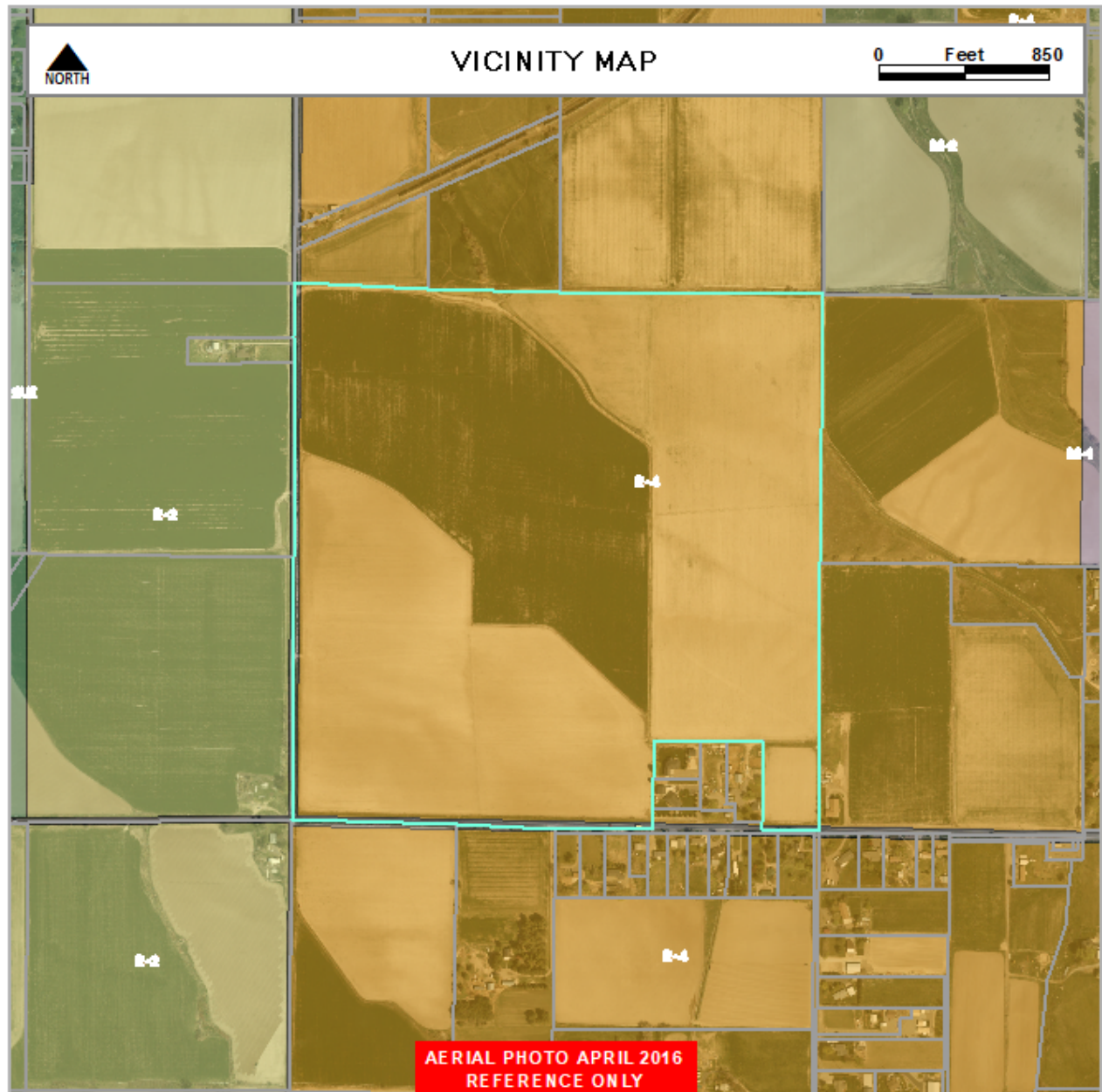
City Code 10.6.1 Zoning Development Agreement.
City Code 10.14 Zoning Amendments

Conclusion:

Staff makes no recommendation at this time. Staff will present a full analysis of the request at the public hearing-scheduled for Tuesday, December 8, 2020.

Attachments

1. Vicinity Map
2. Grandview Falls ZDA



Current Zoning: R-4

Comprehensive Plan: Industrial

Existing Land Use: Undeveloped, Agricultural

Proposed Land Use: Residential, Commercial, & Industrial

Surrounding Zoning Designations & Land Use(s)

North: R-4, Residential

East: R-4, Residential

South: R-4, Residential

West: R-2, Residential

Applicable Regulations

10-1-4, 10-1-5, 10-4-5, 10-4-8, 10-4-10, 10-6-1

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**MIXED USE RESIDENTIAL / COMMERCIAL / MANUFACTURING
ZONING DEVELOPMENT AGREEMENT**

GRANDVIEW FALLS

THIS AGREEMENT made and entered into this _____ day of _____, 20__ by and between the **CITY OF TWIN FALLS**, a municipal corporation, State of Idaho (hereinafter called “City”), and **GRANDVIEW FALLS, LLC**, an Idaho limited liability company (hereinafter called “Developer”), whose address is 3533 East 3985 North Kimberly, Idaho 83341.

RECITALS:

WHEREAS, the Developer is the owner of the certain tract of land in the City of Twin Falls, County of Twin Falls, State of Idaho, more particularly described in Exhibit A attached hereto (the “Property”), which Property is south of Falls Avenue West and west of Grandview Avenue North, extended to the South, known as GRANDVIEW FALLS and

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

WHEREAS, the Developer has made request of the City to develop a mixed use subdivision (the “Project”) on the Property and has submitted to the City the Master Development Plan (Exhibit B) thereof which has been approved for development as a “mixed use residential/commercial/manufacturing development” by the Planning and Zoning Commission and City Council of the City; and

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

COVENANTS

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

1. **NATURE OF THE AGREEMENT:** This Agreement shall become part of the “C-1 ZDA, M-2 ZDA, and R-4 ZDA” zones with respect to the Project upon its full execution and recording. The Developer and its assigns or successors in interest, as well as the City and its assigns or successors (if any), shall be bound by the terms and conditions contained therein.
2. **NATURE OF THE DEVELOPMENT:** It is agreed by the parties hereto that certain language and requirements pertaining to the “Project” zone shall be interpreted as follows:
 - A. **USES.** (See attached Master Development Plan Exhibit B and detailed Master Plan Exhibit C of the Project).
 1. C-1 ZDA Commercial District. Development shall meet the requirements of the C-1 zone City Code 10-4-8 for all uses and development standards except as noted below.
 - (a) Permitted uses shall include the following in addition to those permitted in Twin Falls City Code 10-4-8.2(A):

- i. Dwellings – Duplex, Triplex, and Fourplex
 2. M-2 ZDA, Heavy Manufacturing District, Development shall meet the requirements of the M-2 Zone, City Code 10-4-10 for all uses and development standards.
 3. R-4 ZDA, Residential Medium Density District, Development shall meet the requirements of the R-4 Zone, City Code 10-4-5 for all uses and development standards except as noted below:
 - (a) Permitted uses shall include the following in addition to those permitted in Twin Falls City Code 10-4-5.2(A):
 - i. Dwellings – Triplex, and Fourplex
 - ii. Governmental Facilities
 - a. Fire stations and police stations.
 - b. Governmental office buildings.
 - c. Judicial facilities.
 - (b) Property Development Standards – Lot Area, The minimum lot area per single household dwelling shall be four thousand (4,000) square feet, six thousand five hundred (6,500) square feet for a duplex, and the lot area for multiplex dwelling units shall increase over the duplex area by two thousand (2,000) square feet per dwelling unit or one thousand (1,000) square feet per unit above or below the ground level unit on average. The average density of the development shall conform to the restrictions identified above. Multiple story units shall be allowed in so far as the overall average density is maintained.
- B. HOURS OF OPERATION: The hours of operation for all activity within the ZDA area shall be between the hours of seven o'clock (7:00) A.M. to ten o'clock (10:00) P.M. except residential and residential support facilities which shall not be limited, unless otherwise authorized by the City of Twin Falls through the Special Use Permit Process.
- C. PHASING OF DEVELOPMENT: Developer shall be permitted to develop the Property in phases, so long as those phases are in compliance with the Master Development Plans and this ZDA Agreement, and an approved preliminary plat. Approval for each phase may be obtained by submission of a technically correct final plat for each phase to the City Council. The designation and location of specific uses on the Master Plan are conceptual and minor changes therefrom shall not provide basis for disapproval of any final plat. There shall be no minimum and a five (5) year maximum time limit between phases unless an extension is granted by Twin Falls City Council.
- D. STREET, SEWER, WATER, AND DRAINAGE IMPROVEMENTS:

- a. PRIVATE ROADWAYS: The developer may elect to construct private roadways with and without gated access as part of the development. In all cases, appropriate widths for emergency response vehicles and turn around locations shall be provided.

E. OTHER DEVELOPMENT CRITERIA. The Property or any portion thereof shall be developed in accordance with criteria set forth in this Section and all applicable provisions of City Code.

- a. LANDSCAPING: Perimeter landscaping along interior streets in the commercial areas shall be installed on each parcel of the Property and in the public rights-of-way adjacent thereto at the time site and building improvements are completed thereon, or by the next planting season. Such landscaped perimeter in commercial areas shall be installed and extend to a depth of eleven (11) feet behind the back of curb and shall include the sidewalks width the Developer elects to install.

Landscaping shall be required where commercial uses are adjacent to residential uses. A ten (10) foot buffer distance is required to provide sound and visual buffering. The buffer area is to be landscaped with coniferous and deciduous trees and/or solid fencing with shrubs, berms, walls and/or planter boxes to create a dense buffer in a relatively short distance.

Landscaping shall be accomplished as required by the City Code of the City of Twin Falls within the limits of the Property as each phase is constructed.

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

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

“CITY”
CITY OF TWIN FALLS

By: _____
Mayor

ATTEST:

City Clerk

“DEVELOPER”
GRANDVIEW FALLS, LLC

By: _____

Manager

STATE OF IDAHO)
 ss.
County of Twin Falls)

On this _____ day of _____, 2020 before me, a Notary Public for said County and State, personally appeared _____, known or identified to me, to be the Manager of Grandview Falls, LLC, that executed the said instrument.

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

NOTARY PUBLIC FOR IDAHO
Residing at _____
My commission expires _____

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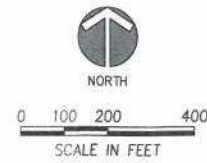
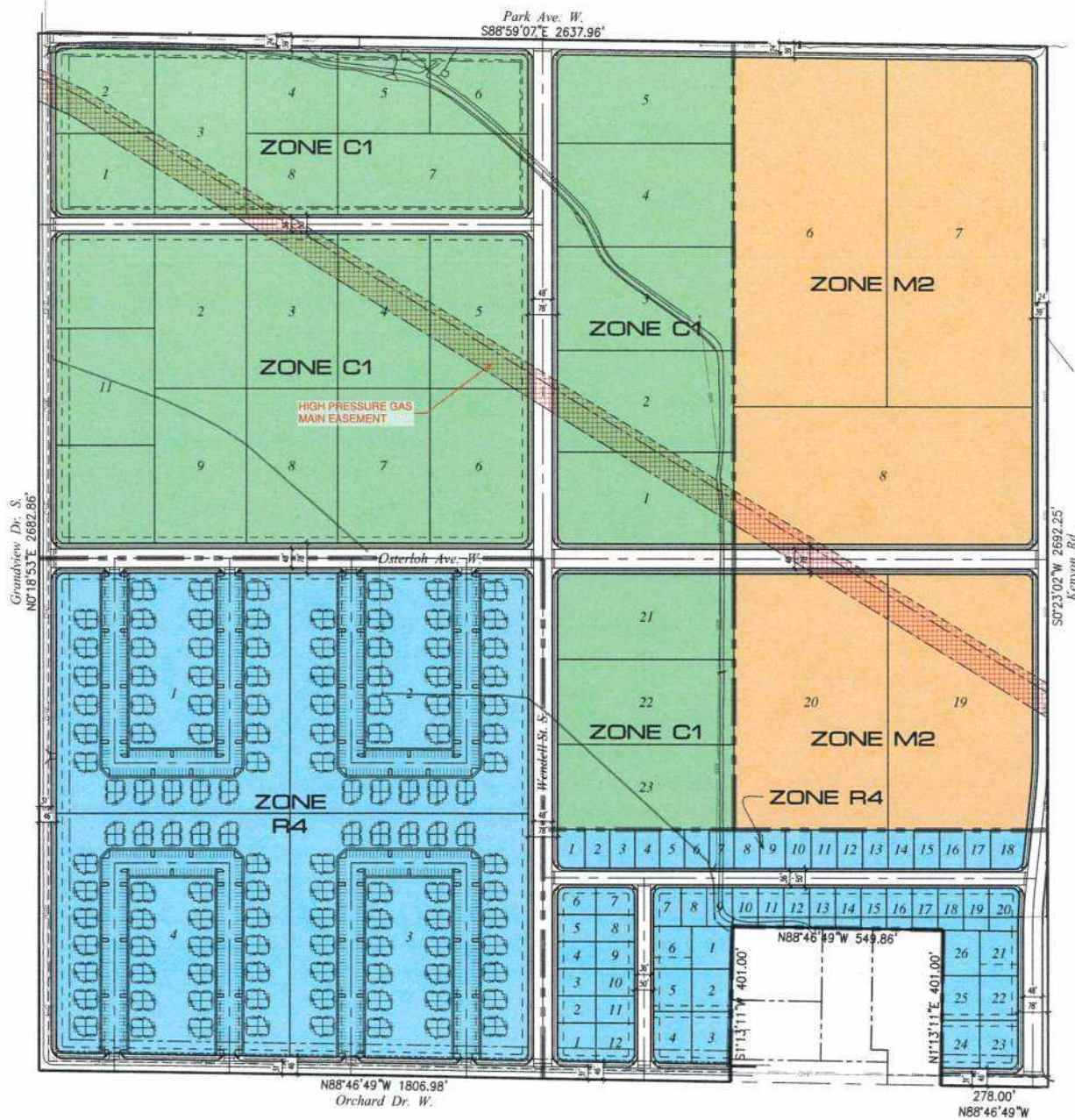
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STATE OF IDAHO)
 ss.
County of Twin Falls)

On this _____ day of _____, 2020 before me, a Notary Public for said County and State, personally appeared _____ and _____, Known or identified to me, to be the Mayor and City Clerk, respectively, of the CITY OF TWIN FALLS, IDAHO, that executed the said instrument, and acknowledged to me that such City executed the same.

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

NOTARY PUBLIC FOR IDAHO
Residing at _____
My commission expires _____



- ZONE C1
- ZONE M2
- ZONE R4
- HIGH PRESSURE GAS MAIN EASEMENT

GRANDVIEW FALLS SUBDIVISION
Located In
A Portion of
SW ⁴, Section 20
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2020

Development Notes:

- ALL LOTS ACCESSED FROM COLLECTOR STREETS ARE REQUIRED TO HAVE AN ONSITE TURNAROUND AND BE CONSTRUCTED TO THE REQUIREMENTS OF THE CITY OF TWIN FALLS STANDARD DRAWING 17SD-7100 OR AN ALTERNATE LAYOUT TO BE APPROVED BY THE CITY SHOWN ON A SITE PLAN INCLUDED WITH THE BUILDING PERMIT APPLICATION.

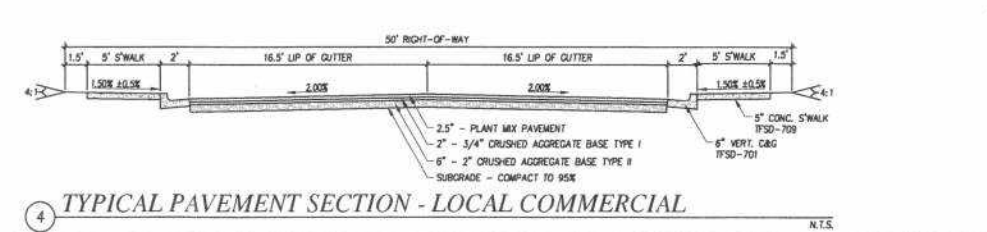
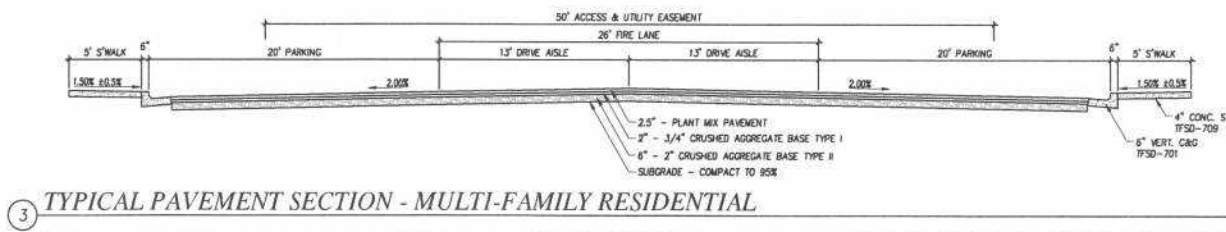
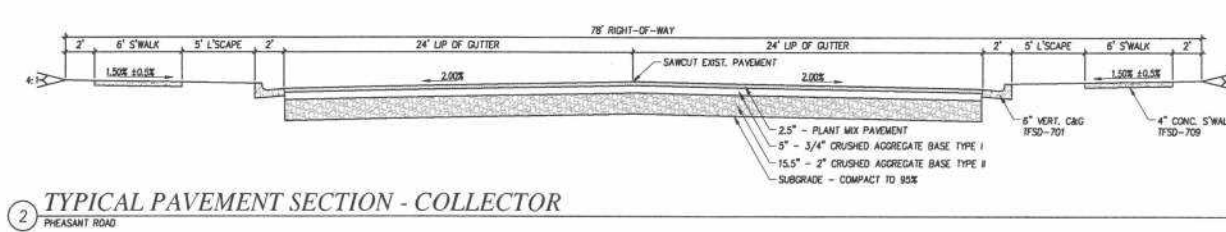
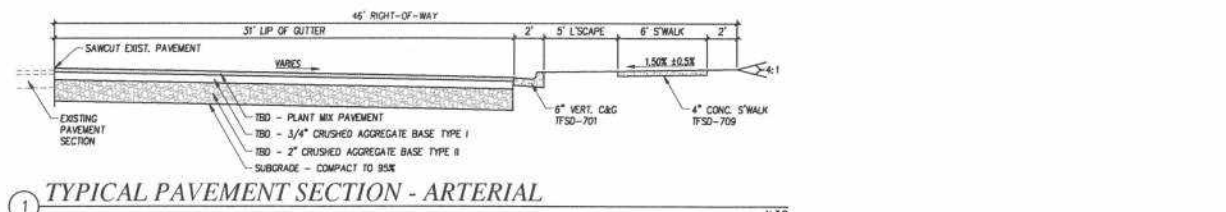
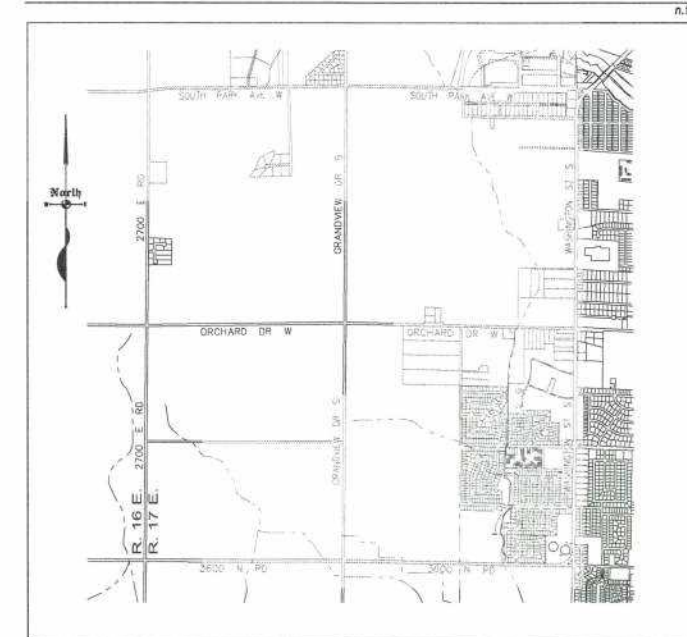
Design Data:

PARCEL NUMBER:	RPT00107204800	IRRIGATION:	CITY PRESSURE IRRIGATION
OWNER/DEVELOPER:	GRANDVIEW FALLS, LLC 3533 E. 3905 N. KIMBERLY, ID. PH:	STREETS:	ARTERIAL - GRANDVIEW DR. S ORCHARD DR. W COLLECTOR - KENTON RD. OSTERLOH AVE. W. PARK AVE. W. WENDELL ST. S.
ENGINEER:	EHM ENGINEERS, INC. 621 N. COLLEGE RD., SUITE 100 TWIN FALLS, ID. 83301 (208) 734-4888	SETBACKS:	RESIDENTIAL - BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE STANDARDS FOR ZONING DISTRICT IN EFFECT AT THE TIME OF ISSUANCE OF BUILDING PERMITS.
EXISTING ZONE:	R-4	EASEMENTS:	15' UTILITY EASEMENT ALONG ALL ROADWAY FRONTAGES. ALL OTHER EASEMENTS ARE LABELED.
PROPOSED ZONE:	R-4, M-2, C-1	UTILITIES:	UNDERGROUND POWER, TELEPHONE, GAS, & CABLE TELEVISION
EXISTING USE:	AGRICULTURAL		
PROPOSED USE:	PER ZDA		
DEVELOPMENT AREA:	157.58 ACRES		
VARIANCE:	NONE REQUESTED		
SEWER:	CITY SEWER		
WATER:	CITY WATER		

Topographic Legend:

	PROPOSED	EXISTING
CATCH BASIN		
PRESSURE IRRIGATION METER		
IRRIGATION VALVE		
BLOW-OFF ASSEMBLY		
SEWER MANHOLE		
CLEAN OUT		
WATER METER		
FIRE HYDRANT		
WATERPOLE		
POWER POLE		
TELEPHONE RISER		
MAIL BOX		
DRAINAGE FLOW ARROW		
BUSH / SHRUB		
SANITARY SEWER LINE		
STORM DRAIN LINE		
WATER LINE		
GRAVITY IRRIGATION LINE		
PRESSURE IRRIGATION LINE		
TELEPHONE LINE		
FENCELINE		
EDGE OF ASPHALT		
EDGE OF GRAVEL		
VERTICAL CURB AND GUTTER		
ROLLED CURB AND GUTTER		
CONCRETE SIDEWALK		
BUILDING FOOTPRINT		
EXISTING GROUND CONTOUR (COTI FIRE HYDRANT DATUM) (NAVD 1988 DATUM)		

VICINITY SKETCH:



Boundary Legend:

SURVEY BOUNDARY LINE	
SECTION LINE	
SUBDIVISIONAL SECTION LINE	
PROPOSED EASEMENT LINE	
ADJACENT PROPERTY LINE	
CENTERLINE OF STREET	
PLATTED LOT LINE	
ZONE BOUNDARY LINE	

MASTER DEVELOPMENT PLAN
for
GRANDVIEW FALLS SUBDIVISION

EHM Engineers, Inc.
BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE
Engineers / Surveyors / Planners
621 North College Road, Suite 100 Twin Falls, Idaho 83301
p (208) 734-4888 fax (208) 734-4049 web: ehmine.com

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

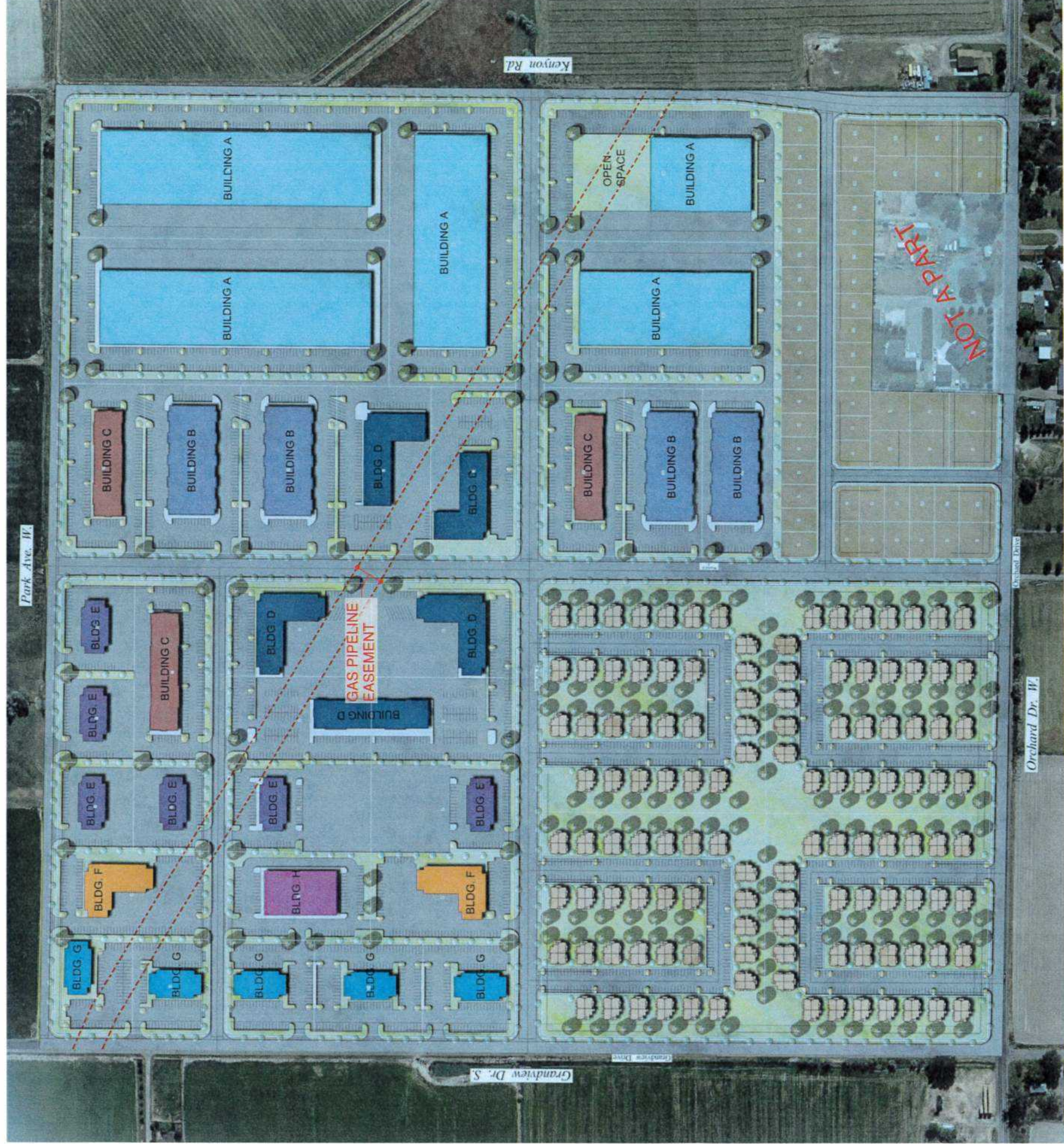
STAMP

APPROVED	-
DESIGN	-
DRAWN	-
DATE	12/10/2019
SCALE	AS SHOWN
DWG. NO.	C. 392-19 PPLAT
SHEET	

MDP

MASTER PLAN

INDUSTRIAL PARK



FLEX BUILDING A
THIS PLAN PROVIDES:



FLEX BUILDING B
THIS PLAN PROVIDES:



FLEX BUILDING C
THIS PLAN PROVIDES:



FLEX BUILDING D
THIS PLAN PROVIDES:



OFFICE WAREHOUSE BUILDING E
THIS PLAN PROVIDES:



OFFICE WAREHOUSE BUILDING F
THIS PLAN PROVIDES:



MULTIPLE OFFICE FLEX BUILDING G
THIS PLAN PROVIDES:



TWO STORY INDOOR STORAGE BUILDING H
THIS PLAN PROVIDES:



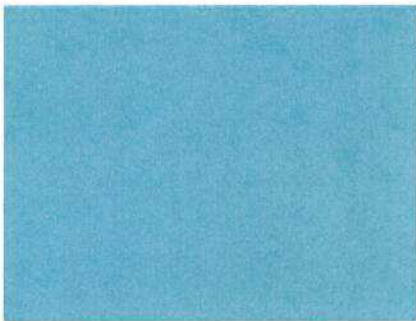
SINGLE FAMILY RESIDENTIAL
THIS PLAN PROVIDES:



RESIDENTIAL
THIS PLAN PROVIDES:

USE INFORMATION

INDUSTRIAL PARK



FLEX BUILDING A

THIS PLAN PROVIDES:

LARGE INDUSTRIAL BUILDINGS WITH OFFICE ENTRANCES AND CUSTOMER PARKING ON THE FRONT AND LOADING DOCKS IN THE BACK.



FLEX BUILDING B

THIS PLAN PROVIDES:

LOADING AREA IS IN THE FRONT WITH THE OFFICE ENTRANCE. THE BACK CAN EITHER HAVE THE SAME OR HAVE LARGE LOADING DOCKS FOR MORE STORAGE ACCESSIBILITY



FLEX BUILDING C

THIS PLAN PROVIDES:

THREE SIDES ARCHITECTURALLY NICE WITH THE LOADING AREA IN THE BACK



USE INFORMATION

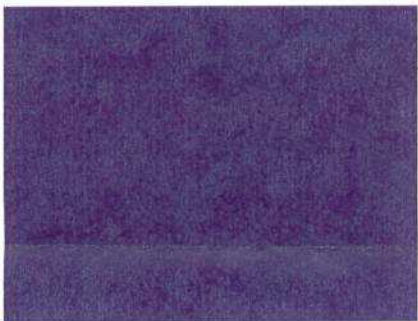
INDUSTRIAL PARK



FLEX BUILDING D

THIS PLAN PROVIDES:

THREE SIDES ARE ARCHITECTURALLY NICE WITH CORNER POP-OUTS. LOADING AREA IN THE BACK WITH 2 ACRES OF STORAGE YARD AND TRUCK PARKING



OFFICE WAREHOUSE BUILDING E

THIS PLAN PROVIDES:

ONLY FRONT SIDE LOOKS ARCHITECTURALLY NICE. LOADING IN THE BACK WITH .5 ACRE STORAGE YARD AND TRUCK PARKING



OFFICE WAREHOUSE BUILDING F

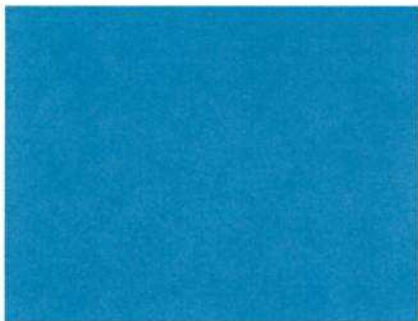
THIS PLAN PROVIDES:

THREE SIDES ARE ARCHITECTURALLY NICE WITH CORNER POP-OUTS. LOADING AREA IN THE BACK WITH 1 ACRE OF STORAGE YARD AND TRUCK PARKING



USE INFORMATION

INDUSTRIAL PARK



MULTIPLE OFFICE FLEX BUILDING G

THIS PLAN PROVIDES:

ALL SIDES ARE ARCHITECTURALLY NICE FOR PROFESSIONAL OFFICES. MULTIPLE COMPANIES COULD LEASE WITHIN EACH BUILDING.



TWO STORY INDOOR STORAGE BUILDING H

THIS PLAN PROVIDES:

CLIMATE CONTROLLER INDOOR STORAGE FACILITY.

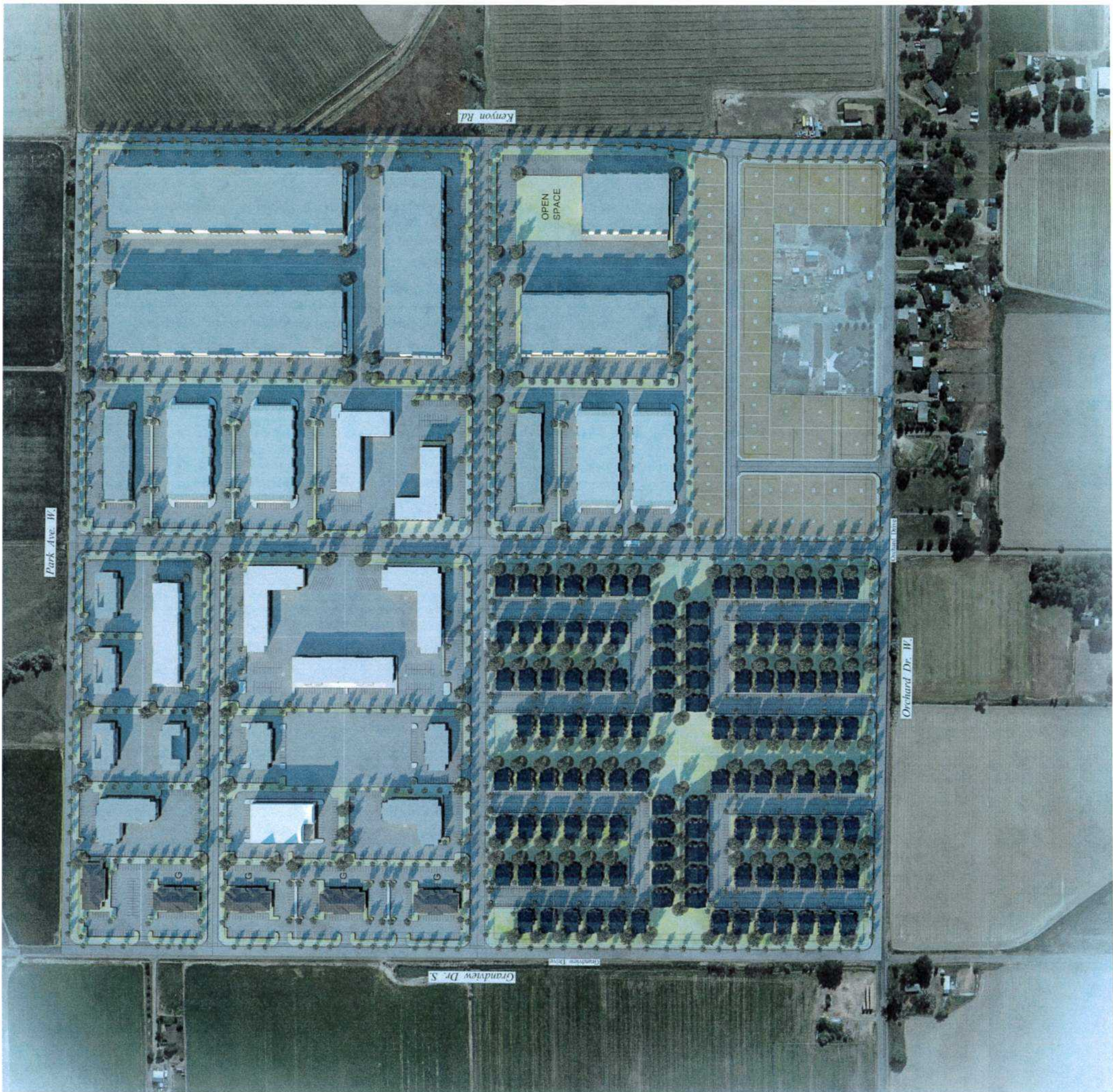


SINGLE FAMILY RESIDENTIAL



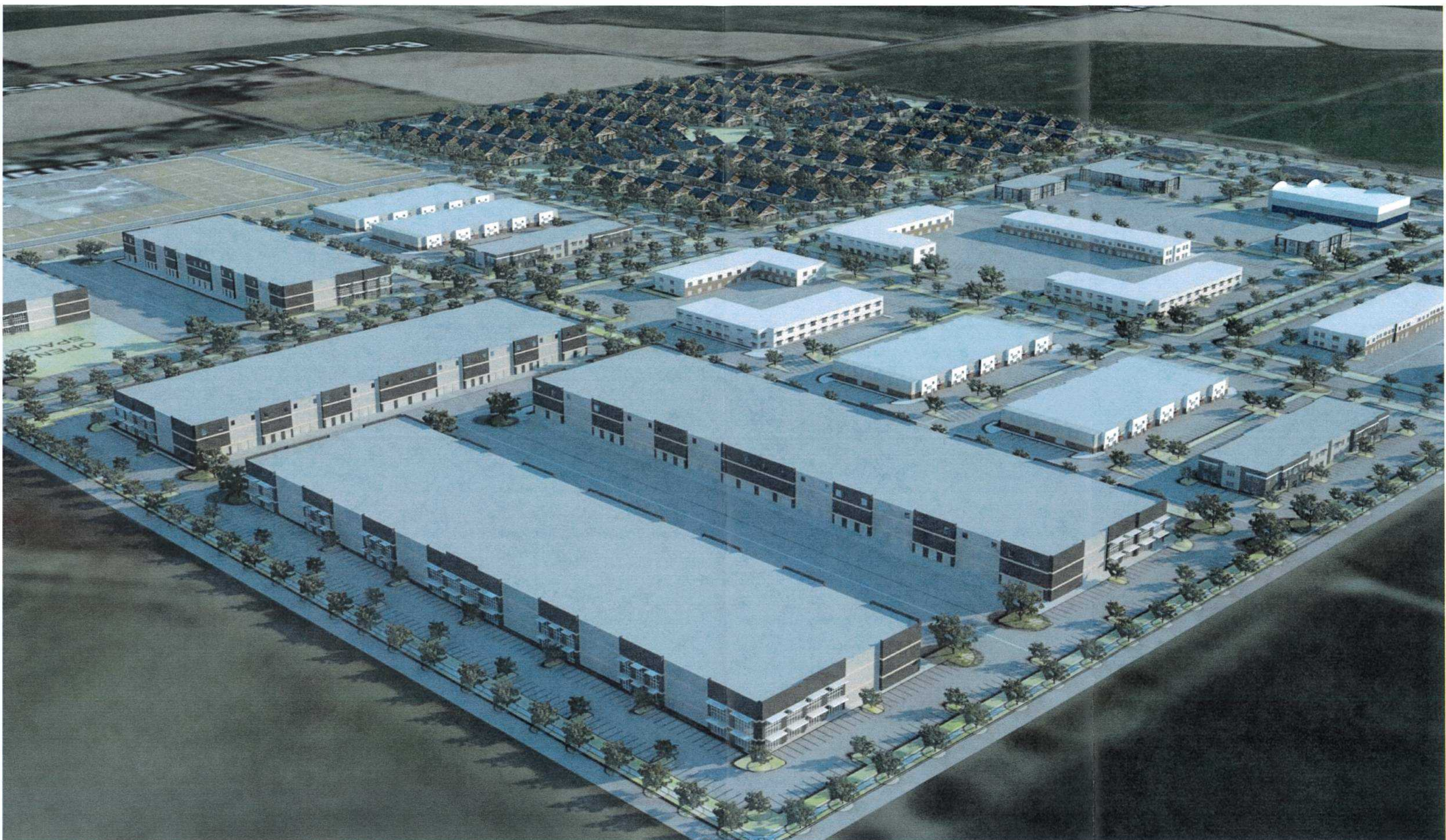
RESIDENTIAL

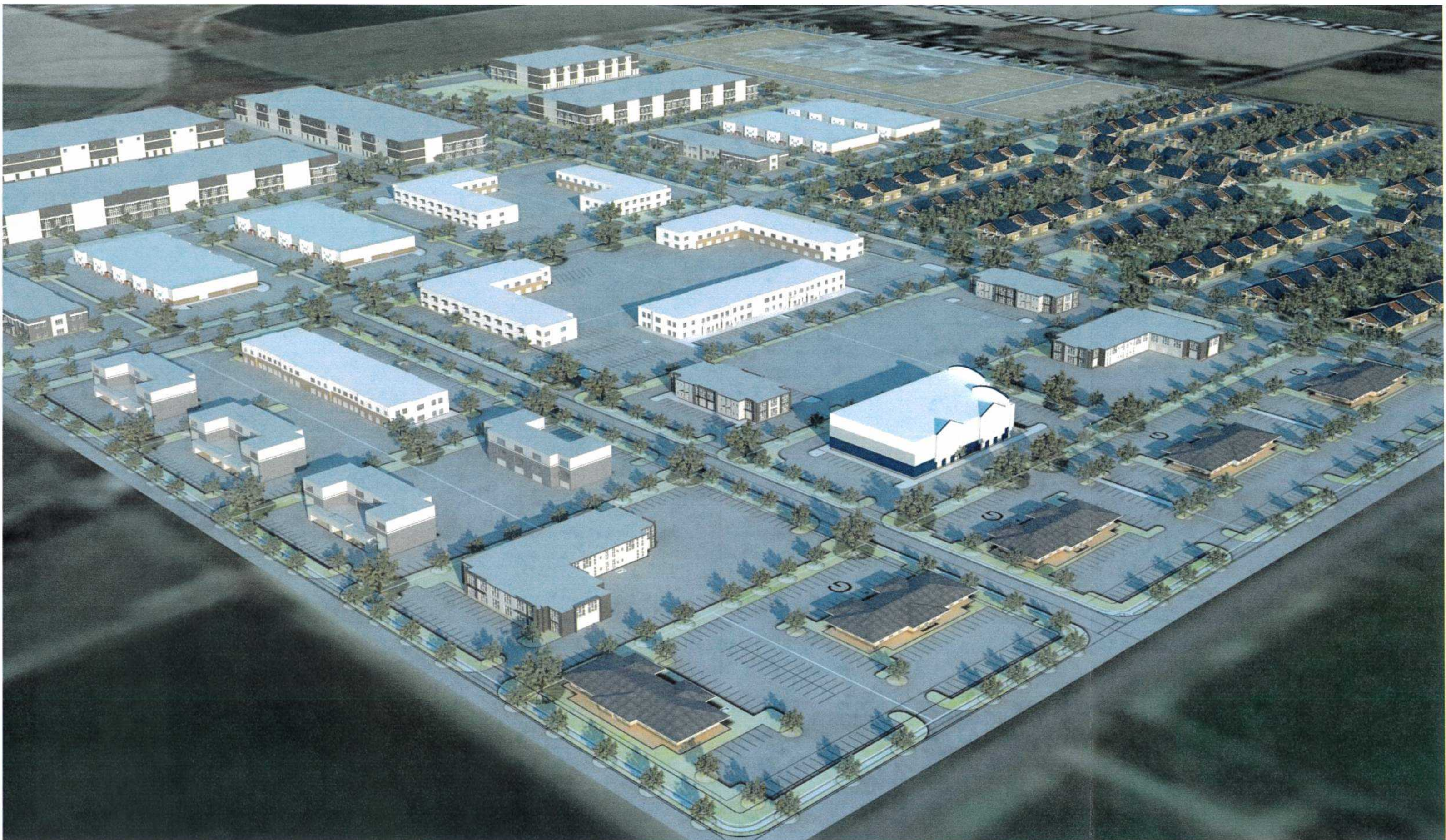






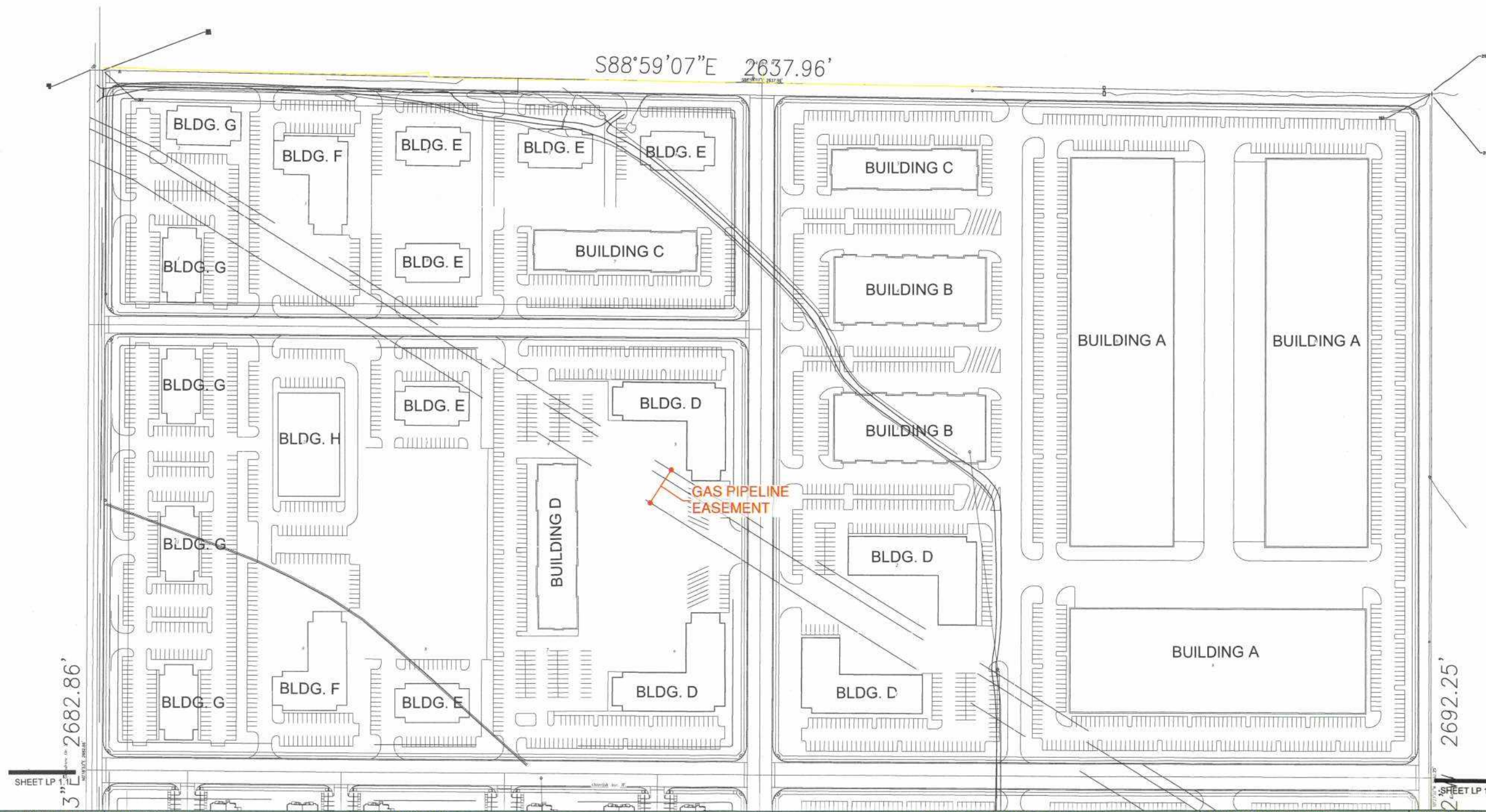












ISSUE DATE		
10-02-2020		
PROJECT NUMBER		
ID20001		
NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org



150 ACRE INDUSTRIAL PARK

MASTER PLAN

TWIN FALLS, IDAHO

DEVELOPER / PROPERTY OWNER / CLIENT
Developer / Property Owner

Client / Engineer
EHM Engineers, Inc.
BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE
Engineers / Surveyors / Planners
621 North College Road, Suite 100 Twin Falls, Idaho 83301
p (208)-734-4888 fax (208)-734-6049 web: ehmine.com

LANDSCAPE ARCHITECT / PLANNER

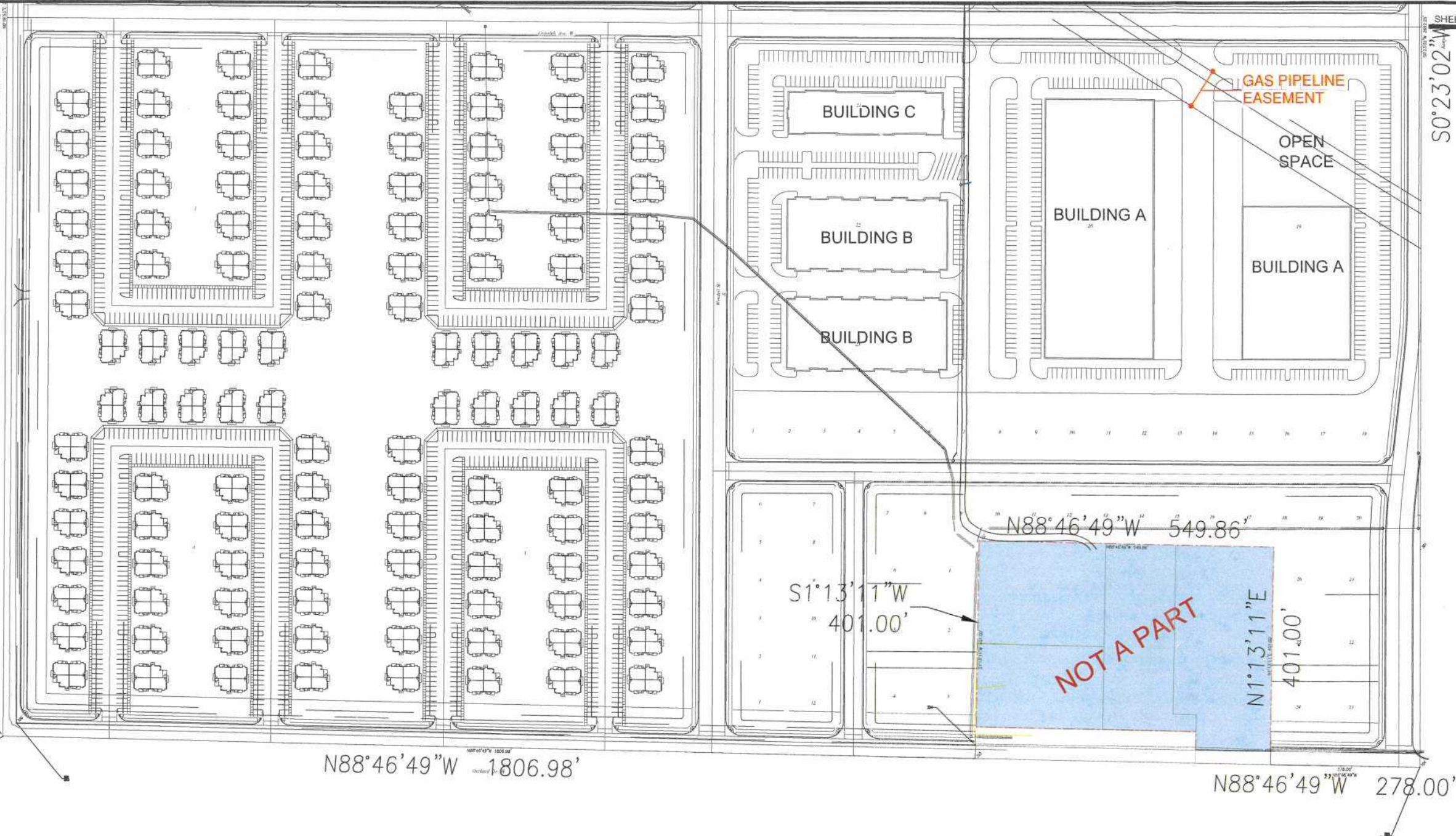
PKJ DESIGN GROUP
Landscape Architecture • Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

PAZ: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 10/2/2020

LANDSCAPE PLAN
PRELIMINARY PLANS NOT
FOR CONSTRUCTION
LP-1.0

N0°18'53"E



S0°23'02"W

ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION
10-02-2020		ID20001	
NO.	REVISION	DATE	
1	XXXX	XX-XX-XX	
2			
3			
4			
5			
6			
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811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org



150 ACRE INDUSTRIAL PARK

MASTER PLAN
TWIN FALLS, IDAHO

DEVELOPER / PROPERTY OWNER / CLIENT
Developer / Property Owner:

Client / Engineer:

EHM Engineers, Inc.
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621 North College Road, Suite 100 Twin Falls, Idaho 83301
p (208)-734-4558 fax (208)-734-6049 web: ehminc.com

LANDSCAPE ARCHITECT / PLANNER

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DESIGN GROUP
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www.pkjdesigngroup.com

LICENSE STAMP



LANDSCAPE PLAN

PRELIMINARY PLANS NOT
FOR CONSTRUCTION

LP-1.1



Date: Tuesday, November 17, 2020
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a recommendation to City Council of an Annexation with a Zoning District Change and Zoning Map Amendment from R2 CRO to RM CRO ZDA for 11.08 (+/-) acres located at the southwest corner of Federation Road and Washington Street North c/o EHM Engineers, Inc. on behalf of Hepworth Family Landholdings, LLC. (PZ20-0104)

Time Estimate:

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

Background:

This application is for a request to annex approximately 11.08 (+/-) acres with a proposed zoning designation of RM CRO ZDA.

Approval Process:

Per City Code 10-15-1 Prior to annexation of an unincorporated area, the council shall request and receive a recommendation from the commission on the proposed plan and zoning ordinance changes for the unincorporated area.

Per City Code 10-15-2 The council, prior to adoption, amendment or repeal of the plan or zoning ordinance, shall conduct at least one public hearing using the same notice and hearing procedures as the commission.

Budget Impact:

N/A

Regulatory Impact:

The applicant has proposed a handful of exceptions to the RM District as part of their ZDA Document. These changes focus on the following categories: Land Uses, Lot Area, Setbacks, Arterial Landscaping, and Other Development Criteria

History:

The property is currently zoned R-2 CRO, Residential Single Household or Duplex District with the Canyon Rim Overlay District. The property is undeveloped and is located south of the Sport Shooting Range along Federation Road.

No other pertinent zoning history is known at this time.

Analysis:

The applicant has proposed a handful of exceptions to the RM District as part of their ZDA Document. These changes focus on the following categories: Land Uses, Lot Area, Setbacks, Arterial Landscaping, and Other Development Criteria.

Staff believes the layout of this project makes for a decent transition between existing competing land

uses: Outdoor Sport Shooting Range (aka Gun Club) to the North, existing single family residential to the west, and Commercial Retail to the East.

The potential detrimental impacts on surrounding areas will be largely mitigated with the screening wall, and primary access to these properties from Arterial and Collector Roadways.

Conclusion:

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

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

Attachments:

1. A-PZ20-0104 ZDA Staff Report Final
2. B-Vicinity Map
3. C- Future Land Use Map
4. D - Applicant Narrative
5. E-Federation Point RM CRO-ZDA Document and Exhibits
6. PZ20-0104 Public Comment #1
7. PZ20-0104 Public Comment #2



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Lisa Strickland, City Planner

Request: for a recommendation to City Council of an Annexation with a Zoning District Change and Zoning Map Amendment from R2 CRO to RM CRO ZDA for 11.08 (+/-) acres located at the southwest corner of Federation Road and Washington Street North c/o EHM Engineers, Inc. on behalf of Hepworth Family Landholdings, LLC. (PZ20-0104)

Application: PZ20-0104

Applicant & Representative:

Hepworth Family Landholdings, LLC
c/o EHM Engineers, Inc.
621 N College Rd, Ste 100
Twin Falls, ID 83301

Public Hearing:

Background

This application is for a request to annex approximately 11.08 (+/-) acres with a proposed zoning designation of RM CRO ZDA.

The purpose of the RM, Residential Mixed-Use District is intended to provide for a mixture of residential housing types in a unified plan through a ZDA process.

History

The property is currently zoned R-2 CRO, Residential Single Household or Duplex District with the Canyon Rim Overlay District. The property is undeveloped and is located south of the Sport Shooting Range along Federation Road.

No other pertinent zoning history is known at this time.

Approval Process

Per City Code 10-15-1 Prior to annexation of an unincorporated area, the council shall request and receive a recommendation from the commission on the proposed plan and zoning ordinance changes for the unincorporated area.

Per City Code 10-15-2 The council, prior to adoption, amendment or repeal of the plan or zoning ordinance, shall conduct at least one public hearing using the same notice and hearing procedures as the commission.

Applicable Regulations or Codes

Per City Code 10-14-5 Zoning Map Amendment: The commission shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. Notice for public hearings shall be provided as set forth in section City Code 10-7-20 .

Per City Code 10-4-15 & 10-4-19 a Zoning Development Agreement is required prior to development for any property within the CRO Zone.

Per City Code 10-6 Zoning Development Agreements: A ZDA shall conform to all sections of Title 10 unless specifically addressed within the written zoning development agreement. The City Council may add, remove, or modify requirements they deem appropriate.

Comprehensive Plan Compliance

The Future land use map shows this area as a transition between "Town Neighborhood" and "Mixed Use". Future Land Use Maps are not property specific and transition areas generally occur along arterial roadways.

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

Land Use Goal 3: encourage mixed use developments... etc

Land Use Goal 5: Create great neighborhoods with a wider range of housing types, mix of uses and amenities.

Community Character - Protect and preserve the Canyon Rim Experience – they are adding onto the Rim Trail.

Analysis:

The applicant has proposed a handful of exceptions to the RM District as part of their ZDA Document. These changes focus on the following categories: **Land Uses, Lot Area, Setbacks, Arterial Landscaping, and Other Development Criteria**

Land Use Changes - The ZDA Document has identified additional land uses the

applicant would like to make “Outright Permitted” and others they would add as “Special Uses” (see ZDA Document Sections 2A and 2B).

City Staff finds the result of this change creates more opportunities for the land owner to utilize the land along Federation as a buffer zone between the residential areas to the South and West and the Sport Shooting Range to the north. Additionally, the list of added uses has been narrowly tailored towards low-impact neighborhood type uses.

Lot Area - The ZDA states that buildings are not required to be located on a separate lot. However, for multi-family, the minimum lot or parcel shall be (5) acres and shall contain no more than 26 buildings and no more than 104 units as shown on the master development plan.

The result of this change will be a slight increase in the number of dwelling units than would otherwise be permitted. However, Staff does not anticipate overtly detrimental impacts to the surrounding areas due to the location of the primary entrance on Washington St N, and the proposed masonry wall along the existing residential properties.

Setbacks – Various setback distances have been requested to be modified by the applicant. The two most impactful changes are: the rear yard setback for multifamily, reduced from twenty (20) down to ten (10) feet; and the front yard along Federation and Washington St being reduced to fifteen (15) feet.

The rear yard modification will most notably impact the properties to the West. However, staff feels the proposed masonry wall along that boundary will help mitigate this change and the impacts will not be seriously impactful.

Arterial Landscaping - The applicant requests a reduction in arterial landscaping from thirty (30), to twenty five (25) feet along Washington St North, and adding that depth as a requirement for landscaping along Federation Road.

This change goes along with the reduced setback of buildings along Federation and Washington St N. Staff does not

believe this change will have a detrimental impact on surrounding area.

Other Development Criteria - The

Applicant is proposing, at their cost, a six (6) foot high masonry wall be installed along the west and south boundary of the development adjacent to exiting residential lots.

The applicant is also proposing, at their cost, to reconstruct the entirety of Federation Road. This would include a new ten (10) foot wide concrete path on the north side of Federation Road.

Potential Impacts

Staff believes the layout of this project makes for a decent transition between existing competing land uses: Outdoor Sport Shooting Range (aka Gun Club) to the North, existing single family residential to the west, and Commercial Retail to the East.

The potential detrimental impacts on surrounding areas will be largely mitigated with the screening wall, and primary access to these properties from Arterial and Collector Roadways.

Conclusion

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

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

Attachments

1. Vicinity Map
2. Narrative
3. Federation Pointe ZDA
4. Elevations
5. Photos



- C-1
- R-2
- OS
- CRO
- PUD
- AOI

Current Zoning: R-2

Comprehensive Plan: Town Neighborhood

Existing Land Use: Undeveloped

Proposed Land Use: Residential with Commercial

Surrounding Zoning Designations & Land Use(s)

North: Gun Club/Federation Road

East: Mixed Residential/Washington Street North

South: Residential

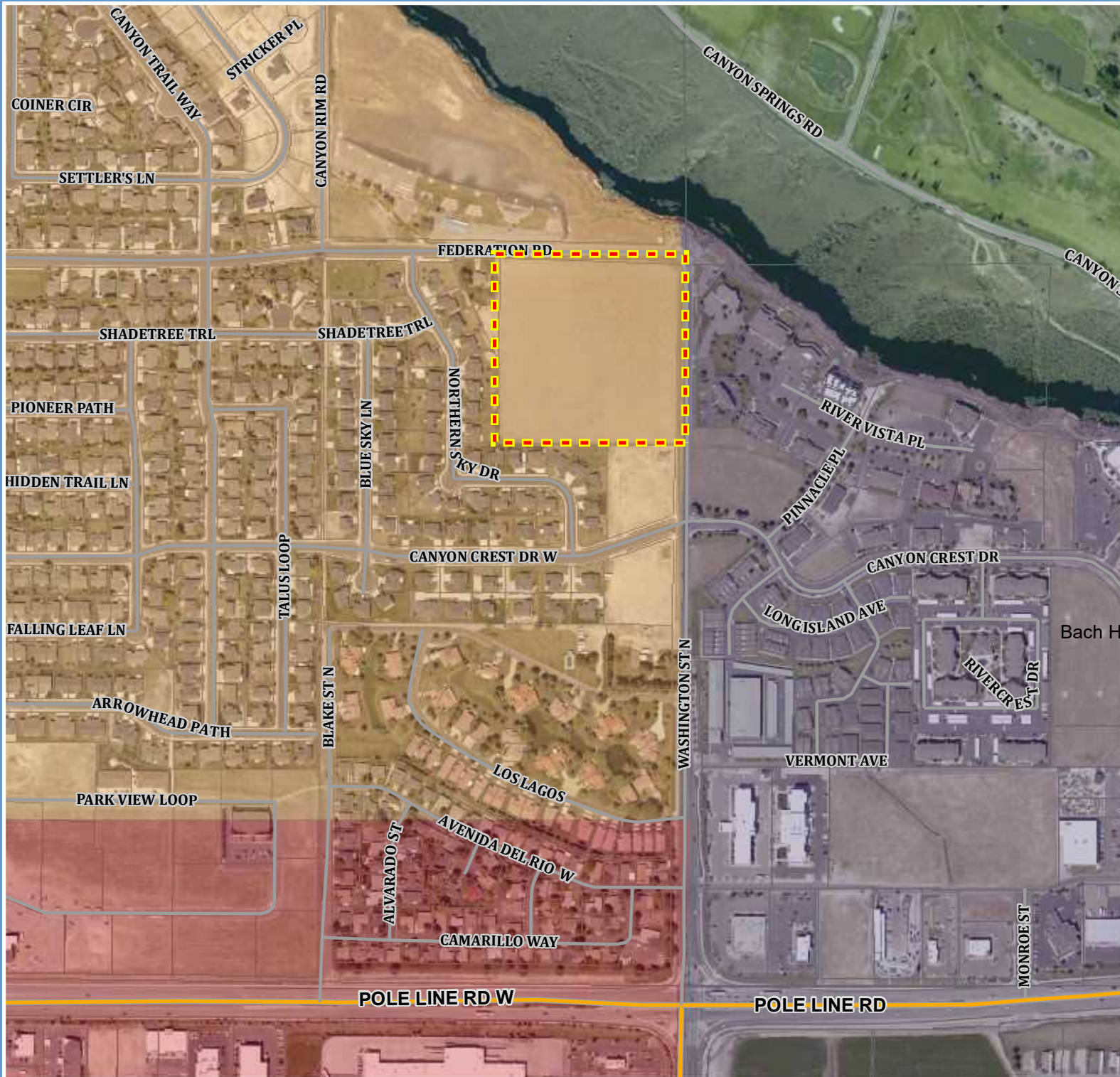
West: Residential

Applicable Regulations

10-1-4, 10-1-5, 10-4-15, 10-4-19, 10-6

Future Land Use Map

- Commercial
- Mixed Use
- Open Space
- Town Neighborhood



AERIAL PHOTO APRIL 2016
REFERENCE ONLY

FEDERATION POINT, ZDA
APPLICATION NARRATIVE

4.b.i. This property is located adjacent to Federation Road and Washington Street North and the majority of the land is located in the Canyon Rim Overlay District. The future land use map shows the area as town/neighborhood and the Canyon Rim Overlay District allows for the type of limited commercial development that is depicted along Federation Road and Washington Street frontage with the multi-family residential as a transition to the existing neighboring land to the south and west of the development.

4.b.ii. The subject property is bordered on the east, west, and south by City limits. The area north of the property is impact area.

4.b.iii. This development would be compatible with the neighboring property to the east which is the Westpark and River Vista developments. It also has a residential component adjacent to the majority of residential to the west and south. The property to the north is the Twin Falls Gun Club so the commercial will act as a transitional buffer to that use from the residential.

4.b.iv. The intended use of the development is for commercial type businesses and multifamily residential dwellings on a large lot. The plan is to develop the residential portion and then improve the commercial portion of the property over phases as users are identified.

4.b.v. Specific exceptions of uses or development standards include permitting of multiple residential buildings on one large lot as well as a few non-objectionable limited commercial uses not already allowed within the Canyon Rim Overlay District such as an antique shop, art galleries and or frame shops, cottage businesses, general merchandise, hardware store, and laundry facilities. Since there will be private access and/or parking areas as well as additional dedication of right of way and improvements for trail extensions, exceptions are also being requested for setbacks that work with the master plan as depicted.

Federation Point, ZDA

A Residential Mixed Use and Limited Commercial Zoning Development Agreement

This Zoning Development Agreement (ZDA) is made and entered into this ____ day of _____, 2020, by and between the City of Twin Falls, State of Idaho a municipal corporation, hereinafter called "City" and Steve Hepworth (hereinafter called "Developer") for the purpose of developing Residential Mixed Uses and Limited Commercial Uses on property located West of Washington Street North and South of Federation Road, known as Federation Point Subdivision, a ZDA.

NOW THEREFORE:

1. All future development, improvements, and uses shall conform to the standards and regulations of the Twin Falls City Code Title 10 – Chapter 4 – Section 15; RM, Residential Mixed Use District or as amended, Title 10 – Chapter 4 – Section 19; CRO, Canyon Rim Overlay District or as amended, and all references to other sections therein including the following deviations:
2. RM and CRO, Residential Mixed Use District and Canyon Rim Overlay District modified to include the following;
 - A. Permitted uses;
 1. Governmental facilities:
 - a. Governmental office buildings.
 2. Medical facilities:
 - a. Doctor's offices.
 3. Residential:
 - a. Bed and breakfast facilities.
 - b. Household units in the same building as an allowed use by the owner or an employee of the allowed use.
 - c. Household units in the upper floors of commercial or professional buildings.
 4. Retail Trade:
 - a. Antique shop.
 - b. Apparel and accessories.
 - c. Art galleries and frame shops.
 - d. Bakery.
 - e. Bookstore.
 - f. Craft shop, in conjunction with retail business.
 - g. Eating places.
 - h. Florist shop.
 - i. Food, drugs, etc.
 - j. General merchandise.
 - k. Hardware store.
 - l. Hobby and toy store.
 - m. Home décor, excluding appliances

Federation Point, ZDA

A Residential Mixed Use and Limited Commercial Zoning Development Agreement

- n. Home furnishings and appliances.
- o. Ice cream store.
- p. Import store.
- q. Laundering and dry cleaning.
- r. Laundromats.
- s. Music store.
- t. Sporting goods store.

5. Services:

- a. Advertising.
- b. Apparel repair and alteration.
- c. Beauty and barber shops.
- d. Cottage businesses.
- e. Finance and investment offices.
- f. Insurance and related business.
- g. Photographic studios.
- h. Professional organizations.
- i. Professional services.
- j. Real estate and related business.

Notwithstanding the foregoing list of permitted uses, any such use which broadcasts amplified music or sound by speakers to the exterior of a building shall also require a special use permit.

- B. Special Uses: A special use permit may be granted for a permanent use that is not in conflict with the Comprehensive Plan and that is not permitted outright because it may conflict with other uses in the District unless special provisions are taken. Special use permits may be granted for the following uses:

1. Misc.:

- a. Any facility with drive-through service.

2. Parks:

- a. Public parks and playgrounds with crowd attracting facilities.

3. Public Assembly:

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

4. Residential:

- a. Accessory buildings (more than 1,000 square feet) i.e., garages and other accessory buildings except those physically attached garages built at the

Federation Point, ZDA

A Residential Mixed Use and Limited Commercial Zoning Development Agreement

same time the home is built.

- b. Motels or transient hotels
- c. Nursing homes, rest homes, and assisted living facilities.

5. Retail Trade:

- a. Alcoholic beverages, when consumed on premises where sold.
- b. Permitted retail/trade operating outside the hours of seven o'clock (7:00) A.M. to ten o'clock (10:00) P.M.
- c. Pet shop.

6. Services:

- a. Dog Grooming.

7. Sports Facilities:

- a. Athletic areas.
- b. Indoor recreation facility.

3. Property Development Standards to be modified to include the following;

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

A. Use Of Lots:

- 1. Each building is not required to be located on a separate lot. If desired, multiple buildings (including dwellings – duplex, triplex, fourplex) may be located on one contiguous lot/parcel.

B. Lot Area:

- 1. Commercial Uses: The lot area for shall be of sufficient size to provide for the building, the required setbacks, off street parking and landscaping. No commercial building shall occupy more than sixty percent (60%) of a lot.
- 2. Multi-family Residential: The lot/parcel area shall be a minimum of five (5) acres and shall contain no more than 26 multi-family buildings with a total of no more than 104 residential units per 5 acre parcel as depicted upon the master development plan included as Exhibit B.

C. Yards:

- 1. The front building line shall be as depicted on the master development plan. All front yard building setbacks shall be twenty feet (20') from the property line or when multiple units are on one parcel a minimum of twenty-five feet (25') from the centerline of a private drive.

Federation Point, ZDA

A Residential Mixed Use and Limited Commercial Zoning Development Agreement

2. The side building line shall not be closer than five feet (5') to the side property line.
3. The rear building line shall not be closer than ten feet (10') to the rear property line for multifamily units or five feet (5') for commercial units.
4. Rear, front, or side building lines adjacent to Federation Road and Washington Street North shall be fifteen feet (15') from the right of way line. No other building setback limitations shall be applicable to this development.

D. Other Development Criteria:

1. Perimeter Landscape Buffer and Screening: A landscaping buffer of twenty-five feet (25'), including sidewalks, shall be installed from back of curb along Washington Street North and Federation Road. A six foot (6') high masonry wall shall be installed along the south and west boundary of the development adjacent to existing residential lots.
2. Streets: Federation Road and Washington Street North shall be constructed per the attached Exhibit C with a ten foot (10') wide concrete path on the north side of Federation Road adjacent to the development boundary for infill of a portion of the Canyon Rim Trail Extension.

Federation Point, ZDA
A Residential Mixed Use and Limited Commercial
Zoning Development Agreement

Developer: Steven F. Hepworth

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

“CITY”
CITY OF TWIN FALLS

By: _____
Mayor

ATTEST:

City Clerk

“DEVELOPER”
Hepworth Family Landholdings, LLC
Steven F. Hepworth, Member

By: _____

SATE OF IDAHO)
 ss.
County of Twin Falls)

On this _____ day of _____, 2020 before me, a Notary Public for said County and State, personally appeared _____ and _____, known or identified to me, to be the Mayor and City Clerk, respectively, of the CITY OF TWIN FALLS, IDAHO, that executed said instrument, and acknowledged to me that such City executed the same.

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

Residing at _____

Federation Point, ZDA

A Residential Mixed Use and Limited Commercial Zoning Development Agreement

STATE OF _____)
) ss.
County of _____)

On this _____ day of _____, 2020 before me, a Notary Public for said County and State, personally appeared Steven F. Hepworth, known or identified to me, to be the person, that executed said instrument.

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

Residing at _____

EXHIBIT A
Legal Description
Proposed Annexation
Twin Falls County, Idaho

Being a portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ and SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 32, Township 9 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, more particularly described as follows:

Beginning at the East Quarter corner of said Section 32 as shown on that certain map entitled "Northern Sky Subdivision", recorded November 21, 2007 as Instrument No. 2007-030627 in the office of the County Recorder of Twin Falls County and being the REAL POINT OF BEGINNING;

Thence, along the East Boundary of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 32, South 00°00'00" East 662.96 feet to a point on the Boundary of said map;

Thence, along said Boundary, North 89°48'21" West 685.43 feet;

Thence, continuing along said Boundary, North 00°34'11" East 302.37 feet;

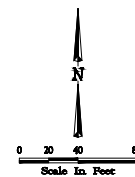
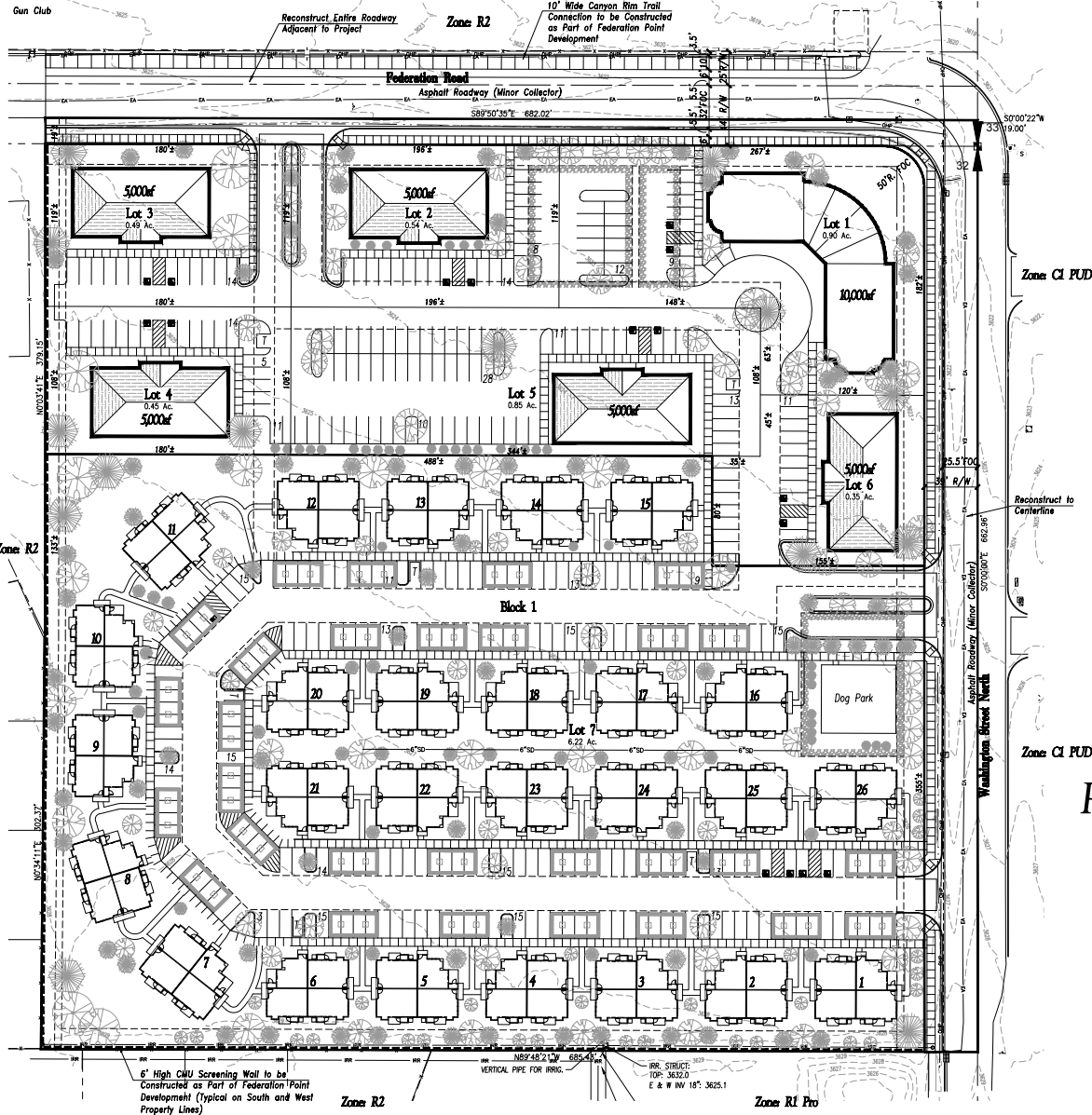
Thence, leaving said Boundary, North 00°03'41" East 404.15 feet to a point on the centerline of Federation Road;

Thence, along said centerline, South 89°50'35" East 682.00 feet to a point on the East Boundary of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 32;

Thence, along said East Boundary, South 00°00'22" West 44.00 feet to said REAL POINT OF BEGINNING.

Containing approximately 11.08 acres.

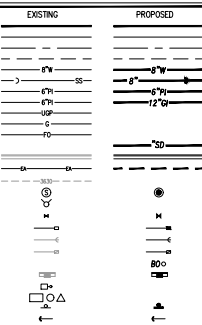
End of Description



Federation Point Subdivision
A ZDA
Located In
A Portion of
NE4 SE4 & SE4 NE4, Section 32
T. 9 S., R. 17 E., RM.
Twin Falls County, Idaho
2020

Legend

PROPERTY BOUNDARY LINE
PROPOSED RIGHT OF WAY
STREET CENTERLINE
EXISTING AS NOTED
WATER MAIN (FIRE LINE)
8" SEWER MAIN
PRESSURE IRRIGATION
PRESSURE IRRIGATION
UNDERGROUND POWER
NATURAL GAS LINE
FIBER OPTIC LINE
STORM DRAIN
STANDARD CURB & GUTTER
EDGE OF ASPHALT
CONTOUR LINE
MANHOLE
FIRE HYDRANT
GATE VALVE
WATER SERVICE
SEWER SERVICE
P.I. SERVICE
P.I. BLOW-OFF ASSEMBLY
CATCH BASIN
LIGHT POLE
UTILITY RISERS/STRUCTURES
SIGN
DRAINAGE ARROW



Zone CI FUD

Existing Zone: R2
Proposed Zone: RM, ZDA

Exhibit B

ZDA Master Plan

BHM Engineers, Inc.
Engineers / Surveyors / Planners
621 North College Road, Suite 100 Twin Falls, Idaho 83301
P 208-734-4888 fax 208-734-4049 web bhmec.com

ZDA Exhibit B For
FEDERATION POINT Subdivision, A ZDA
Twin Falls, Idaho

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

REVISED

DATE

APPROVED

DRAWN T. MCBRIDE

DRAWN T. MCBRIDE

DATE JUNE, 2020

SCALE AS SHOWN

FILE NO 137-20ZDA Exhibit B

REV NO. 137-20



FEDERATION POINT-MASTER PLAN
FEDERATION RD. & WASHINGTON ST N
TWIN FALLS, IDAHO 83301

LANDSCAPE PLAN SHEET

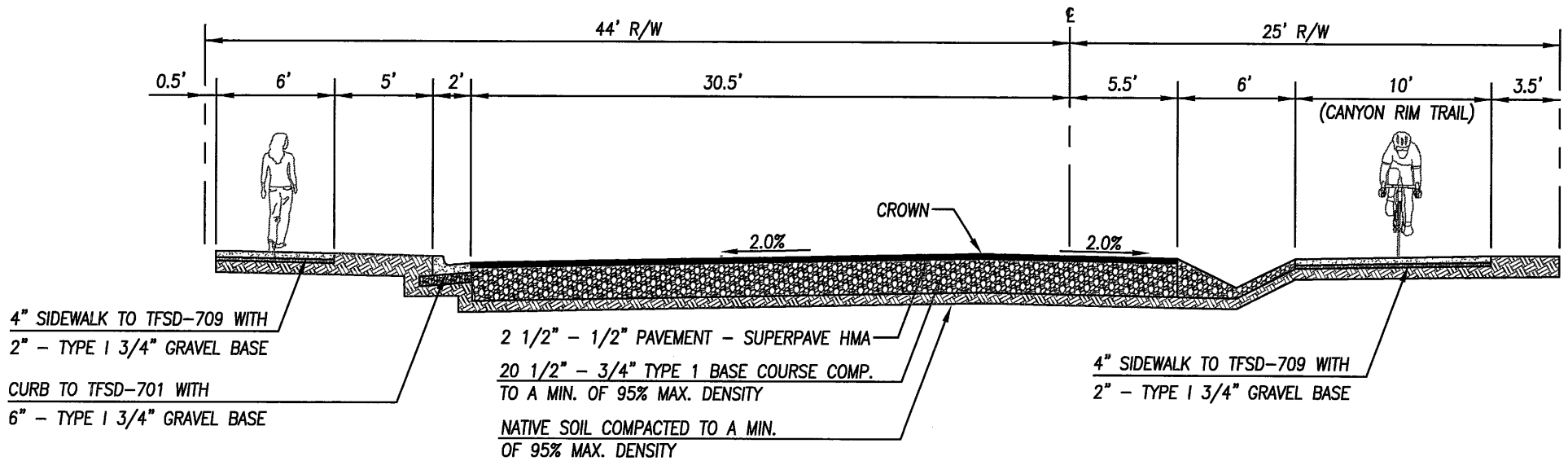
VERIFY SCALES
THIS BAR IS 1 INCH
ON ORIGINAL DRAWING
0  1"
IF NOT 1 INCH ON
THIS SHEET,
ADJUST
ACCORDINGLY



EHM Engineers, Inc.
BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE

Engineers / Surveyors / Planners

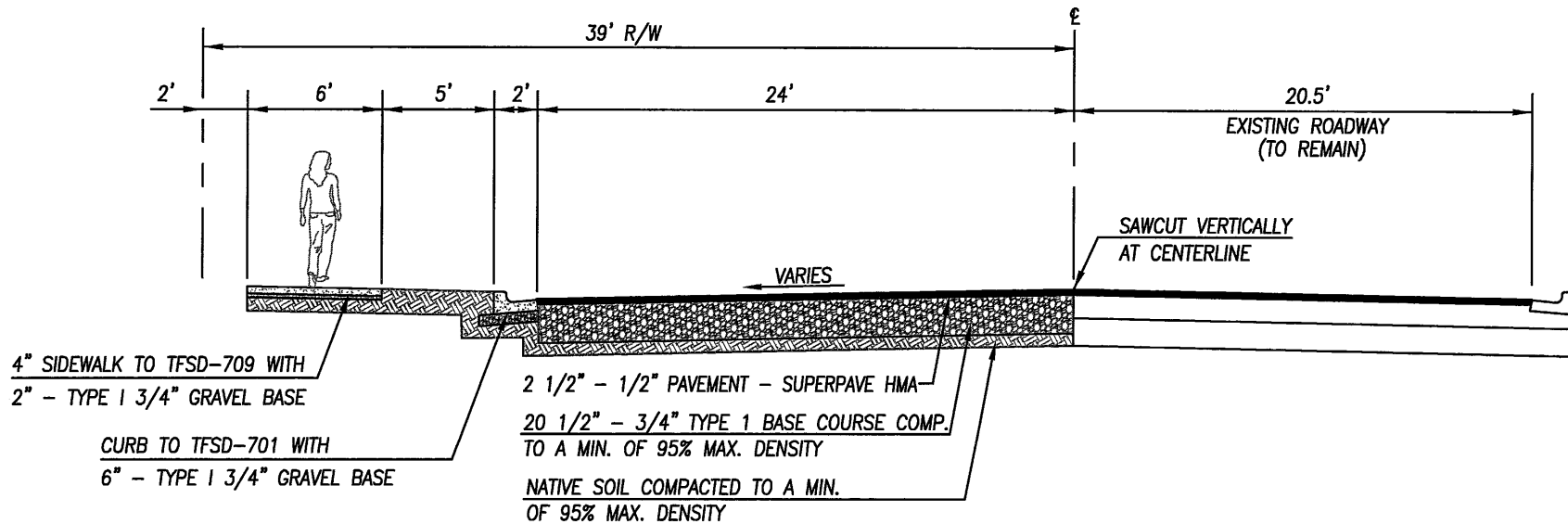
621 North College Road, Suite 100 Twin Falls, Idaho 83301
p (208)-734-1888 fax (208)-734-6049 web: ehm-inc.com



Typical Street Cross Section

Federation Road

n.t.s.



Typical Street Cross Section

Washington Street North

n.t.s.

EXHIBIT C - Roadway Details





Kelli Ebersole

From: forms@tfid.org
Sent: Tuesday, November 10, 2020 10:55 PM
To: Kelli Ebersole
Subject: Public Comment Notice for PZ20-0104

A public comment has been submitted for PZ20-0104 presented at the Planning and Zoning Meeting on 11/17/2020.

Name: Candace Ludlow

[REDACTED]

Email: candaus34@hotmail.com

Comments:

Hi.

I am concerned with the increased traffic a development other than single family housing would bring to this area.

Reasons:

1. Washington to Federation is already too narrow.
2. The light at poleline and Washington is already backed up-especially to turn east onto poleline (left).
3. Increased traffic is unsafe for residential areas as kids are out riding bikes, families crossing the street to get to the canyon trail, kids playing basketball, etc. As it stands now, Washington street creates a nice border between single family houses to the west and the commercial developments to the east.
4. Commercial office buildings would probably be a better fit than multi-family units because it would bring less traffic per area. However, there is an abundance of available commercial buildings in this town (by the mall, by Walmart, by papa Murphy's). There is, however, a single family home shortage.

A few other points: cities are more attractive with zoning (exhibit a: unattractive Texas-have you seen this?!). This zoning change seems out of place.

5. Back to Traffic: What's nice about the commercial space to the east of Washington where elevations is located, is there are longer roads to get to where the buildings are-plus it loops out by pizza pie cafe. In this area, that would not exist. The congestion would be more dense (think falls and locust streets). And now that we are thinking about falls and locust, it seems off that houses over there back up to rocket wash and other businesses.

Don't be like Texas: have some normal zoning.

I propose keeping it zoned as single family.

Thank you, and all the best.

From: forms@tfid.org
To: [Kelli Ebersole](#)
Subject: Public Comment Notice for PZ20-0104
Date: Thursday, November 12, 2020 2:52:57 PM

A public comment has been submitted for PZ20-0104 presented at the Planning and Zoning Meeting on 11/17/2020.

Name: Heather Melton

[REDACTED]

Email: Heathersattetc@gmail.com

Comments:

Hello,

My name is Heather Melton, I live on Blue Sky Lane. We have achieved something in our neighborhood that does not typically exist anymore. On our street we have a safe place for our children to play outside. On any given day, especially in the summer, you can drive on our street and expect to find 15+ children outside. The kids ride bikes, play tag, and have a safe normal childhood because our neighborhood and road is safe. People frequently send their children from other streets to ours because they know they will find kids, outside playing, on Blue Sky Lane. We have a close group of friends and neighbors that are dedicated to our community and area. My main goal is to make certain I protect this environment we have created, to help our children continue to have a safe place to play. I feel this change would not meet my goal. I feel the change in zone, and the plan, will jeopardize our neighborhood safety. I would much rather see more regular houses go there, with regular residential zoning. That would be the safest for our children.



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

2021 PLANNING & ZONING COMMISSION PUBLIC HEARING SCHEDULE

The following is the **2021** schedule of regular Planning & Zoning Commission meetings. Meetings are generally held on the 2nd and 4th Tuesdays of the month, unless otherwise posted, starting at **6:00 P.M.** and are held in the **City Hall** located at **203 Main Avenue East**, Twin Falls, Idaho.

Meeting Date	Meeting Date	Work Session Dates
January 12	June 22	January 6
January 26	July 13	February 03
February 09	July 27	March 03
February 23	August 10	April 07
March 09	August 24	May 05
March 23	September 14	June 02
April 13	September 28	July 07
April 27	October 12	August 04
May 11	October 26	September 01
May 25	November 16	October 06
June 08	December 14	November 03
		December 01

PLANNING & ZONING COMMISSION WORK SESSION SCHEDULE

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