



REC'D MAY 07 2021

P.O. Box 1907 203 Main Avenue East Twin Falls, Idaho 83303-1907 Fax: (208) 736-2293
ENGINEERING (208) 735-7248

May 6, 2021

Idaho State Tax Commission
c/o GIS Analyst
800 Park Blvd, Plaza IV
P.O. Box 36
Boise, ID 83722

RE: Federation & Washington Annexation – Ordinance No. O-2021-001

Dear Sir,

Please find enclosed the following documentation for the Federation & Washington property annexation:

1. Signed and recorded ordinance with legal description.
2. Certification letter from the City Clerk.
3. Map showing the annexation area.
4. Boundary closure.

If you have any questions, please call Kristi at 208-735-7332 or e-mail at kfehringer@tffd.org.

Sincerely,


Kristi Fehringer
Lead Engineering Technician

REC'D MAY 07 2021

TWIN FALLS COUNTY

2021-010492

Apr 29, 2021 10:20:47 am

For: TWIN FALLS, CITY OF
KRISTINA GLASCOCK, County Clerk
Deputy: CTALMAGE

Pages: 12

Fee: \$

ORDINANCE NO. O-2021-006

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN
FALLS, IDAHO, **ANNEXING** CERTAIN REAL PROPERTY BELOW
DESCRIBED, PROVIDING THE ZONING CLASSIFICATION
THEREFORE, AND ORDERING THE NECESSARY AREA OF IMPACT
AND ZONING DISTRICTS MAP AMENDMENT

WHEREAS, Hepworth Family Landholdings, LLC c/o Steve Hepworth has made application for annexation of property located at the southwest corner of Federation Road and Washington Street North; and,

WHEREAS, the City Planning & Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 22nd day of February, 2021, to consider the Zoning Designation and necessary Area of Impact and Zoning District Maps amendment upon annexation of the real property below described; and,

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

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 29th day of March, 2021, to consider the Zoning Designation and necessary Area of Impact and Zoning Districts Map amendment upon annexation of the real property below described.

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

SECTION 1. The following described real property be and the same is hereby annexed into and declared to be a part of the City of Twin Falls, Idaho:

"Exhibit A"- Legal Description

"Exhibit B" - ZDA Master Plan

"Exhibit C" - Roadway Details

AND all public streets, highways, alley and public rights-of-way adjacent and within this description.

SECTION 2. The real property described in Section 1 hereof be and the same is hereby zoned RM, ZDA.

SECTION 3. 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 annexation of this property shall not constitute a commitment by the City to provide water and/or wastewater services.

SECTION 4. 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 newly incorporated real property as hereby zoned.

SECTION 5. The City Clerk immediately upon the passage and publication of this Ordinance is required by law certify a copy of the same and deliver said certified copy to the County Recorder's office for indexing and recording.

PASSED BY THE CITY COUNCIL

April 19, 2021

SIGNED BY THE MAYOR

April 19, 2021

Sueanne Hawkins
Mayor

ATTEST:

[Signature]
Deputy City Clerk

PUBLISH: Thursday, APRIL 22, 2021

Exhibit A
Legal Description
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, North 00°03'41" East 25.00 feet to a point on the North right of way of Federation Road;
Thence, along said right of way, South 89°50'35" East 681.97 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 69.00 feet to said REAL POINT OF BEGINNING.

Containing approximately 11.47 acres.

End of Description

Federation Point, ZDA

A Residential Mixed Use and Limited Commercial Zoning Development Agreement

This Zoning Development Agreement (ZDA) is made and entered into this 12th day of APRIL, 2021, 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 six and one-tenth (6.1) acres and shall contain 19 fourplex buildings and 7 duplex buildings with a total of 90 residential units per 6.1 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.

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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.

5. Rear, front, or side building lines adjacent to the western and southern boundary of the development shall be twenty feet (20') from the subdivision boundary.

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: Hepworth Family Landholdings, LLC
Steven F. Hepworth, Member

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

"CITY"
CITY OF TWIN FALLS

By: Suzanne Hawkins
Mayor

ATTEST:

Leila Sanchez
City Clerk, Deputy

"DEVELOPER"
Hepworth Family Landholdings, LLC
Steven F. Hepworth, Member

By: Steven F. Hepworth

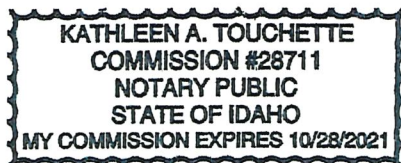
SATE OF IDAHO)

ss.

County of Twin Falls)

On this 19th day of APRIL, 2021 before me, a Notary Public for said County and State, personally appeared SUZANNE HAWKINS and LEILA SANCHEZ, 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.



Kathleen A. Touchette

Residing at TWIN FALLS, ID

Commission Expires: 10/28/2021

Federation Point, ZDA

A Residential Mixed Use and Limited Commercial

Zoning Development Agreement

STATE OF Idaho)

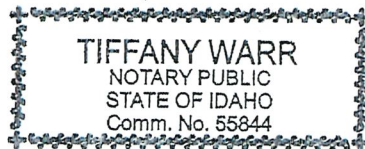
SS.

County of Minidoka)

On this 30 day of march, 2021 before me, a Notary Public for said County and State, personally appeared Steven F. Hepworth, known or identified to me, to be the Member of the Limited Liability Company, 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.

Tiffany Warr

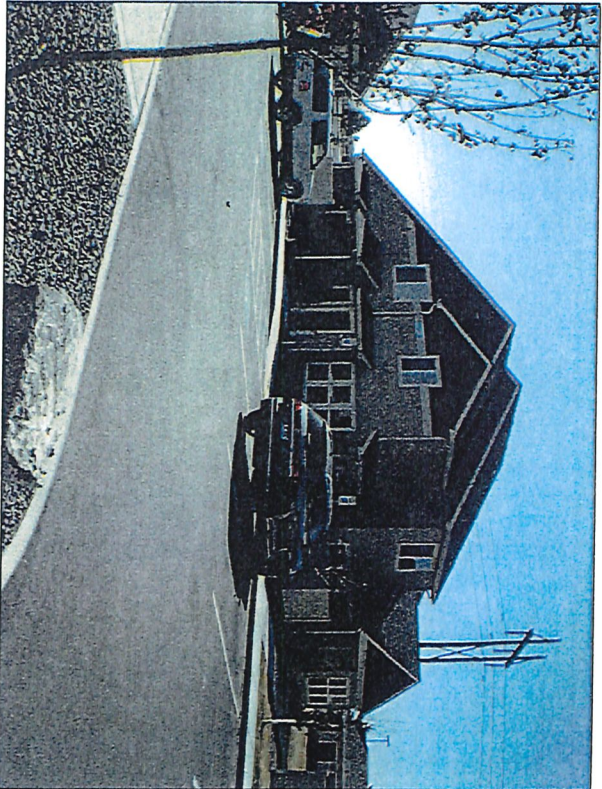


Residing at 701 7th St. Rupert ID 83350

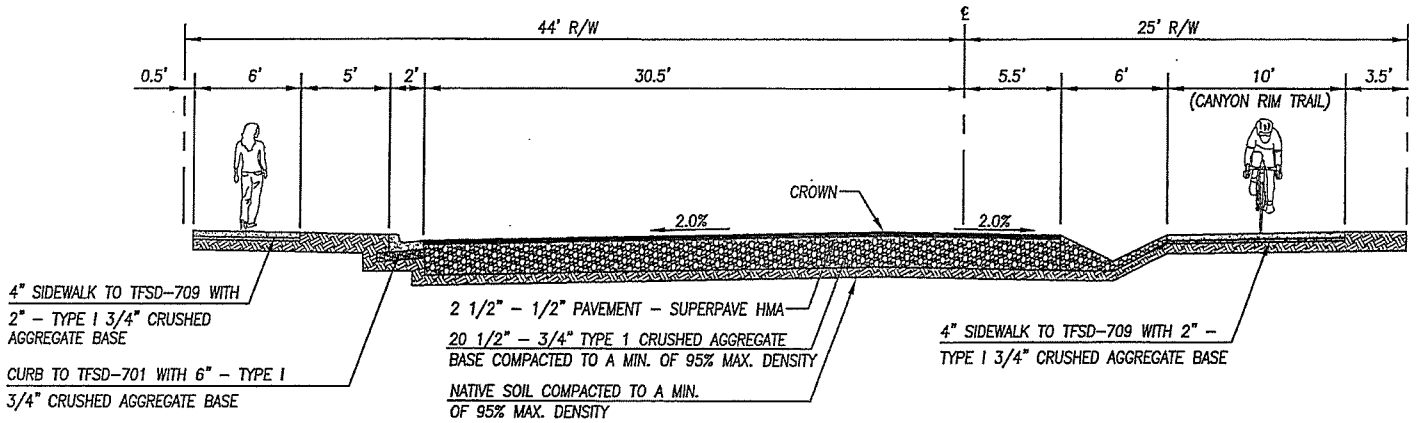
Commission Expires: 3-10-2022



TYPICAL DUPLEX UNIT



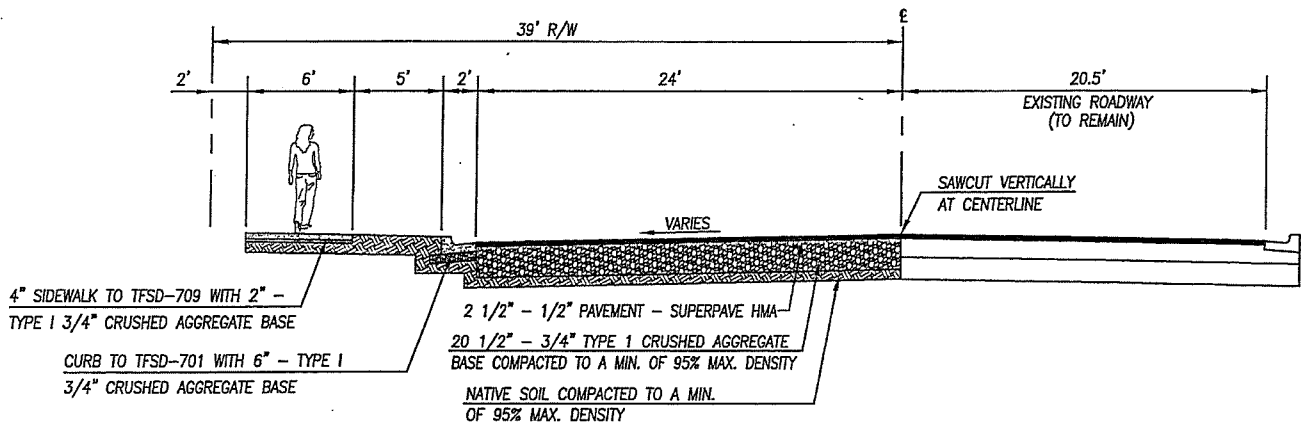
TYPICAL FOUR-PLEX UNIT



Typical Street Cross Section

Federation Road

n.t.s.



Typical Street Cross Section

Washington Street North

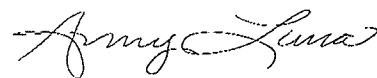
n.t.s.

EXHIBIT C - Roadway Details

I, Amy Luna do hereby certify:

That I am the duly appointed Deputy City Clerk of the City of Twin Falls, Idaho; that I have in my office and under my control the original copy of Ordinance No. 2021-006; that said Ordinance was approved by the City Council of the City of Twin Falls, Idaho on April 19, 2021 and signed by the Mayor on April 19, 2021; that the foregoing instrument is a true and correct copy of said Ordinance No. 2021-006; that said Ordinance is on file in my office.

Dated this 30th day of April 2021.

A handwritten signature in cursive script that reads "Amy Luna".

Amy Luna, Deputy City Clerk
City of Twin Falls, Idaho

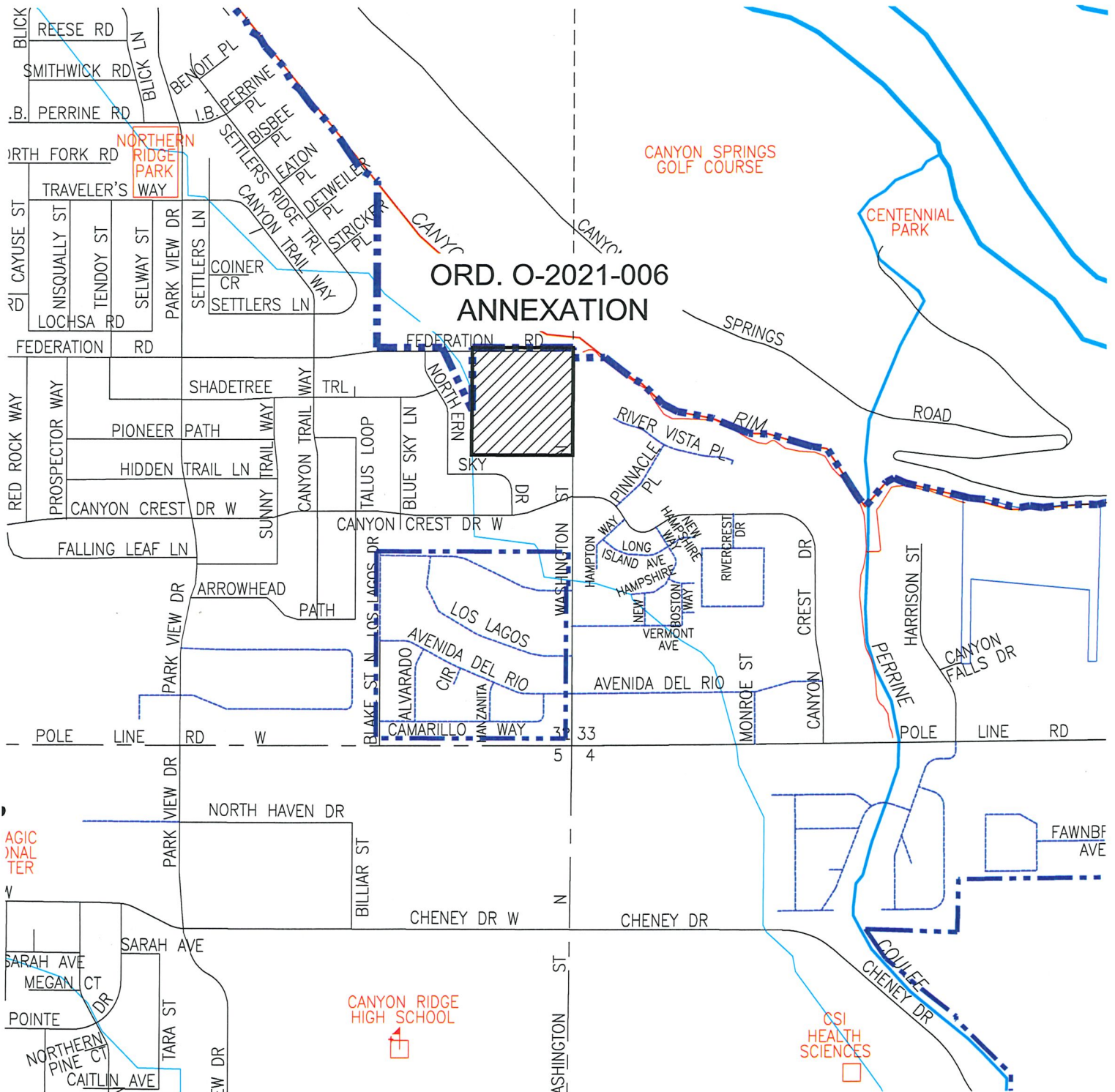
CITY OF TWIN FALLS 2021 ANNEXATION

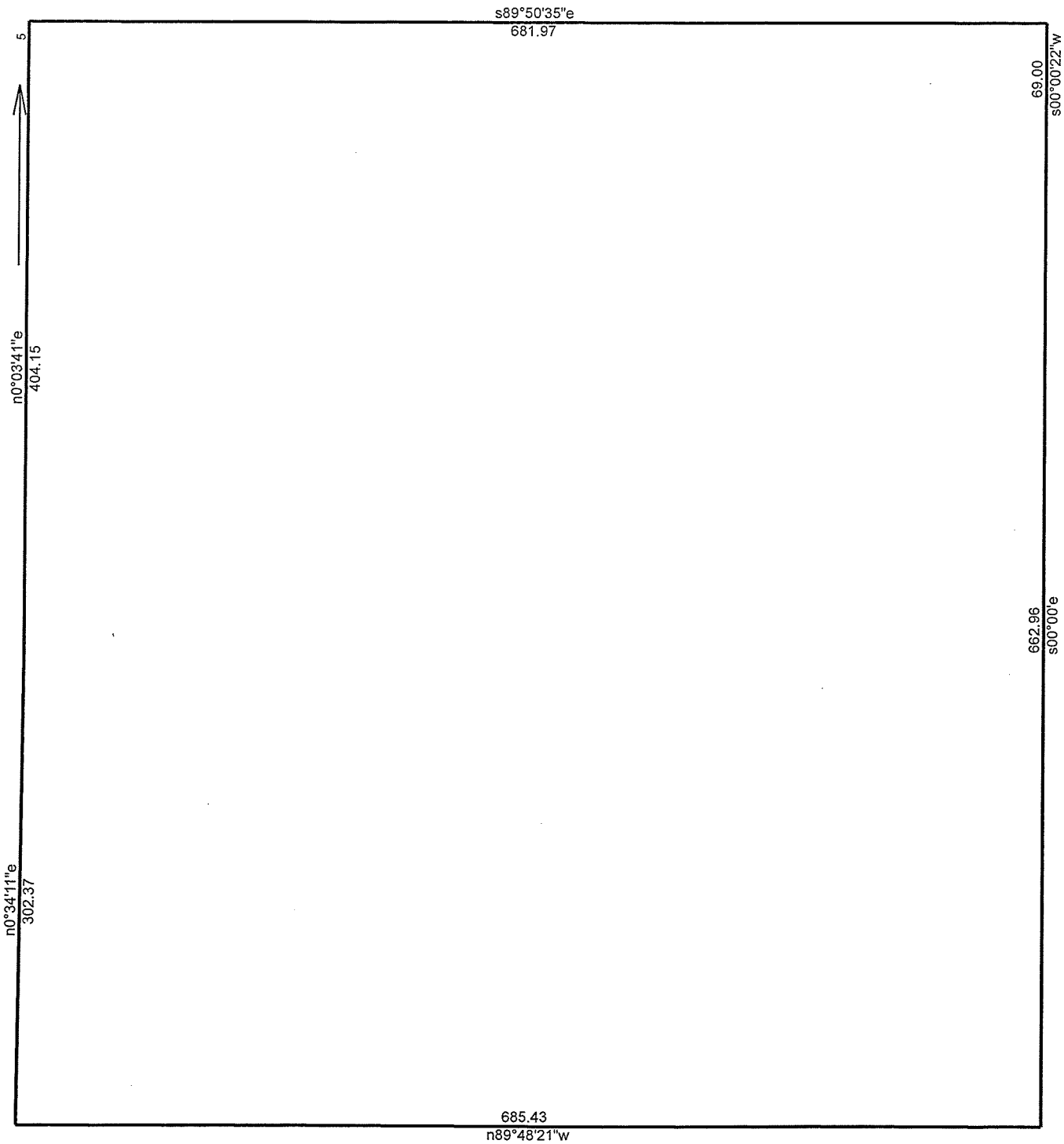
Township 10, Range 17,
Boise Meridian



ANNEXATION AREA

--- CITY LIMITS





Federation Rd and Washington St N Annex

4/12/2021

Scale: 1 inch= 100 feet

File: Federation Rd and Washinton St N Annex.ndp

Tract 1: 11.4717 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=2831 ft.

01 s00.00e 662.96
 02 n89.4821w 685.43
 03 n0.3411e 302.37
 04 n0.0341e 404.15
 05 n0.0341e 25.00
 06 s89.5035e 681.97

07 s00.0022w 69.00