



Twin Falls Planning & Zoning Commission Agenda

Tuesday, March 11, 2025, 6:00 PM

AMENDED

Members -

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

Area of Impact:

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Conflict of Interest Declaration
- 3) Consent Calendar
 - a) Request to approve the minutes from the following meeting: February 25, 2025.
- 4) Items of Consideration
 - a) **ACTION ITEM:** Request for consideration of the Preliminary Plat for Sundance Subdivision, consisting of 285 lots on 51.49 acres located at 2971 E 3600 N. c/o Tim Vawser on behalf of Gerald Martens (PZ25-0021).
By: William Klaver, Senior City Planner
 - b) **ACTION ITEM:** Request for consideration of the Preliminary Plat for Blackhawk Subdivision No. 2, consisting of 2 lots on 12.66 acres located at 1350 Blue Lakes Blvd N. c/o Antonio Conti on behalf of Dean Coombs (PZ25-0022).
By: William Klaver, Senior City Planner
- 5) Public Hearings
 - a) **ACTION ITEM:** Request for a Special Use Permit for a Home Occupation (Firearms Transfers) on property located at 1035 Centennial Dr. c/o Mason Allred (PZ25-0013)
By: Kelli Ebersole, City Planner
 - b) **ACTION ITEM:** Request for an amendment to the Sunwest Lazy J PUD to allow outside storage and display of products on property generally located on the southeast corner of Pole Line Rd and Washington St N. c/o Gerald Martin (PZ25-0016)
By: Lisa Strickland, City Planner
- 6) Upcoming Meeting(s)
 - a) April 8, 2025.
- 7) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Kelli Ebersole (208) 735-7267 at least two working days before the meeting. Si desea esta información en Español, por favor llame a Josh Palmer al teléfono (208) 735-7312.

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION
Public Hearing Procedures for Zoning Requests

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



Twin Falls Planning & Zoning Commission Minutes

Tuesday, February 25, 2025, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members -

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

Area of Impact:

1) Confirmation of Quorum/Call Meeting to Order

Chairperson Titus called the meeting to order at 06:04 PM

Members Attending: Titus, Rambur, Weatherford, Herrgesell, Zimmerman

Staff Attending: Spendlove, Klaver, Strickland, Green, Glaesmann

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Request to approve minutes from the following meeting: January 14, 2025.
Commissioner Zimmerman made a motion to approve the consent calendar, as presented. Commissioner Rambur seconded the motion.

4) Items of Consideration

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

Staff Presentation:

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

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

The property was annexed into the city limits as R-4 and rezoned from R-4 to C-1 PUD in

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

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

Staff makes no recommendation at this time.

PZ/Questions & Comments:

- Chairperson Titus asked if this is for placing vehicles in the landscape barriers.
- Planner Strickland stated that is a separate section in code and would need a Special Use Permit to display vehicles in the required landscape area.
- Chairperson Titus clarified that this will follow code where the PUD restricted the use.

5) Public Hearings

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

Staff Presentation:

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

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

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

1. Minimizing adverse impact on other developments.
2. Controlling the sequence and timing of development.
3. Controlling the duration of development.

4. Assuring that development is maintained properly.
5. Designating the exact location and nature of development.
6. Requiring the provision for on-site or off-site public facilities or services.
7. Requiring more restrictive standards than those generally required in this Title.

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

Standards Applicable to Special Uses:

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

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

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

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

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

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

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

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

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

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

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

Applicant Presentation:

Trevor Anderson explained they are wanting more storage room and a potential shop.

Public Hearing: Opened and closed with no public input

Discussions Followed:

Commission feels this is a good fit for this area.

MOTION: Commissioner Herrgesell moved to approve the request for a Special Use Permit for a residential detached accessory building greater than 2000 square feet on property located at 629 Meadowview Ln. c/o Trevor Anderson (PZ24-0153) as presented. Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

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

Staff Presentation:

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

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

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

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

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

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

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

City Staff believes the proposal to change the Future Land Use map along Pole Line Rd W frontage to include commercial activity is a reasonable request. Keeping in mind that

these designations on the Future Land Use map are not property boundary specific. The plan would support commercial development extending to the edges of the existing rural residential developments found along the west end of Pole Line Rd.

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

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

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

PZ/Questions & Comments:

- Commissioner Rambur asked if this had been discussed last summer.
- Director Spendlove explained that if someone is not in the service boundary the city cannot offer services to them. This is for future planning with utilities.

Applicant Presentation:

Dave Thibault from EHM Engineers represents on behalf of the applicant. They feel this area is going to move forward in the future. The service maps need to be updated more often, and these properties should have been included in the area. Water and sewer analysis is included.

Public Hearing: Opened

Blaise Larson has concerns about potential commercial buildings and activities. He feels traffic will be a problem along Pole Line. He has concerns about annexation and density. He would like these to be 1 acre lots.

Dave Thibault clarified that Pole Line is a state road and hasn't seen any congestion in that area. He reminded the Commission that this is not a request for annexation, just an update to the future land use map. Any commercial will stay along the main road.

- Director Spendlove explained that the Future Land Use map was last updated in 2016 and needs to be modified. Staff feel this is appropriate.
- Chairperson Titus asked for clarification that extending this boundary won't change any zoning in the area.
- Director Spendlove replied they are just asking so they can ask later for annexation.

- Chairperson Titus asked if any current commercial or residential zoning will change unless an annexation is requested.
- Director Spendlove clarified once they annex (if they choose) they can request a zone change if that is what they are wanting.

Public Hearing: Closed

Discussions Followed:

The Commission feels this will not negatively impact the area and extending the boundary is a good idea at this time.

MOTION: Commissioner Weatherford moved to recommend approval for a Comprehensive Plan Amendment to modify the Future Land Use Map to expand the Utility Service Boundary and change Future Land Use Categories for properties generally located in the 1100-2400 blocks of Sunway Drive N (aka 2700 East). c/o EHM Engineers Inc on behalf of South Canyon Farms, LLC (PZ25-0003). Commissioner Hergesell seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

6) Upcoming Meeting(s)

- a) March 11, 2025

7) Adjournment

The meeting adjourned at 06:45 PM

Jody Green, Planning Technician



Date: Tuesday, March 11, 2025
To: Planning and Zoning Commission
From: William Klaver, Senior City Planner

ACTION ITEM

Request:

Request for consideration of the Preliminary Plat for Sundance Subdivision, consisting of 285 lots on 51.49 acres located at 2971 E 3600 N. c/o Tim Vawser on behalf of Gerald Martens (PZ25-0021).

Time Estimate:

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

Background:

Gerald Martens of Sundance Partners, LLC, represented by Tim Vawser of EHM Engineers, LLC., has submitted an application for a Preliminary Plat titled "Sundance Subdivision, a ZDA". This preliminary plat consist of two hundred eighty-five (285) lots, four (4) non-buildable, on 51.49 acres (+/-).

Approval Process:

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

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

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

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

Budget Impact:

N/A

Regulatory Impact:

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

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

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

History:

This property had a preliminary plat approved in much the same manner and form by the Planning and Zoning Commission in July 2017. Since then 3 final plat applications have been submitted in 2 year increments. Sundance No 1 Final Plat was submitted October 2017. Sundance No. 2 Final Plat was submitted December 2019. Sundance No 3. Final Plat was submitted August 21. In February 2024, a final plat was submitted. Due to Twin Falls Municipal Code 10-12-2-3, Preliminary Plats expire if Final Plats are not submitted in 2 year increments. This lapse in time caused the 2017 Preliminary Plat to expire.

After review and determination of expiration of the original Preliminary Plat, the developer rezoned the remainder of the unplatted section from Sundance PUD to R-2 zoning district. This was approved on December 23, 2024 with the condition that the first five (5) lots on the southeast corner, both north and west, be a minimum of 10,000 Sq. Ft.

Analysis:

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

Conclusion:

Upon conclusion, this preliminary plat complies with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding R-4 zoning development standards, and the 2016 comprehensive plan. All general criteria for approval have been met, per State Statute 50 - Chapter 13.

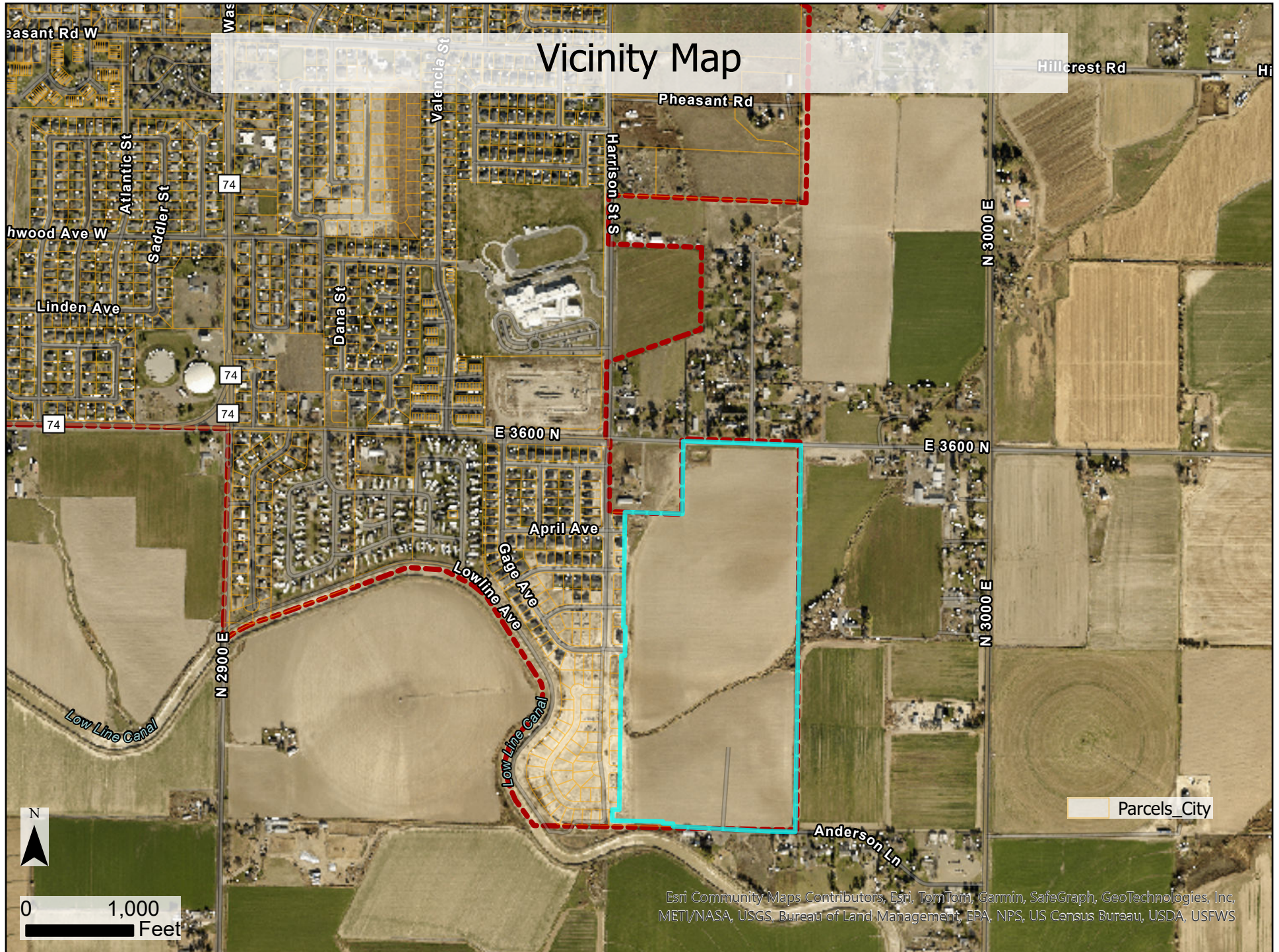
Should the Commission approve this request as presented, Staff recommends approval be subject to the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards; and
2. Subject to submittal of a preliminary plat submitted, prior to final plat submittal, showing compliance with all conditions and comments in the Engineering Memorandum dated February 7, 2025.

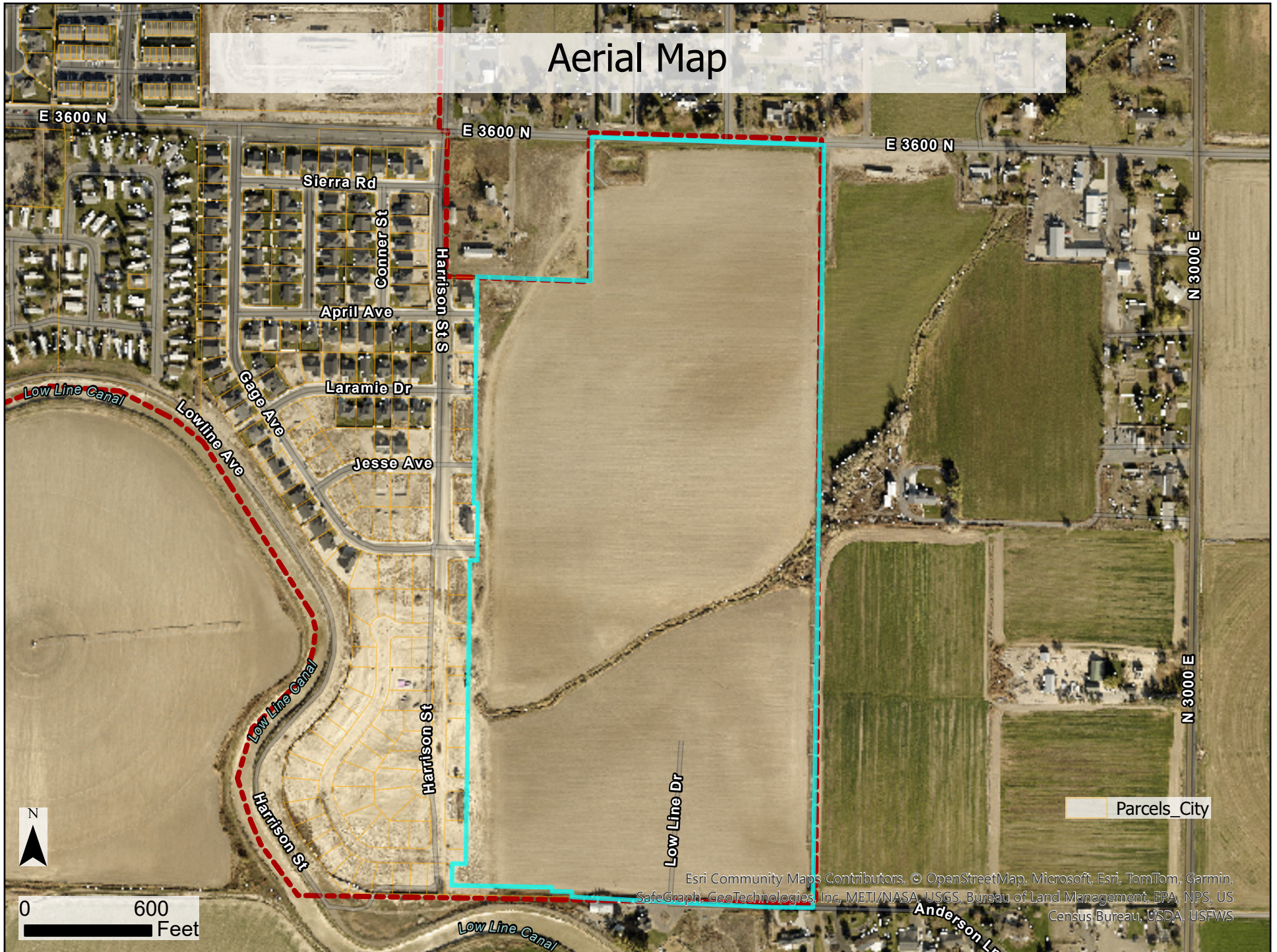
Attachments:

1. PZ25-0021 Vicinity Map
2. PZ25-0021 Aerial Map
3. PZ25-0021 Presentation Map
4. PZ25-0021 Sundance Acres - Preliminary Plat Drawing
5. PZ25-0021 Sundance Subdivision - Engineering Memorandum 2-7-25

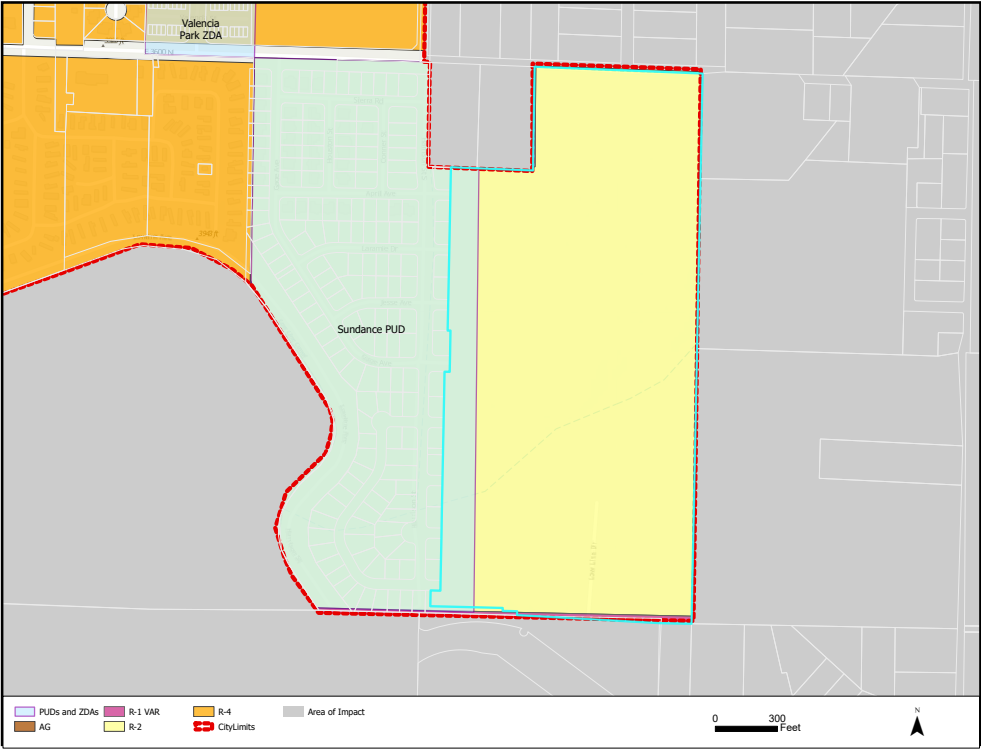
Vicinity Map



Aerial Map



ZONING MAP



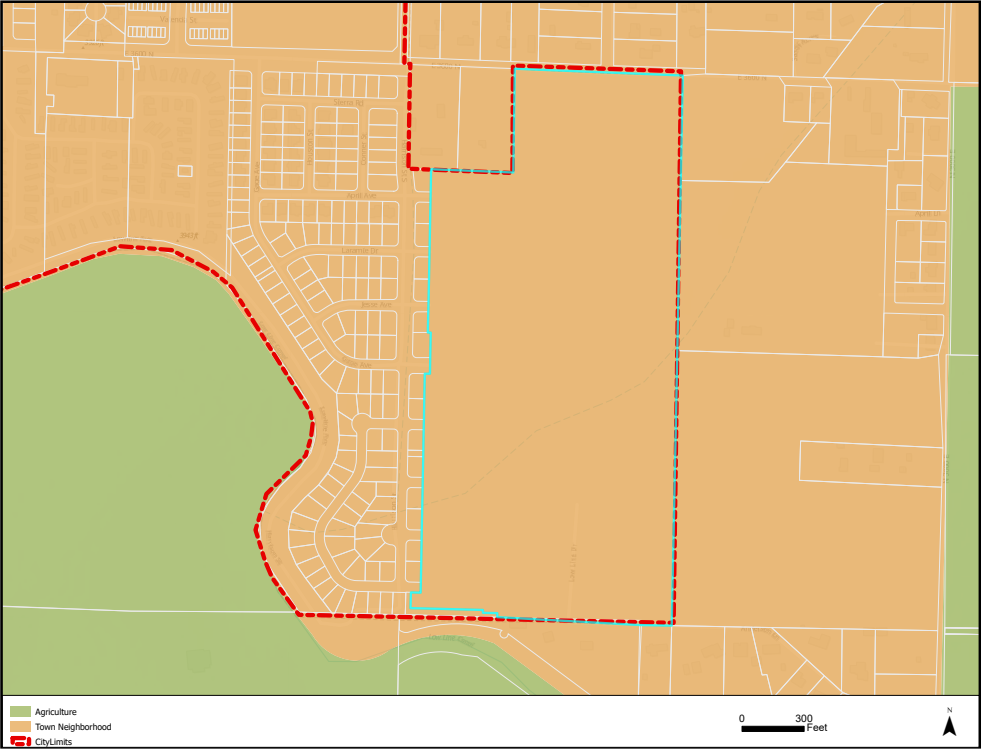
Zoning

<u>Current Zoning:</u>	R-2
<u>Current Land Use:</u>	Agriculture - Undeveloped
<u>Proposed Zoning:</u>	R-2
<u>Proposed Land Use:</u>	Residential

Surrounding Area

<u>North:</u>	Residential (R-1)
<u>South:</u>	Residential (R-1)
<u>East:</u>	Residential (R-1)
<u>West:</u>	Residential (R-2 PUD)

FUTURE LAND USE MAP

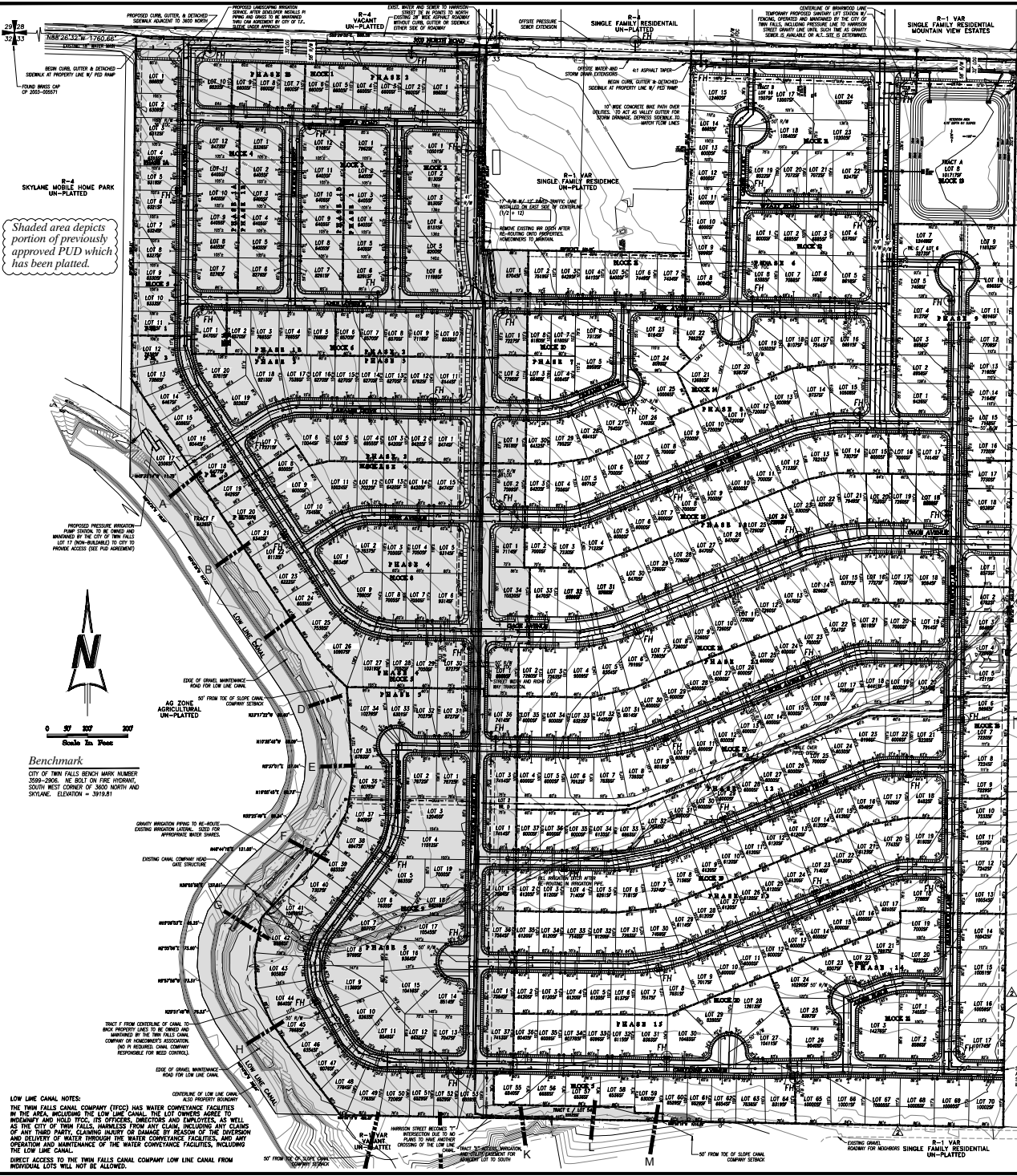


Regulations

Twin Falls Municipal Code Section(s) 10-12-2-3; 10-4-4

Future Land Use Category

Town Neighborhood: Primarily residential in character with a desired land use mixture of single family, duplex, triplex, parks and recreation facilities, schools, and civic facilities.



SUNDANCE SUBDIVISION, A ZDA

LOCATED IN A PORTION OF THE N 1/2 SECTION 35
TOWNSHIP 20 SOUTH RANGE 17 EAST, BOISE
MERIDIAN, TWIN FALLS COUNTY, IDAHO 2007

Site Data

OWNER: SUNDANCE PARTNERS, LLC
621 N. COLLEGE BL., STE. 100
TWIN FALLS, ID 83401
208-736-9234
2007-736-4888
AGRICULTURAL

EXISTING USE: 405 SINGLE FAMILY RESIDENTIAL LOTS, 1 RETENTION AND PRESSURE SEWER PUMP STATION TRACT 1, P.A. ACCESS TRACT 1, CANAL COMPANY & P.A. STATION TRACT 2, P.A. ACCESS TRACTS 3 & 4 CANAL CO. TRACTS 5 & 6 ACCESS TRACTS 7 & 8 TRACTS 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173,



P.O. Box 1907

203 Main Avenue East

Twin Falls, Idaho 83303-1907

Fax: (208) 736-2293

ENGINEERING

208-735-7248

ENGINEERING MEMORANDUM

To: William Klaver, Senior Planner

From: Kristi Fehringer, Engineering Development Coordinator

Date: 2/7/2025

Re: Preliminary Plat – **Sundance Subdivision** – Application # 25-0021

The Engineering Department has reviewed the Preliminary Plat for the **Sundance Subdivision**. The following changes and items shall be addressed prior to the final plat submittal.

Sewer Comments:

1. If the pressure sewer is to be located on the north side of 3660 North, you will be required to provide easements for that line.

Stormwater Comments:

1. The retention calculations should be utilizing 1.9 instead of 1.8.
2. If the intent is for the stormwater retention area to be maintained through a CAM, please include a note that states "Lot 8 will be maintained through a CAM. CAM fees will be assessed, as part of the utility bill, from the lots that are included in this development", or something similar. It is unclear which lots will be charged the CAM fee. Please provide that information.

Streets Comments:

1. The typical roadway sections should call out "Roadways per ISPWC at time of construction plan approval". Please remove all asphalt and base depth call outs.

General Comments:

1. This development will not be allowed to use the name of Sundance Subdivision. Please choose an alternate name.
2. Please change the year in the title to 2025.
3. Lot 6, Block 13 shall be maintained by the HOA. Please include a note stating that.
4. Please provide a concrete pathway over the utilities located in Lot 6, Block 13.
5. Lot 16, Block 11 shall be maintained by the HOA. Please include a note stating that.
6. Please remove the "Tract" labels. Tracts are no longer permitted per the County Surveyor.

7. Please be aware that code now states that developers will pay for the installation of all light poles and luminaires in subdivisions.

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

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



Date: Tuesday, March 11, 2025
To: Planning and Zoning Commission
From: William Klaver, Senior City Planner

ACTION ITEM

Request:

Request for consideration of the Preliminary Plat for Blackhawk Subdivision No. 2, consisting of 2 lots on 12.66 acres located at 1350 Blue Lakes Blvd N. c/o Antonio Conti on behalf of Dean Coombs (PZ25-0022).

Time Estimate:

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

Background:

Dean Coombs of T5 Idaho Falls RE LLC, represented by Antonio Conti of Ackerman-Estvold, has submitted an application for a Preliminary Plat titled "Blackhawk Subdivision No. 2". This preliminary plat consists of two (2) lots on 12.66 acres (+/-).

Approval Process:

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

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

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

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

Budget Impact:

N/A

Regulatory Impact:

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

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

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

History:

This property was originally part of the Eoff Subdivision. In 2004, Blackckhawk Subdivision was created. This was a resubdivision and renumbering of lot 7, 8, 15, and 16 Eoff Tract. The subject portion for this preliminary plat is Lot 2, Block of Blackhawk Subdivision.

The zoning on this property is C-1 Blackhawk PUD. This agreement has been in effect since 2004.

Analysis:

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

Conclusion:

Upon conclusion, this preliminary plat complies with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding R-4 zoning development standards, and the 2016 comprehensive plan. All general criteria for approval have been met, per State Statute 50 - Chapter 13.

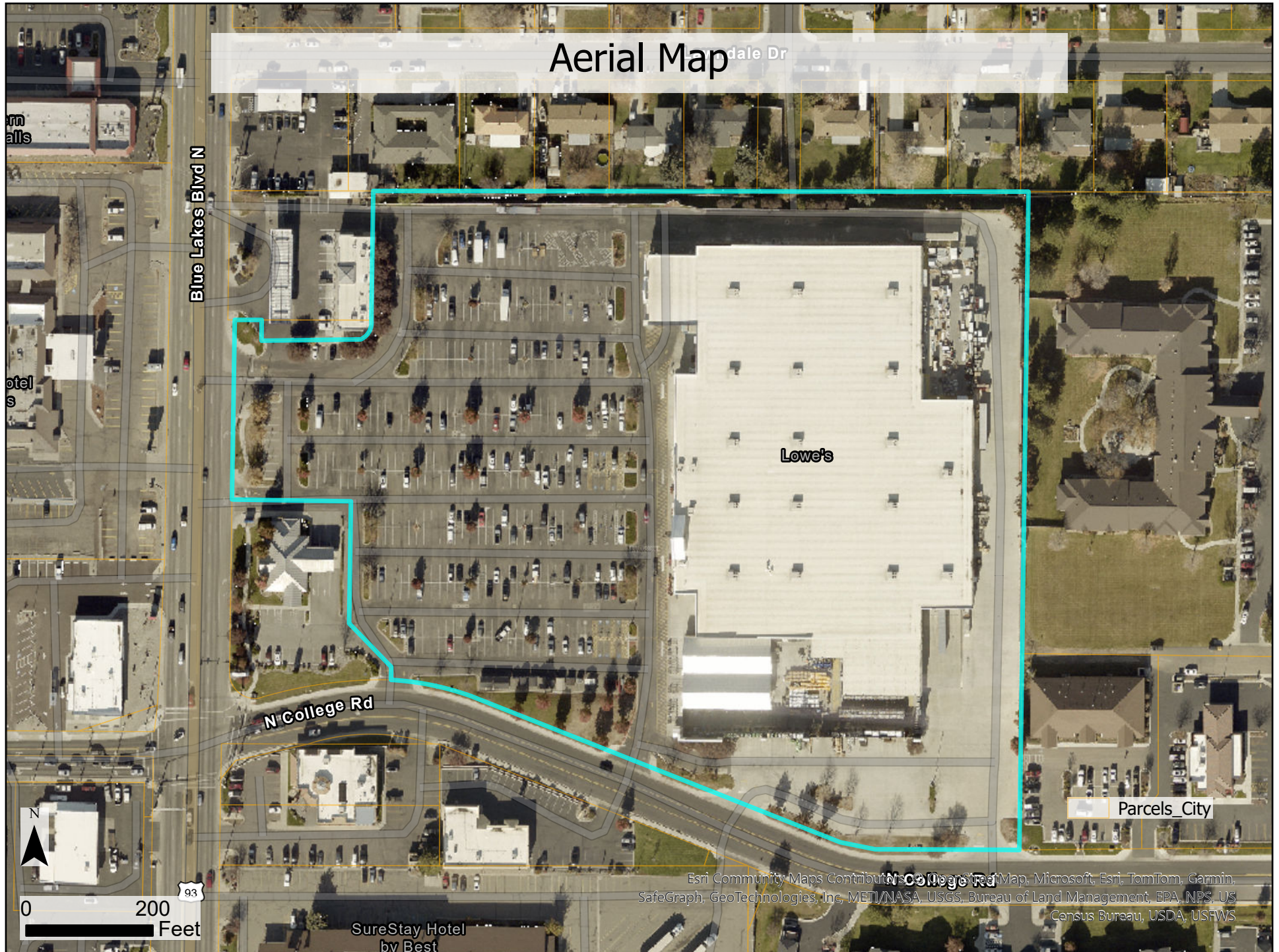
Should the Commission approve this request as presented, Staff recommends approval be subject to the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards; and
2. Subject to submittal of a preliminary plat submitted, prior to final plat submittal, showing compliance with all conditions and comments in the Engineering Memorandum dated February 10, 2025.

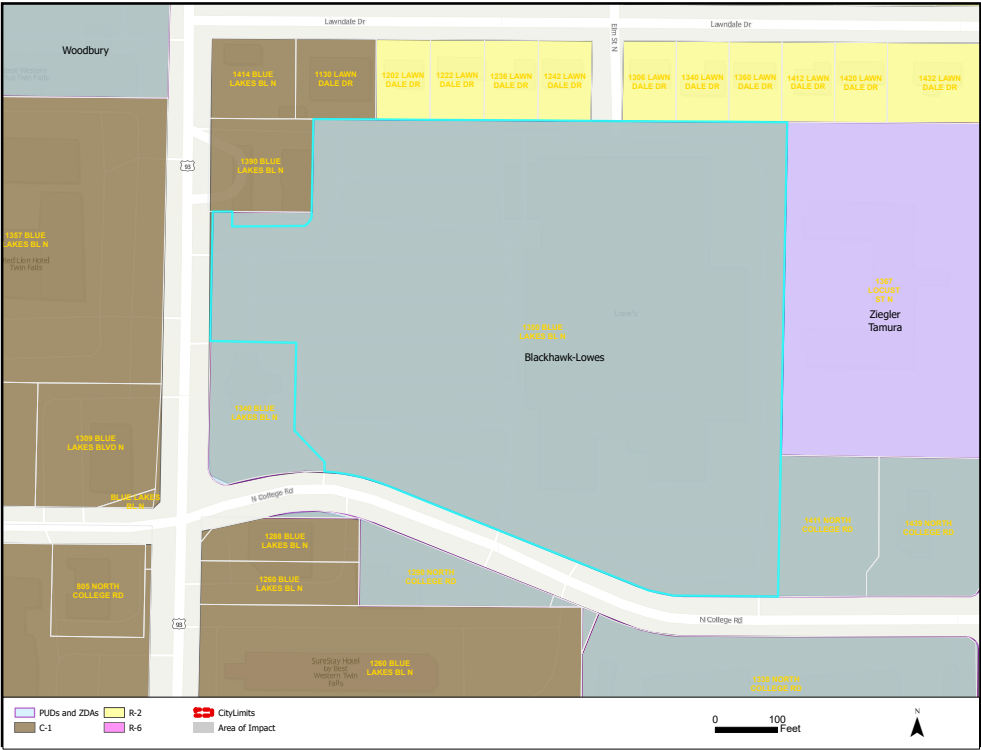
Attachments:

1. PZ25-0022 Vicinity Map
2. PZ25-0022 Aerial Map
3. PZ25-0022 Presentation Map
4. PZ25-0022 Engineering Memo - 2-10-25
5. PZ25-0022 Blackhawk Subd. No. 2- Preliminary Plat Drawing

Aerial Map



ZONING MAP



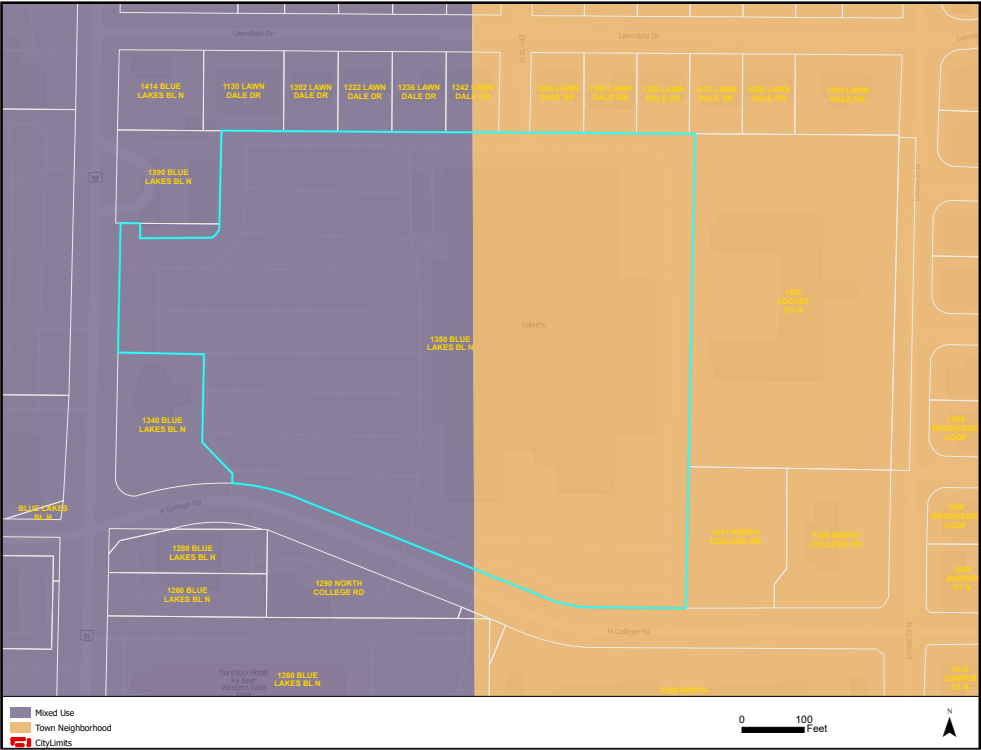
Zoning

Current Zoning:	C-1 PUD
Current Land Use:	Commercial Retail
Proposed Zoning:	C-1 PUD
Proposed Land Use:	Commercial Services

Surrounding Area

North:	Residential (R-2) and Commercial (C-1)
South:	Commercial (C-1 and C-1 PUD)
East:	Residential (R-2 PUD)
West:	Commercial (C-1)

FUTURE LAND USE MAP



Regulations

Twin Falls Municipal Code Section(s) 10-12-2-3; 10-4-8; and 10-6-1

Future Land Use Category

Mixed Use: Serves local and regional commercial services, typically anchored by a grocery store, civic, or entertainment uses. Allows high-intensity mixed use development in a compact, pedestrian oriented environment. Land use mix of retail, office, civic, vertical mixed use, apartments, hotels, etc.

Town Neighborhood: Primarily residential in character with a desired land use mixture of single family, duplex, triplex, parks and recreation facilities, schools, and civic facilities.



P.O. Box 1907

203 Main Avenue East

Twin Falls, Idaho 83303-1907

Fax: (208) 736-2293

ENGINEERING

208-735-7248

ENGINEERING MEMORANDUM

To: William Klaver, Senior Planner

From: Kristi Fehringer, Engineering Development Coordinator

Date: 2/10/2025

Re: Preliminary Plat – **Blackhawk Subdivision No. 2** – Application # 25-0022

The Engineering Department has reviewed the Preliminary Plat for the **Blackhawk Subdivision No. 2**. The following changes and items shall be addressed prior to scheduling of the final plat.

Water Comments:

1. Please show the proposed water service location.

Stormwater Comments:

1. Please show the proposed changes to the stormwater infrastructure for Lot 2B. There should be an indication of whether the stormwater will be retained on Lot 2B, or will remain tied into the Lowe's stormwater system. If the stormwater is to be retained on site, please include stormwater calculations for Lot 2B.

General Comments:

1. Please indicate a benchmark.
2. Please show contour lines with elevation labels.
3. The title should state that this is a **re-subdivision** of Lot 2, Block 1 of Blackhawk Subdivision.

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

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

LEGEND

- BOUNDARY LINE
- - - CENTER LINE
- - - EASEMENT LINE
- - - EXISTING FENCE LINE
- - - SANITARY SEWER LINE w/SIZE
- - - WATER LINE w/SIZE
- - - UNDERGROUND POWER LINE
- - - UNDERGROUND GAS LINE w/SIZE
- - - EXTENDED CONCRETE CURB
- - - VERTICAL CONC. CURB & GUTTER
- - - EXISTING BUILDING
- - - ASPHALTIC PAVEMENT
- - - CONCRETE
- - - FOUND BRASS CAP
- - - FOUND 1/2" IRON PIN
- - - FOUND 5/8" IRON PIN w/CAP
- - - CALCULATED POINT, NOT SET
- - - MANHOLE
- - - GRAVITY IRRIGATION LINE
- - - STORM DRAIN LINE w/SIZE
- - - CLEAN OUT
- - - MONITORING WELL
- - - POWER METER
- - - LIGHT POLE
- - - WATER METER
- - - FIRE HYDRANT
- - - WATER VALVE
- - - TELEPHONE RISER
- - - DRAINAGE GRATE
- - - POWER SECTOR BOX
- - - GAS SERVICE
- - - POWER TRANSFORMER BOX
- - - PARKING STRIPE
- - - AIR CONDITIONING UNIT
- - - TRAFFIC SIGN
- - - DECIDUOUS TREE
- - - ORIGINAL LOT/PARCEL LINE

PROPOSED LEGEND

- - - SANITARY SEWER
- - - MANHOLE

NOTE

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND UTILITY COMPANY MAPS. THE SURVEY MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. UTILITIES ARE SHOWN OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE SHOWN IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY FROM INFORMATION AVAILABLE, CONTACT DOWNE AT 1-800-252-1133 FOR EXACT UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.

LINE	BEARING	LENGTH
L-1	S 01°02'10" W	15.10'
L-2	S 43°27'41" E	10.20'
L-3	S 89°40'59" E	31.60'
L-4	S 01°02'10" W	24.00'

CURVE	RADIUS	DELTA	LENGTH	CH. BEARING	CHORD
C-1	218.00'	21°46'43"	89.99'	S 79°02'13" E	80.40'
C-2	330.12'	18°29'48"	108.87'	N 77°23'10" W	108.00'
C-3	20.00'	89°16'42"	31.18'	N 45°40'40" E	28.11'
C-4	280.00'	17°38'43"	95.17'	N 78°02'14" E	86.60'
C-5	288.12'	34°59'04"	177.89'	N 80°12'24" W	175.09'
C-6	50.00'	58°25'06"	49.23'	N 82°08'28" E	47.27'

FEMA

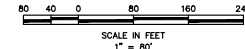
SAD DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X - MINIMUM FLOOD HAZARD AREA. ON FLOOD INSURANCE RATE MAP NO. 16063379 C, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 26, 2006, FOR COMMUNITY NUMBER 16026, IN TWIN FALLS COUNTY, STATE OF IDAHO, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.



PRELIMINARY PLAT

FOR BLACKHAWK SUBDIVISION NO. 2 (1350 BLUE LAKES BOULEVARD NORTH, TWIN FALLS, IDAHO 83301)

A SUBDIVISION OF LOT 2, BLOCK 1, BLACKHAWK SUBDIVISION, A PLANNED UNIT DEVELOPMENT, AS SHOWN ON PLAT RECORDED AS LN. 2004-019795, LYING IN THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE SW 1/4, SECTION 3, T10S., R.17E., B.M., TWIN FALLS, TWIN FALLS COUNTY, IDAHO



DEVELOPER/OWNER:
LOWE'S HOME CENTER, LLC
1000 LOWE'S BLVD
MOORESVILLE, NC 28117

ACREAGE: 12.86 ACRES

EXISTING ZONING: C-1

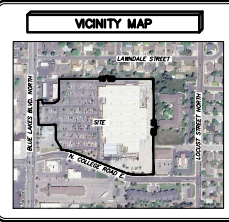
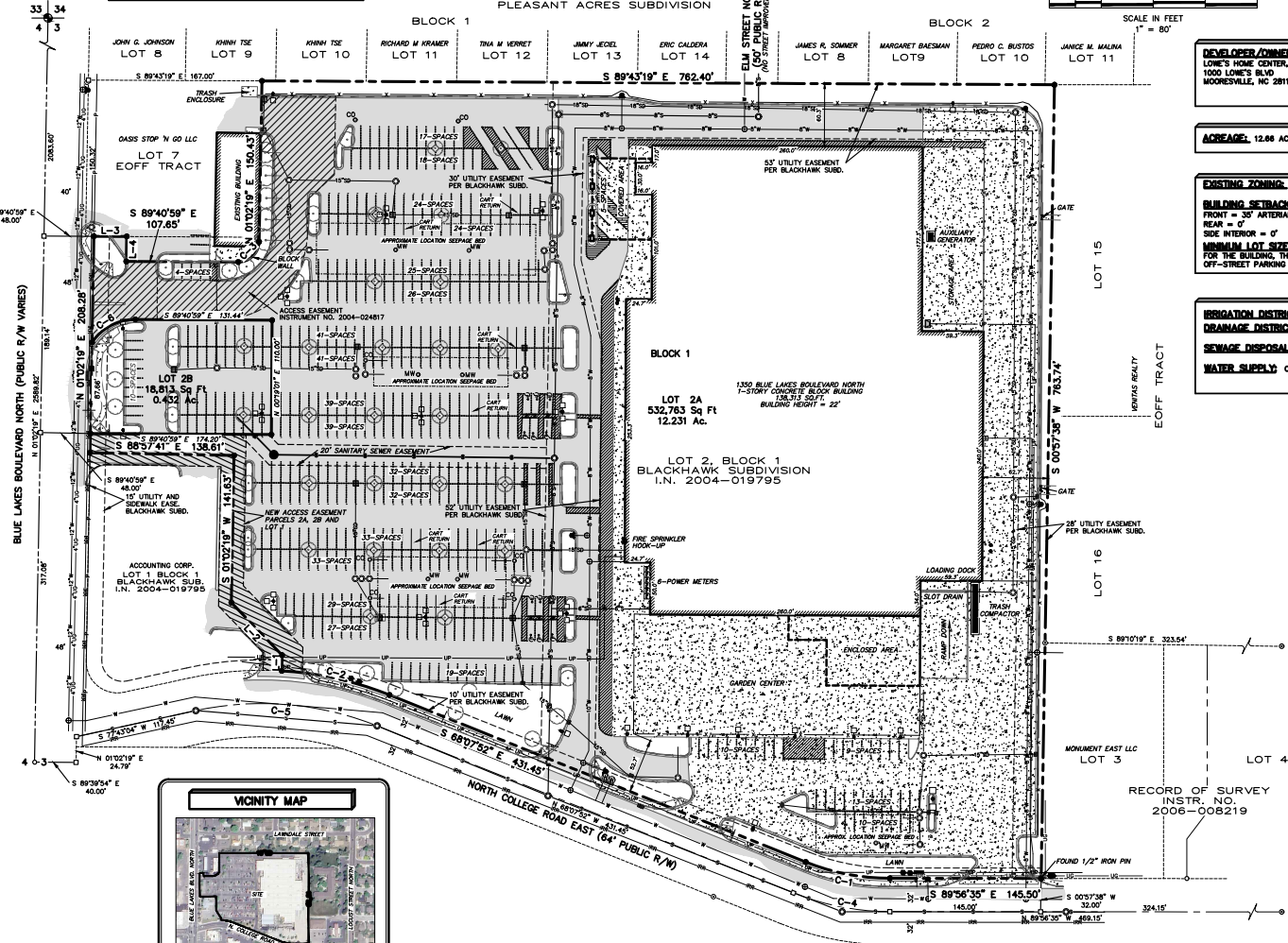
BUILDING SETBACKS:
FRONT = 30' ARTERIALS 15' OTHER STREETS
REAR = 0'
SIDE INTERIOR = 0'
MINIMUM LOT SIZE: SUFFICIENT SIZE TO PROVIDE FOR THE BUILDING, THE REQUIRED SETBACKS, OFF-STREET PARKING AND LANDSCAPING.

IRIGATION DISTRICT: TWIN FALLS CANAL COMPANY

DRAINAGE DISTRICT: N/A

SEWAGE DISPOSAL: CITY OF TWIN FALLS

WATER SUPPLY: CITY OF TWIN FALLS



ACKERMAN
ESTVOLD

7801 West Riverside Drive, Ste. 102 - Garden City, ID 83714
Phone: 208-325-1133 Fax: 208-325-1134
www.ackermanestvold.com

PRELIMINARY PLAT FOR
BLACKHAWK SUBDIVISION NO. 2

A SUBDIVISION OF LOT 2, BLOCK 1, BLACKHAWK SUBDIVISION, A PLANNED UNIT DEVELOPMENT, AS SHOWN ON PLAT RECORDED AS LN. 2004-019795, LYING IN THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE SW 1/4, SECTION 3, T10S., R.17E., B.M., TWIN FALLS, TWIN FALLS COUNTY, IDAHO

DATE: SEPTEMBER, 2024
SCALE: 1" = 80'
PROJECT NO.: K23183

DRAWN BY: JAC
CHECKED BY: JAC
DESIGNED BY: JAC

REGISTERED PROFESSIONAL LAND SURVEYOR
18350
STATE OF IDAHO
LAWRENCE M. GUNT

DWG# R23183-PREL



Date: Tuesday, March 11, 2025
To: Planning and Zoning Commission
From: Kelli Ebersole, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit for a Home Occupation (Firearms Transfers) on property located at 1035 Centennial Dr. c/o Mason Allred (PZ25-0013)

Time Estimate:

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

Background:

The applicant, Mason Allred, has submitted a Special Use Permit application to allow a Home Occupation for Federal Firearms Licensed Transfer. The property is zoned R-2, Single Family Residential or Duplex District.

Approval Process:

City Code 10-4-4.2 states a special use permit is required in the R-2 Zoning District for a Home Occupation. **Per City Code 10-13-2-2**, the Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application. **Per City Code 10-2-1**, the home occupation may not exceed four hundred (400) square feet in area and has no exterior indication of the home occupation.

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.

Per City Code 10-13-2.2: Upon Granting a Special Use Permit, Conditions May Be Attached To A Special Use Permit Including, But Not Limited To, Those:

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

Budget Impact:

N/A

Regulatory Impact:

If the Special Use Permit is approved, the applicant will be allowed to operate the home occupation, once the ATF requirements have been met.

History:

The property is zoned R-2, Single Family Residential or Duplex District. According to County records, the home was built in 1989.

Analysis:

Customers will purchase a firearm online and have it shipped to Ballistic Edge Firearms, as the approved FFL dealer. Once customers pass the ATF background checks, the customer will be able to take possession of the firearm from the FFL dealer.

The applicant will be operating the business by appointment only, Monday – Friday, 9:00 am – 6:30 pm, Saturday and Sunday, 9:00 am – 5:00 pm.

The business will be in the applicant's one-car garage of 240 square feet, which meets the 400 square foot maximum for a home occupation.

The applicant will be running the business as the sole proprietor, with no employees. Traffic to the business will be minimal, as it will be by appointment only.

Based on the standards for approval, Staff does not anticipate significant detrimental impacts from this request on the surrounding properties.

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

Based on the “Town Neighborhood definition”, Staff has determined the proposed use is compatible with the comprehensive plan.

Conclusion:

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

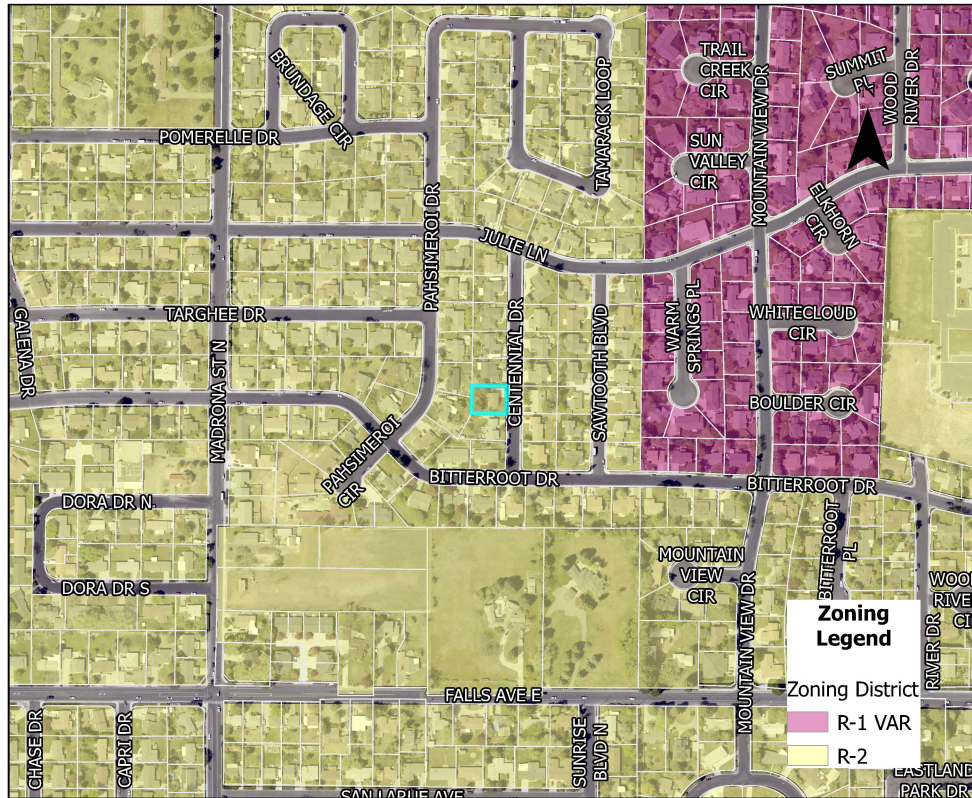
Upon conclusion should the Commission recommend approval of the request as presented, Staff recommends the following:

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.

Attachments:

1. PZ25-0013 Presentation Map
2. PZ25-0013 Vicinity Map
3. PZ25-0013 Proposed Site Plan
4. PZ25-0013 1035 Centennial Dr Front Elevation
5. PZ25-0013 North and South Google Street Views
6. PZ25-0013 Applicant Narrative
7. PZ25-0013 Special Use Permit Standards Slide

ZONING MAP



Zoning

Current Zoning: R-2, Single Family Residential

Current Land Use: Residential

Proposed Zoning: N/A

Proposed Land Use: Residential with Home Occupation

Surrounding Area

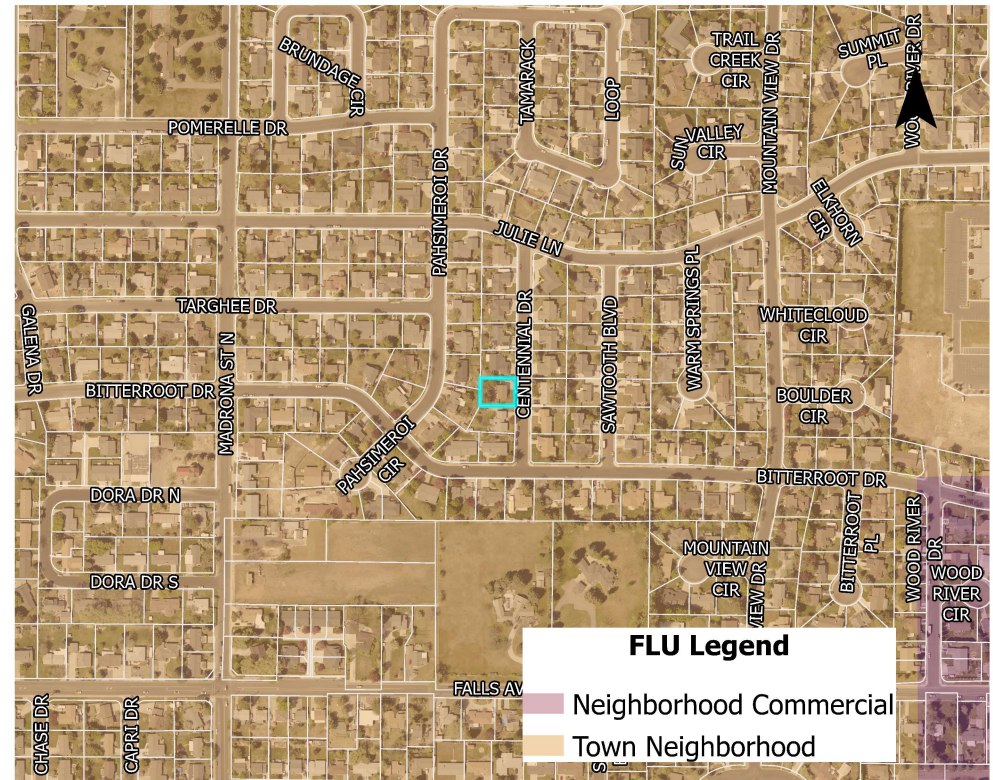
North: Residential

South: Residential

East: Residential

West: Residential

FUTURE LAND USE MAP



Regulations

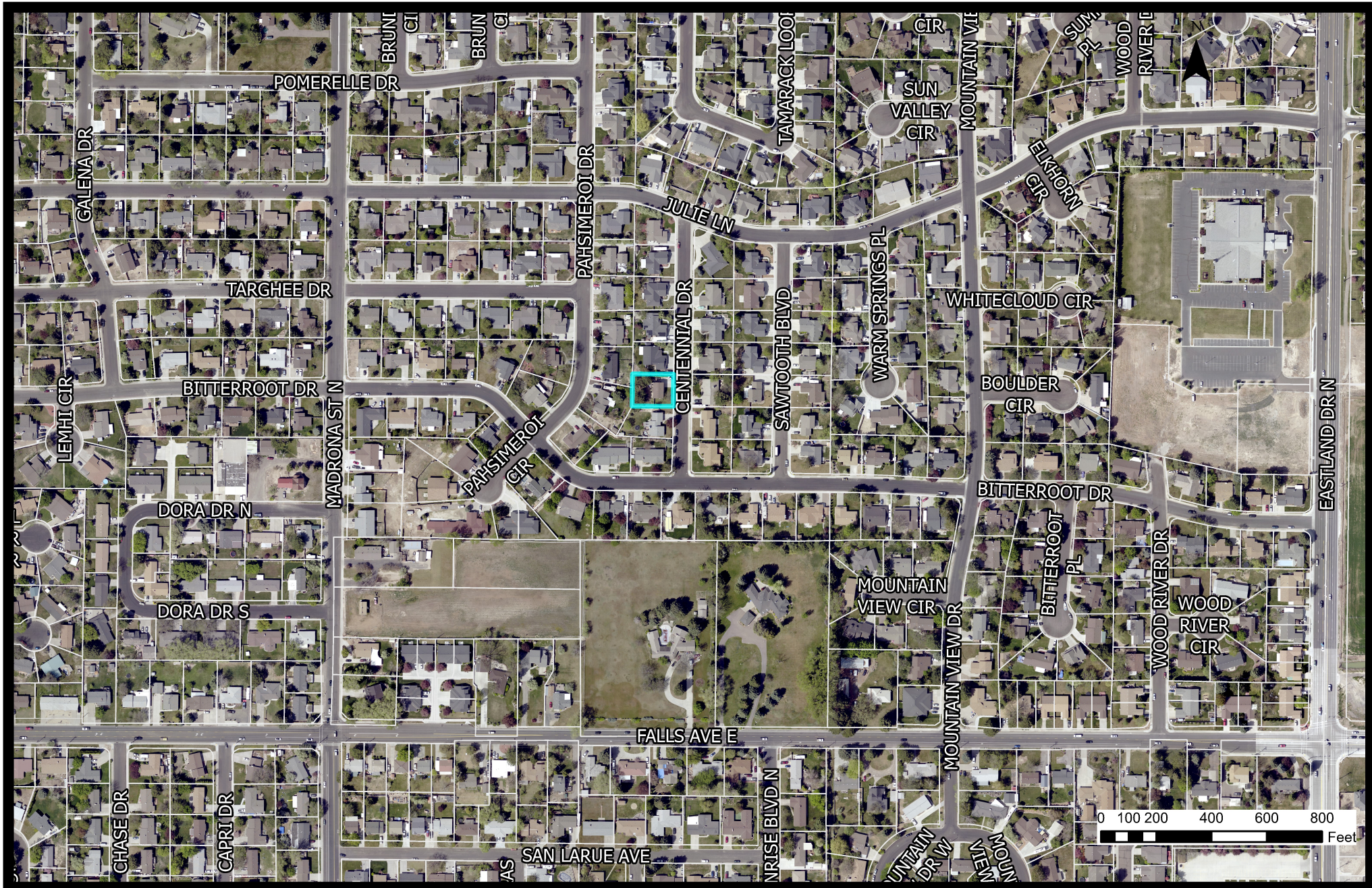
10-4-4.2 (B)6, 10-13-4, 10-1

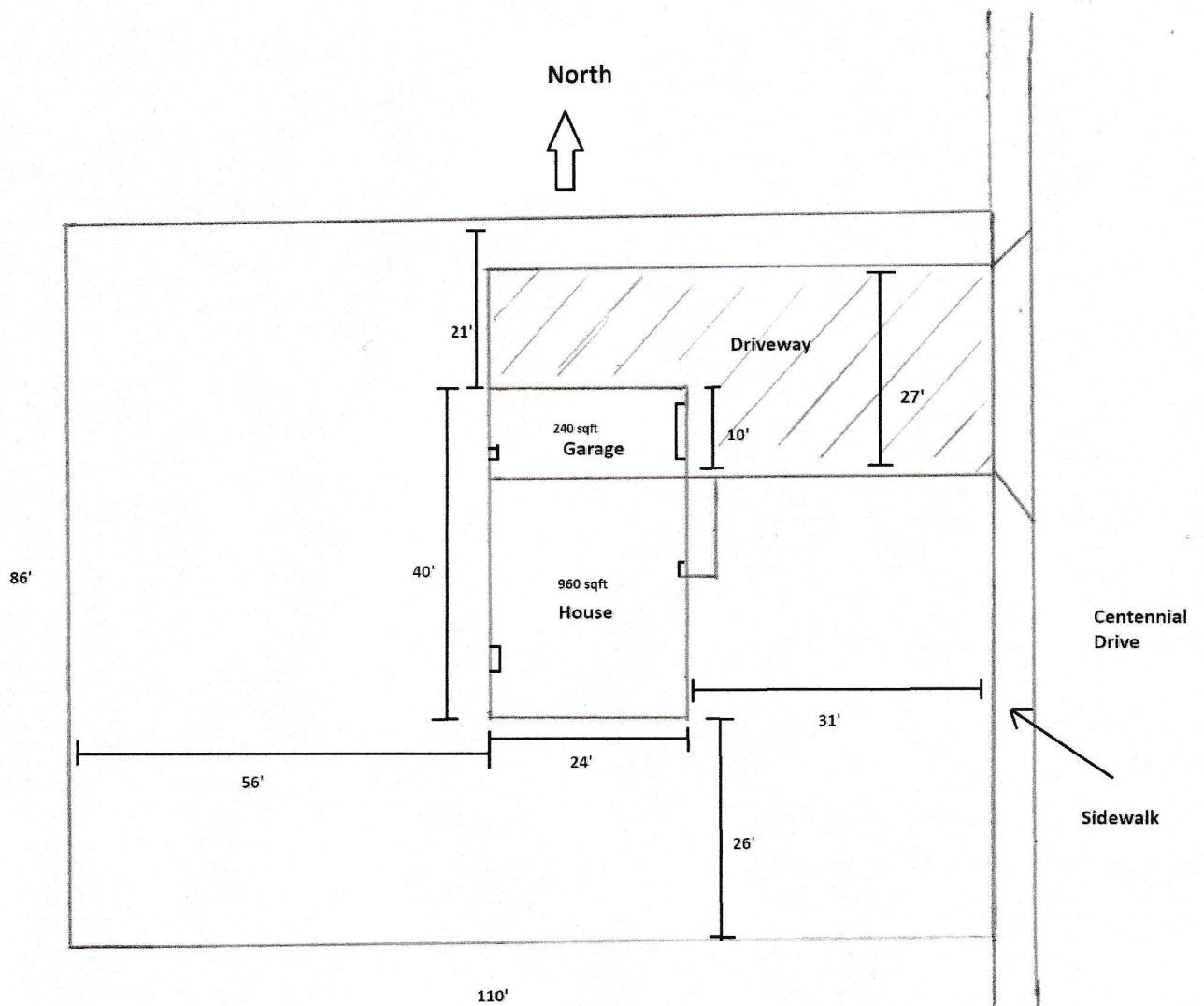
FLU Category

Town Neighborhood:

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

VICINITY MAP





1035 Centennial Dr, Twin Falls ID 83301

Mason Allred

Ballistic Edge Firearms

ballisticedgefirearms@gmail.com

208-293-7547

Scale: 1/4" = 5'

1035 Centennial Dr

Twin Falls, Idaho

Google Street View

Jun 2021





Figure 1: Looking North



Figure 2: Looking South

Proposed Site of
Home Occupation

Ballistic Edge Firearms

- a. The reason for the request is to get approval from planning and zoning to run an FFL through my garage at my personal residence.

- b. This is a request to get approval to start an FFL (Federal Firearms License) through the ATF out of my primary residence. The business would be in my single car garage. After getting approval for the FFL from the ATF, customers that purchase firearms online must have the firearm shipped to an FFL dealer, which then the customer would fill out ATF form 4473, I would send their information into the ATF to verify they are legally allowed to possess firearms. Once the customer is approved, they would then be able to take possession of the firearm. Within the first 24 months, the business goal is to have a commercial building with a retail store for firearms, ammo and gear sales. The end goal for the business would be to have a large store front, and possibly an indoor shooting range at some point in the future. I currently have an LLC created as the ATF requires proof of intent to sell firearms while in possession of an FFL. LLC is Ballistic Edge Firearms, LLC (5994845) through the Idaho Secretary of State.
 - I. Hours of operation would be Monday-Friday 9:00AM-6:30PM, Saturday-Sunday 9:00AM-5:00PM. Although, everything would be by appointment only.
 - II. Traffic anticipation would not be much, as it would be by appointments only, between the business hours listed above.
 - III. There will be no employees, other than myself as the owner operator.

- c. There would be no effect on adjoining properties to mine. There will also be no excessive waste created from this business as the box the firearm comes in would be given to the customer. Although, any forms of waste produced from the business would be handled by PSI or taken to the Twin Falls County Solid Waste Department.
 - I. There will be no excessive noise created from this business. Transactions will be 15 minutes max, inside of my garage.
 - II. There will be no excessive glare.
 - III. There will be no odors that come from the business.
 - IV. There will be no fumes or vibrations that will affect the adjoining properties to mine.

- V. The general compatibility with adjacent Properties to mine will be good. There is good access to my garage from the main road without having to cross or interfere with any other properties on the street.

Please reach out to me for any more information or questions, thank you.

Ballistic Edge Firearms, LLC.

Mason Allred

1035 Centennial Dr Twin Falls, ID 83301

SPECIAL USE PERMIT STANDARDS

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.**



Date: Tuesday, March 11, 2025
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

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

Time Estimate:

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

Background:

Gerald Martens requests to amend the Sunwest Lazy J Ranch Planned Unit Development (PUD) to allow for outside storage and display of products as outlined in City Code 10-7-14.

Approval Process:

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

The preliminary review before the Commission was done at the February 25, 2025 Planning and Zoning meeting.

Budget Impact:

N/A

Regulatory Impact:

Per City Code 10-6 a PUD shall conform to all sections of Title 10 unless specifically addressed within the written agreement and approved by the City. The agreement shall list all requested deviations from city code. The Council may approve, deny, amend or condition the approval of the requested deviations as they deem appropriate. In this instance, the PUD deviates from Title 10 by stating no outside storage yards shall be permitted. The applicant has requested that this verbiage be removed from the PUD and revised to state that the PUD will conform to Title 10-7-14 outside storage and display.

Should this request be approved as presented, the Sunwest Lazy J Ranch PUD will revert to City Code 10-7-14 when items of outside storage and display are considered.

History:

This property has a long history, ranging from when it was part of Twin Falls County to its current state of being incorporated and rezoned under a Planned Unit Development Agreement. The property was annexed into the city limits as R-4 and rezoned to C-1 PUD in 2011. The annexation consisted of

approximately 70 acres, including the Lazy J Ranch RV Park. After approval of the PUD in 2011, the process for subdividing began. Sunwest Subd No. 1 consists of 3 acres and 2 lots which have been developed to include Tommy's Car Wash and Mountain View Motors. Sunwest Subd No. 2 was platted in 2022 to include 12 acres and 9 lots with 1 lot under development for an Oil Change business.

Analysis:

A Planned Unit Development (PUD) offers customized regulations for a planned development. The Sunwest Lazy J Ranch PUD was approved in 2011 and began development in 2022. The area has changed substantially with the construction of Cheney Dr, the development of the North Haven PUD to the west and the expansion of the adjacent roadways, Washington St N and Pole Line Rd. It seems reasonable to expect large commercial development on this highly visible corner along a large commercial corridor. The PUD agreement states no outside storage yard shall be permitted. The term yard is not clear within the agreement and therefore amending the agreement to follow City Code 10-7-14 Outside Storage and Display provides clarity.

Per City Code 10-7-14 Outside Storage and Display:

"No outside storage or display of merchandise is allowed between any street and the primary business building or outside of screened areas except in the M2 zoning district and except for the display of vehicles, motor homes, travel trailers, recreational vehicles, pickup shells and large implements where offered for sale or rent and except for the seasonal display of living plants and materials such as Christmas trees, pumpkins, bedding plants, etc. The term "primary business building" shall include any paved pedestrian area adjoining the building and parallel to any portion of the building facing the street. All refuse areas shall also be visibly screened from adjacent streets and properties."

Pole Line Rd has been identified as commercial and mixed use in the Comprehensive Plan. The commercial category recommends land uses such as retail, offices, restaurants, hotels and plazas, while mixed use includes both commercial uses and mixed residential uses such as town-homes, condominiums, apartments and senior/student housing. Amending the PUD to allow for outside storage and display would make it a very attractive location for commercial land uses as this is one of the larger intersections in Twin Falls and would offer high visibility for any proposed business. Managing merchandise display can be difficult without a clear understanding of what is allowed. City Code 10-7-14 offers clarity.

Staff has taken into consideration the original restriction and is in support of the amendment, recognizing that City Code 10-7-14 is a better solution than forbidding the use completely. Display of items within required landscaping would be one of the only concerns for staff. However, this type of display requires approval of a special use permit, providing the commission an opportunity to review the proposal. City Code requires gateway arterial landscaping along Pole Line Rd and Washington St N and would therefore require this approval.

Conclusion:

Making this change to the PUD will provide clarity for regulating the display of merchandise and products being displayed by businesses within the PUD. The Commission is charged with making a recommendation to City Council for the item being presented.

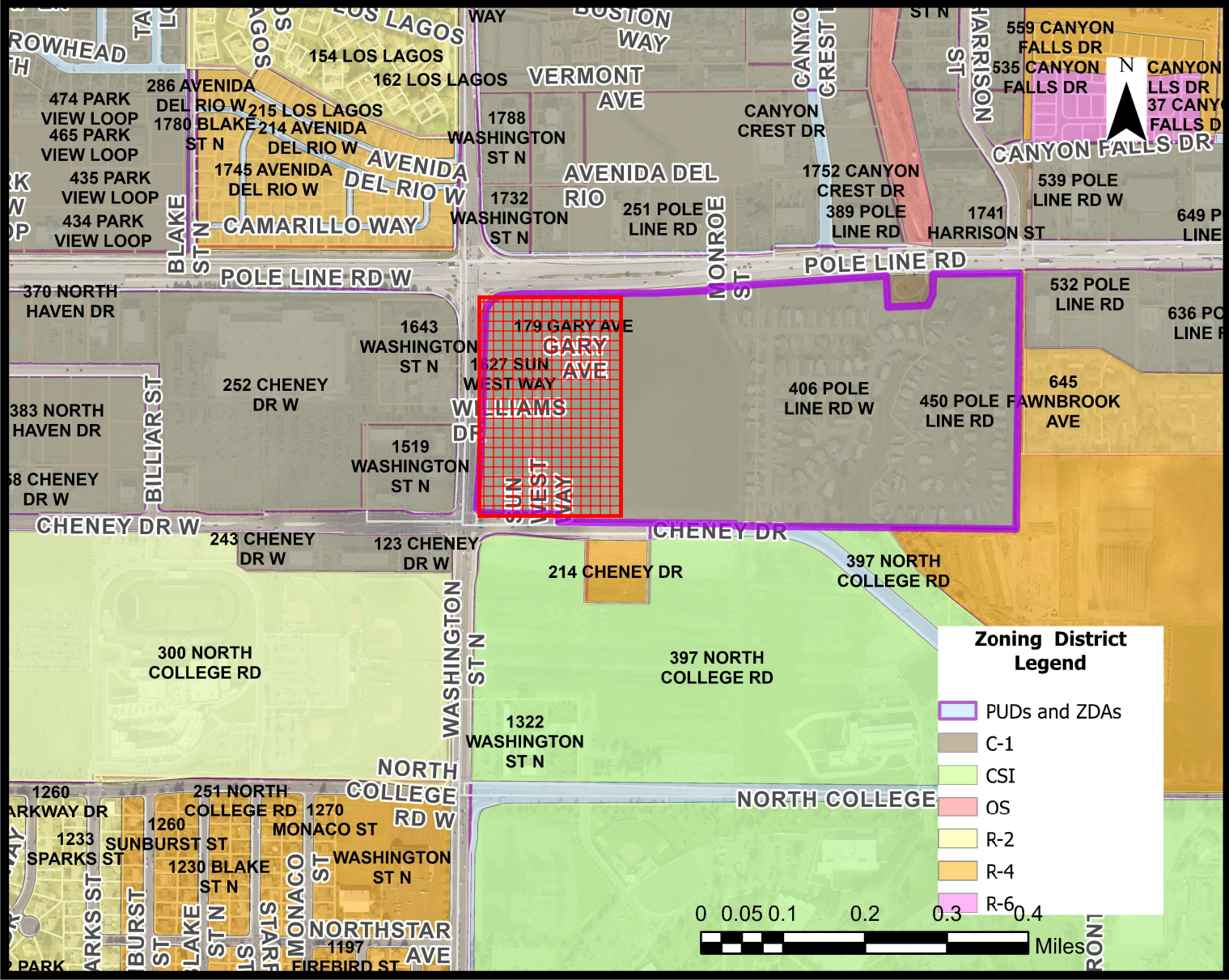
Attachments:

1. PZ25-0016 Vicinity Map
2. PZ25-0016 Zoning & FLU Map
3. PZ25-0016 Applicant Narrative
4. PZ25-0016 Applicant Proposed Amendment

Vicinity Map



ZONING MAP



Zoning

Current Zoning: C-1 pUD

Current Land Use Designation: Mixed Uses

Proposed Land Use Designation: N/A

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

Surrounding Area

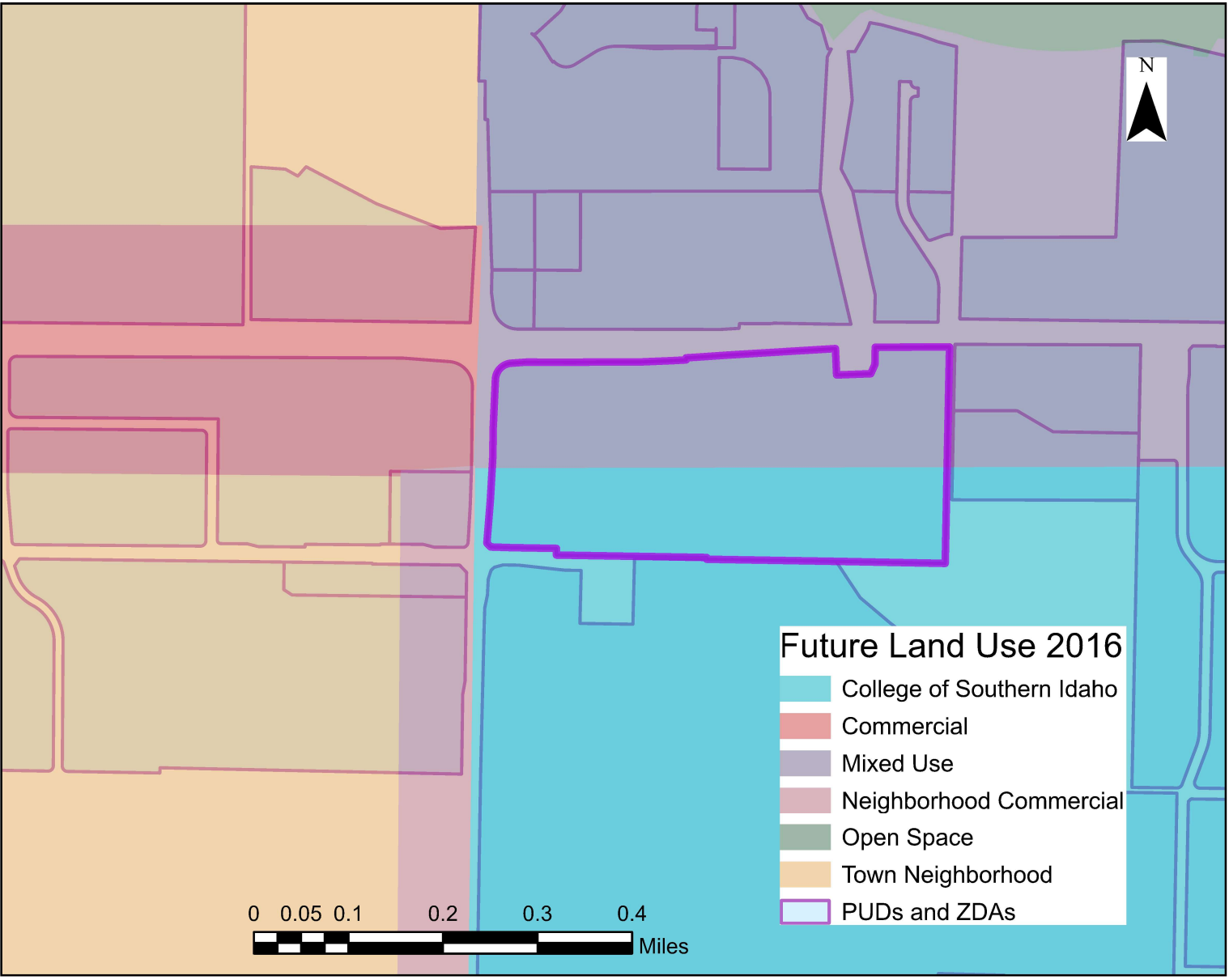
North: Pole Line Rd

South: Cheney Dr

East: Retail

West: Washington St N/Retail

FUTURE LAND USE MAP



Regulations

10-1-4, 10-1-5

10-6, 10-7-14

FLU Category

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

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

Reason for Request

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

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

The proposed change will have no impact on surrounding areas.

PUD No. 259, Paragraph E-4ii Reads:

E-4ii. Outside Storage/Loading Docks. Loading docks, trash containers and such facilities shall be screened from roadways, residential area and adjacent properties to the extent possible. Screening may consist of landscaping, masonry walls, buildings or solid fencing. No outside storage yards shall be permitted.

Proposed Amendment to Paragraph E-4ii.

Delete entire paragraph and replace with:

E-4ii. Outside Storage Yards shall be permitted provided said storage is located in a manner not to interfere with designated parking, and maintained in an orderly manner.