



Twin Falls City Council Agenda

Monday, May 12, 2025, 5:00 PM
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) Pledge of Allegiance
- 3) Proclamations
 - a) **PRESENTATION:** Peace Officers Memorial Day
- 4) Consent Calendar
 - a) **ACTION ITEM:** Request to approve City Council 2025 May 05, Minutes.
By: Amy Luna, Deputy City Clerk
 - b) **ACTION ITEM:** Request to approve Accounts Payable for May 01-07, 2025.
By: Amy Luna, Deputy City Clerk
 - c) **ACTION ITEM:** Request to approve May 07, 2025, Travel Requests.
By: Amy Luna, Deputy City Clerk
 - d) **ACTION ITEM:** Request City Council approve the Special Event Permit for the organizers of the NABIP Charity Pickleball Tournament.
By: Wendy Davis, Parks and Recreation Director
 - e) **ACTION ITEM:** Request the City Council to approve the Special Event Permit for the organizers of the Neighborhood Fair.
By: Wendy Davis, Parks and Recreation Director
 - f) **ACTION ITEM:** Request for approval of a Final Plat for "Blackhawk Subdivision No. 2" consisting of 2 lots on 12.5 (+/-) acres on property located generally at 1350 Blue Lakes Boulevard North. (PZ25-0051).
By: William Klaver, Senior Planner
- 5) Items of Consideration
 - a) **ACTION ITEM:** To confirm the reappointment of Ben Ramirez, Tom Frank, and Kevin Grey, to the Impact Fee and Improvement Reimbursement Commission.
By: William Klaver, Senior Planner
 - b) **ACTION ITEM:** Request to approve utilizing \$14,000 of unallocated airport capital funding to maintain the reserve airport rescue & firefighting (ARFF) vehicle.
By: Bill Carberry, Airport Manager
 - c) **ACTION ITEM:** A request from TDS for a partial fee waiver for a RIDE TFT van wrap.
By: Mandi Thompson, Assistant to the City Manager
 - d) **ACTION ITEM:** Request to approve Guaranteed Maximum Price of \$1,000,000 for the City Park Restroom Rebuild.
By: William Klaver, Senior Planner
 - e) **ACTION ITEM:** Request to award the 2025 Mill and Inlay project to Staker & Parson Companies, Inc. dba Idaho Materials and Construction, in the amount of \$363,297.50
By: AC Stowe, Staff Engineer
 - f) **ACTION ITEM:** Request to award 2025 Chip Seal Project to American Road Maintenance in the amount of 2.66 million.
By: Sam O'Leary, Staff Engineer
 - g) **PRESENTATION:** A presentation on the finances of the City of Twin Falls for the 2nd quarter of fiscal year 2024-2025. This presentation will be an overview of the tax-supported funds and the three major enterprise funds: Water, Wastewater and Sanitation.
By: Breanna Howard, Chief Financial Officer
- 6) General Public Input
- 7) Advisory Board Report/Announcements

8) Public Hearings

- a) **ACTION ITEM:** Request to approve 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). (PZ25-0014)
By: Jonathan Spendlove, Planning and Zoning Director
- b) **ACTION ITEM:** Request to approve 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 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

9) 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 otherspeakers.
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, they 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 should 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 is the request 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.
 - The written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read onto 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

Offices of
Twin Falls County and the City of Twin Falls
Proclamation

A PROCLAMATION by the County and City of Twin Falls Idaho, declaring Sunday, May 11th through Saturday, May 17th as Police Week and Thursday, May 15, 2025, as Peace Officers Memorial Day.

WHEREAS, the Congress and President of the United States have designated the week in which May 11-17, 2025, falls as National Police Week; and

WHEREAS, the members of the law enforcement agencies of the County and City of Twin Falls play an essential role in safeguarding the rights and freedoms of the residents of the County and City of Twin Falls; and

WHEREAS, it is important that all citizens know and understand the duties, responsibilities, hazards and sacrifices of their law enforcement agency and that members of our law enforcement agency recognize their duty to serve the people by safeguarding life and property, by protecting them against violence and disorder and by protecting the innocent against deception and the weak against oppression; and

WHEREAS, the men and women of the law enforcement agencies of the County and the City of Twin Falls unceasingly provide a vital public service;

Now, therefore, we, call upon all citizens of the County and City of Twin Falls and upon all patriotic, civic and educational organizations to observe the week of May 11 through May 17, 2025, as Police Week with appropriate ceremonies and observances in which all of our people may join in commemorating law enforcement officers, past and present, who, by their faithful and loyal devotion to their responsibilities, have rendered a dedicated service to their communities and, in doing so, have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens.

Furthermore, we call upon all citizens to observe May 15, 2025, as Peace Officers Memorial Day in honor of those law enforcement officers who, through their courageous deeds, have made the ultimate sacrifice in service to their communities or have become disabled in the performance of duty, and let us recognize and pay respect to the survivors of our fallen heroes.

In witness whereof, we have hereunto set our hand and caused this seal to be affixed on this 12th day of May 2025.

Don Hall
Twin Falls County Commissioner

Ruth Pierce
Mayor of Twin Falls



Twin Falls City Council Minutes

Monday, May 5, 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.

Absent: Cherie Vollmer & Grayson Stone.

Staff Present: City Manager Travis Rothweiler, Deputy City Managers Mitch Humble & Gretchen Scott, Information Technology Director Kathy Markus, Assistant Public Works Director Erin Steel, Economic Development Director Shawn Barigar, Public Works Director Josh Baird, Wastewater Collection Superintendent Doug Gonzales, Police Chief Matthew Hicks, Public Information Coordinator Joshua Palmer, Network Administrator Adam Day, Deputy City Clerk Amy Luna & Administrative Assistant Rachael Long.

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. **Vice Mayor Brown** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 5 to 0.

- Request to approve City Council 2025 April 28, Minutes.
- Request to approve Accounts Payable for April 24-30, 2025.
- Request City Council approve the Special Event Permit for the organizers of the Twin Falls Western Days.
- Request City Council approve the Special Event Permit for the organizers of the KTSY Summer Concerts.
- Request to approve the disposal of surplus equipment by online auction.

4) Public Hearings

- A request to initiate a public auction process to dispose of surplus City-owned real property located at 929 Washington Street South.

Deputy City Manager Humble made a request to initiate a public auction process to dispose of surplus city real property located at 929 Washington Street South.

Discussion ensued on the following:

Council Member Cutler: Asked for clarification.

Council Member Reid: Spoke in favor of this request.

Open Public Hearing: 5:05 pm

Close Public Hearing: 5:06 pm

MOTION: Council Member Reid moved to approve the request to initiate a public auction process to dispose of surplus city real property located at 929 Washington Street South with a minimum bid of \$353,000.00. **Council Member Hawkins** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 5 to 0.

5) General Public Input

Citizen Maria Hernandez spoke about Cinco De Mayo and the local protesters.

6) Advisory Board Report/Announcements

Council Member Hawkins spoke about the Treatment Plant and Library Tours that happened today.

7) Work Session Items

- a) A presentation to the City Council to introduce a process for Business Verifications, explain the need for a process, and to hear council concerns or interest in moving forward.

Information Technology Director Markus introduced a process for Business Verifications, explained the need for the process, and requested to hear council concerns or interest in moving forward.

Discussion ensued on the following:

Council Member Cutler: Spoke in favor of the request.

Mayor Pierce: Asked for some clarification. What about including QR Codes?

Council Member Hawkins: Asked if the Chamber would be able to help with this.

Council Member Cutler: Spoke on a concern.

Vice Mayor Brown: What are you going to do with the information? What are the security measures?

Council Member Reid: Spoke about this being optional. Remarked that terminology is important for clarification.

Mayor Pierce: How does Waste Water get the required information now?

Vice Mayor Brown: Spoke in favor of collecting wastewater information.

Council Member Reid: The delivery method is great but needs an opt-out option.

Mayor Pierce: Spoke about business already being registered with the state.

Economic Development Director Barigar: Commented on the information that is available.

Vice Mayor Brown: I would like us to be very clear on why we would collect the information. Maybe do this in phases.

Council Member Reid: Completely optional.

Mayor Pierce: Likes the personal touch but is unsure what kind of reception they would receive.

Vice Mayor Brown: Asked for some clarification on business going out of business.

Council Member Reid: Needs information verified so that we don't have fake businesses on our website.

Vice Mayor Brown: Asked about liability to the City.

Council Member Cutler: Talked about not putting it on the Website.

Vice Mayor Brown: Asked about how far outside the city limits do we respond.

Chief Hicks: Responded to our area of response.

Vice Mayor Brown: Can we do this in phases and see how it goes?

Council Member Reid: Agree with phases.

- b) A presentation to the city council about the creation of a Fats, Oils, and Grease (FOG) Program and to allow the council to provide feedback about the proposed rollout.

Assistant Public Works Director Steel made a presentation to the Council about the creation of Fats, Oils, and Grease (FOG) Program and to allow the council to provide feedback about the proposed rollout.

Discussion ensued on the following:

Vice Mayor Brown: Spoke on the issues this causes. In favor of moving forward.

Council Member Hawkins: Is there a requirement for businesses to have a trap in place?

Council Member Reid: Spoke in favor of this process going in phases.

Mayor Pierce: Stated that this is the number one claim for city insurance. Do we know who is doing it correctly currently?

- c) A presentation to the City Council to discuss the use of facade easements as part of a program for funding storefront improvements by the Urban Renewal Agency

Urban Renewal Director Barigar made a presentation to the Council to discuss the use of facade easements as part of a program for funding storefront improvements by the Urban Renewal Agency.

Discussion ensued on the following:

Council Member Cutler: Spoke against the monster that this could become

Council Member Reid: Spoke against moving forward.

Vice Mayor Brown: Spoke against moving forward.

Mayor Pierce: Was surprised that this made it to the council and is not in favor of this request.

Vice Mayor Brown: Spoke in favor of the business owner coming in and opening this conversation.

Mayor Pierce: Who will take care of this in the future would be a problem.

8) Adjournment

The meeting adjourned at 06:36 PM

Amy Luna, Deputy City Clerk

****If you wish to have a full account of this meeting, please listen to the recording that is located on our website. **** [Tfid.org](https://www.tfid.org)



Date: Monday, May 12, 2025
To: Honorable Mayor and City Council
From: William Klaver, Senior Planner

ACTION ITEM

Request:

Request for approval of a Final Plat for "Blackhawk Subdivision No. 2" consisting of 2 lots on 12.5 (+/-) acres on property located generally at 1350 Blue Lakes Boulevard North. (PZ25-0051).

Time Estimate:

Consent Agenda Item

Background:

Dean Coombs, represented by Antonio Conti of Ackerman-Estivold, has submitted an application for a Final Plat for "Blackhawk Subdivision No. 2". This final plat consists of two (2) lots on 12.5 acres (+/-). This is part of the Blackhawk Subdivision No. 1, otherwise known as where Lowes is located.

Approval Process:

Per City Code 10-12-2-4

After the approval or conditional approval of the preliminary plat, the subdivide may cause the total parcel or any part thereof, to be surveyed and a final plat prepared in accordance with the approved preliminary plat. Upon the determination that the final plat is in compliance with the preliminary plat and all conditional requirements have been met, the administrator shall place the final plat on the council agenda at the next regular meeting.

The council shall approve, approve conditionally, disapprove or table the final plat for additional information. A copy of the approved plat shall be filed with the administrator. Upon granting or denying the final plat the council shall specify: Approval Period: Final plat shall be filed with the county recorded within two years after written approval by the council, otherwise such approval shall become null and void unless prior to said expiration date an extension of time is applied for by the subdivider and granted by the council. Only one extension may be granted by the council for a term of two years.

Budget Impact:

N/A

Regulatory Impact:

After a final plat is approved by the Council and construction plans approved, the final plat may be recorded, and lots sold for development. All general criteria for approval must be met per State Statute 50-Chapter 13 and shall be compatible with the Comprehensive Plan.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends approval of this Plat with 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 final plat, submitted prior to the signing of the final plat, showing compliance with all conditions and comments in Engineering Memorandum dated April 18, 2025.

Attachments:

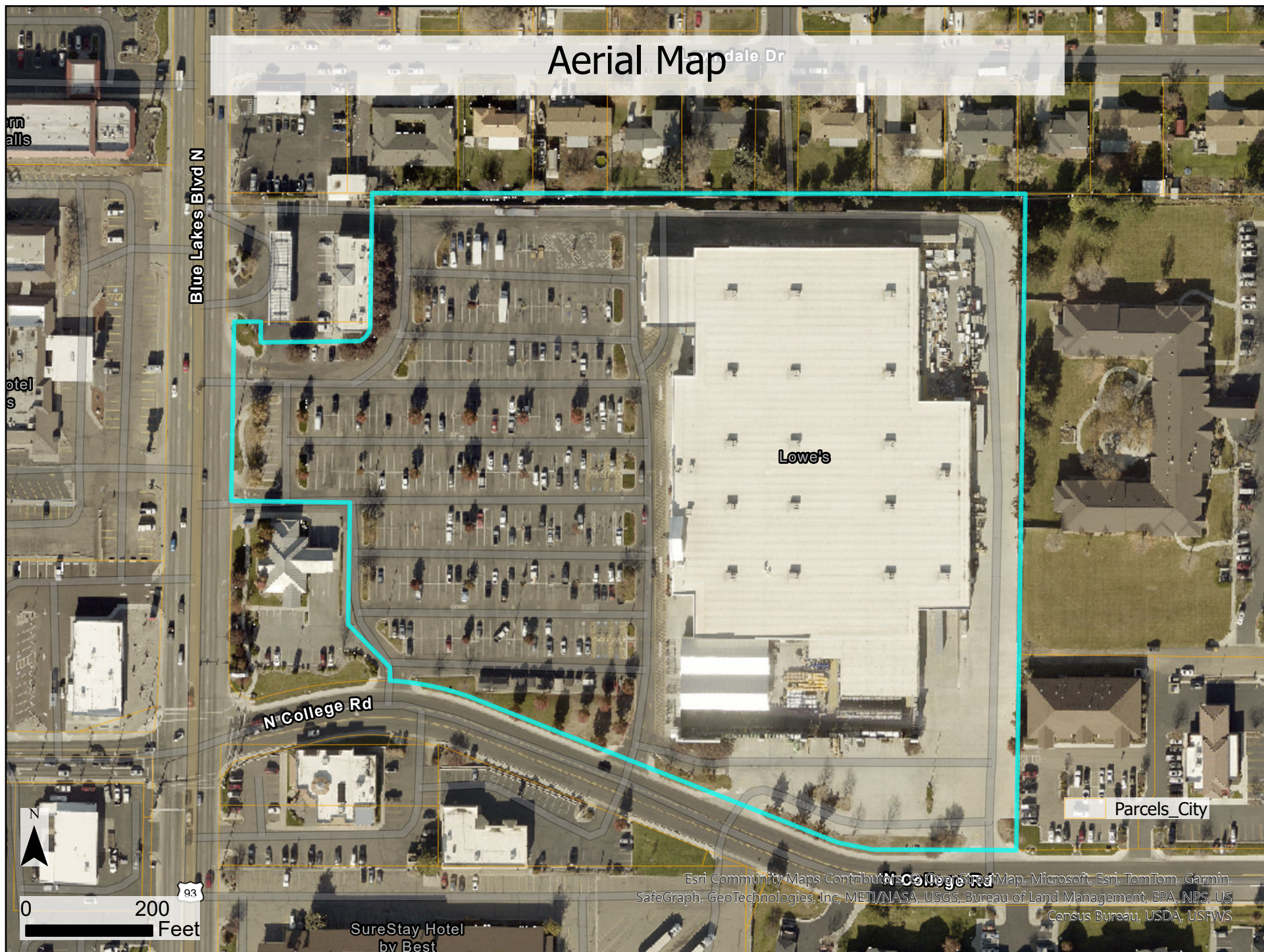
1. PZ25-0051 Vicinity Map
2. PZ25-0051 Aerial Map
3. PZ25-0051 Presentation Map
4. PZ25-0051 Blackhawk Subdivision No. 2 - Engineering Memo 4-18-25
5. PZ25-0051 Blackhawk Subdivision No. 2 - Engineering Memo Exhibit 4-18-25

Vicinity Map

0 1,000 Feet

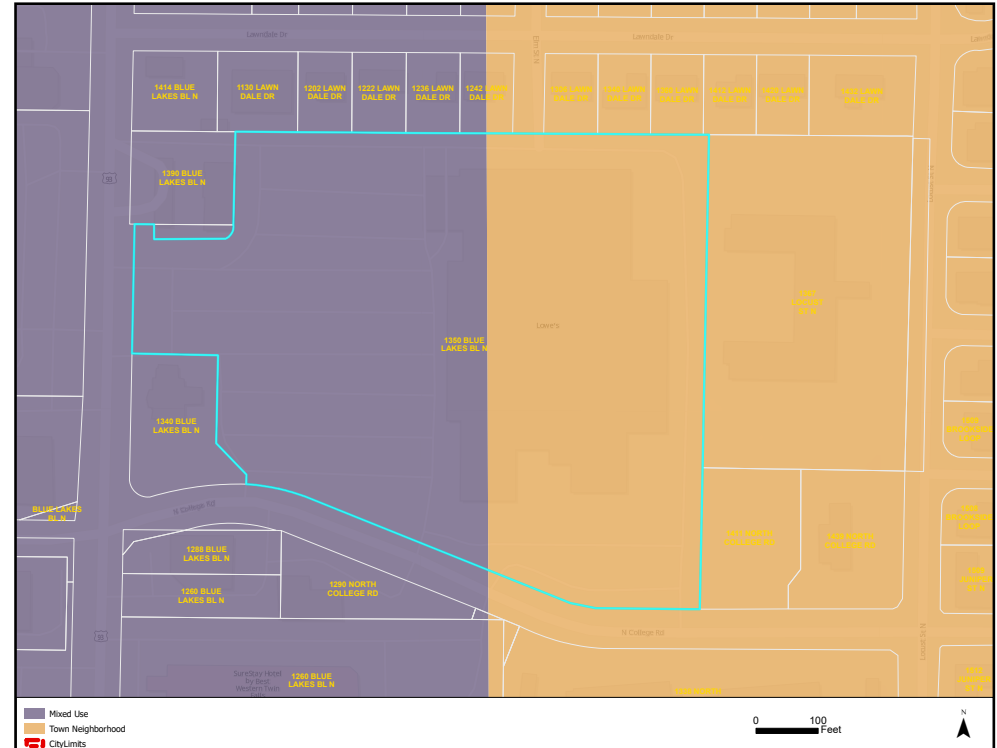
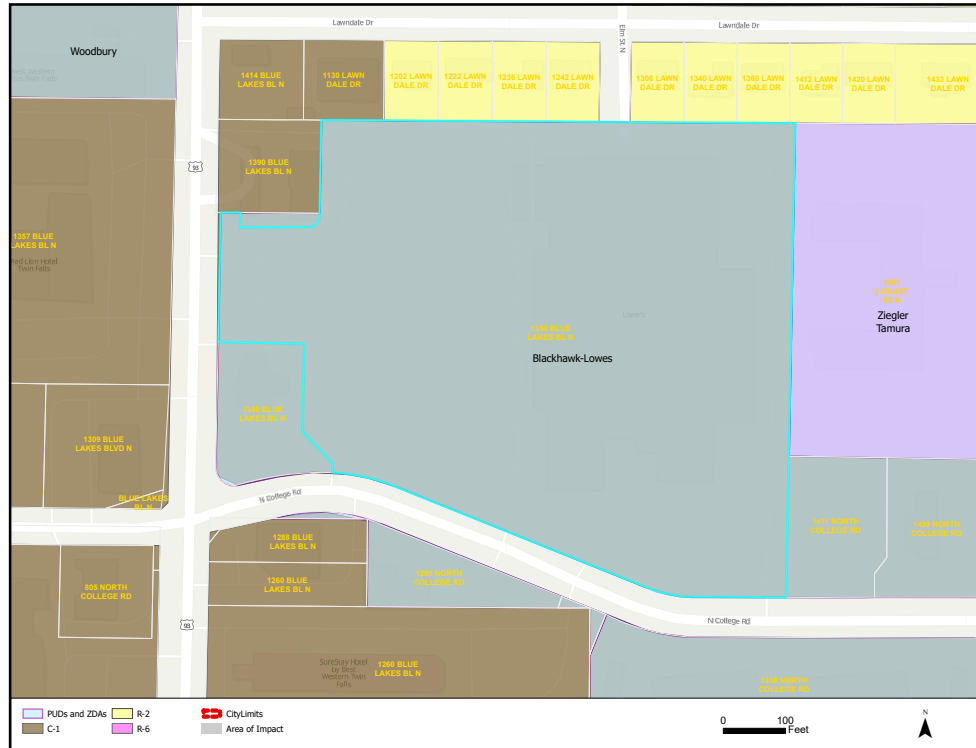
Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

Aerial Map



ZONING MAP

FUTURE LAND USE MAP



Zoning

<u>Current Zoning:</u>	C-1 PUD
<u>Current Land Use:</u>	Commercial Retail
<u>Proposed Zoning:</u>	C-1 PUD
<u>Proposed Land Use:</u>	Commercial Services

Surrounding Area

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

Regulations

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

Future Land Use Category

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

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



P.O. Box 1907

203 Main Avenue East

Twin Falls, Idaho 83303-1907

Fax: (208) 736-2293

ENGINEERING

208-735-7248

ENGINEERING MEMORANDUM

To: William Klaver, Senior Planner

From: Kristi Fehringer, Engineering Development Coordinator

Date: 4/18/2025

Re: Final Plat – **Blackhawk Subdivision No. 2** – Application # 25-0051

The Engineering Department has reviewed the Final Plat for Blackhawk Subdivision No. 2. The following changes shall be addressed prior to signatures on the Final Plat by the City of Twin Falls. This Conditional Approval is contingent on compliance with all applicable City Standards.

1. The Health Certificate is not correct. Please revise.
2. There appears to be an arrow missing on this dimension linework. Please fix the arrow and move the dimension to a different location.
3. It is unclear that the label goes with this dimension linework. Please move the verbiage above the dimension linework.
4. Remove this note. The interior dimensions must add up to the exterior overall boundary dimension.
5. Please label adjacent properties/subdivisions.
6. Please include the Engineering firm on all sheets.
7. Please add a bearing & distance dimension on this linework.
8. Please include easement symbols at these locations. A rebar will need to be set at these locations.
9. The distance labels do not match the original platted easements on the Blackhawk Subdivision plat. Please revise.
10. Please change "Subject Parcel" to "Subdivision Boundary".
11. The scale is incorrect. Please revise.
12. Please include the "Monument Certification" verbiage.
13. Please change/delete/add verbiage.
14. Please designate a Block number.
15. Please include the recording information for the Blackhawk Subdivision reference.

16. Please include the word “existing” in the utility description.
17. Please change the label to “Private sewer service easement”.
18. Section corners are not labeled nor symbolized correctly. Please revise.
19. Please clarify if this area is an ingress/egress easement.
20. Please replace “Camas” with “Twin Falls”.
21. Please replace “County” with “Professional Land”.
22. Please replace “Approval” with “Certificate”.
23. Please remove “A”.
24. Please put a space between “filed” and “for”.
25. Quarter corner is not labeled nor symbolized correctly. Please revise.
26. Please remove this paragraph. It is a duplicate of the previous paragraph.
27. Please spell out the abbreviations.
28. Please change this linetype label to a section line.
29. Please provide a spot to include the time of signature.
30. Please include the surveyor’s stamp.
31. Please include this verbiage per Idaho Code.
32. The Certificate of Surveyor is not complete. Please revise.
33. Please change the words “The foregoing” to “This”.
34. Please show the intersection of Blue Lakes Blvd. N. and North College Rd. E.
35. Please replace “Boundary” with “Lot Line”.
36. Please include a vicinity map.
37. Change symbol to degree symbol in all clouded areas.
38. This Chord Direction does not match Blackhawk Subdivision.
39. This is the incorrect symbol for easement locations. Please revise.
40. LS numbers are not noted. Please revise.
41. The total of the interior lot line dimensions does not equal the boundary lot line dimension. Please revise.
42. Please change the lot numbers to 1 and 2 as shown.
43. Please provide a “Statement of Authority” document for the Lowe’s signature for the LLC.

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

Cc: deancoombs@alturas.com
Antonio.conti@acjernab-estvold.com
Christina.pickett@lowes.com

BLACKHAWK SUBDIVISION NO. 2

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS THE WEST LINE OF THE NW 1/4 OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, BEING N01°02'19"E AND ESTABLISHED HOLDING FOUND MONUMENTS AS SHOWN HEREON.

REFERENCES:

R1 BLACKHAWK SUBDIVISION

A Re-Subdivision and Re-Numbering

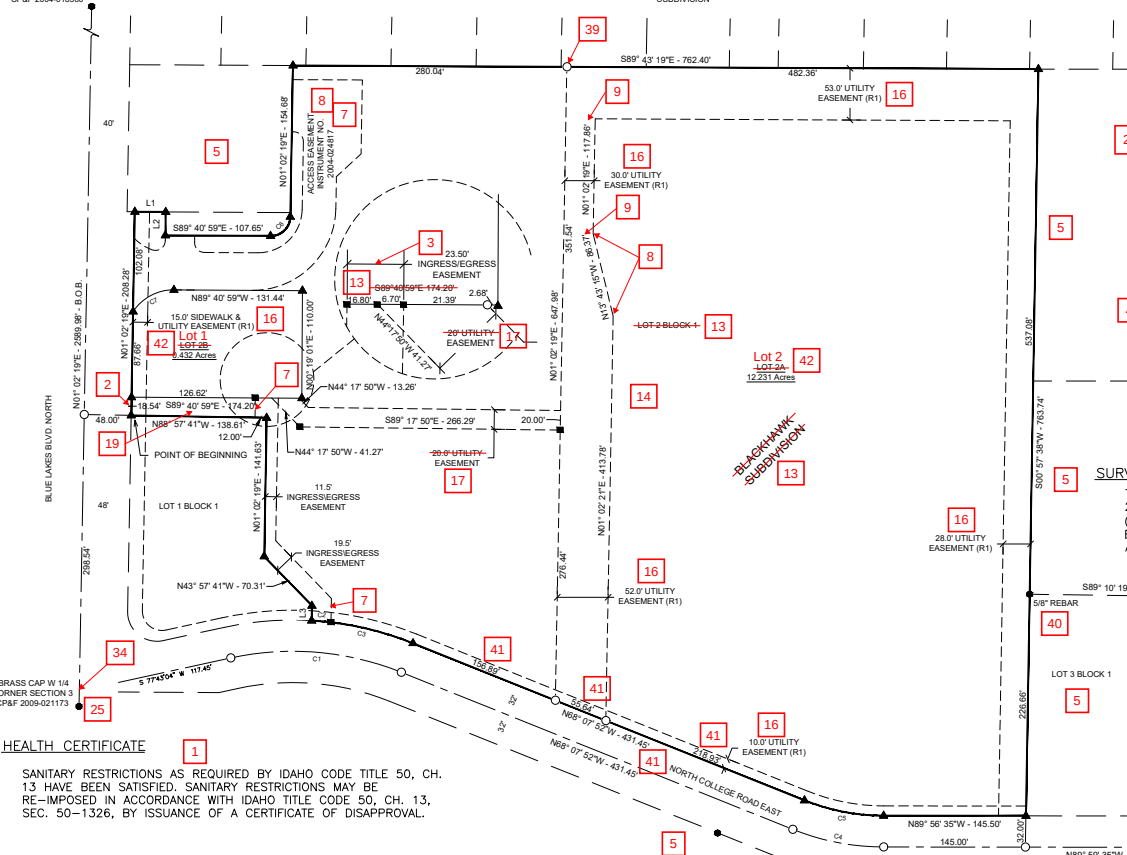
A SUBDIVISION OF LOT 2, BLOCK 1, BLACKHAWK SUBDIVISION, A PLANNED UNIT DEVELOPMENT, AS SHOWN ON PLAT RECORDED AS I.N. 2004-019795, LYING IN THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE SW 1/4, SECTION 3, T.10S., R.17E., B.M., TWIN FALLS, TWIN FALLS COUNTY, IDAHO

Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	298.12	177.69	34°09'04"	N85° 12' 24"W	175.08
C2	330.12	19.88	3°27'02"	N84° 55' 09"W	19.88
C3	330.12	106.67	18°30'48"	N77° 23' 16"W	106.20
C4	250.00	95.17	21°48'43"	S79° 02' 13"E	94.60
C5	218.00	82.99	21°48'43"	N79° 02' 13"W	82.49
C6	20.00	31.16	89°16'42"	N45° 40' 40"E	28.11
C7	50.00	49.23	56°25'06"	S62° 06' 28"W	47.27

Parcel Line Table		
Line #	Direction	Length
L1	S89° 40' 59"E	31.60
L2	S1° 02' 19"W	24.00
L3	N1° 02' 19"E	15.10

BRASS CAP NW CORNER SECTION 3 CP&F 2004-018560

PLEASANT ACRES SUBDIVISION



LEGEND:

- ▲ SET 5/8" REBAR WITH PLASTIC CAP MARKED LS 18350
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR WITH PLASTIC CAP MARKED EASEMENT LS 18350
- DIMENSION POINT
- () RECORD INFORMATION
- B.O.B. BASIS OF BEARING
- CP&F CORNER PERPETUATION & FILING RECORD

- Subdivision Boundary
- Subject Parcel
- Lot Line
- Section Line
- Centerline
- Reference Boundaries
- Easement Line

NOTES:

- THIS MAP CONTAINS 12.66 ACRES
- ALL DISTANCES ARE IN FEET AND CURVES ARE DIMENSIONED WITH RADIUS, LENGTH AND DELTA.
- ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED
- THE OVERALL DISTANCE MAY NOT MATCH THE SUM OF THE INTERMEDIATE DISTANCES DUE TO ROUNDING
- AS DIMENSIONED HEREON THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES LABELED PUBLIC UTILITY EASEMENT
- AS DIMENSIONED HEREON THERE SHALL BE A PRIVATE INGRESS/EGRESS EASEMENT LABELED INGRESS/EGRESS EASEMENT

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE LOT 2 BLOCK 1 OF BLACKHAWK SUBDIVISION, INTO TWO (2) DEVELOPABLE LOTS. THE PARENT PARCEL WAS ESTABLISHED HOLDING FOUND MONUMENTS AS SHOWN AND VERIFIED THROUGH TIES TO SECTION CORNERS

Re-subdivide and Re-number

Graphic Scale:

Attention is Drawn to the Fact That Drawing Scales May be Altered During Reproduction Processes. Scales Shown Hereon are Based on a Full Scale Sheet Size of 18" x 27".

Scale: 1" = 80'

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CH. 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE RE-IMPOSED IN ACCORDANCE WITH IDAHO TITLE CODE 50, CH. 13, SEC. 50-1326, BY ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE

SOUTH CENTRAL DISTRICT HEALTH DEPT., EHS



CERTIFICATE OF OWNERSHIP

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OR REPRESENTATIVE OF THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND BEING ALL OF LOT 2, BLOCK 1, BLACKHAWK SUBDIVISION, A PLANNED UNIT DEVELOPMENT, AS SHOWN ON PLAT RECORDED AS I.N. 2004-019795, LYING IN THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE SW 1/4, SECTION 3, T.10S., R.17E., S.M., CITY OF TWIN FALLS, TWIN FALLS COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING ALL OF LOT 2 OF BLOCK 1 OF BLACKHAWK SUBDIVISION, A PLANNED UNIT DEVELOPMENT, AS FILED FOR RECORD IN THE OFFICE OF THE TWIN FALLS RECORDER'S OFFICE, TWIN FALLS, TWIN FALLS COUNTY, IDAHO LYING IN THE NW 1/4 OF SECTION 3, T.10S., R.17E., S.M., TWIN FALLS, TWIN FALLS COUNTY, IDAHO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 3, MARKED BY A 1/2" IRON PIN; THENCE ALONG THE WEST LINE OF SAID NW 1/4 OF SECTION 3 NORTH 01°02'19" EAST A DISTANCE OF 298.54 FEET; THENCE LEAVING SAID WEST LINE SOUTH 88°57'41" EAST A DISTANCE OF 48.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BLUE LAKES BOULEVARD NORTH, BEING THE NORTHWEST CORNER OF LOT 1 BLOCK 1 OF SAID BLACKHAWK SUBDIVISION, ALSO BEING THE POINT OF BEGINNING, THENCE ALONG THE BOUNDARY OF SAID LOT 2 THE FOLLOWING COURSES

NORTH 01°02'19" EAST A DISTANCE OF 208.28 FEET; THENCE
SOUTH 88°57'41" EAST A DISTANCE OF 31.60 FEET; THENCE
SOUTH 01°02'19" WEST A DISTANCE OF 24.00 FEET; THENCE
SOUTH 88°57'41" EAST A DISTANCE OF 107.65 FEET; THENCE
A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET A LENGTH OF 31.16 FEET AND A CHORD BEARING NORTH 48°04'00" EAST A DISTANCE OF 28.11 FEET; THENCE
NORTH 01°02'19" EAST A DISTANCE OF 154.68 FEET; THENCE
SOUTH 88°57'41" EAST A DISTANCE OF 762.40 FEET; THENCE
SOUTH 01°02'19" WEST A DISTANCE OF 763.74 FEET; THENCE
NORTH 88°57'41" WEST A DISTANCE OF 145.50 FEET; THENCE
A CURVE TO THE RIGHT HAVING A RADIUS OF 218.00 FEET, A LENGTH OF 82.99 FEET AND A CHORD BEARING NORTH 74°02'13" WEST A DISTANCE OF 82.49 FEET; THENCE
NORTH 68°07'52" WEST A DISTANCE OF 431.45 FEET; THENCE
A CURVE TO THE LEFT HAVING A RADIUS OF 330.12 FEET, A LENGTH OF 106.67 FEET AND A CHORD BEARING NORTH 72°33'16" WEST A DISTANCE OF 106.20 FEET; THENCE
NORTH 01°02'19" EAST A DISTANCE OF 15.10 FEET; THENCE
NORTH 48°57'41" WEST A DISTANCE OF 70.31 FEET; THENCE
NORTH 01°02'19" EAST A DISTANCE OF 141.63 FEET; THENCE
NORTH 88°57'41" WEST A DISTANCE OF 138.61 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 12.66 ACRES, MORE OR LESS.

TO THE TRUE POINT OF BEGINNING.

THE EASEMENTS SHOWN ON SAID PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENT IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON.

I DO CERTIFY THAT THE INDIVIDUAL LOTS DESCRIBED IN THIS PLAT WILL BE SERVED THROUGH THE CITY OF TWIN FALLS WATER SYSTEM.

LOWE'S HOME CENTERS, LLC
BY:
ITS:

DATE:

ACKNOWLEDGMENT

STATE OF)
COUNTY OF) S.S.

BE IT REMEMBERED THAT ON THIS DAY OF , 202 , BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED , KNOWN OR IDENTIFIED TO ME TO BE OF LOWE'S HOME CENTERS, LLC, THE ENTITY THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH ENTITY EXECUTED THE SAME IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL THE DAY LAST ABOVE WRITTEN

MY COMMISSION EXPIRES

NOTARY PUBLIC FOR
RESIDING IN ,

Township 10 South, Range 17 East Boise Meridian

Pursuant to Idaho Code 50-1334, I, The undersigned, as owner, do hereby state that the lots on this plat are eligible to receive water service from the City of Twin Falls Municipal Water System.
Pursuant to Idaho Code 31-3805, I the undersigned, as Owner, do hereby state that the irrigation water rights appurtenant and the assessment obligation of the lands in this plat have not been transferred from said lands and That a Satisfactory irrigation water delivery system is provided for and has been approved by the Twin Falls City Council. Lots within the subdivision will be entitled to water rights and will be obligated for assessments from the Twin Falls Canal Company.

CERTIFICATE OF SURVEYOR
THIS IS TO CERTIFY THAT I, _____, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, MADE THE SURVEY OF THE LAND DESCRIBED IN THE CERTIFICATE OF WONER AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY AS MADE AND STATED UNDER MY SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

32

CERTIFICATE OF SURVEYOR

I, ANTONIO M. CONTI, A DULY LICENSED LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE FOREGOING PLAT IS A TRUE AND ACCURATE MAP OF THE LAND SURVEYED UNDER MY DIRECT SUPERVISION AND THAT IT IS IN ACCORDANCE WITH THE IDAHO STATE CODE RELATING TO PLATS AND SURVEYS

ANTONIO M. CONTI, PLS 18350

DATE



APPROVAL OF CITY COUNCIL

33 ~~THE FOREGOING~~ PLAT WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF TWIN FALLS AT THEIR MEETING ON THIS _____ DAY OF _____, 202_

MAYOR

CITY CLERK

APPROVAL OF CITY ENGINEER

I HAVE REVIEWED THE ACCOMPANYING PLAT AND HEREBY CERTIFY THAT IT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF TWIN FALLS, IDAHO

CITY ENGINEER

ATTEST

20

22

~~CAMAS COUNTY SURVEYOR'S APPROVAL~~

I, THE UNDERSIGNED, ~~COUNTY~~ SURVEYOR FOR TWIN FALLS COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATED TO PLATS AND SURVEYS.

21

NAME:

DATE

21 ~~COUNTY~~ SURVEYOR

AKNOWLEDGMENT

STATE OF IDAHO)
) S.S.
COUNTY OF)

ON THIS _____ DAY OF _____, 202_ AT _____ M. BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST WRITTEN

MY COMMISSION EXPIRES

NOTARY PUBLIC FOR IDAHO
RESIDING IN _____, IDAHO

20

22

23

~~CAMAS COUNTY TREASURER'S APPROVAL~~

I, _____, COUNTY TREASURER IN A AND FOR THE COUNTY OF TWIN FALLS, IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ALL COUNTY PROPERTY TAXES DUE FOR THE PROPERTY INCLUDED IN THIS PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY

COUNTY TREASURER

DATE

CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. _____

STATE OF IDAHO)
COUNTY OF TWIN FALLS)

24

ON THIS _____ DAY OF _____, 202_ AT _____ M., THE FOREGOING PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF TWIN FALLS COUNTY, IDAHO AND DULY RECORDED IN PLAT BOOK _____, ON PAGE _____.

DEPUTY

EX-OFFICIO RECORDER



Date: Monday, May 12, 2025
To: Honorable Mayor and City Council
From: William Klaver, Senior Planner

ACTION ITEM

Request:

To confirm the reappointment of Ben Ramirez, Tom Frank, and Kevin Grey, to the Impact Fee and Improvement Reimbursement Commission.

Time Estimate:

Approximately five (5) minutes.

Background:

Twin Falls Municipal Code 2-11-3 outlines the minimum requirements for membership. Nine voting members are required, of which a minimum of four members shall be active in the business of development, building or real estate. Currently, the Commission holds eight members due to a Commissioner moving outside our jurisdiction boundaries. Of these eight Commissioners, three terms end in June 2025.

Ben Ramirez is finishing a partial term of 1 year and is willing to continue to volunteer for his first full 3-year term. His experience in real estate gives valuable insights and perspectives to contribute to discussions and decisions within the scope of the Commission.

Tom Frank is finishing up his first full term and is willing to continue to volunteer for his second full 3-year term. Tom is retired from the news industry. Tom has diligently served as the Chair of the Commission and continues to provide structure and perspectives from his years of public service on various commissions.

Kevin Grey is finishing up his first full term and is willing to continue to volunteer for his second full 3-year term. Kevin's experience as a property manager, and years of public service on various commissions provides insights that are necessary to have discussions and make decisions within the scope of the Commission.

Approval Process:

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

Budget Impact:

N/A

Regulatory Impact:

Approval of this request will keep the Commission in compliance with minimum member requirements. One seat is still vacant, which we hope to fill soon.

History:

N/A

Analysis:

N/A

Conclusion:

The Council is tasked with making a decision on the Mayoral reappointment of Ben Ramirez, Tom Frank, and Kevin Grey to their respective seats.

Attachments:

None



Date: Monday, May 12, 2025
To: Honorable Mayor and City Council
From: Bill Carberry, Airport Manager

Request: Request to approve utilizing \$14,000 of unallocated airport capital funding to maintain the reserve airport rescue & firefighting (ARFF) vehicle.

Time Estimate: The presentation will take approximately 5 minutes.

Background: The Twin Falls Fire Dept. (TFFD) currently utilizes the airport's 2019 ARFF vehicle as its primary response vehicle and utilizes a 1996 ARFF vehicle as a ready reserve. Both vehicles were purchased with FAA grants to assist with the airport's requirement as a commercial service airport to provide ARFF services. The airport is not required to operate two vehicles yet has elected to maintain a ready reserve as insurance and extra capability.

The additional reserve truck affords the airport uninterrupted ARFF capability in the event the front-line 2019 truck is placed out of service. Without a reserve ARFF vehicle the airport would have to cease airline operations until an ARFF truck is placed back into service. Prior to 2019 the TFFD would utilize structure engines to back up the 1996 ARFF truck when it was placed out of service for maintenance/repairs. This practice is not compliant with FAA regulations as structure vehicles do not carry sufficient capacities of water/foam/ and dry chemical extinguishing agents.

Maintaining the 1996 reserve ARFF truck ensures continuous compliance with FAA regulations and thus continued, uninterrupted airline service.

Approval Process: A majority vote of the City Council is needed to approve the request. When capital funding is requested to be reallocated for a different expense than originally budgeted, City Council approval is required.

Budget Impact: The airport has \$20,000 in the FY 25 capital budget to replace aging terminal lobby area seating. Since the budget was adopted, the airport was able to find a reputable vinyl repair technician that has proven to do a superior job recovering and reconditioning the existing seating in need of attention. We anticipate utilizing only \$6,000 to make the needed seating improvements. We would like to reallocate the capital fund savings of \$14,000 to fund the needed maintenance and repairs to the reserve ARFF vehicle. The airport has worked with TFFD and the City Shop to obtain a task order for the maintenance work and an estimate of \$13,408 from Hughes equipment to complete the needed work.

Regulatory Impact: If the airport does not have an ARFF truck available for airline operations, then by regulation the airport is in a status of "ARFF Zero" and airline operations must cease immediately. This places pressure on the airport to have repairs made as quickly as possible or to rent an ARFF vehicle from an equipment supplier (currently based in Las Vegas) for a costly sum.

Conclusion: In summary, maintaining the 1996 ARFF truck offers a cost-effective solution that secures the airport's compliance with FAA regulations and ensures the continuity of airline operations.

Staff recommends the City Council approve utilizing \$14,000 of unallocated airport capital funding to maintain/repair the reserve airport rescue & firefighting (ARFF) vehicle.

Attachments: None



ESTIMATE

Hughes Fire Equipment
3396 W. Nelis Drive
Meridian, Idaho 83646
Phone: (541)747-0072, 208-880-8346
Email: rtracy@hughesfire.com

To:

Date:

Job Number	Project Description	Estimate Prepared By:
	ARFF Unit	Rick Tracy

Quantity	Item Description	Item Price	Item Total
1	Starter gasket to bell housing leaking oil	\$ 12.41	12.41
2	Labor to replace gasket	\$ 159.00	318.00
2	rocker cover gaskets leaking oil	\$ 38.66	77.32
2.5	Labor to r & r rocker covers	\$ 159.00	397.50
1	Serpentine belts need replaced	\$ 504.27	504.27
2.25	Labor to replace all belts	\$ 159.00	357.75
1	Eductor drain leaks	\$ 117.08	117.08
1.5	Labor to replace drain	\$ 159.00	238.50
1	Bumper monitor drain leaks	\$ 157.11	157.11
1.25	Labor to replace drain	\$ 159.00	198.75
1	Bumper monitor valve leaks	\$ 157.11	157.11
3.5	Labor to rebuild valve	\$ 159.00	556.50
0.75	Labor to adjust linkage to bumper monitor valve	\$ 159.00	119.25
1	Multiple rocker switch backlighting inop	\$ 150.00	150.00
2.25	Labor to replace switches	\$ 159.00	357.75
1	transmission fill tube leaks at o-ring	\$ 274.12	274.12
4.25	Labor to R & R o-ring and tube.	\$ 159.00	675.75
5.25	Labor to repair wiring going to RF scene light	\$ 159.00	834.75
1	Captains side front compartment- Handline air/electric solenoid air leak	\$ 68.14	68.14
2.25	Labor to repair solenoid leak	\$ 159.00	357.75
2.75	Labor to repair Driver side rear compartment behind stainless protecting housing air leak	\$ 159.00	437.25
6	labor to diagnose roof turrent unit became inop.	\$ 159.00	954.00
4	Travel time labor	\$ 159.00	636.00
4	Hotel fee	\$ 300.00	1,200.00
6	Labor to service engine	\$ 159.00	954.00
3	Labor to service transmission	\$ 159.00	477.00
1.5	Labor to service transfer case	\$ 159.00	238.50
3	Labor to service wheel hubs	\$ 159.00	477.00
4	Labor to service differentials	\$ 159.00	636.00
1.5	Labor to service pump	\$ 159.00	238.50
1	all filters	\$ 1,028.74	1,028.74
		\$ -	-
	Air filter obsolete thru Oshkosh	\$ -	-
		\$ -	-
		\$ -	-

		\$ -	-
		\$ -	-
		59.5 Tot Hrs Labor	\$ 9,460.50
		Parts	\$ 3,746.30
		Shop Supply	\$ 200.00
		Total	\$ 13,406.80

Unless specified, above price does not include the cost of shipping
which will be added as actual cost at the time of shipment.

The above price is an estimate based on the information available to us at this
time. Due to the varying use, custom nature of emergency apparatus, and
situations which we encounter while performing the repair, additional parts and
/ or labor may be required to complete the repairs.

Thank You For Your Business



Date: Monday, May 12, 2025
To: Honorable Mayor and City Council
From: Mandi Thompson, Assistant to the City Manager

ACTION ITEM

Request:

A request from TDS for a partial fee waiver for a RIDE TFT van wrap.

Time Estimate:

5 minute presentation plus time for questions from Council

Background:

On August 7, 2023 the City Council adopted the first fees for RIDE TFT for van wraps and in-car advertising. These fees were set for 12-months at \$2,000 per month, with the option of signing a 24-month term which reduced the monthly cost by 20% to \$1,600 per month. As the City is nearing the end of the CARES grant that was awarded by the Idaho Transportation Department in 2023, staff are beginning to increase efforts to sell van wraps and establish community partnerships to help support the program.

After an initial conversation with TDS in late March, Mandi Thompson met with Wendi Dederich, Media Strategy Manager with TDS, on April 21, 2025. During the conversation it was shared that TDS does not sign 1 or 2-year contracts for new media and advertising promotions. Additionally, they are halfway through the year and do not have a budget allocated for a van wrap. The request was made that the City reduce the initial contract from twelve months to six and the monthly amount to \$1,000. TDS will pay for the installation of the wrap and the removal should they not choose to proceed after the initial 6-month period. This would allow TDS time to analyze the efficacy of the van wrap and also include a full contact in their budget for 2026. If they choose to continue with the wrap, they understand they will be required to sign a one-or two-year contract according to the fee schedule already adopted by the Council.

This fee was not included in the fee waiver policy that was adopted by the Council in 2024.

Approval Process:

Majority vote by Council.

Budget Impact:

Per the Master Fee Schedule, the fee for a van wrap is \$2,000 per month for a minimum of 12 months, for a total fee of \$24,000. If this request is approved, TDS would pay \$6,000 for a period of six months.

Regulatory Impact:

None.

History:

N/A

Analysis:

N/A

Conclusion:

This could be a method by which to establish a relationship with TDS that runs well into the future. If the ultimate decision is to not continue wrapping a van, both the installation and removal will be done by TDS with no financial obligation to the City or the RIDE TFT program. Currently only one van has been wrapped, with one other business in the design stages of a wrap for a 2-year commitment.

Attachments:

1. RE_ RIDE TFT van wrap reduction request by TDS

From: [Dederich, Wendy](#)
To: [Mandi Thompson](#)
Cc: [Kaschmitter, Jessica](#)
Subject: RE: RIDE TFT van wraps
Date: Wednesday, April 23, 2025 1:24:09 PM
Attachments: [image001.png](#)

[EXTERNAL SENDER]

Mandi – Thank you for the follow up. We do understand that after the first six months, should TDS move forward with another contract, we would need to pay published rates.

As I mentioned it is not unusual for TDS to run a test campaign to better understand the potential benefits of a new tactic. In this case, we need to compare the visibility of the ride impressions with traditional outdoor, as it is basically a mobile billboard. The impressions are dramatically less than any of our current billboards in the market, but we feel very strongly about your program and the benefits to the community. That being said, we can offer \$1000/month for six months plus the cost of the wrap.

If you are willing to share our proposal with the Council, we will accept whatever decision they make regarding our offer.

Wendy Dederich | [Media Strategy](#) | **Mobile: 608-843-3612**

wendy.dederich@tdstelecom.com



From: Mandi Thompson <mthompson@tfid.org>
Sent: Wednesday, April 23, 2025 11:00 AM
To: Dederich, Wendy <Wendy.Dederich@tdstelecom.com>
Cc: Kaschmitter, Jessica <Jessica.Kaschmitter@tdstelecom.com>
Subject: RIDE TFT van wraps

External Email: For information security purposes, this email came from an external source and any attachments or links should be treated with caution.

Wendy,

Thank you for taking the time to meet with me on Monday. It was a pleasure to meet you and I am excited at a possible partnership with TDS. The fees for van wraps are adopted by the City Council, and clearly state that a wrap will be \$2,000 per month with a 20% reduction for a two-year commitment. However, I am willing to request a six-month option at a reduced rate from the

Council. I am not certain they will approve a 50% discount, and am wondering if there is some additional negotiating room that we can find? I also need to be clear that after the first six months, if TDS does decide to move forward with an extended contract, it will be at the designated amounts.

We have a workshop-style meeting on May 5 and we already have several transit-related items on the agenda. I am going to add this to the list. This will also allow me some time to work with Lytle Signs (a local sign shop) on their quote for wraps.

Let me know your thoughts.

Mandi

Mandi Thompson

Assistant to the City Manager

City of Twin Falls

(208) 735-7237



Date: Monday, May 12, 2025
To: Honorable Mayor and City Council
From: William Klaver, Senior Planner

ACTION ITEM

Request:

Request to approve Guaranteed Maximum Price of \$1,000,000 for the City Park Restroom Rebuild.

Time Estimate:

The presentation will take approximately 10-15 minutes with time for Council questions.

Background:

On March 17, 2025, the Council approved a contract with Suburban Construction Management to demo and rebuild the restroom in City Park. As per the CM/GC Contract Agreement, the City and Andrew DiPietro are presenting the Guaranteed Maximum Price (GMP) for the construction of the City Park Restroom.

The City Park Restroom bid packages, Performance Bond, and the CM fee of 7% per the CM/GC contract total \$910,507. City Staff also need to include Special Testing and Inspections (\$7,660), Architectural Construction Administration (\$10,000), and contingency funds (\$71,833) bringing the total GMP amount to \$1,000,000. This amount was included in the FY2025 budget.

Approval of this Guaranteed Maximum Price will allow Suburban Construction Management to start on the project immediately. The anticipated timeline is May through October. Due to the significance of City Park and its events to the Twin Falls Community, Staff and Suburban will coordinate the construction impacts to be as minimal as possible, and plan to keep the majority of the park functions in operation.

Parks Superintendent Chance Munns is coordinating the impact this construction project will have on all affected events through notifications, alternative layouts, and troubleshooting scenarios for events to occur as smoothly as possible.

Approval Process:

Majority approval (50% +1) to accept the GMP for the City Park Restroom rebuild as presented by Suburban Construction Management.

Budget Impact:

The Guaranteed Maximum Price (GMP), along with contingency funds will be \$1,000,000. The FY 2025 budget includes \$1,000,000 to complete the demolition and reconstruction of the City Park bathroom. These funds are available through the Community Development Block Grant (CDBG) program which was granted to the City by the Department of Housing and Urban Development (HUD).

Regulatory Impact:

If the Council approves the request, City Staff and Suburban Construction Management will execute the Contract and begin construction on the City Park Restroom demolition and rebuild.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that Council approve the GMP for the City Park Restroom Rebuild as presented.

Attachments:

1. GMP Amendment A133 ExhibitA-2019 - Final



AIA® Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the 29th day of April in the year 2025, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 29 day of April in the year 2025 (the "Agreement")
(In words, indicate day, month, and year.)

for the following **PROJECT:**
(Name and address or location)

COTF Park Restroom Replacement
Twin Falls, Idaho

THE OWNER:
(Name, legal status, and address)

City of Twin Falls, D Corporation
203 Main Ave East
Twin Falls, Idaho 83301
Phone Number (208) 735-7285

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

Suburban Construction Management, Limited Liability Company
1724 Brookfield Ct
Twin Falls Idaho 83301
Phone Number (208) 490-7595

TABLE OF ARTICLES

- A.1 GUARANTEED MAXIMUM PRICE**
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION**
- A.3 INFORMATION UPON WHICH AMENDMENT IS BASED**
- A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS**

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Nine Hundred Ten thousand Five Hundred Seven Dollars (\$ 910,507.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.

(Provide itemized statement below or reference an attachment.)

Description	Total Cost
Bid Package 01 - Site Work	\$ 36,124.00
Alternate One	\$ 15,788.00
Alternate Two	\$ 5,000.00
Bid Package 02 - Concrete	\$ 35,821.00
Bid Package 03 - CMU	\$ 109,545.00
Bid Package 04 - Plumbing	\$ 108,120.00
Bid Package 05 - Electrical	\$ 92,724.00
Bid Package 06 - HVAC	\$ 3,400.00
Bid Package 07 - Exterior Tile Cladding	\$ 64,960.00
Bid Package 08 - Roof Framing	\$ 18,790.00
Bid Package 09 - Building Insulation	\$ 2,400.00
Bid Package 10 - Doors, Frames and Hardware	\$ 12,400.00
Bid Package 11 - Roofing Soffit and Fascia	\$ 24,353.00
Bid Package 12 - Specialties	\$ 18,230.00
Bid Package 13 - Painting	\$ 11,648.00
Bid Package 14 - Gypsum Wallboard	\$ 4,823.00
Bid Package 15 - Overhead Door	\$ 2,748.00
Bid Package 16 - Epoxy and Fiberglass Coating Systems	\$ 37,841.00
Bid Package 17 - Building Demolition	\$ 28,349.00
Bid Package 18 - Landscaping - Not Used - By Owner	\$ -
Bid Package 19 - Translucent Window Panels	\$ 9,200.00
Bid Package 20 - Trash Enclosure Gates	\$ 12,941.00
General Conditions	\$ 80,874.00
General Requirements - Personnel Costs	\$ 39,435.00
Pre-Construction Fee	\$ 3,500.00
Temporary Facilities and Controls, Restroom Trailer and Security Fence	\$ 43,758.00
Final Cleaning	\$ 2,515.00
Survey & Layout - Allowance	\$ 6,000.00
Bollards - Allowance	\$ 2,400.00
Finish Carpentry - Allowance	\$ 858.00
Rubber Base - Allowance	\$ 1,716.00
Subtotal :	\$ 836,261.00

AIA Document A133 – 2019 Exhibit A. Copyright © 1991, 2003, 2009, and 2019. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 18:43:36 ET on 04/29/2025 under Order No.2114624647 which expires on 04/28/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.

User Notes:

(1986360116)

CM Fee Overhead & Profit 7%:	\$ 58,538.00
Performance Payment Bond:	\$ 15,708.00
AIA A133-2019 Exhibit A - Guaranteed Maximum Price Amendment	\$ 910,507.00

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 Alternates

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
Alternate One – Remove and Replace existing asphalt drive way	\$15,788.00
Alternate Two – Hydrovac Perimeter of Foundation as required	\$5,000.00

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
N/A		

§ A.1.1.6 Unit prices, if any:
(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
N/A		

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

- ☐ The date of execution of this Amendment.
- ☒ Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

Notice to Proceed Issued By City of Twin Falls

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

- ☒ Not later than One Hundred Eighty (180) calendar days from the date of commencement of the

Init.

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User Notes:

(1986360116)

Work.

[] By the following date:

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
N/A	N/A

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
N/A			

§ A.3.1.2 The following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

Specifications are listed in Drawings

Section	Title	Date	Pages
---------	-------	------	-------

§ A.3.1.3 The following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

Discipline	Drawing No.	Drawing Title	Drawing Date	Set Name
Architectural	A0-0	TITLE SHEET	12/9/2024	Issued for Bidding
Architectural	A0-1	CODE REQUIREMENTS	12/9/2024	Issued for Bidding
Architectural	A1-1	SITE PLAN	12/9/2024	Issued for Bidding
Architectural	A2-1	FLOOR PLAN	12/9/2024	Issued for Bidding
Architectural	A3-1	EXTERIOR ELEVATIONS	12/9/2024	Issued for Bidding
Architectural	A3-2	EXTERIOR ELEVATIONS	12/9/2024	Issued for Bidding
Architectural	A4-1	CEILING & ROOF PLAN	12/9/2024	Issued for Bidding
Architectural	A5-1	SECTIONS & DETAILS	12/9/2024	Issued for Bidding
Architectural	A8-1	INTERIOR ELEVATIONS	12/9/2024	Issued for Bidding
Architectural	A9-1	DOOR & ROOM FINISH SCHEDULE	12/9/2024	Issued for Bidding
Architectural	A9-2	MATERIAL SPECIFICATIONS	12/9/2024	Issued for Bidding
Architectural	A9-3	MATERIAL SPECIFICATIONS	12/9/2024	Issued for Bidding
Architectural	A9-4	MATERIAL SPECIFICATIONS	12/9/2024	Issued for Bidding
Architectural	A10-1	TRASH ENCLOSURE DETAILS	12/9/2024	Issued for Bidding
Civil	C-001	CIVIL COVER PAGE	12/9/2024	Issued for Bidding

Civil	C-101	SITE PLAN	12/9/2024	Issued for Bidding
Civil	C-601	DETAILS	12/9/2024	Issued for Bidding
Electrical	E0.0	ELECTRICAL COVER SHEET	4/17/2025	Addendum One
Electrical	E0.1	ELECTRICAL SPECIFICATIONS SHEET	4/17/2025	Addendum One
Electrical	E0.2	ENERGY COMPLIANCE FORMS	4/17/2025	Addendum One
Electrical	E1.0	ELECTRICAL DEMO SITE PLAN	4/17/2025	Addendum One
Electrical	E1.1	ELECTRICAL SITE PLAN	4/17/2025	Addendum One
Electrical	E2.1	LIGHTING & POWER PLANS	4/17/2025	Addendum One
Electrical	E3.0	ELECTRICAL SCHEDULES	4/17/2025	Addendum One
Electrical	E4.0	ELECTRICAL DETAILS	4/17/2025	Addendum One
Electrical	E4.1	ELECTRICAL DETAILS	4/17/2025	Addendum One
Mechanical	M0.0	HVAC COVER SHEET	12/9/2024	Issued for Bidding
Mechanical	M2.1	HVAC FLOOR PLAN, SCHEDULES & DETAIL	12/9/2024	Issued for Bidding
Plumbing	P0.0	PLUMBING COVER SHEET	12/9/2024	Issued for Bidding
Plumbing	P2.1	PLUMBING WASTE & VENT/ PLUMBING WATER PLAN	12/9/2024	Issued for Bidding
Plumbing	P3.0	PLUMBING SCHEDULES & DETAILS	12/9/2024	Issued for Bidding
Structural	S-001	GENERAL STRUCTURAL NOTES	12/9/2024	Issued for Bidding
Structural	S-101	MAIN FLOOR FRAMING AND FOUNDATION PLAN	12/9/2024	Issued for Bidding
Structural	S-102	ROOF FRAMING PLAN STRUCTURAL	12/9/2024	Issued for Bidding
Structural	S-501	FOUNDATION & MASONRY DETAILS	12/9/2024	Issued for Bidding
Structural	S-502	ROOF FRAMING DETAILS	12/9/2024	Issued for Bidding
Structural	S-601	SCHEDULES	12/9/2024	Issued for Bidding

§ A.3.1.4 The Sustainability Plan, if any:

(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
N/A		

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:

(Identify each allowance.)

Item	Price
Survey and Layout	\$6,000.00
Bollards	\$2,400.00
Finish Carpentry	\$858.00
Rubber Base	\$1,716.00

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:

(Identify each assumption and clarification.)

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User Notes:

(1986360116)

The Owner, City of Twin Falls is responsible for all costs related to design, permitting and third party testing and inspections

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:
(List name, discipline, address, and other information.)

This Amendment to the Agreement entered into as of the day and year first written above.

OWNER (Signature)

Mitch Humble, Deputy City Manager
(Printed name and title)

CONSTRUCTION MANAGER (Signature)

Andrew DiPietro, Owner
(Printed name and title)

Additions and Deletions Report for AIA® Document A133® – 2019 Exhibit A

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 18:43:36 ET on 04/29/2025.

PAGE 1

This Amendment dated the 29th day of April in the year 2025, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 29 day of April in the year 2025 (the "Agreement")

...

COTF Park Restroom Replacement
Twin Falls, Idaho

...

City of Twin Falls, D Corporation
203 Main Ave East
Twin Falls, Idaho 83301
Phone Number (208) 735-7285

...

(Name, legal status, and address)

Suburban Construction Management, Limited Liability Company
1724 Brookfield Ct
Twin Falls Idaho 83301
Phone Number (208) 490-7595

PAGE 2

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Nine Hundred Ten thousand Five Hundred Seven Dollars (\$ 910,507.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

...

<u>Description</u>	<u>Total Cost</u>
<u>Bid Package 01 - Site Work</u>	<u>\$ 36,124.00</u>
<u>Alternate One</u>	<u>\$ 15,788.00</u>
<u>Alternate Two</u>	<u>\$ 5,000.00</u>
<u>Bid Package 02 - Concrete</u>	<u>\$ 35,821.00</u>
<u>Bid Package 03 - CMU</u>	<u>\$ 109,545.00</u>

<u>Bid Package 04 - Plumbing</u>	<u>\$ 108,120.00</u>
<u>Bid Package 05 - Electrical</u>	<u>\$ 92,724.00</u>
<u>Bid Package 06 - HVAC</u>	<u>\$ 3,400.00</u>
<u>Bid Package 07 - Exterior Tile Cladding</u>	<u>\$ 64,960.00</u>
<u>Bid Package 08 - Roof Framing</u>	<u>\$ 18,790.00</u>
<u>Bid Package 09 - Building Insulation</u>	<u>\$ 2,400.00</u>
<u>Bid Package 10 - Doors, Frames and Hardware</u>	<u>\$ 12,400.00</u>
<u>Bid Package 11 - Roofing Soffit and Fascia</u>	<u>\$ 24,353.00</u>
<u>Bid Package 12 - Specialties</u>	<u>\$ 18,230.00</u>
<u>Bid Package 13 - Painting</u>	<u>\$ 11,648.00</u>
<u>Bid Package 14 - Gypsum Wallboard</u>	<u>\$ 4,823.00</u>
<u>Bid Package 15 - Overhead Door</u>	<u>\$ 2,748.00</u>
<u>Bid Package 16 - Epoxy and Fiberglass Coating Systems</u>	<u>\$ 37,841.00</u>
<u>Bid Package 17 - Building Demolition</u>	<u>\$ 28,349.00</u>
<u>Bid Package 18 - Landscaping - Not Used - By Owner</u>	<u>\$ -</u>
<u>Bid Package 19 - Translucent Window Panels</u>	<u>\$ 9,200.00</u>
<u>Bid Package 20 - Trash Enclosure Gates</u>	<u>\$ 12,941.00</u>
<u>General Conditions</u>	<u>\$ 80,874.00</u>
<u>General Requirements - Personnel Costs</u>	<u>\$ 39,435.00</u>
<u>Pre-Construction Fee</u>	<u>\$ 3,500.00</u>
<u>Temporary Facilities and Controls, Restroom Trailer and Security Fence</u>	<u>\$ 43,758.00</u>
<u>Final Cleaning</u>	<u>\$ 2,515.00</u>
<u>Survey & Layout - Allowance</u>	<u>\$ 6,000.00</u>
<u>Bollards - Allowance</u>	<u>\$ 2,400.00</u>
<u>Finish Carpentry - Allowance</u>	<u>\$ 858.00</u>
<u>Rubber Base - Allowance</u>	<u>\$ 1,716.00</u>
<u>Subtotal :</u>	<u>\$ 836,261.00</u>
-	-
<u>CM Fee Overhead & Profit 7%:</u>	<u>\$ 58,538.00</u>
<u>Performance Payment Bond:</u>	<u>\$ 15,708.00</u>
<u>AIA A133-2019 Exhibit A - Guaranteed Maximum Price Amendment</u>	<u>\$ 910,507.00</u>

PAGE 3

<u>Alternate One – Remove and Replace existing asphalt drive way</u>	<u>\$15,788.00</u>
<u>Alternate Two – Hydrovac Perimeter of Foundation as required</u>	<u>\$5,000.00</u>

...

N/A

...

N/A

...

[X] Established as follows:

...

Notice to Proceed Issued By City of Twin Falls

...

[X] Not later than One Hundred Eighty (180) calendar days from the date of commencement of the Work.

PAGE 4

N/A

N/A

...

N/A

...

Specifications are listed in Drawings

...

Number

Title

Date

<u>Discipline</u>	<u>Drawing No.</u>	<u>Drawing Title</u>	<u>Drawing Date</u>	<u>Set Name</u>
<u>Architectural</u>	<u>A0-0</u>	<u>TITLE SHEET</u>	<u>12/9/2024</u>	<u>Issued for Bidding</u>
<u>Architectural</u>	<u>A0-1</u>	<u>CODE REQUIREMENTS</u>	<u>12/9/2024</u>	<u>Issued for Bidding</u>
<u>Architectural</u>	<u>A1-1</u>	<u>SITE PLAN</u>	<u>12/9/2024</u>	<u>Issued for Bidding</u>
<u>Architectural</u>	<u>A2-1</u>	<u>FLOOR PLAN</u>	<u>12/9/2024</u>	<u>Issued for Bidding</u>
<u>Architectural</u>	<u>A3-1</u>	<u>EXTERIOR ELEVATIONS</u>	<u>12/9/2024</u>	<u>Issued for Bidding</u>
<u>Architectural</u>	<u>A3-2</u>	<u>EXTERIOR ELEVATIONS</u>	<u>12/9/2024</u>	<u>Issued for Bidding</u>
<u>Architectural</u>	<u>A4-1</u>	<u>CEILING & ROOF PLAN</u>	<u>12/9/2024</u>	<u>Issued for Bidding</u>
<u>Architectural</u>	<u>A5-1</u>	<u>SECTIONS & DETAILS</u>	<u>12/9/2024</u>	<u>Issued for Bidding</u>
<u>Architectural</u>	<u>A8-1</u>	<u>INTERIOR ELEVATIONS</u>	<u>12/9/2024</u>	<u>Issued for Bidding</u>
<u>Architectural</u>	<u>A9-1</u>	<u>DOOR & ROOM FINISH SCHEDULE</u>	<u>12/9/2024</u>	<u>Issued for Bidding</u>
<u>Architectural</u>	<u>A9-2</u>	<u>MATERIAL SPECIFICATIONS</u>	<u>12/9/2024</u>	<u>Issued for Bidding</u>
<u>Architectural</u>	<u>A9-3</u>	<u>MATERIAL SPECIFICATIONS</u>	<u>12/9/2024</u>	<u>Issued for Bidding</u>
<u>Architectural</u>	<u>A9-4</u>	<u>MATERIAL SPECIFICATIONS</u>	<u>12/9/2024</u>	<u>Issued for Bidding</u>
<u>Architectural</u>	<u>A10-1</u>	<u>TRASH ENCLOSURE DETAILS</u>	<u>12/9/2024</u>	<u>Issued for Bidding</u>
<u>Civil</u>	<u>C-001</u>	<u>CIVIL COVER PAGE</u>	<u>12/9/2024</u>	<u>Issued for Bidding</u>
<u>Civil</u>	<u>C-101</u>	<u>SITE PLAN</u>	<u>12/9/2024</u>	<u>Issued for Bidding</u>
<u>Civil</u>	<u>C-601</u>	<u>DETAILS</u>	<u>12/9/2024</u>	<u>Issued for Bidding</u>
<u>Electrical</u>	<u>E0.0</u>	<u>ELECTRICAL COVER SHEET</u>	<u>4/17/2025</u>	<u>Addendum One</u>
<u>Electrical</u>	<u>E0.1</u>	<u>ELECTRICAL SPECIFICATIONS SHEET</u>	<u>4/17/2025</u>	<u>Addendum One</u>
<u>Electrical</u>	<u>E0.2</u>	<u>ENERGY COMPLIANCE FORMS</u>	<u>4/17/2025</u>	<u>Addendum One</u>

<u>Electrical</u>	<u>E1.0</u>	<u>ELECTRICAL DEMO SITE PLAN</u>	<u>4/17/2025</u>	<u>Addendum One</u>
<u>Electrical</u>	<u>E1.1</u>	<u>ELECTRICAL SITE PLAN</u>	<u>4/17/2025</u>	<u>Addendum One</u>
<u>Electrical</u>	<u>E2.1</u>	<u>LIGHTING & POWER PLANS</u>	<u>4/17/2025</u>	<u>Addendum One</u>
<u>Electrical</u>	<u>E3.0</u>	<u>ELECTRICAL SCHEDULES</u>	<u>4/17/2025</u>	<u>Addendum One</u>
<u>Electrical</u>	<u>E4.0</u>	<u>ELECTRICAL DETAILS</u>	<u>4/17/2025</u>	<u>Addendum One</u>
<u>Electrical</u>	<u>E4.1</u>	<u>ELECTRICAL DETAILS</u>	<u>4/17/2025</u>	<u>Addendum One</u>
<u>Mechanical</u>	<u>M0.0</u>	<u>HVAC COVER SHEET</u>	<u>12/9/2024</u>	<u>Issued for Bidding</u>
<u>Mechanical</u>	<u>M2.1</u>	<u>HVAC FLOOR PLAN, SCHEDULES & DETAIL</u>	<u>12/9/2024</u>	<u>Issued for Bidding</u>
<u>Plumbing</u>	<u>P0.0</u>	<u>PLUMBING COVER SHEET</u>	<u>12/9/2024</u>	<u>Issued for Bidding</u>
<u>Plumbing</u>	<u>P2.1</u>	<u>PLUMBING WASTE & VENT/ PLUMBING WATER PLAN</u>	<u>12/9/2024</u>	<u>Issued for Bidding</u>
<u>Plumbing</u>	<u>P3.0</u>	<u>PLUMBING SCHEDULES & DETAILS</u>	<u>12/9/2024</u>	<u>Issued for Bidding</u>
<u>Structural</u>	<u>S-001</u>	<u>GENERAL STRUCTURAL NOTES</u>	<u>12/9/2024</u>	<u>Issued for Bidding</u>
<u>Structural</u>	<u>S-101</u>	<u>MAIN FLOOR FRAMING AND FOUNDATION PLAN</u>	<u>12/9/2024</u>	<u>Issued for Bidding</u>
<u>Structural</u>	<u>S-102</u>	<u>ROOF FRAMING PLAN STRUCTURAL</u>	<u>12/9/2024</u>	<u>Issued for Bidding</u>
<u>Structural</u>	<u>S-501</u>	<u>FOUNDATION & MASONRY DETAILS</u>	<u>12/9/2024</u>	<u>Issued for Bidding</u>
<u>Structural</u>	<u>S-502</u>	<u>ROOF FRAMING DETAILS</u>	<u>12/9/2024</u>	<u>Issued for Bidding</u>
<u>Structural</u>	<u>S-601</u>	<u>SCHEDULES</u>	<u>12/9/2024</u>	<u>Issued for Bidding</u>

PAGE 5

N/A

...

<u>Survey and Layout</u>	<u>\$6,000.00</u>
<u>Bollards</u>	<u>\$2,400.00</u>
<u>Finish Carpentry</u>	<u>\$858.00</u>
<u>Rubber Base</u>	<u>\$1,716.00</u>

PAGE 6

The Owner, City of Twin Falls is responsible for all costs related to design, permitting and third party testing and inspections

...

Mitch Humble, Deputy City Manager

Andrew DiPietro, Owner

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, _____, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 18:43:36 ET on 04/29/2025 under Order No. 2114624647 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ – 2019 Exhibit A, Guaranteed Maximum Price Amendment, other than those additions and deletions shown in the associated Additions and Deletions Report.

(Signed)

(Title)

(Dated)



Date: Monday, May 12, 2025
To: Honorable Mayor and City Council
From: AC Stowe, Staff Engineer

ACTION ITEM

Request:

Request to award the 2025 Mill and Inlay project to Staker & Parson Companies, Inc. dba Idaho Materials and Construction, in the amount of \$363,297.50

Time Estimate:

5 minutes including time for questions

Background:

The 2025 Mill and Inlay Project will rehabilitate high-use roadways in Twin Falls. The project includes portions of Washington St. N (north of Poleline Rd), Sparks St (Falls to Crestview), and Bridgeview Blvd (north of Poleline Rd)

This project will lower water valves and manholes in the street to prepare to mill off the top 3" of pavement. After milling is complete, a new layer of pavement will be placed and new valves and manholes will be raised to match the new surface. The purpose of this project is to rehabilitate roads which are not in so poor shape as to need full reconstruction. This adds longevity to the roads and reduces maintenance.

The project was formally bid, and bids were opened on April 21st, 2025. Three bids were received from contractors. The low bid from Idaho Materials and Construction was within the Street Maintenance Budget and within 2% of the estimate.

Approval Process:

A majority vote of the Council to approve the Award of Contract.

Budget Impact:

The funding for this project comes from the Street Department miscellaneous reconstruction fund.

Regulatory Impact:

History:

Analysis:

Conclusion:

Staff recommends that City Council award the 2025 Mill & Inlay project to Staker & Parson Companies, Inc. dba Idaho Materials Construction in the amount of \$363,297.50.

Attachments:

1. Bid Tab
2. 2025 Mill and Inlay Bid Maps- Sheet 1 (Title Sheet)

CoTF 2025 MILL AND INLAY

April 21st, 2025 2:00pm

SPEC. PAY REF. BID ITEM DESCRIPTION UNIT ESTD QNTY				CITY ESTIMATE OF COST		IDAHO MATERIALS AND CONSTRUCTION		KLOEPFER		SUMMIT	
				Bid Unit Prices	Bid Amount	Bid Unit Prices	Bid Amount	Bid Unit Prices	Bid Amount	Bid Unit Prices	Bid Amount
DIVISION 200 - EARTHWORK											
202.4.1.C.1	Excavation (Milling 3")	SY	7,950	\$ 5.00	\$39,750.00	\$4.10	\$32,595.00	\$3.30	\$26,235.00	\$2.80	\$22,260.00
202.4.1.C.1	Excavation (Milling 2")	SY	2,950	\$ 3.50	\$10,325.00	\$3.95	\$11,652.50	\$3.30	\$9,735.00	\$2.60	\$7,670.00
DIVISION 300 - TRENCHING											
307.4.1.K.5	Aggregate Base Material (0 to 10 cu. yds)	CY	10	\$ 212.50	\$2,125.00	\$215.00	\$2,150.00	\$436.30	\$4,363.00	\$95.00	\$950.00
307.4.1.K.7	Soft Spot Repair Crushed Aggregate Base Material (11 cu. yds and above)	CY	40	\$ 155.00	\$6,200.00	\$150.00	\$6,000.00	\$195.00	\$7,800.00	\$90.00	\$3,600.00
DIVISION 500 - SEWER											
502.4.1.G.1	Manhole Assembly	EA	6	\$ 2,212.50	\$13,275.00	\$2,200.00	\$13,200.00	\$2,800.00	\$16,800.00	\$4,300.00	\$25,800.00
DIVISION 800 - AGGREGATES AND ASPHALT							\$0.00				\$0.00
810.4.1.A.1	1/2" Plant Mix Pavement - Superpave SP-3 PG 64-28	TON	1,650	\$ 142.50	\$235,125.00	\$147.00	\$242,550.00	\$152.30	\$251,295.00	\$149.00	\$245,850.00
810.4.1.A.1	Pavement - Superpave SP-3 PG 64-28	TON	10	\$ 212.50	\$2,125.00	\$215.00	\$2,150.00	\$441.60	\$4,416.00	\$150.00	\$1,500.00
DIVISION 1100 - TRAFFIC											
1103.4.1.A.1	Construction Traffic Control	LS	1	5% of Subtotal	\$15,446.25	\$13,500.00	\$13,500.00	\$18,000.00	\$18,000.00	\$13,300.00	\$13,300.00
DIVISION 2000 - MISCELLANEOUS											
2010.4.1.A.1	Mobilization	LS	1	15% of Subtotal	\$46,338.75	\$39,500.00	\$39,500.00	\$30,500.00	\$30,500.00	\$64,000.00	\$64,000.00
Subtotal of Prices before Traffic Control and Mob.					\$308,925.00		\$310,297.50		\$320,644.00		\$307,630.00

TOTAL OF ALL ESTIMATED PRICES	\$370,710.00	\$363,297.50	\$369,144.00	\$384,930.00
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2025 MILL AND INLAY

SHEET INDEX

WASHINGTON ST N	SHEET 2
BRIDGEVIEW	SHEET 3
SPARKS	SHEET 4
DETAILS	SHEETS 5 & 6

 AREA OF WORK, MILL AND INLAY

CITY OF TWIN FALLS ENGINEERING AND STREETS DEPARTMENTS

CONSTRUCTION NOTES:

1. PUBLIC SERVICE ANNOUNCEMENT AND TRAFFIC CONTROL TO BE SUBMITTED BY CONTRACTOR TO THE CITY OF TWIN FALLS ENGINEERING DEPARTMENT, MINIMUM OF 48 HOURS IN ADVANCE.
2. NEW COLLARS TO BE CONSTRUCTED FOR MANHOLES AND VALVE ASSEMBLIES.
3. RETAIN AND PROTECT ALL VALLEY GUTTERS, ADA RAMPS, AND FIRE HYDRANTS.
4. ENGINEER CONTACT: AC STOWE, 208-735-7256
5. STREET CONTACT: MARK THOMSON, 208-308-7326



WASHINGTON ST N



BRIDGEVIEW BLVD



SPARKS ST

REVISIONS				DESIGNED BY	SCALES SHOWN ARE FOR 11" X 17" PRINTS ONLY			COVER SHEET	
NO.	DATE	BY	DESCRIPTION						
				DRAFTED BY	DRAWING DATE				
				J. JENNINGS	MARCH 2025			2025 MILL AND INLAY	SHEET 1



Date: Monday, May 12, 2025
To: Honorable Mayor and City Council
From: Sam O'Leary, Staff Engineer, Staff Engineer

ACTION ITEM

Request:

Request to award 2025 Chip Seal Project to American Road Maintenance in the amount of 2.66 million.

Time Estimate:

5 Minutes.

Background:

The City is divided into 8 maintenance zones containing roughly the same amount of roadway surface. Each year, as part of the Zone Maintenance Program, the Street Department invests substantial dollars in roadway surface treatments in a specific zone, to help preserve and extend the life of the city's streets. The goal is to seal-coat an entire zone using one of several different surface treatment options, including: fog, slurry, friction, or chip seal. This year is Zone 5, which will require a chip seal due to aging pavement exhibiting significant distress.

On April 30, 2025 bids were opened for the 2025 Chip Seal Project. One bid was received from American Road Maintenance in the amount of \$2,657,315.

Approval Process:

N/A

Budget Impact:

The bid is \$2,657,315. The budget is \$1.9M plus the additional funds previously approved by council of \$1.5M (\$3,400,000 total). The remaining amount will be used for chip sealing additional roads/City parking lots, fog sealing, crack sealing, purchasing tabs to preserve the locations of existing pavement markings, and purchasing new thermoplastic pavement markings during this project.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that the City Council authorize the Mayor to sign the contract for the 2025 Chip Seal Project with American Road Maintenance in the amount of \$2,657,315.

Attachments:

None



Date: Monday, May 12, 2025
To: Honorable Mayor and City Council
From: Breanna Howard, CFO

PRESENTATION

Request:

A presentation on the finances of the City of Twin Falls for the 2nd quarter of fiscal year 2024-2025. This presentation will be an overview of the tax-supported funds and the three major enterprise funds: Water, Wastewater and Sanitation.

Time Estimate:

The estimated amount of time for this presentation is 30-40 minutes, with additional time for Council questions.

Background:

The information presented includes a comparison of budget to actual information for revenues and expenditures in the tax supported funds and the three major enterprise funds. There will be an analysis on historical information and current events.

Approval Process:

N/A

Budget Impact:

There is no budget impact.

Regulatory Impact:

There is no regulatory impact.

History:

N/A

Analysis:

N/A

Conclusion:

There is no action required by the City Council.

Attachments:

1. 2nd Qtr 2025 Tax Supported Funds
2. 2nd Qtr 2025 Water Fund
3. 2nd Qtr 2025 Wastewater Fund
4. 2nd Qtr 2025 Sanitation Fund

City of Twin Falls
Summary of Tax-Supported Funds
March 31, 2024

6 of 12 months 50.0%

	Budgeted Rev	Actual Rev	% Received to Date
Property Taxes	\$ 31,166,677	\$ 18,527,147	59.4%
Franchise Taxes	2,364,000	1,475,529	62.4%
Permits	1,307,000	1,272,219	97.3%
Revenue Sharing-County, State, Liquor	5,650,001	3,077,245	54.5%
State Liquor Apportionment	940,000	358,080	38.1%
Street Fund-Highway Monies	4,419,400	2,380,856	53.9%
Court Revenues	190,000	132,876	69.9%
Contributions	1,000	333	33.3%
Grants	10,265,306	3,016,939	29.4%
Misc	1,058,777	1,244,883	117.6%
E-911	492,000	236,422	48.1%
Recreation Fees	648,500	365,863	56.4%
Airport Revenues	1,328,684	777,022	58.5%
Investment Interest	871,807	1,003,516	115.1%
Fire District	628,185	314,093	50.0%
Transfers	5,477,949	2,065,280	37.7%
Surplus Reserves	5,773,900	-	0.0%
Revenue Totals	\$ 72,583,186	\$ 36,248,303	49.9%

	Budgeted Exp	Actual Exp	
Personnel	\$ 37,183,808	\$ 18,264,996	49.1%
M & O	9,953,291	4,736,311	47.6%
Capital	22,367,574	5,195,942	23.2%
Transfers	3,078,513	743,311	24.1%
Expenditure Totals	\$ 72,583,186	\$ 28,940,560	39.9%

Excess/<Deficit>	\$ -	\$ 7,307,743	
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City of Twin Falls
Water Fund
March 31, 2025

6 of 12 months	50.0%
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	Budgeted Rev	Actual Rev	% Received to Date
User Revenue	\$ 10,712,877	\$ 4,592,957	42.9%
Turn-On, Tap, and Permit Fees	225,000	162,396	72.2%
Penalties and Violations	250,000	225,749	90.3%
Irrigation Revenue	1,253,995	478,352	38.1%
Collected Bad Debts	25,000	6,581	26.3%
Investment Income	335,180	396,589	118.3%
Water Shares Lease Revenue	100,000	-	0.0%
Miscellaneous	70,400	283,883	403.2%
Transfers	589,970	294,985	50.0%
Surplus Reserves	659,323	-	0.0%
Revenue Totals	\$ 14,221,745	\$ 6,441,492	45.3%

	Budgeted Exp	Actual Exp	
Personnel	\$ 3,214,367	\$ 1,621,482	50.4%
M & O	3,453,829	1,251,885	36.2%
Capital	5,935,350	1,779,564	30.0%
Transfers	1,618,199	809,099	50.0%
Expenditure Totals	\$ 14,221,745	\$ 5,462,030	38.4%

Excess/<Deficit>	\$ -	\$ 979,462
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**City of Twin Falls
Wastewater Fund
March 31, 2025**

6 of 12 months	50.0%
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	Budgeted Rev	Actual Rev	% Received to Date
User Revenue			
Residential Users	\$ 8,274,480	\$ 4,013,429	48.5%
Industrial Users	1,900,000	1,125,972	59.3%
Municipal Users	160,000	86,883	54.3%
Turn-On, Tap, and Permit Fees	5,000	1,515	30.3%
Sewer Capacity Fees	-	125,082	0.0%
Penalties and Violations	100,000	21,551	21.6%
Grants	-	4,117	0.0%
Investment Income	489,938	365,858	74.7%
Miscellaneous	3,000	8,479	282.6%
Surplus Reserves	1,722,902	-	0.0%
Revenue Totals	\$ 12,655,320	\$ 5,752,886	45.5%

	Budgeted Exp	Actual Exp	
Personnel	\$ 1,144,631	\$ 604,068	52.8%
M & O	4,330,066	2,361,640	54.5%
Capital	2,585,250	977,463	37.8%
Debt Service	3,485,125	482,563	13.8%
Transfers	1,110,248	555,124	50.0%
Expenditure Totals	\$ 12,655,320	\$ 4,980,858	39.4%

Excess/<Deficit>	\$ -	\$ 772,028
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City of Twin Falls
Sanitation Fund
March 31, 2025

6 of 12 months	50.0%
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	Budgeted Rev	Actual Rev	% Received to Date
Admin Fee	\$ -	\$ 89	0.0%
User Fees	3,950,000	2,053,978	52.0%
Landfill Fees	-	2	0.0%
Investment Income	14,277	11,109	77.8%
Miscellaneous	-	1,286	0.0%
Surplus Reserves	441,133	-	0.0%
Revenue Totals	\$ 4,405,410	\$ 2,066,464	46.9%

	Budgeted Exp	Actual Exp	
M & O	3,882,667	1,587,784	40.9%
Transfers	522,743	261,372	50.0%
Expenditure Totals	\$ 4,405,410	\$ 1,849,156	42.0%

Excess/<Deficit>	\$ -	\$ 217,308
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Date: Monday, May 12, 2025
To: Honorable Mayor and City Council
From: Jonathan Spendlove, Planning and Zoning Director

ACTION ITEM

Request:

Request to approve 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). (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".

On April 8, 2025, Planning and Zoning recommended approval by a vote of 5-1.

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:

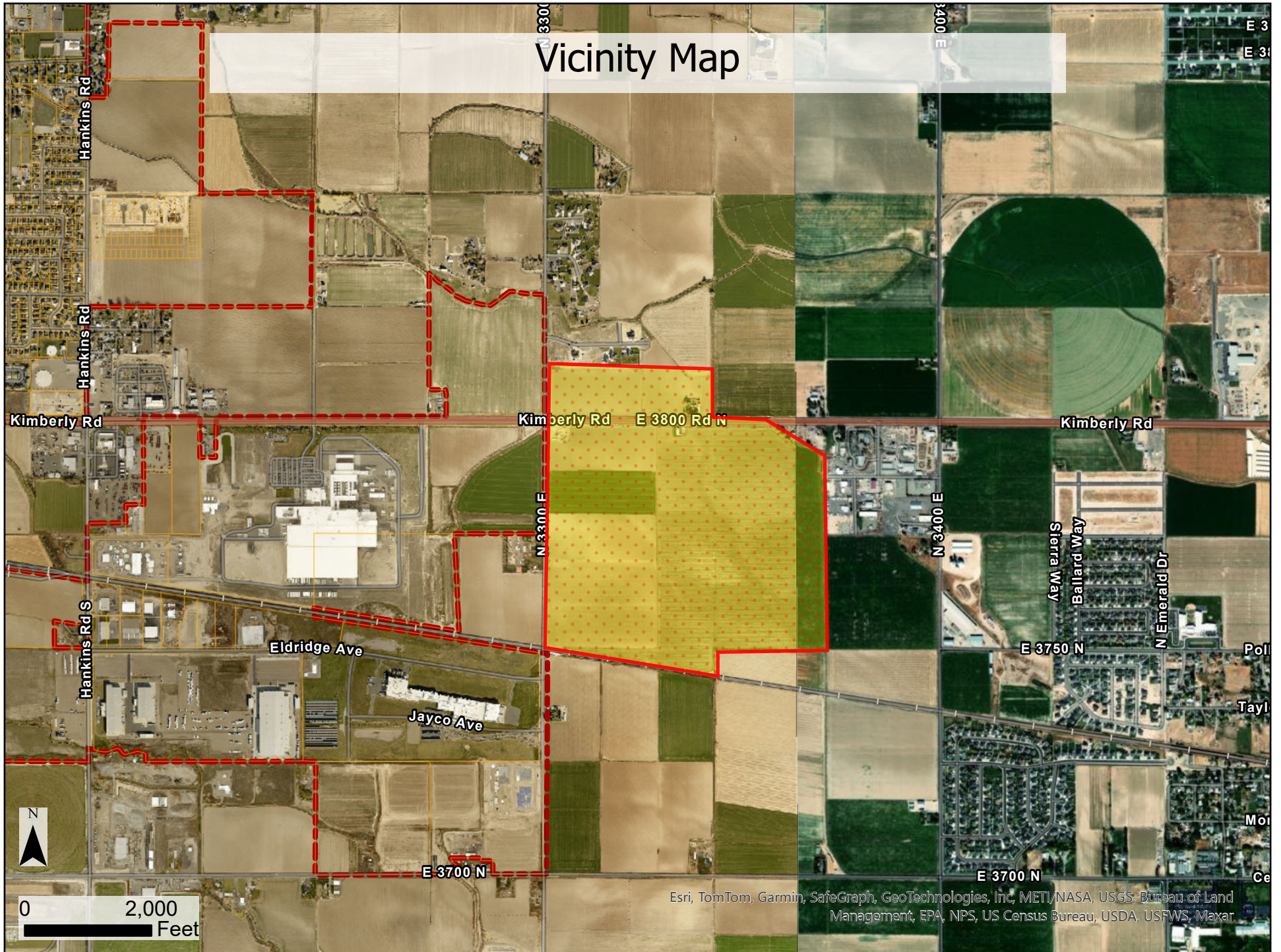
In summary, the applicants are seeking a change to the document, which will open up the opportunity to ask for possible changes to their land development rights in the future. This process does not grant changes to the land development rights by itself.

The City Council is charged with making a decision on the proposed changes. The Council may approve as presented, approve different designations, or leaving this area out of the planning boundary.

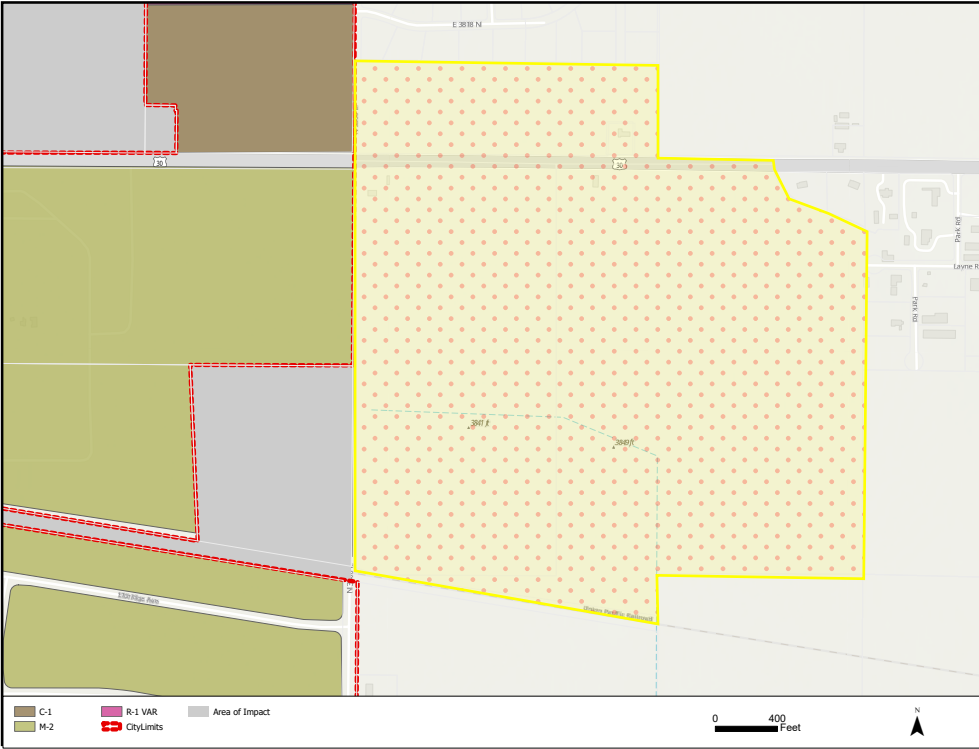
Attachments:

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
7. PZ25-0014 April 8, 2025 Minutes

Vicinity Map



ZONING MAP



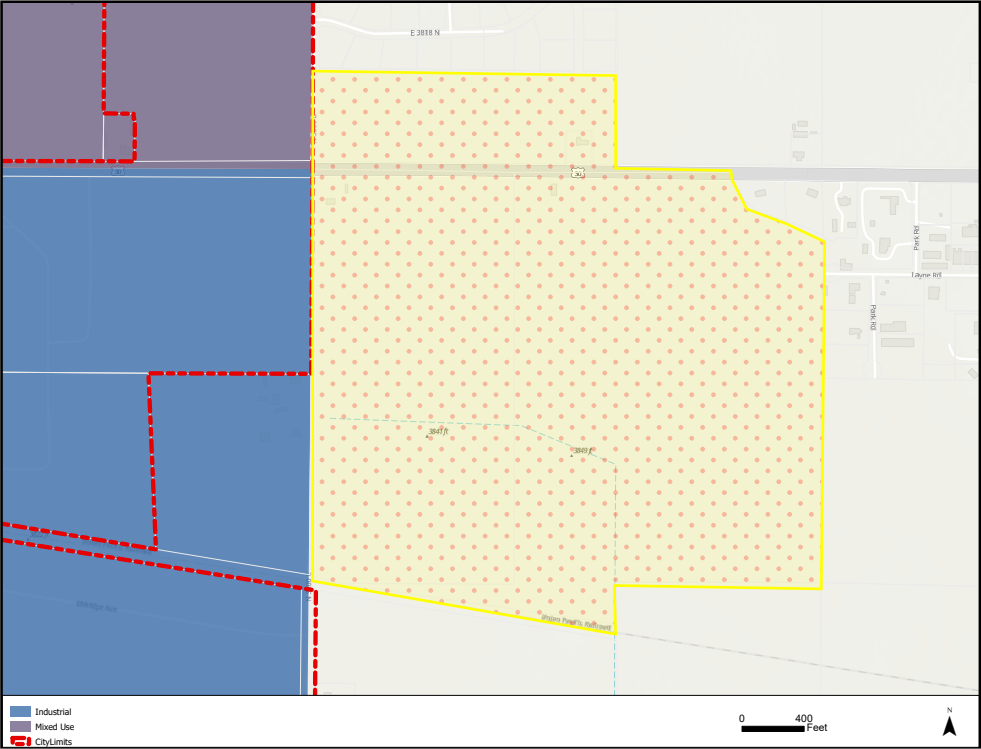
Zoning

<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

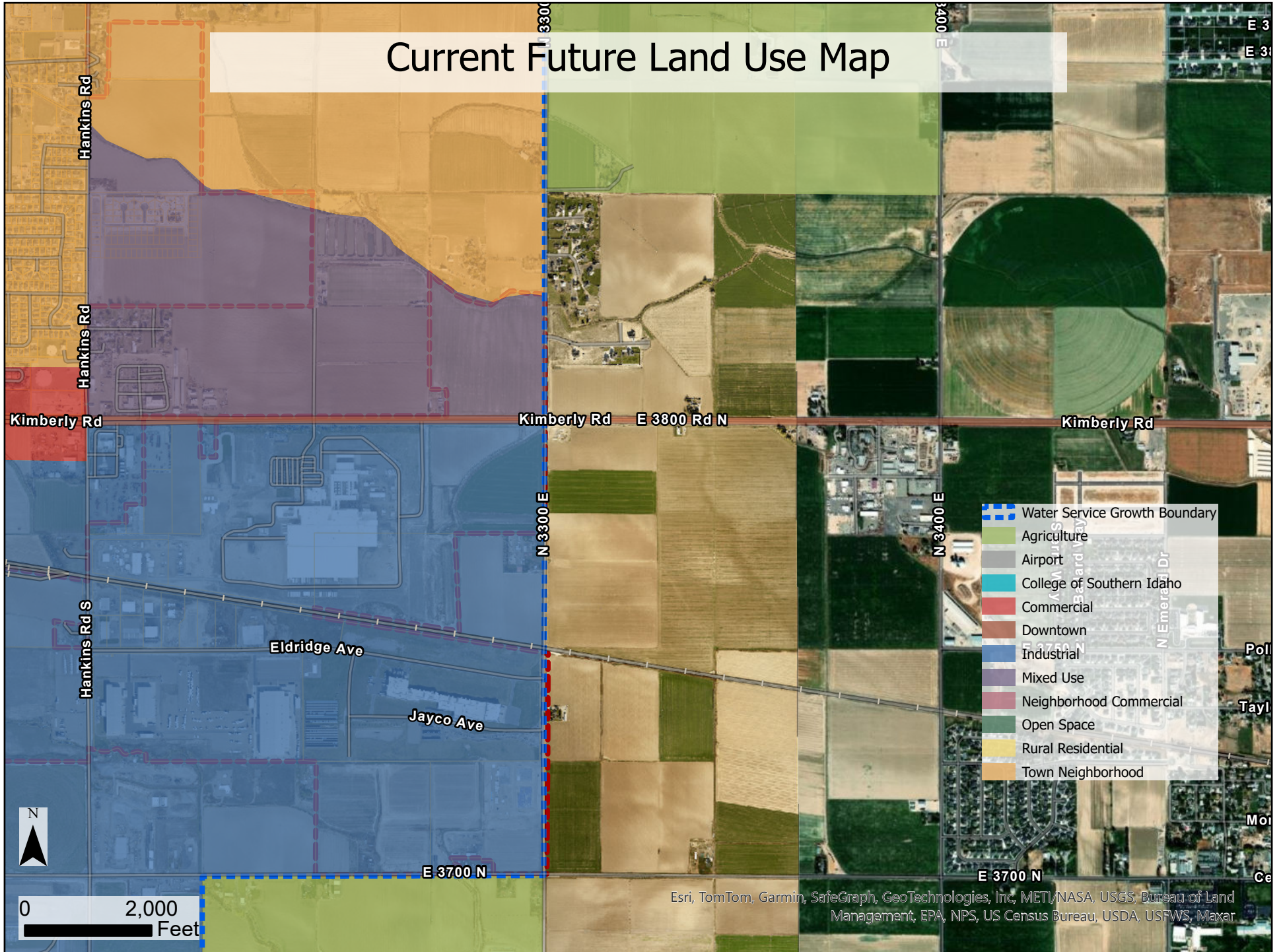
Future Land Use Category

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

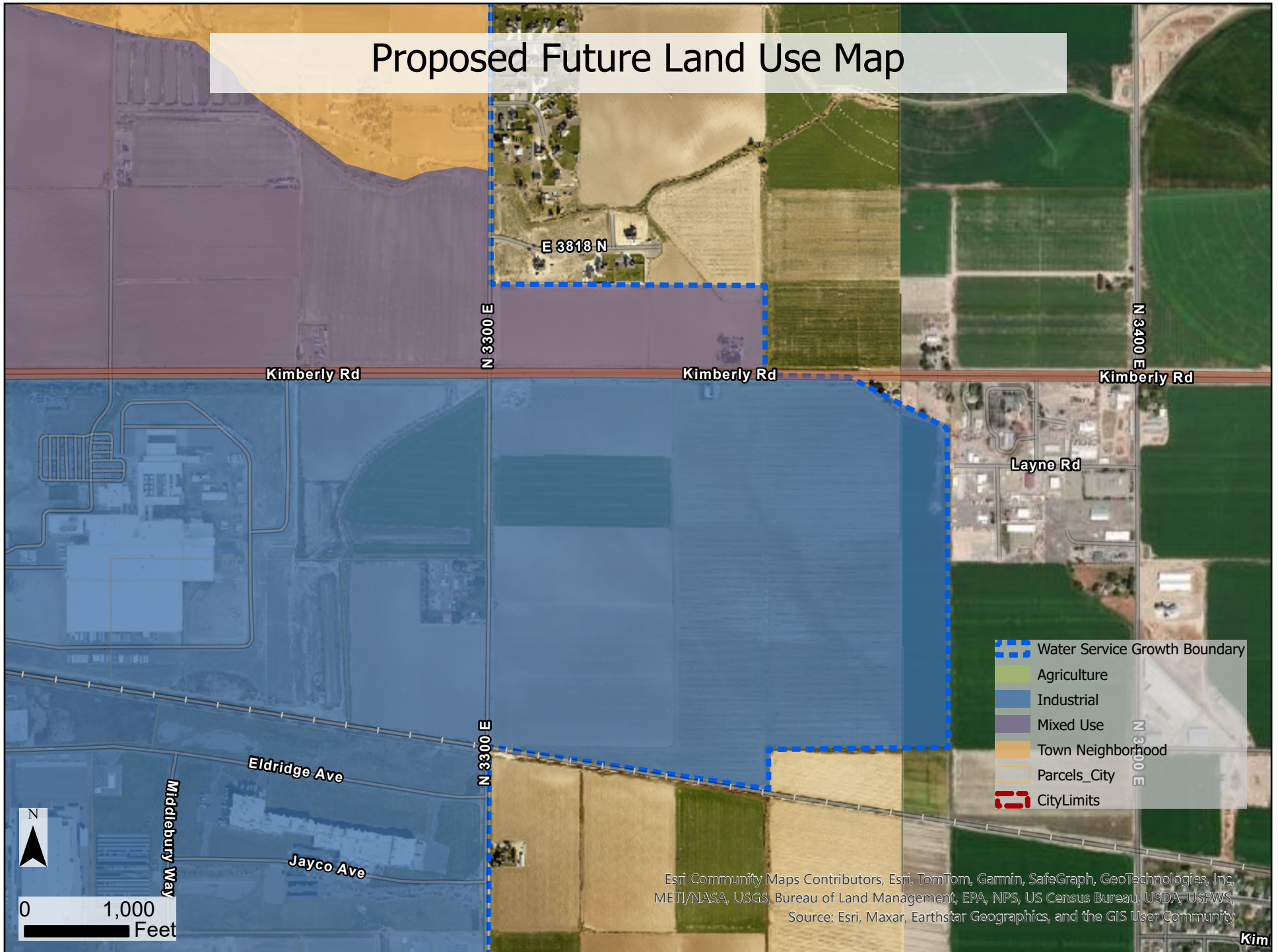
Mixed Use Designation is characterized as local and regional commercial with it being sited at intersections of major arterials. This is typically anchored by a grocery store, civic, or entertainment uses and would allow for high-intensity mixed use development.

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

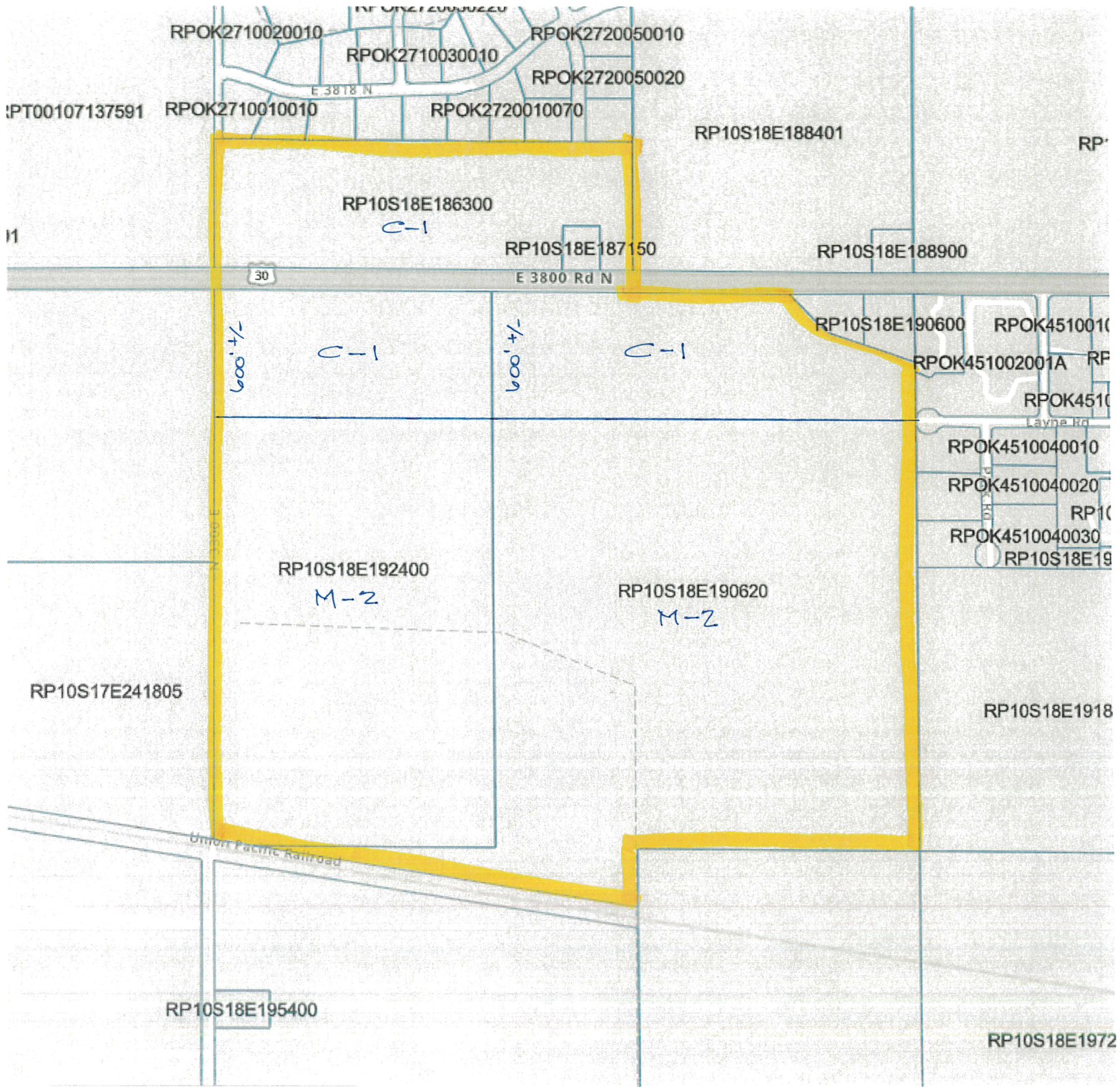


Purpose of Request

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.





Twin Falls Planning & Zoning Commission Minutes

Tuesday, April 8, 2025, 6:00 PM

Members -

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

Area of Impact: Jeff Bulkley

1) Confirmation of Quorum/Call Meeting to Order

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

Members Attending: Campbell, Weatherford, Herrgesell, Zimmerman, Gomes, Bulkley

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

2) Election of Chairperson and Vice-Chairperson

MOTION: Commissioner Bulkley moved to nominate Vice-Chairperson Campbell as Chairperson. Commissioner Zimmerman seconded the motion. Roll call vote showed all members present voted.

Approved 6 to 0.

MOTION: Chairperson Campbell moved to nominate Commissioner Zimmerman as Vice-Chairperson. Commissioner Herrgesell seconded the motion. Roll call vote showed all members present voted.

Approved 6 to 0.

3) Conflict of Interest Declaration

4) Consent Calendar

- a) Request for approval of minutes from the following meeting: March 11, 2025.

Vice-Chairperson Zimmerman made a motion to approve the consent calendar, as presented. Commissioner Gomes seconded the motion.

5) Items of Consideration

- a) 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)

Staff Presentation:

Senior Planner Klaver presented the 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)

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 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.

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.

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.

PZ/Questions & Comments:

- Chairperson Campbell asked if this follows the Comprehensive plan.
- Senior Planner Klaver yes and the zoning designation also.
- Chairperson Campbell asked if staff had more information about the availability of services.
- Senior Planner Klaver explained that water and sewer are already throughout the property.
- Commissioner Bulkley asked if Vista Dr will tie in or is it a dead-end.
- Senior Planner Klaver explained that the road will be finished to South Hills rd.

Applicant Presentation:

Rex Harding with TD&H Engineering detailed the agreement made last year and how they have followed that with this plat. Infrastructure is in line with this project.

PZ/Questions & Comments:

- Commissioner Bulkley asked about the easement on the ditch and if there is one in place.
- Rex Harding replied there will be an easement.

Public Hearing: Opened

- Brian Lancaster lives on the south end of the development and stated a fence was supposed to be put in with the development on the east side. He wants to know where the water rights for that property are and what they are doing with them.
- Rex Harding responded that he doesn't know about a fence for the east side. There will be a fence around the new development. Water rights will be turned over to the city.
- Commissioner Gomes asked about the east side fence and if it needs to be placed when the road goes in.
- Senior Planner Klaver will hold them to build the fence on the south side of the property during the building phase.

Public Hearing: Closed

Discussions Followed:

Commission likes the plan and feels it fits with the surrounding area.

MOTION: Commissioner Herrgesell moved to approve the request for the consideration of the Preliminary Plat for Ashee 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). Vice-Chairperson Zimmerman seconded the motion. Roll call vote showed all members present

voted.

Approved 6 to 0.

- b) 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).

Staff Presentation:

Senior Planner Klaver presented the 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).

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 "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.

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 25, 2025, amended on March 24, 2025

PZ/Questions & Comments:

- Commissioner Bulkley asked about the road between Hankins Rd and Eldridge Ave.
- Senior Planner Klaver used the map to show the road and explain the requirements.

Applicant Presentation:

Caleb LaClair from JUB explained the phases they will use for development. He explained the agreement with the City about Eldridge Ave being completed through the property. They are working with the city on a good time to work on this together.

Public Hearing: Opened

- Diana Bordi asked what they would be producing.
- Bryce Seats responded about the materials being used. They use natural resources, raw material used to make concrete - rock, sand, cement powder and flash. Will put in a precast plant that uses the same material. They make sure all DEQ permits are followed.

Public Hearing: Closed

Discussions Followed:

Commission feels this is a good area for this.

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

Approved 6 to 0.

- c) 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).

Staff Presentation:

Senior Planner Klaver presented the 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).

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 annexed into the City of Twin Falls in December 2024, where the R-2 and C-1 Zoning designations were established.

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 March 4, 2025, amended March 24, 2025.

PZ/Questions & Comments:

- Commissioner Bulkley asked what the requirement is along Pole Line Rd.
- Senior Planner Klaver this would follow the gateway arterial landscaping requirements. Pole Line is an ITD right of way and they control what happens there.

Applicant Presentation:

David Thibault from EHM Engineering, Inc presented more details of the plat. He explained that the landscaping is done by the users of the land not developers. They will have 1 acre lots on the west side that could be duplexes. They will have easements outside the right of way for irrigation and storm water. They will have commercial along Pole Line Rd.

PZ/Questions & Comments:

- Commissioner Gomes asked if there will be a sidewalk along Pole Line before a buyer or later.

- David Thibault replied they are not planning any sidewalk at this time. They usually provide access and will have pedestrian routes identified.

Public Hearing: Opened and closed with no public input

Discussions Followed:

The Commission feels this usage will work in the area and follows the future of the city.

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

Approved 6 to 0.

6) Public Hearings

- a) 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)

Staff Presentation:

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

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 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.

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.

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.

PZ/Questions & Comments:

- Commissioner Bulkley asked where the line is between Kimberly and Twin Falls.
- Director Spendlove stated it could be very close with overlapping in some areas.

Applicant Presentation:

Gerald Martens presented his request. He gave a little history of the property. This has been in the city of Kimberly, but they cannot provide services for this property, so they made a resolution to allow this area to be included in Twin Falls. They would like to keep the same zone as presented by staff. They would like to make this change now for future use.

PZ/Questions & Comments:

Public Hearing: Opened

- Robert Champlin is one of the owners and explained that the property stays in the Kimberly School District.
- Rod Kack is the owner to the north and pointed out that the word “recommended” is not on the agenda. He has concerns with the access off the highway. He feels the property on the north will have issues. He thinks the water will become a problem with Chobani using it. He asked if this is industrial, where will they get water. The speed limit is fast at the corner, and he thinks there will be problems.
- Gerald Martens followed up on the questions. Water is from the city, and they didn't have any concerns. Access will be on the north and has been platted and approved by ITD. Permitting will fall under the city jurisdiction.
- Chairperson Campbell asked about the school money going to Kimberly.
- Gerald Martens responded that the school district boundaries are different than city or even county boundaries. Development on the property funds are allocated by the county assessor.
- Chairperson Campbell asked about the speed limit concern.
- Gerald Martens replied that it's a state highway. A light needs to be placed near this property and is being worked on now. Speed is set by ITD.
- Commissioner Bulkley asked about the houses in the area, and would they be annexed, and if they were, would they pay taxes and get services.
- Director Spendlove clarified that ownership of residential property has the right to annex or not. If annexed, then they would pay city taxes and receive services.
- Gerald Martens commented that the homes are owned by applicants.

Public Hearing: Closed

Discussions Followed:

Commission likes the idea of the expansion and thinks this will work well in the future. Chairperson Campbell has concerns about not knowing the impact and adding services on services that have already been overloaded as well as the school district tax dollars.

Commissioner Bulkley made a motion to recommend approval of 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 on the east side of the intersection of Kimberly Rd (Hwy 30) and Champlin Way (3400 East). c/o Champ LLC (PZ25-0014), as presented, with staff recommendations. Commissioner Herrgesell seconded the motion. Roll call vote showed all members present voted.
Approved 5 to 1.

- b) 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).

Staff Presentation:

Planner Ebersole presented the 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).

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.

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.

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.

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.

PZ/Questions & Comments:

- Chairperson Campbell asked if this was requested by an applicant or the department.
- Planner Ebersole replied that an applicant asked for this and staff felt this was the most appropriate zone to add to it.
- Chairperson Campbell asked if this would make it a Special Use Permit.
- Planner Ebersole replied that this will add it to the Special Use Permit list and applying for it would come back to commission. PRO overlay is only to increase Special Use Permits.
- Commissioner Bulkley asked which zones this could go in now.
- Planner Ebersole replied it's more commercial zones.
- Commissioner Bulkley asked if this is like a group home setting.
- Planner Ebersole clarified that 8 or less in residential is allowed per state. This is for in-patient care 24 or more consecutive hours with 8 or more.
- Chairperson Campbell asked when PRO came about.

- Planner Ebersole explained that it was in 2000. As the city grew and residential was not being used as much so the overlay was adding to increase the options.
- Commissioner Gomes asked about parking with the permits.
- Planner Ebersole clarified that it is part of the permit process.

Applicant Presentation:

David Thibault from EHM Engineers, Inc., they feel there needs to be a better transition from R-2 and R-4 to commercial. They try to find users to go in some of these vacant areas and make it usable for them. They feel this would be compatible for a transitional area.

PZ/Questions & Comments:

Public Hearing: Opened and closed with no public input

Discussions Followed:

- Commissioner Bulkley asked why this wasn't already in the overlay and where it was allowed.
- Director Spendlove clarified that the R-6 zone allows it. It is not a special use in other areas.

Commission thinks this is a good use for the PRO overlay zone.

MOTION: Commissioner Herrgesell moved to approve the 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).

Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 6 to 0.

- c) 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).

Staff Presentation:

Planner Strickland presented the 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).

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)

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.

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.

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.

PZ/Questions & Comments:

- Chairperson Campbell asked if there were any conditions.
- Planner Strickland replied this is just a recommendation.
- Vice-Chairperson Zimmerman asked what the lot size is.
- Planner Strickland answered it is 6900 sq ft.

- Commissioner Bulkley asked how we make it more appealing to have people want to clean up these lots with Twin Falls having a lot of these vacant lots.
- Planner Strickland replied that the design criteria were created to restrict these kind of developments and with times changing these are now needed.
- Commissioner Gomes asked about parking.
- Planner Strickland answered that it is 2 spaces per unit and parking can be in setback but not the building.
- Commissioner Gomes asked what the frontage depth and width is.
- Planner Strickland replied that the lot it is just shy of the 7000 sq ft requirement.

Applicant Presentation:

David Thibault from EHM Engineering, Inc. explained that the owners were requesting this change to help lend and buffer the different zones.

Public Hearing: Opened

- Diana Bordi asked if this was going to be an AirBNB or rental. She asked about the parking and size of the lot. She wonders if they are going to cut down trees.
- David Thibault replied they have no idea what will go there. The applicants just wanting options.
- Commissioner Gomes asked about the alley access.
- David Thibault replied there are 2 alleys so there should be no access issues.
- Chairperson Campbell commented on the public concern about what will go there as this is just a recommendation to city council. If people have concerns they can wait until it comes back and voice them then.
- David Thibault replied that this will only come back if a Special Use Permit is needed.

Public Hearing: Closed

Discussions Followed:

The commission feels good about the change and feel the use isn't a big change.

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

Approved 6 to 0.

- d) 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).

Staff Presentation:

Planner Strickland presented the 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).

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.

This request is for 2.8 (+/-) acres located within Sunset Business Park. This property is east of what was originally the National Forrest 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. 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.

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

Applicant Presentation:

Colby Ricks commented that there is a lot of growth in Twin, and they would like to open more locations. They like to keep a certain look, and it has been incorporated into the design. He added that the original application wanted to be open seasonally but they have since thought about changing it to year-round.

PZ/Questions & Comments:

- Commissioner Bulkley asked if they were using the building access on the west.

- Colby Ricks replied that this is one property, and they will share the lot.
- Chairperson Campbell asked if they want to change the application to year-round will they need to revise it.
- Director Spendlove clarified that they are not asking for outside business hours and if it is discussed during the meeting it will be fine.

Public Hearing: Opened and closed with no public input

Discussions Followed:

The commission feels this fits the plan and will help fill in blank space. It fits with the surrounding area and comprehensive plan.

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

Approved 6 to 0.

7) Upcoming Meeting(s)

- a) April 22, 2025.

8) Adjournment

The meeting adjourned at 08:34 PM

Jody Green, Planning Technician



Date: Monday, May 12, 2025
To: Honorable Mayor and City Council
From: Kelli Ebersole, City Planner

ACTION ITEM

Request:

Request to approve 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.

On April 8, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-0.

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 Professional Office Overlay (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 and believes this request meets the intent of the Comprehensive Plan.

Conclusion:

The Zoning Title Amendment request requires approval from City Council. The Council may:

1. Approve the Zoning Title Amendment, as presented.
2. Add conditions to the proposed Zoning Title Amendment, with approval.
3. Deny the Zoning Title Amendment request.
4. Table the request for further information.

Attachments:

1. PZ25-0019 Applicant Narrative
2. PZ25-0019 Proposed Code Amendment
3. PZ25-0019 PRO Overlay Map
4. PZ25-0019 April 8, 2025 PZC Minutes



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.

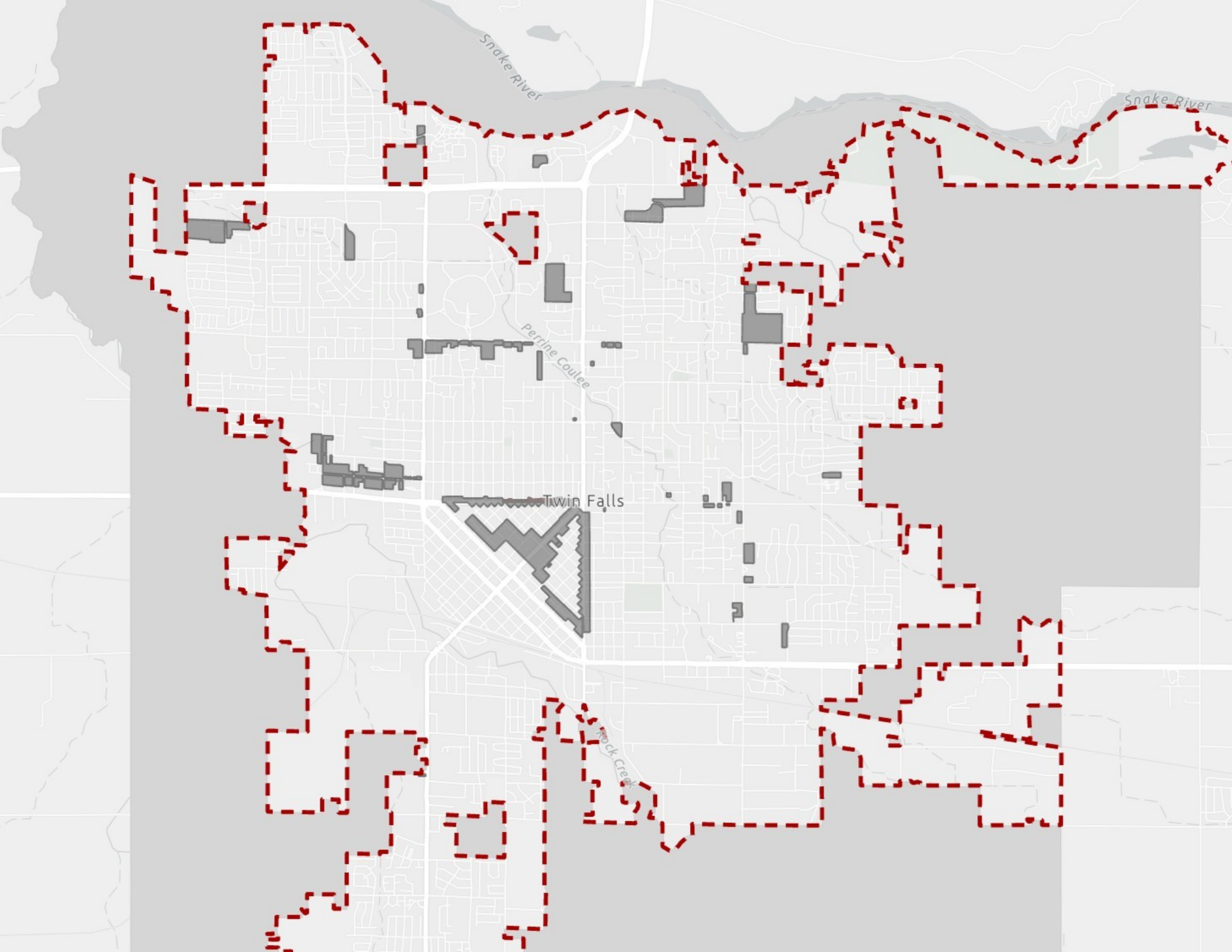
(J) Additional Standards: The following additional property development standards shall apply to Addison Avenue and Blue Lakes Boulevard:

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)





Twin Falls Planning & Zoning Commission Minutes

Tuesday, April 8, 2025, 6:00 PM

Members -

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

Area of Impact: Jeff Bulkley

1) Confirmation of Quorum/Call Meeting to Order

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

Members Attending: Campbell, Weatherford, Herrgesell, Zimmerman, Gomes, Bulkley

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

2) Election of Chairperson and Vice-Chairperson

MOTION: Commissioner Bulkley moved to nominate Vice-Chairperson Campbell as Chairperson. Commissioner Zimmerman seconded the motion. Roll call vote showed all members present voted.

Approved 6 to 0.

MOTION: Chairperson Campbell moved to nominate Commissioner Zimmerman as Vice-Chairperson. Commissioner Herrgesell seconded the motion. Roll call vote showed all members present voted.

Approved 6 to 0.

3) Conflict of Interest Declaration

4) Consent Calendar

- a) Request for approval of minutes from the following meeting: March 11, 2025.

Vice-Chairperson Zimmerman made a motion to approve the consent calendar, as presented. Commissioner Gomes seconded the motion.

5) Items of Consideration

- a) 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)

Staff Presentation:

Senior Planner Klaver presented the 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)

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 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.

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.

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.

PZ/Questions & Comments:

- Chairperson Campbell asked if this follows the Comprehensive plan.
- Senior Planner Klaver yes and the zoning designation also.
- Chairperson Campbell asked if staff had more information about the availability of services.
- Senior Planner Klaver explained that water and sewer are already throughout the property.
- Commissioner Bulkley asked if Vista Dr will tie in or is it a dead-end.
- Senior Planner Klaver explained that the road will be finished to South Hills rd.

Applicant Presentation:

Rex Harding with TD&H Engineering detailed the agreement made last year and how they have followed that with this plat. Infrastructure is in line with this project.

PZ/Questions & Comments:

- Commissioner Bulkley asked about the easement on the ditch and if there is one in place.
- Rex Harding replied there will be an easement.

Public Hearing: Opened

- Brian Lancaster lives on the south end of the development and stated a fence was supposed to be put in with the development on the east side. He wants to know where the water rights for that property are and what they are doing with them.
- Rex Harding responded that he doesn't know about a fence for the east side. There will be a fence around the new development. Water rights will be turned over to the city.
- Commissioner Gomes asked about the east side fence and if it needs to be placed when the road goes in.
- Senior Planner Klaver will hold them to build the fence on the south side of the property during the building phase.

Public Hearing: Closed

Discussions Followed:

Commission likes the plan and feels it fits with the surrounding area.

MOTION: Commissioner Herrgesell moved to approve the request for the consideration of the Preliminary Plat for Ashee 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). Vice-Chairperson Zimmerman seconded the motion. Roll call vote showed all members present

voted.

Approved 6 to 0.

- b) 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).

Staff Presentation:

Senior Planner Klaver presented the 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).

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 "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.

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 25, 2025, amended on March 24, 2025

PZ/Questions & Comments:

- Commissioner Bulkley asked about the road between Hankins Rd and Eldridge Ave.
- Senior Planner Klaver used the map to show the road and explain the requirements.

Applicant Presentation:

Caleb LaClair from JUB explained the phases they will use for development. He explained the agreement with the City about Eldridge Ave being completed through the property. They are working with the city on a good time to work on this together.

Public Hearing: Opened

- Diana Bordi asked what they would be producing.
- Bryce Seats responded about the materials being used. They use natural resources, raw material used to make concrete - rock, sand, cement powder and flash. Will put in a precast plant that uses the same material. They make sure all DEQ permits are followed.

Public Hearing: Closed

Discussions Followed:

Commission feels this is a good area for this.

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

Approved 6 to 0.

- c) 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).

Staff Presentation:

Senior Planner Klaver presented the 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).

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 annexed into the City of Twin Falls in December 2024, where the R-2 and C-1 Zoning designations were established.

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 March 4, 2025, amended March 24, 2025.

PZ/Questions & Comments:

- Commissioner Bulkley asked what the requirement is along Pole Line Rd.
- Senior Planner Klaver this would follow the gateway arterial landscaping requirements. Pole Line is an ITD right of way and they control what happens there.

Applicant Presentation:

David Thibault from EHM Engineering, Inc presented more details of the plat. He explained that the landscaping is done by the users of the land not developers. They will have 1 acre lots on the west side that could be duplexes. They will have easements outside the right of way for irrigation and storm water. They will have commercial along Pole Line Rd.

PZ/Questions & Comments:

- Commissioner Gomes asked if there will be a sidewalk along Pole Line before a buyer or later.

- David Thibault replied they are not planning any sidewalk at this time. They usually provide access and will have pedestrian routes identified.

Public Hearing: Opened and closed with no public input

Discussions Followed:

The Commission feels this usage will work in the area and follows the future of the city.

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

Approved 6 to 0.

6) Public Hearings

- a) 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)

Staff Presentation:

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

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 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.

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.

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.

PZ/Questions & Comments:

- Commissioner Bulkley asked where the line is between Kimberly and Twin Falls.
- Director Spendlove stated it could be very close with overlapping in some areas.

Applicant Presentation:

Gerald Martens presented his request. He gave a little history of the property. This has been in the city of Kimberly, but they cannot provide services for this property, so they made a resolution to allow this area to be included in Twin Falls. They would like to keep the same zone as presented by staff. They would like to make this change now for future use.

PZ/Questions & Comments:

Public Hearing: Opened

- Robert Champlin is one of the owners and explained that the property stays in the Kimberly School District.
- Rod Kack is the owner to the north and pointed out that the word “recommended” is not on the agenda. He has concerns with the access off the highway. He feels the property on the north will have issues. He thinks the water will become a problem with Chobani using it. He asked if this is industrial, where will they get water. The speed limit is fast at the corner, and he thinks there will be problems.
- Gerald Martens followed up on the questions. Water is from the city, and they didn't have any concerns. Access will be on the north and has been platted and approved by ITD. Permitting will fall under the city jurisdiction.
- Chairperson Campbell asked about the school money going to Kimberly.
- Gerald Martens responded that the school district boundaries are different than city or even county boundaries. Development on the property funds are allocated by the county assessor.
- Chairperson Campbell asked about the speed limit concern.
- Gerald Martens replied that it's a state highway. A light needs to be placed near this property and is being worked on now. Speed is set by ITD.
- Commissioner Bulkley asked about the houses in the area, and would they be annexed, and if they were, would they pay taxes and get services.
- Director Spendlove clarified that ownership of residential property has the right to annex or not. If annexed, then they would pay city taxes and receive services.
- Gerald Martens commented that the homes are owned by applicants.

Public Hearing: Closed

Discussions Followed:

Commission likes the idea of the expansion and thinks this will work well in the future. Chairperson Campbell has concerns about not knowing the impact and adding services on services that have already been overloaded as well as the school district tax dollars.

Commissioner Bulkley made a motion to recommend approval of 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 on the east side of the intersection of Kimberly Rd (Hwy 30) and Champlin Way (3400 East). c/o Champ LLC (PZ25-0014), as presented, with staff recommendations. Commissioner Herrgesell seconded the motion. Roll call vote showed all members present voted.
Approved 5 to 1.

- b) 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).

Staff Presentation:

Planner Ebersole presented the 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).

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.

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.

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.

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.

PZ/Questions & Comments:

- Chairperson Campbell asked if this was requested by an applicant or the department.
- Planner Ebersole replied that an applicant asked for this and staff felt this was the most appropriate zone to add to it.
- Chairperson Campbell asked if this would make it a Special Use Permit.
- Planner Ebersole replied that this will add it to the Special Use Permit list and applying for it would come back to commission. PRO overlay is only to increase Special Use Permits.
- Commissioner Bulkley asked which zones this could go in now.
- Planner Ebersole replied it's more commercial zones.
- Commissioner Bulkley asked if this is like a group home setting.
- Planner Ebersole clarified that 8 or less in residential is allowed per state. This is for in-patient care 24 or more consecutive hours with 8 or more.
- Chairperson Campbell asked when PRO came about.

- Planner Ebersole explained that it was in 2000. As the city grew and residential was not being used as much so the overlay was adding to increase the options.
- Commissioner Gomes asked about parking with the permits.
- Planner Ebersole clarified that it is part of the permit process.

Applicant Presentation:

David Thibault from EHM Engineers, Inc., they feel there needs to be a better transition from R-2 and R-4 to commercial. They try to find users to go in some of these vacant areas and make it usable for them. They feel this would be compatible for a transitional area.

PZ/Questions & Comments:

Public Hearing: Opened and closed with no public input

Discussions Followed:

- Commissioner Bulkley asked why this wasn't already in the overlay and where it was allowed.
- Director Spendlove clarified that the R-6 zone allows it. It is not a special use in other areas.

Commission thinks this is a good use for the PRO overlay zone.

MOTION: Commissioner Herrgesell moved to approve the 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).

Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 6 to 0.

- c) 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).

Staff Presentation:

Planner Strickland presented the 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).

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)

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.

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.

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.

PZ/Questions & Comments:

- Chairperson Campbell asked if there were any conditions.
- Planner Strickland replied this is just a recommendation.
- Vice-Chairperson Zimmerman asked what the lot size is.
- Planner Strickland answered it is 6900 sq ft.

- Commissioner Bulkley asked how we make it more appealing to have people want to clean up these lots with Twin Falls having a lot of these vacant lots.
- Planner Strickland replied that the design criteria were created to restrict these kind of developments and with times changing these are now needed.
- Commissioner Gomes asked about parking.
- Planner Strickland answered that it is 2 spaces per unit and parking can be in setback but not the building.
- Commissioner Gomes asked what the frontage depth and width is.
- Planner Strickland replied that the lot it is just shy of the 7000 sq ft requirement.

Applicant Presentation:

David Thibault from EHM Engineering, Inc. explained that the owners were requesting this change to help lend and buffer the different zones.

Public Hearing: Opened

- Diana Bordi asked if this was going to be an AirBNB or rental. She asked about the parking and size of the lot. She wonders if they are going to cut down trees.
- David Thibault replied they have no idea what will go there. The applicants just wanting options.
- Commissioner Gomes asked about the alley access.
- David Thibault replied there are 2 alleys so there should be no access issues.
- Chairperson Campbell commented on the public concern about what will go there as this is just a recommendation to city council. If people have concerns they can wait until it comes back and voice them then.
- David Thibault replied that this will only come back if a Special Use Permit is needed.

Public Hearing: Closed

Discussions Followed:

The commission feels good about the change and feel the use isn't a big change.

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

Approved 6 to 0.

- d) 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).

Staff Presentation:

Planner Strickland presented the 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).

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.

This request is for 2.8 (+/-) acres located within Sunset Business Park. This property is east of what was originally the National Forrest 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. 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.

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

Applicant Presentation:

Colby Ricks commented that there is a lot of growth in Twin, and they would like to open more locations. They like to keep a certain look, and it has been incorporated into the design. He added that the original application wanted to be open seasonally but they have since thought about changing it to year-round.

PZ/Questions & Comments:

- Commissioner Bulkley asked if they were using the building access on the west.

- Colby Ricks replied that this is one property, and they will share the lot.
- Chairperson Campbell asked if they want to change the application to year-round will they need to revise it.
- Director Spendlove clarified that they are not asking for outside business hours and if it is discussed during the meeting it will be fine.

Public Hearing: Opened and closed with no public input

Discussions Followed:

The commission feels this fits the plan and will help fill in blank space. It fits with the surrounding area and comprehensive plan.

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

Approved 6 to 0.

7) Upcoming Meeting(s)

- a) April 22, 2025.

8) Adjournment

The meeting adjourned at 08:34 PM

Jody Green, Planning Technician



Date: Monday, May 12, 2025
To: Honorable Mayor and City Council
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request 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.

On April 8, 2025, Planning and Zoning Commission recommended approval by a vote of 6-0.

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)

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.

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.

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, on April 8, 2025, Planning and Zoning Commission recommended approval. Staff finds the proposed zoning district change to be compliant with the comprehensive plan by supporting desired land use patterns. Council makes a final decision on the request.

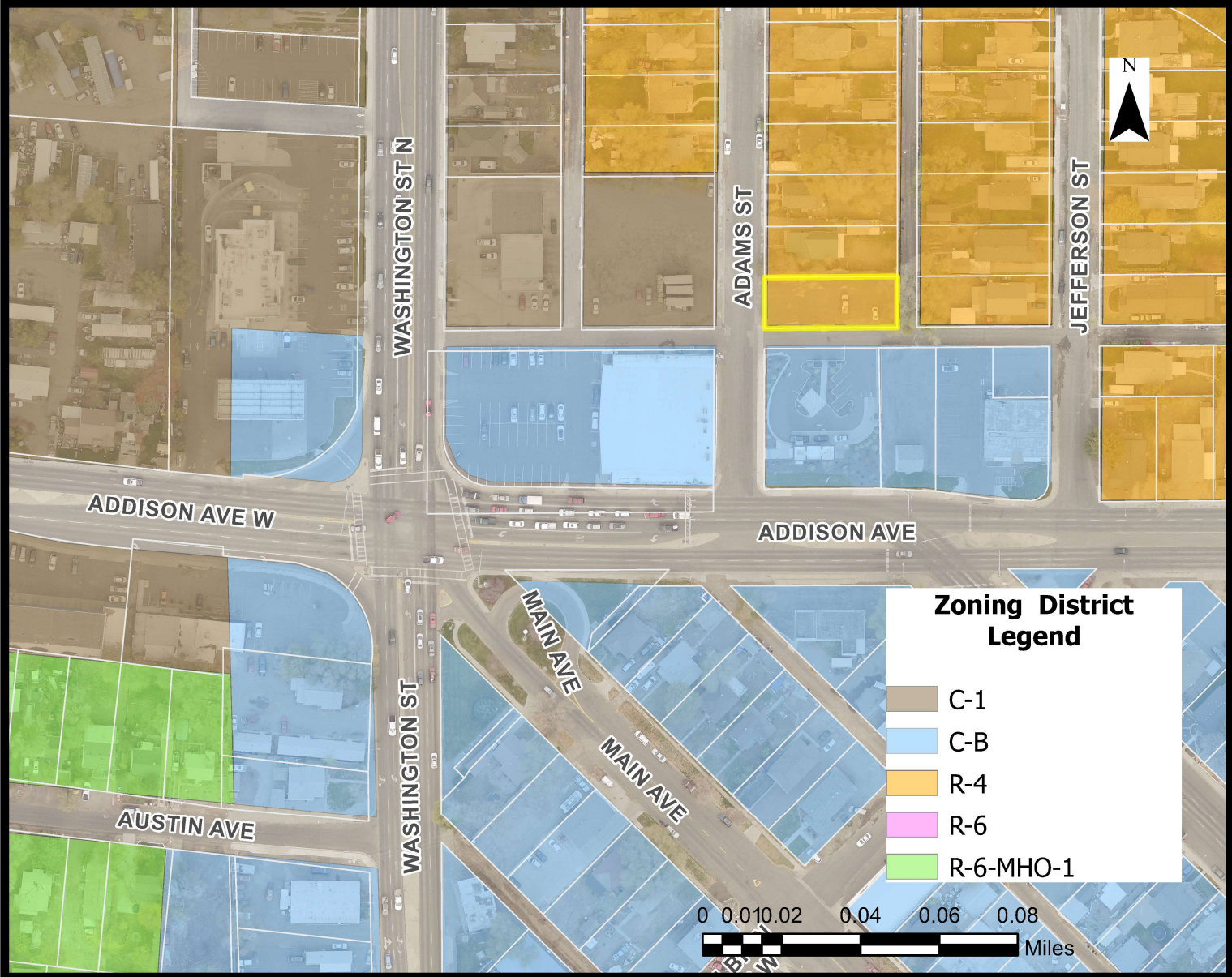
Attachments:

1. PZ25-0024 Vicinity Map
2. PZ25-0024 Zoning & FLU Map
3. PZ25-0044 Applicant Narrative
4. PZ25-0044 District Comparison
5. PZ25-0044 April 8, 2025 Minutes

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

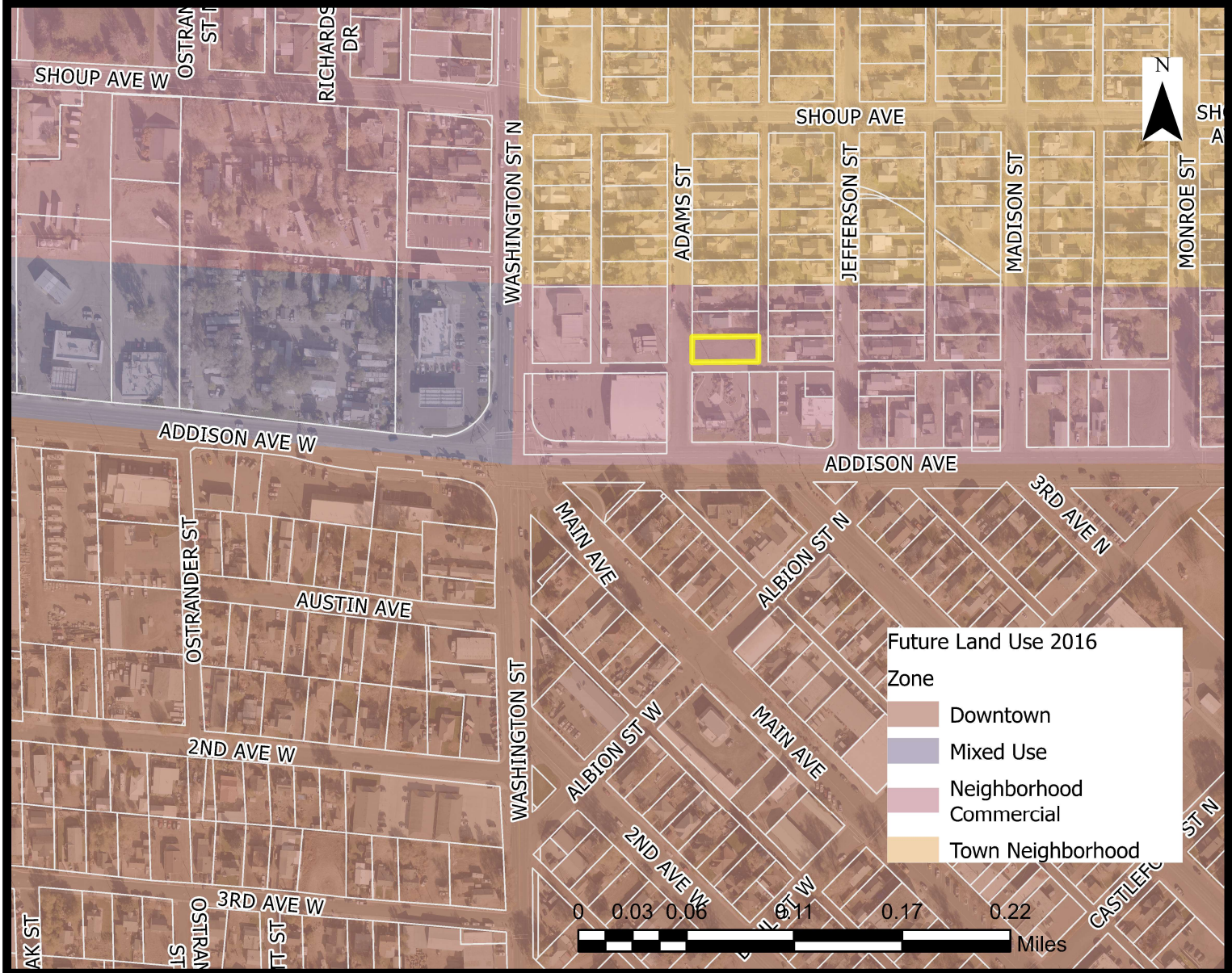
North: Residential

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



Twin Falls Planning & Zoning Commission Minutes

Tuesday, April 8, 2025, 6:00 PM

Members -

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

Area of Impact: Jeff Bulkley

1) Confirmation of Quorum/Call Meeting to Order

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

Members Attending: Campbell, Weatherford, Herrgesell, Zimmerman, Gomes, Bulkley

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

2) Election of Chairperson and Vice-Chairperson

MOTION: Commissioner Bulkley moved to nominate Vice-Chairperson Campbell as Chairperson. Commissioner Zimmerman seconded the motion. Roll call vote showed all members present voted.

Approved 6 to 0.

MOTION: Chairperson Campbell moved to nominate Commissioner Zimmerman as Vice-Chairperson. Commissioner Herrgesell seconded the motion. Roll call vote showed all members present voted.

Approved 6 to 0.

3) Conflict of Interest Declaration

4) Consent Calendar

- a) Request for approval of minutes from the following meeting: March 11, 2025.

Vice-Chairperson Zimmerman made a motion to approve the consent calendar, as presented. Commissioner Gomes seconded the motion.

5) Items of Consideration

- a) 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)

Staff Presentation:

Senior Planner Klaver presented the 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)

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 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.

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.

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.

PZ/Questions & Comments:

- Chairperson Campbell asked if this follows the Comprehensive plan.
- Senior Planner Klaver yes and the zoning designation also.
- Chairperson Campbell asked if staff had more information about the availability of services.
- Senior Planner Klaver explained that water and sewer are already throughout the property.
- Commissioner Bulkley asked if Vista Dr will tie in or is it a dead-end.
- Senior Planner Klaver explained that the road will be finished to South Hills rd.

Applicant Presentation:

Rex Harding with TD&H Engineering detailed the agreement made last year and how they have followed that with this plat. Infrastructure is in line with this project.

PZ/Questions & Comments:

- Commissioner Bulkley asked about the easement on the ditch and if there is one in place.
- Rex Harding replied there will be an easement.

Public Hearing: Opened

- Brian Lancaster lives on the south end of the development and stated a fence was supposed to be put in with the development on the east side. He wants to know where the water rights for that property are and what they are doing with them.
- Rex Harding responded that he doesn't know about a fence for the east side. There will be a fence around the new development. Water rights will be turned over to the city.
- Commissioner Gomes asked about the east side fence and if it needs to be placed when the road goes in.
- Senior Planner Klaver will hold them to build the fence on the south side of the property during the building phase.

Public Hearing: Closed

Discussions Followed:

Commission likes the plan and feels it fits with the surrounding area.

MOTION: Commissioner Herrgesell moved to approve the request for the consideration of the Preliminary Plat for Ashee 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). Vice-Chairperson Zimmerman seconded the motion. Roll call vote showed all members present

voted.

Approved 6 to 0.

- b) 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).

Staff Presentation:

Senior Planner Klaver presented the 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).

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 "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.

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 25, 2025, amended on March 24, 2025

PZ/Questions & Comments:

- Commissioner Bulkley asked about the road between Hankins Rd and Eldridge Ave.
- Senior Planner Klaver used the map to show the road and explain the requirements.

Applicant Presentation:

Caleb LaClair from JUB explained the phases they will use for development. He explained the agreement with the City about Eldridge Ave being completed through the property. They are working with the city on a good time to work on this together.

Public Hearing: Opened

- Diana Bordi asked what they would be producing.
- Bryce Seats responded about the materials being used. They use natural resources, raw material used to make concrete - rock, sand, cement powder and flash. Will put in a precast plant that uses the same material. They make sure all DEQ permits are followed.

Public Hearing: Closed

Discussions Followed:

Commission feels this is a good area for this.

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

Approved 6 to 0.

- c) 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).

Staff Presentation:

Senior Planner Klaver presented the 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).

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 annexed into the City of Twin Falls in December 2024, where the R-2 and C-1 Zoning designations were established.

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 March 4, 2025, amended March 24, 2025.

PZ/Questions & Comments:

- Commissioner Bulkley asked what the requirement is along Pole Line Rd.
- Senior Planner Klaver this would follow the gateway arterial landscaping requirements. Pole Line is an ITD right of way and they control what happens there.

Applicant Presentation:

David Thibault from EHM Engineering, Inc presented more details of the plat. He explained that the landscaping is done by the users of the land not developers. They will have 1 acre lots on the west side that could be duplexes. They will have easements outside the right of way for irrigation and storm water. They will have commercial along Pole Line Rd.

PZ/Questions & Comments:

- Commissioner Gomes asked if there will be a sidewalk along Pole Line before a buyer or later.

- David Thibault replied they are not planning any sidewalk at this time. They usually provide access and will have pedestrian routes identified.

Public Hearing: Opened and closed with no public input

Discussions Followed:

The Commission feels this usage will work in the area and follows the future of the city.

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

Approved 6 to 0.

6) Public Hearings

- a) 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)

Staff Presentation:

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

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 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.

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.

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.

PZ/Questions & Comments:

- Commissioner Bulkley asked where the line is between Kimberly and Twin Falls.
- Director Spendlove stated it could be very close with overlapping in some areas.

Applicant Presentation:

Gerald Martens presented his request. He gave a little history of the property. This has been in the city of Kimberly, but they cannot provide services for this property, so they made a resolution to allow this area to be included in Twin Falls. They would like to keep the same zone as presented by staff. They would like to make this change now for future use.

PZ/Questions & Comments:

Public Hearing: Opened

- Robert Champlin is one of the owners and explained that the property stays in the Kimberly School District.
- Rod Kack is the owner to the north and pointed out that the word “recommended” is not on the agenda. He has concerns with the access off the highway. He feels the property on the north will have issues. He thinks the water will become a problem with Chobani using it. He asked if this is industrial, where will they get water. The speed limit is fast at the corner, and he thinks there will be problems.
- Gerald Martens followed up on the questions. Water is from the city, and they didn't have any concerns. Access will be on the north and has been platted and approved by ITD. Permitting will fall under the city jurisdiction.
- Chairperson Campbell asked about the school money going to Kimberly.
- Gerald Martens responded that the school district boundaries are different than city or even county boundaries. Development on the property funds are allocated by the county assessor.
- Chairperson Campbell asked about the speed limit concern.
- Gerald Martens replied that it's a state highway. A light needs to be placed near this property and is being worked on now. Speed is set by ITD.
- Commissioner Bulkley asked about the houses in the area, and would they be annexed, and if they were, would they pay taxes and get services.
- Director Spendlove clarified that ownership of residential property has the right to annex or not. If annexed, then they would pay city taxes and receive services.
- Gerald Martens commented that the homes are owned by applicants.

Public Hearing: Closed

Discussions Followed:

Commission likes the idea of the expansion and thinks this will work well in the future. Chairperson Campbell has concerns about not knowing the impact and adding services on services that have already been overloaded as well as the school district tax dollars.

Commissioner Bulkley made a motion to recommend approval of 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 on the east side of the intersection of Kimberly Rd (Hwy 30) and Champlin Way (3400 East). c/o Champ LLC (PZ25-0014), as presented, with staff recommendations. Commissioner Herrgesell seconded the motion. Roll call vote showed all members present voted.
Approved 5 to 1.

- b) 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).

Staff Presentation:

Planner Ebersole presented the 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).

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.

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.

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.

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.

PZ/Questions & Comments:

- Chairperson Campbell asked if this was requested by an applicant or the department.
- Planner Ebersole replied that an applicant asked for this and staff felt this was the most appropriate zone to add to it.
- Chairperson Campbell asked if this would make it a Special Use Permit.
- Planner Ebersole replied that this will add it to the Special Use Permit list and applying for it would come back to commission. PRO overlay is only to increase Special Use Permits.
- Commissioner Bulkley asked which zones this could go in now.
- Planner Ebersole replied it's more commercial zones.
- Commissioner Bulkley asked if this is like a group home setting.
- Planner Ebersole clarified that 8 or less in residential is allowed per state. This is for in-patient care 24 or more consecutive hours with 8 or more.
- Chairperson Campbell asked when PRO came about.

- Planner Ebersole explained that it was in 2000. As the city grew and residential was not being used as much so the overlay was adding to increase the options.
- Commissioner Gomes asked about parking with the permits.
- Planner Ebersole clarified that it is part of the permit process.

Applicant Presentation:

David Thibault from EHM Engineers, Inc., they feel there needs to be a better transition from R-2 and R-4 to commercial. They try to find users to go in some of these vacant areas and make it usable for them. They feel this would be compatible for a transitional area.

PZ/Questions & Comments:

Public Hearing: Opened and closed with no public input

Discussions Followed:

- Commissioner Bulkley asked why this wasn't already in the overlay and where it was allowed.
- Director Spendlove clarified that the R-6 zone allows it. It is not a special use in other areas.

Commission thinks this is a good use for the PRO overlay zone.

MOTION: Commissioner Herrgesell moved to approve the 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).

Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 6 to 0.

- c) 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).

Staff Presentation:

Planner Strickland presented the 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).

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)

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.

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.

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.

PZ/Questions & Comments:

- Chairperson Campbell asked if there were any conditions.
- Planner Strickland replied this is just a recommendation.
- Vice-Chairperson Zimmerman asked what the lot size is.
- Planner Strickland answered it is 6900 sq ft.

- Commissioner Bulkley asked how we make it more appealing to have people want to clean up these lots with Twin Falls having a lot of these vacant lots.
- Planner Strickland replied that the design criteria were created to restrict these kind of developments and with times changing these are now needed.
- Commissioner Gomes asked about parking.
- Planner Strickland answered that it is 2 spaces per unit and parking can be in setback but not the building.
- Commissioner Gomes asked what the frontage depth and width is.
- Planner Strickland replied that the lot it is just shy of the 7000 sq ft requirement.

Applicant Presentation:

David Thibault from EHM Engineering, Inc. explained that the owners were requesting this change to help lend and buffer the different zones.

Public Hearing: Opened

- Diana Bordi asked if this was going to be an AirBNB or rental. She asked about the parking and size of the lot. She wonders if they are going to cut down trees.
- David Thibault replied they have no idea what will go there. The applicants just wanting options.
- Commissioner Gomes asked about the alley access.
- David Thibault replied there are 2 alleys so there should be no access issues.
- Chairperson Campbell commented on the public concern about what will go there as this is just a recommendation to city council. If people have concerns they can wait until it comes back and voice them then.
- David Thibault replied that this will only come back if a Special Use Permit is needed.

Public Hearing: Closed

Discussions Followed:

The commission feels good about the change and feel the use isn't a big change.

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

Approved 6 to 0.

- d) 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).

Staff Presentation:

Planner Strickland presented the 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).

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.

This request is for 2.8 (+/-) acres located within Sunset Business Park. This property is east of what was originally the National Forrest 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. 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.

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

Applicant Presentation:

Colby Ricks commented that there is a lot of growth in Twin, and they would like to open more locations. They like to keep a certain look, and it has been incorporated into the design. He added that the original application wanted to be open seasonally but they have since thought about changing it to year-round.

PZ/Questions & Comments:

- Commissioner Bulkley asked if they were using the building access on the west.

- Colby Ricks replied that this is one property, and they will share the lot.
- Chairperson Campbell asked if they want to change the application to year-round will they need to revise it.
- Director Spendlove clarified that they are not asking for outside business hours and if it is discussed during the meeting it will be fine.

Public Hearing: Opened and closed with no public input

Discussions Followed:

The commission feels this fits the plan and will help fill in blank space. It fits with the surrounding area and comprehensive plan.

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

Approved 6 to 0.

7) Upcoming Meeting(s)

- a) April 22, 2025.

8) Adjournment

The meeting adjourned at 08:34 PM

Jody Green, Planning Technician