Twin Falls City Council
Agenda

Monday, April 7, 2025, 4:30 PM

*****Special Meeting*****
Council Chambers
203 Main Avenue East, Twin Falls, Idaho

Members: Mayor Ruth Pierce, Vice Mayor Jason Brown, Council Members Craig Hawkins, Spencer Cutler, Christopher Reid, Grayson Stone, Cherie Vollmer

1) Call Meeting to Order/Confirmation of Quorum

2) Executive Session

   a) **ACTION ITEM:** Request to adjourn to Executive Session pursuant to Idaho Code § 74-206(1)(c) To acquire an interest in real property not owned by a public agency; (f) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement.

3) Pledge of Allegiance

4) Proclamations

   a) **PRESENTATION:** Month of the Military Child

5) Consent Calendar

   a) **ACTION ITEM:** Request to approve City Council 2025 March 31, Minutes.
   By: Amy Luna, Deputy City Clerk

   b) **ACTION ITEM:** Request to approve Accounts Payable for March 27 through April 02, 2025.
   By: Amy Luna, Deputy City Clerk

   c) **ACTION ITEM:** Request to approve Finding of Facts and Conclusions of Law for the following: PZ24-0030 Final Plat for Clubhouse 12 at the Preserve.
   By: William Klaver, Senior Planner

6) Items of Consideration

   a) **PRESENTATION:** Presentation to recognize Twin Falls Fire Department's newest Firefighters, Ashley Palmer, Daniel Hamilton, and Porter Larna for their completion of TFFD's Fire Recruit Academy, take their firefighter oath, and the pinning of their badges.

   By: Mitchell Brooks, Fire Chief

   b) **ACTION ITEM:** Request to approve resolution 2025-004 declaring equipment number 9620 surplus and authorize the sale to the City of Gooding in the amount of $30,000.

   By: Doug Gonzales, Wastewater Superintendent

7) General Public Input

8) Advisory Board Report/Announcements

9) 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 in the 1100-2400 Blocks of Sunway Drive N (aka 2700 East). c/o EHM Engineers Inc on behalf of South Canyon Farms, LLC (PZ25-0003).

   By: Jonathan Spendlove, Planning & Zoning Director

10) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Josh Palmer (208) 735-7312 at least two working days before the meeting. Si Desae Esta information in Español, Por favor llama a Josh Palmer al telephone (208) 735-7312.

Public Input Procedures

1. Individuals wishing to provide public input regarding matters relevant to the City of Twin falls shall:
   - **a.** Wait to be recognized by the Mayor or Chairman.
   - **b.** Approach the microphone/podium.
   - **c.** State their name, and whether they are a resident or property owner of the City of Twin Falls and proceed with their input.

2. All public input will be limited to two (2) minutes. Individuals are not permitted to give their time to other speakers.

3. All presenters shall remain respectful.

Public input will not be about any of the items that were on this agenda, personnel, or a personnel-related issue. All issues involving City personnel should be directly communicated with the mayor and/or the City Manager.

Anyone failing to follow these rules will be provided with one (1) warning. Should the speaker continue to disregard these rules after the warning, will have the microphone muted and they will be asked to return to their seats.

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chairman 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 Chairman, 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 Chairman 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 Chairman. 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 to Public Testimony.

9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chairman, 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 Chairman may limit the time permitted for the answer.

10. The Mayor or Chairman 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

Proclamation

Whereas, April is the **Month of the Military Child**, an opportunity to recognize military children for their resilient spirits, personal sacrifices, strong character and courage; and

Whereas, military children are part of the strength of our nation as they support and encourage their service members with a fierce patriotic spirit; and

Whereas, these children are a source of pride for the great State of Idaho and to us all, and it is only fitting that we take time to recognize their contributions; and

Whereas, military children continue to make significant contributions to family, community, and their nation as they endure prolonged and repeated absences of one or both parents; and

Whereas, a month-long salute will recognize that military children serve too and citizens of Idaho will be afforded the opportunity to don the color purple every Friday of April in support of these children;

Now Therefore, I,_____, Mayor of_____ do hereby proclaim April 2025 to be

Month of the Military Child

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Great Seal of the city of_____on this _____day of April in the year of our Lord, two thousand and twenty-five.

Signed –_____ Mayor

Signed -_____ City Clerk

Twin Falls City Council
Minutes

Monday, March 31, 2025, 5:00 PM

Council Chambers
203 Main Avenue East, Twin Falls, Idaho

1) Call Meeting to Order/Confirmation of Quorum

Present: Mayor Ruth Pierce, Vice Mayor Jason Brown, Council Members Craig Hawkins, Christopher Reid, Spencer Cutler, Cherie Vollmer & Grayson Stone.

Absent:

Staff Present: City Manager Travis Rothweiler, Deputy City Managers Mitch Humble & Gretchen Scott, City Attorney Bruce Castleton, Deputy City Clerk Amy Luna, Administrative Assistant Rachael Long, Fire Chief Mitchell Brooks, Parks and Recreation Director Wendy Davis, Planning and Zoning Director Jonathan Spendlove, Police Chief Craig Kingsbury, Public Information Coordinator Joshua Palmer

Mayor Pierce called the meeting to order at 5:00 PM. A quorum was present.

2) Pledge of Allegiance

Mayor Pierce invited all present, who wished, to recite the Pledge of Allegiance to the Flag.

3) Consent Calendar

MOTION: Council Member Reid moved to approve the Consent Calendar as presented. **Council Member Hawkins** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

a) Request to approve City Council 2025 March 17, Minutes.
b) Request to approve City Council March 19, 2025, Special Meeting Minutes.
c) Request to approve Accounts Payable for March 13-26, 2025.
d) Request to approve March 26, 2025, Travel Requests.
e) Request City Council to approve the Special Event Permit for the organizers of Engagein Education.
f) Request City Council to approve the Special Event Permit for the organizers of the Rotary District 5400 Celebration.
g) Request City Council to approve the Special Event Permit for the organizers of the Living Nativity.
h) Request City Council to approve the Special Event Permit for the organizers of the Rotary's 14th Annual Ice Cream Funday.
i) Request City Council approve the Special Event Permit for the organizers ofthe "Strengthening Families to Prevent Child Abuse" event.
j) Request City Council approve the Special Event Permit for the organizers of the Walk A Mile in Her Shoes event.
k) Request City Council to approve the Special Event Permit for the organizers ofthe Wednesdays at Webb Farmer's Market.
l) Request City Council to approve the Special Event Permit for the organizers of the 4th of July fireworks display.
m) Request for approval of a Final Plat for Clubhouse 12 at the Preserve consisting of 16 lotson 8.26 (+/-) acres on property located at the northeast corner of Cheney Drive East and Clear Springs Loop c/o Jennifer Zung on behalf of Mark Kelly. (PZ25-0030).

4) Items of Consideration

a) Request to confirm the City Manager's appointment of Mitchell Brooks II to the position of Fire Chief for the City of Twin Falls. Upon confirmation, Mayor Pierce will issue the Oath of Office.

City Manager Rothweiler requested to confirm the City Manager's appointment of Mitchell Brooks II to the position of Fire Chief for the City of Twin Falls. Upon confirmation, Mayor Pierce will issue the Oath of Office.

Discussion ensued on the following:
Council Member Stone: Spoke in favor of this appointment.

MOTION: Council Member Stone moved to approve the request to confirm the City Manager's appointment of Mitchell Brooks II to the position of Fire Chief for the City of Twin Falls**. Vice Mayor Brown** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

Mayor Pierce issued the Oath of Office to Fire Chief Brooks.

b) To confirm the appointment of Rui Gomes, and reappointment of Todd Rambur and Kelly Herrgesell, to the Planning and Zoning Commission.
Planning and Zoning Director Spendlove requests to confirm the appointment of Rui Gomes, and the reappointment of Todd Rambur and Kelly Herrgesell, to the Planning and Zoning Commission.

Discussion ensued on the following:

MOTION: Council Member Vollmer moved to approve the request to confirm the appointment of Rui Gomes, and the reappointment of Todd Rambur and Kelly Herrgesell, to the Planning and Zoning Commission**. Vice Mayor Brown** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

c) Consider a Request to Confirm the Mayor's appointment of Steve Hayes and reappointment of Deb Van Engelen to serve on the Parks and Recreation Commission.
Parks and Recreation Director Davis requested to confirm the Mayor's appointment of Steve Hayes and reappoint Deb Van Engelen to serve on the Parks and Recreation Commission.

Discussion ensued on the following:
Council Member Vollmer: spoke in favor of these appointments.

MOTION: Council Member Vollmer moved to approve the request to confirm the Mayor's appointment of Steve Hayes and reappointing Deb Van Engelen to serve on the Parks and Recreation Commission**. Vice Mayor Brown** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

d) Recognize Kirk Melton for his service on the Parks and Recreation Commission
Parks and Recreation Director Davis recognizes Kirk Melton for his service on the Parks and Recreation Commission.

Mayor Pierce thanked Mr. Melton for his service.

e) Request the City Council to approve the Special Event Permit for the organizers of the CirqueItalia Circus event.
****This is being entered as an action item under Items of Consideration due to the event organizer requesting to attend the meeting via Microsoft Teams.****
Sergeant Coronado requested the City Council to approve the Special Event Permit for the organizers of the Cirque Italia Circus event.

Discussion ensued on the following:
Council Member Stone: Is this the same group that put on the Halloween event? Can you give additional information on this event?
Council Member Reid: Spoke in favor of this event

MOTION: Council Member Reid moved to approve the request to approve the Special Event Permit for the organizers of the Cirque Italia Circus event**. Vice Mayor Brown** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

f) Consideration of Resolution R-2025-002 creating a policy to allow for an invocation to be

delivered at the beginning of Twin Falls City Council meeting.

City Manager Rothweiler requested consideration of ***Resolution R-2025-002*** creating a policy to allow for an invocation to be delivered at the beginning of the Twin Falls City Council meeting.

Discussion ensued on the following:
One citizen email was received against this request.
Vice Mayor Brown: Wants to make sure that we are not opening the door for this to become a place of solicitation. Who will control the list going forward? Should the situation arise, would the council have the right to stop the meeting if it were to get out of hand?
Council Member Cutler: Spoke about what this could be and is not in favor of the resolution. **Council Member Vollmer:** Spoke about the consequences of this resolution. Would you recommend a moment of silence or a city employee make a comment to open the meeting. **Council Member Hawkins:** Spoke in favor of the prayer at the beginning of the meeting but that it could be abused.
Council Member Stone: Are elected to be stewards of the four doors in the room and this could open a pandora box that could be abused.
Council Member Reid: Spoke in favor of this and acknowledges that this could be abused but should be embraced.
Council Member Stone: Asked if we are currently doing this with the Pledge of Allegiance.
Mayor Pierce: Spoke in favor of giving this a shot.
Vice Mayor Brown: Spoke that if we need to take a step back at some point that we can have Confidence in the staff to navigate through this.
Council Member Vollmer: Should this pass, and we want to make changes down the road, what is the process?
Council Member Reid: Could a citizen use the Public Input section of the council meeting?

MOTION: Council Member Reid moved to approve the request to approve ***Resolution R- 2025-002*** creating a policy to allow for an invocation to be delivered at the beginning of the Twin Falls City Council meeting. **Council Member Hawkins** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 4 to 3.

g) Request to use Water enterprise funds in the amount of $3.5 million for the construction of City of Twin Falls South Well #5.

City Manager Rothweiler requested to use water enterprise funds in the amount of $3.5 million for the construction of City of Twin Falls South Well #5.

Discussion ensued on the following: None

MOTION: Council Member Reid moved to approve the request to use water enterprise funds in the amount of $3.5 million for the construction of City of Twin Falls South Well #5. **Council Member Stone** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

h) A request to use up to $6 million in sewer reserves to fund the City's share of the expansion of the Northeast Sewer Line in Pole Line Road, from the corner at Eastland to Blue Lakes Boulevard.

City Manager Rothweiler requested to use up to $6 million in sewer reserves to fund the City's share of the expansion of the Northeast Sewer Line in Pole Line Road, from the corner at Eastland to Blue Lakes Boulevard.

Discussion ensued on the following: None

MOTION: Vice Mayor Brown moved to approve the request to use up to $6 million in sewer reserves to fund the City's share of the expansion of the Northeast Sewer Line in Pole Line Road, from the corner at Eastland to Blue Lakes Boulevard**. Council Member Stone** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

5) General Public Input

Citizen John Jacobson would like to invite the community to participate in the Hands-off Protest On Saturday, April 5, 2025, in City Park.

6) Advisory Board Report/Announcements

Mayor Pierce called for a short break at 6:20 pm and the council reconvened at 6:30 pm.

7) Public Hearings

a) Request for a Zoning Title Amendment to repeal and replace Title 10. Items to include regulations pertaining to Chapter 2, Zoning Districts. (PZ24-0130)

Planning & Zoning Director Spendlove & Senior City Planner Klaver requested a Zoning Title Amendment to repeal and replace Title 10. Items to include regulations pertaining to Chapter 2, Zoning Districts. (PZ24-0130)

Discussion ensued on the following:
Council Member Stone: Asked for clarification on the Central City option.
Vice Mayor Brown: Asked for additional clarification on the proposed zones. It looks like we are trying to streamline these.
Mayor Pierce: Which areas are in the city limits?
Council Member Stone: Asked what the height is of the 160 building.
City Manager Rothweiler: The height of the 160 buildings is 85 feet.
Council Member Hawkins: Would like to see the commercial height higher than the current 50 feet.
Vice Mayor Brown: How many have asked to push the 50 feet? Not interested in upping that at this time.
Council Member Stone: Gave some clarification on the C1 multifamily zones
Vice Mayor Brown: What would 55 feet look like? Would it hamper very much to stay at 50 feet?
Council Member Cutler: Asked for clarification on the CSI heights and setbacks?

Public Hearing Opened: 7:07 pm.
Public Hearing Closed: 7:08 pm.

MOTION: Vice Mayor Brown moved to support the request for a Zoning Title Amendment to repeal and replace Title 10. Items to include regulations pertaining to Chapter 2, Zoning Districts. (PZ24-0130) **Council Member Hawkins** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

b) Request for a Zoning Title Amendment to repeal and replace Title 10, focusing on Chapter 6 "Landscaping Regulations". (PZ24-0134)

Planning & Zoning Director Spendlove and City Planner Klaver requested a Zoning Title Amendment to repeal and replace Title 10, focusing on Chapter 6 "Landscaping Regulations". (PZ24-0134)

Discussion ensued on the following:
Mayor Pierce: Asked if the city even has a tree committee any longer.
Council Member Cutler: Which districts allow duplexes and triplexes?
Vice Mayor Brown: What would the alternative be?
Mayor Pierce: Is this because we don't have the follow-up portion?
Council Member Cutler: Are there many residential areas that have a need for this?
Mayor Pierce: What is the feedback that you are getting from the developers?
Council Member Stone: Is there a reason that they chose a certain one to be excluded? **Council Member Vollmer:** Verified that we are a Tree City USA and are there requirements to remain?
Deputy City Manager: Gave clarification on the Tree City requirements.
Council Member Vollmer: Has artificial turf been talked about?
Vice Mayor Brown: Maybe we need to have more conversations with the community on the ground cover.
Council Member Hawkins: Commented that this is alot to think about.
Council Member Cutler: Would be in favor of increasing the width to 25' in parking areas.
Council Member Stone: Will you be having a meeting with the development community before this is approved?
Council Member Vollmer: Is there some kind of assistance with this? Financially?

Public Hearing Opened: 7:58 pm.

Citizen Gerald Martin: gave some insight from the development committee and would like to work more with staff before going forward.
Citizen Fran Florence: would like the council to expand the area around the presidential streets and the tree streets
Public Hearing Closed: 8:07 pm.

Discussion ensued on the following:
Mayor Pierce: Asked for additional directions from the council on how to proceed.
Council Member Vollmer: Spoke in favor of the development community participating in this. Addressed the certificate of occupancy issue.
City Manager Rothweiler: Gave some direction.
Vice Mayor Brown: Agreed with the directions that City Manager Rothweiler gave.
Council Member Reid: Spoke in favor of what has been presented and voiced some hesitations.
Mayor Pierce: would like to see the development conversation happen sooner rather than later.

MOTION: Council Member Stone moved to support the request for a Zoning Title Amendment to repeal and replace Title 10, focusing on Chapter 6 "Landscaping Regulations". (PZ24-0134).
Council Member Reid seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

8) Executive Session

a) Request to adjourn to Executive Session pursuant to Idaho Code § 74-206(1)(c) To acquire an interest in real property not owned by a public agency.
Executive Session will be moved to next week.

9) Adjournment
The meeting adjourned at 08:16 PM

_____
Amy Luna, Deputy City Clerk

**If you wish to have a full accounting of this meeting, please listen to the recording that is located on our website. ** Tfid.org

BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:	)	
	)	
Final Plat Application,	)	FINDINGS OF FACT,
	)	
Clubhouse 12 at the Preserve	)	CONCLUSIONS OF LAW,
Applicant(s)	)	
	)	AND DECISION

This matter having come before the City Council of the City of Twin Falls, Idaho on March 31, 2025, for consideration of the final plat of the Clubhouse 12 at the Preserve, approximately 8.26 (+/-) acres located at the northeast corner of Cheney Drive East and Clear Springs Loop, and the City Council having heard testimony from interested parties, having received written Findings from the Planning and Zoning Commission and being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has requested approval of the final plat of the Clubhouse 12 at the Preserve, approximately 8.26 (+/-) acres located at the northeast corner of Cheney Drive East and Clear Springs Loop.

2. The property in question is zoned R-2 PUD pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Town Neighborhood in the duly adopted Comprehensive Plan of the City of Twin Falls.

3. The existing neighboring land uses in the immediate area of this property are: to the north, Residential; to the south, Residential; to the east, Residential; to the west, Residential.

4. The City Engineering Office has reviewed the final plat and has approved the proposed street accesses and public utility extensions, subject to availability of such services at the time of development. The developer will pay all costs of public improvements, including but not limited to streets, curb gutter and sidewalks,

sewer, water and pressurized irrigation systems. The proposed development includes dedication of additional right-of-way in compliance with the Master Street Plan.

Based on the foregoing Findings of Fact and the regulations and standards set forth below, the City Council hereby makes the following

CONCLUSIONS OF LAW

1. The final plat of the Clubhouse 12 at the Preserve, approximately 8.26 (+/-) acres located at the northeast corner of Cheney Drive East and Clear Springs Loop is in conformance with the objectives of the zoning ordinance and the policy for developments in Twin Falls City Code §10-1-4. Specifically, the land can be used safely for building purposes without danger to health or peril from fire, flood or other menace, proper provision has been made for drainage, water sewerage and capital improvements including schools, parks, recreation facilities, transportation facilities and improvements, all existing and proposed public improvements conform to the Comprehensive Plan.

2. The final plat is in conformance with the Comprehensive Plan as required by Twin Falls City Code §10-12-2.3(H)(2)(a).

3. Public services are currently available to accommodate the proposed development, as required by Twin Falls City Code §10-12-2.3(H) (2) (b). Public services may not be available at the time of development, depending upon the speed of development of this and other subdivisions and the ability of the City to obtain additional water and/or sewer capacity.

4. The development of streets, sewer, water, irrigation, dedication of park land and other public improvements at the cost of the developer will not adversely affect any capital improvement plan and will integrate with existing public facilities, as required by Twin Falls City Code §10-12-2.3(H)(2)(c).

5. There is sufficient public financial capability of supporting services for the proposed development, as required by Twin Falls City Code §10-12-2.3(H)(2)(d).

6. There are no other health, safety or environmental problems associated with the proposed development that were brought to the City Council's attention, per Twin Falls City Code §10-12- 2.3(H)(2)(e).

7. The final plat is in conformance with the Preliminary Plat. Based on the foregoing Conclusions of Law, the Twin Falls City Council hereby enters the following

DECISION

The request for approval of the final plat of the Clubhouse 12 at the Preserve, approximately 8.26 (+/-) acres located at the northeast corner of Cheney Drive East and Clear Springs Loop is hereby granted, subject to final technical review by the City Engineer's Office and subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls.

MAYOR - TWIN FALLS CITY COUNCIL

DATE

"EXHIBIT NO. A"

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 final plat, submitted prior to the signing of the final plat, showing compliance with all conditions and comments in Engineering Memorandum dated March 4, 2025.

Date: Monday, April 7, 2025

To: Honorable Mayor and City Council

From: Fire Chief

PRESENTATION

Request:

Presentation to recognize Twin Falls Fire Department's newest Firefighters, Ashley Palmer, Daniel Hamilton, and Porter Larna for their completion of TFFD's Fire Recruit Academy, take their firefighter oath, and the pinning of their badges.

Time Estimate:

The presentation will take approximately 20 minutes.

Background:

In December 2024, Ashley, Daniel, and Porter were hired and all recently completed an eight-week recruit fire academy.

Recruit Firefighters

Ashley Palmer

My name is Ashley Palmer, I was born and raised in Idaho and graduated from Oakley High School in 2014. Since graduating, I have had a variety of different jobs but in 2022, I took a leap of faith and returned to school after a decade-long hiatus to complete the Fire Science program at the College of Southern Idaho in 2023. This summer, I started volunteering at the Rock Creek Fire Department and recently got involved with getting their Peer Support Group established.

I'm passionate about health and fitness and I have been doing CrossFit for 5 years. I enjoy cooking, reading, and hanging out with my wife and 2 dogs. I am extremely grateful for the opportunity to start my career at Twin Falls Fire Department and can't wait to see what the future holds.

Daniel Hamilton

My name is Daniel Hamilton. I was born and raised in Twin Falls, Idaho and graduated from Lighthouse Christian High School in 2012. I have lived in Idaho, Wyoming, and Colorado, but Twin Falls has always been home. In 2020, I landed a job working on an engine for the Bureau of Land Management in Shoshone, Idaho. That opportunity led me to Twin Falls Helitack, where I fought wildland fires in almost every state in the West from 2021-2024. I am engaged to my beautiful fiancé, Veronica, and will be getting married in October of 2025. I enjoy hunting, fishing, hiking, working out, spending time with friends and family, mountain biking, and snowboarding as well as watching the 49ers and Boise State Broncos play football.

I am thankful for this new opportunity, eager to grow as a firefighter, and ready to serve the community that I call home.

Porter Larna

My name is Porter Larna, I was born and raised in Carey, Idaho. I graduated from Carey High School in 2020. After graduating from high school, I attended the College of Southern Idaho for Welding Technologies.

In 2021, I started my own business welding and became a volunteer firefighter in 2022. Becoming a volunteer firefighter has led me down the path to becoming a career firefighter.

I love being a firefighter, as well as bird hunting with my dogs and my girlfriend. I am extremely grateful for the opportunity to serve my community of Twin Falls and be a part of such a great department.

Approval Process:

N/A

Budget Impact:

N/A

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Chief Brooks would like to have the Twin Falls Fire Departments' newest firefighters sworn in before the City Council, with Mayor Ruth Pierce administering the Firefighter's Oath of Office on this Monday, April 7, 2025.

Attachments:

1. Firefighter Oath of Office

City of Twin Falls Fire Department
State of Idaho
Firefighter Oath of Office

I, _____, hereby declare, that as a Firefighter of the Twin Falls Fire Department, my fundamental duty is to serve the people I swear to protect, to safeguard and preserve life, health, and property.

I will uphold the standards of my profession, I will at all times, respect the property and rights of all men and women, the laws of my country, and members I serve with. I recognize the badge of my office as a symbol of public faith and trust so solemnly, freely, and upon my honor.

I will uphold the values and leadership philosophy of the City of Twin Falls.

As a member of the City of Twin Falls Fire Department, I accept this self-imposed and self-enforced obligation as my responsibility and make these promises upon my honor.

_____
Signature

SUBCRIBED AND SWORN to before me this _____ day of _____.

ATTEST:

_____
Mitchell Brooks, Fire Chief

Date: Monday, April 7, 2025

To: Honorable Mayor and City Council

From: Doug Gonzales, Wastewater Superintendent

ACTION ITEM

Request:

Request to approve resolution 2025-004 declaring equipment number 9620 surplus and authorize the sale to the City of Gooding in the amount of $30,000.

Time Estimate:

10 minutes

Background:

Under the City of Twin Falls' asset disposal policy, the disposal or sale of surplus or outdated equipment is prioritized to ensure maximum benefit and utility within the community. This supports resource optimization and fosters broader community partnerships. Recently, the Wastewater Collection and Fleet Maintenance departments assessed the need for equipment 9620, a Ford E450 camera van, originally purchased in 2003 for approximately $88,000. With the acquisition and delivery of new equipment that was budgeted in the current fiscal year, the older model can now be deemed surplus.

WWC Superintendent, Doug Gonzales, contacted various municipalities to determine if there was any interest in purchasing the used equipment. The City of Gooding responded quickly, being a smaller entity that has historically lacked the resources for infrastructure inspections without resorting to expensive external contracts. Gooding Public Works Director, Larry Bybee believes there are significant advantages to adding the camera van to their operations. He highlighted how it would allow them to enhance their maintenance routines and effectively plan for future projects involving their wastewater and stormwater systems. For the City of Gooding, acquiring this van would mean a leap forward in operational capacity, enabling them to manage and maintain critical infrastructure more proficiently without excessive expenditure.

Our recommendation to sell the van to the City of Gooding aligns with our asset disposal policy's goals, ensuring that this sale results in tangible benefits. The city's readiness to sell the van at a price reflecting both its depreciation and Gooding's budget constraints exemplifies our commitment to fostering collaboration and our dedication to supporting the infrastructure needs of neighboring cities.

Approval Process:

A majority vote of the Council present is needed to approve this request.

Budget Impact:

The revenue collected from the sale of the property will be deposited into the Wastewater Reserve Fund.

Regulatory Impact:

There is no regulatory impact of this request.

History:

NA

Analysis:

NA

Conclusion:

Staff recommends the Council declare equipment number 9620 surplus and authorize the sale of the equipment to the City of Gooding, Idaho in the amount of $30,000.

Attachments:

1. 13_Resized_20230412_091107
2. 13_Resized_20230412_091343
3. 2003 Ford E450 WWC truck sale to City of Gooding Resolution
4. City of Twin Falls Hold Harmless Agreement - CIty of Gooding

MARATHON
9620
IDAHO
C 5158

RESOLUTION NO. 2025-004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, DECLARING A 2003 FORD E450 SURPLUS AND AUTHORIZING THE SALE OF THE PROPERTY TO THE CITY OF GOODING, IDAHO.

WHEREAS, the City of Twin Falls' Asset Disposal Policy authorizes assets to be sold to "another unit of government" after the asset has been declared by the Council as surplus; and,

WHEREAS, the City owns a 2003 Ford E450 that it no longer needs; and,

WHEREAS, the 2003 Ford E450 has a greater than $5,000 book value, but could be of use to another government unit; and,

WHEREAS, the City of Gooding, Idaho has expressed interest in using the Ford E450; and,

WHEREAS, the City desires to sell the Ford E450 to the City of Gooding, Idaho.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

Section 1: The Twin Falls City Council hereby declares the 2003 Ford E450 as surplus.

Section 2: The 2003 Ford E450 shall be sold to the City of Gooding, Idaho with the following terms:

The City of Gooding, Idaho agrees to pay $30,000 for the property and sign a hold harmless agreement as recommended by the Twin Falls City Attorney.

PASSED BY THE CITY COUNCIL: _____, 2025.

SIGNED BY THE MAYOR: _____, 2025.

_____
MAYOR ATTEST:

_____

DEPUTY CITY CLERK

City of Twin Falls
Disposition of Surplus Property
Ownership and Hold Harmless Agreement

Property Description: 2003 Ford E450 (Property)

I, *Larry Bybee,* as an authorized agent of the City of Gooding, Idaho, and with the full authorization from the City to sign this document and accept its obligations and promises for and on behalf of the City of Gooding, in consideration of the City of Twin Falls having declared the Property surplus and having also resolved to sell the Property via Twin Falls City Resolution Number: *2025-004,* and the City of Gooding, Idaho having expressed a willingness to purchase ownership of the Property, and intending to be now legally bound, does hereby agree that:

1. Acceptance of ownership of the Property is done voluntarily.
2. Acceptance of ownership of the Property carries risks, some of which are unknown, and with that knowledge assumes all known and unknown risks and hazards of said ownership.
3. Acceptance of ownership of the Property is "as is" without warranty or representation from the City of Twin Falls of what that condition is or may become.
4. Acceptance of ownership of the Property includes the assumption of full responsibility and liability for the Property from this date henceforth.
5. The City of Gooding, Idaho does hereby release and forever hold the City of Twin Falls, or any of its agents, harmless from any and all real or possible losses, claims, actions, judgements for damages, expenses, harm or injury to any person or property incurred in relation to the ownership of the Property, regardless of the manner by which such claim may be brought from this date henceforth.

I have had time to read and understand all the above conditions and terms. My signature below signifies that I, and the City of Gooding, consent to these terms.

DATE:_____

SIGNATURE:_____

PRINT NAME: Larry Bybee
TITLE: Public Works Director, City of Gooding

Date: Monday, April 7, 2025

To: Honorable Mayor and City Council

From: Jonathan Spendlove, Planning & Zoning Director

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 in the 1100-2400 Blocks of Sunway Drive N (aka 2700 East). c/o EHM Engineers Inc on behalf of South Canyon Farms, LLC (PZ25-0003).

Time Estimate:

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

Background:

This is a request by multiple land owners in this area to amend portions of the 2016 Grow With Us Comprehensive Plan. The request includes two proposed amendments:

1. Extend the utility services boundary towards the northwest portion of the Comprehensive Future Land Use (FLU) Map.
2. Change the the FLU Categories for the area that would be included within the new utility service boundary from rural residential to town-neighborhood and commercial.

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 10-14-1 thru 10-14-7 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.

History:

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

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

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

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

City Staff believes the proposal to change the Future Land Use map along Pole Line Rd W frontage to include commercial activity is a reasonable request. Keeping in mind that these designations on the Future Land Use map are not property boundary specific. The plan would support commercial development extending to the edges of the existing rural residential developments found along the west end of Pole Line Rd.

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.

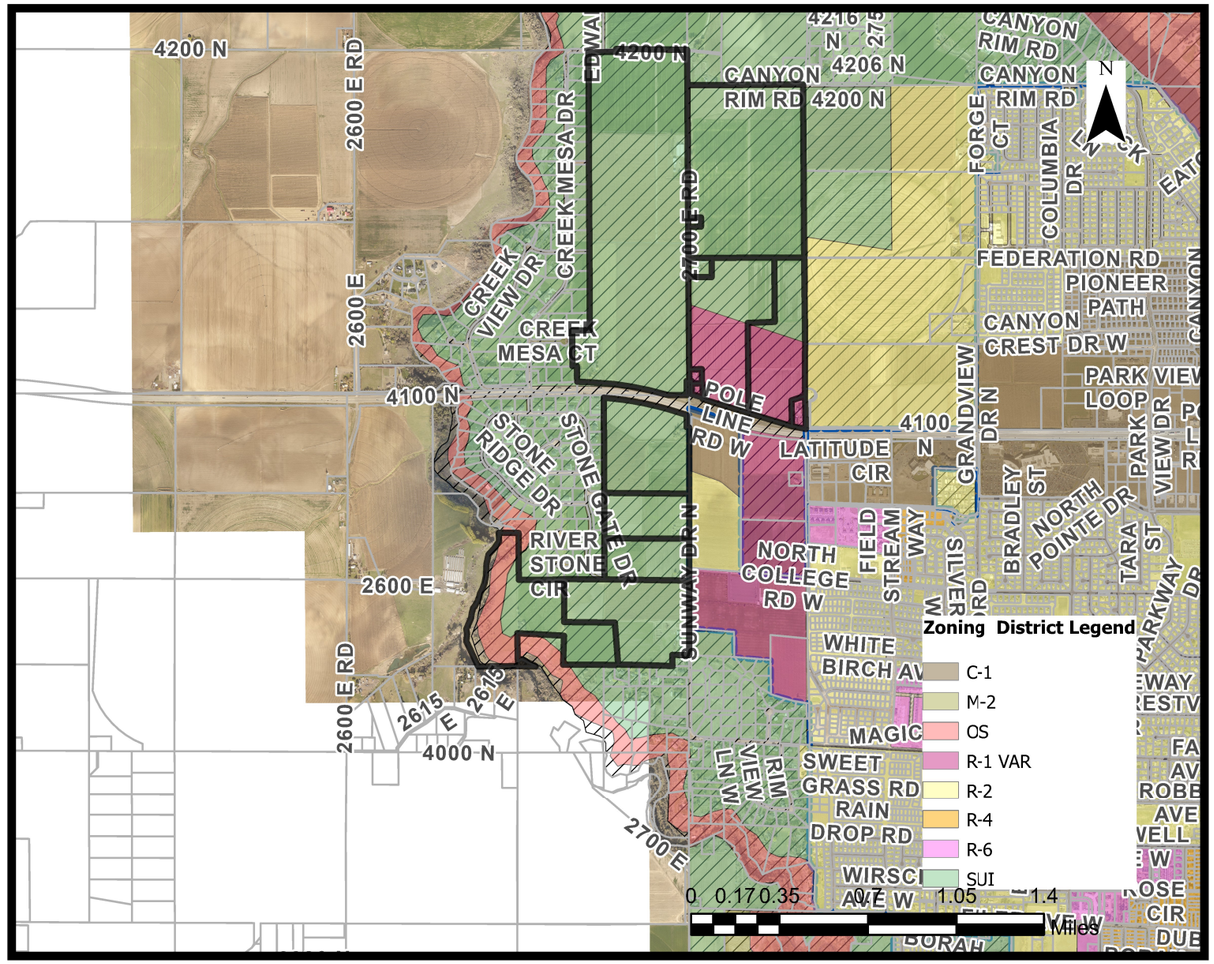
The Planning & Zoning Commission is charged with making a recommendation on the proposed changes. This recommendation will move forward to City Council to make a final decision. The Planning & Zoning Commission recommended approval of the request as presented 5-0 on February 25, 2025.

Should the commission recommend approval, City Staff recommends the following:
1. Subject to the commercial designation along Pole Line Rd W maintaining a similar depth as currently depicted on the map towards the east (approximately 1350 ft total = generally 625 ft on both sides).

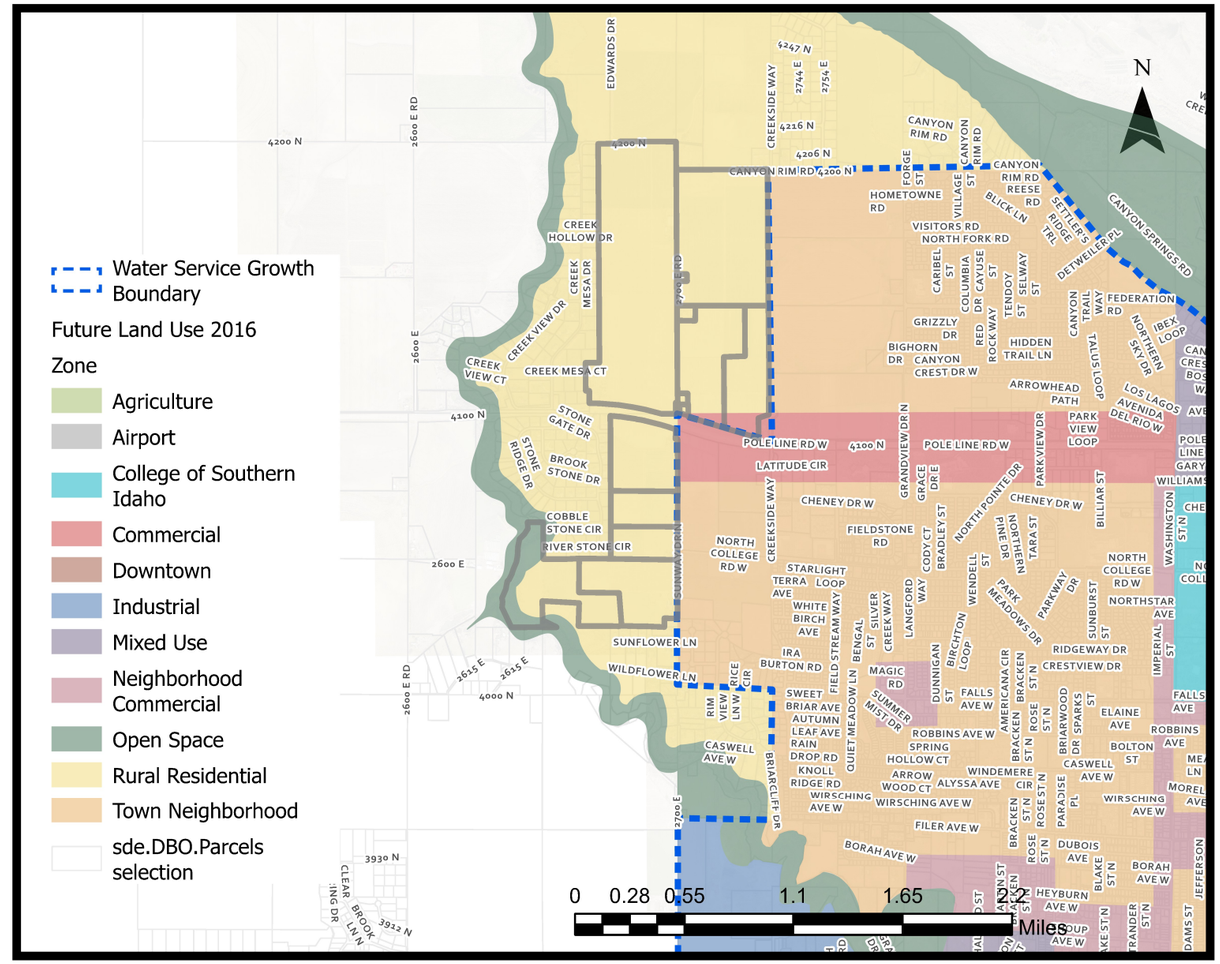
Attachments:

1. PZ25-0003 Zoning & FLU Map
2. PZ23-0003 Applicant Narrative
3. PZ23-003 City Limits, Service Boundary & Proposed Change
4. PZ25-0003 FLU Category Current & Proposed
5. PZ23-0003 Applicant Exhibits
6. PZ25-003 Property Owner Support
7. February 25 Minutes

ZONING MAP



FUTURE LAND USE MAP



Zoning

Current Zoning: SUI

Current Land Use Designation: Agricultural

Proposed Land Use Designation: Town Neighborhood with Commercial along the Pole Line Rd W corridor

Proposed Land Use: Residential/ Commercial

Surrounding Area

North: Undeveloped Ag

South: Undeveloped Ag

East: Undeveloped Ag

West: Residential

Regulations

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

FLU Category

Rural Residential -Large-lot residential with integrated agricultural open space uses. Providing a transition from agricultural to residential on the outskirts of the City. Homes may not be served by city services.

Land Uses: Single Family , Agricultural, Open Space, 1 acre lots

Commercial-Highway Oriented large format retail

Land Uses: Hotels, Restaurants , Offices, Plazas, Parks

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

RECEIVED
DEC 31 2024
CITY OF TWIN FALLS
ENGINEERING DEPT.

December 31, 2024

City of Twin Falls
P.O. Box 1907
Twin Falls, Idaho 83303

Attn.: Jonathan Spendlove
Planning and Zoning Director

Troy Vitek, P.E.
City Engineer

Re.: *South Canyon Farms*
Zoning Application Submittals

Jonathan & Troy,

Please find attached the application packets for the annexation, zoning development agreement, and comprehensive plan amendment for the above referenced project. As you may remember, this property lies north of Pole Line Road and East of 2700 East (Sunway Drive extended) and we have requested and received sewer and water modeling results for the property based on previous submittals. A copy of those documents are included.

We hope to move forward with these applications simultaneously, or as closely as your guidelines allow. After review, please place these items on the Planning and Zoning Commission and City Council's earliest available agendas for approval.

Please feel free to call David Thibault or myself if you have any questions.

Sincerely,

Tim Vawser
EHM Engineers, Inc.

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.

December 5, 2024

Mr. AC Stowe
City of Twin Falls Engineering
P.O. Box 1907
Twin Falls, ID 83303-1907

RE: South Canyon Farms – Sewer Flow Analysis

Dear Mr. Stowe,

The City of Twin Falls Sewer Model has been used to verify available capacity based on the South Canyon Farms line work shown in the CAD file (230-18 Base 10-24-2024.dwg) and shown in the enclosed figure. The development will provide local sewer pipes to a development provided lift station and pressure sewer pipe going across Pole Line Rd W and connecting to the proposed 10-inch line as part of the Western Horizon development which then gravity feeds to the existing 10-inch line in Latitude Cir. The CAD file does not make clear if the pressure sewer pipe and lift station will be provided to the City for ownership, operation, and maintenance. This is a larger discussion that may need to be had regarding service area and sizing for the overall area.

An analysis of the system used the modeling criteria in the most recent Facilities Plan. It appears that the sewer system has capacity to handle this development. Sewer loading was added based on the standard Residential-High loading. If the land use changes significantly, the model will need to be re-run with updated flow loading.

Sincerely,

PROFESSIONAL ENGINEER
LICENSED
13805
12/5/24
STATE OF IDAHO
GARY M. HADERLIE

Gary Haderlie, P.E.

J-U-B ENGINEERS, Inc.

Enclosure: South Canyon Farms Sewer Analysis

Cc: Tim Vawser, P.E., EHM Engineer, Inc

December 5, 2024

Mr. AC Stowe
City of Twin Falls Engineering
P.O. Box 1907
Twin Falls, ID 83303-1907

RE: South Canyon Farms – Water Flow Analysis

Dear Mr. Stowe,

The City of Twin Falls Water Model has been used to identify available capacity based on the South Canyon Farms line work shown in the CAD file (230-18 Base 10-24-2024.dwg) and shown in the enclosed figure. The development is located in what will eventually be the Low Level Pressure Zone (North), but is being proposed to temporarily connect to the Low Level Pressure Zone (South) with 12-inch, 10-inch, and 8-inch water pipe. Future PRVs for this area have not fully been thought through, but possibly there would eventually be a PRV in Sunway Drive North. In this case, if the 12-inch proposed pipe in Sunway Drive North (2700 E Road) eventually has a PRV, then the 8-inch pipe on the east end of the development providing looping now would eventually be abandoned as additional development occurs. With this in mind, consideration could be given to also looping the 8-inch pipe to the west to also connect back to Sunway Drive North.

The attached figure titled: "South Canyon Farms Water Flow Analysis" shows the peak hour pressures and fireflow results of the model analysis with existing and proposed pipes. Assuming this connects to the Western Horizon development with a connection to the existing pipe in North College Road West going west to Sunway Drive North (which is currently not active), these fireflow pressure results could be a little higher. The model was run using demands from all other proposed and committed developments assuming that all previously requested developments with associated demands and pipe improvements are built. As future demand from development occurs or instantaneous peak demands occur, actual pressures in this area may fluctuate or vary from the modeled pressures.

Please feel free to call me if you have any questions.

Sincerely,

Gary Haderlie, P.E.

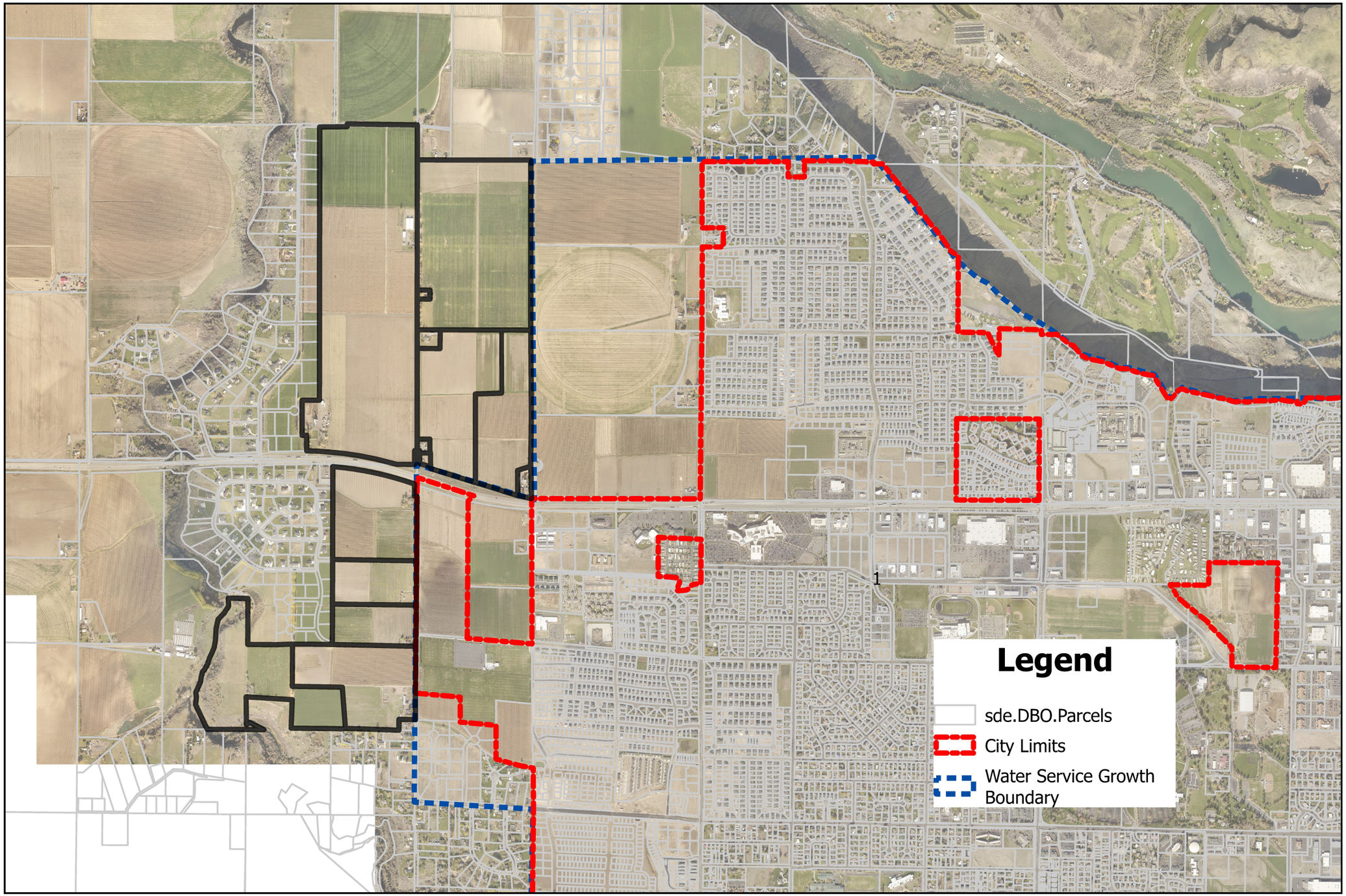
J-U-B ENGINEERS, Inc.

PROFESSIONAL ENGINEER
LICENSED
13805
12/5/24
STATE OF IDAHO
GARY M. HADERLIE

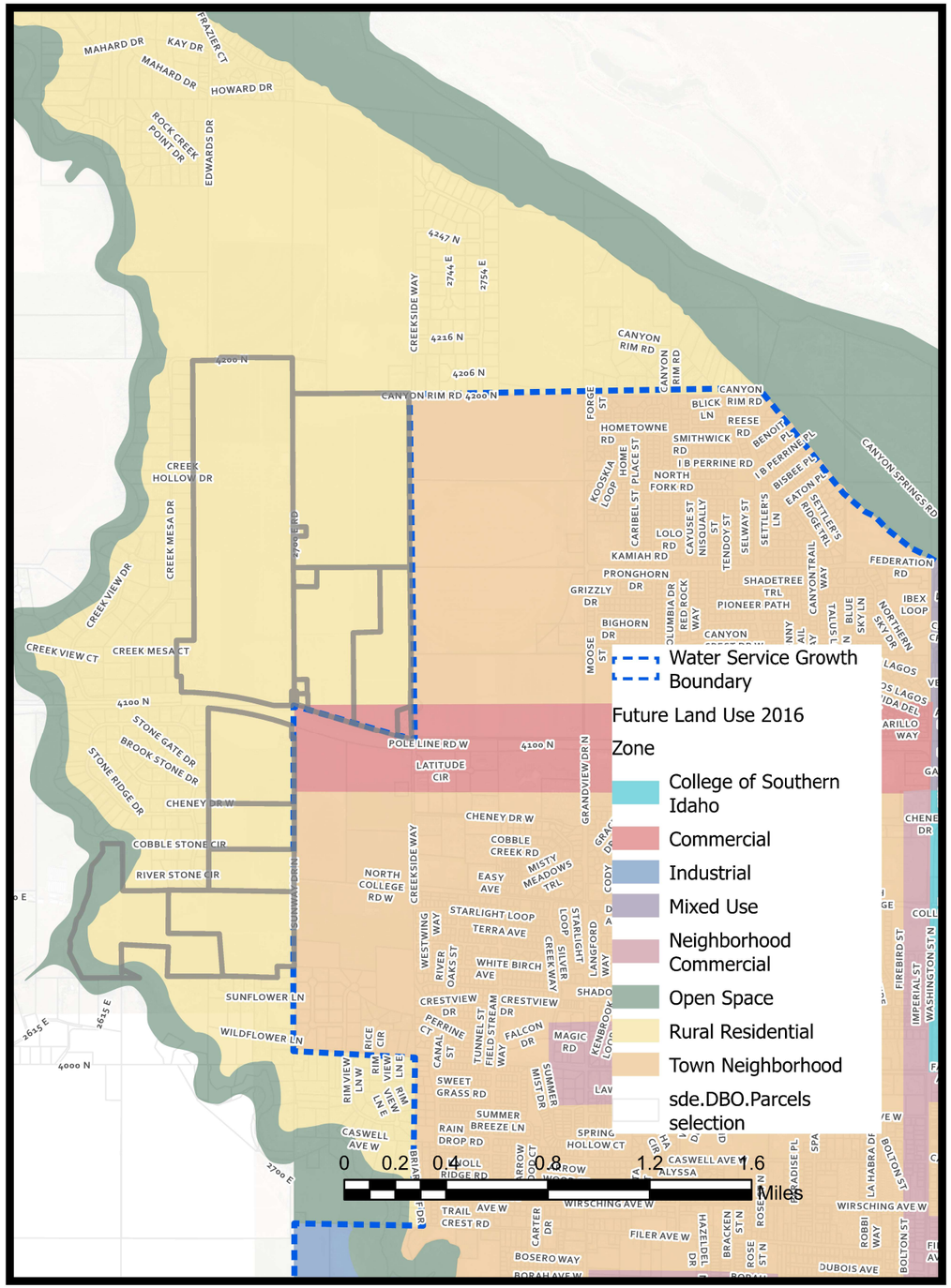
Enclosure: South Canyon Farms Water Analysis

Cc: Tim Vawser, P.E., EHM Engineer, Inc

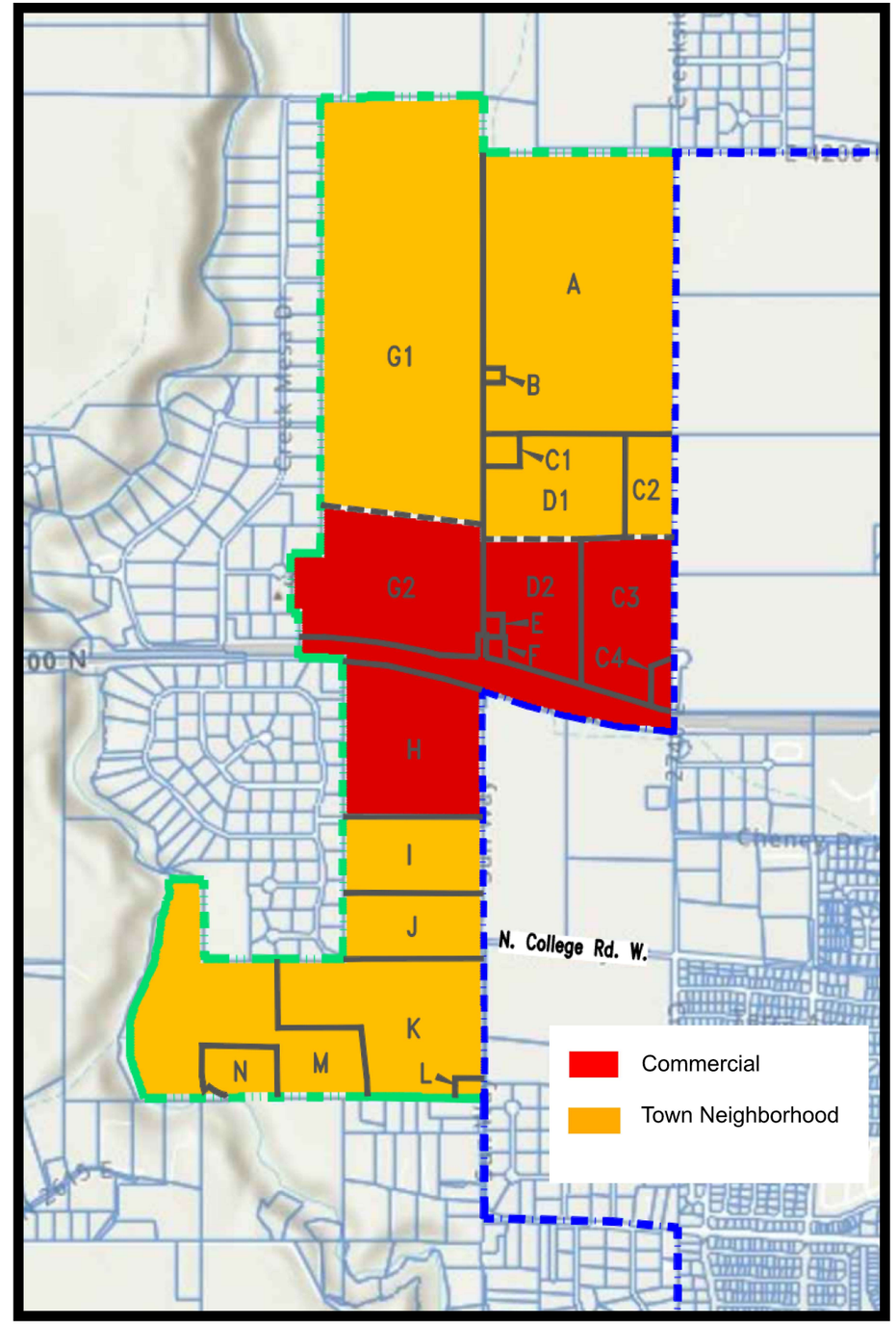
City Limits, Service Boundary & Proposal



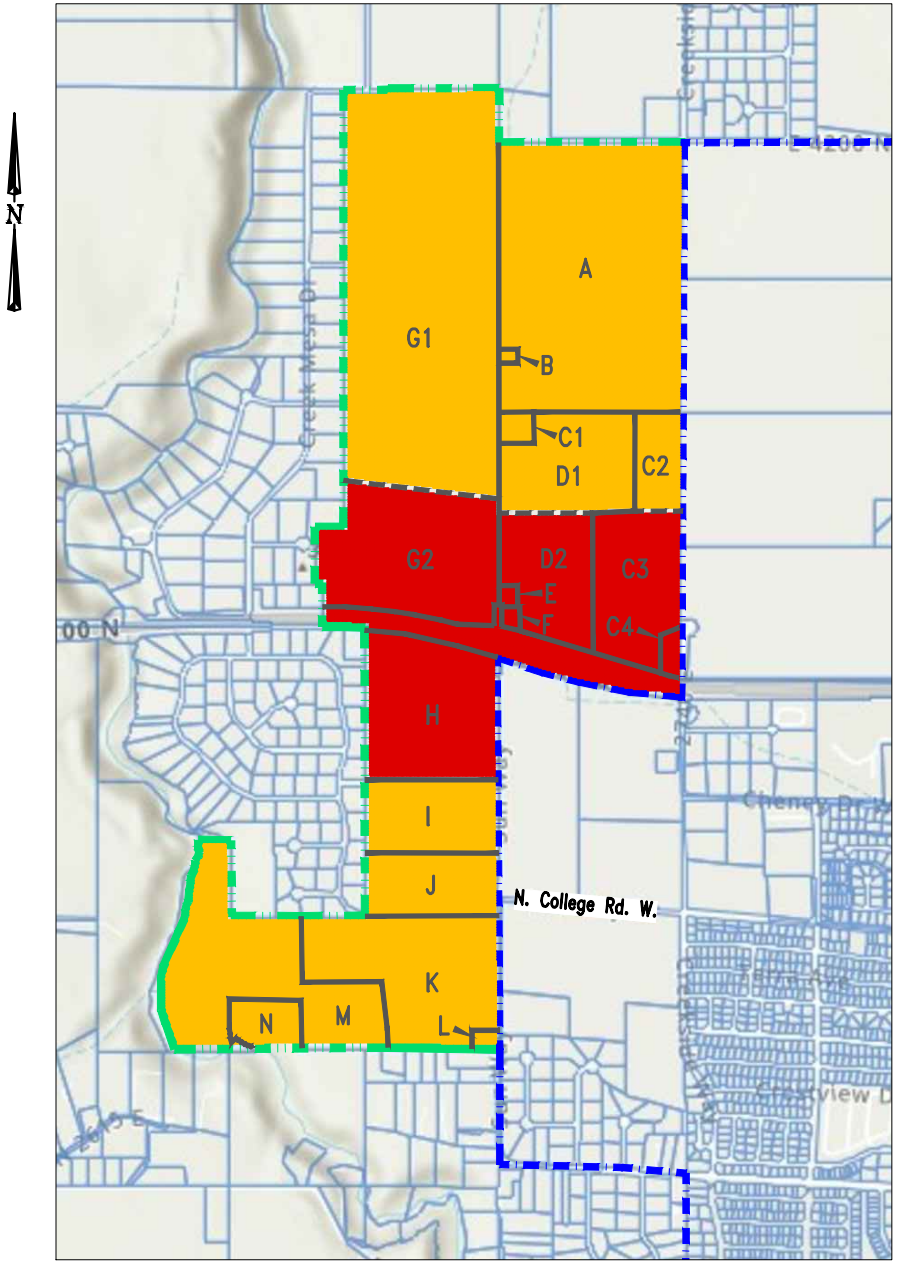
Current FLU Category



Proposed FLU Category



DETWEILER
DETWEILER
S. CANYON FARMS
REQUA
FLORES
REYES
POTENTIAL AMENDMENT
TO SERVICE BOUNDARY
SCHUBERT RANCH
BELIEVERS
SABALA
SPERRY
MOYLE
SAPPINGTON
DHARMA



City of Twin Falls
Proposed Service Boundary

PCL. ID	PARCEL NUMBER	PROPERTY OWNER	PROPOSED FUTURE LAND USE DESIGNATION
A	RP09S17E312410	STANTON H. DETWEILER	TOWN/NEIGHBORHOOD
B	RP10S17E313600	STANTON H. DETWEILER	TOWN/NEIGHBORHOOD
C1	RP09S17E315550	BRADLEY J. REQUA	TOWN/NEIGHBORHOOD
C2	RP09S17E314805	BRADLEY J. REQUA	TOWN/NEIGHBORHOOD
C3	RP09S17E314805	BRADLEY J. REQUA	COMMERCIAL
C4	RP09S17E317190	BRADLEY J. REQUA	COMMERCIAL
D1	RP0917E314950	MV LAND / SOUTH CANYON RV	TOWN/NEIGHBORHOOD
D2	RP0917E314950	MV LAND / SOUTH CANYON RV	COMMERCIAL
E	RP09S17E316410	CARLOS FLORES	COMMERCIAL
F	RP09S17E316425	CARLOS FLORES REYES	COMMERCIAL
G1	RP09S16E360015	DETWEILER FARMS, LLC	TOWN/NEIGHBORHOOD
G2	RP09S16E360015	DETWEILER FARMS, LLC	COMMERCIAL
H	RP10S16E010010	SHERRY SCHUBERT MCALLISTER	COMMERCIAL
I	RP10S16E011810	BELIEVERS CHURCH, INC.	TOWN/NEIGHBORHOOD
J	RP10S16E011850	RAYMOND SABALA, TRUSTEE	TOWN/NEIGHBORHOOD
K	RP10S16E017204	CAROL L. SPERRY	TOWN/NEIGHBORHOOD
L	RP10S16E011785	SHANA L. HUTCHINS-BUIE	TOWN/NEIGHBORHOOD
M	RP10S16E014651	MOYLE PROPERTIES, LLC	TOWN/NEIGHBORHOOD
N	RP10S16E017801	RYAN SAPPINGTON	TOWN/NEIGHBORHOOD

CURRENT WATER AND SEWER SERVICE BOUNDARY

PROPOSED EXPANDED WATER AND SEWER SERVICE BOUNDARY

PROPOSED TOWN/NEIGHBORHOOD DESIGNATION

PROPOSED COMMERCIAL DESIGNATION

To: City of Twin Falls
Jonathan Spendlove, Planning and Zoning Director
203 Main Avenue East
Twin Falls, ID 83301

Re.: 2672 E 4100 N
Parcel No.: RP09S16E360015
4150 N 2700 E
Parcel No.: RP09S17E313600
Parcel No.: RP09S17E312410
Comprehensive Plan Amendment

Dear Sir,

It has been brought to my attention that land I own that lies north of Pole Line Road is being considered as being included in a possible amendment to the City's service area boundary and future land use plan. I would like to offer my support and request that the land designation be considered as follows.

On the east side of Sunway Drive North extended that a designation of town neighborhood be approved on future land use maps. On the west side of Sunway Drive North extended that a designation of commercial for approximately 1,200 feet north of Pole Line Road with the remainder being town neighborhood be approved on future land use maps.

Detweiler Farms, LLC
Reta Detweiler, Manager

Reta Deweiler

Reta Detweiler
By: Reta Detweiler

Reta Detweiler
By: Reta Detweiler

1-9-2025
Date:

To: City of Twin Falls
Jonathan Spendlove, Planning and Zoning Director
203 Main Avenue East
Twin Falls, ID 83301

Re.: 1651 Sunway Drive North
Parcel No.: RP10S16E010010
Comprehensive Plan Amendment

Dear Sir,

It has been brought to our attention that the land that we currently own in the northwest area of Twin Falls has been considered as being included in a possible amendment to the City's service area boundary and future land use plan. We would like to offer our support, and request that it be considered as a Commercial designation on future land use maps, if approved by City Council.

Schubert Ranch, LLC

Mark D. McAllister, Member

By: Mark D. McAllister

1. 8. 2025
Date:

Molly J. McAllister, Member

Molly J. McAllister
By: Molly J. McAllister

01/09/2025
Date:

To: City of Twin Falls
Jonathan Spendlove, Planning and Zoning Director
203 Main Avenue East
Twin Falls, ID 83301

Re.: Sunway Drive North
Parcel No.: RP10S16E011810
Comprehensive Plan Amendment

Dear Sir,

As you know, we are interested in revising the City Comp Plan and service boundary to include our land adjacent to Sunway Drive for the purpose of building a religious facility with the hope of having City sewer and water services. We would strongly support being considered with the current application that you are processing for inclusion to the amendment of the City's boundary for the comprehensive plan. It is our request that we be considered as a town neighborhood designation on future land use maps if approved by City Council so that we could move forward with our special use permit application.

Believers Church, Inc.
Anacleto Clay Ramirez, President

By: Anacleto Clay Ramirez

1/9/25

Date:

To: City of Twin Falls
Jonathan Spendlove, Planning and Zoning Director
203 Main Avenue East
Twin Falls, ID 83301

Re.: 2732 E 4100 N
Parcel No.: RP09S17E317190
Parcel No: RP09S17E314805
Parcel No.: RP09S17E315550
Comprehensive Plan Amendment

Dear Sir,

It has been brought to my attention that the land that I own to the east of Sunway Drive North extended and north of Pole Line Road is being considered as being included in a possible amendment to the City's service area boundary and future land use plan. I would like to offer my support and request that the land designation be considered as a commercial designation adjacent to Pole Line Road running north to an equal point with the adjacent property to the west with a town neighborhood designation on the remainder of my land holdings on future land use maps if approved by City Council.

Bradley J. Requa

Bradley J. Requa
By: Bradley J. Requa

1-21-2025
Date:

To: City of Twin Falls
Jonathan Spendlove, Planning and Zoning Director
203 Main Avenue East
Twin Falls, ID 83301

Re.: 1307 Sunway Drive North
Parcel No.: RP10S16E011850
Comprehensive Plan Amendment

Dear Sir,

It has been brought to my attention that the land that we currently own in the northwest area of Twin Falls has been considered as being included in a possible amendment to the City's service area boundary and future land use plan. I would like to offer my support and request that it be considered as a town neighborhood designation on future land use maps if approved by City Council.

Barbara Sabala Family Trust
Raymond Sabala, Trustee

Raymond Sabala
By: Raymond Sabala

1-14-25
Date:

To: City of Twin Falls
Jonathan Spendlove, Planning and Zoning Director
203 Main Avenue East
Twin Falls, ID 83301

Re.: Sunway Drive North
Parcel No.: RP09S17E314950
Comprehensive Plan Amendment

Dear Sir,

It has been brought to my attention that the land to the north of the area we currently have submitted for application in the northwest area of Twin Falls is also being considered as being included in a possible amendment to the City's service area boundary and future land use plan. I would like to offer my support and request that as our project for a Commercial, ZDA designation moves forward, the land north of that area in our possession be considered as a town neighborhood designation on future land use maps if approved by City Council.

South Canyon Farms, LLC
Tyler Davis-Jeffers, Managing Member

Tyler Davis-Jeffers

By: Tyler Davis-Jeffers

1/9/25

Date:

Twin Falls Planning & Zoning Commission Minutes

Tuesday, February 25, 2025, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

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

1) **Confirmation of Quorum/Call Meeting to Order**
   Chairperson Titus called the meeting to order at 06:04 PM
   Members Attending: Titus, Rambur, Weatherford, Herrgesell, Zimmerman
   Staff Attending: Spendlove, Klaver, Strickland, Green, Glaesmann

2) **Conflict of Interest Declaration**

3) **Consent Calendar**

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

4) **Items of Consideration**

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

   Staff Presentation:
   City Planner Strickland presented the Preliminary Presentation for a request for an amendment to the Sun West Lazy J PUD to allow outside storage and display of products on property generally located on the southeast corner of Pole Line Rd and Washington St N. c/o Gerald Martin (PZ25-0016)
   The applicant is required to present a preliminary review to the Planning and Zoning Commission in which the commission may give suggestions and ask questions of the applicant about the proposed amendment. A public hearing shall be held before the Commission for a recommendation to be sent forward to City Council. City Council will take into consideration the commission's recommendation along with public testimony and make a final decision on the request. The council can approve the request as presented, approve with conditions, deny the request or table the request for additional information.
   The property was annexed into the city limits as R-4 and rezoned from R-4 to C-1 PUD in

October 2011. The annexation consisted of approximately 66 acres with the east half including the Lazy J Ranch RV park. Once the rezone request was approved, the PUD was later recorded in December 2011. The undeveloped portion of the property had a preliminary plat approved for 20 lots on approximately 30 acres in February 2014. In May 2018, a final plat for Sun West Subdivision No. 1 consisting of approximately 3 acres and 2 lots was approved. These two lots are newly constructed and house Tommy's Car Wash and Mountain View Motors. In February 2022 the final plat for Sun West Subdivision No. 2 consisting of approximately 12 acres and 9 lots, was approved. A permit for an oil change business has been approved for the lot east of Tommy's Car Wash and is now under construction.
Per City Code 10-7-14 outside storage and display of products is allowed without screening for specifically listed items other items may be displayed within a screened area. The Sun West - Lazy J Ranch PUD, however, does not allow for any outside storage and display of products. The applicant is requesting that this restriction be removed from the Sun West Subdivision No. 1 and No. 2 portion of the PUD. This is a preliminary presentation for the PUD Amend request, staff analysis of this request will be provided at the public hearing scheduled for March 11, 2025.
Staff makes no recommendation at this time.

PZ/Questions & Comments:

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

5) Public Hearings

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

Staff Presentation:
Senior City Planner Klaver presented the request for a Special Use Permit for a residential detached accessory building greater than 1000 square feet on property located at 629 Meadowview Ln. c/o Trevor Anderson (PZ24-0153)
Per City Code 10-4-4.2 (B) states “a special use permit is required for “a detached accessory buildings (more than 1,000 square feet) i.e., garages and other accessory buildings” in the R-2 zone.

Twin Falls Planning & Zoning Commission
Minutes

Tuesday, February 25, 2025, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

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

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

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

<u>Standards Applicable to Special Uses:</u>

- Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.

- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

The property is zoned R-2, Residential Single Household or Duplex. According to County records, the residence was built in 1997. The applicant purchased the property in 2018. The property is located on the east side of town, north of Elizabeth Boulevard. The property is currently the applicant's primary residence. The lot size is just over three acres.

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

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

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

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

Staff has determined the proposed use is compatible with the comprehensive plans. Based on the standards for approval, staff does not foresee any negative impacts related to the land use.
Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project.

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

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

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

Public Hearing: Opened and closed with no public input

Discussions Followed:

Commission feels this is a good fit for this area.

MOTION: Commissioner Herrgesell moved to approve the request for a Special Use Permit for a residential detached accessory building greater than 2000 square feet on property located at 629 Meadowview Ln. c/o Trevor Anderson (PZ24-0153) as presented. Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.
Approved 5 to 0.

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

Staff Presentation:
Planning and Zoning Director Spendlove presented the request for a Comprehensive Plan Amendment to modify the Future Land Use Map to expand the Utility Service Boundary and change Future Land Use Categories for properties generally located in the 1100-2400 Blocks of Sunway Drive N (aka 2700 East). c/o EHM Engineers Inc on behalf of South Canyon Farms, LLC (PZ25-0003).
The Comprehensive plan is a document used to plan and identify desired land uses, utility service boundaries and encourage future growth that will help the community thrive. The original plan was created through community input and outlines the infrastructure framework needed to develop in a reasonable and sustainable approach.

An amendment to the Comprehensive Plan is required to follow State Statute 67-6509.

The process requires the Planning & Zoning Commission to hold a public hearing in which interested persons have the opportunity to be heard with regards to the application. The commission will then forward their recommendation to the City Council. After holding a public hearing, the City Council will then adopt, revise or reject the amendment. No plan shall be effective unless adopted by resolution by the governing board.
This area saw an amendment to the Future Land Use Map in 2021 (application PZ21-0019). At that time, the map was updated to specifically include the commercial designation along Pole Line Road W on the north side of the road.
As future development is proposed throughout the community the Comprehensive Plan Document is used as a tool to balance the request of individual property owners against the overall direction the community wishes to see occur. The proposal to move the utility service boundary further west would allow for future developments to engage in planning for utility services based on the availability and capacity of the utility systems.

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

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

City Staff believes the proposal to change the Future Land Use map along Pole Line Rd W frontage to include commercial activity is a reasonable request. Keeping in mind that these designations on the Future Land Use map are not property boundary specific. The plan would support commercial development extending to the edges of the existing rural residential developments found along the west end of Pole Line Rd.
In summary, the applicants are seeking a change to the document, which will open up the opportunity to ask for possible changes to their land development rights in the future. This process does not grant changes to the land development rights by itself.

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

Twin Falls Planning & Zoning Commission
Minutes

Tuesday, February 25, 2025, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

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

PZ/Questions & Comments:

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

Applicant Presentation:

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

Public Hearing: Opened

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

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

- Director Spendlove explained that the Future Land Use map was last updated in 2016 and needs to be modified. Staff feel this is appropriate.
- Chairperson Titus asked for clarification that extending this boundary won't change any zoning in the area.
- Director Spendlove replied they are just asking so they can ask later for annexation.
- Chairperson Titus asked if any current commercial or residential zoning will change unless an annexation is requested.
- Director Spendlove clarified once they annex (if they choose) they can request a zone change if that is what they are wanting.

Public Hearing: Closed

Discussions Followed:

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

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

Approved 5 to 0.

6) Upcoming Meeting(s)

a) March 11, 2025

7) Adjournment

The meeting adjourned at 06:45 PM

Jody Green

Jody Green, Planning Technician