



Twin Falls City Council Agenda

Monday, July 21, 2025, 5:00 PM

Council Chambers
203 Main Avenue East, Twin Falls, Idaho

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

- 1) Call Meeting to Order/Confirmation of Quorum
- 2) Pledge of Allegiance
- 3) Consent Calendar
 - a) **ACTION ITEM:** Request to approve City Council 2025 July 14, Minutes.
By: Amy Luna, Deputy City Clerk
 - b) **ACTION ITEM:** Request to approve Accounts Payable for July 10-16, 2025.
By: Amy Luna, Deputy City Clerk
 - c) **ACTION ITEM:** Request to approve July 16, 2025, Travel Requests.
By: Amy Luna, Deputy City Clerk
 - d) **ACTION ITEM:** Request to approve a Trust Agreement for Sundance **Subdivision No. 4**, placing all lots in trust.
By: Troy Vitek
 - e) **ACTION ITEM:** Request to approve the Finding of Facts and Conclusions of Law for the following:
PZ25-0039 - ZDC/ZMA Grandview
By: Jonathan Spendlove, Planning and Zoning Director
 - f) **ACTION ITEM:** Request to accept the Improvement Agreement for the purpose of developing **Haven Rock Subdivision** public infrastructure for a future subdivision.
By: Troy Vitek
- 4) Items of Consideration
 - a) **ACTION ITEM:** Request to adopt ordinance #O-2025-011 for Zoning District Change and Zoning Map Amendment for the Professional Office Overlay District.
By: Jonathan Spendlove, Planning and Zoning Director
 - b) **PRESENTATION:** A presentation of the City Manager's Recommended Budget for FY 2025- 2026 (FY2026) followed by citizen input.
By: Mitch Humble, Deputy City Manager
- 5) General Public Input
- 6) Advisory Board Report/Announcements
- 7) Public Hearings
 - a) **ACTION ITEM:** Request to City Council for a proposed Annexation of approximately 52 acres on property located at 4100 N 2700 E with a C-1 zoning designation. c/o EHM Engineers, Inc on behalf of South Canyon Farms, LLC (PZ25-0004).
By: Lisa Strickland, City Planner
 - b) **ACTION ITEM:** Request to City Council for a proposed Annexation of 20.96 acres on property located approximately at 1400 block of Sunway Drive North (aka 2700 East) with a R-2 zoning designation. c/o EHM Engineers, Inc on behalf of Believers Church, Inc (PZ25-0054).
By: Jonathan Spendlove, Planning and Zoning Director
- 8) Adjournment

Any person(s) needing special accommodation 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 public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chairman may limit public testimony to no less than two (2) minutes per person.
 - Individuals are not permitted to give their time to other speakers.
 - However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chairman. The spokesperson shall be limited to 15 minutes.
 - Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing should be either read into the record or displayed to the public on the overhead projector.
8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond to PublicTestimony.
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, applicants or public is not allowed. Legal or procedural questions may be directed to the City Attorney.

* Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman



Twin Falls City Council Minutes

Monday, July 14, 2025, 5:00 PM

Council Chambers
203 Main Avenue East, Twin Falls, Idaho

1) Call Meeting to Order/Confirmation of Quorum

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

Absent:

Staff Present: City Manager Travis Rothweiler, Deputy City Managers Mitch Humble & Gretchen Scott, City Attorney Bruce Castleton, Deputy City Clerk Amy Luna, Administrative Assistant Rachael Long, Human Resource Director Kristen Kohntopp, Parks and Recreation Director Wendi Davis, Fire Chief Mitchell Brooks, Police Chief Matt Hicks, Public Works Director Josh Baird, Assistant Public Works Director Erin Steel, Planning & Zoning Director Jonathan Spendlove, Senior Planner Will Klaver, City Engineer Troy Vitek, IT Director Kathy Markus.

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

- a) Request to approve City Council 2025 July 7, Minutes.
- b) Request to approve Accounts Payable for July 03-09, 2025.

4) Items of Consideration

- a) A request to reject all bids and negotiate on the open market for the sale of the former Fire Station #3, located at 929 Washington Street South.

Deputy City Manager Humble requested to reject all bids and negotiate on the open market for the sale of former Fire Station #3, located at 929 Washington St S.

Discussion ensued on the following:

Council Member Cutler: Spoke in favor of the request.

Council Member Reid: Asked about the costs of moving the tower.

Council Member Stone: Did we receive a quote to move the tower?

Vice Mayor Brown: We don't need the radio on the tower? Spoke in favor of the request.

Mayor Pierce: Asked for clarification.

Council Member Stone: Spoke against the request.

Vice Mayor Brown: Gave additional clarification on the request.

MOTION: Vice Mayor Brown moved to approve the request to reject all bids and negotiate on the open market for the sale of former Fire Station #3, located at 929 Washington St S.

Council Member Reid seconded the motion. The roll call vote showed all members present voted in favor of the motion, 5 to 2.

- b) A presentation of the City Manager's Recommended Budget for FY 2025-2026 (FY 2026) followed by citizen input.

Deputy City Manager Scott gave a presentation of the City Manager's Recommended Budget for FY 2025-2026 (FY 2026), followed by citizen input.

Discussion ensued on the following:

Council Member Stone: Asked for clarification on the old park equipment. Asked for the number of manicured acres that the parks department takes care of.

Council Member Stone: Asked about the medians on Pole Line.

Council Member Stone: Asked about focus area 8 documentation that was requested for the self-insurance process.

Mayor Pierce thanked Deputy City Manager Scott for their presentation.

5) General Public Input Budget Comments:

Francis Florance spoke about the extra funds that the Council can spend, specifically the medians and the tree grant.

General Public Input:

Maria Hernandez about an upcoming protest scheduled for Thursday, July 17, 2025.

6) Advisory Board Report/Announcements

7) Public Hearings

- a) Request for a Zoning Development Agreement/Zoning District Change, from Neighborhood Commercial to R6 High Density Residential, on property located at the 900 block of Falls Ave W. c/o EHM Engineers, Inc on behalf of Grandview Farms, LLC (PZ25-0039).

P&Z Director Spendlove requested a Zoning Development Agreement/Zoning District Change from Neighborhood Commercial to R6 High Density Residential, on property located at the 900 block of Falls Ave W. c/o EHM Engineers, Inc on behalf of Grandview Farms, LLC (PZ25- 0039).

The applicant made their presentation.

Discussion ensued on the following:

Council Member Vollmer: What is the issue with tandem parking? Will there be an equal amount of parking without tandem parking?

Mayor Pierce: Asked for a view of the garage side.

Council Member Vollmer: Are you removing any other parking spaces? Will there be fencing around this project?

Council Member Stone: Asked for clarification of the tandem parking.

Vice Mayor Brown: Asked about flipping the direction of the buildings so you see the front of the building from the street

Council Member Reid: Spoke about the tandem parking as well.

Council Member Vollmer: Asked about traffic lights and the possibility of one being used.

Council Member Reid: Has there been a traffic study done recently?

Council Member Vollmer: Asked for clarification. What about the location of a couple of the schools?

Public Hearing Opened: 6:52 pm.

Tom Windsborrow spoke against the height of the buildings and the additional traffic in the area.

Steve Woods spoke in favor of this request. Jackie Metzner spoke in favor of this request. The applicant addressed the public concerns.

Public Hearing Closed: 7:04 pm.

Discussion ensued on the following:

Council Member Stone: Spoke about the tandem parking.

Council Member Hawkins: Not bothered by the height, but the parking issue baffles him.

Council Member Vollmer: in favor of tandem parking

Vice Mayor Brown: Gave clarification about the flipping of the building.

Council Member Cutler: Spoke about the PUD change request and against the request.

Council Member Cutler: Spoke against the flipping of the buildings on Falls & Summer Mist.

Mayor Pierce: What is the distance between the garage and the road?

MOTION: Council Member Stone moved to approve the request for a Zoning Development Agreement/Zoning District Change, from Neighborhood Commercial to R6 High Density Residential, on property located at the 900 block of Falls Ave W. c/o EHM Engineers, Inc. on behalf of Grandview Farms, LLC (PZ25-0039) allowing tandem parking.

Council Member Reid seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 1.

MOTION: Vice Mayor Brown moved to adjust the buildings on Falls and Summer Mist 180 degrees to face the roads.

Council Member Stone seconded the motion. **Vice Mayor Brown** retracted this motion.

- b) Request for a Zoning Title Amendment to repeal and replace Title 10. Items to include are regulations pertaining to "Supplemental Regulations" and "Wellhead Protection Overlay District". c/o City of Twin Falls
Planning and Zoning Director Spendlove and Klaver requested a Zoning Title Amendment to repeal and replace Title 10. Items to include are regulations pertaining to "Supplemental Regulations" and "Wellhead Protection Overlay District". c/o City of Twin Falls.

Discussion ensued on the following:

Council Member Vollmer: Question on stacking in drive-thrus.

Mayor Pierce: Spoke in favor of this request.

Public Hearing Opened: 7:35 pm
Herkie Alves spoke in favor of this request.
Public Hearing Closed: 7:36 pm

Discussion ensued as follows: None.

MOTION: Council Member Reid moved to approve the request for a Zoning Title Amendment to repeal and replace Title 10. Items to include are regulations pertaining to “Supplemental Regulations” and “Wellhead Protection Overlay District”. c/o City of Twin Falls. Council Member Vollmer seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

8) Adjournment

The meeting adjourned at 07:37 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)

SUNDANCE SUBDIVISION
NUMBER 4
Located In
NW² NE⁴, Section 33
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2025

0 50 100 200
SCALE IN FEET

RECEIVED
MAR 19 2025
CITY OF TWIN FALLS
ENGINEERING DEPT.

Line Table		
LINE #	BEARING	DISTANCE
L1	N89°14'07"W	155.33'
L2	S83°49'01"W	103.32'
L3	S21°44'07"E	20.00'
L4	S81°57'32"W	95.09'
L5	N89°14'07"W	60.00'

Survey References

#2022-010826
SUNDANCE SUBDIVISION NUMBER 3,
A PUD #2022-008138
SUNDANCE SUBDIVISION NUMBER 2,
A PUD #2020-010827
SUNDANCE SUBDIVISION NUMBER 1,
A PUD #2018-007079
GOLDEN EAGLE SUBDIVISION NO. 4,
CONVEYANCE PLAT #2014-012780
#2006-017039
#1994-003131
#0000-915082

Deed References

#2018-011678
#2015-008904

Easement Key

- (A) DRAINAGE & UTILITY EASEMENT
(B) IRRIGATION EASEMENT
(C) IDAHO POWER EASEMENT
#972624

Legend

SUBDIVISION BOUNDARY LINE	—
SECTION LINE	- - -
ADJACENT PROPERTY LINE	- - - - -
EASEMENT LINE	- - - - -
CENTERLINE OF STREET	- - - - -
LOT LINE	- - - - -
CALCULATED POINT (NOT SET)	△
FOUND ALUMINUM CAP (AS NOTED)	■
FOUND 5/8" REBAR (AS NOTED)	○
5/8" x 24" REBAR & CAP TO BE SET- LS 10110	⊙
1/2" x 24" REBAR & CAP TO BE SET - LS 10110	◦
SET 5/8" x 24" REBAR & CAP - LS 10110	●
FOUND 1/2" REBAR - REPLACED WITH 5/8" x 24" REBAR & CAP - LS 10110	⊙

Notes:

- THE TWIN FALLS CANAL COMPANY (TFCC) HAS WATER CONVEYANCE FACILITIES IN THE AREA, INCLUDING THE LOW LINE CANAL. THE LOT OWNERS AGREE TO INDEMNIFY AND HOLD TFCC, ITS OFFICERS, DIRECTORS AND EMPLOYEES, AS WELL AS THE CITY OF TWIN FALLS, HARMLESS FROM ANY CLAIM, INCLUDING ANY CLAIMS OF ANY THIRD PARTY, CLAIMING INJURY OR DAMAGE BY REASON OF DIVERSION AND DELIVERY OF WATER THROUGH THE WATER CONVEYANCE FACILITIES, AND ANY OPERATION AND MAINTENANCE OF THE WATER CONVEYANCE FACILITIES, INCLUDING THE LOW LINE CANAL.
- DIRECT ACCESS TO SOUTH HILLS ROAD FROM INDIVIDUAL LOTS WILL NOT BE ALLOWED.
- LOTS WITHIN THIS DEVELOPMENT WILL BE SUBJECT TO COMMON AREA MAINTENANCE (CAM) FEES ASSESSED BY THE CITY OF TWIN FALLS FOR MAINTENANCE OF LANDSCAPING AREAS.
- LOT 16, BLOCK 11 WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THIS LOT SHALL BE RESERVED FOR COMMON AREA AND PUBLIC UTILITY USE.

Monument Certification

IN ACCORDANCE WITH SECTION 50-1333, IDAHO CODE, THE INTERIOR MONUMENTS ON THIS PLAT SHOWN AS "TO BE SET" SHALL BE SET IN ACCORDANCE WITH SECTION 50-1303, IDAHO CODE, ON OR BEFORE 1 YEAR AFTER THE RECORDATION OF THE FINAL PLAT OR AS DETERMINED BY THE CITY OF TWIN FALLS.

Health Certificate

"SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BASED ON THE STATE OF IDAHO, DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF SANITARY RESTRICTIONS. BUYER IS CAUTIONED AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED."

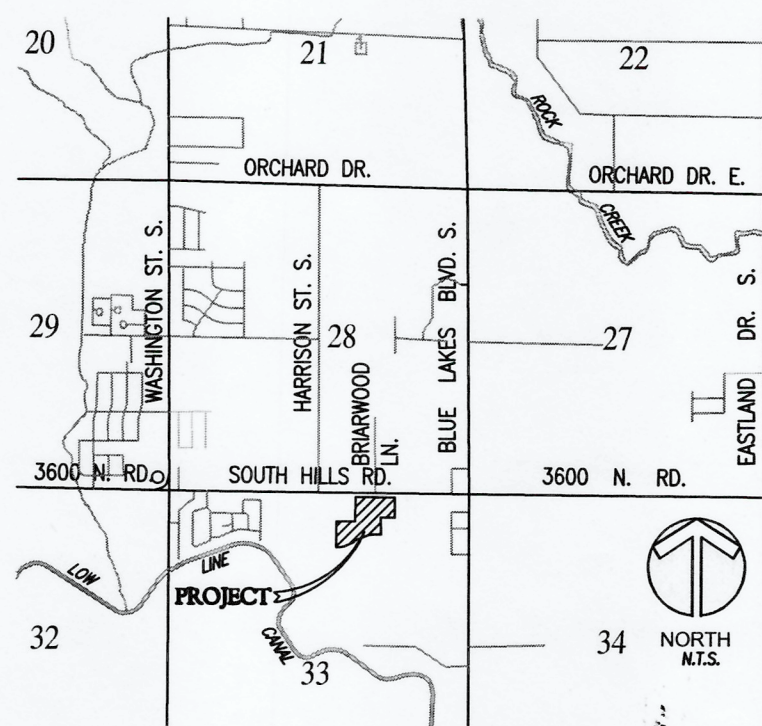
DISTRICT HEALTH DEPARTMENT, EHS

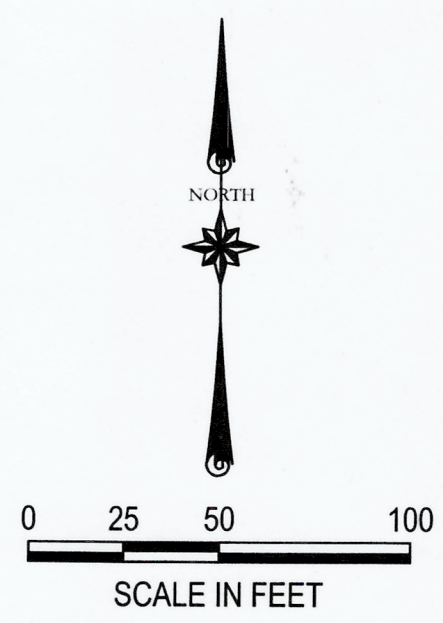
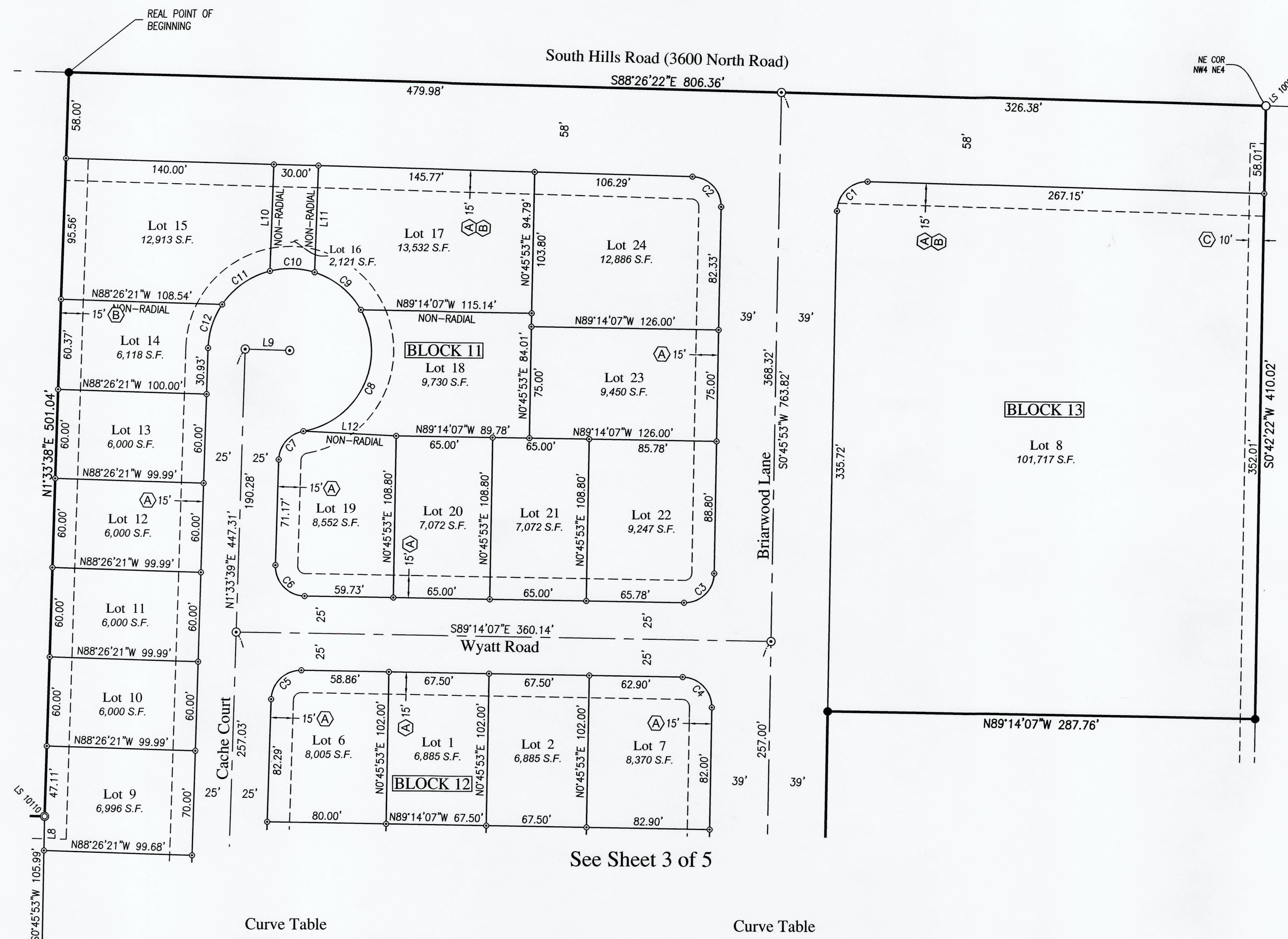
DATE:

EHM Engineers, Inc.

Vicinity Map

n.t.s





Line Table

LINE #	BEARING	DISTANCE
L8	N0°45'53"E	22.89'
L9	N88°26'21"W	30.00'
L10	N1°33'38"E	72.09'
L11	N1°33'38"E	72.09'
L12	N87°23'24"W	62.50'

- Easement Key**
- (A) DRAINAGE & UTILITY EASEMENT
 - (B) IRRIGATION EASEMENT
 - (C) IDAHO POWER EASEMENT #972624

Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	90°47'45"	20.00'	31.69'	28.48'	20.28'	S46°09'45"W
C2	89°12'15"	20.00'	31.14'	28.09'	19.72'	N43°50'15"W
C3	90°00'00"	20.00'	31.42'	28.28'	20.00'	N45°45'53"E
C4	90°00'00"	20.00'	31.42'	28.28'	20.00'	N44°14'07"W
C5	89°12'14"	20.00'	31.14'	28.09'	19.72'	S46°09'46"W
C6	90°47'46"	20.00'	31.69'	28.48'	20.28'	S43°50'14"E

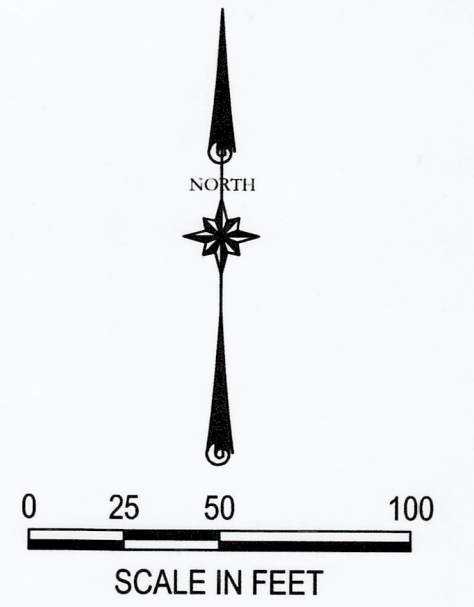
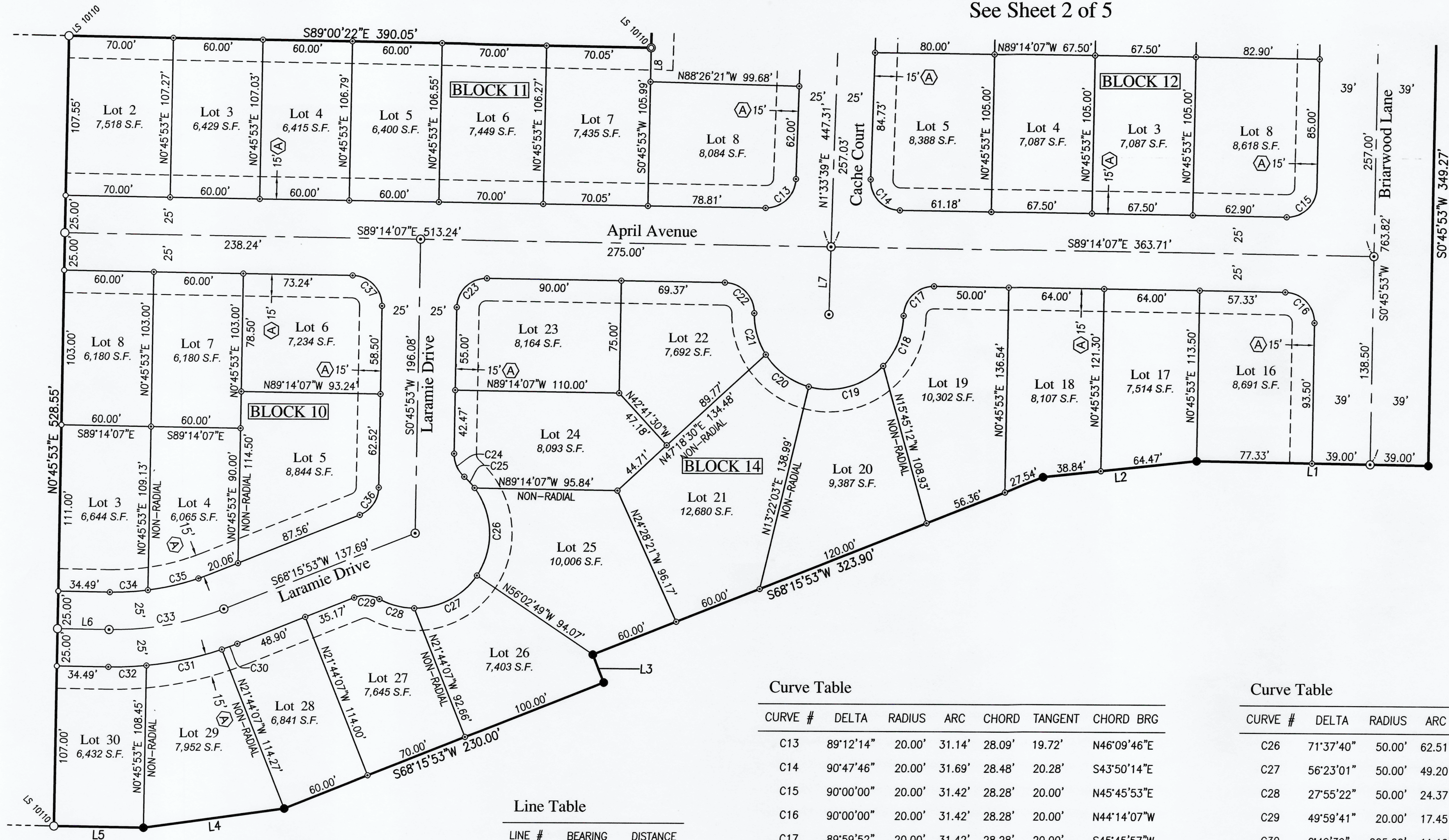
Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C7	78°27'47"	20.00'	27.39'	25.30'	16.33'	S40°47'32"W
C8	109°49'17"	55.00'	105.42'	90.01'	78.29'	N25°06'47"E
C9	42°48'55"	55.00'	41.10'	40.15'	21.56'	N51°12'19"W
C10	31°39'12"	55.00'	30.38'	30.00'	15.59'	N88°26'22"W
C11	41°48'16"	55.00'	40.13'	39.25'	21.00'	S54°49'55"W
C12	32°22'11"	55.00'	31.07'	30.66'	15.96'	S17°44'41"W

See Sheet 3 of 5



See Sheet 2 of 5



Easement Key

(A) DRAINAGE & UTILITY EASEMENT

(B) IRRIGATION EASEMENT

Line Table

LINE #	BEARING	DISTANCE
L1	N89°14'07"W	155.33'
L2	S83°49'01"W	103.32'
L3	S21°44'07"E	20.00'
L4	S81°57'32"W	95.09'
L5	N89°14'07"W	60.00'
L6	N89°14'07"W	34.50'
L7	N1°33'39"E	45.00'
L8	N0°45'53"E	22.89'

Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C13	89°12'14"	20.00'	31.14'	28.09'	19.72'	N46°09'46"E
C14	90°47'46"	20.00'	31.69'	28.48'	20.28'	S43°50'14"E
C15	90°00'00"	20.00'	31.42'	28.28'	20.00'	N45°45'53"E
C16	90°00'00"	20.00'	31.42'	28.28'	20.00'	N44°14'07"W
C17	89°59'52"	20.00'	31.42'	28.28'	20.00'	S45°45'57"W
C18	42°20'00"	50.00'	36.94'	36.11'	19.36'	N21°56'01"E
C19	62°16'10"	50.00'	54.34'	51.71'	30.20'	N74°14'05"E
C20	42°00'56"	50.00'	36.67'	35.85'	19.20'	S53°37'22"E
C21	33°22'39"	50.00'	29.13'	28.72'	14.99'	S15°55'34"E
C22	89°59'52"	20.00'	31.42'	28.28'	20.00'	N44°14'11"W
C23	90°00'00"	20.00'	31.42'	28.28'	20.00'	S45°45'53"W
C24	49°59'41"	20.00'	17.45'	16.90'	9.33'	S24°13'58"E
C25	11°33'20"	50.00'	10.08'	10.07'	5.06'	N43°27'09"W

Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C26	71°37'40"	50.00'	62.51'	58.52'	36.08'	N1°51'39"W
C27	56°23'01"	50.00'	49.20'	47.24'	26.80'	N62°08'42"E
C28	27°55'22"	50.00'	24.37'	24.13'	12.43'	S75°42'07"E
C29	49°59'41"	20.00'	17.45'	16.90'	9.33'	N86°44'16"W
C30	2°49'39"	225.00'	11.10'	11.10'	5.55'	N69°40'42"E
C31	13°09'52"	225.00'	51.70'	51.58'	25.96'	N77°40'28"E
C32	6°30'29"	225.00'	25.56'	25.54'	12.79'	N87°30'38"E
C33	22°30'00"	200.00'	78.54'	78.04'	39.78'	N79°30'53"E
C34	8°22'45"	175.00'	25.59'	25.57'	12.82'	N86°34'30"E
C35	14°07'15"	175.00'	43.13'	43.02'	21.67'	N75°19'30"E
C36	67°30'00"	20.00'	23.56'	22.22'	13.36'	N34°30'53"E
C37	90°00'00"	20.00'	31.42'	28.28'	20.00'	N44°14'07"W

CERTIFICATE OF OWNERS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OR REPRESENTATIVE OF THE OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED PROPERTY, BEING A PORTION OF THE NW4 NE4 OF SECTION 33, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 33, SAID CORNER BEARS NORTH 88°26'22" WEST 2826.83 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 33;
THENCE, ALONG THE NORTH BOUNDARY OF SAID NW4 NE4 OF SECTION 33, SOUTH 88°26'22" EAST 508.06 FEET TO THE REAL POINT OF BEGINNING;
THENCE, CONTINUING ALONG SAID NORTH BOUNDARY, SOUTH 88°26'22" EAST 806.36 FEET TO THE NORTHEAST CORNER OF SAID NW4 NE4 OF SECTION 33;
THENCE, ALONG THE EAST BOUNDARY OF SAID NW4 NE4 OF SECTION 33, SOUTH 00°42'22" WEST 410.02 FEET;
THENCE, LEAVING SAID EAST BOUNDARY, NORTH 89°14'07" WEST 287.76 FEET;
THENCE, SOUTH 00°45'53" WEST 349.27 FEET;
THENCE, NORTH 89°14'07" WEST 155.33 FEET;
THENCE, SOUTH 83°49'01" WEST 103.32 FEET;
THENCE, SOUTH 68°15'53" WEST 323.90 FEET;
THENCE, SOUTH 21°44'07" EAST 20.00 FEET;
THENCE, SOUTH 68°15'53" WEST 230.00 FEET;
THENCE, SOUTH 81°57'32" WEST 95.09 FEET;
THENCE, NORTH 89°14'07" WEST 60.00 FEET TO A POINT ON THE EAST BOUNDARY OF THAT CERTAIN MAP ENTITLED "SUNDANCE SUBDIVISION NUMBER 2", RECORDED JUNE 12, 2020 AS INSTRUMENT NO. 2020-010827 IN THE OFFICE OF THE COUNTY RECORDER OF TWIN FALLS COUNTY;
THENCE, ALONG SAID EAST BOUNDARY, NORTH 00°45'53" EAST 528.55 FEET;
THENCE, LEAVING SAID EAST BOUNDARY, SOUTH 89°00'22" EAST 390.05 FEET;
THENCE, NORTH 01°33'41" EAST 501.04 FEET TO SAID REAL POINT OF BEGINNING.

THE GROSS AREA CONTAINED IN THIS PLATTED LAND AS DESCRIBED IS 16.72 ACRES.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THAT THE UNDERSIGNED BY THESE PRESENTS DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE ROAD RIGHT OF WAY AS SHOWN ON THIS PLAT. THE EASEMENTS INDICATED ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES DESIGNATED ON THIS PLAT.

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.

SUNDANCE PARTNERS, LLC

BY: GERALD MARTENS, MEMBER

ACKNOWLEDGMENT

STATE OF IDAHO)
COUNTY OF TWIN FALLS) ss

ON THIS _____ DAY OF _____, 2025, AT _____ M., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GERALD MARTENS, KNOWN OR IDENTIFIED TO ME TO BE A MEMBER OF SUNDANCE PARTNERS, LLC, THE LIMITED LIABILITY COMPANY THAT EXECUTED THIS CERTIFICATE OR THE PERSON WHO EXECUTED THE CERTIFICATE ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC

RESIDING AT

COMMISSION EXPIRES



CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, CHRISTOPHER S. HARMISON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, MADE THE SURVEY OF THE LAND DESCRIBED IN THE CERTIFICATE OF OWNER AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY AS MADE AND STAKED 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.



APPROVAL OF CITY COUNCIL

THIS PLAT WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF TWIN FALLS, IDAHO AT THEIR MEETING ON THIS DAY OF , 2025.

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

COUNTY SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, PROFESSIONAL LAND 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.

GEORGE A. YERION PLS# DATE
PROFESSIONAL LAND SURVEYOR

ACKNOWLEDGMENT

STATE OF)
COUNTY OF) ss

ON THIS DAY OF , 2025, AT M., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GEORGE A. YERION, PERSONALLY 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 ABOVE WRITTEN.

NOTARY PUBLIC
RESIDING AT
COMMISSION EXPIRES

COUNTY TREASURER'S CERTIFICATE

I, COUNTY TREASURER IN 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

COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NO.

STATE OF IDAHO)
COUNTY OF TWIN FALLS) ss

ON THIS DAY OF , 2025, 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 .

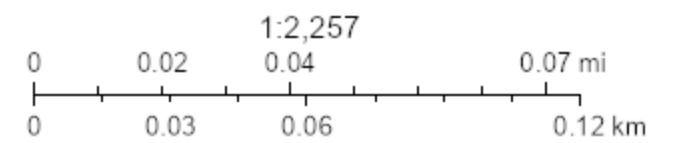
DEPUTY EX-OFFICIO RECORDER



All Utility



July 16, 2025



Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community



BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:)
)
Zoning District Change & Zoning Map Amendment,) FINDINGS OF FACT,
Application,)
) CONCLUSIONS OF LAW,
Grandview Farms, LLC)
c/o EHM Engineers, Inc) AND DECISION

Applicant(s)

This matter having come before the City Council of the City of Twin Falls, Idaho on Monday, July 14, 2025, for public hearing pursuant to public notice as required by law for a Zoning District Change and Zoning Map Amendment from R-2 NCO PUD to R-6 ZDA for 8 acres (+/-) for property located at the 900 block of Falls Ave W and the City Council having heard testimony from interested parties, and being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has applied for a Zoning District Change and Zoning Map Amendment from R-2 NCO PUD to R-6 ZDA for 8 acres (+/-) for property located at the 900 block of Falls Ave W.
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following dates: May 22, 2025 & June 2, 2025.
3. The property in question is zoned R-2 NCO PUD pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Town Neighborhood in the duly adopted Comprehensive Plan of the City of Twin Falls.
4. The existing neighboring land uses in the immediate area of this property are: to the north, Falls Avenue West/Gas Station; to the south, Residential; to the east, Grandview Drive/Residential; to the west, Residential.

Based on the foregoing Findings of Fact, the City Council hereby makes the following

CONCLUSIONS OF LAW

1. The application for a Zoning District Change and Zoning Map Amendment from R-2 NCO PUD to R-6 ZDA for 8 acres (+/-) for property located at the 900 block of Falls Ave W is consistent with the purpose of the Town Neighborhood Zone, and is not detrimental to any of the outright permitted uses or existing special uses in the area.
2. The proposed use is consistent with the provisions of the Comprehensive Plan and Zoning Ordinance of the City of Twin Falls, and in particular Sections 10-1-4, 10-1-5, 10-4-2, 10-4-11, 10-8-1 through 6, 10-14-1 through 6 of the Twin Falls City Code.
3. The proposed use is proper use in the Town Neighborhood Zone, subject to the conditions, which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

4. Public services may not be available at the time of development, depending upon the speed of development of this and other subdivisions and the ability of the City to obtain additional water and/or sewer capacity. A rezone of this property is not a guarantee city utilities are available. A will-serve letter will be issued upon review and approval for a final plat and/or a phase of a final plat.

5. The application for a Zoning District Change and Zoning Map Amendment from R-2 NCO PUD to R-6 ZDA for 8 acres (+/-) for property located at the 900 block of Falls Ave W should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls and to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

Based on the foregoing Conclusions of Law, the Twin Falls City Council hereby enters the following

DECISION

1. The application for a for a Zoning District Change and Zoning Map Amendment from R-2 NCO PUD to R-6 ZDA for 8 acres (+/-) for property located at the 900 block of Falls Ave W is hereby granted.

2. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls and to the conditions which are attached as "Exhibit No. A" and incorporated by reference as though fully set forth herein.

MAYOR - TWIN FALLS CITY COUNCIL

DATE

"EXHIBIT NO. A"

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards,
2. Subject to Falls Avenue West being constructed to city standards and approved by the Engineering Department prior to the ordinance for this request being signed by City Council.
3. Subject to a 6" raised concrete curb built on Falls Avenue West, from the Grandview Drive intersection to 375' west, as approved by the City Engineer. This will be enforced at the time of the first building permit.

APPLICATION #: **PZ25-0039**

IMPROVEMENT AGREEMENT

for

DEVELOPMENTS

This Agreement made and entered into this ^{6th} ~~30~~ day of MAY, 2025, by and between the CITY OF TWIN FALLS, State of Idaho, a municipal corporation, hereinafter called "City" and Martin Street Development LLC hereinafter called "Developer" for the purpose of constructing certain improvements on property sought to be developed for the following Development Haven Rock Subdivision.

WHEREAS, Developer desires to develop said real property for the following purposes: Multi-family housing.

WHEREAS, the Developer is obligated to construct certain improvements pursuant to City Code Section 10-12-4.2, and;

WHEREAS, the Developer has committed to construct special features as part of the development, and;

WHEREAS, the City has certain policies, ordinances, rules and regulations governing the construction of public improvements, and;

WHEREAS, it is in the best interest of the City and Developer to clearly establish in one concise document the policies, ordinances, rules and regulations which apply to developments of the type contemplated herein.

W I T N E S S E T H

That for and in consideration of the mutual promises, conditions, and covenants contained herein the parties agree as follows:

I.

City agrees: (1) to operate and maintain all approved streets, alleys, service roads, excluding state highways, constructed under the terms of this Agreement in any public rights-of-way and which are presently within or subsequently annexed into the City limits. (2) To operate and



maintain all approved public water lines, public pressure irrigation lines, public storm drainage lines, and public sewer lines constructed under the terms of this Agreement in any public rights-of-way or public easements and to provide water, sewer, and pressure irrigation service to the Developer's real property, subject to all ordinances, rules and regulations governing sewer, water service, and pressure irrigation. (3) To maintain non-pressure irrigation lines only where they cross City streets. (4) Public Storm Water facilities will be located in an exclusive stormwater easement. All other maintenance of non-pressurized irrigation lines is the responsibility of the Twin Falls Canal Company or the property on which the utility resides.

II.

In lieu of the actual installation of required public improvements before recording of the final plat, the Council may permit the subdivider to provide a financial guarantee of performance in one (1) or a combination of the following arrangements for those requirements which are over and beyond the requirements of any other agency responsible for the administration, operation and maintenance of the applicable public improvement.

a. Surety Bond

1. Accrual - The Bond shall accrue to the City covering construction, operation and maintenance of the specific public improvement.
2. Amount - the bond shall be in an amount equal to one hundred twenty percent (120%) of the total estimated cost for completing construction, including engineering design, inspection, and oversight, of the specific public improvements, as estimated by the Developer's Engineer and approved by the City Engineer.
3. Term Length – The minimum term length shall be two (2) years or until the bond is released by the City, whichever is later.
4. Bonding for Surety Company - The bond shall be with a surety company authorized to do business in the State of Idaho, acceptable to the City Council.

b. Cash Deposit, Certified Check, Negotiable Bond, or Irrevocable Bank Letter of Credit.



1. Treasurer or Trust Company - A cash deposit or certified check shall be deposited by the City. After the improvements have been accepted, the funds will be reimbursed. A negotiable bond or an irrevocable bank letter of credit, shall be held by the City until the improvements are accepted.
 2. Dollar Value - The dollar value of the cash deposit, certified check, negotiable bond or irrevocable bank letter of credit shall be equal to one hundred twenty percent (120%) of the total estimated cost for completing construction, including engineering design, inspection, and oversight, of the specific public improvements, as estimated by the Developer's Engineer and approved by the City Engineer.
 3. Time - The time for the cash deposit, certified check, negotiable bond or irrevocable bank letter of credit shall be until all required improvements are completed and accepted by the City Engineer.
 4. Progressive Payment - In the case of cash deposits or certified checks, an agreement between the City and the subdivider may provide for progressive payment out of the cash deposit or reduction of the certified check, negotiable bond or irrevocable bank letter of credit, to the extent of the cost of the completed portion of the public improvement, in accordance with a previously entered into agreement.
- c. Trust Agreements.
1. Per the terms of the trust agreement.
 2. Trust agreement must be approved by City Council.

III.

Developer agrees to retain a Professional Engineer, hereinafter called the Developer's Engineer, licensed by the State of Idaho to perform the following minimum Engineering Services in accordance with Title 10 Chapter 12 Section 4-1 of the City Code:

- a. Prepare a master utility plan showing the location of all existing and proposed utility lines to include but not be limited to sewer, water, gas, electricity, telephone, irrigation, pressure irrigation, and storm sewer.



- b. Prepare detailed plans and specifications for construction of all improvements required by this Agreement and shall include but not be limited to a complete set of construction plans, including profiles, cross-sections, specifications, and other supporting data, for all required public streets, utilities and other facilities. Such construction plans shall be based on preliminary plans which have been approved with the preliminary plat and shall be prepared in conjunction with the final plat. Construction plans are subject to approval by the responsible public agencies. All construction plans shall be prepared in accordance with the public agencies' standards and specifications.
- c. Engineer of record shall hold a pre-construction meeting, including the City Engineering Department, design engineer and contractor. Engineer of record will notify the City in writing of schedule before construction begins.
- d. Perform construction surveying, staking, testing, inspection and administer the construction of all facilities required by this contract.
- e. Submit all test reports, inspection reports, request for change orders and construction diaries to the City Engineering department every week during the construction of the development or subdivision.
- g. Submit to the City Engineer As-builts for the City records showing any approved changes to the original plans and specifications. A 24" x 36" complete plan set (stamped & signed), a pdf, and an AutoCAD file of the plans shall be provided within thirty (30) days after completion of the project.
- h. The developer's engineer shall submit an Engineer's Check-off and certification form stating that the work has been constructed in conformance to the plans and specifications, and thereby certifying that improvements were constructed to the lines and grades shown.

The above work shall be subject to the approval of the City Engineer.

It shall be the responsibility of the Developer's Engineer or other certified individuals to provide all necessary quality control and required testing during construction. All tests shall be



taken at a frequency based upon Idaho Standard for Public Works Construction (ISPWC) and the City of Twin Falls Revisions to the ISPWC.

The Developer agrees to: (1) allow the City full and complete access to the work (2) provide all materials necessary to conduct independent testing (3) supply all water necessary to test pipe joints and (4) provide the equipment and perform or have performed any testing of manufactured materials required by the City Engineer.

The Developer shall submit a letter identifying lots and blocks associated with construction phase to the City Engineer upon completion of the project, requesting that the City assume the responsibility for maintenance and operation of all public improvements as stated herein.

IV.

The Developer agrees to obtain a permit or letter of approval from the Twin Falls Highway District or the Idaho Transportation Department (ITD) prior to constructing improvements on their respective right-of-ways. The original or a certified copy of said permit or letter shall be submitted to the City Engineer prior to beginning of construction thereon.

V.

The Developer agrees to dedicate rights-of-way to the public for the development of all streets and alleys in accordance with the City Transportation Master Plan and to dedicate easements for the maintenance and operation of all public utilities. The size and location of said rights-of-way and easements shall be determined by the City Engineer.

VI.

The Developer and the City agree that the improvements listed herein are required unless specifically waived by action of the City Council and that said improvements will be constructed on any public rights-of-way or easements approved and accepted by the City Council all as designed by the Developer's Engineer and approved by the City Engineer and in accordance with standards established by the City Engineer and that all required improvements will be completed in a timely manner.

VII.



The Developer agrees to pay the total actual costs of all materials, labor and equipment necessary to completely construct all of the improvements required herein, except those costs specifically shown to be paid by the City and to construct or contract for the construction of such improvements.

VIII.

Developer agrees to pay the total extra cost of all additional materials, labor and equipment necessary to construct any streets the City requires to be wider or deeper than a standard street or any water, sewer lines, or pressure irrigation the City requires to be larger than the size required to properly serve the development. The requirement for wider and deeper streets shall be based on the Transportation Master Plan. Requirements for larger water, sewer and pressure irrigation lines shall be based on the citywide sewer, water, and pressure irrigation system sizing guidelines and based on modeling, if applicable.

IX.

The City shall provide no compensation for the cost of an oversize water, sewer line, and pressure irrigation. In the case of water, sewer, or pressure irrigation lines extended adjacent to or outside the limits of development, the Developer shall be eligible for payback from adjacent property owners pursuant to Ordinance No. 2979. The Developer shall also be eligible for compensation when a private developer extends or connects to any water, sewer, pressurized irrigation or street system previously installed by private developer, pursuant to Resolutions 2017-13.

X

Developer agrees to request in writing that the Developer's Engineers make the inspections required herein and the Developer or his Contractors shall not proceed with the next construction phase until the required inspections are complete and the work has been accepted by the Developer's Engineer and the City Engineer. All such inspections shall be scheduled in accordance with Idaho Standard for Public Works Construction (ISPWC) and the City of Twin Falls Revisions to ISPWC, as adopted at time of construction plan approval. The developer agrees to pay all costs resulting from: 1) his failure to properly schedule and request a required test or inspection or 2) proceeding with work before receiving approval to proceed. Developer agrees to remove or correct any rejected, unapproved or defective work or materials as required by the Developer's Engineer or the City Engineer. Any such defective work whether the result of poor workmanship, use of defective



materials, damage through carelessness or any other cause, shall be removed within ten (10) days after written notice is given by the Developer's Engineer or the City Engineer, and the work shall be re-executed by the Contractor at his expense. The fact that either Engineer may have previously overlooked such defective work or materials shall not be a basis for acceptance of any part of it.

The issuance or approval of plans, specifications and computations shall not be construed as an approval of any violation of any provisions of City code, specifications, standards, policy, or any other ordinance of the City. Approvals of plans that may violate City code, specifications or departmental policies will not be valid.

The approval of construction plans, specifications, and other data shall not prevent the City from thereafter requiring the correction of errors or omissions in said plans or specifications prior to or during actual construction or final acceptance by the City.

The Developer shall remove from all public property all temporary structures, rubbish, and waste materials resulting from their operation or caused by his employees.

The Developer shall guarantee all materials, workmanship and equipment furnished for a period of one (1) year from the date of written acceptance of the work by the City Engineer or authorized representative.

The Developer shall be responsible for any damage to any existing public improvements and shall repair or replace any such damage as required by the City Engineer, during or after completion of this project. The Developer's contractor shall apply for a Right-of-Way permit with a Traffic Control Plan to be approved by the City of Twin Falls prior to any road, lane, or sidewalk closures.

XI.

The City and the Developer agree to the following minimum for Required Improvements, City Costs, Required Inspections and any other improvements; which are approved or required by the City Council and shown on the approved construction plans.

PUBLIC WAYS

(a) Required Improvements

- (1) Curb, gutter and sidewalk on all public street rights-of-way.
- (2) A standard local street constructed on all public street rights-of-way serving residential use property.



- (3) Local and private streets shall be constructed as per the current standards, adopted at time of construction plan approval. These include City of Twin Falls Master Transportation plan, ISPWC and City of Twin Falls Revisions to ISPWC.
- (4) Minor and Major collector streets shall be constructed as per the current standards, adopted at time of construction plan approval. These include City of Twin Falls Master Transportation plan, ISPWC and City of Twin Falls Revisions to ISPWC.
- (5) Arterial typical sections will be designed by the developer's Engineer and approved by the City Engineer, with width determined on the Master Transportation Plan.
- (6) A sidewalk, per Idaho Standard for Public Works Construction (ISPWC) and the City of Twin Falls Revisions to the ISPWC, is required on all public pedestrian rights-of-way. Four foot (4') sidewalks, by special permission of the City Engineer, shall be constructed per ISPWC and the City of Twin Falls Revisions to the ISPWC for local streets under certain conditions.
- (7) Landscaping and sidewalk placement required adjacent to arterial and collector streets: A portion of land eleven feet (11') in depth behind the back of curb will be dedicated as part of any residential development adjacent to arterial and collector streets as Right-of-Way. Within that Right-of-Way the developer shall install a landscape strip with a sprinkler system to the City of Twin Falls Parks and Recreation standards and shall also install a sidewalk to current adopted standards. The landscaping will be maintained by the city and funded through a fee added to the utility bill of each account within the development. Irrevocable restrictive covenants for this development and maintenance shall provide for this funding. TFCC §10-12-4.2(O).
- (8) Streetlights as determined by City policy for street light installation.
- (9) The cost of any street signs or traffic control devices installed by the City on new or existing streets.

(b) City Costs

- (1) None



(c) Required Inspections and Testing

- (1) All inspections and testing shall be as required per ISPWC and the City of Twin Falls revisions to the ISPWC.

WATER SYSTEM

(a) Required Improvements

- (1) Pursuant to City Code Section 7-8-3, 7-8-10 and 10-12-4.2 water line and fittings eight inch (8") minimum diameter that will transport a flow of water, which will satisfy fire, domestic, other water demands of the development, based upon the City water pipe sizing plan and computer water model. Water line extension shall include connection from the existing City Water System to each building site and fire hydrants and then loop back to the City System in a manner that will provide a properly functioning system approved by the City Engineer, Water Superintendent and Fire Marshall. If the development is to be constructed in phases, the water system shall be looped back to the City system during the first phase. Any water main connections closer than 150' to each other will not be considered looped without prior City approval. No dead-end lines longer than 150 feet will be allowed during any phase of the project.
- (2) Water lines and fittings adjacent to and internal to the development shall be sized to continue the orderly expansion of the City water distribution network in accordance with existing sizing guidelines.
- (3) Water valves that will allow temporary suspension of water flow for maintenance and repair of portions of water system without causing undue inconvenience to a large number of users or creating a critical situation in the suppression of fires.
- (4) Fire hydrant connections and fire hydrants spacing shall comply with the minimum standards set by the Fire Rating Bureau, American Water Works Association, and the International Fire Code. The maximum length of dead end water lines shall be one hundred and fifty feet (150'). Fire hydrants with STORZ connectors are required in all developments.



- (5) One water service line shall be constructed to each building site at the time the water mains are installed. The design shall minimize the length of the service line and shall terminate at the Right-of-Way. Service taps are not allowed in intersections.

Meters shall be grouped at adjacent side lot lines when possible or at another location if requested by the Developer and approved by the City Engineer and Water Superintendent. Water meter boxes will not be allowed in driveway approaches or sidewalks. Any cost associated with relocating meters from driveway approaches will be the responsibility of the Developer or Lot Owner.

All new water service lines made from new water mains to serve any new development will be the responsibility of the Developer. The developer shall complete all work except when connecting to a live waterline. The City will make the necessary main line taps after payment of the required water connection permit fees.

- (6) One water service line tap, meter box, and service line shall be constructed for each building connected to the City water system. Multi-units less than three may be approved for additional service lines. It is understood and agreed that the City will make all service line taps on live lines, and that the fee paid by the developer for a Water Connection Permit will reimburse the City for such work. All other work to be completed by the Developer.
- (7) It is further understood and agreed that the City will make all connections to the existing water system. The developer will disinfect the water system and submit testing results to the City prior to making the system live.
- (8) All water valves shall be provided with a gravel access 12" thick where no public roadway currently exists.

(b) City Costs

- (1) None.

(c) Required Inspections

- (1) All inspections and testing shall be as required per ISPWC and the City of Twin Falls Revisions thereto.



WASTE WATER COLLECTION SYSTEM

(a) Required Improvements

- (1) Pursuant to City Code Section 10-12-4.2 a wastewater collection system (eight-inch (8") minimum diameter) that will transport a flow of wastewater, under conditions of maximum and minimum discharge from the development to the existing City waste water system.
- (2) Wastewater lines adjacent to or internal to the development will be sized to continue the orderly expansion of the City Wastewater Collection System in accordance with existing sizing guidelines and computer sewer model.
- (3) Manholes to provide access for maintenance and cleaning of the sewer lines located at any change of grade or alignment of the sewer, at the end of each sewer and spaced not more than four hundred feet (400') apart.
- (5) All manholes shall be provided with a gravel access 12" thick where no public roadway currently exists.

(b) City Costs

- (1) The City will perform the CCTV inspection on waste water lines which are part of the construction phase.

(c) Required Inspections and Testing

- (1) All inspections and testing shall be as required per ISPWC and the City of Twin Falls revisions to the ISPWC.

STORM DRAINAGE SYSTEM

(a) Required Improvements

- (1) Any valley-gutters, ditching, grading or other surface drainage facilities necessary to convey any storm run-off originating from or traversing across the proposed development over the land surface to a point of retention, detention or discharge approved by the City Engineer.
- (2) Any catch basin, storm sewer and other sub-surface drainage facilities necessary to convey any storm run-off, originating from or traversing across the proposed development, to a point of retention, detention or discharge approved by the City Engineer.



- (3) If storm run-off cannot be conveyed without causing damage to public or private property or without being an unreasonable inconvenience or hazard to a private individual, a group of individuals, or the general public, the storm drain shall be piped to the retention facility.
- (4) All retention areas are to be on a designated lot to be maintained by the owner or when applicable, in a dedicated/exclusive storm water easement, granted to the City of Twin Falls.

(b) City Costs

- (1) The City will perform the CCTV inspection on storm water lines which are part of the construction phase.

(c) Required Inspections and Testing

- (1) The City will inspect all dry wells for geometry and materials. Rock will be submitted to the Developer's Engineer for confirmation of void space prior to placement in dry wells. Documentation of confirmation shall be provided to the city engineering department. A request for inspection shall be called in, forty eight (48) hours in advance or two (2) working days whichever is greater.

GRAVITY IRRIGATION SYSTEM

(a) Required Improvements

- (1) Any pipe, boxes or other appurtenances necessary to convey all irrigation water in underground pipe across the development and any adjacent public property. Privately owned Irrigation facilities shall be constructed on private property except where it is necessary for irrigation water to cross the public right-of-way and all such crossings shall be perpendicular to the center line of said right-of-way unless otherwise approved by the City Engineer due to some unusual condition. Fences, sidewalks or other permanent features will not be located on top of irrigation facilities. Irrigation facilities shall not be located in City Right-of-Way, except in crossings perpendicular to the right-of-way.

(b) City Costs



- (1) None.
- (c) Required Inspections and Testing
 - (1) All inspections and testing shall be as required per ISPWC and the City of Twin Falls revisions to the ISPWC.

PRESSURE IRRIGATION SYSTEM

- (a) Required Improvements
 - (1) Pursuant to Section 10-12-4-2 of the City Code, the use of the City's potable water supply as the primary source of irrigation water in all new developments shall be prohibited. For purposes of this subsection, the term "new development" means any new subdivision or ZDA, or any development of any parcel of land of three-fourths (3/4) of an acre or larger that is not part of a subdivision or ZDA. One (1) share of Twin Falls Canal Company Water for each acre of property within the subdivision shall be transferred to the City of Twin Falls, before the filing of the final plat or receiving an improvement acceptance letter, for use in the City's pressurized irrigation system.
 - (2) Pressure irrigation water mains and fittings shall satisfy the currently adopted Pressurized Irrigation master plan.
 - (3) Pressure irrigation lines and fittings adjacent to and internal to the development shall be sized to continue the orderly expansion of the City Pressure Irrigation water distribution network in accordance with currently adopted Pressurized Irrigation Master Plan sizing guidelines.
 - (4) Pressurized irrigation valves that will allow temporary suspension of water flow for maintenance and repair of portions of water system without causing undue inconvenience to more than 30 users. One pressure irrigation water service line shall be constructed to each lot at the time the pressure irrigation water lines are installed. The design shall minimize the length of the service line and shall terminate at the Right-of-Way. Service taps will not be allowed in the intersection.



One Pressure irrigation water service line tap, irrigation box, and service line shall be constructed for each lot connected to the City pressure irrigation water system.

- (5) The Developer shall be responsible for all costs incurred in designing and installing the public pressure irrigation station to City Standards and Specifications or as an agreement negotiated with the City Engineer. This includes the land, pumps, motors, filters, enclosures, delivery system to the station from the TFCC head gate and away from the station on the historical path, storage, Supervisory Control and Data Acquisition (SCADA) system, and power to the station.
- (6) All pressure irrigation system plans must be prepared by the Developer's engineer and shall be according to the Idaho Standard for Public Works Construction (ISPWC) and the City of Twin Falls Revisions to the ISPWC
- (7) The Pressure Irrigation System shall be located within easements, right-of-ways and/or property deeded to the City of Twin Falls.
- (8) Private Pressure Irrigation Systems shall be located outside City Right-of-Way and within easements. No Public infrastructure will be associated with a private Pressure Irrigation System.
- (b) City Cost.
 - (1) None
- (c) Required Inspections and Testing
 - (1) All inspections and testing shall be as required per ISPWC and the City of Twin Falls revisions to the ISPWC.

SPECIAL FEATURES

Pursuant to commitments made by the Developer as conditions of approval of the development, the following special features shall be constructed:

- a) Required Improvements



b) City Costs

(1) None.

XIII.

The developer shall submit one Improvement Agreement.

XIV.

This agreement shall bind the parties hereto, their heirs, successors in interest, and lawful assigns.

XV.

In the event of a breach of Agreement, or should legal action of any kind be taken to enforce the provisions, hereof, the prevailing party shall be entitled to reasonable attorney fees and costs awarded by the Court.



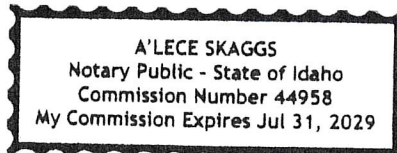
Attest:

CITY OF TWIN FALLS, IDAHO

City Clerk_____
Mayor_____
DeveloperSTATE OF IDAHO)
)ss.
County of Twin Falls)_____
Martin Street Development, LLC
Raymond L. Perron, Member

On this 14th day of May, 2025, before me, the undersigned, a Notary Public for Idaho, personally appeared Raymond Perron, known to me to be the persons whose names are subscribed to the within instrument on behalf of said Owner and acknowledged to me that said Owner executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.



Notary Public for Idaho
Residing Idaho

CORPORATION

STATE OF IDAHO)
)ss.
County of Twin Falls)

On this ____ day of _____, 20____, before me, the undersigned, a Notary Public for Idaho, personally appeared _____, known or identified to me (or proved to me on the oath of _____) to be the president, or vice-president, or secretary or assistant secretary, of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Notary Public for Idaho
Residing _____

PARTNERSHIP

STATE OF IDAHO)
)ss.
County of Twin Falls)

On this ____ day of _____, 20____, before me, the undersigned, a Notary Public for Idaho, personally appeared _____, known or identified to me (or proved to me on the oath of _____) to be one of the partners in the partnership of _____, and the partner or one of the partners who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Notary Public for Idaho
Residing _____

NOTICE OF DEVELOPER'S AGREEMENT

NOTICE IS HEREBY GIVEN, that a document entitled "Improvement Agreement for Developers" (hereafter "Agreement") has been executed and filed with the City of Twin Falls, Idaho, for the following named subdivision or development:

Haven Rock Subdivision, Phase 1

The Agreement imposes certain obligations upon the developer for the development of the subject property, and upon the developer's heirs, successors in interest and lawful assigns. Details of the conditions and obligations may be found by examining or photocopying the Agreement at the Office of the City Engineer, 203 Main Ave E, Twin Falls, Idaho 83301.

CITY OF TWIN FALLS, IDAHO

City Clerk

Mayor

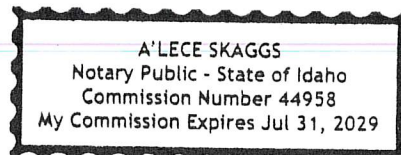
Developer

Martin Street Development, LLC
Raymond L. Perron, Member

STATE OF IDAHO)
)ss.
County of Twin Falls)

On this 4th day of May, 2026 before me, the undersigned, a Notary Public for Idaho, personally appeared Raymond Perron, known to me to be the persons whose names are subscribed to the within instrument on behalf of said Owner and acknowledged to me that said Owner executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.



Notary Public for Idaho
Residing Idaho



Date: Monday, July 21, 2025
To: Honorable Mayor and City Council
From: Jonathan Spendlove, Planning and Zoning Director

ACTION ITEM

Request:

Request to adopt ordinance #O-2025-011 for Zoning District Change and Zoning Map Amendment for the Professional Office Overlay District.

Time Estimate:

Approximately five (5) minutes for presentation and questions.

Background:

On April 8, 2025, the Planning and Zoning Commission sent a positive recommendation to the City Council for the Zoning District Change and Zoning Map Amendment change for the Professional Office Overlay Zone to add Assisted Living/Nursing Home Facility as a land use.

On May 13, 2025, City Council heard, deliberated and approved the Zoning District Change and Zoning Map Amendment Change for the Professional Office Overlay Zone as requested by the applicant.

Approval Process:

Idaho Code requires that an ordinance be read on three separate days prior to its passage. Two of the readings can be satisfied by reading the title only. Further, Idaho Code allows the reading rules to be dispensed if "one half (1/2) plus one (1) of the members of the full council" authorize the action. Should the council wish to approve the ordinance this evening a motion to dispense with the rules would have to be approved by five or more council members, prior to a vote on the passage of the ordinance.

Suggested motion language if dispensing the rules: *I move that we dispense with the reading rules and place Ordinance 2025-0011_ on third and final reading by title only.*

If five or more council members approve dispensing with the rules, then the title must be read, followed by a motion on approval of Ordinance 2025-011: *I move that we approve Ordinance 2025-011 as presented*

Budget Impact:

N/A

Regulatory Impact:

The passing of this ordinance will change the zoning district of the property and new rules will apply to this property in regards to land use and other development criteria.

History:

N/A

Analysis:

N/A

Conclusion:

As directed by Council, staff has prepared an ordinance to finalize the Zoning District Change and Zoning Map Amendment process.

Attachments:

1. O-2025-011 PZ25-0019 ZTA Ordinance

ORDINANCE NO. 2025-011

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, REGARDING THE AMENDING § 10-4-18.2(B), ADDING ASSISTED LIVING/NURSING HOME AS A SPECIAL USE IN PROFESSIONAL OFFICE OVERLAY DISTRICT.

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

Section 1: That Twin Falls City Code Section 10-4 is amended as follows:

“10-4-18 (PRO, Professional Office Overlay)

10 -4- 18.2(B) Special Uses

3. Residential:

“b. Assisted Living/Nursing Home.”

PASSED BY THE CITY COUNCIL, _____.

SIGNED BY THE MAYOR, _____.

MAYOR

ATTEST:

DEPUTY CITY CLERK

PUBLISHED: _____



Date: Monday, July 21, 2025
To: Honorable Mayor and City Council
From: Mitch Humble, Deputy City Manager

PRESENTATION

Request:

A presentation of the City Manager's Recommended Budget for FY 2025-2026 (FY2026) followed by citizen input.

Time Estimate:

Background:

Budget Presentation Focus Area 4, 5, & 6 (Josh, Troy, Shawn)

Approval Process:

Budget Impact:

Regulatory Impact:

History:

Analysis:

Conclusion:

Attachments:

1. 07-07-2025 FY 2025-2026 Budget CM Presentation - Recommended Budget Overview



Date: Monday, July 7, 2025
To: Mayor and City Council
From: Travis Rothweiler, City Manager

Request

A presentation of the City Manager's Recommended Budget for FY 2025-2026 (FY 2026) followed by citizen input.

Time Estimate

The estimated amount of time this item will take is one hour plus time to answer questions.

Background

Idaho Code Section 50-811 states the City Manager shall "...keep the council fully advised of the financial condition of the city and its future needs..." and "...prepare and submit to the council a tentative budget for the next fiscal year. On behalf of the many hands that helped in its development and creation, we are pleased to present to you for your review, debate and consideration, the City Manager's Recommended Budget Fiscal for Year 2025-2026 (FY 2026). Like the ones offered in the past, this budget has been constructed in the spirit of "One City" and is the product of many hours and many minds.

Twin Falls is growing and thriving. Our city now proudly serves about 56,849 residents, an increase of more than 8% since the 2020 census, with growth continuing at over 2% per year. Backed by a dedicated team of 351.5 full-time employees and a taxable value exceeding \$6.429 billion. The City's taxable value does not include \$628 million of value contained in Urban Renewal Agency areas. Since 2014, the City of Twin Falls's overall value has more than tripled.

Our fiscal year spans from October 1 to September 30. The budget, crafted using Government Finance Officers' Association (GFOA) best practices and adhering to Idaho Code requirements for local government budgeting and financial protocols, is balanced, agile, sustainable, and strategically focused. It serves as our financial blueprint, guiding us in addressing the community's needs in public safety, public health, and community life. This budget is both financially sound and fiscally responsible.

While we can't fund every request, this budget reflects the top priorities identified by city staff, departments, elected officials, and our community. It also celebrates the dedication of our city team, whose daily efforts fuel economic growth and build public trust.

Guided by our organizational goals, this budget aims to:

- Creating a stable, flexible budget ready for a changing world
- Addressing local economic realities head-on
- Aligning with the City's 2030 Strategic Plan
- Strengthening Twin Falls as a nationally recognized "Employer and Organization of Choice"
- Carefully balance revenue needs with the pressures faced by residents and businesses

The FY 2026 budget totals \$101,056,415 in expenditures and transfers, which represents a decrease of \$8,636,478 (7.87%) from the current fiscal year. Government Fund expenditures (including property tax-funded programs) have decreased by \$12,132,199 (16.71%), mainly due to completion of several large,

one-time capital projects funded by grants and reserves. Enterprise and Non-Tax Supported Funds rose by \$3,495,721 (9.42%), driven primarily by using cash reserves in both the Impact Fee Fund and the Wastewater Fund to complete a key roadway project and wastewater collection and treatment plant projects.

Our focus, as it has been historically, is the “net budget,” which excludes transfers between the various funds. Our focus on the net budget provides the clearest picture of actual spending and resource use. For FY 2026, the net budget is \$95,476,337, down \$7,172,701 (-6.99%) from last fiscal year’s appropriated amount of \$102,649,038 million.

Budget as a Strategic Tool

For over a decade, our budget has been a roadmap, aligning financial choices with our vision for a safe, healthy, and vibrant Twin Falls. It supports daily services and long-term projects while ensuring fiscal responsibility and transparency. Every dollar is connected to our mission and future goals. Through careful planning and oversight, we maintain a strong financial footing that adapts to changing needs and opportunities.

Serving Our Community

This budget reaffirms our promise to provide efficient, quality services. From maintaining roads and utilities to investing in public safety, parks, and libraries, every department works toward our Strategic Plan and community priorities. We’re also committed to economic development, job creation, and programs that enhance life in Twin Falls.

Commitment to Transparency

Furthering our commitment to transparency and effective community involvement, we welcome and encourage all interested citizens to attend any or all the conversations about the FY 2026 budget prior to its adoption. Presentations of the proposed budget began on July 7, 2025. Again this year, citizens will have the opportunity to review the City Manager’s proposed budget and participate, either online or by attending the meetings in person. The statutorily required public hearing for the FY 2026 will be held on August 25, 2024. The City Council is scheduled to vote on the budget later that same evening.

A Strategic Framework

Our 2030 Strategic Plan, adopted in 2013 and updated in 2018, continues to guide our vision and budgeting. Built on community input and data, it outlines our aspiration to be an inclusive, connected, prosperous, educated, healthy, and environmentally responsible city. In 2024, we began updating the plan to better reflect today’s realities. Key stakeholders have shared ideas on Twin Falls’ future opportunities and challenges. The City has hosted roundtables with community and organizational leaders, with more conversations planned for summer 2025. These discussions will shape the next Strategic Plan and future budgets, expected to be finalized by fall 2025.

What’s Shaping the FY 2026 Budget?

Twin Falls is growing and remains the economic hub of the Magic Valley. Growth brings both opportunities and challenges. This year’s budget is influenced by the same issues that have impacted past City budgets and its operational and service delivery strategies. Those issues include rising costs, workforce shortages, housing affordability, providing services valued by residents, and stability.

As a vital regional center, Twin Falls faces rapid growth, rising costs, labor shortages, and increasing service demands. Balancing infrastructure, public safety, and affordability requires careful planning amid limited resources. Rooted in our agricultural heritage, we follow the wisdom that “more farms struggle

in good times than bad,” meaning we build budgets that can weather economic ups and downs and seize growth opportunities.

Rising Costs

The Municipal Cost Index (MCI) tracks inflation’s impact on municipal services. By March 2025, the cost to provide services rose nearly 1.91% from the previous year. While a welcome slowdown after steep cumulative increases of 25.9% since 2020 and 35.3% since 2014, City revenues continue to lag. In an effort to manage costs and provide services at levels demands and/or required by our residents, all departments continue to seek new revenue sources and cost-saving strategies, including raising fees, pursuing grants and partnerships, and exploring sponsorship opportunities.

Labor and Talent Shortages

Like much of the nation, Idaho faces a labor shortage, with only 63.6 available workers per 100 open jobs. The Twin Falls area unemployment rate is low—around 3.4%—indicating a “full employment” market. Pandemic-era early retirements, reduced immigration, and smaller workforces have all contributed to the labor shortage and talent gap.

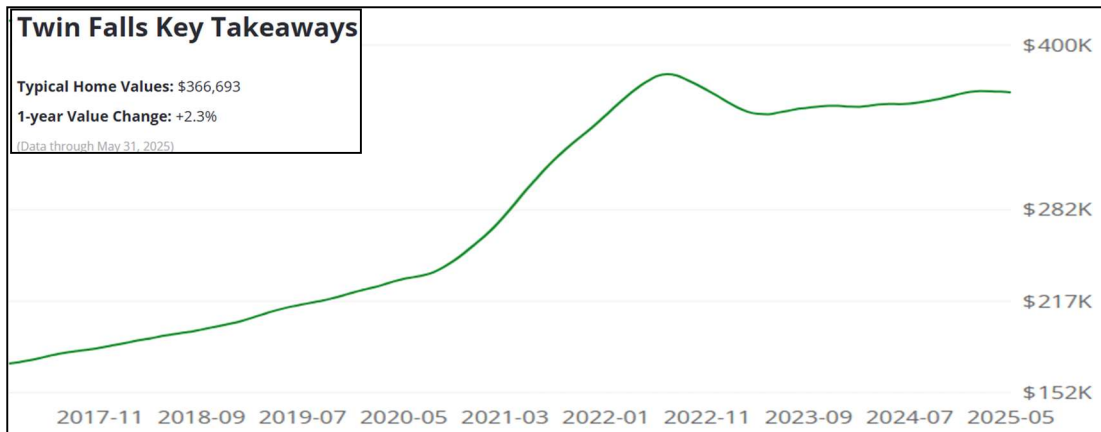
Though workforce entrants are increasing, participation hasn’t returned to pre-pandemic levels. If it had, the labor pool would be 2.3 million larger nationwide—more than Idaho’s entire population. Meeting rising demand for goods and services requires talent. Twin Falls must be an employer of choice by adapting beyond pay and benefits—fostering a supportive, growth-oriented culture that promotes creativity and problem-solving. Retaining staff preserves relationships, knowledge, and prevents burnout. To meet these challenges and retain its talented employees, the City is investing in strategies such as:

- Continuing our High-Performance Organization journey
- Continuing to develop the next generation of future organizational leaders
- Participating in career fairs and job expos
- Enhancing retention through better benefits, competitive pay, professional development, and wellness initiatives
- Exploring AI tools to augment staffing

Housing Costs and Affordability

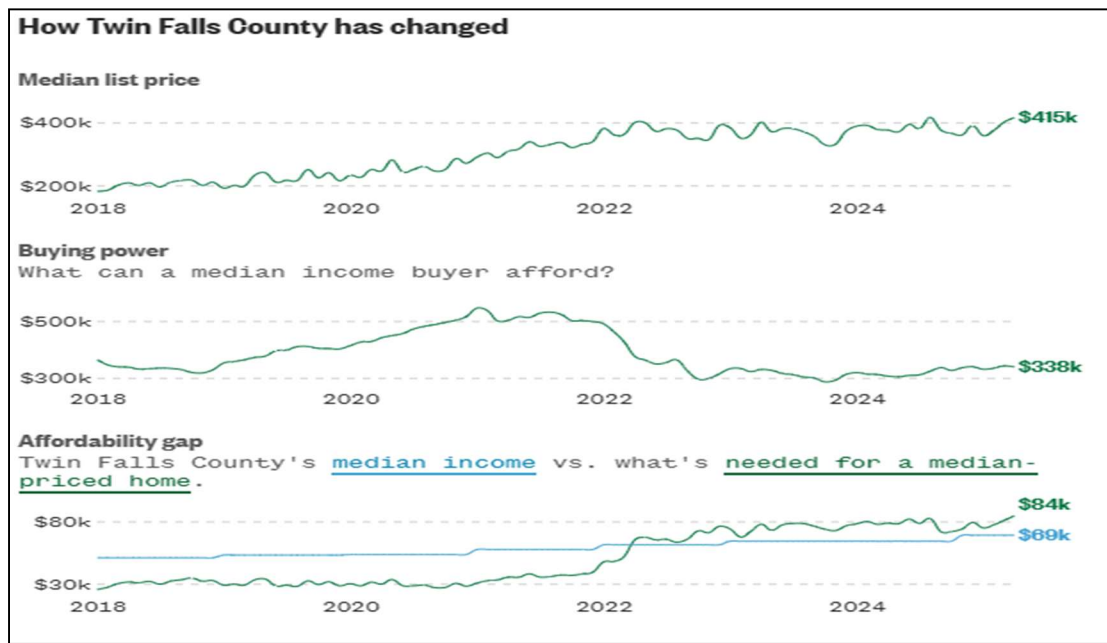
Twin Falls has been one of the fastest-growing housing markets in Idaho over the past decade. In January 2020, the median home value was \$225,965. It peaked at \$379,656 in July 2022, then dipped to \$351,116 in April 2023 as interest rates rose. By May 2025, it climbed back to \$367,696, with another 2.3% increase expected in the next twelve months. Since 2020, median home values have surged nearly 61.5%.

Rising prices only tells part of the story. Housing costs have outpaced middle-class incomes, 30-year mortgage rates hover around 7% (6.87%) causing a majority (57.3%) of all home sales in the last 12 months to be below initial asking prices.



To better understand market conditions, NBC News created a Home Buyer Index measuring how hard it is to buy a home on a scale from 0 to 100. Nationwide affordability has dropped sharply—from 27 a decade ago to 82.4 today.

In Twin Falls County, high prices, fierce competition, and soaring interest rates place us among the nation's toughest housing markets—117th worst out of 1,310 counties in the United States, and the third worst among Idaho's 25 counties on the index, and the most difficult in the Magic Valley. Larger cities may have pricier homes but often offer higher wages, which factor into affordability.



While the City can't fix the housing market alone, we're committed to improving it. This means updating land use and zoning, investing in technology to streamline permits, improving infrastructure like roads and utilities, and raising awareness about diverse housing options.

Investing in Infrastructure with Strategic Use of Cash Reserves

The City Manager's Recommended Budgets requests the use of \$8,093,398 from cash reserves to address debt service requirements, infrastructure improvements and facility deficiencies.

Some of the larger projects include:

- \$4,000,000 – Wastewater Fund – Canyon Rim Drop Line
- \$647,350 – Capital Improvement Fund – Fire Station 2 COP payment
- \$1,630,000 – Impact Fee Fund – Filer Roundabout
- \$1,368,421 – Airport Construction Fund – Projects

Growing City, Growing Demands

Between 2010 and 2020, Twin Falls' population rose by 17%—from 44,125 to 51,807—and reached 56,849 by 2025. With an approximate annual growth rate of 2% and in its role as Twin Falls County's seat, the city is thriving. However, it's not just residents' driving demand of City services. As the Magic Valley's hub, Twin Falls' daytime population more than doubles to an estimated 116,000 to 120,000, putting pressure on infrastructure and services without corresponding revenue increases. Regional growth amplifies this challenge, stretching city services to accommodate residents and visitors alike.

Making Smarter Budget Decisions with Priority Based Budgeting

To keep pace with growing needs and limited resources, Twin Falls is doubling down on Priority Based Budgeting. This approach helps to align spending with community priorities, improve transparency, and identify where small shifts can yield big results. Departments now understand the true costs of programs and are evaluating each based on their impact and demand. The goal isn't to cut indiscriminately but to deliver the right services on the right scale. As data collection improves, departments will integrate performance metrics into their budgets, giving the City a clearer picture of how to better serve residents.

Health Insurance, Compensation, and Training – Investing in Our People

Employee benefits are a cornerstone of the City's ability to attract and retain top talent. Our ability to provide quality health insurance remains a budgeting challenge. Though the City is committed to offering competitive packages, costs have surged. In fact, premiums for family coverage have doubled since 2014. Over the years, City leadership has made substantive changes to its health insurance plan. The first significant plan change occurred between FYs 2020 and 2022 as the City transitioned from offering a traditional health insurance plan and a high-deductible plan to offering only a high-deductible plan to its employees. In FY 2025, the City started the process of becoming self-insured.

Self-funding, or self-insurance is a risk management strategy where the employer assumes the financial risk of providing health care benefits to its employees, rather than purchasing a fully insured plan from a traditional insurance carrier. There are a few reasons why self-funding may be preferred:

- **Cost Control:** Self-insurance allows for more control over healthcare costs, it allows for the design of benefit plans by choosing providers and implementing cost-containment measures to manage expenses more effectively.
- **Customization:** Self-insured plans allow for greater flexibility in designing benefit packages that meet the specific needs of the workforce. Employers can tailor plans to the demographics and health needs of their employees.
- **Cash Flow:** Instead of paying fixed premiums to an insurance carrier, self-insured plans only pay for actual claims incurred.

- Risk Management: Self-insured plans can manage and mitigate risks more directly. It provides a clearer understanding of employees' health patterns, which in turn allows for the implementation of wellness programs and other initiatives to prevent or manage health issues.
- Potential Cost Savings: In some cases, self-insured plans may realize cost savings by avoiding the profit margins charged by insurance carriers. However, this also means assuming the financial risk for high-cost claims. Recent actuarial studies suggest the City could realize a reduction in health insurance costs by more than \$1.1 million to \$1.3 million in FY 2027.

Supporting Our Workforce with Compensation and Growth Opportunities

At our core, we are a service organization and our people power everything we do. To remain an “employer of choice,” the FY 2026 budget includes:

- a 4.0% performance-based adjustment,
- 3% salary table increase,
- continued retention pay,
- VEBA contributions to support future health care needs.

Recent pay adjustments have strengthened our position in the job market, but we know more work is needed, especially in key roles and professional development. Department heads requested 17.5 new roles this year, totaling more than \$1.517 million.

After careful review, the City Manager and members of the City’s executive leadership team are recommending funding the following positions in the amount of \$729,537, of which \$508,761 is in the tax-supported funds:

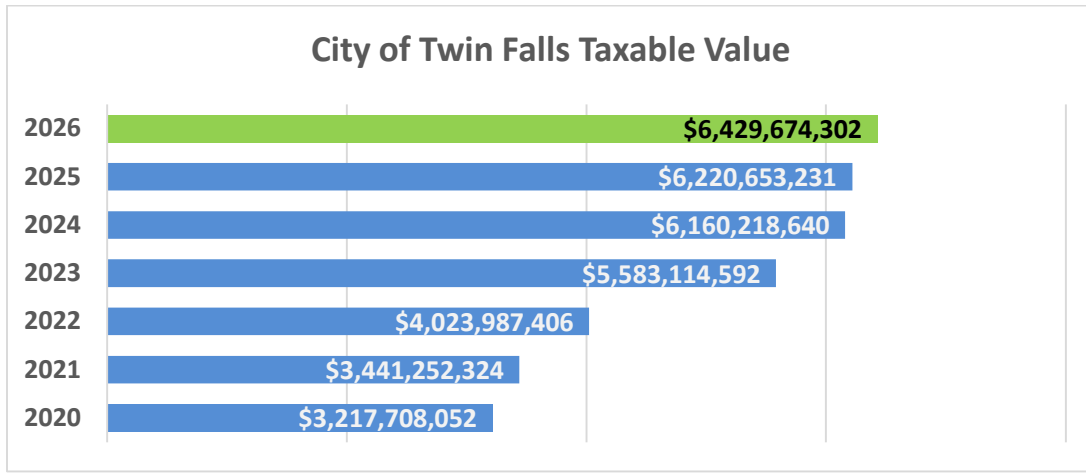
- 3 FTE Firefighters – \$247,519
- 1 FTE Chief Prosecuting Attorney – \$165,231
- 1 FTE Victim Witness Coordinator – \$92,566 (*to paid with opioid settlement funds*)
- 1 FTE Staff Engineer – \$120,776
- Funding to complete the Water Department organization plan – \$100,000
- Upgrade: Deputy City Clerk to City Clerk – \$3,445

The City’s Human Resource team has also requested \$65,000 to complete a comprehensive compensation study to ensure that City’s compensation plan remains market competitive.

Property Taxes

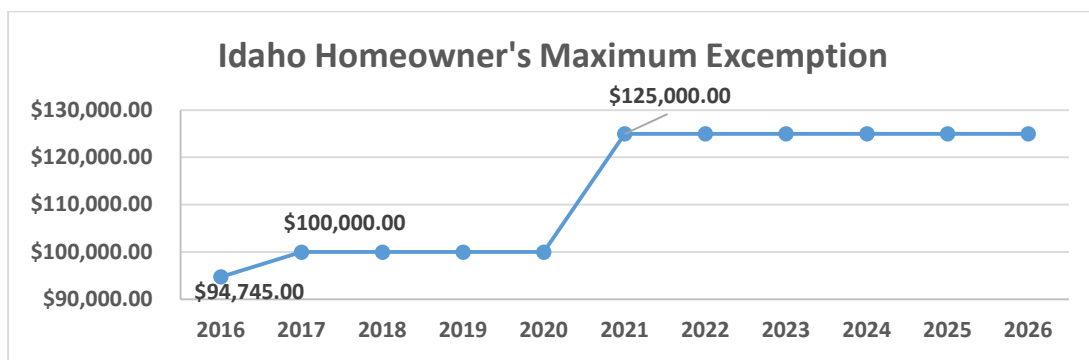
For FY 2026, the City of Twin Falls’ total taxable valuation increased by approximately \$209,021,071, or 3.36%, from \$6,220,653,231 to \$6,429,674,302. The increase includes \$83,867,304 from the net new construction roll (90% of the total valuation of approximately \$93 million). Without the new construction roll, the City’s total taxable value would have increased by \$125,153,767. The new construction activity will result in approximately \$417,483 of additional property tax revenue. Since 2022, the City’s total taxable valuation has increased by \$2,405,686,896 (59.78%).

As illustrated below, the taxable value used to calculate the FY 2026 tax rate for the City of Twin Falls is the largest in its history.



It is important to note the City's taxable value excludes the taxable value of the properties located in the Twin Falls Urban Renewal Agency revenue allocation areas. The entirety of the URA properties are in the City and have a value of \$628,032,894. Collectively, the taxable values for both the City of Twin Falls and Twin Falls Urban Renewal Agency total \$7,057,707,196. There are many factors that influence the City's total taxable value. Some of the larger factors include increases in the base value from reappraisals performed by the Twin Falls County Assessor's Office, growth from new construction, and property incorporated into the City through annexation.

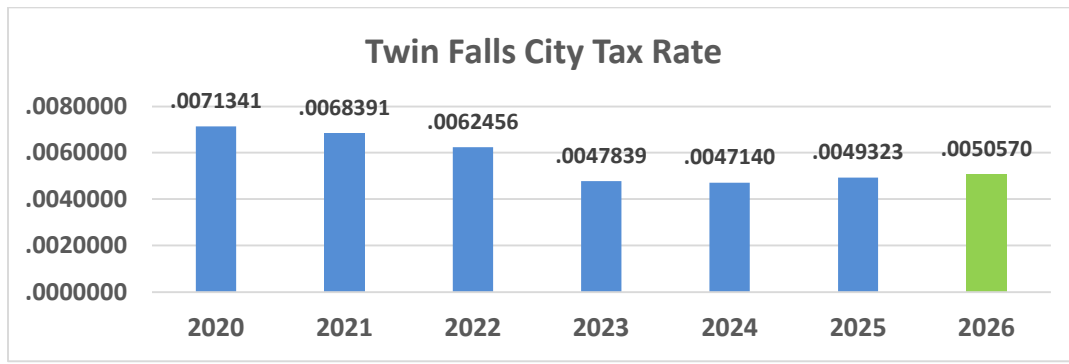
From 2006 to 2016 (FY 2007 to FY 2017), the maximum homeowner's exemption in Idaho was adjusted annually to align with statewide real property market trends. In 2016, however, the Idaho Legislature set this exemption at a fixed amount of \$100,000 for 2017 (FY 2018). This fixed rate remained unchanged until 2021, when the legislature increased it to \$125,000. While this increase offers some property tax relief to homeowners, it falls short of addressing the rapidly rising home values across the state. True and effective relief will only be achieved when the legislature reinstates the practice of indexing the exemption to market trends.



Cities in Idaho have control over their annual expenditures in all funds, as well as the rates they assess in the enterprise funds. Statutorily under Idaho Code, cities and counties are permitted to collect 3% more property tax revenue than the previous fiscal year.

Cities in Idaho do not have control of and cannot determine their community taxable value. That responsibility is assigned to the County Assessor's Office. Based on the taxable value presented above,

the City's tax rate for FY 2026 is expected to increase slightly to \$5.06/\$1,000 of taxable value from the FY 2025 rate of \$4.93/\$1,000. As illustrated in the graph below, the FY 2026 tax rate is one of the lowest issued by the City.

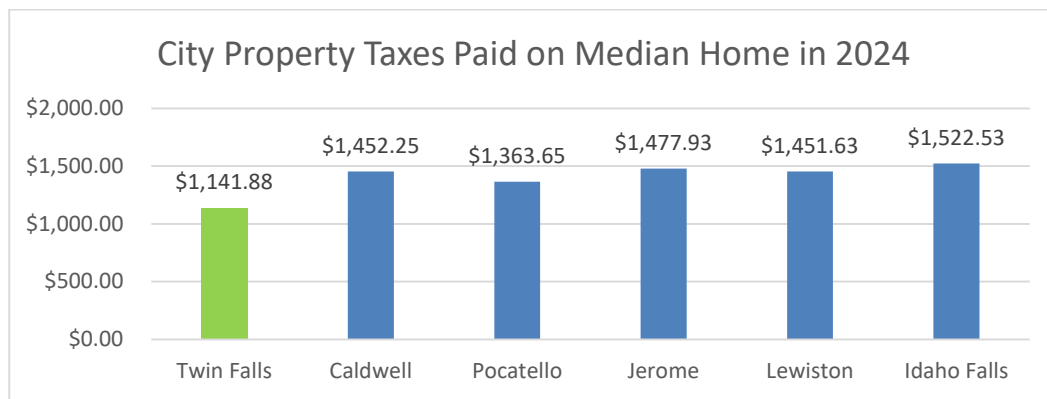


How does our Tax Rate compare to the other, large full-service Idaho cities?

We are often asked the question, “how does our tax rate compare?” The table and graph provided below are intended to provide an approximate answer to that question. Although only intended to be a rough illustration, the table and graph represent the amount of property tax paid on a median-valued, owner occupied home in each of the larger, full-service cities in Idaho. The information used in the table was collected from the Associated Taxpayers of Idaho’s 2024 Levy Book (tax rate) and Zillow.

	Total City Taxes Paid	Median Home Value January 2024	Tax Rate FY 2025
Twin Falls	\$1,141.88	\$356,510	0.00493230
Caldwell	\$1,452.25	\$393,935	0.00540000
Pocatello	\$1,363.65	\$330,452	0.00663733
Jerome	\$1,477.93	\$374,516	0.00592318
Lewiston	\$1,451.63	\$361,969	0.00612582
Idaho Falls	\$1,522.53	\$383,758	0.00588398
Coeur d'Alene	\$1,142.93	\$587,671	0.00247029

Note: Idaho’s median value of an owner-occupied home for this same period was \$473,403.

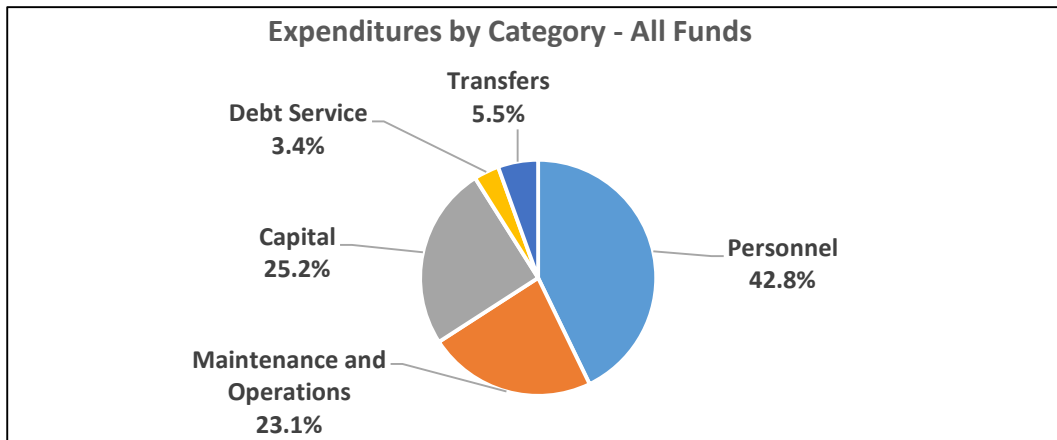


The cities of Boise and Meridian were intentionally excluded because they are not directly responsible for the transportation systems in their communities; that responsibility lies primarily with the Ada

County Highway District (ACHD). ACHD is an independent taxing authority specifically created for the purpose of maintaining the transportation system in these communities. For FY 2026, the Street Fund budget for the City of Twin Falls is \$7,282,728, or 12.05% of the total for tax-supported funds. Nampa has also been excluded because they contract fire and rescue services with the Nampa Rural Fire Department. The City allocates \$9,506,936 for fire and rescue services, or 15.73% of the total.

Expenditures in All Funds

Expenditures in this budget are classified under one of five major categories: Personnel, Maintenance and Operations, Capital, Debt Service, and Transfers. The graph below shows the relative percentage of FY 2026 budget expenditures for the five major categories in all funds combined.



In most government agencies, personnel costs (salaries, wages and benefits) normally represent the largest of the expenditure categories. While municipal governments also devote a large amount of their resources to personnel, the significant investment in infrastructure drives the percentage of the budget devoted to operating and capital costs higher than most other government agencies.

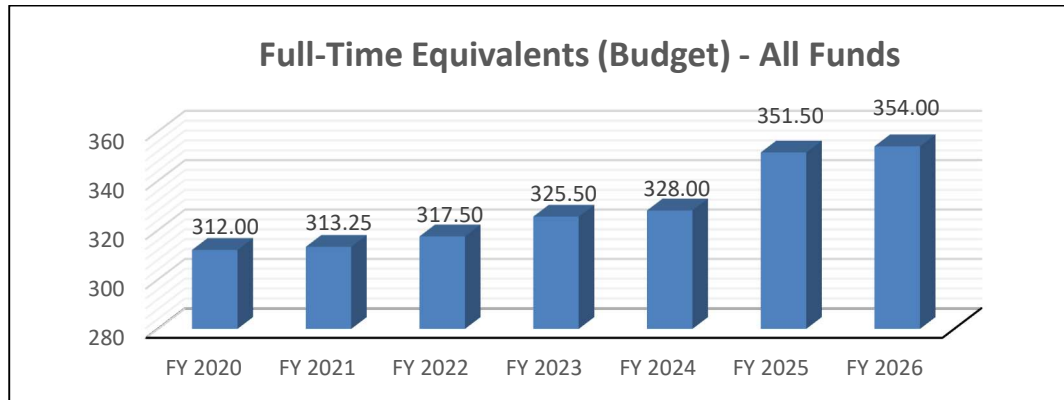
Personnel Expenditures in All Funds

Focus area 8 of the City's 2030 Strategic Plan states, *"The City of Twin Falls strives to carry out its mission with unquestioned integrity, and the highest ethical standards...In support of the desired effectiveness, the elected leadership works in close partnership with appointed professionals carrying out clear policy directives. A high level of competency is provided from a lean, properly compensated and respected core staff."*

As we work to realize this vision statement, the City of Twin Falls strives to provide existing employees with the equipment, technology, infrastructure, and financial incentives necessary for them to complete their tasks and responsibilities in an efficient and effective manner. In addition, we recognize the importance of providing our employees with a competitive total compensation package and our responsibility to do so. In an effort to meet an ever-increasing workload, citizen expectations, and legislated requirements, several requests were made by department leaders to add employees to our workforce. Several more requests for new employees were made than we were able to include in the proposed budget.

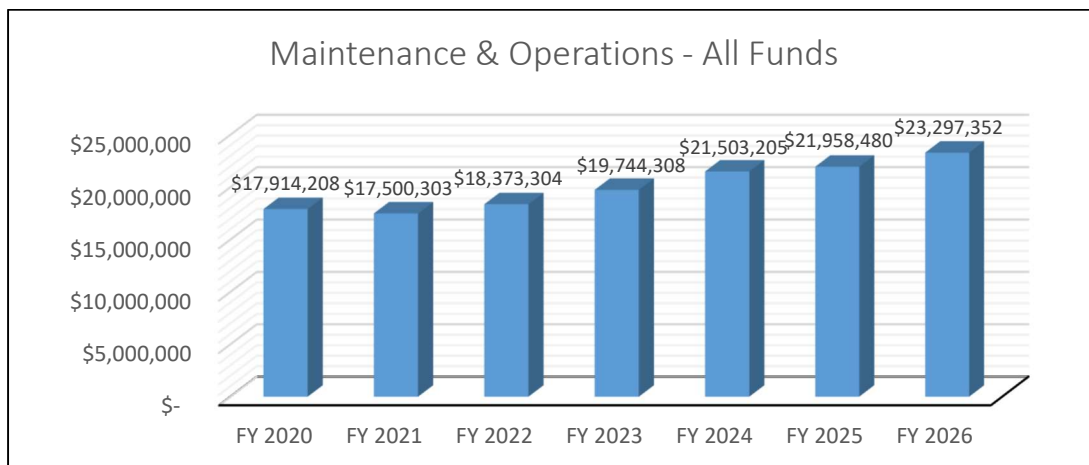
The City has a philosophy of adding full-time employees only when "need" and "sustainability" can be demonstrated. The City has an estimated population of 56,849. Based on that estimate, it has 6.2 employees per 1,000 of population. However, as the regional and urban center for a geographic area having a population of nearly 275,000, the City's daily census population grows to more than an

estimated 115,000. This daily increase causes the number of City employees per 1,000 of population to drop to 3.2.



Maintenance and Operations in All Funds

This category includes funding for a wide range of typical activities, including office supplies, fuel, utilities, travel, training, uniforms, building/equipment repair and maintenance, and expenditures for durable goods. The City makes allocations in these areas based on actual expenditures from previous fiscal years, economic trends, and the municipal cost index. The FY 2026 budget allocates \$23,297,352 to cover expenses associated with maintenance and operations. In comparison, the allocation for FY 2025 was \$21,958,480. This is an increase of \$1,338,871 (6.1%) across all funds.

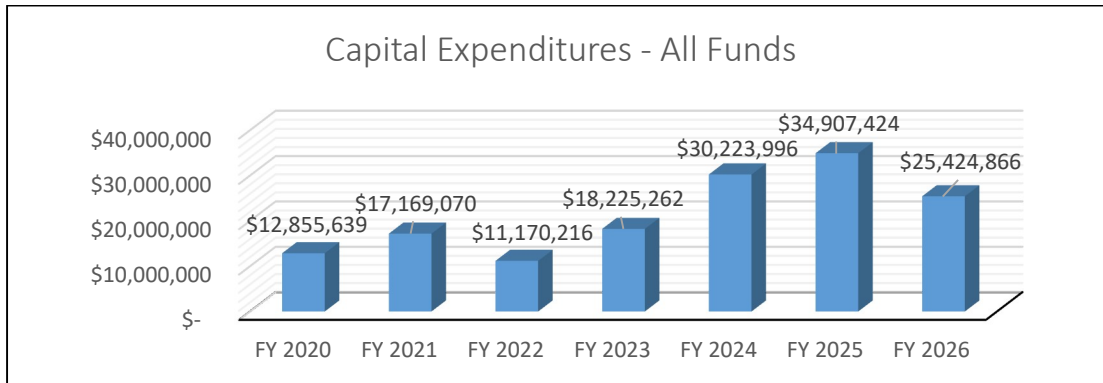


Capital Expenditures in All Funds

Capital improvements are investments made in our infrastructure. Six of the eight primary focus areas in the City of Twin Falls 2030 Strategic Plan are considered “capital dependent.” Capital financing is necessary for the ongoing development, expansion, maintenance, and repair of these capital assets, recognizing the critical value of civil infrastructure to the economic, aesthetic, and functional viability of the City.

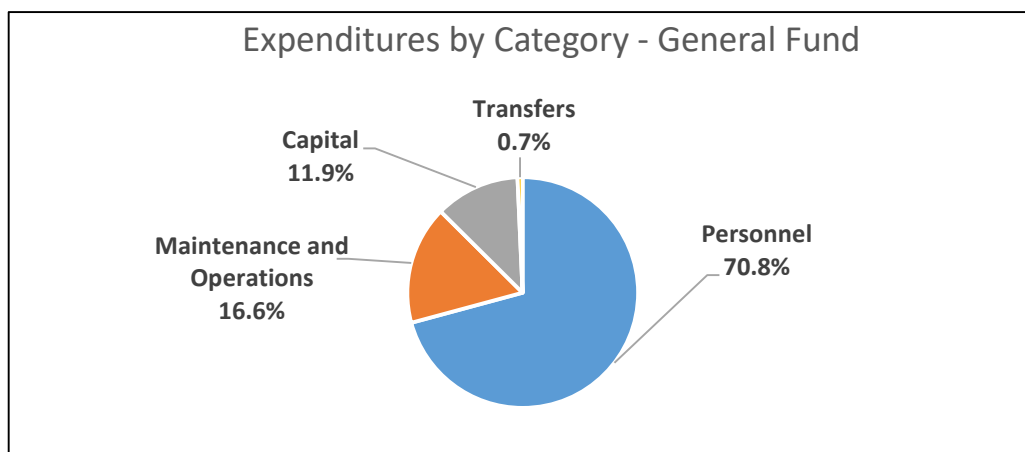
As demonstrated by the partial list above, the ongoing development, expansion, maintenance, and repair of these capital assets is necessary, recognizing the critical value of civil infrastructure to the economic, aesthetic, and functional viability of the City. For accounting purposes and based on the best practice recommendation of the Government Finance Officers Association (GFOA), the City of Twin Falls capitalizes acquisitions and improvements that are durable and more than \$5,000. In total, the FY 2026 budget allocates \$25,424,866 to fund needed, critical, and desired capital improvements, one-time

equipment purchases and projects, and community amenities. Compared to the FY 2025 budget of \$34,907,424, this is a decrease of \$9,482,558 (27.16%).



Expenditures in the General Fund

Using the same classification of expenditure types (less Debt Service), the percentages of budgeted expenditures for the General Fund are shown below. When analyzing General Fund expenditures by category in comparison to All Funds, Personnel costs are a much higher percentage, and Capital a much lower percentage, as the General Fund spends relatively less for capital improvements, infrastructure, and equipment.



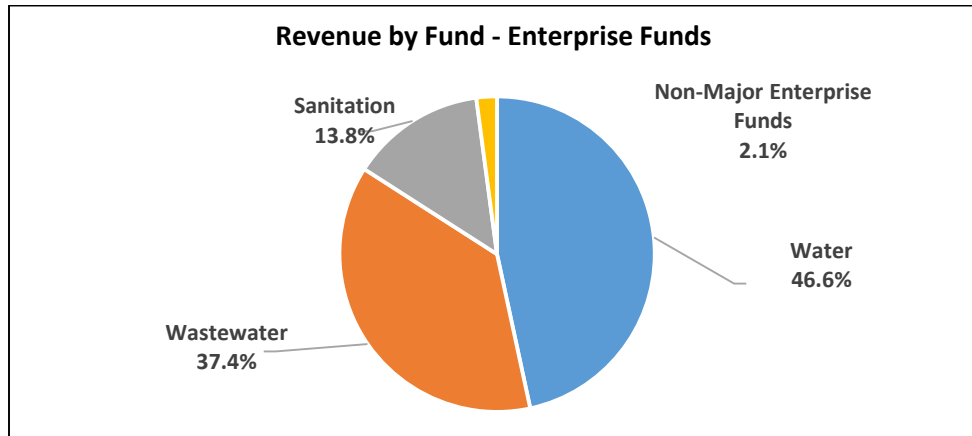
Enterprise Fund Expenditures and Revenue Overview

Enterprise Funds manage services funded by user fees, aiming to cover operational costs and capital asset maintenance. At the fiscal year's end, any net income or loss adjusts the fund's net assets, which must remain within the fund unless the City Council decides otherwise.

The City operates five distinct Enterprise Funds: Water (including supply, distribution, irrigation, and utility services), Wastewater (collection and treatment), Sanitation, Dierkes Lake/Shoshone Falls, and Common Area Maintenance. This budget message primarily addresses the three largest: Water, Wastewater, and Sanitation. The smaller funds are detailed in the budget document.

Enterprise Funds account for \$30.86 million (33.14%) of the \$93.12 million total revenues in the FY 2026 budget. Enterprise Fund cash reserves budgeted for use equal \$5.13 million of the \$8.18 million total for all funds. Combining revenues and reserves brings total funding for Enterprise Funds to \$35.99 million (35.52%) of the \$101.30 million total. The majority of funding, or 80.93%, is from User Fees. The

other sources of funding include fines, investment earnings, miscellaneous income, and interfund transfers.



Water Fund

The Water Fund supports the following water-related activities: water supply, water distribution, pressurized irrigation, and utility billing. In FY 2022, the City Manager recommended a series of changes to the City's water rate structure in relation to the payoff of the 2010B Water Bond Issuance. The FY 2026 budget does not have funding for debt service payments, as the last bond was paid off at the conclusion of the 2024 fiscal year. Budgeted revenues in the Water Fund total \$14,388,256. This is an increase of \$166,510 (1.17%) compared to the FY 2025 total of \$14,221,745.

The City has several large capital and maintenance projects that need to be completed in this budget period and in future fiscal years and recommend maintaining the existing water rate.

Wastewater Fund

The Wastewater Fund is used to support all wastewater services provided by the City of Twin Falls, namely wastewater collection and wastewater treatment. The FY 2026 wastewater user rates were increased by 5% to continue to upgrade our wastewater lines and related infrastructure, and to maintain compliance with stated bond covenants. Budgeted revenues and reserves in the Wastewater Fund total \$16,387,739, an increase of \$3,732,418 (29.49%) compared to FY 2025's total of \$12,655,320.

Sanitation Fund

The City's Sanitation Fund supports the City's sanitation and recycling programs. The FY 2026 sanitation user rates are recommended to increase by 2.5%. Budgeted revenues and reserves in the Sanitation Fund total \$4,554,231, which compared to the FY 2025 total of \$4,405,410 is an increase of \$148,821 (3.38%).

In December 2026, the City's contract with its current solid waste and sanitation provider will conclude. In preparation, the City of Twin Falls will request proposals from qualified solid waste and recycling companies in November/December 2025. The City Manager and the City's Chief Financial Officer will be recommending changes to the types of services provided by the private firm to its residence. Bidding this service early will allow the winning firm to capitalize and "get up to speed", should there be a chance in vendors.

The average amount paid by the City's residential customers increases by \$.49 monthly and \$5.89 annually. Budgeted revenue in the Sanitation Fund totals \$4,263,450, which combined with reserves of

\$290,781 equals \$4,554,231 in total funding. Compared to FY 2025 total of \$4,405,410, this is an increase of \$148,821 (3.38%).

Cash Reserves/Fund Balances

A key indicator of a city's financial health is its fund balance. The City of Twin Falls adheres to a policy of maintaining three months of operational reserves for tax-supported funds and two months for enterprise-type funds. This policy surpasses the Government Finance Officers Association (GFOA) recommendation, which advises general-purpose governments to maintain an unrestricted fund balance in their general fund equivalent to no less than two months of regular operating revenues or expenditures. Our conservative fiscal approach, with a three-month reserve requirement, ensures that the City can consistently provide public goods and services.

At the end of FY 2024, the City of Twin Falls had an audited Fund Balance/Net Position of \$107,233,554. The total was \$64,954,412 in Governmental-type Funds, \$41,696,726 for Enterprise-type Funds, and \$582,416 for Internal Service Funds. For purposes of the budget, we will focus on the larger operating funds of the City, which are illustrated in the table below.

	Fund Balance	Restricted for Budget	Available Balance
General Fund	\$12,453,602	\$10,094,958	\$2,358,644
Street Fund	\$15,180,678	\$1,895,383	\$13,285,295
Airport Fund	\$3,537,665	\$785,041	\$2,752,624
Capital Improvement Fund	\$21,808,823	\$9,899,197	\$11,909,626
Water Fund	\$16,756,557	\$5,679,239	\$11,077,318
Wastewater Fund	\$21,658,363	\$2,939,629	\$18,718,734
Sanitation Fund	\$847,720	\$847,720	\$0

Impacts of the Budget to our Residents

Over the last ten fiscal years, the City's tax rate has fluctuated significantly, ranging from a high of \$8.04/\$1,000 (FY 2017) of taxable value to a low of \$4.71/\$1,000 (FY 2024) of taxable value. The average tax rate assessed over the course of the last seven fiscal years (2019-2025) is \$6.02/\$1,000 of taxable value. *It is important to recognize the tax rate does not necessarily indicate an individual's tax burdens.* The tax rate is simply a multiplier used to determine a property owner's proportionate share of property tax liability. It is a fraction of a local government's total property tax collections divided by the total taxable value of that local government unit.

	FY 24-25 Adopted Budget	FY 25-26 Recommended Budget	Variance
Property Tax	Tax Rate: \$4.93/\$1,000 of taxable value	Tax Rate: \$5.06/\$1,000 of taxable value	Tax Rate: \$0.13/\$1,000 of taxable value
Median Value of Owner-Occupied Home:			
FY 2026 - \$366,000 (January 2025)	\$1,136.34 (annual)	\$1,219.46 (annual)	\$83.12 (annual)
FY 2025 - \$355,495 (January 2024)	\$94.70 (monthly)	\$101.62 (monthly)	\$6.93 (monthly)
Utility Bills			
Average Residential Customer Consumption of:			
Water - 18,000 gallons	\$54.49	\$54.49	\$0.00
Sewer - 12,000 gallons	\$32.42	\$34.05	\$1.63
Sanitation & Recycling	\$19.62	\$20.11	\$0.49
Total Utility Bills	\$106.53	\$108.65	\$2.12
Monthly Total of Property Tax and Utility Bills	\$201.23	\$210.27	\$9.05

Approval

There is no approval process at this point in the process. The City Council will be holding a series of public hearings prior to adopting the Appropriations Ordinance for the 2025-2026 Fiscal Year. The public hearings are scheduled for August 4, 2025 (rate and fees) and August 25, 2025 (preservation for forgone balance and appropriations ordinance). Final adoption of Appropriations Ordinance is also scheduled for the evening of August 25, 2025.

Budget Impact:

There are no current budgetary or financial impacts from the conversation. From this process, we will establish the Fiscal Year 2025-2026 City Manager's Recommended Budget.

Regulatory Impact:

- Idaho Code Section 50-811 states the City Manager shall "...keep the council fully advised of the financial condition of the city and its future needs..." and "...prepare and submit to the council a tentative budget for the next fiscal year."
- Idaho Code §50-235 empowers each city council of each city to levy taxes for general revenue purposes
- Idaho Code §50-1002 requires the city council of each city in the State of Idaho to pass a budget, referred to as an annual appropriation ordinance
- Idaho Code §63-802 sets limitations on all taxing district budget requests on the amount of property tax revenues that can be used to fund programs and services. This section also states that taxing entities can only increase property tax collections by a maximum of three percent (3%) annually, plus value of new construction and annexation added during the previous calendar year, and forgone taxes that have been accumulated and reserved in prior fiscal years

Attachments

Recommended Budget for FY 2025-2026 can be found online.



Date: Monday, July 21, 2025
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request to City Council for a proposed Annexation of approximately 52 acres on property located at 4100 N 2700 E with a C-1 zoning designation. c/o EHM Engineers, Inc on behalf of South Canyon Farms, LLC (PZ25-0004).

Time Estimate:

Approximately 5-10 minutes for the presentation with public comment, questions/discussion to follow.

Background:

This is a request for annexation of approximately 52 acres located generally at 4100 N 2700 E. The applicant is requesting a C-1 zoning designation for the property if annexation is approved. The Planning and Zoning Commission has recommended a mixed zoning designation of C-1 and R-2 by a vote of 5-0.

Approval Process:

To initiate annexation, the property owner must request incorporation into the City Limits. The property must be within the city's utility services boundary, and either contiguous to or surrounded by the city. The subject property is contiguous along its southern boundary, and the service boundary in this area has been expanded westward to include properties along Pole Line Rd.

Per City Code 10-15-1, prior to the annexation of an unincorporated area, the City Council must seek and obtain a recommendation from the Planning and Zoning Commission regarding proposed plan and zoning ordinance changes. The Council shall neither hold a public hearing nor give notice of a proposed hearing, nor take any action on the plan, amendment, or repeal until the Commission's recommendations have been received.

Per City Code 10-15-2 (A), the Commission is required to conduct at least one public hearing, where interested parties can be heard. The hearing should focus solely on the proposed plan and zoning changes and shall not entertain comments on annexation (Ord. 2012, 7-6-1981).

Budget Impact:

N/A

Regulatory Impact:

Annexation of this property will affect the regulations by which this property is enforced. Currently the Area of Impact is managed by Twin Falls County. If annexed, the property will fall under the regulatory policies of the City of Twin Falls.

History:

After receiving a recommendation from the Planning and Zoning Commission, on April 7, 2025, the Council reviewed a request including the subject property and others south of Pole Line Rd W, aiming to amend the comprehensive plan and expand the city's utility service area. This amendment creates

opportunities for properties to request annexation, zoning changes, and access to city services. The Council approved this request by resolution on June 2, 2025. Following the comprehensive plan amendment the applicant began their request to annex the subject property with a C-1 zoning designation. On June 10, 2025 the Planning & Zoning Commission held a public hearing to review the request and recommend a zoning designation. Upon review of the request the Planning & Zoning Commission has recommended an alternative zoning with a C-1 designation along the Pole Line Road commercial corridor identified on the future land use plan and R-2 for the northern portion of the property as presented in the staff report exhibit.

Analysis:

The comprehensive plan amendment enabled the Council to establish future land use designations for this area. The decision was to maintain a commercial corridor along Pole Line Rd W, with Town Neighborhood to the north and south of the corridor. These designations guide development patterns and are not bound by property lines but do serve as a visual aid for determining the division of commercial and residential planning allowing the commission to make a more compatible zoning recommendation.

Currently, this area is predominantly under county jurisdiction but generally exhibits a mixture of commercial and residential uses to the south and east, with commercial areas adjacent to Pole Line Rd. Properties in the area are primarily zoned as either C-1 (Commercial Highway District) or R-2 (Residential Single-Family/Duplex):

- The R-2 Residential Zone supports residential development, ensuring sufficient personal space and privacy, protected from commercial and industrial intrusion, with centralized water and sewer services. Its main uses include single-family homes, duplexes, and complementary facilities like schools, religious institutions, cultural spaces, and parks.
- The C-1 Zone accommodates various commercial activities, offering businesses access to customers and is suited for major roadways.

Zoning needs to be generally aligned with the comprehensive plan and most suitable for the surrounding area. Because of this, staff would recommend zoning the southern quarter-mile of the property as C-1, and the remainder as R-2 to be more harmonious with the neighboring zones. Rezoning the entire property as commercial would appear to be inappropriate given its lack of proximity to other commercial development along Pole Line Rd W and the potentially adverse impact on an area that has historically been used for agriculture. A blend of commercial development along the highway with residential areas to the north would be considered more appropriate and align with the comprehensive plan.

Conclusion:

The Council is charged with making a final decision on the request to annex and the final zoning designation of the subject property. The Council can approve the request as presented, approve the request with conditions, deny the request or table the request for additional information. Should the Council approve the annexation, staff recommends the following conditions:

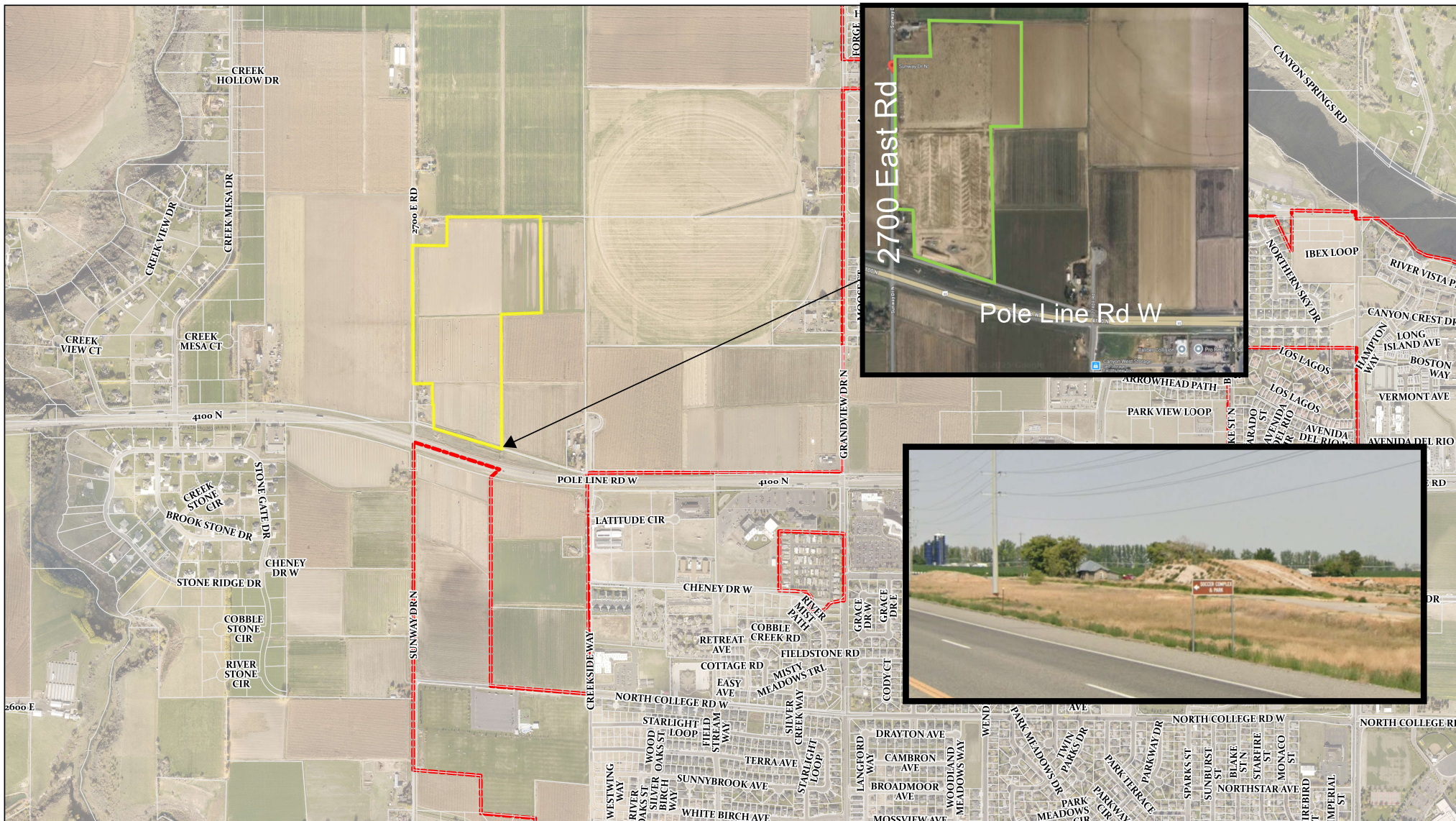
1. Reconstruction of 2700 E to center at the time of development
2. Provide a private lift station for this parcel only
3. Loop and pressure reduction valve required
4. Satisfy the conditions provided in the JUB Water and Sewer Modeling report
5. Right of Way dedication at the time of development
6. Construction of Federation Road to 1/2 collector width at the time of development
7. Section of old Pole Line Rd W section to remain private, not to be accepted or maintained by the city.

8. Install arterial gateway landscaping along 2700 E and Pole Line Rd W along commercial portion of property at the time of development
9. County SUP approved for RV Park will not be accepted by the City of Twin Falls

Attachments:

1. PZ25-0004 Vicinity Map
2. PZ25-0004 Applicant Narrative
3. PZ25-0004 Zoning & FLU Map
4. PZ25-0004 Applicant Proposed Zoning
5. PZ25-0004 PZC Recommended Zoning
6. PZ25-0004 Distance Illustration
7. PZ25-0004 Zoning Comparison
8. June 10, 2025 P&Z Commission Meeting Minutes

Vicinity Map



SOUTH CANYON FARMS
ANNEXATION NARRATIVE

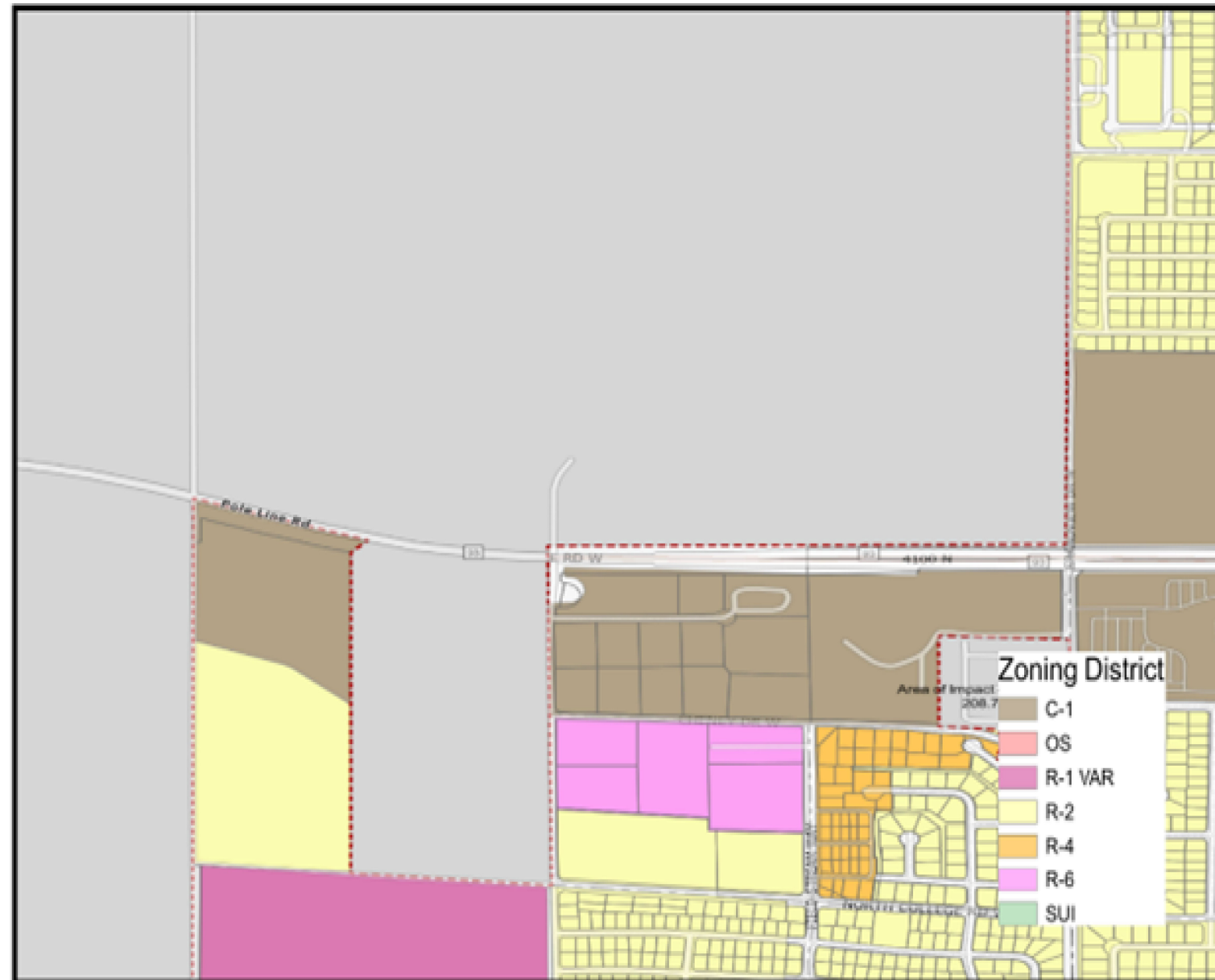
4a. This property lies in the northwest area of Twin Falls area of impact, north of Pole Line Road and east of 2700 East Road (Sunway Drive extended). The owners of this property are requesting annexation into the City of Twin Falls to develop the property with City services for commercial uses, including an rv park.

4.b.i. This proposed development is located adjacent to the Pole Line Road corridor which has a commercial designation of undefined depth depicted on the future land use map. Other areas along this corridor historically have expanded commercial uses to varying depths of 900 to 1,200 feet and deeper in some areas to the east due to natural land breaks. The proposed zoning resembles the land use designation as it's developed out to the east and it is reasonable to expect those areas in between this property and those to the east to develop in the same pattern as they're annexed. In relation to the comprehensive plan not only is this area placing commercial uses in an area with the characteristic of being highway-oriented it expands the utility looping north of Pole Line Road which is more limited to the east. The rv park which is anticipated to be constructed within the southern portion of the development will enhance the ability to serve tourism traveling through the area offering a place to stay for those that choose that mode of travel while enjoying leisure time in that setting.

4.b.ii. As stated, the proposed development of the subject property is similar to those closest developed properties to the east with farmland currently existing in between the two. The area to the immediate west is primarily farming operations transitioning to rural residential further to the west along Rock Creek canyon. The area to the north of the subject property is farmland and rural residential mixed. In relation to the future land use plan, it is anticipated this area would grow to contain similar uses as it develops out.

4.b.iii. The intent is to develop the plan in phases with emphasis on extension of utilities from the south side of Pole Line Road with the concentration being primarily on the area designated as the rv park and commercial being placed on the southern portion adjacent to Pole Line Road in subsequent phases as users are identified.

Zoning Map



Zoning

Current Zoning: Area of Impact

Current Land Use Designation: Town Neighborhood/Commercial

Proposed Land Use Designation: NA

Proposed Land Use: NA

Surrounding Area

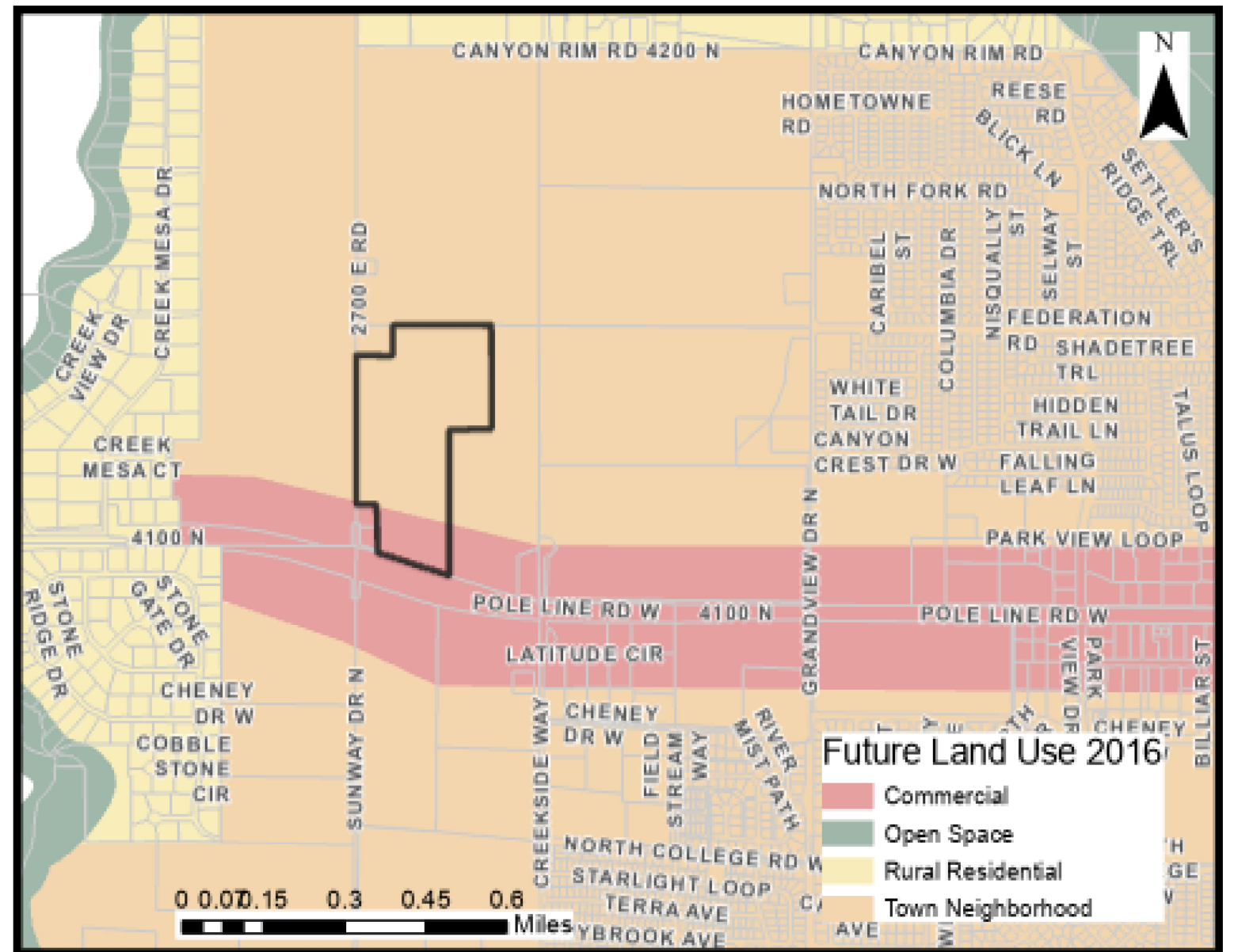
North: Agricultural

South: Pole Line Rd W

East: Agricultural

West: 2700 E

FUTURE LAND USE MAP



Regulations

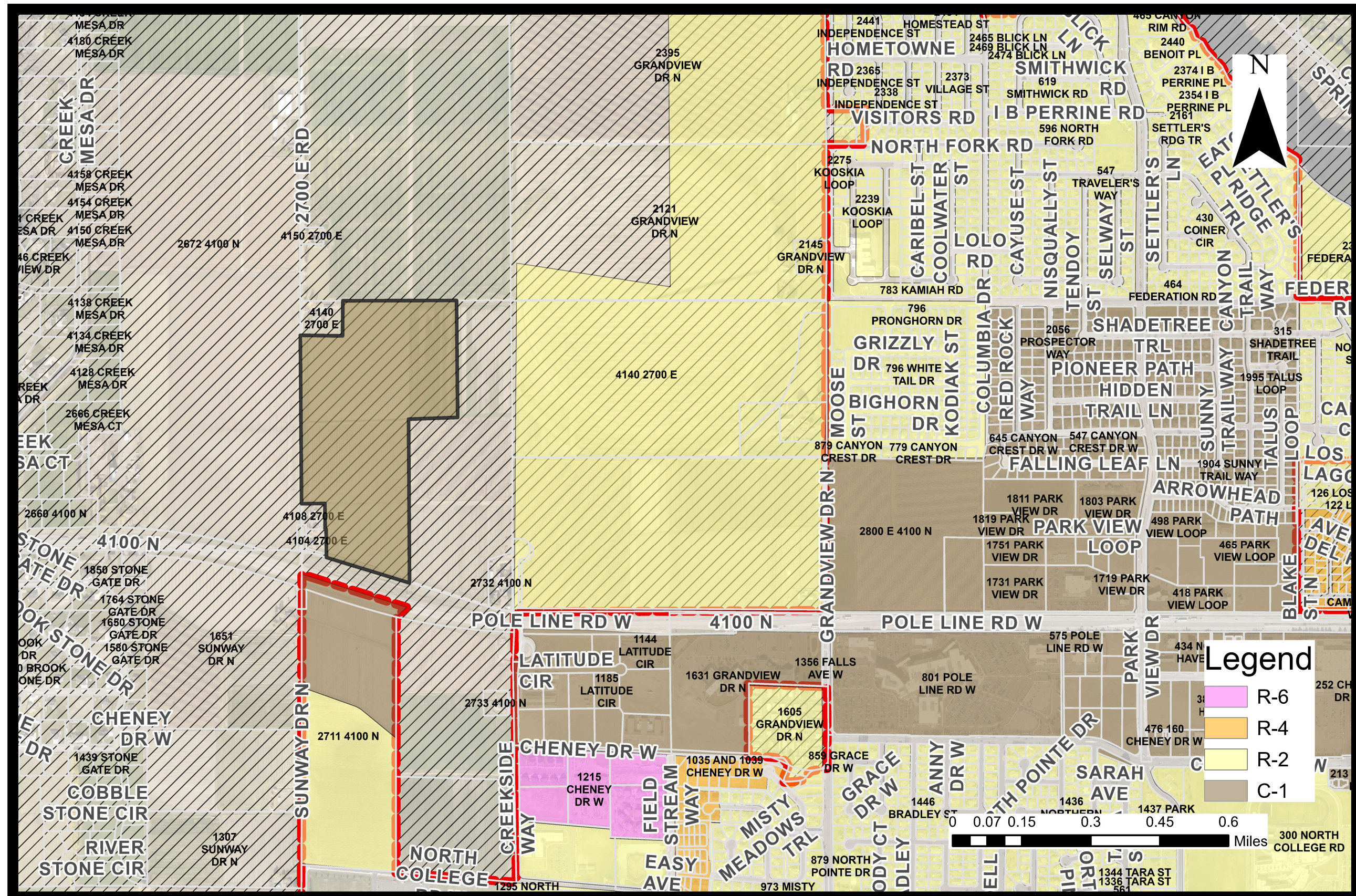
10-1-4, 10-1-5, 10-15

FLU Category

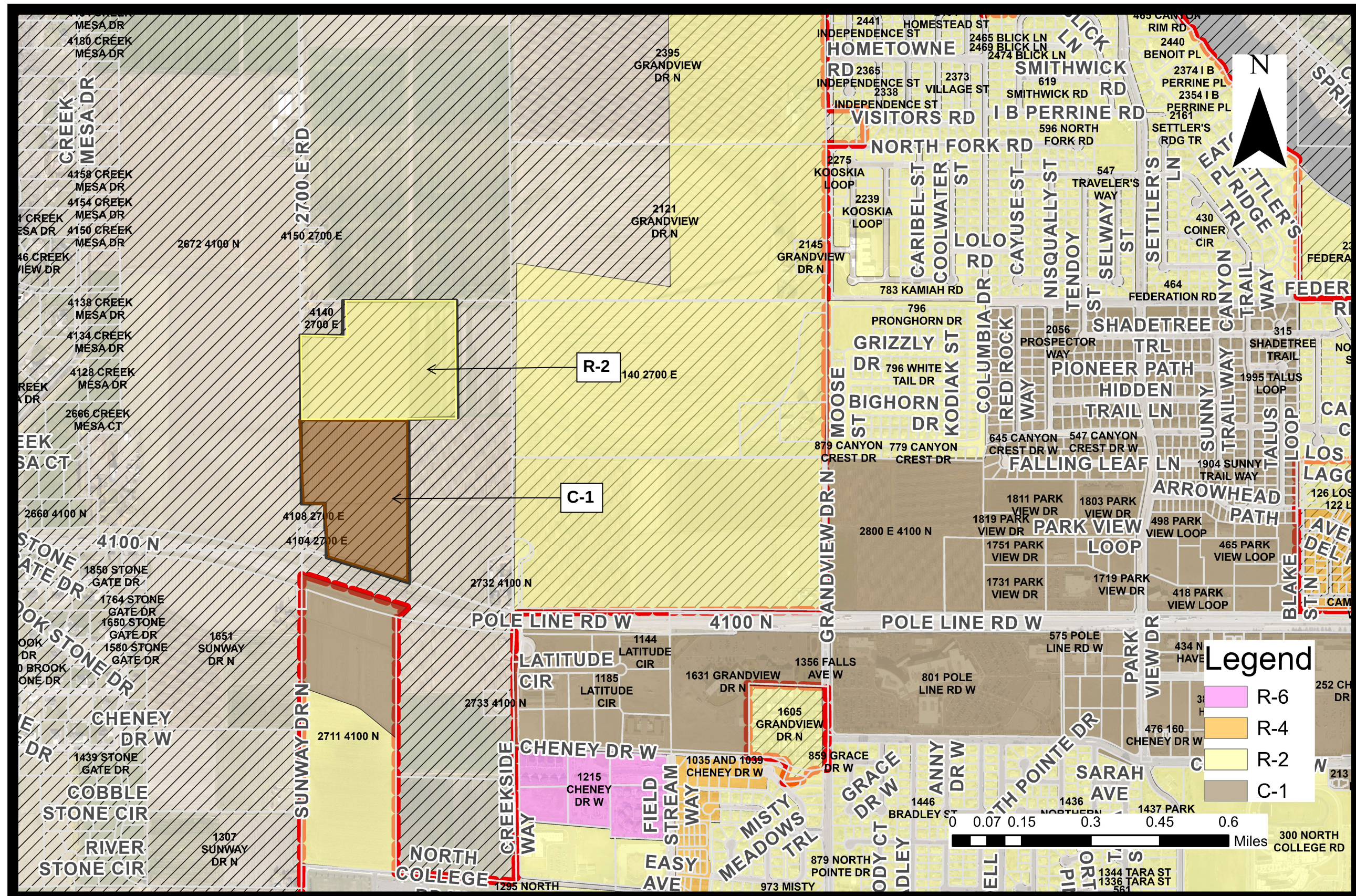
Town Neighborhood: Primarily Residential, smaller lot sizes, clustered development
Land Use Type: Single Family, Duplex, Townhomes, Parks, Recreational Areas, Schools, Civic Facilities

Commercial: Highway Oriented, Large Scale, Connects Businesses to Customers
Land Use Type: Retail, Hotels, Offices, Restaurants

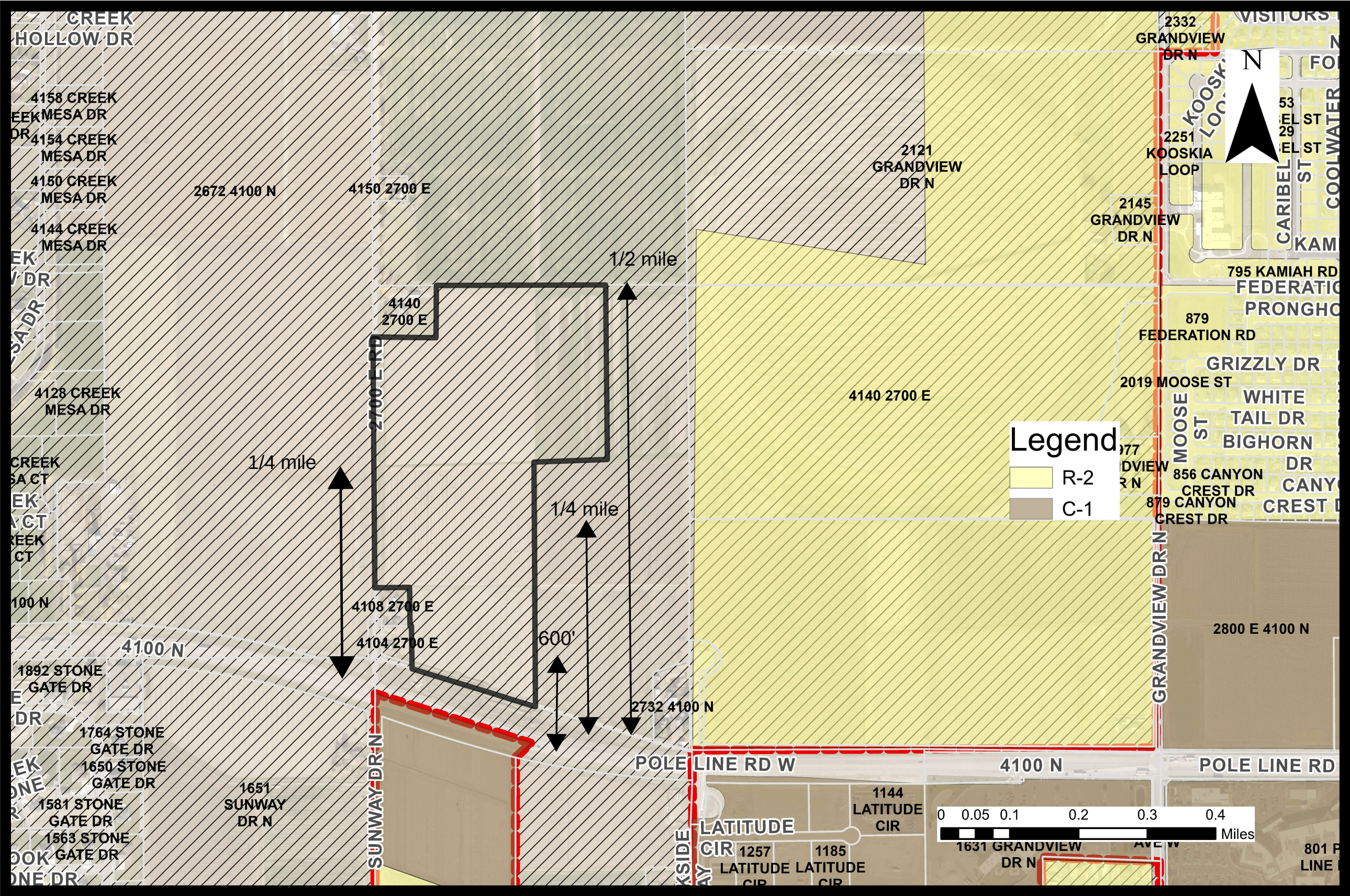
Proposed Zoning



Recommended Zoning



Distance Illustration



R-2

Zoning Regulations

**10-4-4: R2, RESIDENTIAL SINGLE
HOUSEHOLD OR DUPLEX DISTRICT:**
10-4-4.1: PURPOSE:

This district is intended to promote and preserve residential development and to provide a low density residential environment with a mix of both single household and duplex dwellings in an area with ample space for personal privacy, private open space and free from encroachment by commercial and industrial activities. Centralized water and sewer facilities are required. (Ord. 2526, 5-20-1996)

10-4-4.2: USE REGULATIONS:

(A) Permitted Uses:

- 1. Communications and utilities** Structures <25 sq ft. and <3' above ground
- 2. Parks:**
- 3. Residential:**
 - a. Dwellings - detached single household.
 - b. Dwellings - attached single household dwellings on lots fronting on an arterial or collector street.
 - d. Dwellings - duplex.

(B) Special Uses:

- 1. Communications and utilities**
Structures >25 sq ft. and >3' above ground
- 2. Cultural Facilities:**
- 3. Governmental Facilities:**
- 4. Parks:**
- 5. Public assembly:**
 - a. Auditoriums, Schools, Religious Facilities
- 6. Residential:**
 - a. Home occupations.
 - c. Bed and breakfast facilities.
- 7. Services:**
 - a. In home daycare services.
- 8. Sports Facilities:**
 - a. Golf courses and country clubs.
 - b. Outdoor, public and commercial ice and roller skating, swimming pools, tennis courts.
- 9. Transportation:**
 - a. Bus facilities and shelters.

**10-4-4.3: PROPERTY DEVELOPMENT
STANDARDS:**

(A) Lot Area:

- a. The minimum lot area shall be six thousand (6,000) square feet for a single household dwelling and ten thousand (10,000) square feet for a duplex dwelling.

(B) Lot Occupancy: No more than sixty percent (60%) of a lot.

(C) Building Height: shall not exceed thirty five feet (35')

(D) Yards:

1. Front Yard:
(20') to the front property line.
2. Side Yard:
(7') to the side property line.
3. Rear Yard:
(20') to the rear property line

C-1

Zoning Regulations

10-4-8: C1, COMMERCIAL HIGHWAY

DISTRICT:

10-4-8.1: PURPOSE:

This district is intended to provide for commercial activities of various sizes from large malls to small shops, fast food restaurants and tourist accommodations. This district is designed for application on major streets or portions thereof. (Ord. 2526, 5-20-1996)

10-4-8.2: USE REGULATIONS:

(A) Permitted Uses:

1. Communications and utilities:

- a. Radio and television stations without transmission and receiving towers.
- b. Telegraph centers and telegraph stations.
- c. Telephone exchange stations.
- d. Underground and aboveground transmission lines.
- e. Utility owned buildings and structures less than twenty five (25) square feet in area and less than three feet (3') above ground.

2. Cultural facilities:

- a. Botanical gardens and arboretums.

- b. Historic sites and monuments.
- c. Libraries, museums and art galleries.
- d. Planetariums and aquariums.

3. Governmental facilities:

- a. Fire stations and police stations.
- b. Governmental office buildings.
- c. Judicial facilities.

4. Manufacturing:

- a. Business park ZDA only.

5. Medical Facilities:

- a. Acupuncture facilities approved by the South-Central district health department or other state regulatory agency.
- b. Ambulance service.
- c. Doctors' offices.
- d. Drug and alcohol treatment centers.
- e. Hospitals and clinics.
- f. Rehabilitation services.

6. Parks:

- a. Open space.
- b. Park concessions.
- c. Private parks and playgrounds without crowd attracting facilities.
- d. Public parks and playgrounds without crowd attracting facilities.
- e. Public parks and playgrounds with crowd attracting facilities.

7. Public assembly:

- a. Auditoriums.
- b. Funeral chapels.
- c. Religious facilities.
- d. Schools - private, single purpose.
- e. Schools - private, vocational and/or academic.
- f. Schools - public.
- g. Theaters - indoor.
- h. Wedding chapels and/or reception halls.

8. Residential:

- a. Accessory buildings (less than 1,000 square feet), personal swimming pools and other accessory uses.
- b. Bed and breakfast facilities.
- c. Dwellings - multiple households (5 units or more).
- d. Home occupations.
- e. Household units existing at the time this title was adopted.
- f. Household units in the same building as an allowed use and occupied by the owner or an employee of the allowed use.
- g. Household units in upper floor of commercial or professional buildings.
- h. Nursing homes and rest homes.

- i. Residence halls, residence hotels, rooming houses.

9. Retail trade:

- a. Alcoholic beverages when consumed on premises where sold and if located three hundred feet (300') or more from residential property.
- b. Apparel and accessories.
- c. Automobile parts store.
- d. Bakery.
- e. Bookstore.
- f. Commercial greenhouses.
- g. Craft shop, in conjunction with retail business.
- h. Eating places.
- i. Farm and garden supplies.
- j. Florist shop.
- k. Food, drugs, etc.
- l. General merchandise.
- m. Hardware store.
- n. Hobby and toy store.
- o. Home furnishings and equipment.
- p. Ice cream store.
- q. Import store.
- r. Laundering and dry cleaning.
- s. Laundromats.
- t. Lumber, plumbing and/or electrical supply stores.
- u. Music store.
- v. Pawnshop.

- w. Pet shop.
- x. Sporting goods store.
- y. Taxidermy studio.
- z. Temporary automobile, truck and recreational vehicle sales permitted with staff approval, provided that there shall be state approval, no parking or display of vehicles in landscaped areas, and no sight obstructions.

10. Services:

- a. Advertising.
- b. Apparel repair and alteration.
- c. Beauty and barber shops.
- d. Building care contracting offices.
- e. Business associations.
- f. Civic, social and fraternal organizations.
- g. Construction trade offices.
- h. Consumer credit collection offices.
- i. Copy center - self-service.
- j. Daycare services.
- k. Dog grooming and/or kennels.
- l. Duplicating and stenographic offices.
- m. Employment agency.
- n. Finance and investment offices.
- o. Horticultural services.
- p. In home daycare services.
- q. Insurance and related business.
- r. Labor unions and organizations.

- s. Photography studios.
- t. Professional organizations.
- u. Professional services.
- v. Real estate and related business.
- w. Tourist information center.
- x. Welfare and charitable facilities.

11. Sports facilities:

- a. Athletic areas.
- b. Miniature golf courses.
- c. Outdoor, public and commercial ice- and roller-skating facilities.
- d. Outdoor, public and commercial swimming pools.
- e. Outdoor, public and commercial tennis courts.

12. Transportation:

- a. Bus facilities, including pick up shelters.
- b. Open parking lot or garage for automobiles.
- c. Taxicab office.
- d. Ticket and arrangement facilities.

(B) Special Uses:

1. Communications and utilities:

- a. Radio and television stations with wireless communications facilities.
- b. Utility owned buildings and structures more than twenty-five (25) square feet in area or more than three feet (3') above ground.

2. Cultural facilities:

- a. Cemeteries.
- b. Zoos.

3. Government facilities:

- a. Jails, detention centers, work release centers.
- b. Water treatment plants.
- c. Government open storage yard.

4. Manufacturing:

- a. Handcrafted furniture.

5. Medical facilities:

- a. Animal hospital - large animals.
- b. Animal hospital - small animals.
- c. Prosthetics - sales, service and/or construction.

6. Miscellaneous:

- a. Any facility with drive-through service.

7. Parks:

- a. Amusement parks.

8. Public assembly:

- a. Exhibition halls.
- b. Fairgrounds.
- c. Sports arena.
- d. Theaters - outdoor.

9. Residential:

- a. Detached accessory buildings (more than 1,000 square feet) i.e., garages and other accessory buildings.
- b. Motels and transient hotels.

- c. RV and camping parks.
- d. Shelter homes.

10. Retail trade:

- a. Alcoholic beverages when consumed on the premises where sold if located less than three hundred feet (300') from residential property.
- b. Automobile and recreational vehicle rental/storage yard.
- c. Automobile and truck sales and/or rentals.
- d. Car wash facilities.
- e. Equipment rental.
- f. Fuel sales (bulk).
- g. Gasoline service stations.
- h. Large implement and heavy equipment sales and/or rentals.
- i. Manufactured/mobile home sales and/or rentals.
- j. Permitted retail/trade uses operating outside the hours of seven o'clock (7:00) A.M. to ten o'clock (10:00) P.M.
- k. Sporting vehicles and motorcycles - sales and/or rentals.
- l. Storage unit rentals.
- m. Tire shops.

11. Services:

- a. Appliance repair.
- b. Auctions and/or public sales.
- c. Automobile and truck service and/or repair.

- d. Furniture repair/upholstery.
- e. Publishing and printing business.
- f. Sporting vehicles and motorcycles - service and repair.
- g. Tattoo parlors or derma graphic studios approved by the South Central district health department or other state regulatory agency.
- h. Testing laboratories.

12. Sports facilities:

- a. Go-cart tracks.
- b. Golf courses and country clubs.
- c. Golf driving ranges.
- d. Indoor recreation facility.

13. Transportation:

- a. Freight transfer points.
- b. Open parking lot or garage for trucks and buses.
- c. Packing and crating.
- d. Trucking facilities.

14. Wholesale:

- a. Wholesale distribution and warehousing but excluding H-1 facilities.

10-4-8.3: PROPERTY DEVELOPMENT STANDARDS:

The following property development standards shall apply to all land and buildings in the C1 district:

(A) Lot Area:

1. Commercial Uses: The lot area shall be of sufficient size to provide for the building, the required setbacks, off street parking and landscaping.
2. Residential Uses: Residential uses less than five (5) units and not attached to a commercial use shall provide the minimum lot area of the R6 district.

(B) Lot Occupancy:

1. Commercial Uses: No requirement.
2. Residential Uses: less than five (5) units not attached to a commercial use shall conform to the lot occupancy requirements of the R6 district. (Ord. 2526, 5-20-1996)

(C) Building Height: No building shall exceed fifty feet (50') in height except as provided by section [10-7-3](#) of this title.

(D) Yards:

Front yards shall conform to the following standards, or section [10-7-6](#) of this title, whichever is greater:

1. Commercial Uses And Residential Uses with Five Or More Units Per Building:

a. Front Yards: A setback of thirty-five feet (35') shall be maintained on major arterials and fifteen feet (15') on all other streets. In developed areas which have already established building lines, this requirement may be reviewed and adjusted by the commission, subject to the following exceptions:

b. Side and Rear Yards: No property line setbacks are required on side yard or rear yards when adjacent to existing commercial uses, existing residential uses with five (5) or more units per building, vacant property that is zoned for nonresidential development, or vacant property that is designated on the future land use plan for nonresidential development. A property line setback of twenty-five feet (25') shall be maintained on the side yard and rear yard for buildings adjacent to existing residential uses with four (4) or fewer units per building, vacant property that is zoned for residential development or vacant property that is designated on the future land use plan for residential development.

2. Residential Uses: Residential uses less than five (5) units and not attached to commercial use shall conform to the yard standards of the R6 district. (Ord. 3077, 8-11-2014)



Twin Falls Planning & Zoning Commission Minutes

Tuesday, June 10, 2025, 6:00 PM

203 Main Ave East
Twin Falls, ID 83303

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

NAME called the meeting to order at 06:00 PM

Members Attending: Zimmerman, Rambur, Weatherford, Gomes, Bulkley

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

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Request to approve minutes from the following meeting: May 13, 2025, and June 4, 2025.

Commissioner Bulkley made a motion to approve the consent calendar, as presented.

Commissioner Rambur seconded the motion.

4) Items of Consideration

5) Public Hearings

- a) Request for a Special Use Permit to allow an Indoor recreation facility on property located at 3227 Eldridge Ave. c/o Lisa Lekkerkerk on behalf of Eduardo Garcia and Fabiola Aguilar (PZ25-0055).

Staff Presentation:

Planner Ebersole presented the request for a Special Use Permit to allow an Indoor recreation facility on property located at 3227 Eldridge Ave. c/o Lisa Lekkerkerk on behalf of Eduardo Garcia and Fabiola Aguilar (PZ25-0055).

Approval of this special use permit would allow the applicant to construct the sports arena and operate as such.

City Code 10-4-10 states “a special use permit is required for “an indoor recreation facility” in the M-2, Heavy Manufacturing zone.

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.

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

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

The property is zoned M-2, Heavy Manufacturing District. The shell building was constructed in 2024 and is currently vacant.

The applicant will be running an indoor sports arena, primarily for soccer. The plan is to be open every day from 9:00 am – 9:00 pm, with a schedule built for open play, team trainings, and league play.

The facility can be used for tournament play and can be rented out for public and private trainings and team practices. When not in use for soccer, the facility may be converted for

batting cages for baseball/softball practice. There are currently no other facilities in the city offering the same amenities.

The anticipated traffic for the facility is between 50 – 100 people a day, with tournaments having between 100 – 150 people coming in and out of the facility in a single day. There is paved parking on site, and the number of required spaces will be evaluated with the building permit review. Parking should be available for the vehicle traffic of players, spectators, and the five (5) employees for the facility.

As this property is in the M-2 zone, surrounded by manufacturing facilities, there is little concern for issues with noise, glare, or odor from the facility.

The 2016 Comprehensive Plan; “Grow With Us” designates this area as appropriate for “Industrial” use, which allows for a variety of uses integrated with the manufacturing facilities in the area. Staff has determined the proposed use is compatible with the comprehensive plan.

Based on the standards for approval, staff does not foresee negative impacts related to the land use and will serve a need in this city and for its citizens.
Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project.

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

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

Public Hearing: Opened and closed with no public input

Discussions Followed:

The commission feels this is a good location and likes the project.

MOTION: Commissioner Weatherford moved to approve the request for a Special Use Permit to allow an Indoor recreation facility on property located at 3227 Eldridge Ave. c/o Lisa Lekkerkerk on behalf of Eduardo Garcia and Fabiola Aguilar (PZ25-0055). Commissioner Bulkley seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- b) Request for a Variance, to reduce the required building setback distances, on property located at 689, 687 and 677 Washington St N. c/o EHM Engineers, Inc on behalf of Zey, LLC (PZ25-0044).

Staff Presentation:

Planner Ebersole presented the request for a Variance, to reduce the required building setback distances, on property located at 689, 687 and 677 Washington St N. c/o EHM Engineers, Inc on behalf of Zey, LLC (PZ25-0044).

Per City Code 10-4-7, buildings within the C-1 Zone are required to meet a Front Yard Setback of 35 feet on major arterials, and 15 feet on all other streets.

Per City Code 10-7-6, buildings are required to meet additional Front Yard setback distances along certain roadways. The setback for Washington Street North is 80 feet, with the setback for Caswell Avenue at 52 feet, as measured from the center of the street.

Per City Code 10-13-2-1, the Commission may authorize variances from the terms of Title 10 that will not be contrary to the public interest, where special conditions apply that would result in unnecessary hardship.

The Variance Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application. The Commission shall make a decision on the request within thirty (30) days after the public hearing. 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.

The Variance request must meet the five criteria for approval:

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district.
2. That a literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this title.
3. That special conditions and circumstances do not result from the actions of the applicant.
4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this title to other lands, structures or buildings in the same district.
5. That a literal enforcement of the provisions of this title would result in unnecessary hardship. For purposes of this section, where a reasonable conforming use is, or can be, located on a lot or parcel, there is no unnecessary hardship.

In 2000, the City Council adopted the Front Yard Setback code, 10-7-6, modifying the front yard setback along Arterial streets and Collector roads. This modification was made to account for future road expansion, as needed by the city. Around 2010, Washington Street North was widened from two (2) lanes to four (4) lanes, with turning lanes created at needed intersections. This widening project took place from Addison Avenue to Pole Line Road, completed in multiple phases. The project required the City to acquire private property from residential and business owners along Washington Street North to create the extra lane and infrastructure, making those properties legal non-conforming due to the reduction of the front yard setbacks.

The property is zoned C-1, Commercial Highway District.

The applicant is asking for a front yard setback reduction from Washington Street North, as well as the side yard setbacks abutting the residential neighboring properties.

With the Washington Street North widening project, property front yard setbacks were reduced from the required street centerline building setbacks. The residential properties along Washington Street North were reduced significantly, making those properties legal non-

conforming properties. As those properties stand today, the reduced front yard setbacks are allowed. If those property owners choose to expand or alter the properties, there is a permitting process that must be followed and approved prior to any property becoming more non-conforming.

Any new development along Washington Street North or Caswell Avenue is required to meet the current zoning code, including setbacks. Per 10-7-6, the centerline setback for Washington Street North is 80 feet, with the setback for Caswell Avenue at 52 feet, as measured from the center of the street. The properties are also subject to a 15' front yard setback, measured from property line. Properties in the C-1 zone abutting residential properties have a required side yard setback of 25 feet from the property line.

Using the required setbacks leaves a small building footprint. The applicant is asking to reduce the front yard setback to eight (8) feet from the property line along Washington Street North, following the legal non-conforming residential properties, to the south, along Washington Street North. Furthermore, the applicant is asking to reduce the side yard setback to 5'-10' from the property lines that abut residential properties.

The Variance request must meet the five criteria for approval:

- 1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district.** *Because of the Washington Street North expansion project, the existing properties lost street frontage, making the properties legal non-conforming. With the current setback regulations, the building envelope for the properties is much smaller than other properties in the C-1 zoning district. Portions of this property are located in a flood plain, reducing the allowed buildable land. With Washington Street North having a raised median, it restricts access to the property with a right in, right out only access, requiring access points on Washington Street North and Caswell Avenue West.*
- 2. That a literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this title.** *The applicant has stated that a building of 4,500 sq. ft. is not able to be placed on this property, meeting current front, centerline, and side setback requirements, as well as meeting access and drive isle requirements. While this may be true, a smaller building footprint may be able to be configured and built on site to meet the current requirements. While the C-1 zone allows for many commercial uses, this site is limited to what could be built there based on the lot size, the flood plain, and setback requirements. A large, big box store would not fit, and the tenant space is limited. Based on an average size Tenant Improvement space of 1,500 square feet, this lot would not allow for more than three if the applicant was allowed to build the 4,500 square foot building, as requested.*
- 3. That special conditions and circumstances do not result from the actions of the applicant.** *The applicant is asking for the variance to the setbacks due to the diminished building footprint due to current setback and floodplain regulations. The applicant is not asking for any additional land use changes. The right in, right out access limitation is not the fault of the applicant.*
- 4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this title to other lands, structures or buildings in the same district.** *Approving this variance would allow for the vacant properties to be*

developed as submitted in this request. Making allowances for setbacks due to the diminished building footprint does not change any other regulations that the applicant will have to meet with regard to building, engineering, fire, or other zoning codes. The land use of commercial office/retail space is now an outright permitted use in the C-1 zone, and could be built today, following the current code. The existing properties to the south are now legal non-conforming buildings, and have a separate permitting process to go through for any expansion.

- 5. That a literal enforcement of the provisions of this title would result in unnecessary hardship. For purposes of this section, where a reasonable conforming use is, or can be, located on a lot or parcel, there is no unnecessary hardship.** *The commission is tasked with deciding whether a variance is required to have any development on these properties. A smaller building may be able to be developed on site using the diminished footprint, although the cost of the development may be a hardship for the applicant if the costs outweigh the return on investment.*

The applicant has stated in the narrative that the building envelope left by the current setback requirements is too small to build anything usable, therefore making the property unbuildable by current standards. The applicant would like to use this property for retail/office space for a building of approximately 4,500 square feet, situated along the southern piece of property. The eight (8') foot setback request is only for the portion of building to the far south. The side setback variance affects the southern and western boundaries of the project bordering residential properties, with multiple setbacks ranging from five (5') feet to ten (10') feet. The existing residential property owners may be adversely affected by this request, due to the close proximity of the building to their residential properties. A condition may be added that requires the applicant to plant a landscape buffer between the commercial building and the bordering residential properties to help mitigate any noise disturbance that may occur.

The proposed building has been located along the southern and western portions of the property. The northern portion of the property is located in the flood plain, restricting any building on that portion of property. The flood plain map is attached, showing the portion of property located in the flood plain. Parking spaces are allowed to be placed in that location.

The required parking is placed along the Washington Street North frontage, with access to the property on Caswell Avenue West and Washington Street North. The access points are both right in only access, directing traffic one way through the parking lot. Washington Street North has a raised median, restricting vehicles from turning left onto Washington Street North.

The current parking and landscaping requirements will need to be met with the building permit, with Washington Street North having a 10-foot gateway arterial landscape requirement, per Title 10-7-12 (B). Approving this variance request would allow the applicant to alter this requirement as they are asking for the setback to be reduced to 8 feet where the building fronts Washington Street North. Allowing this reduced setback would create a smaller arterial landscape strip where the building fronts Washington Street North.

The proposed side yard setbacks are very close to the surrounding residential neighbors. The applicant has sent a letter to the surrounding neighbors stating their intent for the property (included in the packet), and, as of this staff report being written, there have been no public comments sent to the city regarding the request, in favor or against.

The 2016 Comprehensive Plan; “Grow With Us” designates this area as appropriate for “Neighborhood Commercial” which is designed to complement the neighborhood character, providing supporting services and small-scale commercial for the surrounding neighborhood. Upon conclusion, should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to a landscape buffer between the commercial building and the bordering residential properties to help mitigate noise disturbance. Per Title 10-11-4(B)2, whenever bushes or trees are used as screening/buffer, the screening height may not be less than three feet (3') at the time of planting, providing a minimum height of six feet (6') is achieved within six (6) years after planting.

Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project. The Commission may approve, approve with conditions, or deny the request.

Applicant Presentation:

David Thibault from EHM Engineers, Inc, presented on behalf of the applicant. He explained the problem the setback causes for building on the lots.

PZ/Questions & Comments:

- Commissioner Bulkley asked if there is a way to not have to come in for a variance.
- Planner Ebersole explained that right now code verbiage states that this is the way to do this. Going forward with code rewrite this will be easier.

Public Hearing: Opened and closed with no public input

Discussions Followed:

The commission feels this will work on the property and likes the idea being presented.

MOTION: Commissioner Rambur moved to approve the request for a Variance, to reduce the required building setback distances, on property located at 689, 687 and 677 Washington St N. c/o EHM Engineers, Inc on behalf of Zey, LLC (PZ25-0044). Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- c) Request for a Variance, to reduce the required front building setback distance to 20 feet, on property located at 448 Addison Ave. c/o Rich Davis (PZ25-0050).

Staff Presentation:

Senior Planner Klaver presented the request for a Variance, to reduce the required front building setback distance to 20 feet, on property located at 448 Addison Ave. c/o Rich Davis (PZ25-0050).

Per City Code 10-4-7, buildings within the C-1 Zone are required to meet a Front Yard Setback of 35 feet on major arterials, and 15 feet on all other streets.

Per City Code 10-7-6, buildings are required to meet additional Front Yard setback distances along certain roadways. The setback for Washington Street North is 80 feet, with the setback for Caswell Avenue at 52 feet, as measured from the center of the street.

Per City Code 10-13-2-1, the Commission may authorize variances from the terms of Title 10 that will not be contrary to the public interest, where special conditions apply that would result in unnecessary hardship.

The Variance Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application. The Commission shall make a decision on the request within thirty (30) days after the public hearing. 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.

The Variance request must meet the five criteria for approval:

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district.
2. That a literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this title.
3. That special conditions and circumstances do not result from the actions of the applicant.
4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this title to other lands, structures or buildings in the same district.
5. That a literal enforcement of the provisions of this title would result in unnecessary hardship. For purposes of this section, where a reasonable conforming use is, or can be, located on a lot or parcel, there is no unnecessary hardship.

The property is located in the Original Townsite Plat for Twin Falls, which was created in 1904. The original configuration of this lot was around 9,000 Square feet. This plat has the front property line utilizing 35 feet from the centerline of Addison Avenue. In 1994, the State of Idaho purchased a little more than 18 feet for right-of-way expansion from this lot. This effectively reduced the lot by roughly 2,000 Square feet. In the 70's the neighbor to the east purchased 808 Square feet of property to make the configuration today which is around 6,000 Square feet. A typical lot in the Twin Falls Original Townsite was 50' x 125' or 6,250 Square feet.

By 1978, the house was removed and has been land has been vacant since.

In 1999 the centerline setback code section (10-7-6) was instituted which required a building setback of 80 ft from the centerline of Addison Avenue.

That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district.

The applicant's narrative talks about the front yard setback not being applied to the neighboring properties. Where this is an historic plat and most houses existed prior to the 1999 centerline setback, this would be true. These existing structures are now considered legal, nonconforming and would require zoning approval for a change of use or expansion of the building footprint. Where this code section doesn't apply to all properties within the R-6 designation, an argument could be made that this regulation/circumstance is not applicable in the same district for other properties. However, this regulation is uniformly enforced for the designated collectors and arterials. Furthermore, this property was substantially reduced when Addison Avenue was widened by the State in 1994.

That a literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this title.

Rights commonly enjoyed in the zoning designation of R-6 PRO, are primarily residential with the ability to ask for some limited professional offices. The R-6 zoning designation allows by right single family, duplex, triplex, fourplex, and structures with 5+ units. This is the City of Twin Falls highest intensity, solely residential, zoning designation. For a property of this size, a single-family residence would be the most units that could be constructed on this property. A professional office could also be approved by a special use permit. The applicant is seeking to place a 600 square foot structure. This is not excessive and would be reasonable size for the surrounding area.

That special conditions and circumstances do not result from the actions of the applicant.

The applicant and previous owner did not result in this special circumstance. The lot has been in this configuration since the 70's and vacant since the late 70's.

That granting the variance requested will not confer on the applicant any special privilege that is denied by this title to other lands, structures or buildings in the same district.

One special privilege could be seen as this property would be fully permitted to build to the 20 foot setback as requested. Other properties that are less than the 80-foot centerline setback are considered legal non-conforming. Legal non-conforming structures need to go through a process to expand or change the use. This process isn't necessarily a huge process, however, it is another step these other properties would have to take, whereas granting this variance this property would not.

However, the Planning and Zoning Commission just heard and passed a recommendation to the City Council a text amendment which removed the Centerline setback requirement as found in 10-7-6. The City Council has not heard this text amendment and is not effective until an ordinance is passed, if it is passed at all. Staff has not heard negative comments on this proposed title amendment and anticipates this section being removed with the conclusion of the Title 10 rewrite.

That a literal enforcement of the provisions of this title would result in unnecessary hardship. For purposes of this section, where a reasonable conforming use is, or can be, located on a lot or parcel, there is no unnecessary hardship.

Utilizing the applicant's scale on the site plan, the current setbacks would result in a building area of a little over 760 Square feet. However, this would result in a triangle house which would pose some unique situations and may be seen as unnecessary and unreasonable.

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

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to vehicles not backing onto Addison Avenue. This may be done through access from the alleyway or an onsite turnaround. This condition shall be met at the time of the building permit.

Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project. The Commission may approve, approve with conditions, or deny the request.

Applicant Presentation:

Rich Davis explained the reason for his request.

PZ/Questions & Comments:

- Commissioner Weatherford asked if they were wanting to only put 1 home.
- Senior Planner Klaver explained it only allows for one.

Public Hearing: Opened and closed with no public input

Discussions Followed:

The Commission feels this will work for this property and the turnaround will not affect traffic.

MOTION: Commissioner Rambur moved to approve the request for a Variance, to reduce the required front building setback distance to 20 feet, on property located at 448 Addison Ave. c/o Rich Davis (PZ25-0050). Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0 to 1.

- d) Request for a recommendation to City Council for a Zoning Development Agreement/Zoning District Change, from Neighborhood Commercial to R6 High Density Residential, on property located at the 900 block of Falls Ave W. c/o EHM Engineers, Inc on behalf of Grandview Farms, LLC (PZ25-0039).

Staff Presentation:

Director Spendlove presented the request for a recommendation to City Council for a Zoning Development Agreement/Zoning District Change, from Neighborhood Commercial to R6 High Density Residential, on property located at the 900 block of Falls Ave W. c/o EHM Engineers, Inc on behalf of Grandview Farms, LLC (PZ25-0039).

Per City Code 10-6-1.7(E) approval of a ZDA shall be based on the following standards:

1. The proposed uses shall not be detrimental to any surrounding uses; nor shall they be detrimental to the health, safety and general welfare of the public.

2. Any variation from the underlying zoning district development requirements must be warranted by the design and amenities incorporated in the conceptual development plan.
3. The underlying zoning district and the conceptual development plan shall conform to the comprehensive plan.
4. Existing and/or proposed streets and utility services must be suitable and adequate for the proposed development

Per City Code 10-14-5, Zoning Map Amendment:

The commission 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 City Code 10-7-20.

Per City Code 10-6-1: A preliminary presentation of the request is required before a public hearing in front of the Planning & Zoning Commission. The preliminary presentation was held on Tuesday, May 13, 2025.

Once the commission makes a recommendation of the Zoning Development Agreement (ZDA) / Zoning District Change (ZDC) request, the item will go before City Council for public hearing and a final decision.

The property is currently zoned R2 NCO PUD, as part of the Meadow West PUD #274. This agreement was created and approved in 2017.

The property in question is located in the Neighborhood Commercial area of the PUD, created for a high-end retail/office village to complement the surrounding residential neighborhood.

As of today, the property has remained vacant.

A zoning development agreement (ZDA) is designed to accommodate appropriate combinations of uses that may be planned, developed, and operated as integral land use units either by a single owner or a combination of owners. A ZDA is intended to accomplish some, or all of the following:

1. Foster and promote a variety of appropriate land use combinations in a preplanned development pattern;
2. Encourage developers to use a creative approach in land development;
3. Retain and conserve natural land and topographic features;
4. Promote greater use of streetscape and pedestrian-oriented aesthetics;
5. Promote the creation and efficient use of open spaces;
6. Create flexibility and variety in the location of improvements on lots;
7. Provide flexibility in development standards to facilitate creative land development concepts.

Land uses in the ZDA shall conform to the standards and regulations of the underlying zoning district(s), unless otherwise approved and included within the ZDA. The ZDA shall be comprised of a list of land use exceptions being requested, any development exceptions requested and shall be incorporated into the conceptual development plan. The ZDA shall provide exceptions requested shall not be detrimental to any surrounding uses or to the health, safety and general welfare of the public.

The applicant has proposed to change the zoning of eight (8) acres to R6 ZDA, specifically Lots 1 – 12, Block 1, Meadow West Subdivision. This action will remove the lots from the original PUD, creating a new Zoning Development Agreement for multi-family use.

The R6 zone allows for multiple house dwellings (5 units or more) as an outright permitted use. This rezone would allow the developer to construct an apartment complex on the lots, adding more residential units to the area.

The applicant would like to create the Zoning Development Agreement to modify the allowed building height and off-street parking regulations listed in Title 10-4-6 (R6, Residential Multi-Family Household District) of city code.

Current code allows for buildings up to thirty-five feet (35') in height. The proposed ZDA would allow for buildings up to forty-two (42') in height.

Off-Street Parking regulations require two off-street parking spaces per residential unit. The proposed ZDA allows for the garage spaces to be counted towards the total required off-street parking. With 144 units proposed, the required parking would equal 288 parking spaces. Adding the garage spaces as counted as part of the required parking will allow the applicant to build less parking spaces on site.

The proposed apartment complex allows for 144 units per the site plan. There will be twelve buildings constructed, ranging from six – eighteen units per building. The six and twelve-unit buildings will have one-car garages located on the bottom floor, with the dwelling units located on the second floor. The eighteen-unit buildings will be three stories, with parking located in front of the units and the around the complex area.

Falls Avenue West and Grandview Drive is a high-traffic intersection, primarily residential, with a commercial gas station/convenience store directly to the North. The potential detrimental impacts on surrounding areas will be largely from more vehicles in the area, although the intersection and roads will be built to handle the increased traffic.

The original PUD agreement required Falls Avenue West to be constructed to city standards. The road has been constructed, but has failed inspection by the Engineering Department. A condition has been added to this request that Falls Avenue West must be constructed to city standards and approved by the Engineering Department. The ordinance for this request will not be taken forward to City Council for approval until there is confirmation of the road passing inspection.

The Future Land Use Map shows this area as Neighborhood Commercial, which allows for apartments. City staff finds the result of this change allows a transition between the commercial use to the north and the single family residential to the south, east and west, creating a mixed-use community.

Staff believes the layout of this project is well laid out, with the buildings being spaced apart and there being two accesses to the complex, located on the north and south sides of the properties. There is green space and landscaping surrounding the complex, which is cohesive with the surrounding area.

This specific project accomplishes a number of goals found in the Comprehensive Plan:

- **Land Use Goal 3:** encourage mixed-use developments. This area is close to the hospital and major retail and business locations, serving to provide resources for shopping and working environments for the residents.
- **Land Use Goal 5:** Create great neighborhoods with a wider range of housing types, mix of uses and amenities.

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

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to Falls Avenue West being constructed to city standards and approved by the Engineering Department prior to the ordinance for the request being signed by City Council.
3. Subject to a 6" raised concrete curb built on Falls Avenue West, from the Grandview Drive intersection to 375' west, as approved by the City Engineer. This will be enforced at time of first building permit.

Applicant Presentation:

David Thibault presented on behalf of the applicant. He gave some history of the property and the different options that have been proposed for this site and why they are asking for the change.

PZ/Questions & Comments:

- Commissioner Bulkley asked if they were asking to widen the road.
- David Thibault replied that both roads have been widened to city standards.
- Commissioner Bulkley asked if a traffic light was going in at the intersection.
- Director Spendlove explained that the City Engineer deems it appropriate as needed.
- Commissioner Bulkley asked about height if it's in line with other projects.
- Director Spendlove stated some are taller.
- Commissioner Gomes is concerned about the stacked parking.
- David Thibault stated that there will have to be some onsite supervision to make it work and not every unit will need 2 parking stalls.
- Commissioner Bulkley asked about the parking and how far off from standard are they asking.
- Director Spendlove replied it is not diminishing what is required. The City can't dictate where people park.

Public Hearing: Opened

- Glenn Kirby spoke on behalf of neighbors. He thinks a traffic signal is needed before the project is finished. They have concerns about the access roads and how much traffic will be going through their neighborhood. They feel traffic will go through the

neighborhoods to avoid the Grandview and Falls Ave intersection. They would like the road to be rerouted or possibly a speed bumps. They have questions about the green belt and if the new development will pay for maintenance of that. The last concern is the irrigation water and if they will be sharing, if they are, will there be enough water.

- Gerald Martens is the developer to the north and west. The intersection was designated as neighborhood commercial. He feels this is a perfect design for this corner.
- Troy Willie owns the market to the north and supports the project.
- Gary Wolverton is the owner of the project. He feels the area is nice with the homes.
- David Thibault replied that the traffic signal will be determined by the City Engineer. Access is compliant with city and fire code and will support the vehicles.
- Director Spendlove clarified this can be phased as far as building the unit but not changing the setup. They cannot change what they are building.

Public Hearing: Closed

Discussions Followed:

The Commission likes the project, but parking stall numbers are a concern.
Condition - parking

MOTION: Commissioner Bulkley moved to place a condition to remove the tandem parking exception from the ZDA. Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

MOTION: Commissioner Bulkley made a motion to approve the request for a recommendation to City Council for a Zoning Development Agreement/Zoning District Change, from Neighborhood Commercial to R-6 High Density Residential, property located at the 900 block of Falls Ave W. With staff recommendations and Commission added condition. c/o EHM Engineers, Inc on behalf of Grandview Farms, LLC (PZ25-0039). Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 4-0-1.

- e) Request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation of 3.06 acres on property located at the 500 block of South Hills Rd. c/o Gerald Martens (PZ25-0043).

Staff Presentation:

Planner Strickland presented the request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation of 3.06 acres on property located at the 500 block of South Hills Rd. c/o Gerald Martens (PZ25-0043).

Per City Code 10-15-1: Prior to annexation of an unincorporated area, the Council shall request and receive a recommendation from the Commission on the proposed plan and Zoning Ordinance changes for the unincorporated area. The Council shall not hold a public hearing, give notice of a proposed hearing, nor take action upon the plan, amendment or repeal until recommendations have been received from the Commission.

Per City Code 10-15-2 (A), the commission shall conduct at least one public hearing in which

interested persons shall have an opportunity to be heard. The hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

Currently, the subject property is undeveloped with no significant history. However, the surrounding property to the south was recently rezoned to R-2 as the second phase of the Sundance Subdivision. This development has a platted subdivision that will consist of 285 residential lots.

The subject property is located within the City's Area of Impact and abuts the city limits along the south and east side of the property. The property is designated as Town Neighborhood on the Future Land Use Map. This designation is characterized as residential with clustered developments consisting of 2-10 dwelling units per acre. Typical land uses found within this designation are single-family, duplex, townhomes, parks, recreational areas, schools and civic facilities.

Keeping in mind that the comprehensive plan designation is a guide and is not specific to property boundaries, the designation does represent what would generally be compatible with the surrounding area. With the property to the south being residential and with similar development to the north, rezoning the property to R-2 would be both compatible with the comprehensive plan designation and the neighboring properties.

Upon conclusion, prior to annexation of an unincorporated area, the council shall receive a recommendation from the commission on the appropriate zoning designation of the property. This recommendation will allow the council to hold a public hearing to make a final decision on the zoning designation and annexation of property. The recommendation from the commission may be to recommend approval as presented, recommend denial, recommend an alternative zoning designation or table the request to acquire new information.

PZ/Questions & Comments:

- Commissioner Rambur asked if they have a plat.
- Planner Strickland explained they have to annex first then they can plat.

Applicant Presentation:

Gerald Martens is the applicant and is the developer of the property to the east and west. would like to make it R-2 to match the area surrounding.

Public Hearing: Opened

- Dan Klien owns the property next door. He had a lot of questions about how the property would be allowed to be annexed and eventually built on. He doesn't like that a developer can buy property and be allowed to build but someone else was told they couldn't build on it. He feels a traffic light should be put up around that intersection.
- Gerald Martens replied that South Hills (3600 N) will get widened to match the west portion. They will plat this 3-acre portion.
- Commissioner Rambur asked about the split.
- Planner Strickland gave some history about the properties.

Public Hearing: Closed

Discussions Followed:

Commission likes the annexation and feels it makes sense to include this.

MOTION: Commissioner Weatherford moved to approve the request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation of 3.06 acres on property located at the 500 block of South Hills Rd. c/o Gerald Martens (PZ25-0043). Commissioner Gomes seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- f) Request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation of 52.55 acres on property located at 4100 N 2700 E. c/o EHM Engineers, Inc on behalf of South Canyon Farms, LLC (PZ25-0004).

Staff Presentation:

Planner Strickland presented the request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation of 52.55 acres on property located at 4100 N 2700 E. c/o EHM Engineers, Inc on behalf of South Canyon Farms, LLC (PZ25-0004). To initiate annexation, the property owner must request incorporation into the City Limits. The property must be within the city's utility services boundary, and either contiguous to or surrounded by the city. The subject property is contiguous along its southern boundary, and the service boundary in this area has been expanded westward to include properties along Pole Line Rd.

Per City Code 10-15-1, prior to the annexation of an unincorporated area, the City Council must seek and obtain a recommendation from the Planning and Zoning Commission regarding proposed plan and zoning ordinance changes. The Council shall neither hold a public hearing nor give notice of a proposed hearing, nor take any action on the plan, amendment, or repeal until the Commission's recommendations have been received.

Per City Code 10-15-2 (A), the Commission is required to conduct at least one public hearing, where interested parties can be heard. The hearing should focus solely on the proposed plan and zoning changes and shall not entertain comments on annexation (Ord. 2012, 7-6-1981).

After receiving a recommendation from the Planning and Zoning Commission, on April 7, 2025, the Council reviewed a request including the subject property and others south of Pole Line Rd W, aiming to amend the comprehensive plan and expand the city's utility service area. This amendment creates opportunities for properties to request annexation, zoning changes, and access to city services. The Council approved this request on June 2, 2025, by resolution. The comprehensive plan amendment enabled the Council to establish future land use designations for this area. The decision was to maintain a commercial corridor along Pole Line Rd W, with Town Neighborhood to the north and south of the corridor. These designations guide development patterns and are not bound by property lines but do serve as a visual aid for determining the division of commercial and residential planning allowing the commission to make a more compatible zoning recommendation.

Currently, this area is predominantly under county jurisdiction but generally exhibits a mixture of commercial and residential use to the south and east, with commercial areas adjacent to

Pole Line Rd. Properties in the area are primarily zoned either C-1 (Commercial Highway District) or R-2 (Residential Single-Family/Duplex):

- The R-2 Residential Zone supports residential development, ensuring sufficient personal space and privacy, protected from commercial and industrial intrusion, with centralized water and sewer services. Its main uses include single-family homes, duplexes, and complementary facilities like schools, religious institutions, cultural spaces, and parks.
- The C-1 Zone accommodates various commercial activities, offering businesses access to customers and is suited for major roadways.

Zoning needs to be generally aligned with the comprehensive plan and most suitable to the surrounding area. Because of this, Staff would recommend zoning the southern quarter-mile of the property as C-1, and the remainder as R-2 to be more harmonious with the neighboring zones. Rezoning the entire property as commercial would appear to be inappropriate given its lack of proximity to other commercial development along Pole Line Rd and the potentially adverse impact on an area that has historically been used for agriculture. A blend of commercial development along the highway with residential areas to the north would be considered more appropriate and align with the comprehensive plan amendments that were just made.

Upon conclusion, the Commission may recommend approval as it was requested, suggest an alternative zoning designation, recommend denial or table the request for additional information. This recommendation is then forwarded to the Council for a public hearing, to be followed by a final decision.

Applicant Presentation:

David Thibault presented on behalf of the applicant. He explained that they thought they had to zone with one zone.

PZ/Questions & Comments:

- Commissioner Rambur asked for clarification where the city was measuring from.
- David Thibault replied he would like to square off to make it easy.

Public Hearing: Opened and closed with no public input.

Discussions Followed:

Commission likes the applicants request for the C-1 north of the 1/4-mile line from Pole Line and R-2 south across the water line.

MOTION: Commissioner Rambur moved to approve the request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation of 52.55 acres on property located at 4100 N 2700 E. c/o EHM Engineers, Inc on behalf of South Canyon Farms, LLC (PZ25-0004). Commissioner Bulkley seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- g) Request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation of 20.96 acres on property located approximately at 1400 block of

Sunway Drive North (aka 2700 East) c/o EHM Engineers, Inc on behalf of Believers Church, Inc (PZ25-0054).

Staff Presentation:

Director Spendlove presented the request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation of 20.96 acres on property located approximately at 1400 block of Sunway Drive North (aka 2700 East) c/o EHM Engineers, Inc on behalf of Believers Church, Inc (PZ25-0054).

Per City Code 10-15-1: Prior to annexation of an unincorporated area, the Council shall request and receive a recommendation from the Commission on the proposed plan and Zoning Ordinance changes for the unincorporated area. The Council shall not hold a public hearing, give notice of a proposed hearing, nor take action upon the plan, amendment or repeal until recommendations have been received from the Commission.

Per City Code 10-15-2 (A): The commission shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. The hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

The property is currently utilized as a residential property. It is located in the Twin Falls City Area of Impact.

The Comprehensive Plan has designated this area as Town Neighborhood.

- The land uses typically found in the Town Neighborhood designation are: residential, schools, parks and recreation facilities, and civic facilities.

The proposed zoning for this request is Residential Single Household or Duplex District (R-2). This zone can be characterized by the following:

- Purpose Statement:
 - R-2 is "intended to promote and preserve residential development and to provide a low density residential environment with a mix of both single household and duplex dwellings in an area with ample space for personal privacy, private open space and free from encroachment by commercial and industrial activities. Centralized water and sewer facilities are required."
- Sample of Permitted Uses:
 - R-2: Single-family attached and detached; duplex; parks; etc.
- Heights:
 - R-2 is thirty-five (35') feet

The surrounding area is primarily in the County and zoned for larger lots. In December 2024, the City annexed the property on the east side of Sunway Drive N, which was zoned R-2 in this area. The R-2 designation seems to make sense in this area with trying to blend the county developments with proposed developments that were just annexed into the City.

The Commission is tasked to make a recommendation to the City Council by reviewing the comprehensive plan and the requested zoning designations compatibility with the future land use map designation.

The Commission will make a recommendation to City Council to approve the requested zoning designation, as presented, recommend denial of the requested zoning designation, recommend a different zoning designation or table the request for additional information.

Sample Motion:

1. *Move to recommend to City Council the subject property be zoned as presented with the R-2 zoning district.*
2. *Move to recommend to City Council the subject property be zoned _____.*
3. *Move to table the request for additional information.*

Applicant Presentation:

David Thibault presented on behalf of the applicant. They are asking for R-2 for the whole lot.

Public Hearing: Opened and closed with no public input

Discussions Followed:

Commission likes the R-2 designation for the property.

MOTION: Commissioner Bulkley moved to approve the request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation of 20.96 acres on property located approximately at the 1400 block of Sunway Drive North (aka 2700 East) c/o EHM Engineers, Inc on behalf of Believers Church, Inc (PZ25-0054). Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- h) Request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation of 3.86 acres on property located at 2521 Stadium Blvd. c/o David Kemp (PZ25-0049).

Staff Presentation:

Senior Planner Klaver presented the request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation of 3.86 acres on property located at 2521 Stadium Blvd. c/o David Kemp (PZ25-0049).

Per City Code 10-15-1: Prior to annexation of an unincorporated area, the Council shall request and receive a recommendation from the Commission on the proposed plan and Zoning Ordinance changes for the unincorporated area. The Council shall not hold a public hearing, give notice of a proposed hearing, nor take action upon the plan, amendment or repeal until recommendations have been received from the Commission.

Per City Code 10-15-2 (A): The commission shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. The hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

The property is currently utilized as a residential property. It is located in the Twin Falls City Area of Impact.

The Comprehensive Plan has designated this area as Commercial and Town Neighborhood.

- The land uses typically found in the Town Neighborhood designation are: residential, schools, parks and recreation facilities, and civic facilities.

The proposed zoning for this request is Residential Single Household or Duplex District (R-2). This zone can be characterized by the following:

- Purpose Statement:
 - R-2 is "intended to promote and preserve residential development and to provide a low density residential environment with a mix of both single household and duplex dwellings in an area with ample space for personal privacy, private open space and free from encroachment by commercial and industrial activities. Centralized water and sewer facilities are required."
- Sample of Permitted Uses:
 - R-2: Single-family attached and detached; duplex; parks; etc.
- Heights:
 - R-2 is thirty-five (35') feet

Where the surrounding zoning designations is primarily R-2 with some R-1, Staff believes either designation would fit with the Comprehensive Plan.

The Commission is tasked to make a recommendation to the City Council by reviewing the comprehensive plan and the requested zoning designations compatibility with the future land use map designation.

The Commission will make a recommendation to City Council to approve the requested zoning designation, as presented, recommend denial of the requested zoning designation, recommend a different zoning designation or table the request for additional information.

Sample Motion:

1. *Move to recommend to City Council the subject property be zoned as presented with the R-2 zoning district.*
2. *Move to recommend to City Council the subject property be zoned _____.*
3. *Move to table the request for additional information.*

Applicant Presentation:

David Kemp presented his request for the R-2 zone for annexation of the property.

PZ/Questions & Comments:

- Commissioner Rambur asked why he wanted to annex.
- David Kemp explained he has been working on it for 8-9 years and is ready to move forward with it. He would like to plat the property out.

Public Hearing: Opened

- Gary Nelson spoke in favor of the request.

Public Hearing: Closed

Discussions Followed:

Commission feels this is a good request and R-2 will fit this property.

MOTION: Commissioner Rambur moved to approve the request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation of 3.86 acres on property located at 2521 Stadium Blvd. c/o David Kemp (PZ25-0049). Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- i) Request for a recommendation for a Zoning Title Amendment to repeal and replace Title 10. Items to include are regulations pertaining to "Land Use Conditions". c/o City of Twin Falls (PZ24-0121).

Staff Presentation:

Director Spendlove presented the request for a recommendation for a Zoning Title Amendment to repeal and replace Title 10. Items to include are regulations pertaining to "Land Use Conditions". c/o City of Twin Falls (PZ24-0121).

Per 10-14-2, Title amendments may only be initiated by the Planning and Zoning Commission, City Council, or a property owner. This amendment was initiated by City Council in February 2018.

Per 10-14-4, Zoning amendments 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
- 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.

Per 10-14-5, the Commission shall hold a public hearing and make recommendations on proposed zoning amendments.

- A. Zoning Title Amendment: The commission, prior to recommending a zoning title amendment 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. Following the commission's hearing, if the commission makes a material change from what was presented at the public hearing, further notice and hearing shall be provided before the commission forwards the amendment with its recommendation to the council.

The Commission is tasked with making a recommendation to Council on the proposed text amendment. The Commission may recommend approval, approval with conditions, denial, or table the item to a date certain.

Sample main motions:

1. Move to recommend approval for the proposed zoning text amendment to the Land Use Conditions chapter of Title 10 as presented;
2. Move to recommend approval with conditions for the proposed zoning text amendment to the Land Use Conditions chapter of Title 10; or
3. Move to table the item to a date certain of _____

Public Hearing: Opened

- Francis Alves doesn't like the "owner occupied" wording for Accessory Dwelling Unit (ADU) portion of this chapter. She feels that if the owner sells it will force the new buyer to have to remove a lot of things.

Public Hearing: Closed

Discussions Followed:

Commission wants to remove the "owner occupied" portion and the household verbiage.

MOTION: Commissioner Bulkley moved to approve the request for a recommendation for a Zoning Title Amendment to repeal and replace Title 10. Items to include are regulations pertaining to "Land Use Conditions". c/o City of Twin Falls (PZ25-0121). Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

6) Upcoming Meeting(s)

- a) July 2, 2025 - Work Session - This is a public hearing
July 8, 2025.

7) Adjournment

The meeting adjourned at 10:21 PM

Jody Green

Jody Green, Planning Technician



Date: Monday, July 21, 2025
To: Planning and Zoning Commission
From: Jonathan Spendlove, Planning and Zoning Director

ACTION ITEM

Request:

Request to City Council for a proposed Annexation of 20.96 acres on property located approximately at 1400 block of Sunway Drive North (aka 2700 East) with a R-2 zoning designation. c/o EHM Engineers, Inc on behalf of Believers Church, Inc (PZ25-0054).

Time Estimate:

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

Background:

Clay Ramirez of Believers Church, represented by David Thibault of EHM Engineers, has requested to annex approximately 21 (+/-) acres of property into city limits with the R-2 zoning designation. The subject property is generally located at the 1400 block of Sunway Drive North (aka 2700 East).

Planning and Zoning Commission recommended approval this request by a vote of 5-0 at the June 10, 2025 meeting.

Approval Process:

Per City Code 10-15-1: Prior to annexation of an unincorporated area, the Council shall request and receive a recommendation from the Commission on the proposed plan and Zoning Ordinance changes for the unincorporated area. The Council shall not hold a public hearing, give notice of a proposed hearing, nor take action upon the plan, amendment or repeal until recommendations have been received from the Commission.

Per City Code 10-15-2 (A): The commission shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. The hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

Budget Impact:

N/A

Regulatory Impact:

If annexed, the subject property will be incorporated into the City of Twin Falls and fall under all regulatory authority of the City of Twin Falls.

History:

The property is currently utilized as a residential property. It is located in the Twin Falls City Area of Impact.

Analysis:

The Comprehensive Plan has designated this area as Town Neighborhood.

- The land uses typically found in the Town Neighborhood designation are: residential, schools, parks and recreation facilities, and civic facilities.

The proposed zoning for this request is Residential Single Household or Duplex District (R-2). This zone can be characterized by the following:

- Purpose Statement:
 - R-2 is "intended to promote and preserve residential development and to provide a low density residential environment with a mix of both single household and duplex dwellings in an area with ample space for personal privacy, private open space and free from encroachment by commercial and industrial activities. Centralized water and sewer facilities are required."
- Sample of Permitted Uses:
 - R-2: Single-family attached and detached; duplex; parks; etc.
- Heights:
 - R-2 is thirty-five (35') feet

The surrounding area is primarily in the County and zoned for larger lots. In December 2024, the City annexed the property on the east side of Sunway Drive N, which was zoned R-2 in this area. The R-2 designation seems to make sense in this area with trying to blend the county developments with proposed developments that were just annexed into the City.

Conclusion:

The Commission was tasked to make a recommendation to the City Council by reviewing the comprehensive plan and the requested zoning designations compatibility with the future land use map designation. This was done at the June 10, 2025 Planning and Zoning Commission Meeting. The Commission forwarded a recommendation of R-2 to be the appropriate zone for this proposed annexation.

The Council is tasked to make a decision to approve the requested annexation, as presented, deny the requested zoning designation, approve a different zoning designation, approve with conditions, or table the request for additional information. Should the Council approve this request, Staff recommends the following conditions be placed upon the approval:

1. 39 ft of Right-of-way to be dedicated along the west half of Sunway Drive prior to signing of the annexation ordinance;
2. Sunway Drive to be constructed to City of Twin Falls Collector standards to the Centerline at the time of development; and
3. Clarification of the City of Twin Falls will not take ownership or maintenance of the Canal.

Sample Motion:

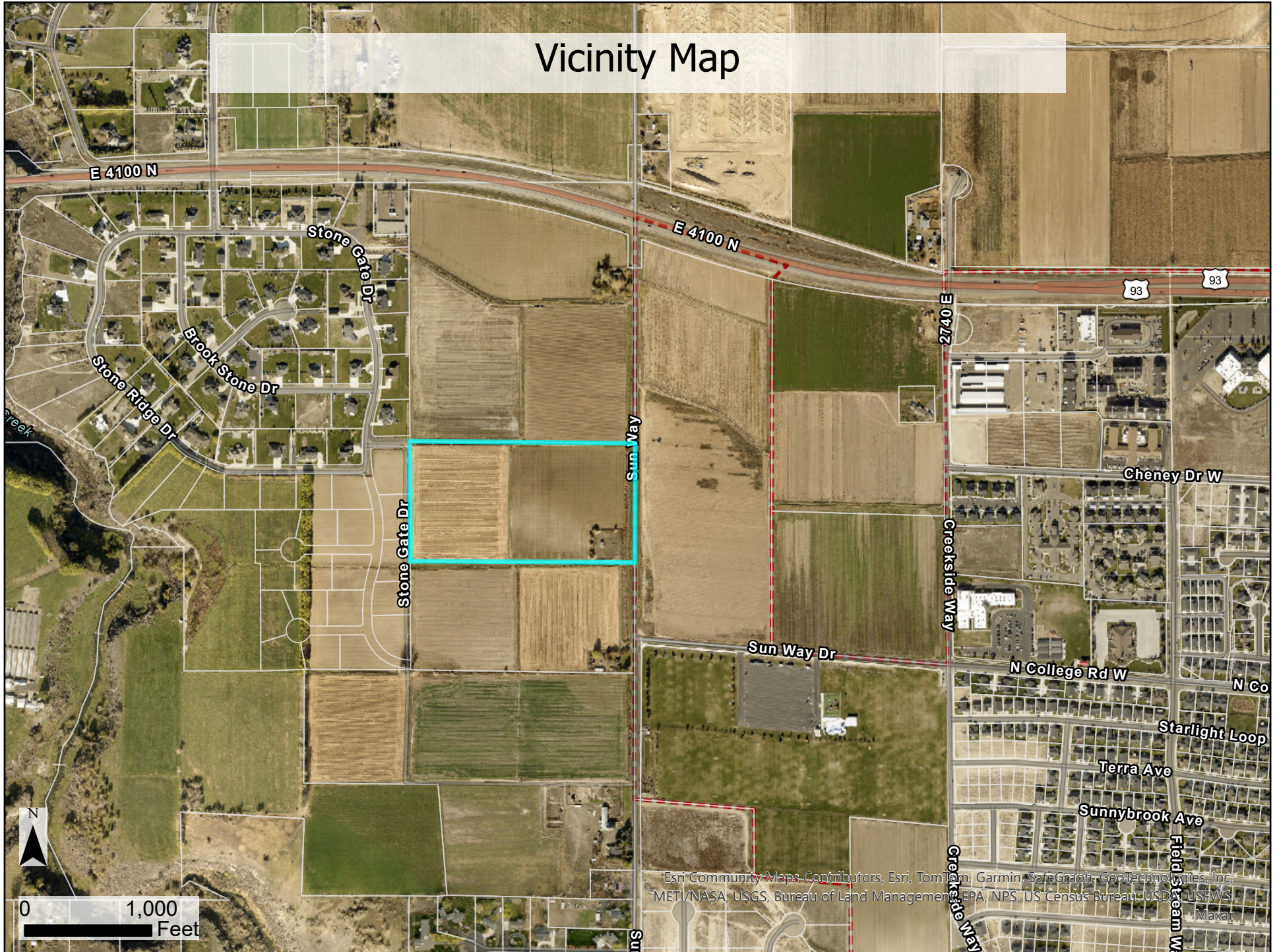
1. *Move to approve the subject property be zoned as presented with the R-2 zoning district.*
2. *Move to approve the subject property be zoned _____.*
3. *Move to approve with a condition _____.*
4. *Move to table the request for additional information.*

Attachments:

1. PZ25-0054 Vicinity Map
2. PZ25-0054 Aerial Map

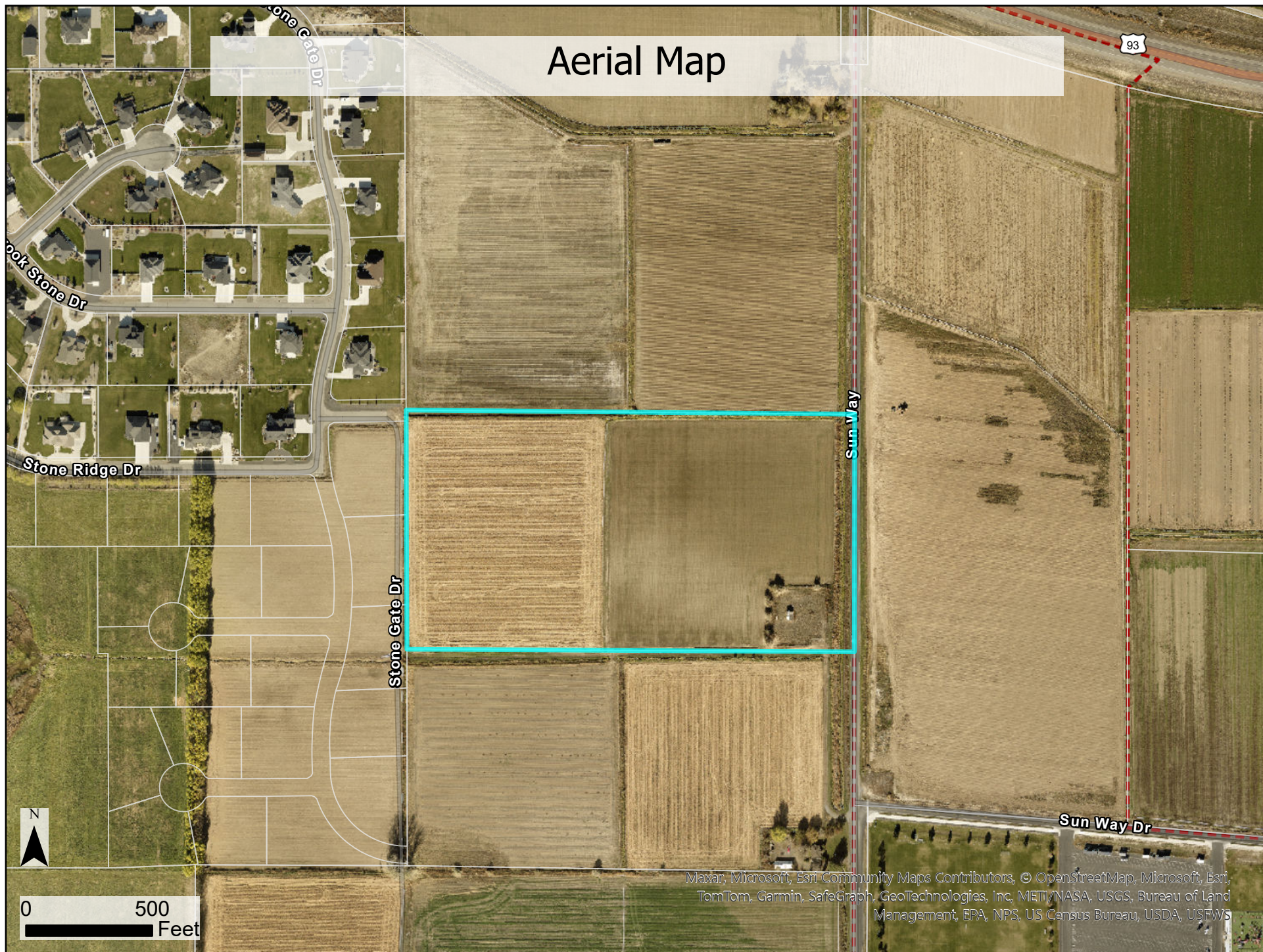
3. PZ25-0054 Presentation Map
4. PZ25-0054 Applicant Narrative
5. PZ25-0054 Proposed Site Plan
6. June 10, 2025 P&Z Commission Meeting Minutes

Vicinity Map



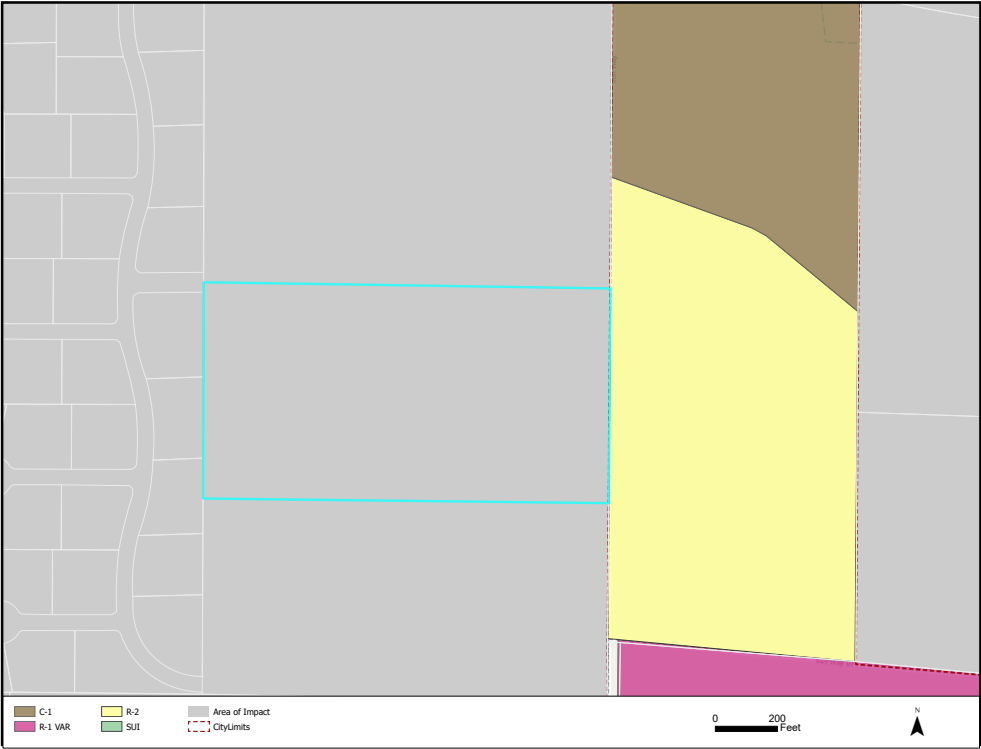
Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Maxar

Aerial Map



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

ZONING MAP



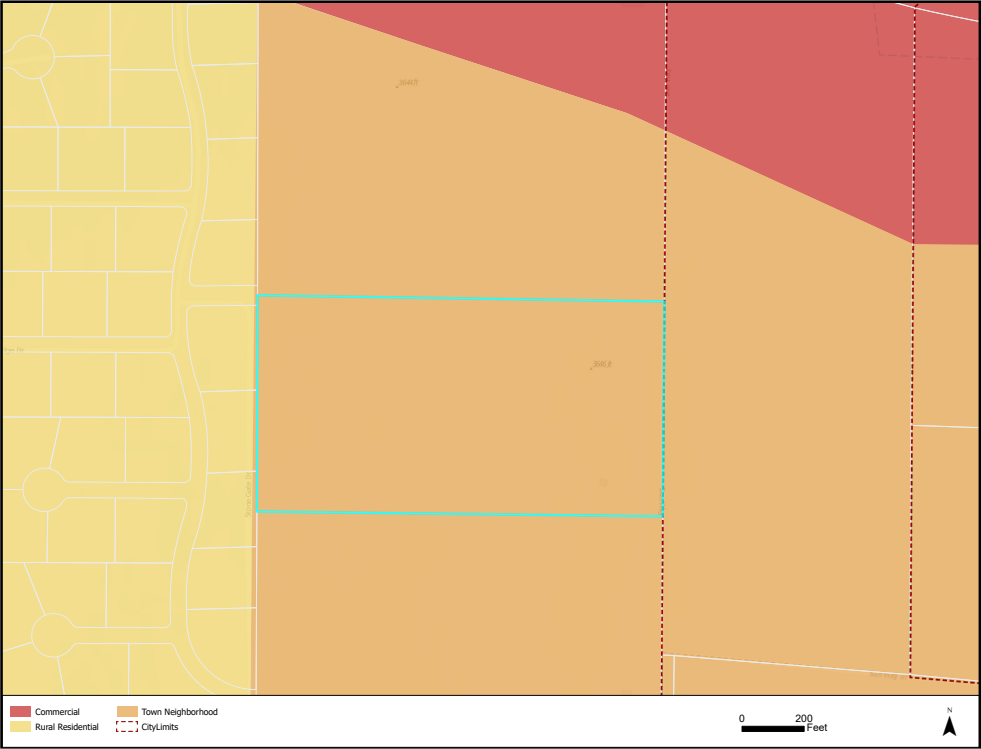
Zoning

Current Zoning:	County Jurisdiction
Current Land Use:	Vacant
Proposed Zoning:	R-2
Proposed Land Use:	Religious Institution

Surrounding Area

North:	Agricultural (County Jurisdiction)
South:	Agricultural (County Jurisdiction)
East:	Residential (R-2)
West:	Residential (County Jurisdiction)

FUTURE LAND USE MAP



Regulations

Twin Falls Municipal Code Section(s) 10-15

Future Land Use Category

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

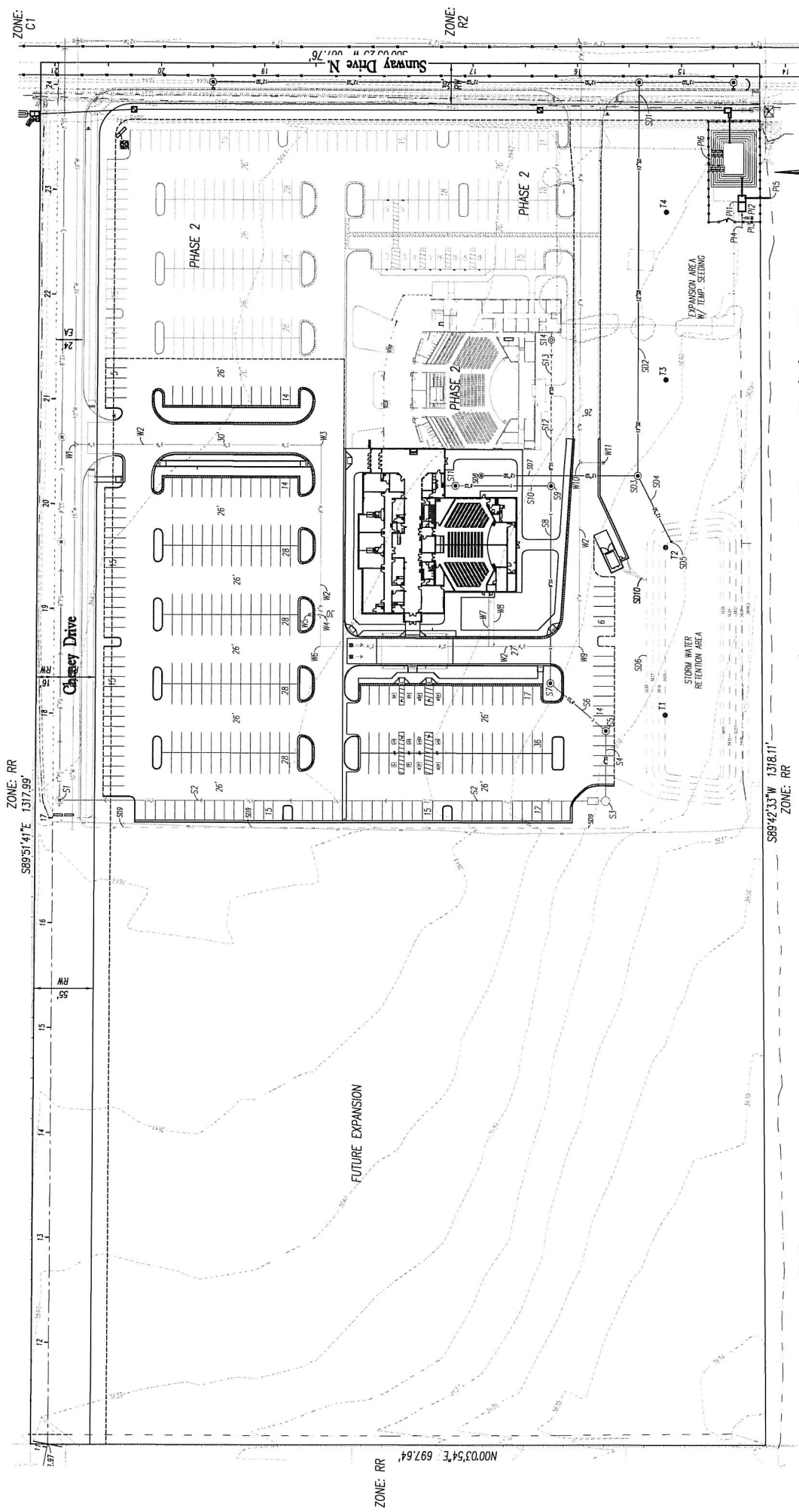
WESTERN HORIZON
ANNEXATION NARRATIVE

4a. The owner of this property is requesting annexation into the City of Twin Falls with a zoning designation of R2 residential and a special use permit to develop the property with City services for a religious facility.

4.b.i. The request is in conformance with the comprehensive plan and future land use plan as amended. In relation to the comprehensive plan, the proposed development provides connectivity to adjacent, established corridors. The facility operates outside of peak hour traffic patterns and will provide extension of public utilities and fire protection within the area as well as needed street improvements within the area.

4.b.ii. The proposed facility provides a use that blends well with all surrounding uses and provide an amenity to the neighborhood. The area to the immediate east is currently under development for a mixture of commercial and residential uses. The land areas to the north is a one-owner parcel which is bordered on Pole Line Road to the north and is primarily agriculture in nature at this point. The lands to the west and south are similar to the one on the north being uses primarily for farming. All immediate neighbors within the area have been visited with and are generally positive regarding the application.

4.b.iii. The intent is to develop the plan in two phases with emphasis on extension of utilities through the off-site corridor and then concentrate on the construction of the first phase of the church. The remainder of the land holdings to the west may be used for expansion in the long range future.



Annexation & Zoning Exhibit For BELIEVERS CHURCH

Located In
A portion of
SE4 NE4, Section 1
Township 10 S, Range 16 E, RM.
Twin Falls County, Idaho

Site Data

OWNER:	BELIEVERS CHURCH TWIN FALLS, ID 83303 224 S. MAIN ST. CONTACT: CLAY HAMBREZ	EXISTING ZONE:	RR	PROPOSED ZONE:	R2 WITH SPECIAL USE PERMIT
ENGINEER:	EDM ENGINEERS, INC. 621 N. COLLEGE RD. STE. 100 (208) 734-4888 CONTACT: DAVE THIBAUT	SETBACKS:	ALL BUILDING AND YARD SETBACKS WILL BE IN ACCORDANCE WITH THE CURRENT C.O.T.F. ZONING ORDINANCES.		
ARCHITECT:	PROJECT 29 ELEVEN (208) 834-2002 CONTACT: NED RUTKHAUER	EASEMENTS:	AS DEPICTED OR RECORDED BY SEPARATE DOC'S FOR UTILITIES AND ACCESS		
EXISTING USE:	CHURCH & ASSOC. USES (CONST. OVER 2 PHASES)	UTILITIES:	CITY WATER AND SEWER, PRIVATE PRESSURE IRRIGATION SYSTEM THROUGH TWIN FALLS CANYON COMPANY SHARES, JOINT TRENCH UTILITIES.		
PROPOSED USE:		STORMWATER:	STORM WATER FOR LOTS WILL BE MAINTAINED IN ACCORDANCE W/ CITY OF TWIN FALLS STDS.		
		LAND AREA:	20.96 ACRES		



Twin Falls Planning & Zoning Commission Minutes

Tuesday, June 10, 2025, 6:00 PM

203 Main Ave East
Twin Falls, ID 83303

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

NAME called the meeting to order at 06:00 PM

Members Attending: Zimmerman, Rambur, Weatherford, Gomes, Bulkley

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

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Request to approve minutes from the following meeting: May 13, 2025, and June 4, 2025.

Commissioner Bulkley made a motion to approve the consent calendar, as presented.

Commissioner Rambur seconded the motion.

4) Items of Consideration

5) Public Hearings

- a) Request for a Special Use Permit to allow an Indoor recreation facility on property located at 3227 Eldridge Ave. c/o Lisa Lekkerkerk on behalf of Eduardo Garcia and Fabiola Aguilar (PZ25-0055).

Staff Presentation:

Planner Ebersole presented the request for a Special Use Permit to allow an Indoor recreation facility on property located at 3227 Eldridge Ave. c/o Lisa Lekkerkerk on behalf of Eduardo Garcia and Fabiola Aguilar (PZ25-0055).

Approval of this special use permit would allow the applicant to construct the sports arena and operate as such.

City Code 10-4-10 states “a special use permit is required for “an indoor recreation facility” in the M-2, Heavy Manufacturing zone.

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.

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

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

The property is zoned M-2, Heavy Manufacturing District. The shell building was constructed in 2024 and is currently vacant.

The applicant will be running an indoor sports arena, primarily for soccer. The plan is to be open every day from 9:00 am – 9:00 pm, with a schedule built for open play, team trainings, and league play.

The facility can be used for tournament play and can be rented out for public and private trainings and team practices. When not in use for soccer, the facility may be converted for

batting cages for baseball/softball practice. There are currently no other facilities in the city offering the same amenities.

The anticipated traffic for the facility is between 50 – 100 people a day, with tournaments having between 100 – 150 people coming in and out of the facility in a single day. There is paved parking on site, and the number of required spaces will be evaluated with the building permit review. Parking should be available for the vehicle traffic of players, spectators, and the five (5) employees for the facility.

As this property is in the M-2 zone, surrounded by manufacturing facilities, there is little concern for issues with noise, glare, or odor from the facility.

The 2016 Comprehensive Plan; “Grow With Us” designates this area as appropriate for “Industrial” use, which allows for a variety of uses integrated with the manufacturing facilities in the area. Staff has determined the proposed use is compatible with the comprehensive plan.

Based on the standards for approval, staff does not foresee negative impacts related to the land use and will serve a need in this city and for its citizens.
Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project.

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

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

Public Hearing: Opened and closed with no public input

Discussions Followed:

The commission feels this is a good location and likes the project.

MOTION: Commissioner Weatherford moved to approve the request for a Special Use Permit to allow an Indoor recreation facility on property located at 3227 Eldridge Ave. c/o Lisa Lekkerkerk on behalf of Eduardo Garcia and Fabiola Aguilar (PZ25-0055). Commissioner Bulkley seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- b) Request for a Variance, to reduce the required building setback distances, on property located at 689, 687 and 677 Washington St N. c/o EHM Engineers, Inc on behalf of Zey, LLC (PZ25-0044).

Staff Presentation:

Planner Ebersole presented the request for a Variance, to reduce the required building setback distances, on property located at 689, 687 and 677 Washington St N. c/o EHM Engineers, Inc on behalf of Zey, LLC (PZ25-0044).

Per City Code 10-4-7, buildings within the C-1 Zone are required to meet a Front Yard Setback of 35 feet on major arterials, and 15 feet on all other streets.

Per City Code 10-7-6, buildings are required to meet additional Front Yard setback distances along certain roadways. The setback for Washington Street North is 80 feet, with the setback for Caswell Avenue at 52 feet, as measured from the center of the street.

Per City Code 10-13-2-1, the Commission may authorize variances from the terms of Title 10 that will not be contrary to the public interest, where special conditions apply that would result in unnecessary hardship.

The Variance Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application. The Commission shall make a decision on the request within thirty (30) days after the public hearing. 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.

The Variance request must meet the five criteria for approval:

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district.
2. That a literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this title.
3. That special conditions and circumstances do not result from the actions of the applicant.
4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this title to other lands, structures or buildings in the same district.
5. That a literal enforcement of the provisions of this title would result in unnecessary hardship. For purposes of this section, where a reasonable conforming use is, or can be, located on a lot or parcel, there is no unnecessary hardship.

In 2000, the City Council adopted the Front Yard Setback code, 10-7-6, modifying the front yard setback along Arterial streets and Collector roads. This modification was made to account for future road expansion, as needed by the city. Around 2010, Washington Street North was widened from two (2) lanes to four (4) lanes, with turning lanes created at needed intersections. This widening project took place from Addison Avenue to Pole Line Road, completed in multiple phases. The project required the City to acquire private property from residential and business owners along Washington Street North to create the extra lane and infrastructure, making those properties legal non-conforming due to the reduction of the front yard setbacks.

The property is zoned C-1, Commercial Highway District.

The applicant is asking for a front yard setback reduction from Washington Street North, as well as the side yard setbacks abutting the residential neighboring properties.

With the Washington Street North widening project, property front yard setbacks were reduced from the required street centerline building setbacks. The residential properties along Washington Street North were reduced significantly, making those properties legal non-

conforming properties. As those properties stand today, the reduced front yard setbacks are allowed. If those property owners choose to expand or alter the properties, there is a permitting process that must be followed and approved prior to any property becoming more non-conforming.

Any new development along Washington Street North or Caswell Avenue is required to meet the current zoning code, including setbacks. Per 10-7-6, the centerline setback for Washington Street North is 80 feet, with the setback for Caswell Avenue at 52 feet, as measured from the center of the street. The properties are also subject to a 15' front yard setback, measured from property line. Properties in the C-1 zone abutting residential properties have a required side yard setback of 25 feet from the property line.

Using the required setbacks leaves a small building footprint. The applicant is asking to reduce the front yard setback to eight (8) feet from the property line along Washington Street North, following the legal non-conforming residential properties, to the south, along Washington Street North. Furthermore, the applicant is asking to reduce the side yard setback to 5'-10' from the property lines that abut residential properties.

The Variance request must meet the five criteria for approval:

1. **That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district.** *Because of the Washington Street North expansion project, the existing properties lost street frontage, making the properties legal non-conforming. With the current setback regulations, the building envelope for the properties is much smaller than other properties in the C-1 zoning district. Portions of this property are located in a flood plain, reducing the allowed buildable land. With Washington Street North having a raised median, it restricts access to the property with a right in, right out only access, requiring access points on Washington Street North and Caswell Avenue West.*
2. **That a literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this title.** *The applicant has stated that a building of 4,500 sq. ft. is not able to be placed on this property, meeting current front, centerline, and side setback requirements, as well as meeting access and drive isle requirements. While this may be true, a smaller building footprint may be able to be configured and built on site to meet the current requirements. While the C-1 zone allows for many commercial uses, this site is limited to what could be built there based on the lot size, the flood plain, and setback requirements. A large, big box store would not fit, and the tenant space is limited. Based on an average size Tenant Improvement space of 1,500 square feet, this lot would not allow for more than three if the applicant was allowed to build the 4,500 square foot building, as requested.*
3. **That special conditions and circumstances do not result from the actions of the applicant.** *The applicant is asking for the variance to the setbacks due to the diminished building footprint due to current setback and floodplain regulations. The applicant is not asking for any additional land use changes. The right in, right out access limitation is not the fault of the applicant.*
4. **That granting the variance requested will not confer on the applicant any special privilege that is denied by this title to other lands, structures or buildings in the same district.** *Approving this variance would allow for the vacant properties to be*

developed as submitted in this request. Making allowances for setbacks due to the diminished building footprint does not change any other regulations that the applicant will have to meet with regard to building, engineering, fire, or other zoning codes. The land use of commercial office/retail space is now an outright permitted use in the C-1 zone, and could be built today, following the current code. The existing properties to the south are now legal non-conforming buildings, and have a separate permitting process to go through for any expansion.

5. **That a literal enforcement of the provisions of this title would result in unnecessary hardship. For purposes of this section, where a reasonable conforming use is, or can be, located on a lot or parcel, there is no unnecessary hardship.** *The commission is tasked with deciding whether a variance is required to have any development on these properties. A smaller building may be able to be developed on site using the diminished footprint, although the cost of the development may be a hardship for the applicant if the costs outweigh the return on investment.*

The applicant has stated in the narrative that the building envelope left by the current setback requirements is too small to build anything usable, therefore making the property unbuildable by current standards. The applicant would like to use this property for retail/office space for a building of approximately 4,500 square feet, situated along the southern piece of property. The eight (8') foot setback request is only for the portion of building to the far south. The side setback variance affects the southern and western boundaries of the project bordering residential properties, with multiple setbacks ranging from five (5') feet to ten (10') feet. The existing residential property owners may be adversely affected by this request, due to the close proximity of the building to their residential properties. A condition may be added that requires the applicant to plant a landscape buffer between the commercial building and the bordering residential properties to help mitigate any noise disturbance that may occur.

The proposed building has been located along the southern and western portions of the property. The northern portion of the property is located in the flood plain, restricting any building on that portion of property. The flood plain map is attached, showing the portion of property located in the flood plain. Parking spaces are allowed to be placed in that location.

The required parking is placed along the Washington Street North frontage, with access to the property on Caswell Avenue West and Washington Street North. The access points are both right in only access, directing traffic one way through the parking lot. Washington Street North has a raised median, restricting vehicles from turning left onto Washington Street North.

The current parking and landscaping requirements will need to be met with the building permit, with Washington Street North having a 10-foot gateway arterial landscape requirement, per Title 10-7-12 (B). Approving this variance request would allow the applicant to alter this requirement as they are asking for the setback to be reduced to 8 feet where the building fronts Washington Street North. Allowing this reduced setback would create a smaller arterial landscape strip where the building fronts Washington Street North.

The proposed side yard setbacks are very close to the surrounding residential neighbors. The applicant has sent a letter to the surrounding neighbors stating their intent for the property (included in the packet), and, as of this staff report being written, there have been no public comments sent to the city regarding the request, in favor or against.

The 2016 Comprehensive Plan; “Grow With Us” designates this area as appropriate for “Neighborhood Commercial” which is designed to complement the neighborhood character, providing supporting services and small-scale commercial for the surrounding neighborhood. Upon conclusion, should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to a landscape buffer between the commercial building and the bordering residential properties to help mitigate noise disturbance. Per Title 10-11-4(B)2, whenever bushes or trees are used as screening/buffer, the screening height may not be less than three feet (3') at the time of planting, providing a minimum height of six feet (6') is achieved within six (6) years after planting.

Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project. The Commission may approve, approve with conditions, or deny the request.

Applicant Presentation:

David Thibault from EHM Engineers, Inc, presented on behalf of the applicant. He explained the problem the setback causes for building on the lots.

PZ/Questions & Comments:

- Commissioner Bulkley asked if there is a way to not have to come in for a variance.
- Planner Ebersole explained that right now code verbiage states that this is the way to do this. Going forward with code rewrite this will be easier.

Public Hearing: Opened and closed with no public input

Discussions Followed:

The commission feels this will work on the property and likes the idea being presented.

MOTION: Commissioner Rambur moved to approve the request for a Variance, to reduce the required building setback distances, on property located at 689, 687 and 677 Washington St N. c/o EHM Engineers, Inc on behalf of Zey, LLC (PZ25-0044). Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- c) Request for a Variance, to reduce the required front building setback distance to 20 feet, on property located at 448 Addison Ave. c/o Rich Davis (PZ25-0050).

Staff Presentation:

Senior Planner Klaver presented the request for a Variance, to reduce the required front building setback distance to 20 feet, on property located at 448 Addison Ave. c/o Rich Davis (PZ25-0050).

Per City Code 10-4-7, buildings within the C-1 Zone are required to meet a Front Yard Setback of 35 feet on major arterials, and 15 feet on all other streets.

Per City Code 10-7-6, buildings are required to meet additional Front Yard setback distances along certain roadways. The setback for Washington Street North is 80 feet, with the setback for Caswell Avenue at 52 feet, as measured from the center of the street.

Per City Code 10-13-2-1, the Commission may authorize variances from the terms of Title 10 that will not be contrary to the public interest, where special conditions apply that would result in unnecessary hardship.

The Variance Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application. The Commission shall make a decision on the request within thirty (30) days after the public hearing. 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.

The Variance request must meet the five criteria for approval:

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district.
2. That a literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this title.
3. That special conditions and circumstances do not result from the actions of the applicant.
4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this title to other lands, structures or buildings in the same district.
5. That a literal enforcement of the provisions of this title would result in unnecessary hardship. For purposes of this section, where a reasonable conforming use is, or can be, located on a lot or parcel, there is no unnecessary hardship.

The property is located in the Original Townsite Plat for Twin Falls, which was created in 1904. The original configuration of this lot was around 9,000 Square feet. This plat has the front property line utilizing 35 feet from the centerline of Addison Avenue. In 1994, the State of Idaho purchased a little more than 18 feet for right-of-way expansion from this lot. This effectively reduced the lot by roughly 2,000 Square feet. In the 70's the neighbor to the east purchased 808 Square feet of property to make the configuration today which is around 6,000 Square feet. A typical lot in the Twin Falls Original Townsite was 50' x 125' or 6,250 Square feet.

By 1978, the house was removed and has been land has been vacant since.

In 1999 the centerline setback code section (10-7-6) was instituted which required a building setback of 80 ft from the centerline of Addison Avenue.

That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district.

The applicant's narrative talks about the front yard setback not being applied to the neighboring properties. Where this is an historic plat and most houses existed prior to the 1999 centerline setback, this would be true. These existing structures are now considered legal, nonconforming and would require zoning approval for a change of use or expansion of the building footprint. Where this code section doesn't apply to all properties within the R-6 designation, an argument could be made that this regulation/circumstance is not applicable in the same district for other properties. However, this regulation is uniformly enforced for the designated collectors and arterials. Furthermore, this property was substantially reduced when Addison Avenue was widened by the State in 1994.

That a literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this title.

Rights commonly enjoyed in the zoning designation of R-6 PRO, are primarily residential with the ability to ask for some limited professional offices. The R-6 zoning designation allows by right single family, duplex, triplex, fourplex, and structures with 5+ units. This is the City of Twin Falls highest intensity, solely residential, zoning designation. For a property of this size, a single-family residence would be the most units that could be constructed on this property. A professional office could also be approved by a special use permit. The applicant is seeking to place a 600 square foot structure. This is not excessive and would be reasonable size for the surrounding area.

That special conditions and circumstances do not result from the actions of the applicant.

The applicant and previous owner did not result in this special circumstance. The lot has been in this configuration since the 70's and vacant since the late 70's.

That granting the variance requested will not confer on the applicant any special privilege that is denied by this title to other lands, structures or buildings in the same district.

One special privilege could be seen as this property would be fully permitted to build to the 20 foot setback as requested. Other properties that are less than the 80-foot centerline setback are considered legal non-conforming. Legal non-conforming structures need to go through a process to expand or change the use. This process isn't necessarily a huge process, however, it is another step these other properties would have to take, whereas granting this variance this property would not.

However, the Planning and Zoning Commission just heard and passed a recommendation to the City Council a text amendment which removed the Centerline setback requirement as found in 10-7-6. The City Council has not heard this text amendment and is not effective until an ordinance is passed, if it is passed at all. Staff has not heard negative comments on this proposed title amendment and anticipates this section being removed with the conclusion of the Title 10 rewrite.

That a literal enforcement of the provisions of this title would result in unnecessary hardship. For purposes of this section, where a reasonable conforming use is, or can be, located on a lot or parcel, there is no unnecessary hardship.

Utilizing the applicant's scale on the site plan, the current setbacks would result in a building area of a little over 760 Square feet. However, this would result in a triangle house which would pose some unique situations and may be seen as unnecessary and unreasonable.

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

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to vehicles not backing onto Addison Avenue. This may be done through access from the alleyway or an onsite turnaround. This condition shall be met at the time of the building permit.

Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project. The Commission may approve, approve with conditions, or deny the request.

Applicant Presentation:

Rich Davis explained the reason for his request.

PZ/Questions & Comments:

- Commissioner Weatherford asked if they were wanting to only put 1 home.
- Senior Planner Klaver explained it only allows for one.

Public Hearing: Opened and closed with no public input

Discussions Followed:

The Commission feels this will work for this property and the turnaround will not affect traffic.

MOTION: Commissioner Rambur moved to approve the request for a Variance, to reduce the required front building setback distance to 20 feet, on property located at 448 Addison Ave. c/o Rich Davis (PZ25-0050). Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0 to 1.

- d) Request for a recommendation to City Council for a Zoning Development Agreement/Zoning District Change, from Neighborhood Commercial to R6 High Density Residential, on property located at the 900 block of Falls Ave W. c/o EHM Engineers, Inc on behalf of Grandview Farms, LLC (PZ25-0039).

Staff Presentation:

Director Spendlove presented the request for a recommendation to City Council for a Zoning Development Agreement/Zoning District Change, from Neighborhood Commercial to R6 High Density Residential, on property located at the 900 block of Falls Ave W. c/o EHM Engineers, Inc on behalf of Grandview Farms, LLC (PZ25-0039).

Per City Code 10-6-1.7(E) approval of a ZDA shall be based on the following standards:

1. The proposed uses shall not be detrimental to any surrounding uses; nor shall they be detrimental to the health, safety and general welfare of the public.

2. Any variation from the underlying zoning district development requirements must be warranted by the design and amenities incorporated in the conceptual development plan.
3. The underlying zoning district and the conceptual development plan shall conform to the comprehensive plan.
4. Existing and/or proposed streets and utility services must be suitable and adequate for the proposed development

Per City Code 10-14-5, Zoning Map Amendment:

The commission 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 City Code 10-7-20.

Per City Code 10-6-1: A preliminary presentation of the request is required before a public hearing in front of the Planning & Zoning Commission. The preliminary presentation was held on Tuesday, May 13, 2025.

Once the commission makes a recommendation of the Zoning Development Agreement (ZDA) / Zoning District Change (ZDC) request, the item will go before City Council for public hearing and a final decision.

The property is currently zoned R2 NCO PUD, as part of the Meadow West PUD #274. This agreement was created and approved in 2017.

The property in question is located in the Neighborhood Commercial area of the PUD, created for a high-end retail/office village to complement the surrounding residential neighborhood.

As of today, the property has remained vacant.

A zoning development agreement (ZDA) is designed to accommodate appropriate combinations of uses that may be planned, developed, and operated as integral land use units either by a single owner or a combination of owners. A ZDA is intended to accomplish some, or all of the following:

1. Foster and promote a variety of appropriate land use combinations in a preplanned development pattern;
2. Encourage developers to use a creative approach in land development;
3. Retain and conserve natural land and topographic features;
4. Promote greater use of streetscape and pedestrian-oriented aesthetics;
5. Promote the creation and efficient use of open spaces;
6. Create flexibility and variety in the location of improvements on lots;
7. Provide flexibility in development standards to facilitate creative land development concepts.

Land uses in the ZDA shall conform to the standards and regulations of the underlying zoning district(s), unless otherwise approved and included within the ZDA. The ZDA shall be comprised of a list of land use exceptions being requested, any development exceptions requested and shall be incorporated into the conceptual development plan. The ZDA shall provide exceptions requested shall not be detrimental to any surrounding uses or to the health, safety and general welfare of the public.

The applicant has proposed to change the zoning of eight (8) acres to R6 ZDA, specifically Lots 1 – 12, Block 1, Meadow West Subdivision. This action will remove the lots from the original PUD, creating a new Zoning Development Agreement for multi-family use.

The R6 zone allows for multiple house dwellings (5 units or more) as an outright permitted use. This rezone would allow the developer to construct an apartment complex on the lots, adding more residential units to the area.

The applicant would like to create the Zoning Development Agreement to modify the allowed building height and off-street parking regulations listed in Title 10-4-6 (R6, Residential Multi-Family Household District) of city code.

Current code allows for buildings up to thirty-five feet (35') in height. The proposed ZDA would allow for buildings up to forty-two (42') in height.

Off-Street Parking regulations require two off-street parking spaces per residential unit. The proposed ZDA allows for the garage spaces to be counted towards the total required off-street parking. With 144 units proposed, the required parking would equal 288 parking spaces. Adding the garage spaces as counted as part of the required parking will allow the applicant to build less parking spaces on site.

The proposed apartment complex allows for 144 units per the site plan. There will be twelve buildings constructed, ranging from six – eighteen units per building. The six and twelve-unit buildings will have one-car garages located on the bottom floor, with the dwelling units located on the second floor. The eighteen-unit buildings will be three stories, with parking located in front of the units and the around the complex area.

Falls Avenue West and Grandview Drive is a high-traffic intersection, primarily residential, with a commercial gas station/convenience store directly to the North. The potential detrimental impacts on surrounding areas will be largely from more vehicles in the area, although the intersection and roads will be built to handle the increased traffic.

The original PUD agreement required Falls Avenue West to be constructed to city standards. The road has been constructed, but has failed inspection by the Engineering Department. A condition has been added to this request that Falls Avenue West must be constructed to city standards and approved by the Engineering Department. The ordinance for this request will not be taken forward to City Council for approval until there is confirmation of the road passing inspection.

The Future Land Use Map shows this area as Neighborhood Commercial, which allows for apartments. City staff finds the result of this change allows a transition between the commercial use to the north and the single family residential to the south, east and west, creating a mixed-use community.

Staff believes the layout of this project is well laid out, with the buildings being spaced apart and there being two accesses to the complex, located on the north and south sides of the properties. There is green space and landscaping surrounding the complex, which is cohesive with the surrounding area.

This specific project accomplishes a number of goals found in the Comprehensive Plan:

- **Land Use Goal 3:** encourage mixed-use developments. This area is close to the hospital and major retail and business locations, serving to provide resources for shopping and working environments for the residents.
- **Land Use Goal 5:** Create great neighborhoods with a wider range of housing types, mix of uses and amenities.

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

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to Falls Avenue West being constructed to city standards and approved by the Engineering Department prior to the ordinance for the request being signed by City Council.
3. Subject to a 6" raised concrete curb built on Falls Avenue West, from the Grandview Drive intersection to 375' west, as approved by the City Engineer. This will be enforced at time of first building permit.

Applicant Presentation:

David Thibault presented on behalf of the applicant. He gave some history of the property and the different options that have been proposed for this site and why they are asking for the change.

PZ/Questions & Comments:

- Commissioner Bulkley asked if they were asking to widen the road.
- David Thibault replied that both roads have been widened to city standards.
- Commissioner Bulkley asked if a traffic light was going in at the intersection.
- Director Spendlove explained that the City Engineer deems it appropriate as needed.
- Commissioner Bulkley asked about height if it's in line with other projects.
- Director Spendlove stated some are taller.
- Commissioner Gomes is concerned about the stacked parking.
- David Thibault stated that there will have to be some onsite supervision to make it work and not every unit will need 2 parking stalls.
- Commissioner Bulkley asked about the parking and how far off from standard are they asking.
- Director Spendlove replied it is not diminishing what is required. The City can't dictate where people park.

Public Hearing: Opened

- Glenn Kirby spoke on behalf of neighbors. He thinks a traffic signal is needed before the project is finished. They have concerns about the access roads and how much traffic will be going through their neighborhood. They feel traffic will go through the

neighborhoods to avoid the Grandview and Falls Ave intersection. They would like the road to be rerouted or possibly a speed bumps. They have questions about the green belt and if the new development will pay for maintenance of that. The last concern is the irrigation water and if they will be sharing, if they are, will there be enough water.

- Gerald Martens is the developer to the north and west. The intersection was designated as neighborhood commercial. He feels this is a perfect design for this corner.
- Troy Willie owns the market to the north and supports the project.
- Gary Wolverton is the owner of the project. He feels the area is nice with the homes.
- David Thibault replied that the traffic signal will be determined by the City Engineer. Access is compliant with city and fire code and will support the vehicles.
- Director Spendlove clarified this can be phased as far as building the unit but not changing the setup. They cannot change what they are building.

Public Hearing: Closed

Discussions Followed:

The Commission likes the project, but parking stall numbers are a concern.
Condition - parking

MOTION: Commissioner Bulkley moved to place a condition to remove the tandem parking exception from the ZDA. Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

MOTION: Commissioner Bulkley made a motion to approve the request for a recommendation to City Council for a Zoning Development Agreement/Zoning District Change, from Neighborhood Commercial to R-6 High Density Residential, property located at the 900 block of Falls Ave W. With staff recommendations and Commission added condition. c/o EHM Engineers, Inc on behalf of Grandview Farms, LLC (PZ25-0039). Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 4-0-1.

- e) Request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation of 3.06 acres on property located at the 500 block of South Hills Rd. c/o Gerald Martens (PZ25-0043).

Staff Presentation:

Planner Strickland presented the request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation of 3.06 acres on property located at the 500 block of South Hills Rd. c/o Gerald Martens (PZ25-0043).

Per City Code 10-15-1: Prior to annexation of an unincorporated area, the Council shall request and receive a recommendation from the Commission on the proposed plan and Zoning Ordinance changes for the unincorporated area. The Council shall not hold a public hearing, give notice of a proposed hearing, nor take action upon the plan, amendment or repeal until recommendations have been received from the Commission.

Per City Code 10-15-2 (A), the commission shall conduct at least one public hearing in which

interested persons shall have an opportunity to be heard. The hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

Currently, the subject property is undeveloped with no significant history. However, the surrounding property to the south was recently rezoned to R-2 as the second phase of the Sundance Subdivision. This development has a platted subdivision that will consist of 285 residential lots.

The subject property is located within the City's Area of Impact and abuts the city limits along the south and east side of the property. The property is designated as Town Neighborhood on the Future Land Use Map. This designation is characterized as residential with clustered developments consisting of 2-10 dwelling units per acre. Typical land uses found within this designation are single-family, duplex, townhomes, parks, recreational areas, schools and civic facilities.

Keeping in mind that the comprehensive plan designation is a guide and is not specific to property boundaries, the designation does represent what would generally be compatible with the surrounding area. With the property to the south being residential and with similar development to the north, rezoning the property to R-2 would be both compatible with the comprehensive plan designation and the neighboring properties.

Upon conclusion, prior to annexation of an unincorporated area, the council shall receive a recommendation from the commission on the appropriate zoning designation of the property. This recommendation will allow the council to hold a public hearing to make a final decision on the zoning designation and annexation of property. The recommendation from the commission may be to recommend approval as presented, recommend denial, recommend an alternative zoning designation or table the request to acquire new information.

PZ/Questions & Comments:

- Commissioner Rambur asked if they have a plat.
- Planner Strickland explained they have to annex first then they can plat.

Applicant Presentation:

Gerald Martens is the applicant and is the developer of the property to the east and west. would like to make it R-2 to match the area surrounding.

Public Hearing: Opened

- Dan Klien owns the property next door. He had a lot of questions about how the property would be allowed to be annexed and eventually built on. He doesn't like that a developer can buy property and be allowed to build but someone else was told they couldn't build on it. He feels a traffic light should be put up around that intersection.
- Gerald Martens replied that South Hills (3600 N) will get widened to match the west portion. They will plat this 3-acre portion.
- Commissioner Rambur asked about the split.
- Planner Strickland gave some history about the properties.

Public Hearing: Closed

Discussions Followed:

Commission likes the annexation and feels it makes sense to include this.

MOTION: Commissioner Weatherford moved to approve the request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation of 3.06 acres on property located at the 500 block of South Hills Rd. c/o Gerald Martens (PZ25-0043). Commissioner Gomes seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- f) Request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation of 52.55 acres on property located at 4100 N 2700 E. c/o EHM Engineers, Inc on behalf of South Canyon Farms, LLC (PZ25-0004).

Staff Presentation:

Planner Strickland presented the request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation of 52.55 acres on property located at 4100 N 2700 E. c/o EHM Engineers, Inc on behalf of South Canyon Farms, LLC (PZ25-0004). To initiate annexation, the property owner must request incorporation into the City Limits. The property must be within the city's utility services boundary, and either contiguous to or surrounded by the city. The subject property is contiguous along its southern boundary, and the service boundary in this area has been expanded westward to include properties along Pole Line Rd.

Per City Code 10-15-1, prior to the annexation of an unincorporated area, the City Council must seek and obtain a recommendation from the Planning and Zoning Commission regarding proposed plan and zoning ordinance changes. The Council shall neither hold a public hearing nor give notice of a proposed hearing, nor take any action on the plan, amendment, or repeal until the Commission's recommendations have been received.

Per City Code 10-15-2 (A), the Commission is required to conduct at least one public hearing, where interested parties can be heard. The hearing should focus solely on the proposed plan and zoning changes and shall not entertain comments on annexation (Ord. 2012, 7-6-1981).

After receiving a recommendation from the Planning and Zoning Commission, on April 7, 2025, the Council reviewed a request including the subject property and others south of Pole Line Rd W, aiming to amend the comprehensive plan and expand the city's utility service area. This amendment creates opportunities for properties to request annexation, zoning changes, and access to city services. The Council approved this request on June 2, 2025, by resolution. The comprehensive plan amendment enabled the Council to establish future land use designations for this area. The decision was to maintain a commercial corridor along Pole Line Rd W, with Town Neighborhood to the north and south of the corridor. These designations guide development patterns and are not bound by property lines but do serve as a visual aid for determining the division of commercial and residential planning allowing the commission to make a more compatible zoning recommendation.

Currently, this area is predominantly under county jurisdiction but generally exhibits a mixture of commercial and residential use to the south and east, with commercial areas adjacent to

Pole Line Rd. Properties in the area are primarily zoned either C-1 (Commercial Highway District) or R-2 (Residential Single-Family/Duplex):

- The R-2 Residential Zone supports residential development, ensuring sufficient personal space and privacy, protected from commercial and industrial intrusion, with centralized water and sewer services. Its main uses include single-family homes, duplexes, and complementary facilities like schools, religious institutions, cultural spaces, and parks.
- The C-1 Zone accommodates various commercial activities, offering businesses access to customers and is suited for major roadways.

Zoning needs to be generally aligned with the comprehensive plan and most suitable to the surrounding area. Because of this, Staff would recommend zoning the southern quarter-mile of the property as C-1, and the remainder as R-2 to be more harmonious with the neighboring zones. Rezoning the entire property as commercial would appear to be inappropriate given its lack of proximity to other commercial development along Pole Line Rd and the potentially adverse impact on an area that has historically been used for agriculture. A blend of commercial development along the highway with residential areas to the north would be considered more appropriate and align with the comprehensive plan amendments that were just made.

Upon conclusion, the Commission may recommend approval as it was requested, suggest an alternative zoning designation, recommend denial or table the request for additional information. This recommendation is then forwarded to the Council for a public hearing, to be followed by a final decision.

Applicant Presentation:

David Thibault presented on behalf of the applicant. He explained that they thought they had to zone with one zone.

PZ/Questions & Comments:

- Commissioner Rambur asked for clarification where the city was measuring from.
- David Thibault replied he would like to square off to make it easy.

Public Hearing: Opened and closed with no public input.

Discussions Followed:

Commission likes the applicants request for the C-1 north of the 1/4-mile line from Pole Line and R-2 south across the water line.

MOTION: Commissioner Rambur moved to approve the request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation of 52.55 acres on property located at 4100 N 2700 E. c/o EHM Engineers, Inc on behalf of South Canyon Farms, LLC (PZ25-0004). Commissioner Bulkley seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- g) Request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation of 20.96 acres on property located approximately at 1400 block of

Sunway Drive North (aka 2700 East) c/o EHM Engineers, Inc on behalf of Believers Church, Inc (PZ25-0054).

Staff Presentation:

Director Spendlove presented the request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation of 20.96 acres on property located approximately at 1400 block of Sunway Drive North (aka 2700 East) c/o EHM Engineers, Inc on behalf of Believers Church, Inc (PZ25-0054).

Per City Code 10-15-1: Prior to annexation of an unincorporated area, the Council shall request and receive a recommendation from the Commission on the proposed plan and Zoning Ordinance changes for the unincorporated area. The Council shall not hold a public hearing, give notice of a proposed hearing, nor take action upon the plan, amendment or repeal until recommendations have been received from the Commission.

Per City Code 10-15-2 (A): The commission shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. The hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

The property is currently utilized as a residential property. It is located in the Twin Falls City Area of Impact.

The Comprehensive Plan has designated this area as Town Neighborhood.

- The land uses typically found in the Town Neighborhood designation are: residential, schools, parks and recreation facilities, and civic facilities.

The proposed zoning for this request is Residential Single Household or Duplex District (R-2). This zone can be characterized by the following:

- Purpose Statement:
 - R-2 is "intended to promote and preserve residential development and to provide a low density residential environment with a mix of both single household and duplex dwellings in an area with ample space for personal privacy, private open space and free from encroachment by commercial and industrial activities. Centralized water and sewer facilities are required."
- Sample of Permitted Uses:
 - R-2: Single-family attached and detached; duplex; parks; etc.
- Heights:
 - R-2 is thirty-five (35') feet

The surrounding area is primarily in the County and zoned for larger lots. In December 2024, the City annexed the property on the east side of Sunway Drive N, which was zoned R-2 in this area. The R-2 designation seems to make sense in this area with trying to blend the county developments with proposed developments that were just annexed into the City.

The Commission is tasked to make a recommendation to the City Council by reviewing the comprehensive plan and the requested zoning designations compatibility with the future land use map designation.

The Commission will make a recommendation to City Council to approve the requested zoning designation, as presented, recommend denial of the requested zoning designation, recommend a different zoning designation or table the request for additional information.

Sample Motion:

1. *Move to recommend to City Council the subject property be zoned as presented with the R-2 zoning district.*
2. *Move to recommend to City Council the subject property be zoned _____.*
3. *Move to table the request for additional information.*

Applicant Presentation:

David Thibault presented on behalf of the applicant. They are asking for R-2 for the whole lot.

Public Hearing: Opened and closed with no public input

Discussions Followed:

Commission likes the R-2 designation for the property.

MOTION: Commissioner Bulkley moved to approve the request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation of 20.96 acres on property located approximately at the 1400 block of Sunway Drive North (aka 2700 East) c/o EHM Engineers, Inc on behalf of Believers Church, Inc (PZ25-0054). Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- h) Request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation of 3.86 acres on property located at 2521 Stadium Blvd. c/o David Kemp (PZ25-0049).

Staff Presentation:

Senior Planner Klaver presented the request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation of 3.86 acres on property located at 2521 Stadium Blvd. c/o David Kemp (PZ25-0049).

Per City Code 10-15-1: Prior to annexation of an unincorporated area, the Council shall request and receive a recommendation from the Commission on the proposed plan and Zoning Ordinance changes for the unincorporated area. The Council shall not hold a public hearing, give notice of a proposed hearing, nor take action upon the plan, amendment or repeal until recommendations have been received from the Commission.

Per City Code 10-15-2 (A): The commission shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. The hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

The property is currently utilized as a residential property. It is located in the Twin Falls City Area of Impact.

The Comprehensive Plan has designated this area as Commercial and Town Neighborhood.

- The land uses typically found in the Town Neighborhood designation are: residential, schools, parks and recreation facilities, and civic facilities.

The proposed zoning for this request is Residential Single Household or Duplex District (R-2). This zone can be characterized by the following:

- Purpose Statement:
 - R-2 is "intended to promote and preserve residential development and to provide a low density residential environment with a mix of both single household and duplex dwellings in an area with ample space for personal privacy, private open space and free from encroachment by commercial and industrial activities. Centralized water and sewer facilities are required."
- Sample of Permitted Uses:
 - R-2: Single-family attached and detached; duplex; parks; etc.
- Heights:
 - R-2 is thirty-five (35') feet

Where the surrounding zoning designations is primarily R-2 with some R-1, Staff believes either designation would fit with the Comprehensive Plan.

The Commission is tasked to make a recommendation to the City Council by reviewing the comprehensive plan and the requested zoning designations compatibility with the future land use map designation.

The Commission will make a recommendation to City Council to approve the requested zoning designation, as presented, recommend denial of the requested zoning designation, recommend a different zoning designation or table the request for additional information.

Sample Motion:

1. *Move to recommend to City Council the subject property be zoned as presented with the R-2 zoning district.*
2. *Move to recommend to City Council the subject property be zoned _____.*
3. *Move to table the request for additional information.*

Applicant Presentation:

David Kemp presented his request for the R-2 zone for annexation of the property.

PZ/Questions & Comments:

- Commissioner Rambur asked why he wanted to annex.
- David Kemp explained he has been working on it for 8-9 years and is ready to move forward with it. He would like to plat the property out.

Public Hearing: Opened

- Gary Nelson spoke in favor of the request.

Public Hearing: Closed

Discussions Followed:

Commission feels this is a good request and R-2 will fit this property.

MOTION: Commissioner Rambur moved to approve the request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation of 3.86 acres on property located at 2521 Stadium Blvd. c/o David Kemp (PZ25-0049). Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- i) Request for a recommendation for a Zoning Title Amendment to repeal and replace Title 10. Items to include are regulations pertaining to "Land Use Conditions". c/o City of Twin Falls (PZ24-0121).

Staff Presentation:

Director Spendlove presented the request for a recommendation for a Zoning Title Amendment to repeal and replace Title 10. Items to include are regulations pertaining to "Land Use Conditions". c/o City of Twin Falls (PZ24-0121).

Per 10-14-2, Title amendments may only be initiated by the Planning and Zoning Commission, City Council, or a property owner. This amendment was initiated by City Council in February 2018.

Per 10-14-4, Zoning amendments 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
- 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.

Per 10-14-5, the Commission shall hold a public hearing and make recommendations on proposed zoning amendments.

- A. Zoning Title Amendment: The commission, prior to recommending a zoning title amendment 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. Following the commission's hearing, if the commission makes a material change from what was presented at the public hearing, further notice and hearing shall be provided before the commission forwards the amendment with its recommendation to the council.

The Commission is tasked with making a recommendation to Council on the proposed text amendment. The Commission may recommend approval, approval with conditions, denial, or table the item to a date certain.

Sample main motions:

1. Move to recommend approval for the proposed zoning text amendment to the Land Use Conditions chapter of Title 10 as presented;
2. Move to recommend approval with conditions for the proposed zoning text amendment to the Land Use Conditions chapter of Title 10; or
3. Move to table the item to a date certain of _____

Public Hearing: Opened

- Francis Alves doesn't like the "owner occupied" wording for Accessory Dwelling Unit (ADU) portion of this chapter. She feels that if the owner sells it will force the new buyer to have to remove a lot of things.

Public Hearing: Closed

Discussions Followed:

Commission wants to remove the "owner occupied" portion and the household verbiage.

MOTION: Commissioner Bulkley moved to approve the request for a recommendation for a Zoning Title Amendment to repeal and replace Title 10. Items to include are regulations pertaining to "Land Use Conditions". c/o City of Twin Falls (PZ25-0121). Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

6) Upcoming Meeting(s)

- a) July 2, 2025 - Work Session - This is a public hearing
July 8, 2025.

7) Adjournment

The meeting adjourned at 10:21 PM

Jody Green

Jody Green, Planning Technician