



Twin Falls Planning & Zoning Commission Agenda

Tuesday, April 8, 2025, 6:00 PM

Members -

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

Area of Impact: Jeff Bulkley

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Election of Chairperson and Vice-Chairperson
- 3) Conflict of Interest Declaration
- 4) Consent Calendar
 - a) Request for approval of minutes from the following meeting: March 11, 2025.
- 5) Items of Consideration
 - a) **ACTION ITEM:** Request for the consideration of the Preliminary Plat for Ashlee Manors Subdivision, consisting of 4.35 acres on property located at 1607 Washington South. c/o Rex Harding on behalf of Jeremy Orton (PZ25-0023)
By: Kelli Ebersole, City Planner
 - b) **ACTION ITEM:** Request for the consideration of the Preliminary Plat for Knife River Industrial Park, consisting of 45.4 acres on property located northwest of Hankins Road and Eldridge Ave Intersection c/o Caleb LaClair on behalf of Bryce Seats (PZ25-0028).
By: William Klaver, Senior City Planner
 - c) **ACTION ITEM:** Request for the consideration of the Preliminary Plat for Western Horizon Subdivision, consisting of 40.03 acres on property located at the southeast corner of Sunway Drive and Pole Line Rd. c/o Tim Vawser on behalf of Gary Nelson (PZ25-0029).
By: William Klaver, Senior City Planner
- 6) Public Hearings
 - a) **ACTION ITEM:** 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 on the east side of the intersection of Kimberly Rd (Hwy 30) and Champlin Way (3400 East). c/o Champ LLC (PZ25-0014)
By: William Klaver, Senior City Planner
 - b) **ACTION ITEM:** Request for a recommendation for a Zoning Title Amendment to allow "Assisted Living/Nursing Homes" as a Special Use Permit in the PRO Overlay Zone. c/o David Thibault on behalf of Clint Schnoor (PZ25-0019).
By: Kelli Ebersole, City Planner

- c) **ACTION ITEM:** Request for a recommendation for a Zoning District Change/Zoning Map Amendment from R-4 to R-6 on property located at 134 Adams St. c/o Shannon Troop (PZ25-0024).

By: Lisa Strickland, City Planner

- d) **ACTION ITEM:** Request for a Special Use Permit for equipment rental on property located east of 2647 Kimberly Rd (portion of Sunset Business Park). c/o Laughlin Ricks Architecture on behalf of Tate's Rents (PZ25-0027).

By: Lisa Strickland, City Planner

7) Upcoming Meeting(s)

- a) April 22, 2025.

8) 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, March 11, 2025, 6:00 PM

Members -

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

Area of Impact: Jeff Bulkley

1) Confirmation of Quorum/Call Meeting to Order

Vice-Chairperson Campbell called the meeting to order at 06:00 PM

Members Attending: Campbell, Weatherford, Zimmerman, Bulkley

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

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Request to approve the minutes from the following meeting: February 25, 2025.

MOTION: Commissioner Zimmerman moved to approve the consent calendar as presented. Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

4) Items of Consideration

- a) 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).

Staff Presentation:

Senior City Planner Klaver presented the 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).

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. 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. 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. 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.

PZ/Questions & Comments:

- Vice-Chairperson Campbell asked why there is no longer a requirement for traffic study.
- Senior Planner Klaver explained in 2015 when this was originally presented, housing and traffic were anticipated at intersection. A condition for an impact study for pedestrian traffic was made at that time.
- Commissioner Bulkley asked what the result was for the traffic study.
- Senior Planner Klaver stated it didn't reach the phase required for that.

- Director Spendlove stated this was still under the old requirement with no impact fee paid, now homes are charged, and that money is used for roads.

Applicant Presentation:

Gerald Martens is one of the developers of the project. He explained that density has been increased because of the time lapse. The original plat included a park, and the city doesn't need the park now. They plan on the continuation of the roads already started and the continuation of water and sewer.

Public Hearing: Opened and closed with no public input

Discussions Followed:

Commission feels this fits the comprehensive plan well and will be a good fit.

MOTION: Commissioner Zimmerman moved to approve the 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). Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

- b) 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).

Staff Presentation:

Senior City Planner Klaver presented the 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).

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. 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.

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.

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.

PZ/Questions & Comments:

- Vice-Chairperson Campbell asked if this would change the overflow use in the other parking lot.
- Senior Planner Klaver replied that it will not, and they still have access to and from property.
- Commissioner Bulkley asked if there is a shared parking agreement for everyone.
- Senior Planner Klaver yes.

Applicant Presentation:

Antonio Conti presented on behalf of the applicant. Slides were shown to answer some questions about stacking and the site plan. He stated they can have a total of 9 cars at a time.

PZ/Questions & Comments:

- Vice-Chairperson Campbell asked if the other 5 locations are in more congested areas similar to Blue Lakes.

- Antonio Conti replied that Idaho Falls is a high traffic area, and they haven't had any backup issues. Cars are only there 10-15 mins max. Nampa location has less stacking there and still no issues. Meridian Rd and Overland Rd have no issues either.
- Commissioner Weatherford asked if the front would face south, and entry would be north.
- Antonio Conti replied yes because of the exit for better flow for vehicles

Public Hearing: Opened and closed with no public input

Discussions Followed:

Commission feels the location is good and meets the comprehensive plan.

MOTION: Commissioner Weatherford moved to approve the 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). Commissioner Bulkley seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

5) Public Hearings

- a) 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)

Staff Presentation:

City Planner Ebersole presented the 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)

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.

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

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.

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.

PZ/Questions & Comments:

- Vice-Chairperson Campbell asked if they knew how many guns a homeowner can have.
- Planner Ebersole replied the applicant can answer that.
- Vice-Chairperson Campbell asked if certain businesses need to get a permit to run in a home.
- Planner Ebersole clarified that having customers usually will require someone to get a permit.
- Commissioner Bulkley asked if the applicant wants to sell guns.
- Planner Ebersole stated he's not selling just transferring them. He is the middleman.

Applicant Presentation:

Mason Allred explained the process with more detail. Background checks need to be filed first. He will take possession of the guns while the check is taking place. He has a 5-year plan to have a business location not at the house.

PZ/Questions & Comments:

- Vice-Chairperson Campbell asked if he had talked with his neighbors.

- Mason Allred replied he only has 1 neighbor, and she is excited.
- Vice-Chairperson Campbell asked if he was going to be holding several guns.
- Mason Allred replied he is just holding them as they are ordered.

Public Hearing: Opened and closed with no public input.

Discussions Followed:

The Commission sees no problem and thinks this will work in the area. With no neighbors having comments, this should be a good fit.

MOTION: Commissioner Zimmerman moved to approve the 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). Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

- b) 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)

Staff Presentation:

City Planner Strickland presented the 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). 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.

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.

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.

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.

PZ/Questions & Comments:

- Commissioner Bulkley when the original PUD was created.
- Planner Strickland 2011.

Applicant Presentation:

Gerald Martens presented. He owns the property that is requesting the outside storage. Since the original PUD was drafted a lot has changed. This request brings the language to follow city code for original zone. This will not allow any outside storage in parking areas and will be in designated areas on property. All dry storage and bag products will be in a secured screened area. Parking lot is shared with other businesses and outside storage will not affect that.

PZ/Questions & Comments:

- Commissioner Bulkley asked if the original was between 2 people.
- Director Spendlove gave a background on the original PUD and how and why it was set up.
- Gerald Martens stated he is the first purchaser from an original owner. The family owned all the property.

Public Hearing: Opened

Brook Redmond is an attorney representing the other property owners in the PUD with concerns about amending this. She feels they should follow the original PUD. She feels this will modify the zoning from C-1 to M-2 which is the only zone with outside storage.

Dave Thibault with EHM Engineers. He wanted to clarify the difference between commercial and Industrial subdivisions. Commercial is very distinct and are built without knowing who the users are going to be. Manufacturing and Industrial type subdivisions are very specific for services. He feels the city needs more flexibility for these situations.

- Gerald Martens summarized that he would like to clear up the dated unclear language of no outside yards that was making the purchaser nervous. They will enforce that no storage of products will be incurred in designated parking. They will have so many parking spaces for building per square foot for the City Code.
- Commissioner Weatherford had a question on the vicinity map which lots this entails.
- Gerald Martens showed on the map the 3 lots that are part of this request. He stated the seller has approved the plan. This is what will be submitted for the building permit.
- Vice-Chairperson Campbell asked what the zone is for Home Depot.
- Planner Strickland replied it is also a C-1 PUD with their own regulations.
- Vice-Chairperson Campbell asked if this affects the whole area.
- Planner Strickland explained that it is up to the commission. They can be specific to this area or make it for the whole PUD.
- Commissioner Bulkley asked for clarification that this is an old PUD that needs to be updated but original owners don't want the change.
- Planner Strickland explained that PUDs are created with a vision, later the use might not fit and needs to be amended. This was split and sold off and now doesn't fit with the original PUD conditions.

- Commissioner Zimmerman asked about enforcement of city code.
- Planner Strickland specified it as the C-1 zone.
- Director Spendlove conditions not listed with request. – subject to city staff drafting a new section clarifying the proposal of which to encompass the restrictions as proposed by the applicant to follow Twin Falls municipal code 10-7-14 and other commitments as listed during their testimony.

Public Hearing: Closed

Discussions Followed:

Commission feels this PUD needed to be updated to reflect the change of use since the initial agreement. A condition should be included to reflect the commitment the applicant is making. This should only include subdivision 1 and subdivision 2 in the PUD.

MOTION: Commissioner Weatherford moved to approve the condition subject to city staff drafting a new section clarifying the proposed language to encompass the restrictions as proposed by the applicant to follow Twin Falls municipal code 10-7-14 and other commitments as listed during their testimony and only applying the changes to lots within Sunwest subdivision 1 and 2. Commissioner Bulkley seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

MOTION: Robyn Weatherford moved to approve the request for a recommendation 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) as presented with conditions admitted. Commissioner Zimmerman seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

6) Upcoming Meeting(s)

- April 8, 2025.

7) Adjournment

The meeting adjourned at 07:41 PM



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

ACTION ITEM

Request:

Request for the consideration of the Preliminary Plat for Ashlee Manors Subdivision, consisting of 4.35 acres on property located at 1607 Washington South. c/o Rex Harding on behalf of Jeremy Orton (PZ25-0023)

Time Estimate:

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

Background:

Rex Harding of TDH Engineering, on behalf of Jeremy Orton, has submitted an application for a Preliminary Plat titled "Ashlee Manor Subdivision, a ZDA". This preliminary plat consists of forty-six (46) lots, on 4.35 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 brought to the Planning and Zoning Commission and City Council for approval of the "1607 Washington St. South ZDA" in 2024. The ZDA was approved in August 2024, with the ordinance being recorded in November 2024. The ZDA was created to include "Dwellings - Attached Single Household (Townhouses)" as an outright permitted land use on the property as part of the R-4 ZDA zone.

Of the 46 lots, lots 1 and 2 have existing single-family dwellings, built around 1940. Those lots are not being considered for the Townhouse lots and will remain as is.

The Preliminary Plat drawings shows the subdivided townhome lots being grouped in 4-unit sections, similar to Valencia Park townhomes nearby.

As part of the ZDA, the applicant shows access to the subdivision off Ponderosa Street with a small roundabout built at the intersection of Vista Drive and Ponderosa St. The applicant has agreed to finish Vista Drive to South Hills Rd., for an additional access point, as agreed upon with the City Engineer. This preliminary plat reflects this requirement.

Analysis:

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

Conclusion:

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

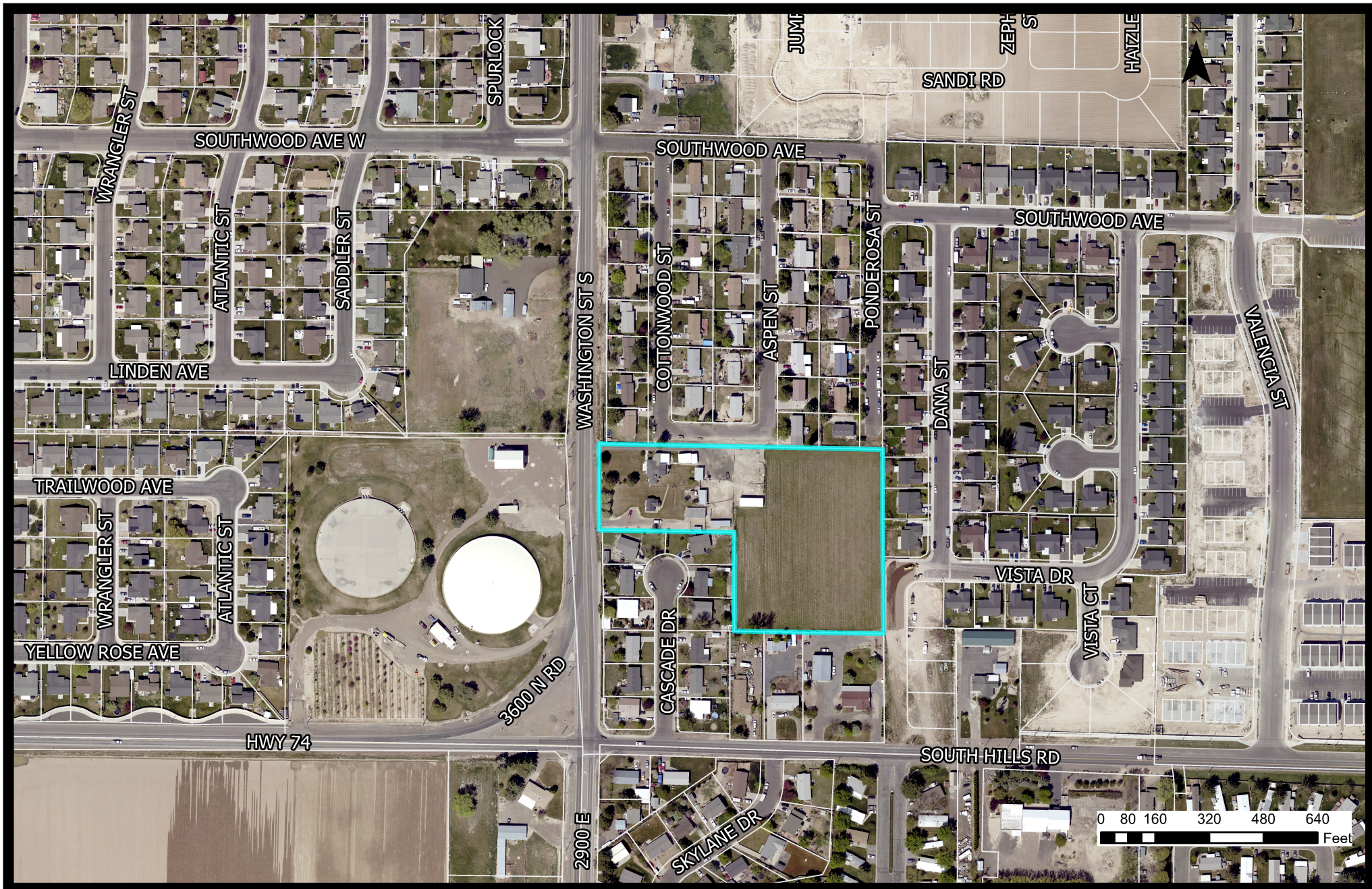
Should the Commission approve this request as presented, Staff recommends approval be subject to the following conditions:

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 13, 2025.

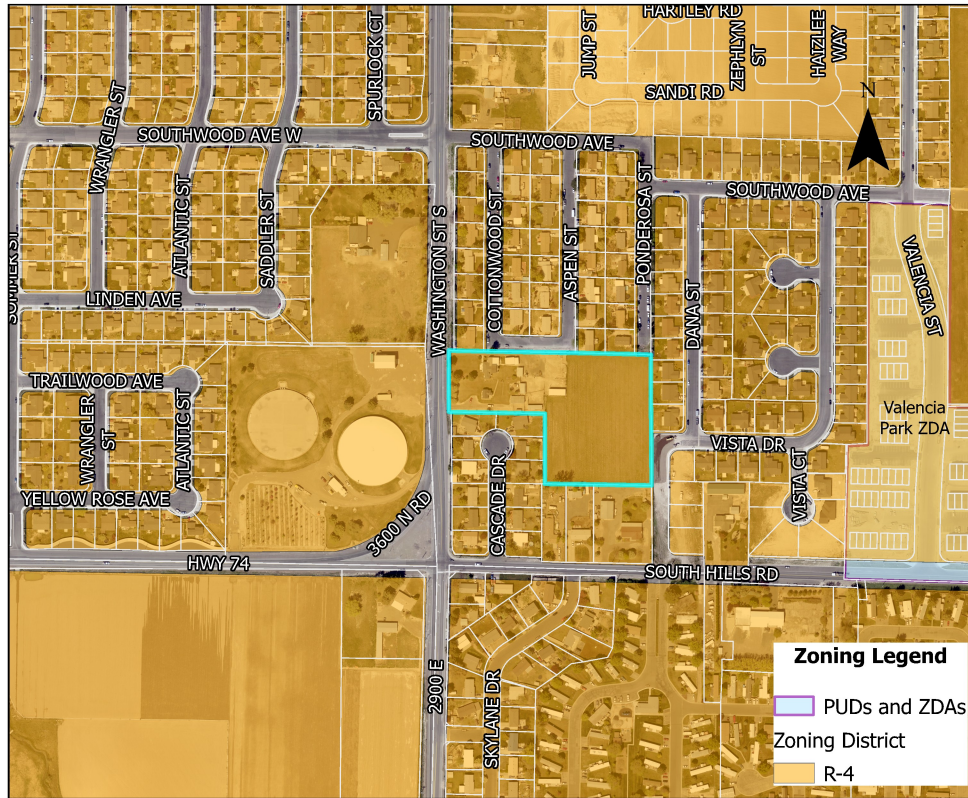
Attachments:

1. PZ25-0023 Vicinity Map
2. PZ25-0023 Presentation Map
3. PZ25-0023 Ashlee Manors Subd. - PP Engineering Memo 2-13-25

VICINITY MAP



ZONING MAP



Zoning

Current Zoning: R-4, Medium Density Residential

Current Land Use: Residential

Proposed Zoning: R-4

Proposed Land Use: Residential

Surrounding Area

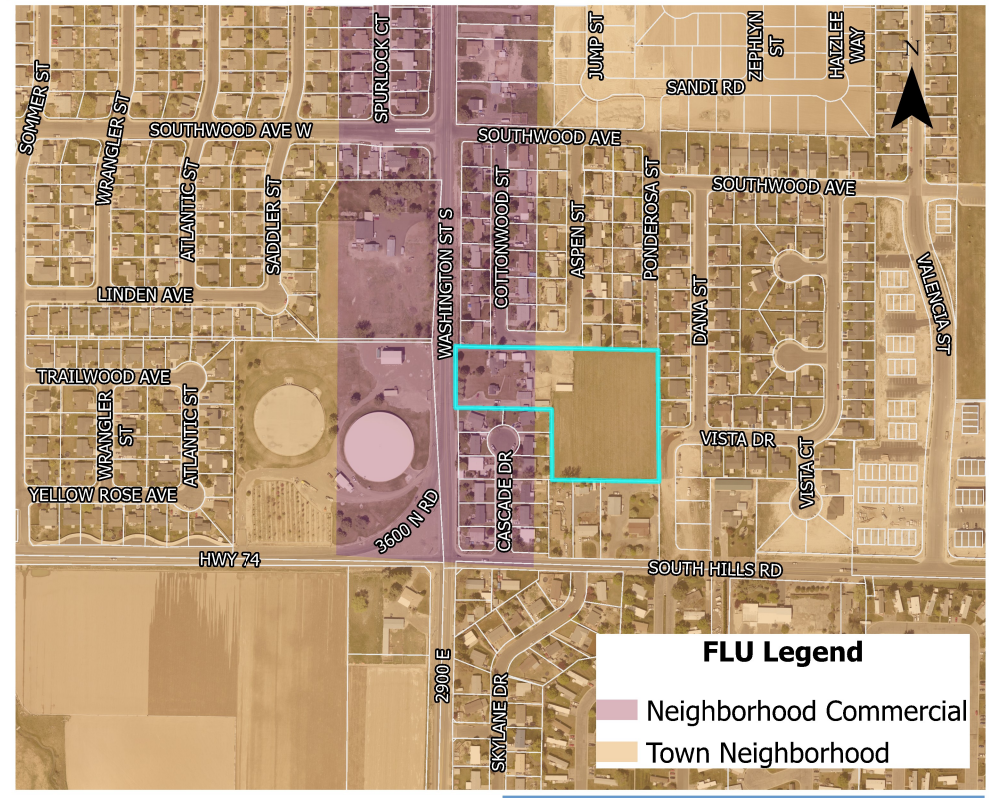
North: Residential

South: Residential

East: Residential

West: Washington St. S./Residential

FUTURE LAND USE MAP



Regulations

10-4-5, 10-6-1, 10-12-2-3

FLU Category

Town Neighborhood:
Primarily residential in nature, consisting of single-family, duplex, triplex, and fourplexes, with schools and parks/recreation facilities.

Neighborhood Commercial:
Provides supporting services and small-scale commercial for the surrounding neighborhood, designed to complement the neighborhoods character.



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: 2/13/2025

Re: Preliminary Plat – **Ashlee Manors Subdivision, a ZDA** – Application # 25-0023

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

Sewer Comments:

1. Please show sewer service locations for all lots.
2. Sewer modeling has not been completed at the time of this review. There may be additional requirements or comments after review of the sewer modeling report.

Water Comments:

3. Please show water service locations for all lots.
4. Water modeling has not been completed at the time of this review. There may be additional requirements or comments after review of the water modeling report.

Pressure Irrigation Comments:

5. Please show pressure irrigation service locations for all lots.
6. Please show a blow-off at the dead end 6" PI main.
7. Please show valves at all PI main tees.

Stormwater Comments:

8. There are no stormwater catch basins or conveyance pipes to collect and convey on-site stormwater shown on this plan. Please revise.
9. There are no stormwater catch basins or conveyance pipes to collect and convey stormwater shown on the north end of Ponderosa Street to catch and convey right of way stormwater. Please revise.
10. Please indicate the 100 year overflow location.
11. The concrete impervious value should be 0.95, not 0.75.

Streets Comments:

12. Per the ZDA, the full width of Vista Drive shall be built and connect with South Hills Road. Please indicate and show this on your plan sheet.
13. Ponderosa Street right of way shall be 50' wide. Please revise.
14. Washington Street South appears to show curb & gutter and detached sidewalk. Please label the items and show dimensions to the linework to clarify.
15. It is unclear what the dimension labels are measuring on Washington Street South. The linework does not delineate the existing right of way, the new right of way, or the center line of Washington, etc. Please revise for clarity.

General Comments:

16. There are phasing labels, but there is no linework that corresponds to the phase labeling. Please add phasing linework.
17. Please submit a Twin Falls Canal Company approval letter.
18. Please submit a draft copy of the CC&R's for review.
19. On the north boundary, there is curb & gutter and sidewalk shown in the area of Aspen Street and Cottonwood Street. It doesn't appear that this area is depicted correctly. Please revise the linework.
20. Please provide a street name for both private driveways. Staff will be addressing from those private driveway street names.
21. Units A, B, C, and D do not comply with the requirements of the recorded ZDA. Section (3), (D) specifies that "Platted townhouse lot length will be a minimum 40 feet". Please revise.
22. The townhome lot areas are not labeled. Please revise.
23. Please show easements for all public utility mains (i.e. water, sewer, pressure irrigation, etc.).
24. Please show width dimensions on drive aisles.
25. Please show streetlights at appropriate locations.
26. This development is required to have a landscaped parking island every 15 parking spaces per code.
27. This development is required to have a landscaped end cap at the end of the line of parking stalls.
28. It appears that the pavement shading is covering storm drain linework as well as other linework. Please revise.
29. Please show that a firetruck will have adequate space and turning radius to make the turn onto the 20' drive aisle on the north end and south end.
30. The title should now reflect the new year.
31. Depending on the actual location of the sewer manhole, that you plan to tie into, you may need a temporary construction and access easement from the adjacent property owners.
32. Please be aware that you will not be allowed to build any parking canopies or structures over water services. Plan accordingly if you want to build shade structures at a later date.
33. The Parks Department is requesting that a landscape plan be submitted for review, as part of the construction plan set for this 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.

ASHLEE MANORS SUBDIVISION, A ZDA

Located In SW4 SW4 Section 28
Township 10 South, Range 17 East, Boise Meridian
Twin Falls County, Idaho

2024

NOT FOR
CONSTRUCTION

REVISION

DATE

REV

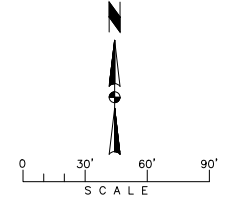
DRAWN BY: LD
DESIGNED BY: LD
QUALITY CHECK: CLB
DATE: 9/15/24
JOB NO: TF23-0021607 South WASHINGTON
TWIN FALLS, ID

PRELIMINARY PLAT

SEC. 28, T. 10, R. 17 E, SW 1/4 SW 1/4, TWIN FALLS CO., B. M..

TF23-002 PLAT.DWG

SHEET 1



LEGEND

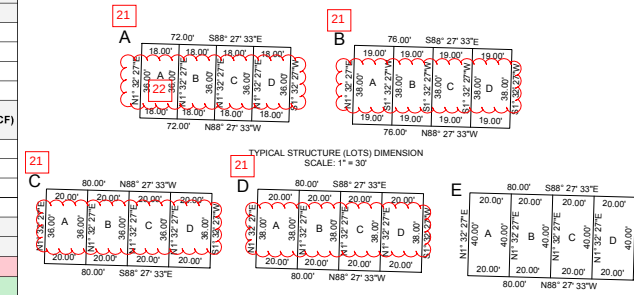
NEW	EXISTING	DESCRIPTION
---	---	CONTOUR
---	---	DITCH
---	---	EDGE OF ASPHALT
---	---	GATE
---	---	POWER POLE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	SETBACK
---	---	ELECTRICAL
---	---	WOODEN FENCE
---	---	WIRE FENCE
---	---	PAINT STRIPE
---	---	WATER LINE
---	---	SEWER LINE
---	---	PRESSURE IRRIGATION

EXISTING ZONE:	R-4
EXISTING USE:	RESIDENTIAL SINGLE FAMILY
PROPOSED USE:	RESIDENTIAL MULTI FAMILY
DEVELOPMENT AREA:	44 ACRES
BENCH MARK:	TF208 10-0154 AT NE CORNER OF INTERSECTION OF LINDEN STREET AND COTTONWOOD ELEV. 3919.23
DOMESTIC WATER:	SUBDIVISION WILL USE CITY OF TWIN FALLS WATER SUPPLY.
SEWER:	SUBDIVISION WILL USE CITY OF TWIN FALLS SEWER SYSTEM.
STREETS:	ACCESS TO SUBDIVISION WILL BE FROM THE PONDEROSA ST AND VISTA DR.
EASEMENTS:	LOTS HAVE A 15' UTILITY EASEMENT ALONG FRONTS.
UTILITIES:	LOTS WILL BE SERVICED BY UNDERGROUND POWER, NATURAL GAS, AND COMMUNICATION.
STORM RUNOFF:	STORM WATER RUN-OFF WILL BE RETAINED ON SITE AS REQUIRED BY THE CITY CODE.
IRRIGATION:	TIE INTO EXISTING CITY OF TWIN FALLS PRESSURE IRRIGATION SYSTEM.
PHASING:	THE SUBDIVISION WILL BE PHASED.

STORM WATER CALCULATIONS

50 YR 24HR STORM

PROJECT NAME:		1607 S Washington										
DATE:		9/17/2024										
STORM DEPTH (IN):		1.90										
DRYWELL VOIDS:		40%										
LOCATION	BUILDING		LANDSCAPING		ASPHALT		CONCRETE		TOTAL (SF)	RUNOFF (CF)	SWALE (CF)	DRYWELL (CF)
	AREA (SF)	C	AREA (SF)	C	AREA (SF)	C	AREA (SF)	C				
SITE PLAN	33,000	0.95	46,187	0.25	51,593	0.95	13,278	0.75	144,058	16,129	16,129	40,323
TOTAL RETENTION REQUIRED BEFORE CREDITS								11		16,129	40,323	
PRE DEVELOPMENT CREDIT		NO		PRE DEVELOPMENT RUNOFF COEFFICIENT					0.35		0.00	0.00
TOTALS										16,129	40,323	
EQUATION: VOLUME (CF) = DEPTH (IN) / 12 * AREA (SF) * COEFFICIENT												
RETENTION	BOTTOM WIDTH (FT)	BOTTOM LENGTH (FT)	DEPTH (FT)		SLOPE		VOIDS		VOLUME (CF)			
SWALE	0.00	15.00	0.80		6.00		---		94.46			
DRYWELL	550.00	50.00	1.50		---		0.40		16,600.00			



GENERAL NOTES:

IMPROVEMENTS WILL CONFORM TO THE CITY OF TWIN FALLS AND IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISWPC) DESIGN STANDARDS, ORDINANCES, SPECIFICATIONS AND STANDARD DRAWINGS.

ALL SIDEWALKS WILL BE 5' IN WIDTH.

OWNER/DEVELOPER
RE FINANCIAL, INC.
148 BLUE LAKES
BOULEVARD N, #308
TWIN FALLS, IDAHO 83301
PHONE: (208) 733-2446
EMAIL: jaorton@gmail.com

ENGINEER/SURVEYOR
TD&H ENGINEERING, INC.
161 5TH AVENUE S., STE 105
TWIN FALLS, IDAHO 83301
PHONE: (208) 733-2446
EMAIL: rex.harding@tdhengineering.com

1607 SOUTH
WASHINGTON



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

ACTION ITEM

Request:

Request for the consideration of the Preliminary Plat for Knife River Industrial Park, consisting of 45.4 acres on property located northwest of Hankins Road and Eldridge Ave Intersection c/o Caleb LaClair on behalf of Bryce Seats (PZ25-0028).

Time Estimate:

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

Background:

Bryce Seats of Knife River Corporation, represented by Caleb LaClair of J-U-B Engineers, Inc., has submitted an application for a Preliminary Plat titled "Knife River - Industrial". This preliminary plat consists of five (5) lots on 45.4 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 "Not Zyque Subdivision", which was recorded in 2007. The subject portion for this preliminary plat is the entirety of the 1 Lot, Not Zyque Subdivision.

The subject property was annexed in summer 1999 (Ord. 2616) and has been zoned M-2 ever since.

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.

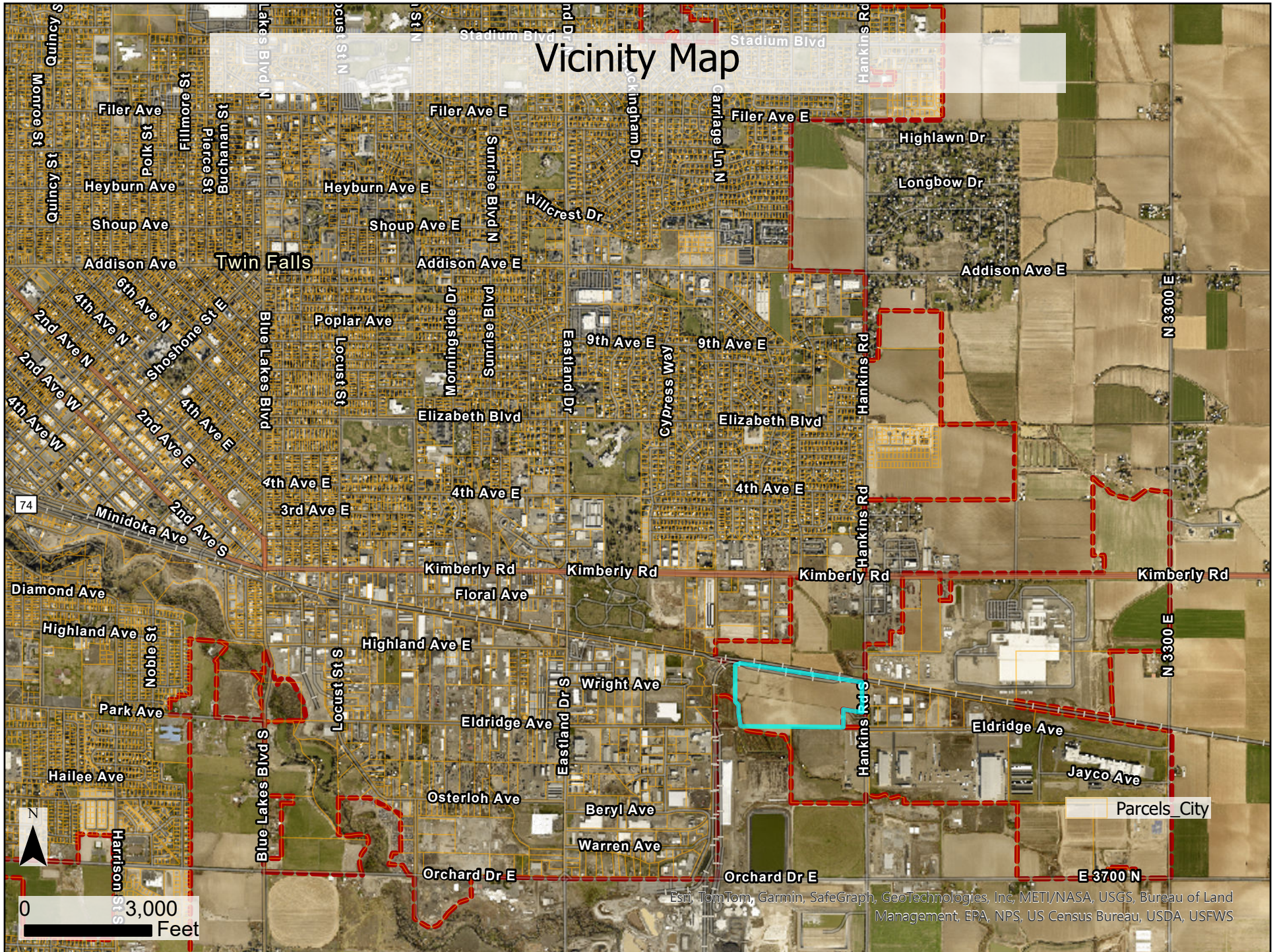
Should the Commission approve this request as presented, Staff recommends approval be subject to the following conditions:

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 25, 2025, amended on March 24, 2025

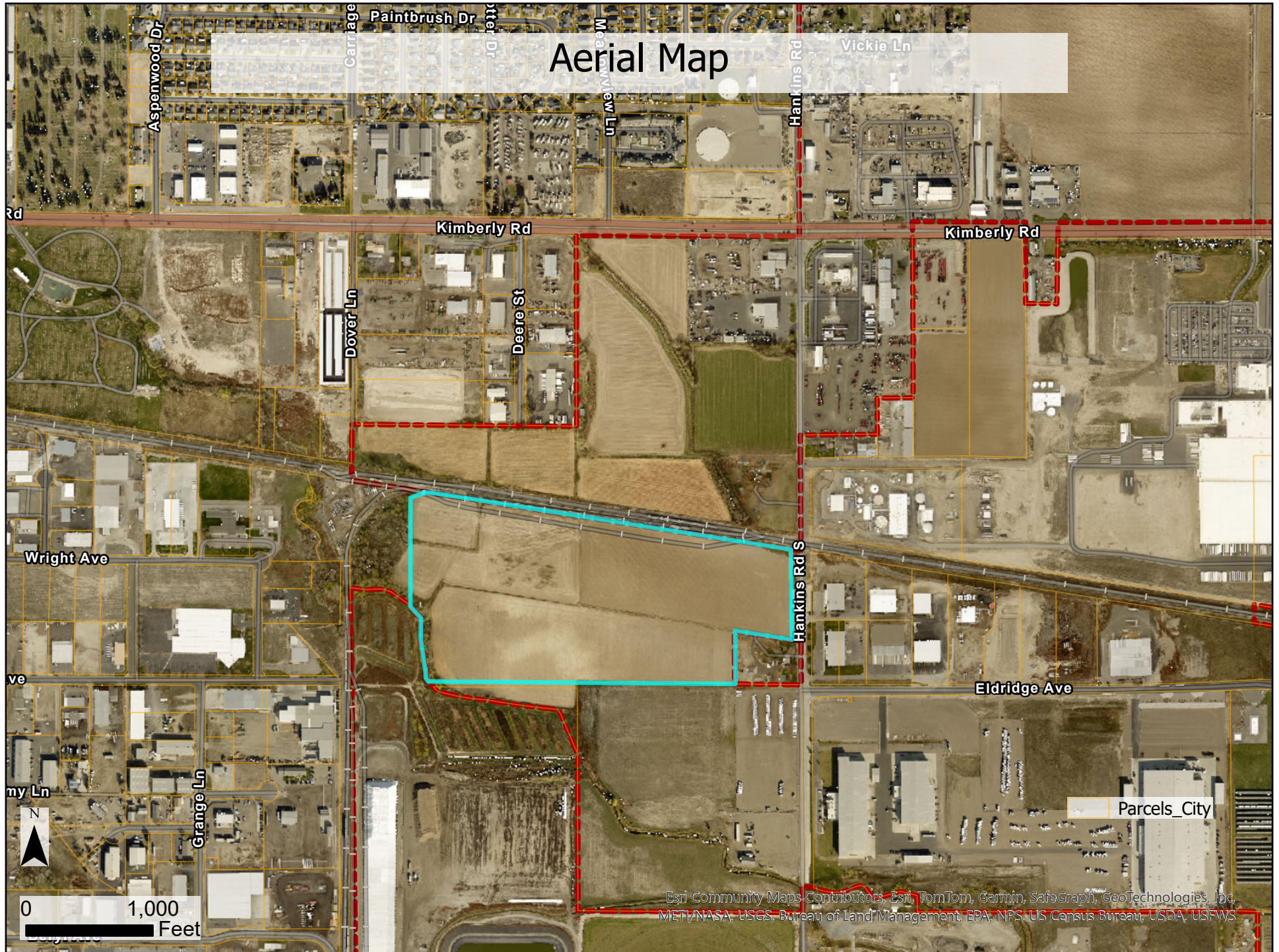
Attachments:

1. PZ25-0028 Vicinity Map
2. PZ25-0028 Aerial Map
3. PZ25-0028 Presentation Map
4. PZ25-0028 Knife River Industrial Park-Preliminary Plat Drawing
5. PZ25-0028 Knife River Industrial Park - PP Engineering Memorandum 2-25-25
6. PZ25-0028 Knife River Industrial Park - PP Revised Engineering Memo Per 3-11-25 Mtg

Vicinity Map

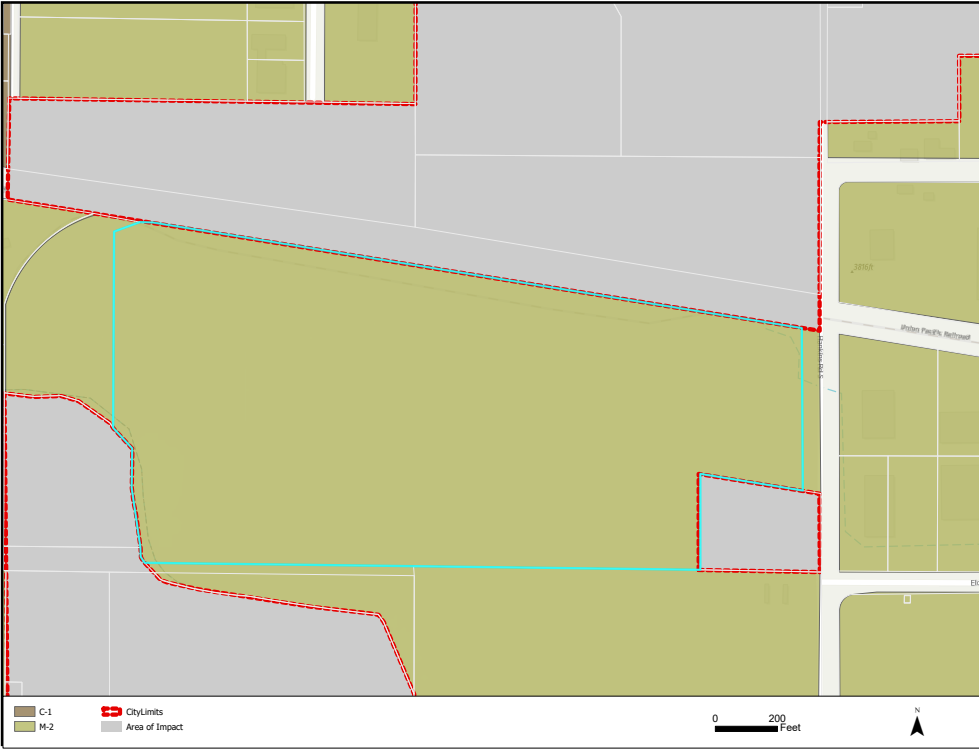


Aerial Map



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

ZONING MAP



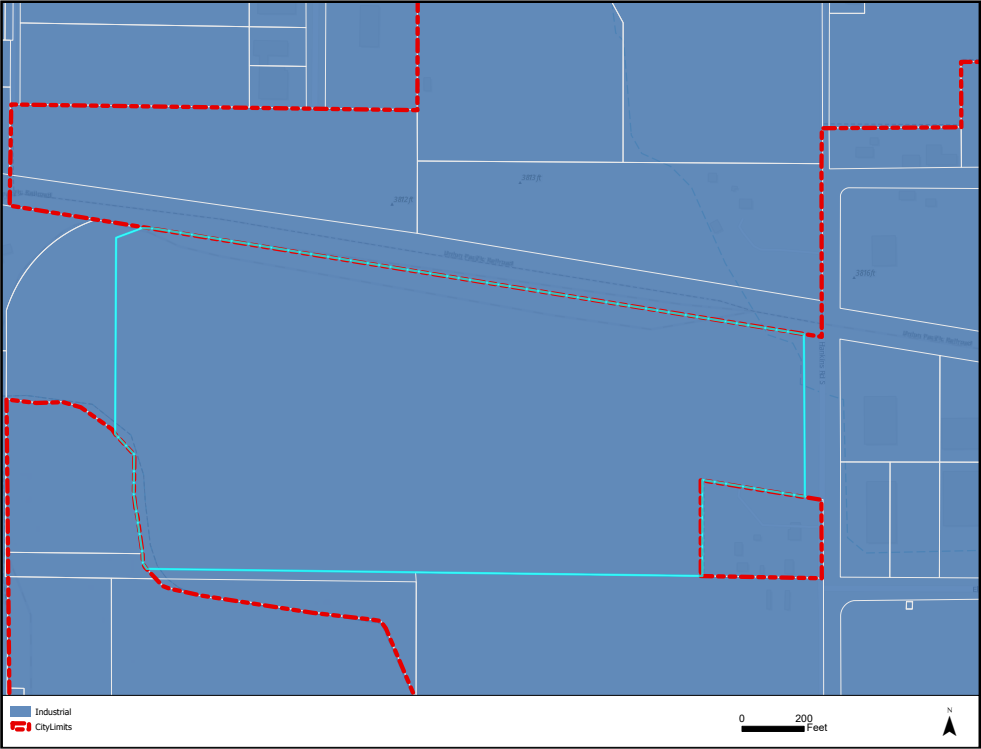
Zoning

<u>Current Zoning:</u>	M-2
<u>Current Land Use:</u>	Undeveloped
<u>Proposed Zoning:</u>	M-2
<u>Proposed Land Use:</u>	Industrial

Surrounding Area

<u>North:</u>	Rail Road (Area of Impact)
<u>South:</u>	Residential (Area of Impact) & Ag/ Commercial (M-2)
<u>East:</u>	Industrial Park (M-2)
<u>West:</u>	Industrial (Area of Impact & M-2)

FUTURE LAND USE MAP



Regulations

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

Future Land Use Category

Industrial / Flex / Employment: Primarily non-retail employment uses with supporting uses such as hotels, restaurants and other retail are integrated into the land use that has excellent access to regional roads and railway.

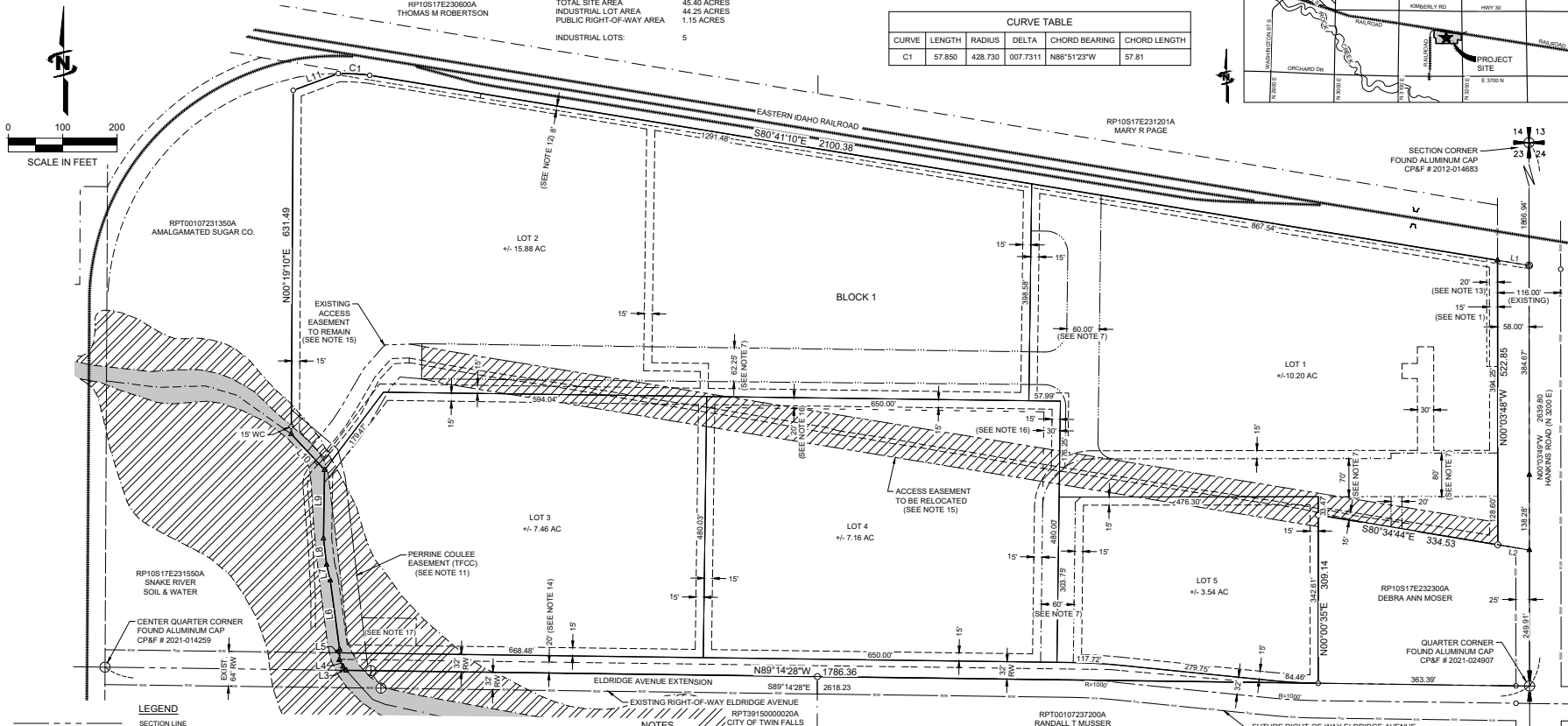
Desire land use mix of office parks, corporate campus, warehouse , industrial campus, general manufacturing, and food processing.

LOT 1, BLOCK 1, NOT ZYQUE SUBDIVISION
LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN,
CITY OF TWIN FALLS, COUNTY OF TWIN FALLS, STATE OF IDAHO
2024

SEWER & WATER:
CITY OF TWIN FALLS
203 MAIN AVENUE EAST
TWIN FALLS, ID 83301
208-735-7250

ROADWAYS
TWIN FALLS HIGHWAY DISTRICT
2620 KIMBERLY ROAD.
TWIN FALLS, ID 83301
208-733-4934

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	57.850	428.730	007.7311	N86°51'23"W	57.81



- ALL LOTS SHALL HAVE A 15.00' FOOT WIDE UTILITY EASEMENT ALONG ALL PROPERTY LINES.
2. THE PRIVATE SHARED ACCESS ROAD SHALL HAVE A BLANKET UTILITY EASEMENT.
3. BUILDING SETBACKS SHALL AS REQUIRED BY CITY OF TWIN FALLS MUNICIPAL CODE FOR THE "M2" ZONE.
4. STORAGE OF ALL RETAINED MATERIALS SHALL BE IN CONFORMANCE WITH CITY OF TWIN FALLS STORM WATER ORDINANCE. LOT OWNERS ARE RESPONSIBLE TO MAINTAIN PRIVATE DRAINAGE FACILITIES ON THEIR PROPERTY.
5. THE PROJECT DATUM IS A LOCAL GROUND PROJECTION OF STATE PLANE, NAD83, IDAHO CANAL (1102), THE VERTICAL DATUM IS NAVD83.
6. SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY THE CITY OF TWIN FALLS.
7. PRIVATE SHARED ACCESS WITHIN THIS SUBDIVISION SHALL BE OWNED AND MAINTAINED BY THE OWNER(S).
8. IRRIGATION WATER SERVICE IS PROVIDED TO THIS PROPERTY BY EXISTING SURFACE IRRIGATION WATER RIGHTS (SIR) OF TWIN FALLS IRRIGATION DISTRICT. THE SIR SHALL BE PRIMA FACIE BELONG TO THE LOT WITH INDIVIDUAL PUMPING SYSTEMS FROM THE GRAVITY IRRIGATION LOT.
9. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-40-02, RIGHT TO FARM ACT, WHICH STATES "NO PERSON SHALL BE DEEMED TO HAVE ACQUIRED AN INTEREST IN A FARM OR AGRICULTURAL LAND BY PURCHASE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES, OR BY THE EXISTENCE OF ANY OTHER FACTS, WHEN THE FARM OR AGRICULTURAL LAND WAS FIRST ACQUIRED, NOR A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO ANY INDUSTRIAL OR COMMERCIAL DEVELOPMENT, OR TO ANY NON-AGRICULTURAL FACILITY, OR EXPANSION THEREOF."
10. THE PROPERTY IS CLASSIFIED "ZONE A" WITH BASE FLOOD ELEVATION (BFE) AND REGULATORY FLOODWAY DETERMINED AS SHOWN ON FEMA FIRM PANEL NUMBER 16063-1391C. ELEVATION OF 2000 FEET (609.6 METERS) TO 375.0 FEET (114.3 METERS) TO 375.0 FEET (114.3 METERS).
11. THE SOUTHWEST PORTION OF LOTS 2 AND 3, BLOCK 1 ARE SUBJECT TO A CITY OF TWIN FALLS CANAL COMPANY EASEMENT FOR THE PERRINE CULVERT. MINIMUM EASEMENT WIDTH 40' AFFRONT TO A PROPERTY LINE.
12. THE EAST PORTION OF LOTS 1 AND 2, BLOCK 1 ARE SUBJECT TO AN IDAHO POWER EASEMENT PER INSTRUMENT NUMBER 820739 AND 824091.
13. THE EAST SIDE OF LOT 1, BLOCK 1 IS SUBJECT TO A CITY OF TWIN FALLS IRRIGATION EASEMENT PER INSTRUMENT NO.

- NOTES (CONT.):
1. A CITY OF TWAIN FALLS WATER EASEMENT RUNS ALONG THE SOUTHERLY PROJECT BOUNDARY PER INSTRUMENT NO. 2007-0116 AND CONTAINS 12" WATER MAIN. SAID EASEMENT WILL BE CONTAINED WITHIN THE PROPOSED ELDREDGE AVENUE PUBLIC RIGHT-OF-WAY.
2. AN EXISTING EASEMENT RUNS THROUGH LOTS 1, 2, 3, 4, AND 5, BLOCK 1 PER INSTRUMENT NO. 1987019860, FOR THE PURPOSE OF THE 200' WIDE RIGHT-OF-WAY REQUIRED FOR THE EAST EAST COUNTY ROAD TO THE BRIDGE MAY CHANGE OVER TIME AS REQUIRED FOR THE FUTURE DEVELOPMENT OF THE BRIDGE AND EASEMENT RUNS THROUGH LOTS 1, 2, 3, 4, AND 5, BLOCK 1 TO THE BRIDGE.
3. LOT 4, BLOCK 1 IS SUBJECT TO A PRIVATE SEWER EASEMENT TO THE BENEFIT OF LOT 3, BLOCK 1 FOR THE PURPOSES OF THE 200' WIDE RIGHT-OF-WAY REQUIRED FOR THE EAST EAST COUNTY ROAD TO THE BRIDGE.
4. LOT 3, BLOCK 1 IS SUBJECT TO A PUBLIC STORM DRAIN EASEMENT FOR THE PURPOSES OF ELDREDGE AVENUE PUBLIC STORM DRAIN FACILITY.
5. SEE SHEET #2-92 FOR LEGAL DESCRIPTION OF PLAT BOUNDARY.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N80° 41' 09.74"W	58.79
L2	N80° 34' 43.58"W	58.76
L3	N41° 17' 51.76"W	9.43
L4	N27° 30' 41.76"W	14.10

LINE TABLE		
LINE	DIRECTION	LENGTH
L5	N01° 25' 04.24"E	18.80
L6	N07° 45' 19.76"W	128.58
L7	N13° 20' 57.76"W	28.92
L8	N06° 38' 22.76"W	48.72

LINE TABLE		
LINE	DIRECTION	LENGTH
L9	N00° 52' 44.24"E	126.0
L10	N42° 50' 40.76"W	90.0
L11	N69° 36' 44.15"E	88.5



REUSE OF DRAWINGS

J-L-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-L-B'S EXPRESS WRITTEN CONSENT.

PRELIMINARY PLAT OF
KNIFE RIVER INDUSTRIAL PARK

PRELIMINARY PLAT

FILE: 10.24.089.P

JUB PROJ # : 10-24-

DRAWN BY: VKC

DESIGN BY: VKC

CHECKED BY: CLC

AT FULL SIZE.

INCH SCALE A

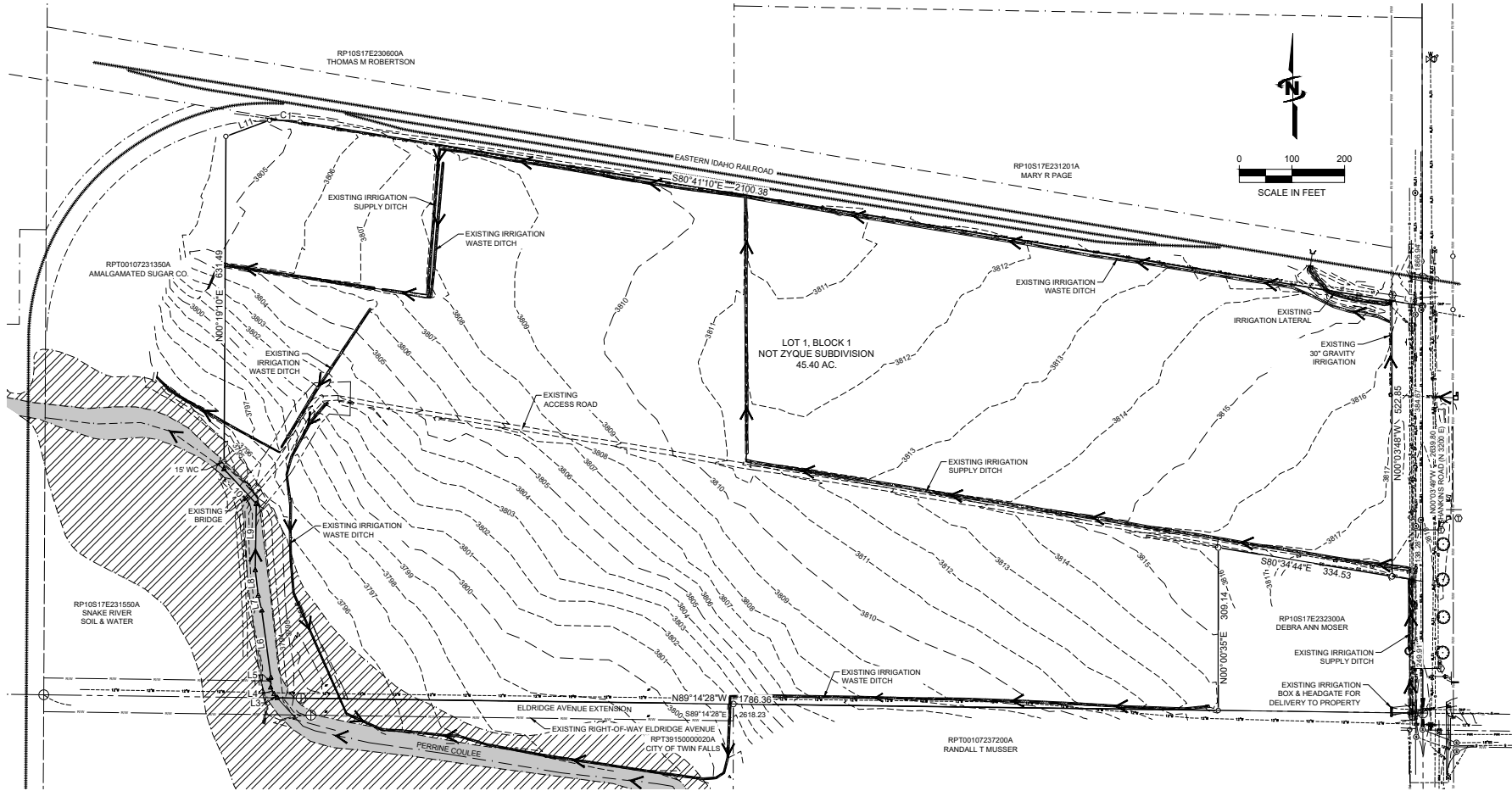
LAST UPDATED: 12/12/2011

SHEET NUMBER

PP-01

1

--	--



KNIFE RIVER INDUSTRIAL PARK SUBDIVISION EXTERIOR BOUNDARY LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN A PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, COUNTY OF TWIN FALLS, STATE OF IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 23 BEARS NORTH 00°33'48" WEST, 2639.86 FEET;

THENCE NORTH 89°42'58" WEST ALONG THE SOUTH BOUNDARY OF SAID SECTION FOR A DISTANCE OF 398.39 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°42'58" WEST FOR A DISTANCE OF 1,796.36 FEET TO A POINT IN THE APPROXIMATE CENTER OF THE PERRINE CULLEE;

THENCE NORTHWESTERLY ALONG THE APPROXIMATE CENTER OF THE PERRINE CULLEE THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1. NORTH 41°17'52" WEST FOR A DISTANCE OF 9.43 FEET;
2. NORTH 27°30'42" WEST FOR A DISTANCE OF 14.10 FEET;
3. NORTH 01°25'04" EAST FOR A DISTANCE OF 19.80 FEET;
4. NORTH 07°49'20" WEST FOR A DISTANCE OF 126.59 FEET;
5. NORTH 15°20'58" WEST FOR A DISTANCE OF 28.62 FEET;
6. NORTH 06°38'23" WEST FOR A DISTANCE OF 48.72 FEET;
7. NORTH 00°52'44" EAST FOR A DISTANCE OF 126.04 FEET;
8. NORTH 42°50'44" WEST FOR A DISTANCE OF 90.93 FEET;

THENCE LEAVING SAID PERRINE CULLEE NORTH 00°19'10" EAST FOR A DISTANCE OF 631.49 FEET;

THENCE NORTH 00°38'44" EAST FOR A DISTANCE OF 86.53 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY BOUNDARY OF AN EASTERN IDAHO RAILROAD SPUR LINE, SAID POINT BEING A CURVE TO THE RIGHT;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 57.85 TO A POINT ON THE SOUTHERLY BOUNDARY RIGHT-OF-WAY OF THE MAINLINE OF SAID EASTERN IDAHO RAILROAD, HAVING A RADIUS OF 439.75 FEET, A CENTRAL ANGLE OF 97°43'52", A CHORD BEARING OF SOUTH 88°17'37" EAST, AND A CHORD LENGTH OF 97.41 FEET;

THENCE SOUTH 89°41'10" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY OF THE MAINLINE OF THE EASTERN IDAHO RAILROAD FOR A DISTANCE OF 2,100.38 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF HANNO ROAD SOUTH;

THENCE SOUTH 89°03'48" EAST ALONG SAID WESTERLY RIGHT-OF-WAY BOUNDARY FOR A DISTANCE OF 522.85 FEET;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY BOUNDARY NORTH 80°34'44" WEST FOR A DISTANCE OF 334.53 FEET;

THENCE SOUTH 00°00'35" WEST FOR A DISTANCE OF 309.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 45.40 ACRES, MORE OR LESS

BOUNDARY LEGEND

- FOUND 1/2" REBAR WITH CAP AS NOTED
- FOUND 5/8" REBAR WITH CAP AS NOTED
- ⊙ FOUND COPPER TABLET AS NOTED
- ⊕ FOUND ALUMINUM CAP AS NOTED
- ▲ COMPUTED POSITION - NOTHING FOUND OR SET THIS SURVEY



BOUNDARY
CERTIFICATION

EXISTING TOPOGRAPHY LEGEND

- SANITARY SEWER
- WATER
- IRRIGATION LINE
- GRAVEL ROAD
- DIRT ROAD
- EDGE OF PAVEMENT
- OVERHEAD POWER
- UNDERGROUND COMMUNICATION
- NATURAL GAS
- CONTOUR MAJOR
- CONTOUR MINOR
- RAILROAD TRACK

LINE LEGEND

- SECTION LINE
- PUBLIC RIGHT-OF-WAY LINE
- SUBDIVISION BOUNDARY LINE

LEGEND

- ACCESS EASEMENT TO BE RELOCATED
- FEMA 100 YR FLOOD PLANE AREA
- FEMA FLOOD WAY AREA



JUB ENGINEERS, INC.

JUB ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

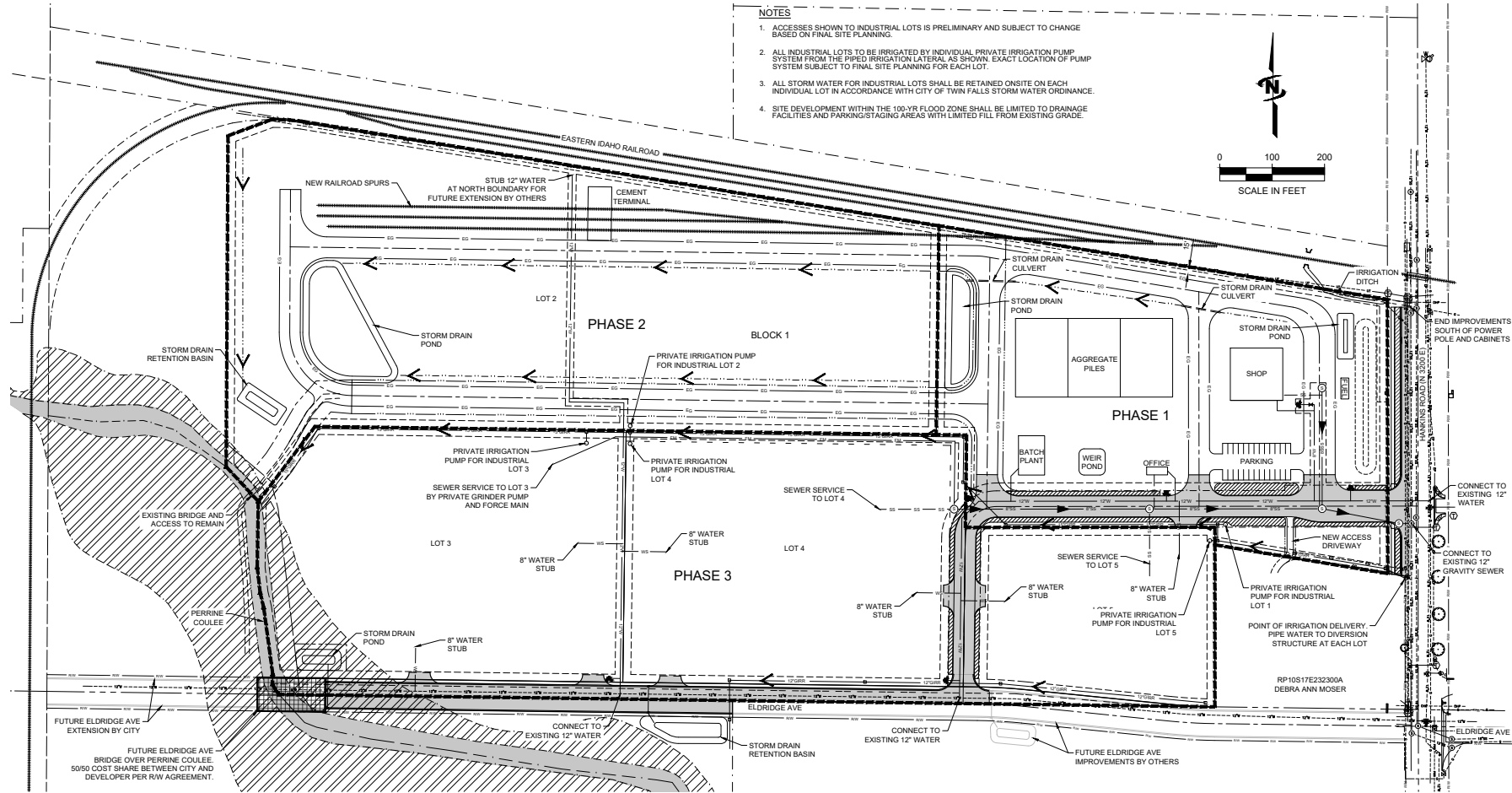


REVISION			
NO.	DESCRIPTION	BY	DATE

PRELIMINARY PLAT OF
KNIFE RIVER INDUSTRIAL PARK

PRELIMINARY PLAT
BOUNDARY DESCRIPTION AND EXISTING CONDITIONS

FILE: 10-24-089 PP
JUB PROJ: 10-24-089
DRAWN BY: NCH
DESIGN BY: NCH
CHECKED BY: CLC
LAST UPDATED: 12/22/2024
AT FULL SIZE, IF NOT ONE
INCH SCALE ACCORDINGLY
SHEET NUMBER:
PP-02



NOTES

1. ACCESSES SHOWN TO INDUSTRIAL LOTS IS PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL SITE PLANNING.
2. ALL INDUSTRIAL LOTS TO BE IRRIGATED BY INDIVIDUAL PRIVATE IRRIGATION PUMP SYSTEM FROM THE PIPED IRRIGATION LATERAL AS SHOWN. EXACT LOCATION OF PUMP SYSTEM SUBJECT TO FINAL SITE PLANNING FOR EACH LOT.
3. ALL STORM WATER FOR INDUSTRIAL LOTS SHALL BE RETAINED ONSITE ON EACH INDIVIDUAL LOT IN ACCORDANCE WITH CITY OF TWIN FALLS STORM WATER ORDINANCE.
4. SITE DEVELOPMENT WITHIN THE 100-YR FLOOD ZONE SHALL BE LIMITED TO DRAINAGE FACILITIES AND PARKING/STAGING AREAS WITH LIMITED FILL FROM EXISTING GRADE.

LINE LEGEND	
---	SECTION LINE
---	PUBLIC RIGHT-OF-WAY LINE
---	SUBDIVISION BOUNDARY LINE
---	LOT LINE
---	CENTERLINE
---	PERMANENT ACCESS AND PUBLIC UTILITY EASEMENT LINE
---	UTILITY EASEMENT LINE
---	CANAL EASEMENT LINE
---	WATER EASEMENT LINE
---	IRRIGATION EASEMENT LINE
---	SANITARY SEWER EASEMENT
---	OVERHEAD POWERLINE EASEMENT
---	ACCESS EASEMENT TO BE RELOCATED
---	PERMANENT ACCESS EASEMENT LINE

EXISTING TOPOGRAPHY LEGEND	
---	SANITARY SEWER
---	WATER
---	IRRIGATION LINE
---	GRAVEL ROAD
---	DIRT ROAD
---	EDGE OF PAVEMENT
---	OVERHEAD POWER
---	UNDERGROUND COMMUNICATION
---	NATURAL GAS
○	SANITARY SEWER MANHOLE

PROPOSED LEGEND	
---	SANITARY SEWER GRAVITY
---	SANITARY SEWER SERVICE
---	SANITARY SEWER FORCED MAIN
---	WATER
---	WATER SERVICE
---	DRAINAGE DITCH
---	GRAVITY IRRIGATION
---	EDGE OF GRAVEL DRIVEWAY
---	EDGE OF PAVEMENT PRIVATE ROAD
---	CURB & GUTTER
---	SIDEWALK
○	SANITARY SEWER MANHOLE
●	FIRE HYDRANT
---	PAVED SURFACE
---	DRAINAGE SWALE
---	SUBDIVISION PHASE BOUNDARY

PHASE 1 IMPROVEMENTS

- HANKINS ROAD FRONTAGE IMPROVEMENTS.
- PRIVATE ACCESS TO SOUTHEAST CORNER OF LOT 1.
- WATER LOOP FROM HANKINS ROAD TO SOUTH BOUNDARY.
- GRAVITY SEWER MAIN FROM HANKINS ROAD TO LOT 4.
- GRAVITY IRRIGATION THROUGH LOT 1 & LOT 5.

PHASE 2 IMPROVEMENTS

- 12" WATER MAIN THROUGH LOT 2 & LOT 3.

PHASE 3 IMPROVEMENTS

- ELDRIDGE AVENUE IMPROVEMENTS ALONG LOT 3 & LOT 4.
- PERRINE COULEE BRIDGE (50/50 COST SHARE WITH CITY).
- PRIVATE ACCESS ALONG LOT 4 & LOT 5.
- PRIVATE SEWER FORCE MAIN TO LOT 3.
- GRAVITY IRRIGATION THROUGH LOTS 3, 4 & 5.



JUB-8 ENGINEERS, INC.

JUB-8 ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

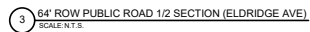


REVISION	
NO.	DESCRIPTION
1	BY: JUB DATE:

PRELIMINARY PLAT OF
KNIFE RIVER INDUSTRIAL PARK

PRELIMINARY PLAT
PROPOSED IMPROVEMENTS

FILE: 1302024 024 PP
JUB PROJ: 1302024 024
DRAWN BY: JUB
DESIGN BY: JUB
CHECKED BY: JUB
DATE: 12/25/2024
AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
LAST UPDATED: 12/25/2024
SHEET NUMBER: PP-03



REUSE OF DRAWINGS
J-4-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-4-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-4-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-4-B.

[illegible]PRELIMINARY PLAT OF
KNIFE RIVER INDUSTRIAL PARKPRELIMINARY PLAT
ROADWAY SECTIONS

FILE : 10-24-089 PP
JUB PROJ. #: 10-24-089
DRAWN BY: VKC
DESIGN BY: VKC
CHECKED BY: CLC


AT FULL SIZE, IF NOT ONE
INCH, SCALE ACCORDINGLY

SHEET NUMBER:
PP-04



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: 2/25/2025

Re: Preliminary Plat – **Knife River Industrial Park** – Application # 25-0028

The Engineering Department has reviewed the Preliminary Plat for the **Knife River Industrial Park** subdivision. The following items shall be addressed prior to the final plat submittal.

Sewer Comments:

1. The sewer service labels do not indicate the size of the proposed service. Please indicate the size as well as changing the connection point to the sewer main and not the manhole. Sewer services are not allowed to tie into manholes.

Water Comments:

2. Please provide valves at all fire hydrant locations.
3. Please indicate the purpose of the 8" water stubs shown in Lots 3, 4, and 5.
4. Please show a 12" water main on the north side of Lot 4. This will provide an internal water loop since there will not be a water main connection on to the north.
5. The fire hydrant located in front of the shop is not required, per the Fire Marshall.

Stormwater Comments:

6. Please provide stormwater calculations for the entire development. Indicate drainage areas and corresponding collection ponds.
7. Please indicate the 100-year overflow location.

Streets Comments:

8. The Eldridge Avenue improvements will be required in Phase 2.
9. Please indicate what type of surface will be constructed on the Hankins Road street section.

General Comments:

10. Please indicate a benchmark for this development.
11. The water and sewer modeling have not been completed for this proposed development. There may be additional comments once those reports are reviewed.

If you have any questions, please contact Kristi Fehring at 208-735-7332 or email at kfehrringer@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.



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: 3/24/2025

Re: Preliminary Plat – **Knife River Industrial Park** – Application # 25-

The Engineering Department has reviewed the Preliminary Plat for the **Knife River Industrial Park** subdivision. The following items shall be addressed prior to the final plat submittal.

Sewer Comments:

1. The sewer service labels do not indicate the size of the proposed service. Please indicate the size as well as changing the connection point to the sewer main and not the manhole. Sewer services are not allowed to tie into manholes.

Water Comments:

2. Please provide valves at all fire hydrant locations.
3. ~~Please indicate the purpose of the 8" water stubs shown in Lots 3, 4, and 5.~~ **Remove item per March 11, 2025, meeting.**
4. Please show a 12" water main on the north side of Lot 4. This will provide an internal water loop since there will not be a water main connection on to the north.
5. ~~The fire hydrant located in front of the shop is not required, per the Fire Marshall.~~ **Remove item per March 11, 2025, meeting.**

Stormwater Comments:

6. Please provide stormwater calculations for the entire development. Indicate drainage areas and corresponding collection ponds.
7. Please indicate the 100-year overflow location.

Streets Comments:

8. ~~The Eldridge Avenue improvements will be required in Phase 2.~~ **Revise item per March 11, 2025, meeting. Knife River will provide property values for Phase 3 to verify adequate collateral for Phase 3 improvements which include the Eldridge Avenue improvements.**

9. Please indicate what type of surface will be constructed on the Hankins Road street section.

General Comments:

10. Please indicate a benchmark for this development.
11. The water and sewer modeling have not been completed for this proposed development. There may be additional comments once those reports are reviewed.

Additional Comments:

12. The north/south waterline is required to be a 20" line per the March 11, 2025 meeting.

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, April 8, 2025
To: Planning and Zoning Commission
From: William Klaver, Senior City Planner

ACTION ITEM

Request:

Request for the consideration of the Preliminary Plat for Western Horizon Subdivision, consisting of 40.03 acres on property located at the southeast corner of Sunway Drive and Pole Line Rd. c/o Tim Vawser on behalf of Gary Nelson (PZ25-0029).

Time Estimate:

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

Background:

Gary Nelson of Indigio Investments Limited, LLC., represented by EHM Engineers, Inc., has submitted an application for a Preliminary Plat titled "Western Horizon Subdivision". This preliminary plat consists of twelve (12) commercial lots and fifty-six (56) residential lots (55 building lots with 1 retention area lot) on 40.03 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 annexed into the City of Twin Falls in December 2024, where the R-2 and C-1 Zoning designations were established.

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.

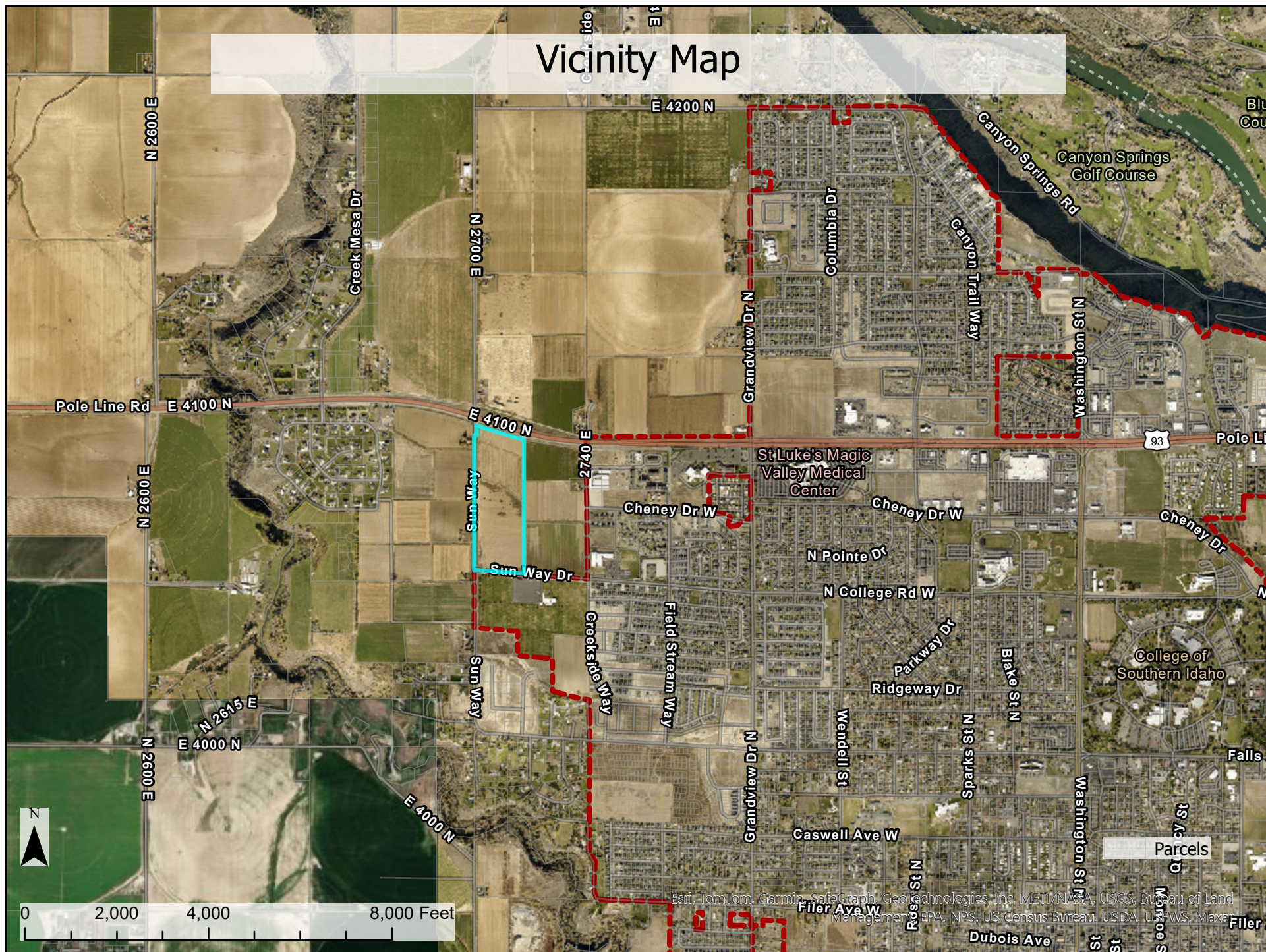
Should the Commission approve this request as presented, Staff recommends approval be subject to the following conditions:

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 March 4, 2025, amended March 24, 2025.

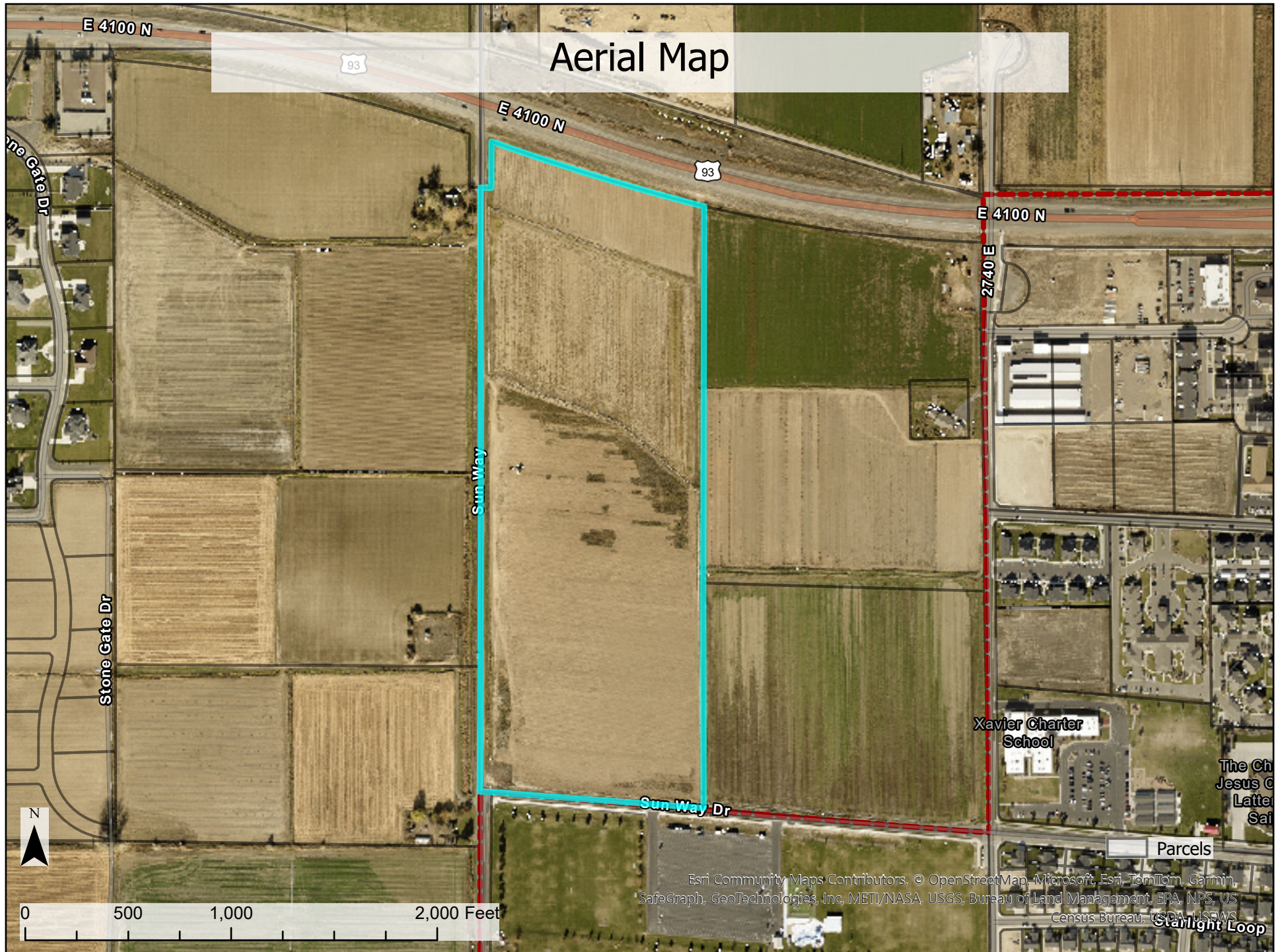
Attachments:

1. PZ25-0029 Vicinity Map
2. PZ25-0029 Aerial Map
3. PZ25-0029 Presentation Map
4. PZ25-0029 Western Horizon Subd.- Preliminary Plat Drawing
5. PZ25-0029 Western Horizon Subdivision - PP Engineering Memorandum 3.4.25
6. PZ25-0029 Western Horizon Subd. - PP Revised Engineering Memo, per 3-6-25 Mtg.

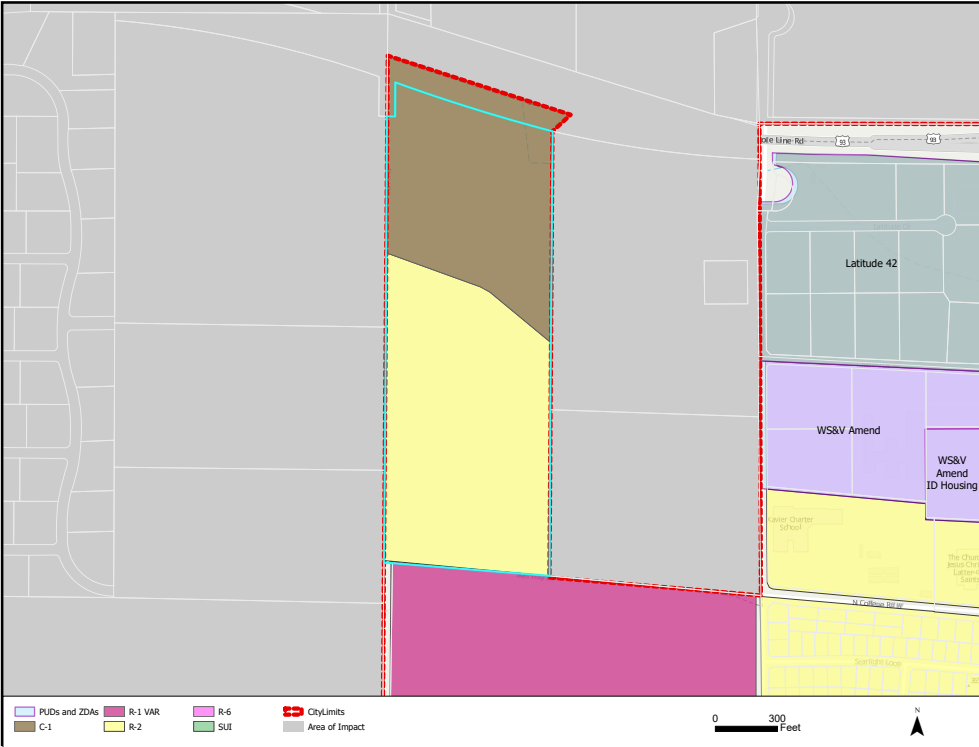
Vicinity Map



Aerial Map



ZONING MAP



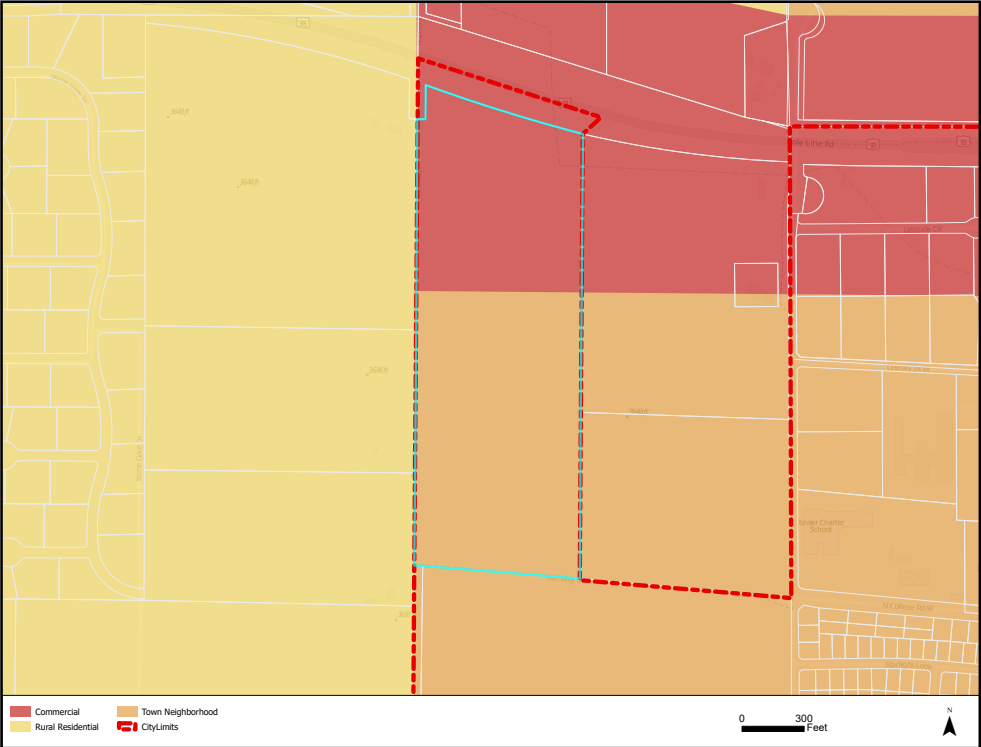
Zoning

Current Zoning:	R-2 & C-1
Current Land Use:	Undeveloped
Proposed Zoning:	R-2 & C-1
Proposed Land Use:	Residential and Commercial

Surrounding Area

North:	Area of Impact
South:	Park (R-1)
East:	Area of Impact - County Jurisdiction
West:	Area of Impact - County Jurisdiction

FUTURE LAND USE MAP



Regulations

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

Future Land Use Category

Commercial: Highway-oriented, large-format retail, hotels, restaurants, and other retail.

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: 3/4/2025

Re: Preliminary Plat – **Western Horizon Subdivision** – Application # 25-0029

The Engineering Department has reviewed the Preliminary Plat for the **Western Horizon Subdivision**. The following changes and items shall be addressed prior to submitting the final plat application.

Sewer Comments:

1. Please label the 4" pressure sewer as private and not maintained by the City. This private sewer will not be allowed to be located in the same easement as the City water main. Please put this line in a private easement.

Water Comments:

2. Please show a Pressure Reduction Valve at the corner of Sunway Drive and Pole Line Road.
3. Please add additional fire hydrants at the northeast and northwest corners of this proposed development, per the Fire Marshall.

Pressure Irrigation Comments:

4. Please add a pressure irrigation blow-off near the stormwater retention basin (Lot 1, Blk 3).
5. Please add a pressure irrigation air injection near the bulb on Big Horizon Loop.

Stormwater Comments:

6. Please show temporary stormwater retention areas for all commercial lots.
7. The 12" stormdrain pipe, shown behind the back of sidewalk along Sunway Drive, should be located in the right of way. Please revise.
8. Please include stormwater calculations.

Streets Comments:

9. Please remove the joint approach between Lots 3 & 4, Block 4. This approach will not be allowed.

10. Please show a detached sidewalk along Pole Line Road.
11. Western Sky Lane shall be a public roadway from Cheney Drive West to Western Horizon Road. Please revise to show right of way, curb & gutter, sidewalk, etc.
12. Western Sky Lane shall be built as a full local road section with curb & gutter on the east side of the roadway. Sidewalk will not be required on the east side of the roadway.
13. Please include roadway sections for all proposed roadways.
14. The street name of Big Horizon Loop will not be allowed. This is not a true loop. Please remove the word “Loop” from the name and choose a different designation for the portion of street running north/south. Then assign a new street name for the section that runs east/west.

General Comments:

15. Please provide a copy of the draft CCR's for this development.
16. Please provide a lighting plan with the construction plan submittal.
17. Please provide a landscaping plan with the construction plan submittal.

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.



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: 3/24/2025

Re: Preliminary Plat – **Western Horizon Subdivision** – Application # 25-0029

The Engineering Department has reviewed the Preliminary Plat for the **Western Horizon Subdivision**. The following changes and items shall be addressed prior to submitting the final plat application.

Sewer Comments:

1. Please label the 4" pressure sewer as private and not maintained by the City. This private sewer will not be allowed to be located in the same easement as the City water main. Please put this line in a private easement.

Water Comments:

- ~~2. Please show a Pressure Reduction Valve at the corner of Sunway Drive and Pole Line Road.~~ **Removed per March 6, 2025 meeting.**
3. Please add additional fire hydrants at the northeast and northwest corners of this proposed development, per the Fire Marshall.

Pressure Irrigation Comments:

4. Please add a pressure irrigation blow-off near the stormwater retention basin (Lot 1, Blk 3).
5. Please add a pressure irrigation air injection near the bulb on Big Horizon Loop.

Stormwater Comments:

6. Please show temporary stormwater retention areas for all commercial lots.
7. The 12" stormdrain pipe, shown behind the back of sidewalk along Sunway Drive, should be located in the right of way. Please revise.
8. Please include stormwater calculations.

Streets Comments:

9. Please remove the joint approach between Lots 3 & 4, Block 4. This approach will not be allowed.

10. Please show a detached sidewalk along Pole Line Road.
11. ~~Western Sky Lane shall be a public roadway from Cheney Drive West to Western Horizon Road. Please revise to show right of way, curb & gutter, sidewalk, etc.~~ Revised per March 6, 2025, meeting. The development will be required to provide pedestrian access through this corridor.
12. ~~Western Sky Lane shall be built as a full local road section with curb & gutter on the east side of the roadway. Sidewalk will not be required on the east side of the roadway.~~ Revised per March 6, 2025, meeting. The roadway section shall include a 24' asphalt roadway section. A roadway section detail shall be provided.
13. Please include roadway sections for all proposed roadways.
14. The street name of Big Horizon Loop will not be allowed. This is not a true loop. Please remove the word "Loop" from the name and choose a different designation for the portion of street running north/south. Then assign a new street name for the section that runs east/west.

General Comments:

15. Please provide a copy of the draft CCR's for this development.
16. Please provide a lighting plan with the construction plan submittal.
17. Please provide a landscaping plan with the construction plan submittal.

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, April 8, 2025
To: Planning and Zoning Commission
From: William Klaver, Senior City Planner

ACTION ITEM

Request:

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 on the east side of the intersection of Kimberly Rd (Hwy 30) and Champlin Way (3400 East). c/o Champ LLC (PZ25-0014)

Time Estimate:

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

Background:

Champ LLC, PGR Partners, and Don McFarland, represented by Gerald Martens, request to amend portions of the 2016 Grow With Us Comprehensive Plan. The request includes two proposed amendments:

1. Extend the utility services boundary to encompass the proposed property (eastward).
2. Extend the Future Land Use designations for the area of "Mixed Use" and "Industrial".

Approval Process:

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.

Budget Impact:

N/A

Regulatory Impact:

Applicable regulations include City Code 10-1-4, 10-1-5, and Idaho State Code 67-6509. If approved, these changes would amend the future plan for development of this area, expanding the possibility of access to city services allowing for future annexation and zoning district changes.

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.

History:

This area was never in the planning boundary for the City of Twin Falls. The last major update to the planning boundary was the 2016 Comprehensive Plan.

Analysis:

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 east would allow for future developments to engage in planning for utility services based on the availability and capacity of the utility systems.

The proposal includes an amendment to the City Utility Service Boundary by pushing it roughly 2/3 of a mile east to engulf the entirety of the proposed area. The City Engineering department had no concerns with the proposed utility service boundary amendment. The Water and Sewer Master Plans have recognized this area and made preliminary assumptions on growth taking place.

The area being proposed to be included within this expansion incorporates property both to the north and south of Kimberly Road. Currently, the land has no comprehensive plan designation. The applicants are proposing Commercial Highway uses along Kimberly Road and Industrial type uses on the southern portion of the proposed area. This falls in line with the surrounding future land use designations currently shown on the plan with Mixed Use north of Kimberly Road and Industrial to the south of Kimberly Road.

Industrial/Flex/Employment designation is characterized by having non-retail employment with supporting uses such as hotels, restaurants, and other retail integrated into the land use. Suitable sites have excellent access to Regional roads and are adjacent to the railway. Where the property is adjacent to Kimberly Road, an arterial designed for heavy traffic, and adjacent to the railway, the proposed designation of Industrial/Flex/Employment would be a suitable designation as far as location. The desired land use mix is office parks, corporate campus, warehouse, food processing, general manufacturing, etc. The applicants' desire to utilize commercial highway type uses, the Industrial designation would be a suitable and flexible land use designation to accommodate those desires.

Mixed Use Designation is characterized as local and regional commercial with it being sited at intersections of major arterials. This is typically anchored by a grocery store, civic, or entertainment uses and would allow for high-intensity mixed use development. The proposed amendment would be on the NW corner of Champlain Road and Kimberly Road, both being major arterials. This would make the proposed designation of Mixed Use suitable for this intersection. The desired land use mix is broad to include uses similar to retail, office, restaurants, civic, townhomes, vertical mixed use, apartments, hotels, plazas and parks. This designation would also be suitable for the applicants ultimate desire for commercial highway oriented.

Conclusion:

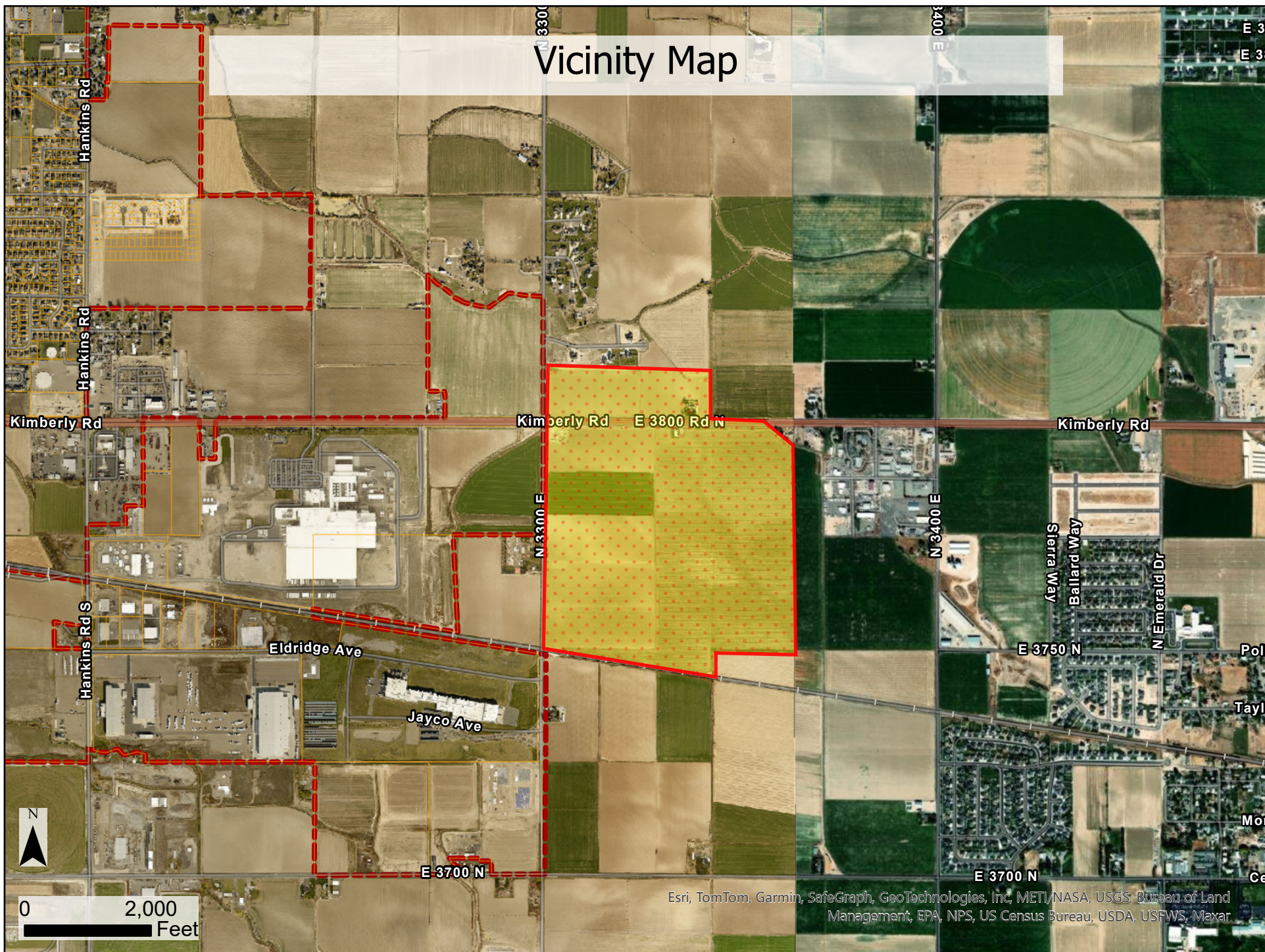
In summary, the applicants are seeking a change to the document, which will open up the opportunity to ask for possible changes to their land development rights in the future. This process does not grant changes to the land development rights by itself.

The Planning & Zoning Commission is charged with making a recommendation on the proposed changes. The Commission may recommend approval as presented, approval of different designations, or leaving this area out of the planning boundary. This recommendation will move forward to City Council to make a final decision.

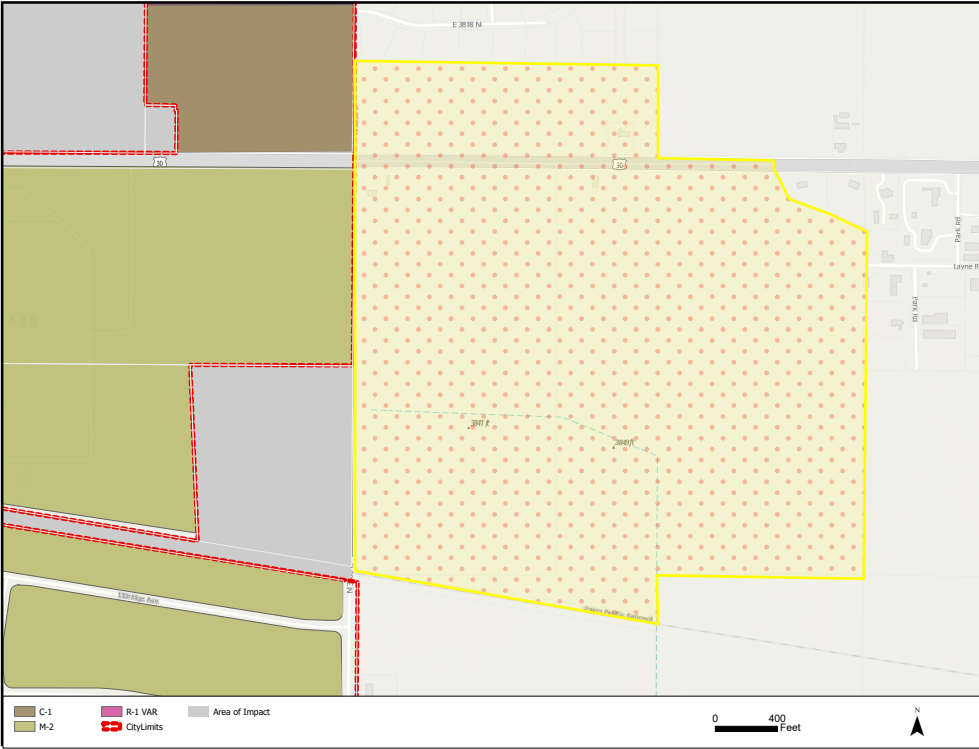
Attachments:

1. PZ25-0014 Vicinity Map
2. PZ25-0014 Presentation Map
3. PZ25-0014 Current Future Land Use Map
4. PZ25-0014 Proposed Future Land Use Map
5. PZ25-0014 Applicant Narrative
6. PZ25-0014 Applicant Desired Classifications

Vicinity Map



ZONING MAP



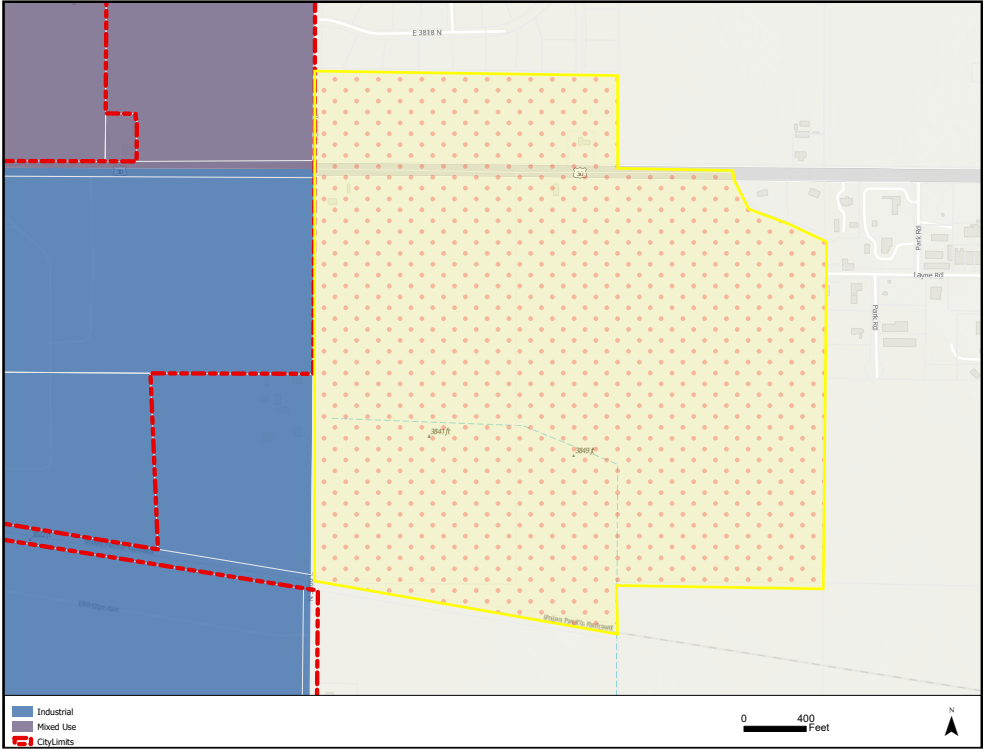
Zoning

<u>Current Zoning:</u>	County Zoning
<u>Current Land Use:</u>	Agricultural
<u>Proposed Zoning:</u>	County Zoning
<u>Proposed Land Use:</u>	Commercial Highway; Residential; Industrial

Surrounding Area

<u>North:</u>	County Zoning
<u>South:</u>	County Zoning
<u>East:</u>	County Zoning
<u>West:</u>	Industrial (M-2)

FUTURE LAND USE MAP



Regulations

Idaho State Code 67-6509

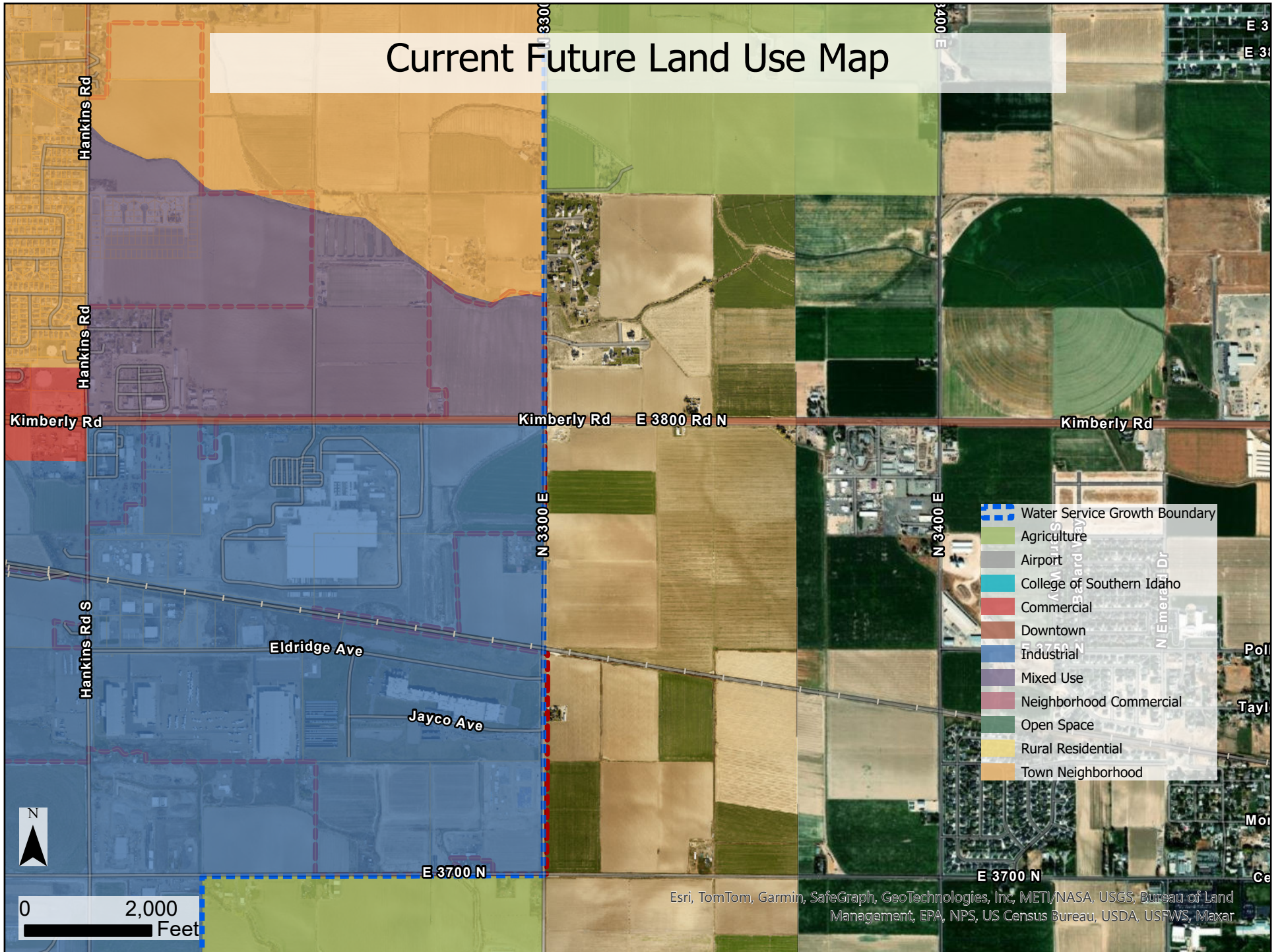
Future Land Use Category

Adjacent to the west is Mixed Use and Industrial/Employment.

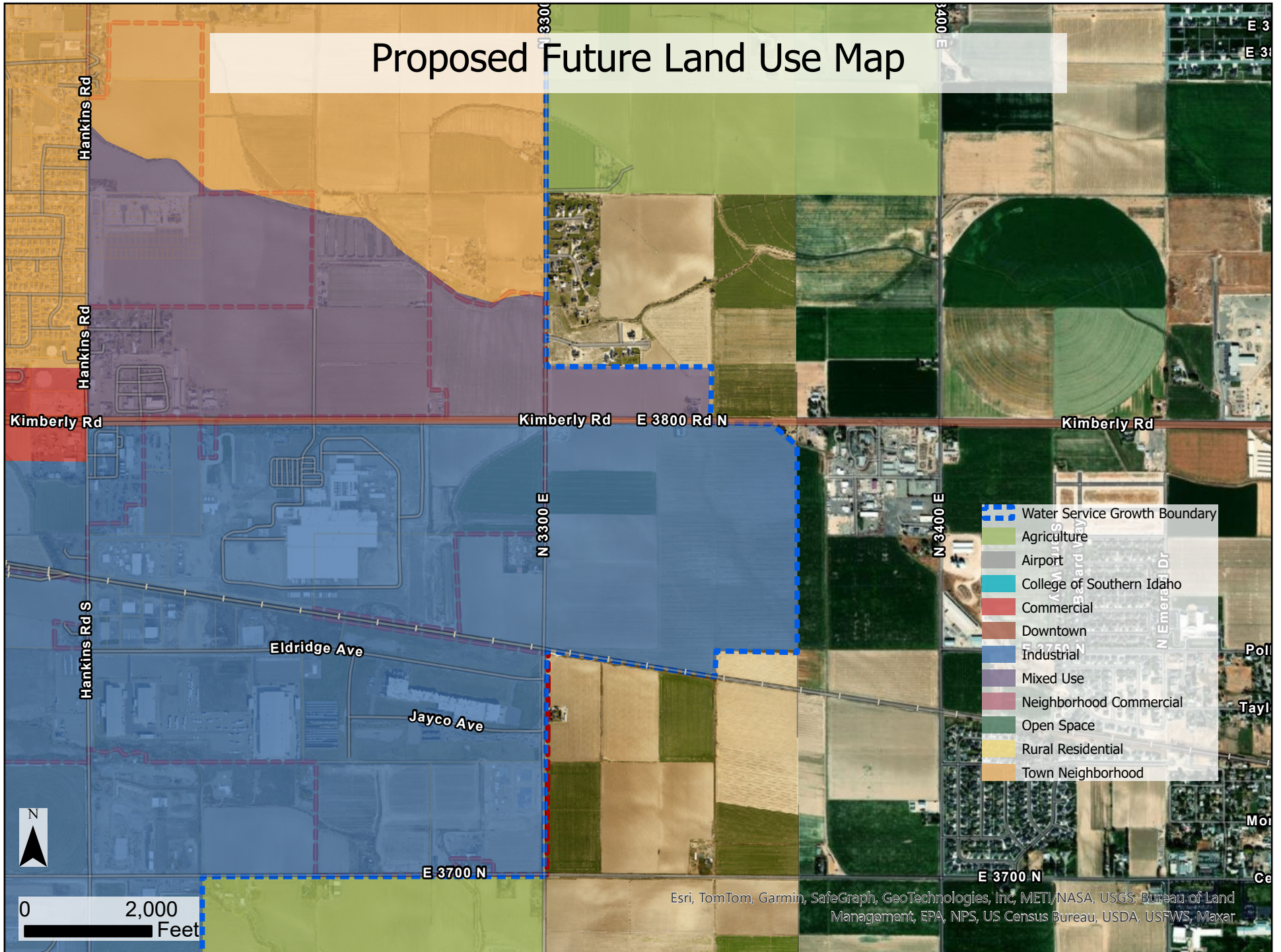
Mixed Use Designation is characterized as local and regional commercial with it being sited at intersections of major arterials. This is typically anchored by a grocery store, civic, or entertainment uses and would allow for high-intensity mixed use development.

Industrial/Flex/Employment designation is characterized by having non-retail employment with supporting uses such as hotels, restaurants, and other retail integrated into the land use. Suitable sites have excellent access to Regional roads and are adjacent to the railway.

Current Future Land Use Map



Proposed Future Land Use Map

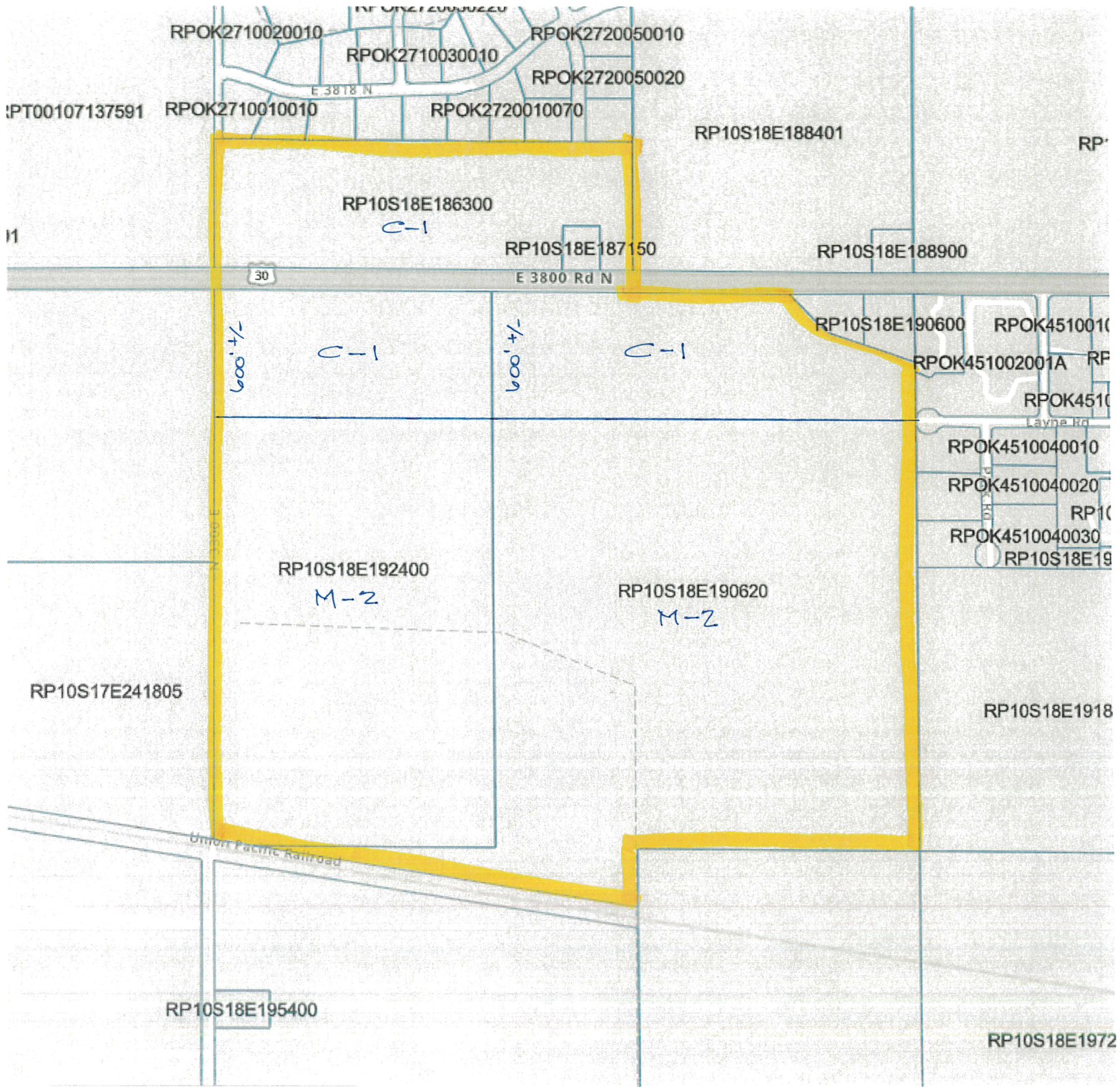


Purpose of Request

The purpose of this request is to bring the specified property into the City of Twin Falls Utility Service area to allow for commercial, limited industrial and residential development on the specified property utilizing the City of Twin Falls utilities and in conformance with City of Twin Falls codes and development standards.

The frontage on Kimberly Road is desired for commercial highway related businesses that require highway frontage and easy access to I-84 in addition to serving local needed commercial growth.

The City of Kimberly lacks the ability to provide the water, sewer and fire protection needs of the proposed commercial uses and have agreed by City Council action to the adjustment of the Area of Impact.





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

ACTION ITEM

Request:

Request for a recommendation for a Zoning Title Amendment to allow “Assisted Living/Nursing Homes” as a Special Use Permit in the PRO Overlay Zone. c/o David Thibault on behalf of Clint Schnoor (PZ25-0019).

Time Estimate:

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

Background:

The applicant is proposing to add Assisted Living and Nursing home facilities as a Special Use to the existing Professional Office Overlay district.

Approval Process:

Per City Code 10-14-1: Whenever the public necessity, convenience, general welfare or good zoning practices require, the council may, by ordinance, after receipt of a recommendation thereon from the commission and subject to procedures provided by law, amend, supplement, change or repeal the regulations, restrictions and boundaries or classification of property. (Ord. 2012, 7-6-1981)

Per City Code 10-14-4: Zoning districts, zoning subdistricts and overlay districts shall be amended in the following manner:

- A. Requests for an amendment to this title shall be submitted to the commission which shall evaluate the request to determine the extent and nature of the amendment requested.
- B. If the request is in accordance with a comprehensive plan, the commission may recommend and the council may adopt or reject the ordinance amendment under the notice and hearing procedures as herein provided; and (Ord. 2012, 7-6-1981)
- C. If the request is not in accordance with a comprehensive plan, the request shall be submitted to the commission or, in its absence, the council which shall recommend and the council may adopt or reject an amendment to a comprehensive plan under the notice and hearing procedures provided in section 10-7-20 of this title. (Ord. 3091, 3-2-2015)

Per City Code 10-14-6: The commission may recommend that the amendment be granted as requested, or it may recommend a modification of the amendment requested, or it may recommend that the amendment be denied. The commission shall ensure that any favorable recommendations for amendments are in accordance with a comprehensive plan and established goals and objectives.

Per City Code 10-14-7: The council, prior to adopting, revising or rejecting the amendment to this title as recommended by the commission shall conduct at least one public hearing using the same notice and hearing procedures as the commission. Following the council hearing, if said council makes a material change from what was presented at the public hearing, further notice and hearing shall be provided before the council adopts the amendment.

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

- A. The regulations and standards used in evaluating the application.
- B. The reasons for approval or denial.
- C. The actions, if any, that the applicant could take to obtain a permit.

Budget Impact:

N/A

Regulatory Impact:

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

This Title Amendment will apply to all PRO areas, and is not specific to any parcel.

History:

Title 10-4-18 (PRO, Professional Office Overlay) was adopted by ordinance in 2000. This overlay district is intended to provide for professional office uses along or near specifically designated major arterials where increased traffic has impacted residential uses and in areas that are near large public or private medical facilities.

Analysis:

The applicant has proposed adding Assisted Living and Nursing Home facilities to the PRO overlay as a Special Use.

Allowing this Title Amendment will add the commercial use of Assisted Living/Nursing Home to the PRO overlay as a Special Use as part of the Residential category.

Assisted Living/Nursing Home is defined as a facility whose design and function shall provide area, space and equipment to meet the health needs of two (2) or more individuals who, at a minimum, require inpatient care and service for twenty-four or more consecutive hours for unstable chronic health problems requiring daily professional nursing supervision.....on a twenty-four hour basis.... {Idaho State Statute 39-1301(b)}

The State of Idaho preempts local governments from disallowing group homes with 8 or fewer individuals as they are defined as residential by State code. This request does not include group homes of 8 or fewer individuals.

The PRO overlay is generally located in our downtown area and along Addison Avenue. There are a few other locations where the PRO overlay exists, those being on collectors and arterials where there is not a strong desire for residences.

City Staff finds the result of this change creates a nice option for this overlay, as it is a natural transition from the commercial and residential uses in the areas.

Staff does not find potential detrimental impacts to the areas in the PRO overlay due to this request.

Conclusion:

The Zoning Title Amendment request requires a recommendation to City Council. The Commission may make the following recommendations:

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

Attachments:

1. PZ25-0019 Applicant Narrative
2. PZ25-0019 Proposed Code Amendment
3. PZ25-0019 PRO Overlay Map



EHM Engineers, Inc. has been retained by HSS Venture I to assist with the amendment of City Code, Title 10 in support of permitting, as a special use, the use of assisted living and nursing home facilities within the Professional Office Overlay zoning district.

Throughout the City of Twin Falls property which is zoned with a Professional Office Overlay zoning district and which abuts up next to primary arterial and collector streets, major collector streets are all good candidates for an assisted living facility or nursing home use to be established and buffer the more traditional single family use within the established Professional Office Overlay zone. The request is to require a special use permit to further govern and manage the use as some details of such an operation may be important to permitting the use given site specific circumstances.

The request is in accordance with the comprehensive plan. Density and use limitations and restrictions can all be reviewed at the time of special use permit application and through the hearing process associated with the special use permit process. Assisted living and nursing home uses are compatible with a residential use and in fact are intended to provide living/housing space to those individuals that require their service.

621 North College Rd., Suite 100 • Twin Falls, Idaho 83301 • [208] 734-4888 • Fax [208] 734-6049
3501 W. Elder St., Suite 100 • Boise, Idaho 83705 • [208] 386-9170 • Fax [208] 386-9076

IN THE FIELDS OF:
PLANNING • SURVEYING • HIGHWAYS • WATER • SEWAGE • STRUCTURAL • SUBDIVISIONS • BRIDGES • ENVIRONMENTAL • QUALITY CONTROL • CONSTRUCTION MGMT.

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

10-4-18.1: PURPOSE:

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

10-4-18.2: USE REGULATIONS:

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

1. Any use permitted in the basic district upon which the overlay is placed.

(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. Basic district uses: Any use allowed by special use permit in the basic district upon which the overlay is placed.

2. Medical facilities:

- a. Doctors' offices.

3. Residential:

- a. Household units in the same building as an allowed use and occupied by owner or an employee of the allowed use.

- b. **Assisted Living/Nursing Homes.**

4. Services:

- a. Beauty salons/barbershops.
 - b. Consumer credit collection.
 - c. Employment agency.
 - d. Finance and investment offices.

- e. Insurance and related business.
- f. Professional services.
- g. Photography studios.
- h. Real estate and related business.
- i. Commercial daycare facilities and preschools.

5. Additional land uses: The following additional land uses may be allowed by special use permit in the following historic areas of the city: Addison Avenue and Blue Lakes Boulevard:

a. Residential:

- (1) Bed and breakfast facilities.
- (2) Household units in the same building as an allowed use and occupied by owner or an employee of the allowed use.
- (3) Household units in upper floors of commercial or professional buildings.

b. Retail trade:

- (1) Bookstore.
- (2) Cottage businesses.
- (3) Craft shop.
- (4) Florist shop.
- (5) Hobby and toy store.
- (6) Art galleries and frame shops.
- (7) Antique shop.
- (8) Fabric and pattern shop.
- (9) Home decor, excluding appliances.

c. Services:

- (1) Photography studios.
- (2) Seamstress.

(C) Prohibited Uses: Uses not specified above are prohibited unless administrative determination in accordance with subsection 10-17-1(F) of this title is made that the use is similar enough to a use listed above that distinction between them is of little consequence. (Ord. 2943, 6-16-2008)

10-4-18.3: PROPERTY DEVELOPMENT STANDARDS:

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

(A) Lot Area:

1. The minimum lot size as required by the basic district upon which the overlay is placed.
2. For professional offices, the lot size shall be of sufficient size to provide for the building, off street parking and landscaping.

(B) Lot Occupancy:

1. Same as that of the basic district upon which the overlay is placed.
2. For professional offices, there is no occupancy requirement.

(C) Building Height: No building shall exceed thirty five feet (35') in height.

(D) Yards:

1. Front yards:
 - a. Same as that of the basic district upon which the overlay is placed.
2. Side yards:
 - a. Same as that of the basic district upon which the overlay is placed.
3. Rear yards:
 - a. Same as that of the basic district upon which the overlay is placed.
 - b. For professional offices, the rear yard may be reduced to the side yard setback of the basic district.

(E) Access: Same as that of the basic district upon which the overlay is placed.

(F) Landscaping:

1. Residential uses: Same as that of the basic district upon which the overlay is placed.
2. Professional uses: Professional offices shall provide landscaping equal to ten percent (10%) of the total lot area.

(G) Off Street Parking:

1. Same as that of the basic district upon which the overlay is placed.

2. Each professional office shall provide one parking space per three hundred (300) square feet of total building area measured from the exterior of the building, or as required by subsection 10-10-3(A) of this title. (Ord. 2657, 6-19-2000)

(H) Signs: See chapter 9 of this title. (Ord. 3005, 6-6-2011)

(I) Walls, Fences And Hedges:

1. Same as that of the basic district upon which the overlay is placed.

2. Professional offices shall provide a fence not less than six feet (6') in height that will act as a sight and sound barrier between the professional office use and any contiguous residential lot or use.

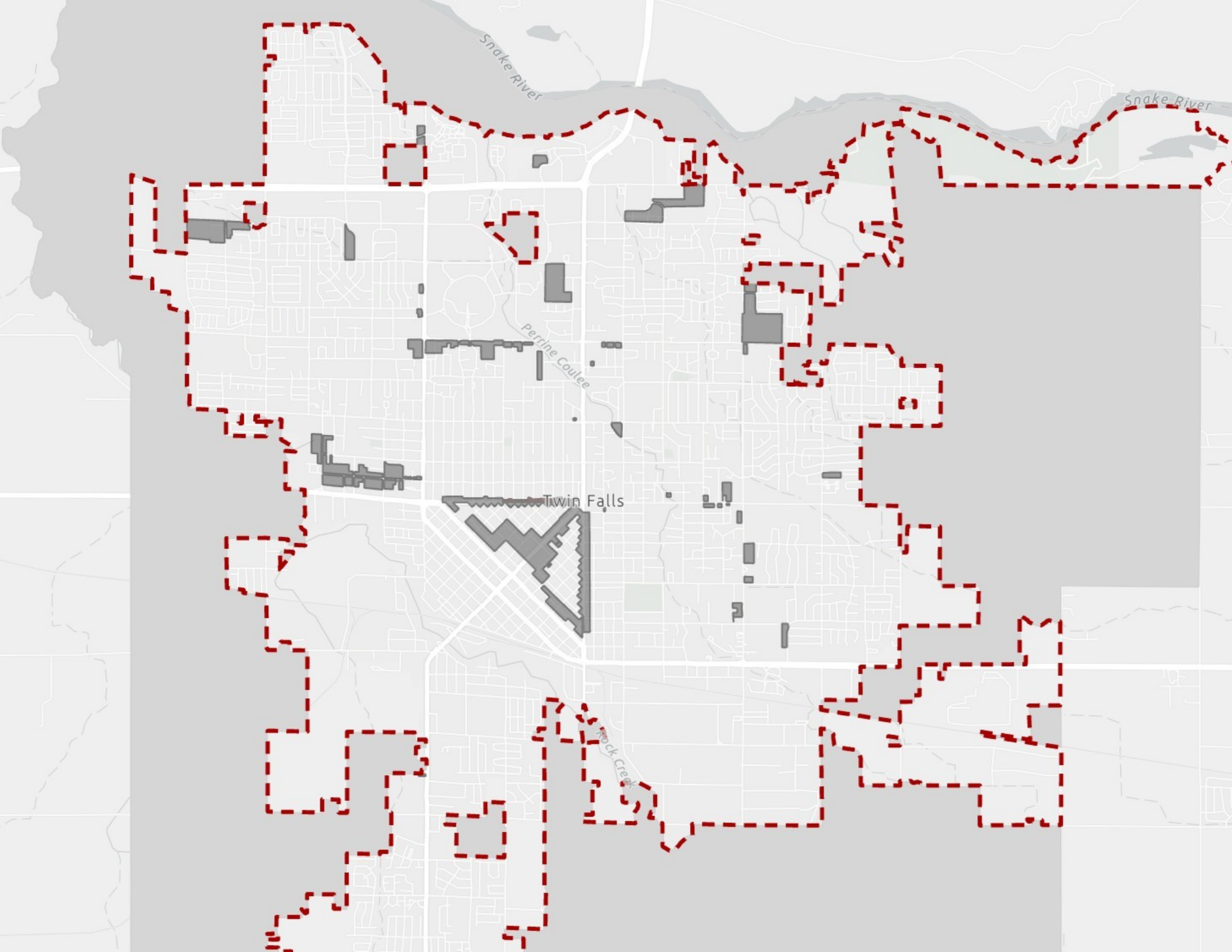
(J) Additional Standards: The following additional property development standards shall apply to Addison Avenue and Blue Lakes Boulevard:

1. Buildings: Existing residences will not be razed and new buildings constructed unless said new buildings are designed in such a way as to conform with the general residential nature of the neighborhood, consistent with the existing architectural style and design.

2. Parking: All off street parking shall be placed on the alley side of the lots so that the portion of the property that fronts the side streets and arterial streets shall continue to have lawn and landscaping consistent with surrounding properties as opposed to asphalt, rock or pavement. Also, any use that has a parking requirement, as determined by section 10-10-6 of this title, in excess of fifteen (15) spaces is prohibited.

3. Landscaping: Twenty five percent (25%) of each property shall be maintained in landscaping.

4. Driveway Access: No driveway will open onto the side street for access or ingress to the properties containing the professional offices or commercial uses, nor can any additional curb cuts be made on the side street curbs. However, if there presently exists a driveway that goes to the side street, then the presently existing driveway may be maintained, but the use may not be expanded to include other parking places. (Ord. 2657, 6-19-2000)





Date: Tuesday, April 8, 2025
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a recommendation for a Zoning District Change/Zoning Map Amendment from R-4 to R-6 on property located at 134 Adams St. c/o Shannon Troop (PZ25-0024).

Time Estimate:

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

Background:

This is a request to rezone property located at 134 Adams St from R-4; Residential Medium Density District to R-6; Residential Multi-household District.

Approval Process:

Per City Code 10-14-4 Zoning districts, zoning subdistricts and overlay districts shall be amended in the following manner:

- A. Requests for an amendment to this title shall be submitted to the commission which shall evaluate the request to determine the extent and nature of the amendment requested.
- B. If the request is in accordance with a comprehensive plan, the commission may recommend and the council may adopt or reject the ordinance amendment under the notice and hearing procedures as provided herein; and (Ord. 2012, 7-6-1981)
- C. If the request is not in accordance with a comprehensive plan, the request shall be submitted to the commission or, in its absence, the council, which shall recommend and the council may adopt or reject an amendment under the notice and hearing procedures provided in section 10-7-20 of this title. (Ord. 3091, 3-2-2015)

Per City Code 10-14-5, the Commission shall hold a public hearing and make recommendations on proposed zoning amendments. Zoning amendments may consist of text or map revisions.

Zoning Map Amendment: The commission, prior to recommending a zoning map amendment that is in accordance with a comprehensive plan to the council, shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. Notice for public hearings shall be provided as set forth in section 10-7-20 of this title. (Ord. 3091, 3-2-2015)

Budget Impact:

N/A

Regulatory Impact:

If approved, the property development standards will be regulated under the R-6 zoning designation. A duplex is allowed outright within both districts, however the minimum lot size requirement would be reduced from 7,000 sq. ft. to 6,500 sq. ft.

History:

The Twin Falls New School Addition was platted in 1904 and this lot has been vacant for more than 10 years, with no significant history.

Analysis:

The applicant is requesting a zoning district change to allow for the development of a duplex. A duplex is an outright permitted use within the R-4 and R-6 zoning districts. Currently, the subject property requires approximately 450 sq. ft. to meet the R-4 minimum lot size standard for a duplex, this change would reduce the minimum lot size standard by 500 sq. ft. allowing for a duplex to be constructed.

Upon reviewing the comprehensive plan, identifies this area as neighborhood commercial, which suggests a mixture of small commercial that serves the neighborhood as well as mixed residential uses. Changing from R-4 to R-6 would be more compatible with the neighborhood if approved. The change from one residential zone to another would not be as drastic as changing to commercial, which would also be allowed based on the comprehensive plan neighborhood commercial designation. Furthermore, the transition from R-4 (medium density) to CB (Central City Commercial) could be looked at as abrupt, and having the R-6 zoning designation may provide for a smoother transition between development patterns.

This lot is limited in size, and by allowing the proposed change, it does allow the option of building a duplex vs only a single family unit, supporting the goal of providing more housing.

Conclusion:

Per City Code 10-14-6, the Commission may recommend that the amendment be granted as requested, or it may recommend a modification of the amendment requested, or it may recommend that the amendment be denied. The commission shall ensure that any favorable recommendations for amendments are in accordance with a comprehensive plan and established goals and objectives. The City Council will take into consideration the commission's recommendation after hearing public testimony and make a final decision on the request. Should the request be approved, the amendment to the zoning district map shall be made upon the preparation and passage of an ordinance.

Upon conclusion, Staff finds the proposed zoning district change to be compliant with the comprehensive plan by supporting desired land use patterns. The Commission is responsible for making a recommendation to the City Council.

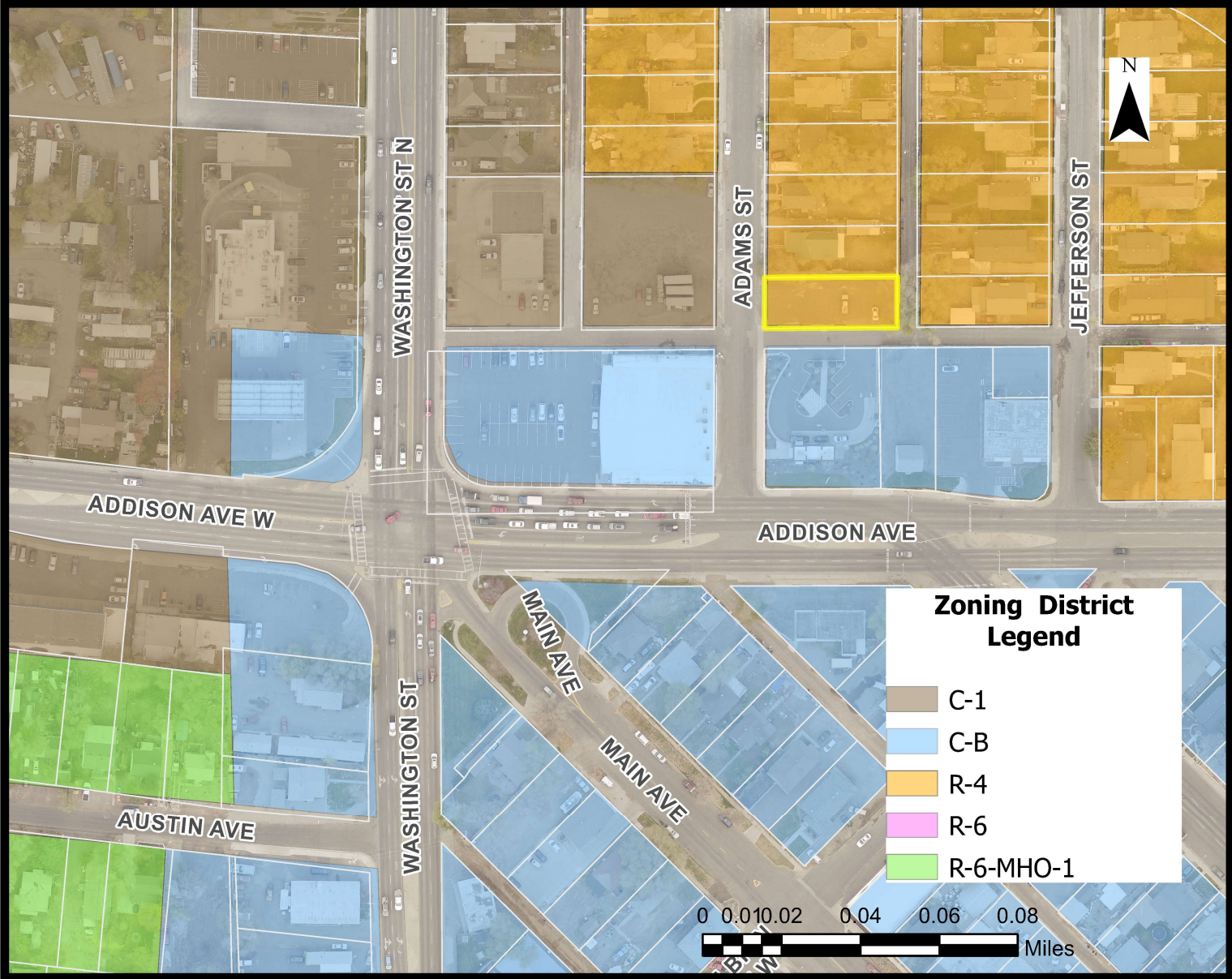
Attachments:

1. PZ25-0024 Vicinity Map
2. PZ25-0024 Zoning & FLU Map
3. PZ25-0044 Applicant Narrative
4. District Comparison

Vicinity Map



ZONING MAP



Zoning

Current Zoning: R-4

Current Land Use Designation:
Neighborhood Commercial

Proposed Land Use Designation: **R-6**

Proposed Land Use: Residential

Surrounding Area

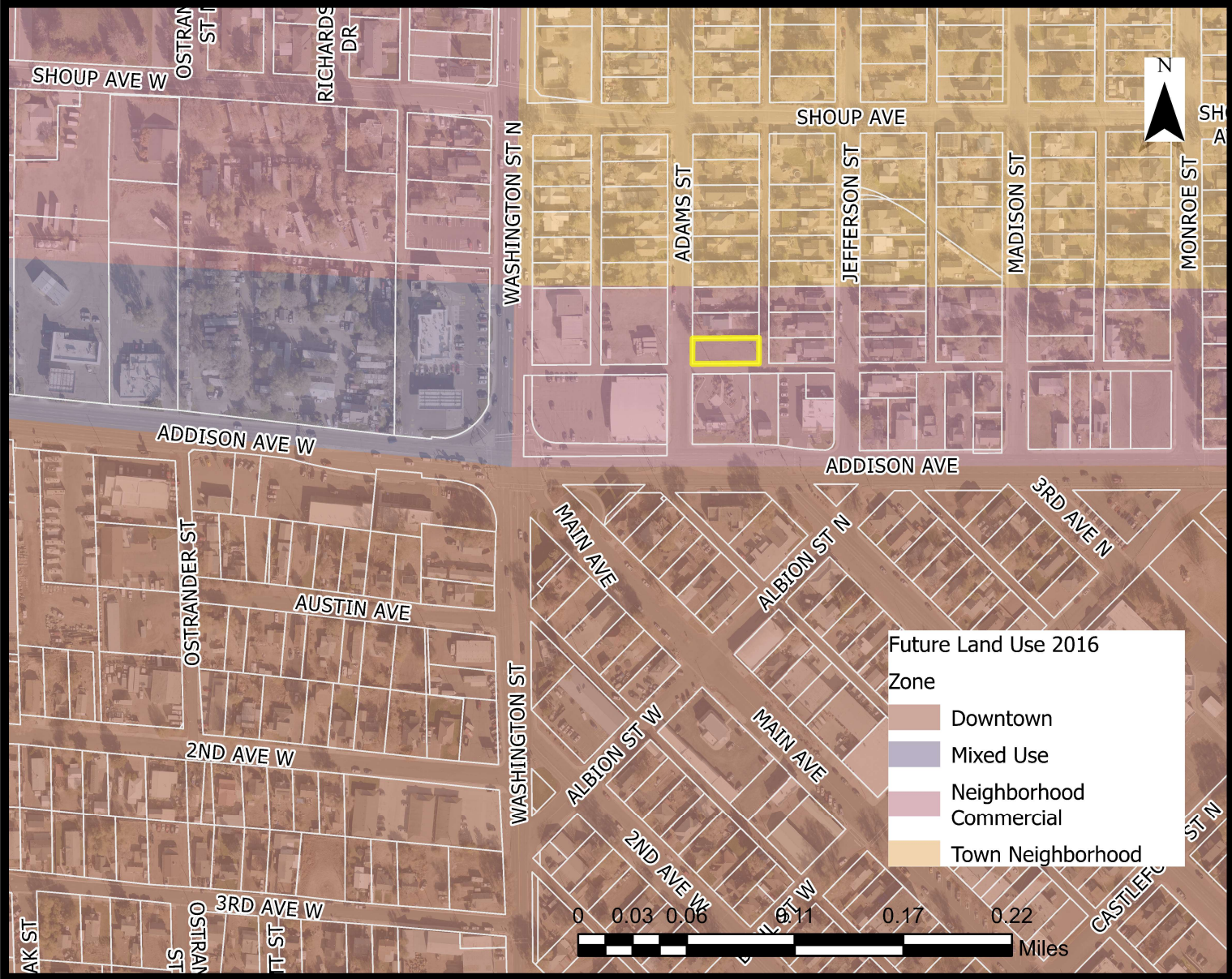
North: Residential

South: Commercial

East: Residential

West: Adams St

FUTURE LAND USE MAP



Regulations

10-1-4, 10-1-5, 10-14-1 thru
10-14-7

FLU Category

Neighborhood Commercial-Provides supporting services and small scale commercial for the surrounding neighborhood and designed to complement the character of the neighborhood

Land Uses: Townhomes, Condominiums, Apartments, Senior/ Student Housing, Small Scale Office and Retail, Civic Facilities



Supplemental Information for Shannon Troop and a Rezone Request

Mr. Shannon Troop is the property owner at 134 Adams St. in Twin Falls, Idaho. This application is a request to rezone the subject property from R-4 to the R-6 zoning district. Mr. Troop is also the owner and operator of the Human Bean coffee shop which is immediately south of the subject property. The reason for the request is to permit future development upon the property as the lot has been vacant and undeveloped.

The request to change the zone designation from R-4 to R-6 is consistent with the Comprehensive Plan which identifies this area as Neighborhood Commercial and abutting to Town Neighborhood. The uses permitted within the R-6 zone will permit Mr. Troop to blend the use intensity upon the lot with his neighboring Human Bean coffee shop operation, which is located immediately south of the subject property. To the north and east are established residential homes and to the west is the Swenson's grocery store and more residential homes. Mr. Troop has contemplated improving the undeveloped lot with either a single family residence or a duplex. In order to be permitted for a duplex, the R-6 zoning designation will be required due to lot size requirements. As both uses are similar to the surrounding uses, no adverse effects are anticipated. There is an alley along the southern boundary and along the eastern boundary of the subject property so sufficient buffering is available. Also, no adverse effects from noise, odor, glare, or vibrations are anticipated with either a single family or duplex residential structure use upon the property.

The purpose of the R-4 District:

This district is intended to promote and preserve medium-density residential development and to provide a residential environment to allow present and future residents to live and play in an area with space for personal privacy, minimum vehicular traffic, and free from encroachment by commercial and industrial activities. Centralized water and sewer facilities are required.

Permitted Residential Uses:

- Dwellings - attached single household dwellings on lots fronting on an arterial or collector street.
- Dwellings - detached single household.
- Dwellings - duplex

Lot Area:

The minimum lot area per

- single household (4,000) square feet,
- duplex household (7,000) square feet

Yard Setback from property line

- Front Yard: (20') feet
- Side Yard: (5') feet
- Rear Yard: (20') feet

Note:

- On a corner lot the required front yard of twenty feet (20') shall be provided on both streets.
- On a corner lot the rear yard setback may be reduced to the side yard setback.

The purpose of the R-6 District:

This district is intended to promote and preserve residential development and to provide a high-density residential environment free from encroachment by major commercial and industrial activities with a proportional increase in amenities as density rises. Centralized water and sewer facilities are required.

Permitted Residential Uses:

- Dwellings - attached single household dwellings on lots fronting on an arterial or collector street.
- Dwellings - detached single household.
- Dwellings – duplex
- Dwellings - multiple households (5 units or more).
- Dwellings - triplex and fourplex.

Lot Area:

- single household (4,000) square feet,
- duplex household (6,500) square feet

Yard Setback from property line:

- Front Yard: (20') feet
- Side Yard: (5') feet
- Rear Yard: (15') feet

Note:

- On a corner lot the required front yard of twenty feet (20') shall be provided on both streets.
- On a corner lot the rear yard setback may be reduced to the side yard setback



Date: Tuesday, April 8, 2025
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit for equipment rental on property located east of 2647 Kimberly Rd (portion of Sunset Business Park). c/o Laughlin Ricks Architecture on behalf of Tate's Rents (PZ25-0027).

Time Estimate:

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

Background:

This is a request from Tate's Rents for a special use permit to operate an equipment rental business on property located at 2647 Kimberly Rd.

Approval Process:

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.

Conditions May Be Attached To:

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

Budget Impact:

N/A

Regulatory Impact:

Per City Code 10-4-8 a special use permit is required for "Equipment Rental". Should this Special Use Permit be granted, the use of equipment rental will be permitted on the site.

History:

This request is for 2.8 (+/-) acres located within Sunset Business Park. This property is east of what was originally the National Forest Service Office, which has since been purchased, repurposed and expanded to include new office spaces along with several new buildings that are generally related to the construction trade business. The applicant is proposing to construct a new building on this vacant property to operate an equipment rental store.

Analysis:

Equipment rental is within the retail trade category of the commercial zoning district and requires approval of a special use permit. This property is located within the C-1: Commercial Highway District and is adjacent to a larger commercial corridor.

Development of a vacant lot will trigger required improvements to the site to meet current city code. This will include items such as gateway arterial landscaping, site landscaping, trash enclosures, hard surfacing etc. These items will be reviewed at the time of the building permit and the site plan provided for this request is for reference only. Amendments to the site plan may be required per city codes and standards.

The narrative states the company will operate during the months of April–October, with hours of operation being 7:00 AM to 5:30 PM on Monday-Friday and 9:00 AM to 3:00 PM on Saturdays. During the "off-season", November-March, operating hours will be 8:00 AM to 5:00PM Monday-Friday and closed on weekends. Customers will visit the site to pick up and return rented equipment throughout the day. The impact of this type of visit should be minimal and similar to other businesses within the area. Kimberly Road is a major arterial that is constructed to handle large amounts of traffic and Staff does not anticipate the operation of such a business will impact the flow or volume of traffic traveling within this area.

While reviewing the application with the community development team, the applicant was sent

comments regarding the location of the trash enclosure, the parking and maneuvering area, purpose of the canopies as well as plans for washing equipment. The revision to the original site plan shows that the trash enclosure has been relocated to a more appropriate location. The canopies will be used to house equipment that needs protection from the weather. The plan has identified the parking and maneuvering path throughout the site and clarified that a wash bay will be used that will contain a grease interceptor for management of any waste materials such as oils and lubricants that could damage the sewer system.

The comprehensive plan identifies this area as commercial, which is characterized by highway-oriented businesses such as large retail stores, hotels, restaurants and other businesses. The land uses recommended are mixes of retail, offices, plazas and parks. The land use proposed is compatible with the comprehensive plan and should blend well with the surrounding area.

Conclusion:

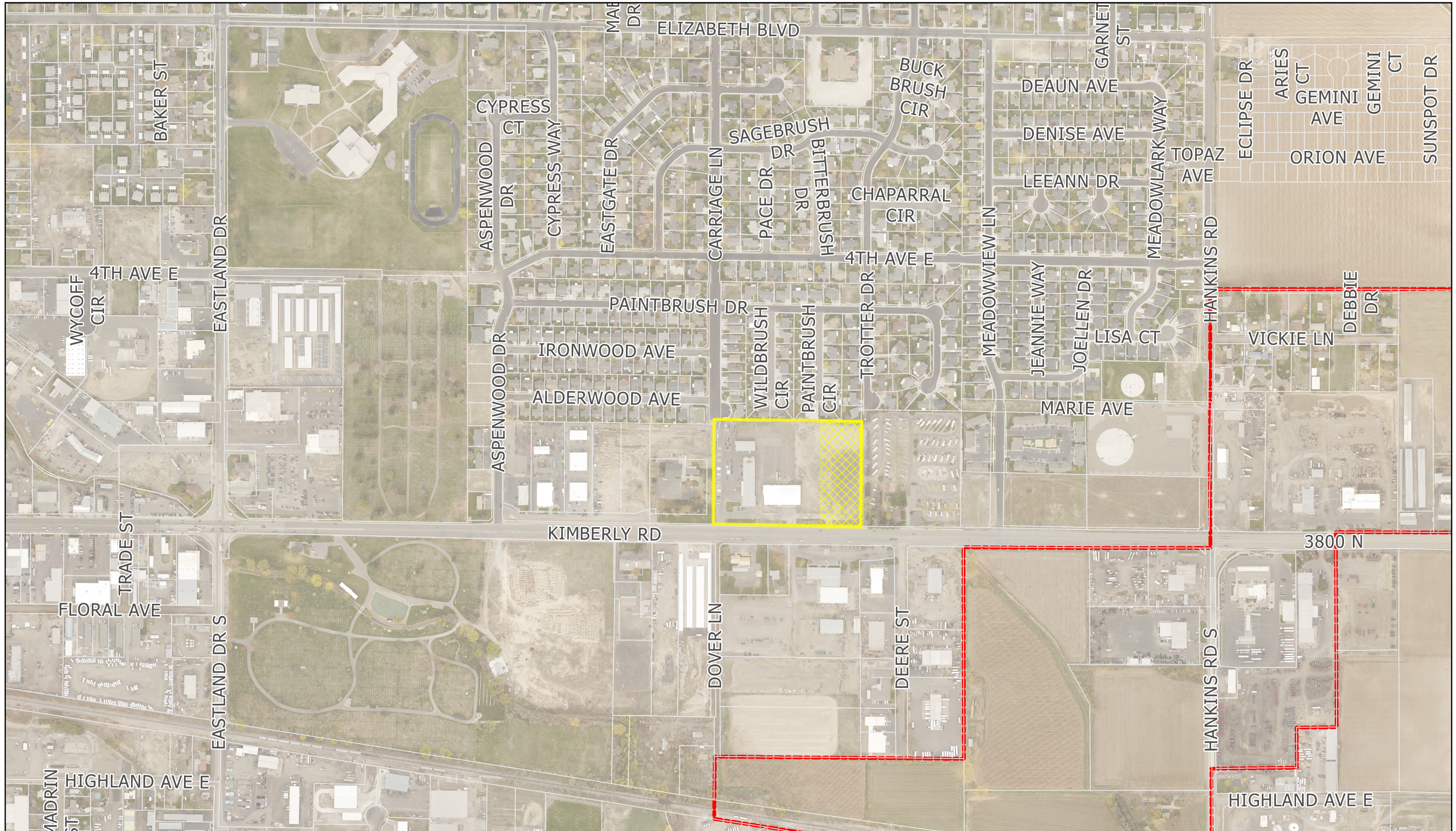
Upon conclusion, this is a land use request and, if approved, does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project. Should the commission approve the request as presented, staff recommends approval be

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 providing a grease interceptor for wash bays.

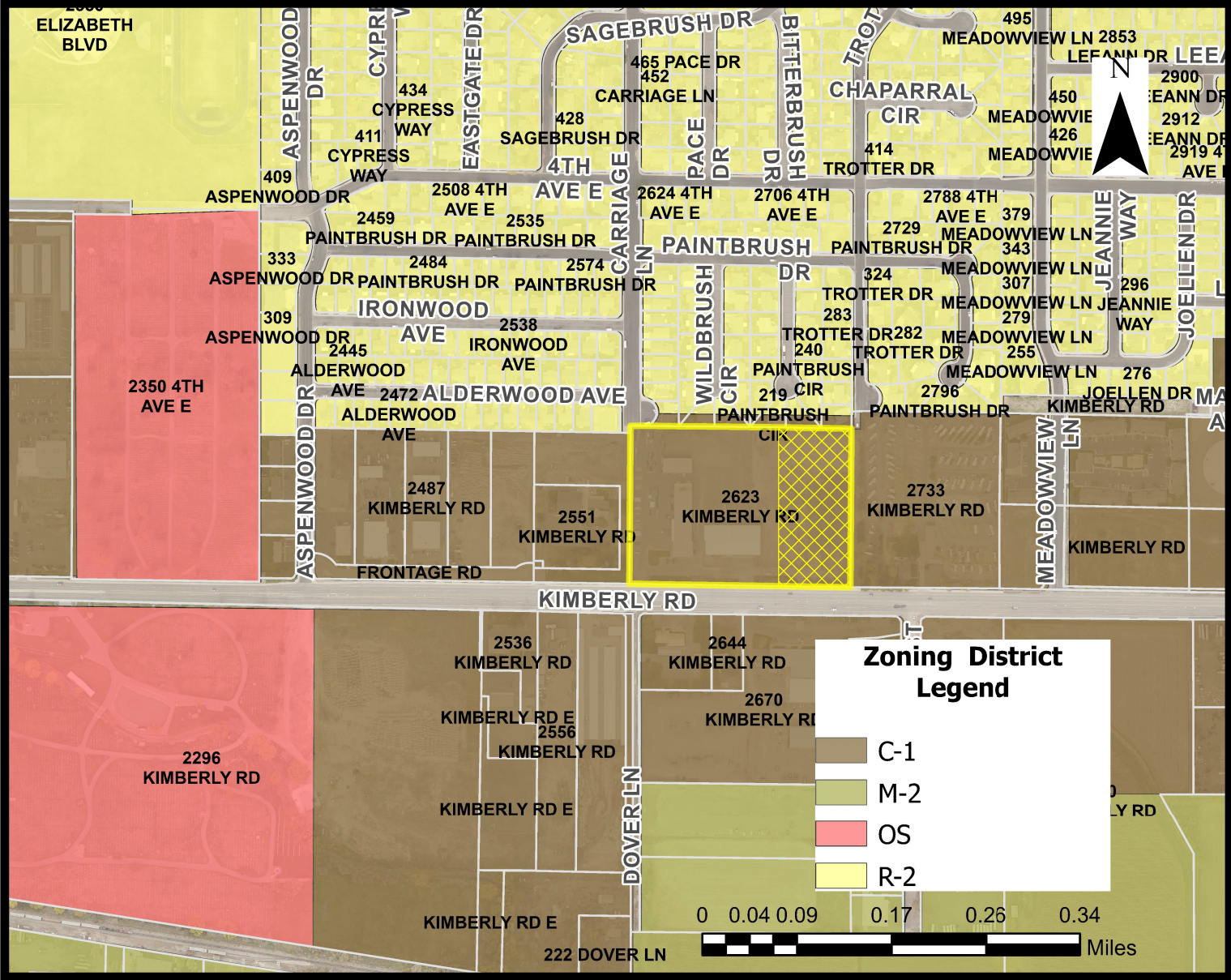
Attachments:

1. PZ25-0027 Vicinity Map
2. PZ25-0027 Zoning & FLU Map
3. PZ25-0027 SUP narrative
4. PZ25-0027 Site Plan

Vicinity Map



ZONING MAP



Zoning

Current Zoning: C-1

Current Land Use Designation: Vacant

Proposed Land Use Designation: N/A

Proposed Land Use: Commercial/
Equipment Rental Store

Surrounding Area

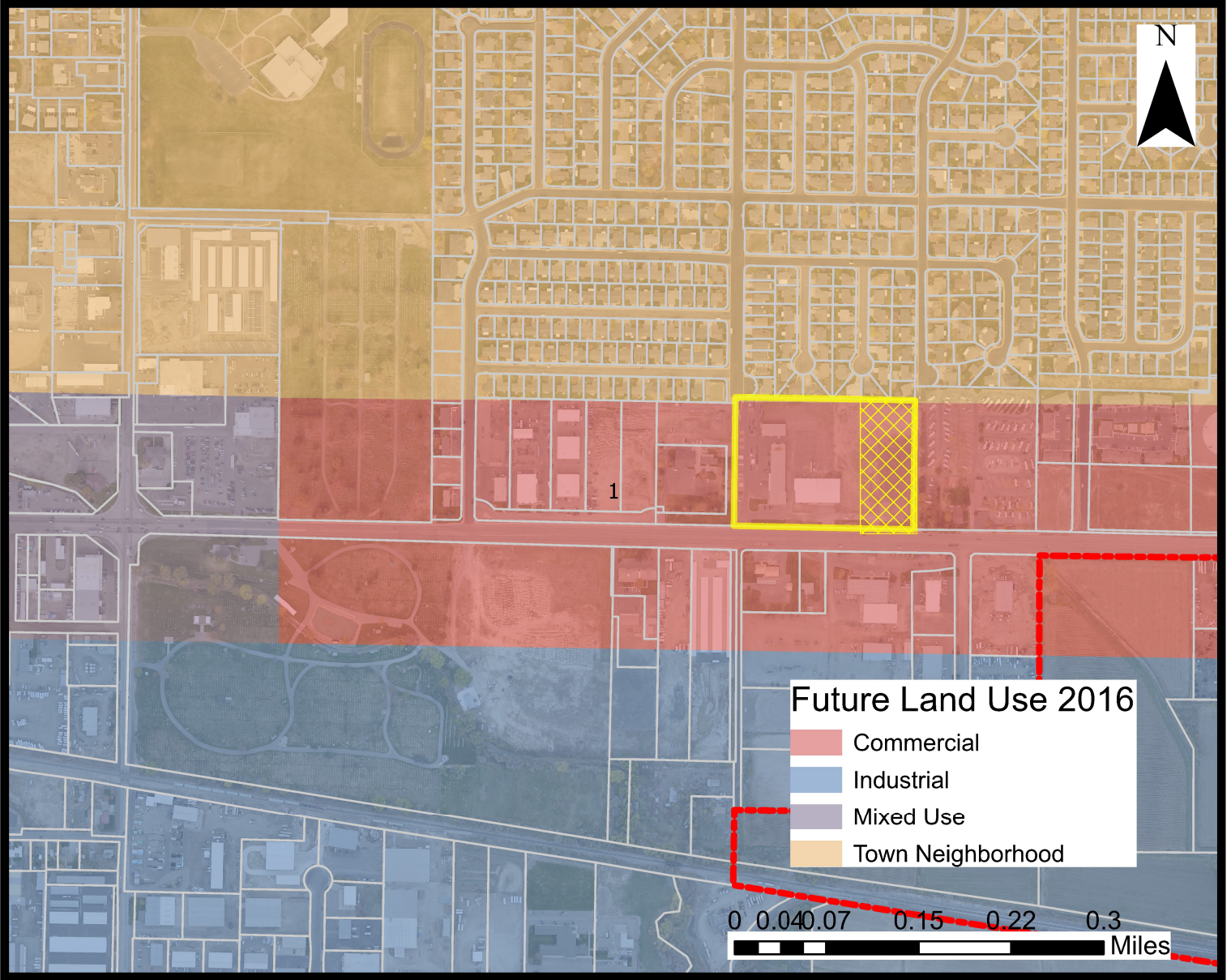
North: Residential

South: Kimberly Rd

East: Commercial

West: Commercial/Oregon Trail Camp Site

FUTURE LAND USE MAP



Regulations

10-1-4, 10-1-5, 10-4-8,
10-11-1 thru 10-11-9

FLU Category

Commercial: Highway Oriented Large Scale Retail Stores, Hotels, Restaurant and other retail.

Land Use Types: Retail, Office, Restaurants, Hotels, Plazas and Parks

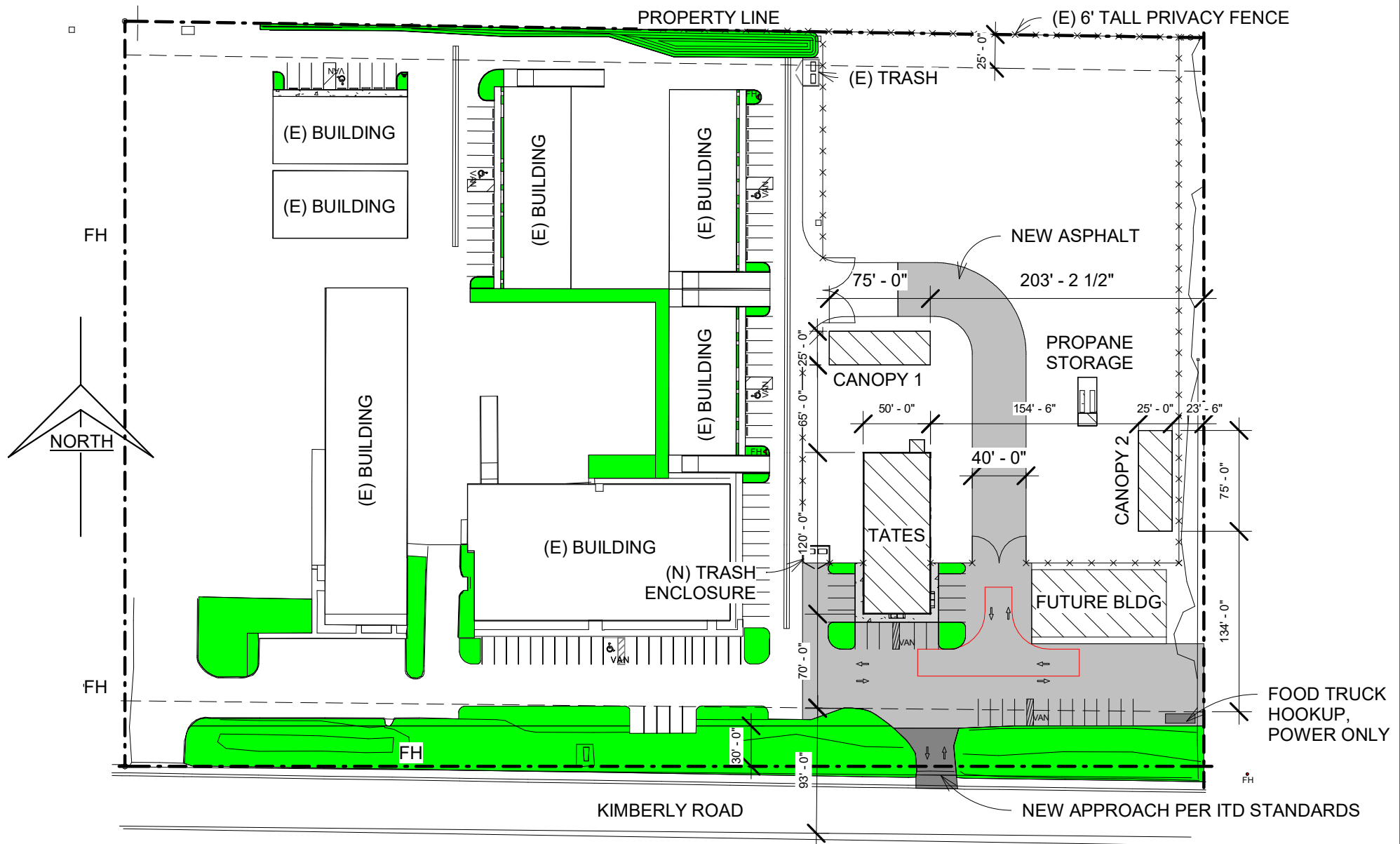


134 3rd Ave E
Twin Falls, ID 83301
208.736.8050

SPECIAL USE PERMIT NARRATIVE
February 24, 2025

PROJECT: Tates Rentals

- 1)
 - a) City code requires a special use permit for equipment rentals
 - b)
 - i. The tenant operation hours will be April - October open M-F from 7am – 5:30pm | Saturday open 9-3pm | Sunday Closed
Nov-March open M-F 8am-5pm | Sat and Sun Closed
 - ii. Traffic will occur throughout the day as renters come to the site to pick up rented equipment and return the equipment when finished. It is anticipated that the pick up and delivery will be spread out through the day.
 - iii. It is anticipated that the tenant will employ 8-12 employees.
 - c)
 - i. During construction there will be minor effects from noise, glare, odor, fumes and vibration. After construction there will be minimal effect of noise to the adjoining property. There will be short term noise from construction related activities (6:30 a.m. to approximately 6:30 p.m.). Long term noise will be from vehicles coming to and from the site.
 - ii. There may be some glare from the new windows and metal siding. It is not anticipated that the design will produce glare more than any other facilities in the vicinity.
 - iii, iv. There will be some odor/fumes from the employees and renters coming to and from the site. Emissions from the building will be minimal due to the efficiency of the heating and cooling equipment. Emissions from vehicle traffic will be similar to the adjoining businesses in the vicinity and should not impact the surrounding area.
 - v. The C1 zone, This district is intended to provide for commercial activities of various sizes from large malls to small shops, fast food restaurants and tourist accommodations. This district is designed for application on major streets or portions thereof. There are various commercial businesses in the vicinity that are similar in size and scope.



① Overall SUP Site
1" = 100'-0"

Laughlin Ricks Architecture
architecture/planning

134 3RD Ave. E. * Twin Falls, Idaho 83301
Phone: (208) 736-8050

Sunset Business Park,
Tates Rents 208-338-5861

SUP OVERALL SITE PLAN

Drawn by NM

Checked by

RCR

SUP 1.0

Scale 1" = 100'-0"

C-1 ZONE

KIMBERLY RD
TWIN FALLS, ID 83301

SETBACKS

FRONT YARD: 93' FROM CENTER OF ROAD
BACK YARD: 25'
SIDE YARD: NO SETBACK

LANDSCAPE REQUIREMENT:

1 TREE PER 500 SF
1 BUSH PER 100 SF
50% OF THE REQUIRED TREES SHALL BE
EVERGREENS. ALL TREES
SHALL HAVE A HEIGHT OF AT LEAST FOUR
FEET (4') WHEN PLANTED.
50% OF THE REQUIRED BUSHES SHALL BE
EVERGREENS.

KIMBERLY RD LANDSCAPE REQUIREMENTS:

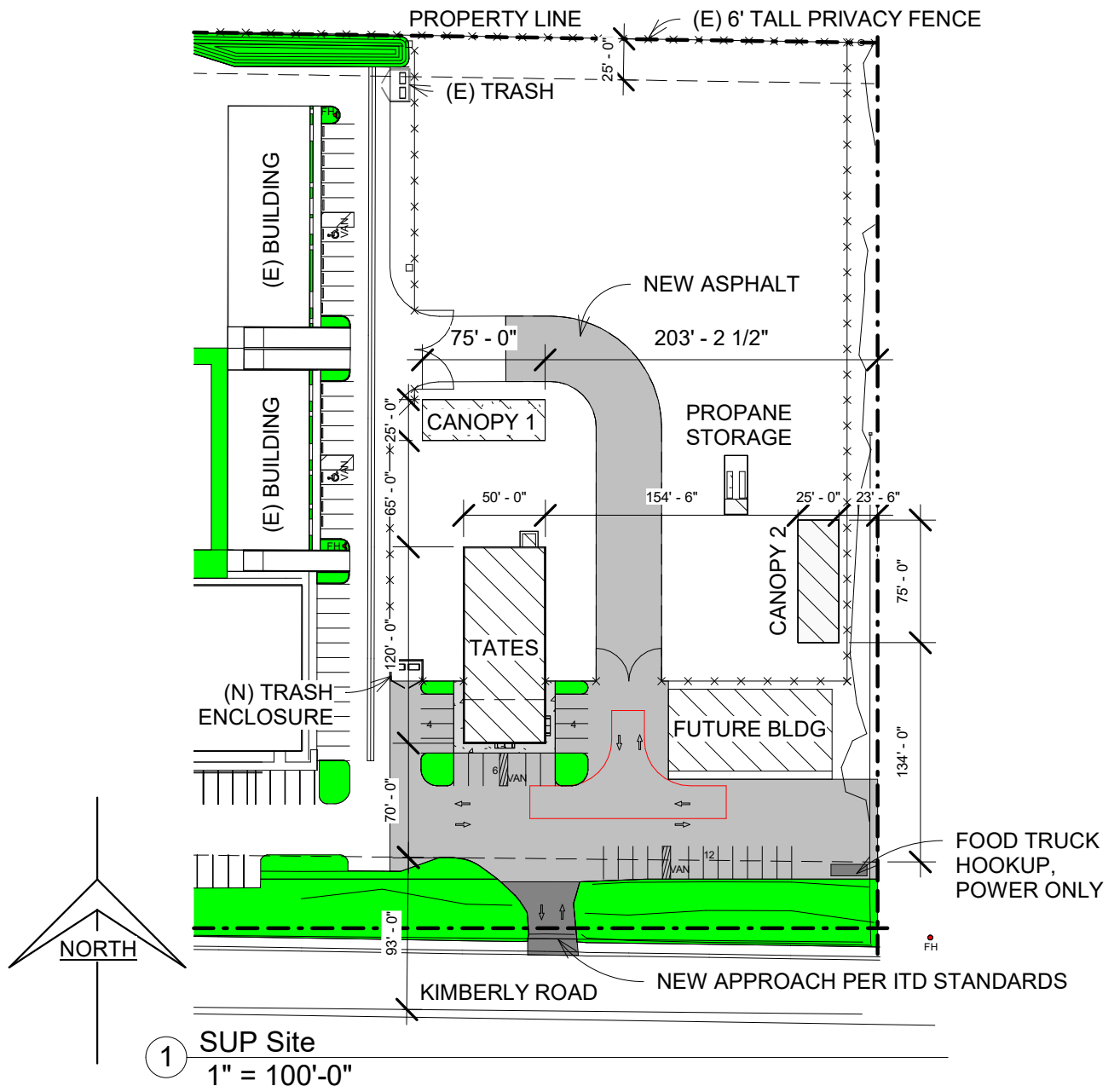
24,358 SF LANDSCAPE PROVIDED
49 TREES REQUIRED
243 BUSHES REQUIRED

ON SITE LANDSCAPING REQUIRED:

442,308 X 0.03 = 13,269 SF REQUIRED
16,436 SF PROVIDED
26 TREES REQUIRED
133 BUSHES REQUIRED

TATES PARKING REQUIREMENT

OFFICE: $1,364/250=6$ REQUIRED SPACES
WAREHOUSE: $4,636/1000 = 5$
11 PARKING SPACES REQUIRED
26 PARKING SPACES PROVIDED
2 ADA SPACES PROVIDED



1 SUP Site
1" = 100'-0"

Laughlin Ricks Architecture
—architecture/planning—

134 3RD Ave. E. * Twin Falls, Idaho 83301
Phone: (208) 736-8050

Sunset Business Park,
Tates Rents 208-338-5861

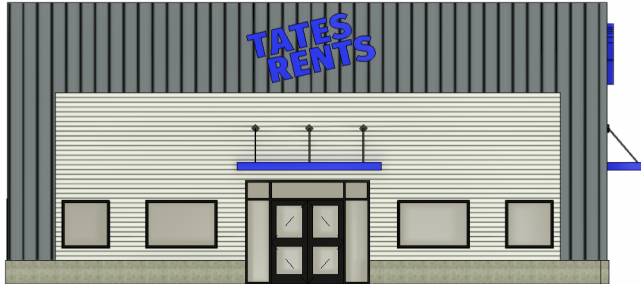
SUP SITE PLAN

Drawn by NM

Checked by RCR

SUP 1.1

Scale 1" = 100'-0"



① SOUTH
1/16" = 1'-0"



② NORTH
1/16" = 1'-0"

Laughlin Ricks Architecture
—architecture/planning—

134 3RD Ave. E. * Twin Falls, Idaho 83301
Phone: (208) 736-8050

Sunset Business Park,
Tates Rents 208-338-5861

SUP EXT ELEVATIONS

SUP 3.0

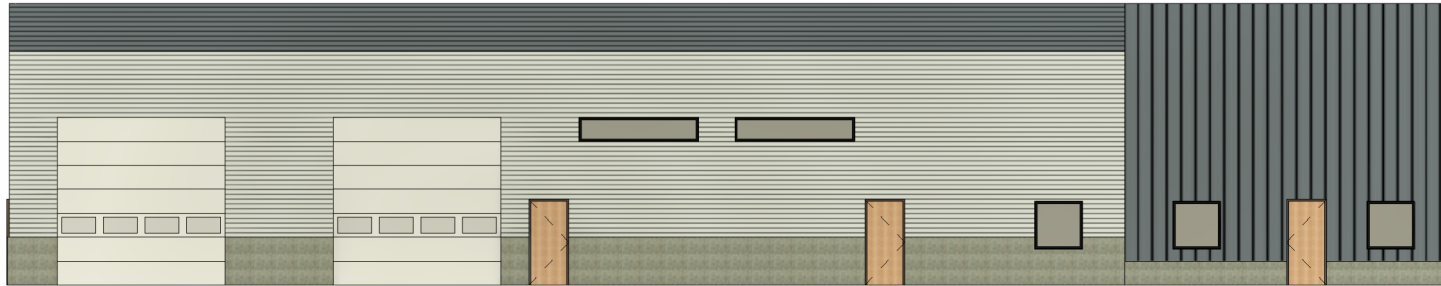
Drawn by NM

Checked by RCR

Scale 1/16" = 1'-0"



① EAST
1/16" = 1'-0"



② WEST
1/16" = 1'-0"

Laughlin Ricks Architecture
—architecture/planning—

134 3RD Ave. E. * Twin Falls, Idaho 83301
Phone: (208) 736-8050

Sunset Business Park,
Tates Rents 208-338-5861

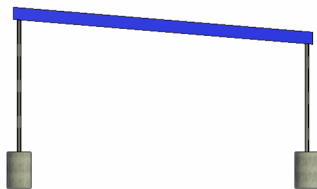
SUP EXT ELEVATIONS

SUP 3.1

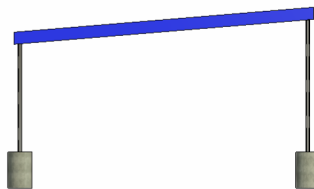
Drawn by NM

Checked by RCR

Scale 1/16" = 1'-0"

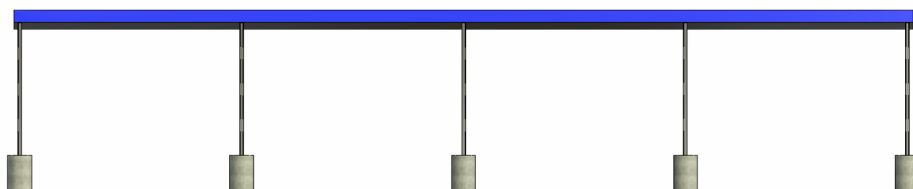


① CANOPY 1 N
1/16" = 1'-0"

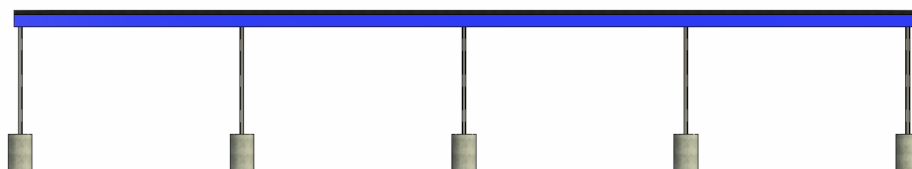


② CANOPY 1 S
1/16" = 1'-0"

SIMILAR FOR CANOPY
2 ELEVATIONS



③ CANOPY 1 E
1/16" = 1'-0"



④ CANOPY 1 W
1/16" = 1'-0"

Laughlin Ricks Architecture
architecture/planning
134 3RD Ave. E. * Twin Falls, Idaho 83301
Phone: (208) 736-8050

Sunset Business Park,
Tates Rents 208-338-5861

SUP CANOPY ELEVATIONS

SUP 3.2

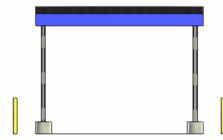
Drawn by NM

Checked by RCR

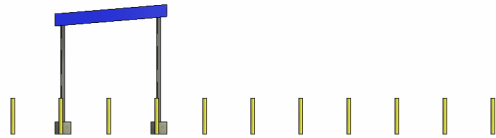
Scale 1/16" = 1'-0"



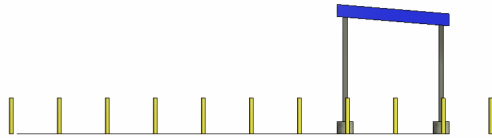
① PROPANE N
1/16" = 1'-0"



② PROPANE S
1/16" = 1'-0"



③ PROPANE E
1/16" = 1'-0"



④ PROPANE W
1/16" = 1'-0"

Laughlin Ricks Architecture
architecture/planning

134 3RD Ave. E. * Twin Falls, Idaho 83301
Phone: (208) 736-8050

Sunset Business Park,
Tates Rents 208-338-5861

SUP PROPANE CANOPY ELEVATIONS

SUP 3.3

Drawn by NM

Checked by RCR

Scale 1/16" = 1'-0"