



Twin Falls City Council Agenda

Monday, July 28, 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 21, Minutes.
By: Amy Luna, Deputy City Clerk
 - b) **ACTION ITEM:** Request to approve Accounts Payable for July 17-23, 2025.
By: Amy Luna, Deputy City Clerk
 - c) **ACTION ITEM:** Request to approve Findings of Facts and Conclusions of Law for the following: PZ25-0004 - Annexation for South Canyon Farms, LLC
PZ25-0054 - Annexation for Believers Church, Inc By:
William Klaver, Senior City Planner
 - d) **ACTION ITEM:** Request City Council to approve the Special Event Permit for the organizers of the St. Edward's Kermes - Hispanic Food Festival.
By: Wendy Davis, Parks and Recreation Director
- 4) Items of Consideration
 - a) **ACTION ITEM:** Request to confirm the re-appointment of Commissioner Terry McCurdy and Sharon Dowdle to the Historic Preservation Commission.
By: Lisa Strickland, City Planner
 - 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 approve a resolution of the City Council of the City of Twin Falls, Idaho proposing new fees and amending the City's Master Fee Schedule.
By: Breanna Howard, CFO
 - b) **ACTION ITEM:** Request 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).
By: Lisa Strickland, City Planner
 - c) **ACTION ITEM:** Request 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).
By: William Klaver, Senior City Planner
- 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 general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chairman may limit public testimony to no less than two (2) minutes per person.
 - Individuals are not permitted to give their time to other speakers.
 - However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chairman. The spokesperson shall be limited to 15 minutes.
 - Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing 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 Public Testimony.
9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chairman, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chairman may limit the time permitted for the answer.
10. The Mayor or Chairman shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, 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 21, 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, Planning and Zoning Director Jonathan Spendlove, Public Works Director Josh Baird, Economic Director Shawn Barigar, City Engineer Troy Vitex, Police Chief Matt Hicks, Fire Chief Mitchell Brooks, CFO Breanna Howard, Airport Manager Bill Carberry, City Planner Lisa Strickland.

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 Vollmer** 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 14, Minutes.
- b) Request to approve Accounts Payable for July 10-16, 2025.
- c) Request to approve July 16, 2025, Travel Requests.
- d) Request to approve a Trust Agreement for Sundance **Subdivision No. 4**, placing all lots in trust.
- e) Request to approve the Finding of Facts and Conclusions of Law for the following:
PZ25-0039 - ZDC/ZMA Grandview
- f) Request to accept the Improvement Agreement for the purpose of developing **Haven Rock Subdivision** public infrastructure for a future subdivision.

4) Items of Consideration

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

City Planner Strickland requested to adopt **Ordinance #O-2025-011** for Zoning District Change and Zoning Map Amendment for the Professional Office Overlay District.

MOTION: Council Member Reid made a motion to dispense with reading the rules and put **Ordinance #O-2025-011** on third and final reading by title only. **Vice Mayor Brown** seconded the motion. The Roll call vote showed all members present voting in favor of the motion. Approved 7 to 0.

Mayor Pierce read **Ordinance #O-2025-011** by title only.

Discussion ensued as follows: None.

MOTION: Council Member Reid moved to approve the request to adopt **Ordinance #O-2025-011** for Zoning District Change and Zoning Map Amendment for the Professional Office Overlay District. **Council Member Vollmer** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

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

Deputy City Manager Humble gave a presentation of the City Managers' recommended budget. Focus area 4, 5, & 6.

Discussion ensued as follows:

Council Member Reid: Asked for some clarification on the addition of sidewalks moving forward.

City Manager Rothweiler: Gave some instructions on the council projects.

Mayor Pierce thanked **Deputy City Manager Humble** for his presentation.

5) General Public Input

6) Advisory Board Report/Announcements

Vice Mayor Brown spoke about the MPO meetings.

Council Member Vollmer spoke about the National Night Out, August 5th, 2025, from 5-8 pm at City Park.

7) Public Hearings

- a) 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).

City Planner Strickland requested 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).

The applicant's representative spoke on the request.

Discussion ensued as follows: None.

Public Hearing Opened: 6:26 pm.

Public Hearing Closed: 6:27 pm

Discussion ensued on the following:

Vice Mayor Brown: Asked for some clarification.

Mayor Pierce: Asked about the conditions.

MOTION: Council Member Reid moved to approve the request for a proposed annexation of approximately 52 acres on property located at 4100 N 2700 E with a C-1 zoning and R-2 designation. c/o EHM Engineers, Inc., on behalf of South Canyon Farms, LLC (PZ25-0004) as presented and with all the conditions as recommended by staff. **Council Member Vollmer** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

- b) 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).

Planning and Zoning Director Spendlove requested 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).

The applicant's representative spoke about the request.

Discussion ensued on the following:

Council Member Reid: Asked for clarification on the layout.

Public Hearing Opened: 6:34 pm

Public Hearing Closed: 6:35 pm

Discussion ensued as follows: None.

MOTION: Vice Mayor Brown moved to approve the request for a proposed Annexation of 20.96 acres on property located approximately at 1400 block of Sunway Drive North (aka 2700 East) with an R-2 zoning designation. c/o EHM Engineers, Inc on behalf of Believers Church, Inc (PZ25-0054). **Council Member Vollmer** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

8) Adjournment

The meeting adjourned at 06:37 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)



BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:

Annexation
Application

South Canyon Farms, LLC
Applicant(s)

)
) FINDINGS OF FACT,
)
) CONCLUSIONS OF LAW,
)
) AND DECISION

This matter having come before the City Council of the City of Twin Falls, Idaho on July 21, 2025, for public hearing pursuant to public notice as required by law for Annexation with a zoning designation of C-1 and R-2, for 52 (+/-) acres located at 4100 N 2700 E and the City Council having heard testimony from interested parties being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has applied for Annexation with a zoning designation of C-1 and R-2, for 52 (+/-) acres located at 4100 N 2700 E.
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: July 3, 2025.
3. The property in question is zoned Area of Impact pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Twon 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, Agricultural; to the south, Pole Line Rd W; to the east, Agricultural; to the west, 2700 E.

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

CONCLUSIONS OF LAW

1. The application for Annexation with a zoning designation of C-1 and R-2, for 52 (+/-) acres located at 4100 N 2700 E is consistent with the purpose of the C-1 and R-2 Zone and is not detrimental to any of the outright permitted uses or existing special uses in the area.

2. The proposed annexation 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, 10-15-1(A) & (B) of the Twin Falls City Code.

3. The proposed use is proper use in the C-1 and R-2 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. Annexation 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 Annexation with a zoning designation of C-1 and R-2, for 52 (+/-) acres located at 4100 N 2700 E 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 Annexation with a zoning designation of C-1 and R-2, for 52 (+/-) acres located at 4100 N 2700 E is hereby granted as presented.

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. 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 ½ 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.

APPLICATION # PZ25-0004



BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:

Annexation
Application

Believers Church, Inc
Applicant(s)

)
) FINDINGS OF FACT,
)
) CONCLUSIONS OF LAW,
)
) AND DECISION

This matter having come before the City Council of the City of Twin Falls, Idaho on July 21, 2025, for public hearing pursuant to public notice as required by law for Annexation with a zoning designation of R-2, for 20.96 (+/-) acres located at the 1400 block of Sunway Drive N (aka 2700 East) and the City Council having heard testimony from interested parties being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has applied for Annexation with a zoning designation of R-2, for 20.96 (+/-) acres located at the 1400 block of Sunway Drive N (aka 2700 East).
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: July 3, 2025.
3. The property in question is zoned County Jurisdiction 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, Agricultural; to the south, Agricultural; to the east, R-2; to the west, Residential (County Jurisdiction).

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

CONCLUSIONS OF LAW

1. The application for Annexation with a zoning designation of R-2, for 20.96 (+/-) acres located at the 1400 block of Sunway Drive N (aka 2700 East) is consistent with the purpose of the R-2 Zone and is not detrimental to any of the outright permitted uses or existing special uses in the area.

2. The proposed annexation 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, 10-15-1(A) & (B) of the Twin Falls City Code.

3. The proposed use is proper use in the R-2 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. Annexation 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 Annexation with a zoning designation of R-2, for 20.96 (+/-) acres located at the 1400 block of Sunway Drive N (aka 2700 East) 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 Annexation with a zoning designation of R-2, for 20.96 (+/-) acres located at the 1400 block of Sunway Drive N (aka 2700 East) is hereby granted as presented.

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. 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.



Date: Monday, July 28, 2025
To: Honorable Mayor and City Council
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request to confirm the re-appointment of Commissioner Terry McCurdy and Sharon Dowdle to the Historic Preservation Commission.

Time Estimate:

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

Background:

Terms for the Historic Preservation Commission are set for 3 year terms. However, should a member resign prior to their term ending, the new appointee will complete the remainder of the term and be eligible to serve a full three-year term. Terry McCurdy and Sharon Dowdle have both served the remainder of a previous commissioner's term and are up for re-appointment.

Approval Process:

City Code 2-7-3 states: Historic Preservation Commissioners are appointed by the Mayor and confirmed by the City Council.

Budget Impact:

N/A

Regulatory Impact:

If approved, the commissioner's terms will expire June 2028.

History:

Terry McCurdy has served approximately 2 1/2 years and Sharon Dowdle has served for approximately 1 1/2 years. Having served partial terms, both have been very committed and would like to be reappointed for full terms.

Analysis:

N/A

Conclusion:

Upon conclusion, staff would recommend the re-appointment of Terry McCurdy and Sharon Dowdle to the Historic Preservation Commission. A majority vote by the City Council is needed to approve the request.

Attachments:

None



Date: Monday, July 28, 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 on Focus Area 2 Learning Community & Focus Area 3 Secure Community

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.

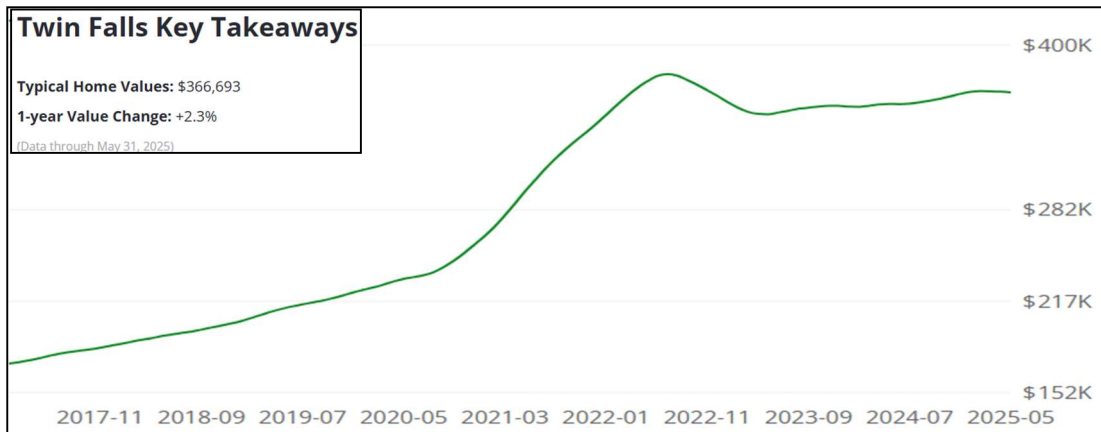
Though workforce entrants are increasing, participation hasn’t returned to pre-pandemic levels. If it had, the labor pool would be 2.3 million larger nationwide—more than Idaho’s entire population. Meeting rising demand for goods and services requires talent. Twin Falls must be an employer of choice 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

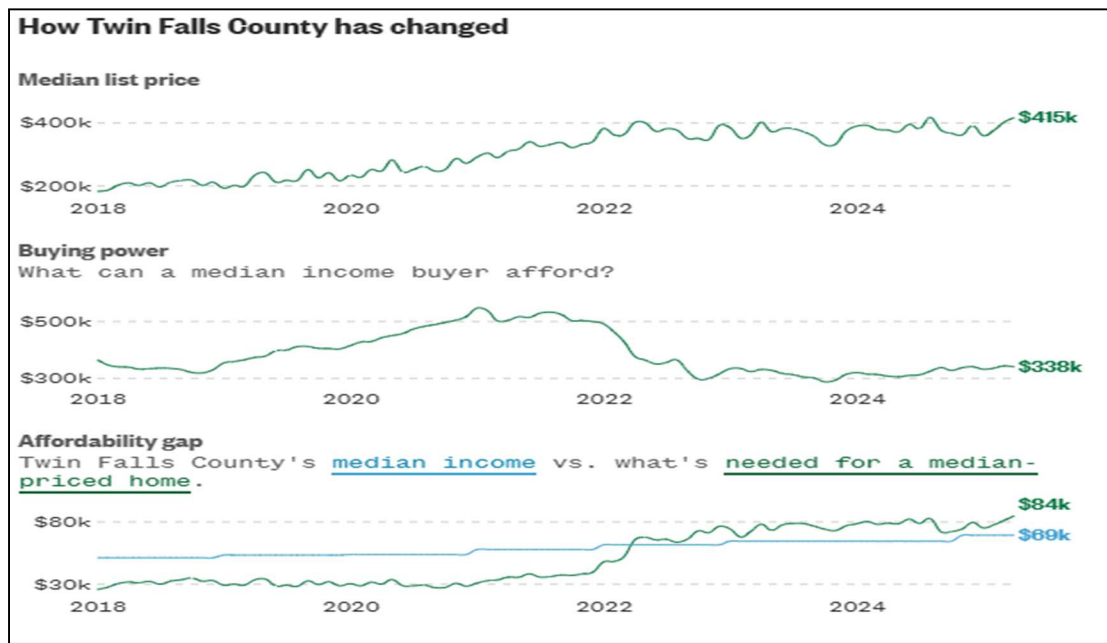
Twin Falls has been one of the fastest-growing housing markets in Idaho over the past decade. In January 2020, the median home value was \$225,965. It peaked at \$379,656 in July 2022, then dipped to \$351,116 in April 2023 as interest rates rose. By May 2025, it climbed back to \$367,696, with another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

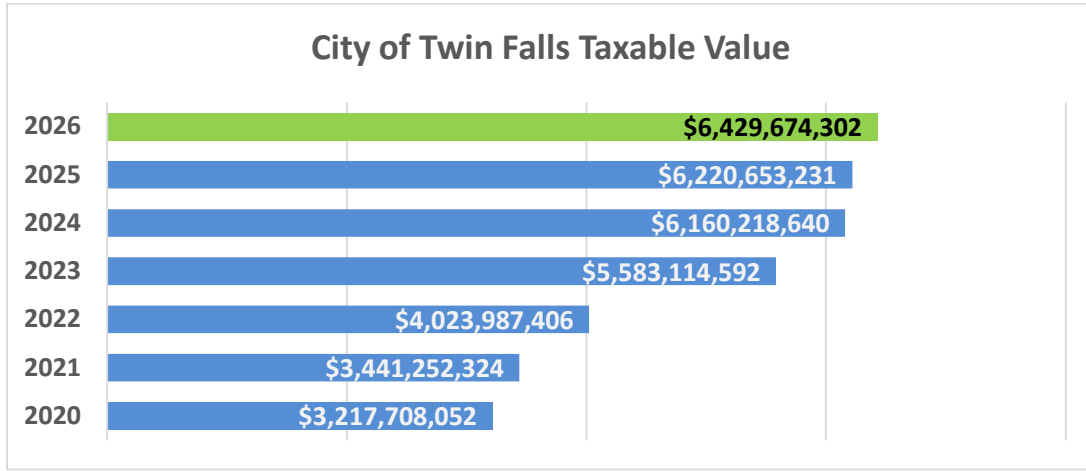
- 3 FTE Firefighters – \$247,519
- 1 FTE Chief Prosecuting Attorney – \$165,231
- 1 FTE Victim Witness Coordinator – \$92,566 (*to paid with opioid settlement funds*)
- 1 FTE Staff Engineer – \$120,776
- Funding to complete the Water Department organization plan – \$100,000
- Upgrade: Deputy City Clerk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

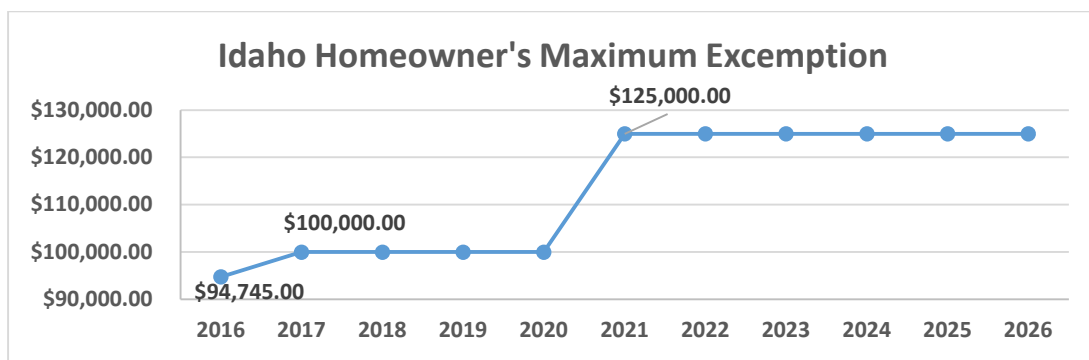
For FY 2026, the City of Twin Falls’ total taxable valuation increased by approximately \$209,021,071, or 3.36%, from \$6,220,653,231 to \$6,429,674,302. The increase includes \$83,867,304 from the net new construction roll (90% of the total valuation of approximately \$93 million). Without the new construction 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.

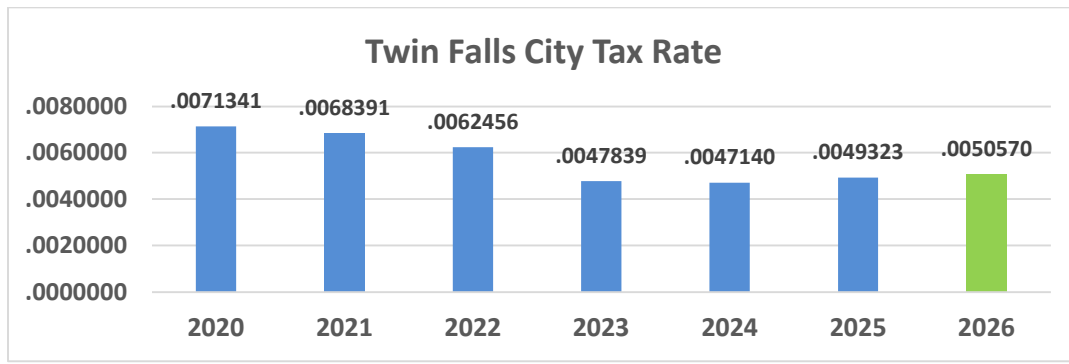
From 2006 to 2016 (FY 2007 to FY 2017), the maximum homeowner's exemption in Idaho was adjusted annually to align with statewide real property market trends. In 2016, however, the Idaho Legislature set this exemption at a fixed amount of \$100,000 for 2017 (FY 2018). This fixed rate remained unchanged 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.

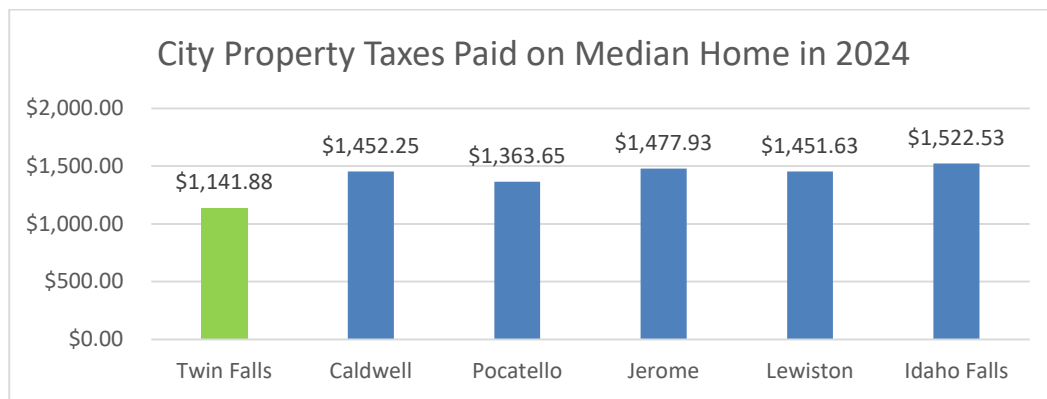


How does our Tax Rate compare to the other, large full-service Idaho cities?

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.

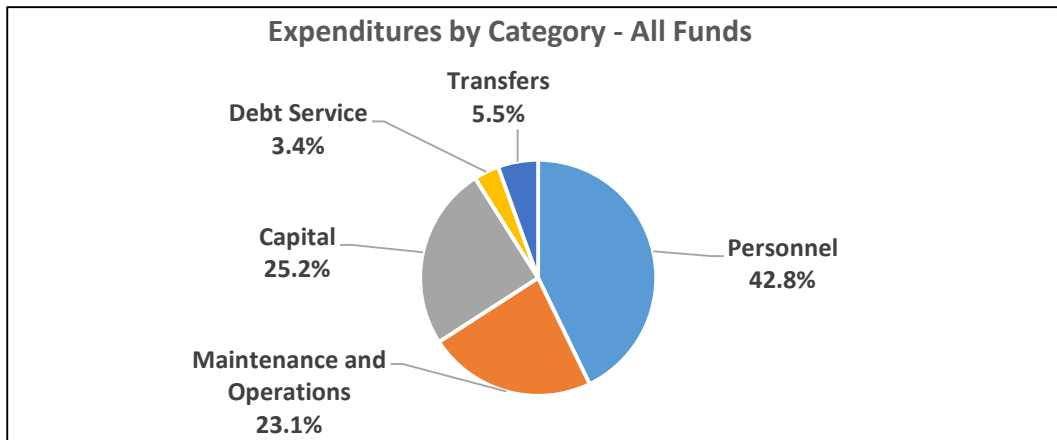


The cities of Boise and Meridian were intentionally excluded because they are not directly responsible for the transportation systems in their communities; that responsibility lies primarily with the Ada

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.

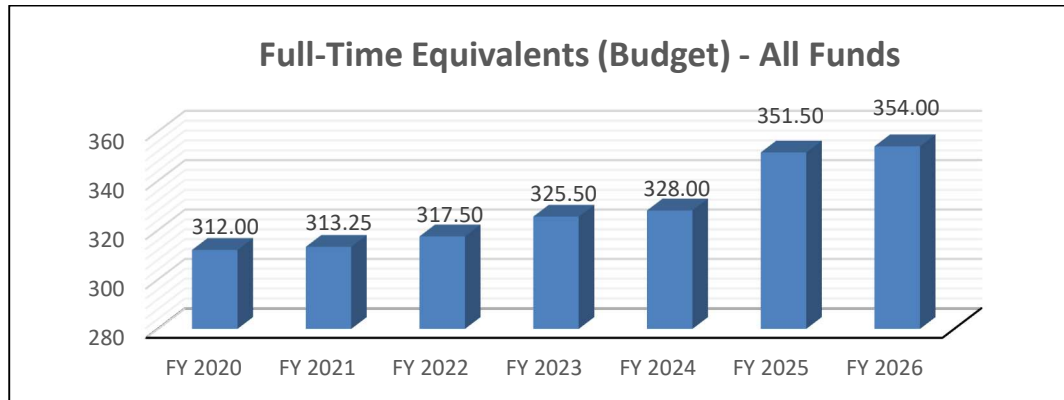
Personnel Expenditures in All Funds

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.

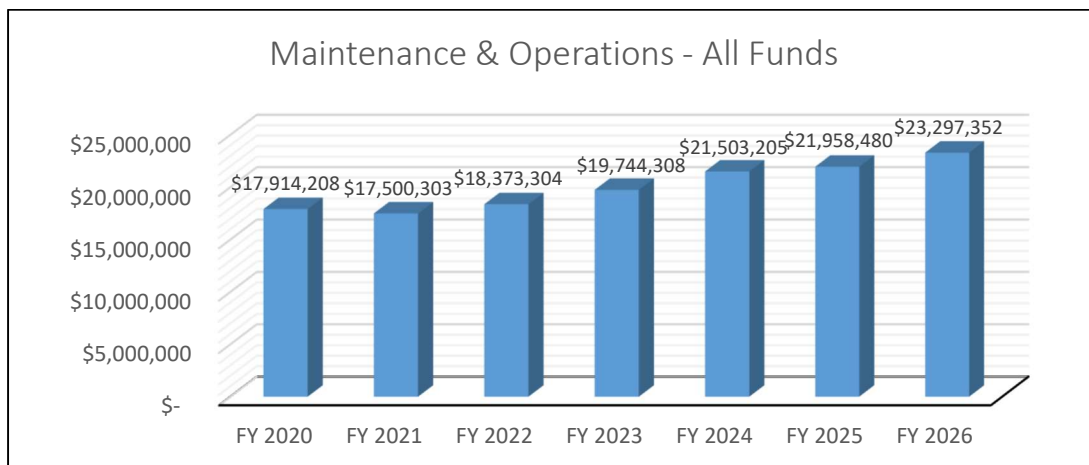
The City has a philosophy of adding full-time employees only when "need" and "sustainability" can be demonstrated. The City has an estimated population of 56,849. Based on that estimate, it has 6.2 employees per 1,000 of population. However, as the regional and urban center for a geographic area having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

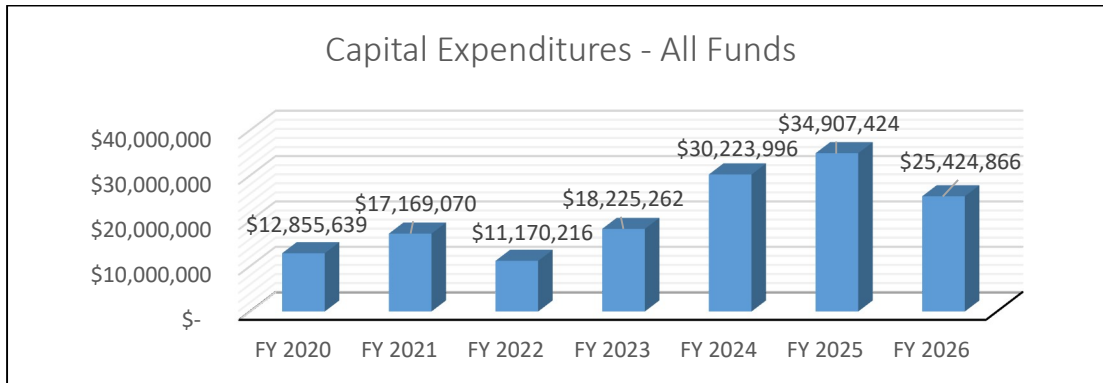


Capital Expenditures in All Funds

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.

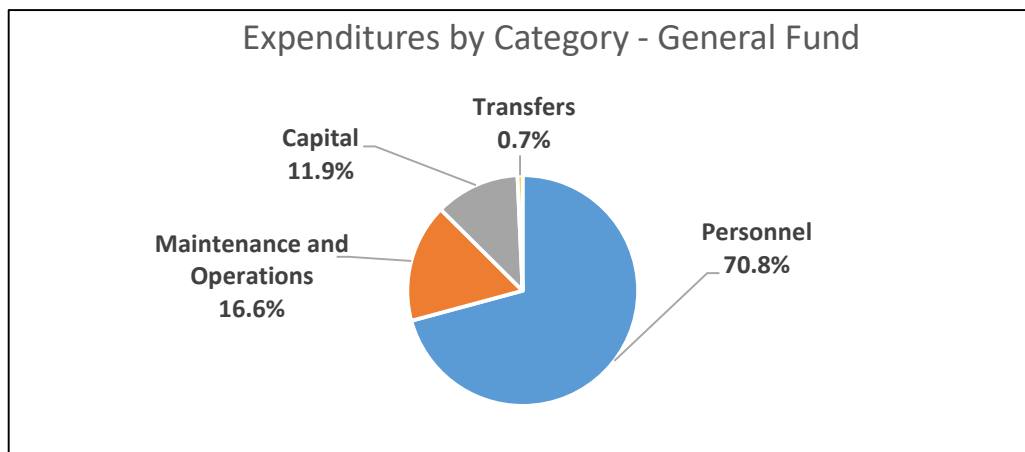
As demonstrated by the partial list above, the ongoing development, expansion, maintenance, and repair of these capital assets is necessary, recognizing the critical value of civil infrastructure to the economic, aesthetic, and functional viability of the City. For accounting purposes and based on the 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.



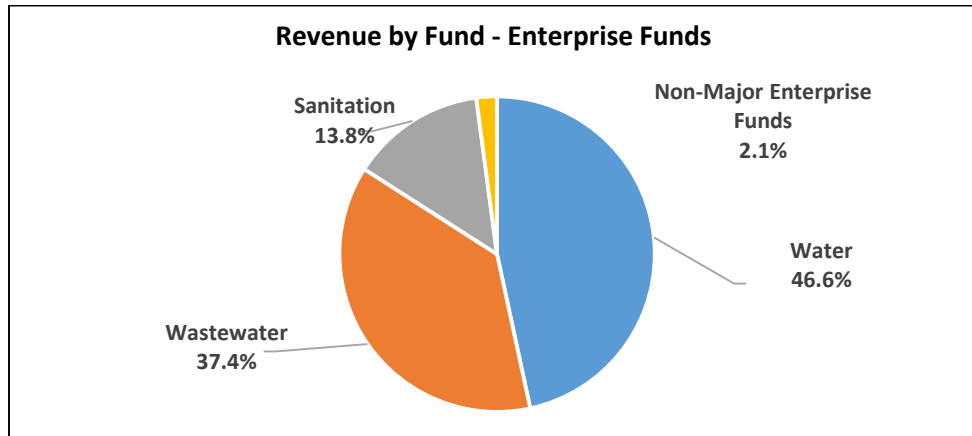
Enterprise Fund Expenditures and Revenue Overview

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 28, 2025
To: Honorable Mayor and City Council
From: Breanna Howard, CFO

ACTION ITEM

Request:

Request to approve a resolution of the City Council of the City of Twin Falls, Idaho proposing new fees and amending the City's Master Fee Schedule.

Time Estimate:

The estimated amount of time for this hearing is 10 minutes, with additional time for Council questions and public input.

Background:

Airport

To keep airport rates & fees in step with the increased cost of providing service to its users, we are requesting your consideration to adopt a resolution setting a new airport fee schedule to include the following proposed fees. The modest increases proposed are needed to help offset the cost of providing facilities and service.

The airport is also proposing a new Air Carrier Terminal Use fee of \$250.00 for each arrival/departure turn for air carriers providing less than 7 weekly arrival/departure pairs. This fee would be implemented if the airport were to ever receive service from a less than daily air carrier such as a charter operation or a low-cost carrier providing limited service.

Engineering

The water meter and main connection fees are increased to accommodate the increase in supplies and parts passed through from suppliers. The decreases in the water service fees are to correctly show the Water service fee without the meter cost included.

To help Developers obtain acceptance for subdivisions or builders obtain certificate of occupancies for buildings, Engineering has created a Pre-Acceptance bond for those projects that are substantially completed but not 100% complete. This allows them to obtain approval before they are fully completed but requires a cash bond in the amount of 300% of the engineers' estimate and a 1,200 non-refundable fee for the effort Engineering will spend in processing this request.

Right of Way permits on Arterials require a lot more effort by Engineering's traffic division due to the amount of impact it has on our traveling residents. The \$300 fee is to cover our time in PSA's, intricate traffic control reviews and continued inspections of the project to meet the schedule. There is also a 300% cash bond of an engineer's estimate required to be deposited before approval in case a contractor removes the roadway, the City would then have enough funds available to replace it in case contractor doesn't perform.

Right of way permits on Local and arterial roads is increasing from \$50 to \$75 just to cover the labor effort of engineering in these reviews for projects up to 300 LF in length. Beyond 300' in length of trenching, boring, or construction in the right of way, the cost will be \$0.25 per

linear foot to cover our continued inspection efforts.

Pressure Irrigation utility plans have been reviewed since original inception in the early 2000's however no fees have ever been charged for Engineering's effort in this review. The \$50 flat fee and \$7 per lot fee match our review fees for water and sewer already in place.

Police

The Police Department is proposing a price increase for three fingerprinting-related services: Fingerprinting Service (up to two cards per person), Private Security Employee Fingerprint (New/3rd Year), and Transient Vendor FBI Fingerprint Licensing. These increases are driven by several factors. First, the pricing for fingerprinting services has not been adjusted since the 1990s, despite inflation and rising operational costs. Notably, since March 2012, the State's charge to process nationwide fingerprint checks has increased by \$6.75 per print. The proposed fee adjustments are also tied to compensation increases for the department's lowest-paid records clerks, ensuring staff wages remain competitive and aligned with cost-of-living standards.

In addition, demand for fingerprinting services has risen significantly due to population growth, evolving regulatory requirements, and greater public awareness of fingerprinting obligations. To accommodate this increased demand, the Police Department now provides these services five days a week, from 8:00 AM to 4:00 PM.

Finally, the higher volume of service requests has led to increased wear on equipment, requiring more frequent maintenance and technological upgrades. A recent unplanned purchase of a new fingerprinting machine at a cost of \$7,500 underscores the financial impact of these requirements. The proposed fee increases are essential to maintaining service quality, funding necessary equipment investments, and ensuring staff compensation keeps pace with economic conditions.

Pool

In response to rising operational costs, including employee compensation and the increased expenses of goods and maintenance services, we are proposing fee adjustments to ensure the continued quality of our facility. We have carefully researched comparable facilities, such as the West Boise YMCA/Boise Aquatic Center and the Idaho Falls Wes Deist Aquatic Center, to ensure that our daily admission remains an excellent value. The daily admission increase includes a higher increase for adults and seniors, reflecting the greater access they have during the day when school is in session. The increase in punch pass costs directly aligns with this adjustment.

Family pass prices have been restructured to better reflect the number of people included, now defined as two adults and children under 18, and remain more cost-effective than purchasing two individual adult passes. An increase in private lesson fees will better cover the costs of lesson preparation and administration.

For our swim teams, a standardized individual monthly reservation fee will apply to all teams, except TFHS and CRHS due to a shared use agreement, ensuring fair use of pool lanes that are reserved from public access. These fees will not commence until November 10, 2025, to ensure they do not begin in the middle of the 2025 high school swim season.

Additionally, new birthday party fees have been introduced, including the option to add pizza to parties, and the availability of a new multiuse room available for rental after the building renovation.

Our overarching goal is to continue providing value to our community while maintaining fiscal responsibility.

Utility Billing

In the December 9, 2024, Master Fee Schedule, several Utility Billing fees were erroneously omitted that should have been maintained from the August 5, 2024, schedule. This correction reinstates these fees at their original amounts following Idaho Code § 63-1311A to ensure compliance while clarifying that these are neither new nor modified fees. Documenting them as "new" in official records is a procedural necessity for legal compliance, not an indication of fee introduction or alteration. This reinstatement upholds accurate financial reporting and regulatory adherence, reaffirming our commitment to transparency and consistency in municipal fee administration.

The fee for the fire hydrant meter is now distinctly separated from the general fire hydrant fee to clearly account for supplies and parts supplied through vendors. Additionally, a separate fee for unaccounted fire hydrant water usage is established, assessed based on an estimation of 348,000 gallons.

Approval Process:

The City Council must hold a public hearing on the proposed new and increased fees because the amounts to be charged are more than 105% of the last fees collected. After taking public input and comment, the Council will need to vote on the proposal. It will take a simple majority vote of the council to pass the fees, which will then be included in the Master City-Wide Fee Schedule.

Budget Impact:

The increased revenue is necessary to help fund increasing costs and operational expenses within the City of Twin Falls.

Regulatory Impact:

NA

History:

NA

Analysis:

NA

Conclusion:

Staff recommends the Council adopt the proposed fees in the Master City-Wide Fee schedule with an effective date of October 1, 2025.

Attachments:

1. 07-28-25 Master City-Wide Fee Schedule Resolution
2. 07-28-25 Exhibit B Master City-Wide Fee Schedule
3. 07-28-25 Exhibit B Master City-Wide Fee Schedule Footnotes
4. 07-28-25 Exhibit C Master City-Wide Fee Schedule Changes

RESOLUTION NO. 2025-012

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO,
PROPOSING NEW FEES AND AMENDING THE CITY'S MASTER FEE SCHEDULE.

Section 1: Proposed New Fees and Proposed Fee increase in excess of five percent (5%).

WHEREAS, Pursuant to Idaho Code Sections 63-1311 and 63-1311A the City would like to establish new fees and increase certain fees by more than five percent (5%); and,

WHEREAS, Pursuant to Idaho Code Section 63-1311A the City must hold a public hearing prior to approving a new fee or a fee increase in excess of five percent (5%); and,

WHEREAS, Notice of the Public Hearing was properly given pursuant to Idaho Code Section 63-1311A; and,

WHEREAS, Attached hereto and incorporated herein as Exhibit A is a list of all proposed new fees and proposed fee increases in excess of five percent (5%).

Section 2: Proposed Master Fee Schedule

WHEREAS, Attached hereto and incorporated herein as Exhibit B is the Master Fee Schedule, with proposed amounts.

WHEREAS, The City would like to repeal all other fee resolutions that are inconsistent with this Resolution.

WHEREAS, Attached hereto and incorporated herein as Exhibit C is a list of all changes made as part of the new Master Fee Schedule regardless of the amount.

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

Section 1: That the proposed new fees and fee increases listed in Exhibit A are approved.

Section 2: That the Master Fee Schedule, attached as Exhibit B, is approved and that all prior resolutions or parts thereof inconsistent with this Resolution are repealed.

PASSED BY THE CITY COUNCIL _____, 2025.
SIGNED BY THE MAYOR _____, 2025.

MAYOR

ATTEST:

DEPUTY CITY CLERK

Exhibit B
MASTER CITY-WIDE FEE SCHEDULE

Department	Description	Fee Amount	Fee Description
Airport	Private hangar land lease	\$ 0.1811	Per sq. ft., annual/ with CPI escalation adjust (see footnote Airport #1)
Airport	FBO land lease	\$ 0.2035	Per sq. ft., annual/ with CPI escalation adjust (see footnote Airport #1)
Airport	Commercial land lease	\$ 0.2035	Per sq. ft., annual/ with CPI escalation adjust (see footnote Airport #1)
Airport	Landing Fee (FAA 121, 135, or any acft over 12,500 lbs)	\$ 1.7300	Each, per thousand lbs. MGLW, \$13.78 min (see footnote Airport #2)
Airport	Airline terminal rates	\$ 19.0050	Per sq. ft., annual/ with CPI escalation adjust (see footnote Airport #1)
Airport	Restaurant	\$ 815.0400	Monthly with annual CPI escalation adjust (see footnote Airport #1)
Airport	Terminal car rental rates	10%	Monthly % gross revenue, \$25,000 MAG
Airport	Non-tenant car rental permit	\$ 150.000	Annual (see footnote Airport #3)
Airport	ARFF (over 9 seats)	\$ 88.213	Per hour, \$88.21 minimum (see footnote Airport #4)
Airport	Fuel flowage	\$ 0.09	Per gallon, monthly
Airport	Air Carrier Terminal Rate - Per Turn	\$ 250.00	Arrival/Dep. Pair - Terminal Use Fee - Per Use Agreement (See Footnote #6)
Airport	Tie downs to FBO's, STD Size	\$ 6.00	Monthly
Airport	Tie downs to FBO's, Over-Sized	\$ 7.00	Monthly
Airport	Land lease survey and recording fee	\$ 4,000.00	Land lease survey for County parcel recording (see footnote Airport #5)
Airport	Interest on past due	12%	Per annum, monthly
Airport	Parking violation, paid within 3 days	\$ 35.00	
Airport	Parking violation, paid outside of 3 days	\$ 50.00	
Airport	Parking violation, collection	\$ 25.00	
Airport	SIDA ID Badge New Application (Non-Refundable)	\$ 80.00	SIDA = Security Identification Display Area Access
Airport	SIDA ID Badge Application Annual Renewal (Non-Refundable)	\$ 55.00	
Airport	AOA ID Badge New Application (Non-Refundable)	\$ 55.00	AOA = Air Operations Area Access, Excludes SIDA Access
Airport	AOA ID Badge Application Annual Renewal (Non-Refundable)	\$ 55.00	
Airport	Failure to Return ID Badge/Replace Lost ID Badge (1st Occurrence)	\$ 55.00	
Airport	Failure to Return ID Badge/Replace Lost ID Badge (2nd Occurrence)	\$ 110.00	
Airport	Failure to Return ID Badge/Replace Lost ID Badge (3rd Occurrence)	\$ 165.00	Consideration of Revocation of Badge Privileges
Airport	Failure to Return Security Key/Replace Lost Security Key (Non-Refundable)	\$ 75.00	
Airport	Replacement of Damaged ID Badge	\$ -	No Charge for replacement of Damaged SIDA or AOA ID Badge
Building	Building permit fee \$1-\$500	\$ 22.00	Per application (see footnote Building #1)
Building	Building permit fee \$501-\$2,000	\$ 22.00	For the first \$500 + \$2.75 for each add'l \$100 or fraction thereof (see footnote Building #1)
Building	Building permit fee \$2,001.00 to \$25,000.00	\$ 63.00	For the first \$2k + \$12.50 for each add'l \$1k or fraction thereof (see footnote Building #1)
Building	Building permit fee \$25,001-\$50,000	\$ 352.00	For the first \$25k + \$9 for each add'l \$1k or fraction thereof (see footnote Building #1)
Building	Building permit fee \$50,001 to \$100,000	\$ 580.00	For the first \$50k + \$6.25 for each add'l \$1k or fraction thereof (see footnote Building #1)
Building	Building permit fee \$100,001 to \$500,000	\$ 895.00	For the first \$100k + \$5 for each add'l \$1k or fraction thereof (see footnote Building #1)
Building	Building permit fee \$500,001 to \$1,000,000	\$ 2,855.00	For the first \$500k + \$4.25 for each add'l \$1k or fraction thereof (see footnote Building #1)
Building	Building permit fee \$1,000,001.00 and up	\$ 4,955.00	for the first \$1,000,000.00 + \$2.75 for each add'l \$1k or fraction thereof (see footnote Building #1)
Building	Commercial Plan Review Fee		65% of the building permit fee
Building	Residential Plan Review Fee		30% of the building permit fee
Building	Residential demolition permit	\$ 22.00	
Building	Commercial demolition permit	\$ 42.00	
Building	Permit to move a building	\$ 42.00	
Building	Swimming pool permit	\$ 50.00	
Building	Re-inspection fee	\$ 50.00	
Building	Inspections for which no fee is specified	\$ 42.00	Per hour, min 1/2 hour (see footnote Building #2)
Building	Inspection outside of business hours	\$ 42.00	Per hour, min 2 hours (see footnote Building #2)
Building	Additional plan review fee	\$ 50.00	For all changes, additions, or revisions requiring review
Building	Temporary certificate of occupancy application: single family & duplex permits	\$ 500.00	Per application and extension
Building	Temporary certificate of occupancy retainer: single family & duplex permits	\$ 1,000.00	Refundable retainer
Building	Temporary certificate of occupancy application: non-single family & duplex permits	\$ 1,200.00	Per application and extension
Building	Temporary certificate of occupancy retainer: non-single family & duplex permits	1.50%	Percent of project value (\$5k min; \$75k max)
Building	Use of outside consultant		Actual costs include administrative and overhead costs
Building	Mechanical, Electrical, and Plumbing residential permit (1 and 2 family dwellings) 0-2,500 sq. ft.	\$ 120.00	Finished and unfinished, excluding garages and covered patios (see footnote Building #3)
Building	Mechanical, Electrical, and Plumbing residential permit (1 and 2 family dwellings) 2,501-4,000 sq. ft.	\$ 155.00	Finished and unfinished, excl. garages and covered patios (see footnote Building #3)
Building	Mechanical, Electrical and Plumbing residential permit (1 and 2 family dwellings) 4,001+ sq. ft.	\$ 200.00	Finished and unfinished, excl. garages and covered patios (see footnote Building #3)
Building	Mechanical, Electrical and Plumbing Other Installations	\$ 50.00	Flat fee (see footnote Building #4)

Exhibit B
MASTER CITY-WIDE FEE SCHEDULE

Department	Description	Fee Amount	Fee Description
Building	Mechanical, Electrical and Plumbing Commercial Permit \$501 - \$10,000	\$ 60.00	Plus \$.02 x project value (project value includes contract price of work plus value of owner supplied equipment and labor)
Building	Mechanical, Electrical and Plumbing Commercial Permit \$10,001-\$100,000	\$ 260.00	(Project value - \$10,000) x \$.01 + base fee (\$260) - (project value includes contract price of work plus value of owner supplied equipment and labor)
Building	Mechanical, Electrical and Plumbing Commercial Permit \$100,001+	\$ 1,160.00	(Project value - \$100,00) x \$.005 + base fee (\$1,160) - (project value includes contract price of work plus value of owner supplied equipment and labor)
Building	Mechanical, Electrical and Plumbing requested inspection fee	\$ 42.00	Per hour, 1/2 hour min
Building	Mechanical, Electrical and Plumbing re-inspection fee	\$ 50.00	
Building	Mechanical, Electrical and Plumbing plan check fee	\$ 42.00	Per hour, 1/2 hour min
Building	Small work permit	\$ 10.00	(see footnote Building #5)
Building	Work without permit - first violation fee	\$ 100.00	Or double the required permit fee - whichever is greater (see footnote Building #6)
Building	Work without permit - second violation fee	\$ 250.00	Or double the required permit fee - whichever is greater (see footnote Building #6)
Building	Work without permit - third violation fee	\$ 500.00	Or double the required permit fee - whichever is greater (see footnote Building #6)
Building	Work without permit - fourth and subsequent fee	\$ 1,000.00	Or double the required permit fee - whichever is greater (see footnote Building #6)
City Manager	RIDE TFT in-vehicle advertising	\$ 300.00	Monthly with no minimum commitment
City Manager	RIDE TFT vehicle wrap fee (min. commitment 1 year)	\$ 2,000.00	Monthly, 20% discount w/2 year commitment (see City Manager footnote #1)
Code Enforcement	Animal permits small animal	\$ 2.00	
Code Enforcement	Animal permits large animal	\$ 5.00	
Code Enforcement	Duplicate dog tags	\$ 1.00	
Code Enforcement	Fines not paid within 45 days	\$ 25.00	In addition to parking ticket of \$35 and \$75
Code Enforcement	Kennel fees	\$ 100.00	Annual
Code Enforcement	Parking tickets	\$ 35.00	
Code Enforcement	Parking tickets if not paid within 3 days	\$ 50.00	
Code Enforcement	Vehicles, equipment, prohibited on property 1st violation	\$ 100.00	
Code Enforcement	Vehicles, equipment, prohibited on property 2nd violation	\$ 200.00	
Code Enforcement	Vehicles, equipment, prohibited on property 3rd and subsequent violations	\$ 300.00	
Code Enforcement	Watering violations through stage 2 first violation	\$ 40.00	
Code Enforcement	Watering violations through stage 2 second violation	\$ 80.00	
Code Enforcement	Watering violations through stage 2, third and subsequent violations	\$ 120.00	
Code Enforcement	Watering violations through stage 3 first violation	\$ 80.00	
Code Enforcement	Watering violations through stage 3 second violation	\$ 160.00	
Code Enforcement	Watering violations through stage 3 third and subsequent violations	\$ 240.00	
Code Enforcement	Weed/rubbish violations first violation	\$ 100.00	
Code Enforcement	Weed/rubbish violations second violation	\$ 200.00	
Code Enforcement	Weed/rubbish violations third and subsequent violations	\$ 300.00	
Engineering	Pre-Acceptance Bond for Subdivision & Building permits for public infrastructure	\$ 1,200.00	Processing fee of \$1,200 non refundable plus 300% of engineers estimate with a minimum \$5000 whichever is greater refundable cash bond.
Engineering	Improvement reimbursement - application	\$ 200.00	Flat fee
Engineering	Improvement reimbursement - per lot	\$ 10.00	Per lot
Engineering	Improvement reimbursement for developments > 200 lots		Actual cost in time & materials
Engineering	Pressure Irrigation Service	\$ 1,290.52	Per lot
Engineering	Right-of-way permit	\$ 75.00	Flat fee of \$75 for all right of way permits up to 300 LF in length of frontage, trenching, or boring.
Engineering	Right-of-Way permits greater than 300 LF of frontage, trenching, or boring	\$ 0.25	Per Linear Foot
Engineering	Right-of-Way Permits on Arterials	\$ 300.00	Processing fee of \$300 non refundable plus a cash bond for 300% of engineers estimate refundable upon acceptance.
Engineering	Right-of-way permit, expiration penalty	\$ 15.00	Per day
Engineering	Subdivision review - preliminary plat	\$ 900.00	Flat fee
Engineering	Subdivision review - preliminary plat	\$ 25.00	Per lot
Engineering	Subdivision review - final plat	\$ 400.00	Flat fee
Engineering	Subdivision review - final plat	\$ 25.00	Per lot
Engineering	Subdivision review - conveyance plat	\$ 900.00	Flat fee
Engineering	Subdivision review - conveyance plat	\$ 25.00	Per lot
Engineering	Subdivision construction plan review - paving	\$ 75.00	Flat fee
Engineering	Subdivision construction plan review - paving	\$ 10.00	Per lot
Engineering	Subdivision construction plan review - pressurized irrigation	\$ 50.00	Flat fee
Engineering	Subdivision construction plan review - pressurized irrigation	\$ 7.00	Per lot
Engineering	Subdivision construction plan review (3rd) - paving	\$ 5.00	Per lot

Exhibit B
MASTER CITY-WIDE FEE SCHEDULE

Department	Description	Fee Amount	Fee Description
Engineering	Subdivision construction plan review - water	\$ 50.00	Flat fee
Engineering	Subdivision construction plan review - water	\$ 7.00	Per lot
Engineering	Subdivision construction plan review (3rd) - water	\$ 7.00	Per lot
Engineering	Subdivision construction plan review - sanitary sewer	\$ 50.00	Flat fee
Engineering	Subdivision construction plan review - sanitary sewer	\$ 7.00	Per lot
Engineering	Subdivision construction plan review (3rd) - sanitary sewer	\$ 7.00	Per lot
Engineering	Subdivision construction inspection	\$ 500.00	Flat Fee
Engineering	Subdivision construction inspection	\$ 25.00	Per lot
Engineering	Wastewater connection application industrial		Established by the City Council
Engineering	Wastewater connection application municipal permit		Established by the City Council
Engineering	Wastewater capacity fees		Connection to the WWTS
Engineering	Wastewater capacity - Single family	\$ 512.54	
Engineering	Wastewater capacity - Duplexes	\$ 408.47	Per dwelling unit
Engineering	Wastewater capacity - Mobile home	\$ 303.27	Per dwelling unit
Engineering	Wastewater capacity - Apartments	\$ 408.47	Per dwelling unit
Engineering	Wastewater capacity - Commercial, institution, and industrial capacity fee		Based on annual flows and strengths
Engineering	Wastewater capacity - Flow	\$ 3.411	Per 1,000 gallons
Engineering	Wastewater capacity - Biological Oxygen Demand (BOD)	\$ 1.356	Per pound
Engineering	Wastewater capacity - Total Suspended Solids (TSS)	\$ 1.376	Per pound
Engineering	Wastewater user charges group 1 - residential - single family		Use of wastewater collection and treatment system
Engineering	Water service permit - 1 inch water service	\$ 55.35	Assessed at subdivision construction plan approvals
Engineering	Water service permit - 1 1/2 inch water service	\$ 55.35	Assessed at subdivision construction plan approvals
Engineering	Water service permit - 2 inch water service	\$ 55.35	Assessed at subdivision construction plan approvals
Engineering	Water service permit > 2 inch		Fee determined by City Engineer
Engineering	Water service permit - nonstandard		Fee determined by City Engineer
Engineering	Water meter fee - 1 inch (Badger model #55)	\$ 449.28	Assessed with building permit
Engineering	Water meter fee - 1 1/2 inch (Badger model #120)	\$ 778.36	Assessed with building permit
Engineering	Water meter fee - 2 inch (Badger model #170)	\$ 1,025.20	Assessed with building permit
Engineering	Water service (complete) - 1 inch	\$ 3,088.47	Complete water service- mainline connection to meter
Engineering	Water service (complete) - 1 1/2 inch	\$ 3,933.90	Complete water service- mainline connection to meter
Engineering	Water service (complete) - 2 inch	\$ 4,553.93	Complete water service- mainline connection to meter
Engineering	Water service (complete) - > 2 inch		Fee determined by City Engineer
Engineering	Water service (complete) - nonstandard service size		Fee determined by City Engineer
Engineering	Water main connection - 1 inch tap	\$ 150.00	Connections to live water mains (tap by City crew)
Engineering	Water main connection - 1 1/2 inch tap	\$ 150.00	Connections to live water mains (tap by City crew)
Engineering	Water main connection - 2 inch tap	\$ 150.00	Connections to live water mains (tap by City crew)
Engineering	Water main connection - 4 inch tap	\$ 1,433.99	Connections to live water mains (tap by City crew)
Engineering	Water main connection - 6 inch tap	\$ 1,595.70	Connections to live water mains (tap by City crew)
Engineering	Water main connection - 8 inch tap	\$ 2,063.47	Connections to live water mains (tap by City crew)
Engineering	Water main connection - 10 inch tap	\$ 2,835.12	Connections to live water mains (tap by City crew)
Engineering	Water main connection - 12 inch tap	\$ 4,269.89	Connections to live water mains (tap by City crew)
Engineering	Water modeling - spot check	\$ 200.00	Spot check for static water pressure and fire flow
Engineering	Water modeling - proposed infrast. for new development		Fee determined by City Engineer
Engineering	Sewer modeling fee - proposed infrast. for new development		Fee determined by City Engineer
Engineering	Sewer service connection - permit	\$ 15.00	Processing the permit
Engineering	Sewer service connection inspection	\$ 90.00	Inspection of sewer service connection to main line
Fire	Blasting agents	\$ 25.00	
Fire	Blasting explosives	\$ 25.00	
Fire	Blasting bulk storage permit	\$ 100.00	
Fire	Daycare inspections	\$ 25.00	
Fire	Fireworks for public display permits	\$ 125.00	
Fire	Fire inspection reporting fee	\$ 30.00	Life safety systems, 3rd party reporting (LIV)
Fire	Fuel storage new installation	\$ 120.00	Inspections for above ground storage tanks
Fire	Fuel storage new installation above ground, under 1,100 gallons	\$ 50.00	
Fire	Fuel storage alter, modify, repair existing tank	\$ 50.00	
Fire	Fuel storage remove, abandon, place out of service	\$ 25.00	
Fire	Inspection of temporary firework stand	\$ 25.00	
Fire	Safe & sane firework application	\$ 25.00	
Fire	Temporary fireworks storage	\$ 100.00	

Exhibit B
MASTER CITY-WIDE FEE SCHEDULE

Department	Description	Fee Amount	Fee Description
Fire	Tent structure permit	\$ 50.00	Over 400 sq. ft. or for an awning over 750 sq. ft.
General	Alcohol catering permit	\$ 20.00	Per day (dictated by State Title 23, Chpt 9)
General	Airport violations	\$ 300.00	
General	Auctioneer's license	\$ 25.00	Annual
General	Beer license on premise, draught included	\$ 200.00	Annual draught and bottled or canned beer (dictated by City code 3-7-7)
General	Beer license on premise, draught not included	\$ 150.00	Dictated by City code 3-7-7
General	Beer license off premise	\$ 50.00	Dictated by City code 3-7-7
General	Beer and/or wine license transfer fee	\$ 5.00	Each, dictated by City code 3-7-6 and 3-9-7
General	Bench permit	\$ 50.00	
General	Burglar alarm systems 3rd false alarm	\$ 25.00	
General	Burglar alarm systems 4th false alarm	\$ 50.00	
General	Burglar alarm systems 5th false alarm	\$ 75.00	
General	Burglar alarm systems 6 and more	\$ 100.00	
General	Card room license fee	\$ 10.00	Each table
General	Commercial vending license fee	\$ 100.00	Annual
General	Copies per page	\$ 0.20	Per page over 100
General	Cost of disk	\$ 10.00	
General	Cutting a curb permit	\$ 10.00	
General	Going out of business license	\$ 25.00	
General	Jewelry auction sale permit	\$ 25.00	
General	Liquor license application fee	\$ 50.00	Dictated by City code 3-9-4
General	Liquor license fee	\$ 562.50	Dictated by City code 3-9-6 and State Title 23, Chpt 9
General	Parade application	\$ 25.00	
General	Returned payments	\$ 20.00	Check or card
General	Solicitor's fee	\$ 25.00	Three months
General	Solicitor's bond	\$ 500.00	
General	Sound truck license	\$ 5.00	Per month
General	Sound truck license	\$ 20.00	Annual
General	Stopping, standing, parking violation, paid in 3 days	\$ 35.00	
General	Stopping, standing, parking violation, paid > 3 days	\$ 50.00	
General	Towing and storing (initial day)	\$ 4.00	Per day
General	Towing and storing (subsequent days)	\$ 1.00	Per day
General	Traffic violation	\$ 100.00	
General	Tree service license	\$ 25.00	
General	Wine license	\$ 200.00	Per retail license and each wine by the drink, annual
Golf	Adult single	\$ 565.00	
Golf	Adult couple	\$ 840.00	
Golf	Senior single	\$ 490.00	
Golf	Senior couple	\$ 765.00	
Golf	Each additional child	\$ 70.00	
Golf	Corporate up to 50 employees	\$ 5,000.00	Plus \$100 for each add'l employee
Golf	Corporate up to 50 employees including spouses	\$ 7,500.00	Plus \$150 for each add'l employee
Golf	College	\$ 315.00	
Golf	Junior	\$ 160.00	
Golf	Non-Resident	\$ 33.50	
Golf	Cart fees stored cart	\$ 265.00	
Golf	Cart fees haul on cart	\$ 185.00	
Golf	Cart fees locker	\$ 40.00	
Golf	Punch card - 10 rounds 9 holes	\$ 120.00	
Golf	Punch card - 10 rounds 18 holes	\$ 150.00	
Golf	Adult/senior 9 holes	\$ 16.00	
Golf	Adult/senior 18 holes	\$ 24.00	
Golf	Junior	\$ 10.00	
Golf	Specials twilight/rainy/windy	\$ 16.00	
Golf	Specials winter (nov-jan)	\$ 10.00	
Historic Preservation	Historic property declaration application	\$ 250.00	
Impact Fee	Impact fee - fire residential	\$ 1,075.95	Per dwelling unit. (see footnote Impact Fee #1)
Impact Fee	Impact fee - fire non-residential	\$ 0.54	Per sq. ft. (see footnote Impact Fee #1)
Impact Fee	Impact fee - police residential	\$ 269.28	Per dwelling unit. (see footnote Impact Fee #1)

Exhibit B
MASTER CITY-WIDE FEE SCHEDULE

Department	Description	Fee Amount	Fee Description
Impact Fee	Impact fee - police non-residential	\$ 0.13	Per sq. ft. (see footnote Impact Fee #1)
Impact Fee	Impact fee - parks residential	\$ 1,867.85	Per dwelling unit. (see footnote Impact Fee #1)
Impact Fee	Impact fee - street single-family	\$ 1,639.42	Per dwelling unit. (see footnote Impact Fee #1)
Impact Fee	Impact fee - street multi-family	\$ 877.67	Per dwelling unit. (see footnote Impact Fee #1)
Impact Fee	Impact fee - street retail	\$ 3.64	Per sq. ft. (see footnote Impact Fee #1)
Impact Fee	Impact fee - street office	\$ 2.17	Per sq. ft. (see footnote Impact Fee #1)
Impact Fee	Impact fee - street industrial	\$ 0.67	Per sq. ft. (see footnote Impact Fee #1)
Impact Fee	Impact fee - street institutional	\$ 0.42	Per sq. ft. (see footnote Impact Fee #1)
IT	Aerial reproduction processing fee	\$ 18.00	(see Footnote IT #1-3)
IT	Aerial reproduction fee per .TIF (1-99 .TIF)	\$ 36.00	(see Footnote IT #1-3)
IT	Aerial reproduction fee (>100 .TIF)	\$ 3,640.00	(see Footnote IT #1-3)
Parks	Auger Falls key deposit	\$ 200.00	Refundable
Parks	Band shell rental (initial day)	\$ 47.17	Per day, plus sales tax
Parks	Band shell rental (subsequent days)	\$ 14.15	Per day, plus sales tax
Parks	Commons stage rental	\$ 47.17	First day, plus sales tax
Parks	Commons stage rental - additional days	\$ 14.15	Plus sales tax
Parks	Commons/Main Ave outlets - all	\$ 75.47	Per day, per block, plus sales tax
Parks	Commons/Main Ave outlets - one	\$ 4.72	Per day, per outlet, plus sales tax
Parks	Court rental	\$ 3.77	Per hour, per court, plus sales tax
Parks	City Park electrical outlets - all	\$ 47.17	Per day, plus sales tax
Parks	City Park electrical outlet - one	\$ 4.72	Per day, per outlet, plus sales tax
Parks	Keg deposit	\$ 50.00	Deposit for the use of a keg at a park
Parks	PA system rental	\$ 14.15	Per day, plus sales tax
Parks	Replacement key (City parks)	\$ 28.30	Plus sales tax
Parks	Rental non-local organization damage deposit	\$ 500.00	Refundable
Parks	Shelter rental	\$ 23.58	7 hours, plus sales tax
Parks	Table rental	\$ 9.43	Per 7 hr time block, plus sales tax
Parks	Trash removal (over 500 people, over 3 hours)	\$ 20.00	Per hour for one employee
Parks	Trash removal (over 750 people, over 3 hours)	\$ 40.00	Per hour for two employees
Planning & Zoning	Annexation	\$ 1,200.00	
Planning & Zoning	Appeal or readvertisement at applicant's request	\$ 500.00	
Planning & Zoning	Certificate of appropriateness	\$ 100.00	
Planning & Zoning	Comprehensive plan amendment	\$ 1,500.00	
Planning & Zoning	Home occupation/oversized shed SUP (and appeal)	\$ 100.00	
Planning & Zoning	Investigation fee		Cost of investigation + cost of permit required
Planning & Zoning	Non-conforming building expansion permit	\$ 250.00	
Planning & Zoning	Non-conforming building expansion waiver	\$ 100.00	
Planning & Zoning	Publication costs		Publication costs
Planning & Zoning	PUD or ZDA modification	\$ 1,000.00	
Planning & Zoning	Rezone with PUD/ZDA	\$ 1,500.00	
Planning & Zoning	Rezone without PUD/ZDA	\$ 1,200.00	
Planning & Zoning	Sign - Impound Recovery Fee	\$ 25.00	
Planning & Zoning	Sign - Permanent with inspection	\$ 500.00	
Planning & Zoning	Sign - Permanent without inspection	\$ 100.00	
Planning & Zoning	Sign - Temporary	\$ 25.00	Per sign; per instance
Planning & Zoning	Sign - Temporary: for non-profit & non-commercial	\$ -	
Planning & Zoning	Special use permit	\$ 500.00	
Planning & Zoning	Special use revocation	\$ 250.00	
Planning & Zoning	Vacation	\$ 700.00	
Planning & Zoning	Variance	\$ 500.00	
Planning & Zoning	Wireless communication facilities (admin)	\$ 500.00	
Planning & Zoning	Wireless communication facilities (SUP)	\$ 1,000.00	
Planning & Zoning	Zoning verification letter - PCR	\$ 250.00	
Planning & Zoning	Zoning title amendment	\$ 1,500.00	
Police	Fingerprinting services	\$ 20.00	For up to 2 cards per person
Police	Pawnshops, brokers, secondhand dealers license	\$ 500.00	Annual
Police	Pawnshops, brokers, secondhand dealers license	\$ 250.00	Semi-annual
Police	Pawnshops, brokers, secondhand dealers license	\$ 50.00	Dealers that purchase < 10 goods per month
Police	Pawnshops, brokers, secondhand dealers violation	\$ 300.00	

Exhibit B
MASTER CITY-WIDE FEE SCHEDULE

Department	Description	Fee Amount	Fee Description
Police	Private security service license employee (new/renewal)	\$ 50.00	
Police	Private security service license employee application	\$ 25.00	
Police	Private security service license employee admin (renewal)	\$ 15.00	
Police	Private security service license business (new/renewal)	\$ 50.00	
Police	Private security service license business admin (renewal)	\$ 15.00	
Police	Private security service license employee 3rd year (new/renewal)	\$ 50.00	
Police	Private security service license employee 3rd year admin (renewal)	\$ 15.00	
Police	Private security employee fingerprint (new/3rd yr)	\$ 53.25	
Police	Public records requests labor charge		Labor cost when over 2 hours
Police	Special event permit	\$ 25.00	
Police	Towing administrative costs	\$ 40.00	Processing fee and mailings
Police	Towing private property posted tow-law enforcement sale	\$ 56.00	Processing fee
Police	Transient vendor FBI fingerprint license	\$ 53.25	
Pool	30 day passes water aerobic pass holder	\$ 35.00	Tax exempt
Pool	30 day passes water aerobic non-pass holder	\$ 55.00	Plus sales tax on \$20 pool use fee portion
Pool	300 Mile swim club pass holder	\$ 10.00	Tax exempt
Pool	300 Mile swim club non-pass holder	\$ 20.00	Plus sales tax on \$10 pool use fee portion
Pool	Annual passes family TF	\$ 520.00	Plus sales tax
Pool	Annual passes family non TF	\$ 570.00	Plus sales tax
Pool	Annual passes single TF	\$ 270.00	Plus sales tax
Pool	Annual passes single non TF	\$ 320.00	Plus sales tax
Pool	Annual passes teen, 60 & older TF	\$ 240.00	Plus sales tax
Pool	Annual passes teen, 60 & older non TF	\$ 290.00	Plus sales tax
Pool	Annual passes youth TF	\$ 180.00	Plus sales tax
Pool	Annual passes youth non TF	\$ 210.00	Plus sales tax
Pool	Birthday party	\$ 85.00	Plus sales tax
Pool	Birthday party pizza (per pizza)	\$ 15.00	Plus sales tax
Pool	Birthday party with party room (2 hours)	\$ 135.00	Plus sales tax
Pool	Daily admissions 2 years & under (with paying adult)	\$ -	
Pool	Daily admissions 3-11 years	\$ 3.78	Plus sales tax
Pool	Daily admissions 12-17 years	\$ 4.72	Plus sales tax
Pool	Daily admissions 18-59 years	\$ 6.61	Plus sales tax
Pool	Daily admissions 60 years & older	\$ 5.67	Plus sales tax
Pool	Daily community water safety lessons	\$ 5.00	Plus sales tax on \$1 pool use fee
Pool	Daily locker rental	\$ 0.94	Plus sales tax
Pool	Hurricanes year around pass holder	\$ 45.00	Tax exempt
Pool	Hurricanes year around non-pass holder	\$ 65.00	Plus sales tax on \$20 pool use fee portion
Pool	Hurricanes summer pass holder	\$ 85.00	Tax exempt
Pool	Hurricanes summer non-pass holder	\$ 115.00	Plus sales tax on \$30 pool use fee portion
Pool	Kayak day	\$ 12.27	Plus sales tax
Pool	Lane rental, hourly	\$ 25.00	Plus sales tax
Pool	Lifeguard class pass holder	\$ 300.00	Tax exempt
Pool	Lifeguard class non-pass holder	\$ 350.00	Plus sales tax on \$50 pool use fee portion
Pool	Lifeguard class with waterfront pass holder	\$ 350.00	Tax exempt
Pool	Lifeguard class with waterfront non-pass holder	\$ 400.00	Plus sales tax on \$50 pool use fee portion
Pool	Lifeguard & lifeguard instructor class recertification pass holder	\$ 150.00	Tax exempt
Pool	Lifeguard & lifeguard instructor class recertification non-pass holder	\$ 175.00	Plus sales tax on \$25 pool use fee portion
Pool	Lifeguard instructor & water safety instructor pass holder	\$ 350.00	Tax exempt
Pool	Lifeguard instructor & water safety instructor non-pass holder	\$ 400.00	Plus sales tax on \$50 pool use fee portion
Pool	Monthly passes corporate/CSI Rec Center - family TF	\$ 40.00	Plus sales tax
Pool	Monthly passes corporate/CSI Rec Center - family non TF	\$ 45.00	Plus sales tax
Pool	Monthly passes corporate/CSI Rec Center - single TF	\$ 20.00	Plus sales tax
Pool	Monthly passes corporate/CSI Rec Center - single non TF	\$ 24.00	Plus sales tax
Pool	Monthly passes corporate/CSI Rec Center - teen, 60 & older TF	\$ 18.00	Plus sales tax
Pool	Monthly passes corporate/CSI Rec Center - teen, 60 & older non TF	\$ 22.00	Plus sales tax
Pool	Monthly passes family TF	\$ 52.00	Plus sales tax
Pool	Monthly passes family non TF	\$ 57.00	Plus sales tax
Pool	Monthly passes single TF	\$ 27.00	Plus sales tax
Pool	Monthly passes single non TF	\$ 32.00	Plus sales tax

Exhibit B
MASTER CITY-WIDE FEE SCHEDULE

Department	Description	Fee Amount	Fee Description
Pool	Monthly passes teen, 60 & older TF	\$ 24.00	Plus sales tax
Pool	Monthly passes teen, 60 & older non TF	\$ 29.00	Plus sales tax
Pool	Monthly passes youth TF	\$ 18.00	Plus sales tax
Pool	Monthly passes youth non TF	\$ 21.00	Plus sales tax
Pool	Monthly water aerobic pass holder	\$ 25.00	Tax exempt
Pool	Monthly water aerobic non-pass holder	\$ 45.00	Plus sales tax on \$20 pool use fee portion
Pool	Pool rentals (per hour) 1-100 people	\$ 200.00	Plus sales tax
Pool	Pool rentals (per hour) 101-300 people	\$ 25.00	Each add'l 25, plus sales tax
Pool	Private swim lessons pass holder	\$ 105.00	Tax exempt
Pool	Private swim lessons non-pass holder	\$ 125.00	Plus sales tax on \$20 pool use fee portion
Pool	Private swim lessons reschedule fee	\$ 10.00	Tax exempt
Pool	Punch passes 3-11 years	\$ 60.00	Plus sales tax
Pool	Punch passes 12-17 years	\$ 75.00	Plus sales tax
Pool	Punch passes 18-59 years	\$ 105.00	Plus sales tax
Pool	Punch passes 60 years & older	\$ 90.00	Plus sales tax
Pool	3 month passes family TF	\$ 156.00	Plus sales tax
Pool	3 month passes family non TF	\$ 171.00	Plus sales tax
Pool	3 month passes single TF	\$ 80.00	Plus sales tax
Pool	3 month passes single non TF	\$ 95.00	Plus sales tax
Pool	3 month passes teen, 60 & older TF	\$ 72.00	Plus sales tax
Pool	3 month passes teen, 60 & older non TF	\$ 87.00	Plus sales tax
Pool	3 month passes youth TF	\$ 54.00	Plus sales tax
Pool	3 month passes youth non TF	\$ 63.00	Plus sales tax
Pool	Swim lessons pass holder	\$ 40.00	Tax exempt
Pool	Swim lessons non-pass holder	\$ 55.00	Plus sales tax on \$15 pool use portion
Pool	Swim meet rental (per day)	\$ 1,000.00	Plus sales tax
Pool	Water aerobic drop-in	\$ 12.27	Plus sales tax on \$5 pool use fee portion
Pool	Water babies pass holder	\$ 20.00	Tax exempt
Pool	Water babies non-pass holder	\$ 30.00	Plus sales tax on \$10 pool use fee portion
Pool	Youth aquatic pass holder	\$ 25.00	Tax exempt
Pool	Youth aquatic non-pass holder	\$ 35.00	Plus sales tax on \$10 pool use fee portion
Pool	Swim team daily practice monthly reservation fee (monthly, annual, or 3 month passes)	\$ 5.00	Plus sales tax
Recreation	Adult league night field use - 6-11pm	\$ 80.00	Per field, plus sales tax
Recreation	Adult league field day use	\$ 60.00	Per field, plus sales tax
Recreation	Tournament fees full day (> 6 hours)	\$ 50.00	Plus sales tax
Recreation	Tournament fees half day (< 6 hours)	\$ 25.00	Plus sales tax
Recreation	Tournament fees field preparation	\$ 35.00	Plus sales tax
Recreation	Tournament fees hour cost of crew	\$ 30.00	Plus sales tax
Recreation	Youth fees for league (non-city) day (max 5 hours)	\$ 40.00	Plus sales tax
Recreation	Youth fees for league (non-city) night (5pm-11pm)	\$ 50.00	Plus sales tax
Recreation	Youth sports in city	\$ 27.00	Plus sales tax
Recreation	Youth sports out city	\$ 47.00	Plus sales tax
Recreation	Skate rental	\$ 4.72	Plus sales tax
Shoshone Falls/DL	Motorized vehicles other than buses	\$ 4.72	Per day, plus sales tax
Shoshone Falls/DL	Motorized vehicles buses	\$ 18.87	Per day, plus sales tax
Shoshone Falls/DL	Motorized vehicles school buses full of children	\$ 4.72	Per day, plus sales tax
Shoshone Falls/DL	Motorized vehicles licensed by City, County, State and/or Fed Govt	\$ -	No fee while on official business
Shoshone Falls/DL	Motorized vehicles maintenance and service of the City and utility co.	\$ -	No fee while on official business
Shoshone Falls/DL	Motorized vehicles transporting a senior citizen w/America the Beautiful Senior Pass	\$ -	No fee
Shoshone Falls/DL	Motorized vehicles transporting physically disabled	\$ -	No fee
Shoshone Falls/DL	Motorized vehicles season pass	\$ 23.58	Per vehicle, plus sales tax
Shoshone Falls/DL	Motorized vehicles coupon book	\$ 28.30	20 coupons, plus sales tax
Utility Billing	Pressurized Irrigation - non-potable	\$ 0.001931	Per sq. ft. per month
Utility Billing	Pressurized Irrigation - potable	\$ 0.002272	Per sq. ft. per month
Utility Billing	Pressurized Irrigation - drip only	\$ -	Pressurized irrigation is used for drip only. Offered through application.
Utility Billing	Pressurized Irrigation - processing fee	\$ 7.18	Per month, on "only PI" accounts; i.e. no potable water connection at the address
Utility Billing	Water monthly base rate	\$ 21.36	Includes first 2,000 gallons of water supplied
Utility Billing	Water monthly 3,000 to 150,000	\$ 2.071833	Per thousand gallons
Utility Billing	Water monthly 151,000 to 10,000,000	\$ 0.946613	Per thousand gallons

Exhibit B
MASTER CITY-WIDE FEE SCHEDULE

Department	Description	Fee Amount	Fee Description
Utility Billing	Water monthly >10,001,000	\$ 0.681856	Per thousand gallons
Utility Billing	Wastewater monthly user charges		Use of the wastewater collection and treatment system
Utility Billing	Wastewater Group I - residential - single family		
Utility Billing	Wastewater Group I - base rate	\$ 24.61	Use of the wastewater collection and treatment system
Utility Billing	Wastewater Group I - usage	\$ 0.65	Per thousand gallons of metered water usage for the first 12,000 gallons used each month
Utility Billing	Wastewater Group I - residential - multi-family, including duplexes, apartments, and mobile home parks		
Utility Billing	Wastewater Group I - base rate	\$ 19.96	Per dwelling unit. Use of the wastewater collection and treatment system
Utility Billing	Wastewater Group I - capital construction fee	\$ 2.40	
Utility Billing	Wastewater Group II - commercial - office buildings, hotels/motels (without restaurants), retail & wholesale (non-food), warehousing and light manufacturing, bars (without restaurants), car washes, laundromats, repair shops and gas stations		
Utility Billing	Wastewater Group II - base rate	\$ 24.61	Use of the wastewater collection and treatment system
Utility Billing	Wastewater Group II - usage	\$ 1.59	Per 1,000 gallons
Utility Billing	Wastewater Group III - commercial - hotels/motels (with restaurants), markets (including meat and produce), restaurants, bakeries (wholesale) and mortuaries		
Utility Billing	Wastewater Group III - base rate	\$ 24.61	Use of the wastewater collection and treatment system
Utility Billing	Wastewater Group III - usage	\$ 3.50	Per 1,000 gallons
Utility Billing	Wastewater Group IV - institutional - churches, hospitals, convalescent hospitals, elementary schools, high schools and colleges with the exception of elementary and other public schools		
Utility Billing	Wastewater Group IV - base rate	\$ 24.61	Use of the wastewater collection and treatment system
Utility Billing	Wastewater Group IV - usage - elementary school	\$ 0.387450	Per pupil, based on the student enrollment the 1st day of school year
Utility Billing	Wastewater Group IV - usage - other schools	\$ 0.703868	Per pupil, based on the student enrollment the 1st day of school year
Utility Billing	Wastewater Group IV - usage - all others	\$ 1.628366	Per 1,000 gallons
Utility Billing	Wastewater Group V - industrial - all large volume and industrial process waste dischargers		
Utility Billing	Wastewater Group V - base rate	\$ 24.61	Use of the wastewater collection and treatment system
Utility Billing	Wastewater Group V - usage	\$ 0.646826	Per 1,000 gallons
Utility Billing	Wastewater Group V - Biological Oxygen Demand (BOD)	\$ 0.286283	Per pound
Utility Billing	Wastewater Group V - Total Suspended Solids (TSS)	\$ 0.280901	Per pound
Utility Billing	Wastewater Group VI - City of Kimberly		
Utility Billing	Wastewater Group VI - base rate	\$ 24.61	Use of the wastewater collection and treatment system
Utility Billing	Wastewater Group VI - usage	\$ 0.646826	Per 1,000 gallons
Utility Billing	Wastewater Group VI - Biological Oxygen Demand (BOD)	\$ 0.286283	Per pound
Utility Billing	Wastewater Group VI - Total Suspended Solids (TSS)	\$ 0.280901	Per pound
Utility Billing	Wastewater Group VI - capital recovery charge	\$ 1,119.60	
Utility Billing	Sanitation - single family residential 95-gallon cart	\$ 19.62	Garbage and recycling
Utility Billing	Sanitation - single family residential 65-gallon cart	\$ 17.29	Garbage and recycling
Utility Billing	Sanitation - single family residential 35-gallon cart	\$ 14.93	Garbage and recycling
Utility Billing	Sanitation - multi-dwelling 95-gallon cart	\$ 19.62	Garbage and recycling
Utility Billing	Sanitation - additional 95-gallon cart	\$ 3.00	Garbage and recycling - requires a 12 month commitment
Utility Billing	Bulk water usage - fire hydrant		Standard water rates
Utility Billing	Bulk water usage - fill station	\$ 60.00	Per month fill station is open
Utility Billing	Commercial class sewer relief		See footnote Utility Billing #1
Utility Billing	Delinquent accounts	10%	Percent of past due (see footnote Utility Billing #3)
Utility Billing	Fee for hydrant meters	\$ 100.00	
Utility Billing	Fire hydrant meter	\$ 1,298.89	Cost of meter
Utility Billing	Fire hydrant unaccounted water	\$ 500.00	Water usage for unmetered water
Utility Billing	Fill station key deposit	\$ 150.00	Refunded upon return
Utility Billing	Incidental costs		Determined by the Water Superintendent
Utility Billing	Meter turn-on (new service)	\$ 10.00	Processing the application and turning on water at existing meter each time the water is turned on
Utility Billing	Meter turn-on (after off for delinquent payment)	\$ 35.00	See footnote Utility Billing #2
Utility Billing	Meter turn-on (after off for delinquent payment) - after first violation	\$ 70.00	See footnote Utility Billing #2
Utility Billing	Relocation of PI service	\$ 160.00	
Utility Billing	Rock excavation		Determined by the Water Superintendent
Utility Billing	Service fee - after hours (repairs, on/off, etc)	\$ 80.00	Not for closing accounts
Utility Billing	Wastewater flow measuring device		User's expense for separate meter
Utility Billing	Water leak adjustments		Determined by the City Manager or designated rep.
Utility Billing	Water meter tampering fine	\$ 200.00	

MASTER CITY-WIDE FEE SCHEDULE FOOTNOTES

Depart.	Ref.	Footnote
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Airport	1	Annual rent shall be subject to annual escalation on October 1 of each year. An annual change in the rent payment shall be directly proportional to the percent change in the Annual Consumer Price Index (CPI) for all urban consumers (CPI-U, U. S. City Average, all items, unadjusted basis, index base period (1982-84=100)).
	2	A landing fee shall be assessed for any aircraft operating under Federal Aviation Regulation Parts 121 or 135 or any aircraft with a maximum gross landing weight equal to or greater than 12,500 pounds.
	3	A charge shall be applied to process a permit for a non-tenant permit. The permits are valid for 12 months.
	4	The airport must provide ARFF (Aircraft Rescue/Firefighting) service for the scheduled arrival, and or departure of any commercial aircraft with a seating capacity greater than 9 seats and carrying passengers on board. The ARFF fee will be charged for each morning departure and each arrival staying overnight. In addition, each aircraft, not staying overnight, that arrives and deplanes passengers and then enplanes passengers and departs will be subject to one ARFF charge for both the arrival and departure.
	5	The airport must provide additional security service for the departure of any commercial service or public charter aircraft with a seating capacity greater than 60 seats and carrying passengers on board. An exception is for diversion aircraft that stop for fuel only and do not board or re-board passengers. Security service begins fifteen minutes prior to the aircraft estimated time of arrival or passenger processing time, as applicable, and ends fifteen minutes after aircraft actual departure time. No-notice cancellations will be assessed for two hours of service.
	6	The survey & recording fee will help cover the costs for the airport to comply with the requirements of I.C. Title 54, chapter 12 and I.C. Title 55, Chapter 19. It is applicable for new ground leases issued after its adoption. The airport will contract with professional surveyors to create a legal description & prepare a Record of Survey and record same with the County Recorder's office.
	7	Airport rates & fees are subject to change. Additional charges such as taxes and assessments may also apply.
Building	1	Applicants for building permit shall declare the project value of the work being performed on their building permit application. The project value is the total value of all construction work for which the permit is issued (including overhead and profit), as well as finished work, painting, roofing, mechanical, electrical, plumbing, owner supplied equipment, elevators, fire extinguishing systems, and other permanent equipment. The Building Official may require documentation to support the declared value if that value significantly varies from average construction values. For 1 and 2 family residential buildings, the declared value shall not be less than 20% or more than 20% than the average per square foot value of all 1 and 2 family homes permitted in Twin Falls during the prior fiscal year.
	2	Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.
	3	Mechanical, Electrical and Plumbing Residential – New Construction – Flat fee based on the entire floor area of the home including finished and unfinished basements, but excluding garages and covered patios. Separate permit required for each trade.

Building, continued	4	Mechanical, Electrical and Plumbing – Other Installations - Including, but not limited to, temporary construction electrical service, change of residential electrical service, electrical wiring for installation of residential spas, hot tubs, hydro massage tubs, swimming pools, electric space heating, outline lighting, air conditioning, water/sewer installations, and electrical wiring for commercial installation of signs and outline lighting.
	5	Mechanical, Electrical, Plumbing Small work permit. Small work is defined as a job with total cost including material and labor that does not exceed five hundred dollars (\$500.00). Small work does not include any job with a specifically designated fee in this resolution. Small work also includes, regardless of total cost, the installation of: Residential water heaters up to 100 gallons, water softeners and other single unit appliances, sprinkler system backflow prevention, bathroom exhaust fans, dryer ducts, and/or extension of forced supply and return ducts up to 25 feet in length.
	6	Permit fees are due upon commencement of work and must be paid prior to inspections being performed. The Building Official may assess an escalating penalty as established herein, for failure to obtain a permit and pay the required fees. Penalties are assessed in addition to the permit fee and must be paid prior to commencement of work and any inspections being done.
Impact Fee	1	On January 1, 2015, and on January 1 of each year thereafter in which an impact fee is in effect, the amount of the impact fee shall be automatically adjusted to account for inflation increases in the cost of providing police, fire, parks and recreation, and street public facilities to serve new development utilizing the municipal cost index as published by "American Cities And County Magazine". Nothing herein shall prevent the city from electing to maintain a then existing police, fire, parks and recreation, and street impact fee or from electing to waive the inflation adjustment for any given fiscal year, or years. Any such action to determine an inflation factor shall be by city council resolution. (Ord. 3074, 8-24-2014)
City Manager	1	Wraps will be sold in 12-month increments with a 20% discount offered for a two-year (24-month) commitment. Advertiser will also cover the cost of the installation of the wrap as well as the cost of removal.
IT	1	EXEMPTIONS FOR CITY WORK: If the data is needed to perform work assigned to the contractor or consultants by the city, the city of Twin Falls may provide contractors or consultants electronic data at no charge under this chapter. Only the data for the area under contract will be provided.
	2	REPRODUCTION: All electronic data or related material provided by the city of Twin Falls may not be reproduced or resold to any person to whom the data is provided without the express written consent of the City of Twin Falls.
	3	DISCLAIMER: The GIS information is provided with the understanding that conclusions drawn from such information is solely the responsibility of the user. This GIS data is not a legal representation of any of the features depicted, and any assumption of the legal status of this data is hereby disclaimed. All utilities should be verified in the field.
Utility Billing	1	Any commercial class customer may request relief from his sewer billing. If the City is convinced that the user's billing has increased because of irrigation water use or evaporative cooling alone, relief will be given. The relief adjustment will be based on the difference between the user's monthly usage from May 1 through October 31 and November 1 through April 30. Refunds will only be made if the City decides the request is appropriate. Any request for relief must be submitted within six (6) months after the application's submission year.

Utility Billing, continued	2	Services are subject to penalty and may be discontinued at any time for the following reasons: • Delinquent account • Failure to keep payment arrangements • Returned check or denied electronic payment • A violation of city code pertaining to water, sewer, or sanitation • Application fraud The City may enter into a payment agreement with a customer for delinquent balances. Interest charges shall be applied to the delinquent balance during the term of the agreement. Any breach of the payment agreement shall be grounds for termination of service.
	3	Utility payments are due twenty-one (21) days after the billing date. Amounts due for the previous months' bills over \$10.00, which are unpaid after that time, are subject to a late fee of 10%.

In some settings the City collects fees on behalf of other agencies and those fees can change without notice. Those fees are not reflected in this resolution.

Exhibit C
MASTER CITY-WIDE FEE SCHEDULE CHANGES

Department	Description	Fee Amount	Fee Description	Changes	%
Airport	Private hangar land lease	\$ 0.181100	Per sq. ft., annual/ with CPI escalation adjust (see footnote Airport #1)	Increase from \$0.1760	2.90%
Airport	FBO land lease	\$ 0.203540	Per sq. ft., annual/ with CPI escalation adjust (see footnote Airport #1)	Increase from \$0.1978	2.90%
Airport	Commercial land lease	\$ 0.203540	Per sq. ft., annual/ with CPI escalation adjust (see footnote Airport #1)	Increase from \$0.1978	2.90%
Airport	Landing Fee (FAA 121, 135, or any acft over 12,500 lbs)	\$ 1.73	Each, per thousand lbs. MGLW, \$13.78 min (see footnote Airport #2)	Increase from \$1.67 and update description	3.59%
Airport	Airline terminal rates	\$ 19.01	Per sq. ft., annual/ with CPI escalation adjust (see footnote Airport #1)	Increase from \$18.470	2.90%
Airport	Restaurant	\$ 815.04	Monthly with annual CPI escalation adjust (see footnote Airport #1)	Increase from \$792.07	2.90%
Airport	ARFF (over 9 seats)	\$ 88.213	Per hour, \$88.21 minimum (see footnote Airport #4)	Increase from \$85.230 and update description	3.50%
Airport	Security charge	\$ 20.00	Each, per hour of service (See footnote Airport #5)	Delete	
Airport	Air Carrier Terminal Rate - Per Turn	\$ 250.00	Arrival/Dep. Pair - Terminal Use Fee - Per Use Agreement (See Footnote #6)	New fee	New
Airport	Land lease survey and recording fee	\$ 4,000.00	Land lease survey for County parcel recording (see footnote Airport #5)	Update description	
Engineering	Pre-Acceptance Bond for Subdivision & Building permits for public infrastructure	\$ 1,200.00	Processing fee of \$1,200 non refundable plus 300% of engineers estimate with a minimum \$5000 whichever is greater refundable cash bond.	New fee	New
Engineering	Right-of-way permit	\$ 75.00	Flat fee of \$75 for all right of way permits up to 300 LF in length of frontage, trenching, or boring.	Increase from \$50.00 and update description	50.00%
Engineering	Right-of-Way permits greater than 300 LF of frontage, trenching, or boring	\$ 0.25	Per Linear Foot	New fee	New
Engineering	Right-of-Way Permits on Arterials	\$ 300.00	Processing fee of \$300 non refundable plus a cash bond for 300% of engineers estimate refundable upon acceptance.	New fee	New
Engineering	Subdivision construction plan review - pressurized irrigation	\$ 50.00	Flat fee	New fee	New
Engineering	Subdivision construction plan review - pressurized irrigation	\$ 7.00	Per lot	New fee	New
Engineering	Water meter fee - 1 inch (Badger model #55)	\$ 449.28	Assessed with building permit	Increased from \$436.45	2.94%
Engineering	Water meter fee - 1 1/2 inch (Badger model #120)	\$ 778.36	Assessed with building permit	Increased from \$765.13	1.73%
Engineering	Water meter fee - 2 inch (Badger model #170)	\$ 1,025.20	Assessed with building permit	Increased from \$1,017.69	0.74%
Engineering	Water service (complete) - 1 inch	\$ 3,088.47	Complete water service- mainline connection to meter	Decreased from \$3,390.64 for meter cost included	
Engineering	Water service (complete) - 1 1/2 inch	\$ 3,933.90	Complete water service- mainline connection to meter	Decreased from \$4,700.20 for meter cost included	
Engineering	Water service (complete) - 2 inch	\$ 4,553.93	Complete water service- mainline connection to meter	Decreased from \$5,572.70 for meter cost included	
Engineering	Water main connection - 4 inch tap	\$ 1,505.69	Connections to live water mains (tap by City crew)	Increase from \$1,433.99	5.00%
Engineering	Water main connection - 10 inch tap	\$ 2,976.88	Connections to live water mains (tap by City crew)	Increase from \$2,835.12	5.00%
Engineering	Water main connection - 12 inch tap	\$ 4,483.38	Connections to live water mains (tap by City crew)	Increase from \$4,269.89	5.00%
Police	Fingerprinting services	\$ 20.00	For up to 2 cards per person	Increased from \$10.00	100.00%
Police	Pawnshops employee fingerprint (new)	\$ 43.25		Delete	
Police	Private security employee fingerprint (new/3rd yr)	\$ 53.25		Previously missed - added as a new fee, \$10 increase to FS	New
Police	Transient vendor FBI fingerprint license	\$ 53.25		Increase from \$43.25 for \$10 increase to FS	23.12%
Pool	Annual passes family TF	\$ 520.00	Plus sales tax	Increase from \$470	10.64%
Pool	Annual passes family non TF	\$ 570.00	Plus sales tax	Increase from \$520	9.62%
Pool	Annual water aerobic pass holder	\$ 275.00	Tax exempt	Delete	
Pool	Annual water aerobic non-pass holder	\$ 495.00	Plus sales tax on \$220 pool use fee portion	Delete	
Pool	Birthday party pizza (per pizza)	\$ 15.00	Plus sales tax	New fee	New
Pool	Birthday party with party room (2 hours)	\$ 135.00	Plus sales tax	New fee	New
Pool	Daily admissions 3-11 years	\$ 3.78	Plus sales tax	Increase from \$2.83	33.57%
Pool	Daily admissions 12-17 years	\$ 4.72	Plus sales tax	Increase from \$3.77	25.20%
Pool	Daily admissions 18-59 years	\$ 6.61	Plus sales tax	Increase from \$4.72	40.04%
Pool	Daily admissions 60 years & older	\$ 5.67	Plus sales tax	Increase from \$3.77	50.40%
Pool	Daily Silver & Fit (up to \$30)	\$ 2.83	Plus sales tax	Delete	
Pool	Daily Silver Sneakers (up to \$21)	\$ 2.83	Plus sales tax	Delete	
Pool	Kayak day	\$ 12.27	Plus sales tax	Increase from \$9.43	30.12%
Pool	Lifeguard & lifeguard instructor class recertification pass holder	\$ 150.00	Tax exempt	Update description	
Pool	Lifeguard & lifeguard instructor class recertification non-pass holder	\$ 175.00	Plus sales tax on \$25 pool use fee portion	Update description	
Pool	Lifeguard instructor & water safety instructor pass holder	\$ 350.00	Tax exempt	Update description	
Pool	Lifeguard instructor & water safety instructor non-pass holder	\$ 400.00	Plus sales tax on \$50 pool use fee portion	Update description	
Pool	Monthly passes Corporate/CSI Rec Center - family TF	\$ 40.00	Plus sales tax	Increase from \$35	14.29%
Pool	Monthly passes Corporate/CSI Rec Center - family non TF	\$ 45.00	Plus sales tax	Increase from \$39	15.38%
Pool	Monthly passes family TF	\$ 52.00	Plus sales tax	Increase from \$47	10.64%
Pool	Monthly passes family non TF	\$ 57.00	Plus sales tax	Increase from \$52	9.62%
Pool	Monthly personal storage locker TF	\$ 20.00	Plus sales tax	Delete	
Pool	Monthly personal storage locker non TF	\$ 25.00	Plus sales tax	Delete	
Pool	Pool rentals (per hour) 1-100 people	\$ 200.00	Plus sales tax	Increase from \$135	48.15%
Pool	Pool rentals (per hour) 301-500 people	\$ 15.00	Each add'l 25, plus sales tax	Delete	
Pool	Private swim lessons pass holder	\$ 105.00	Tax exempt	Increase from \$95	10.53%
Pool	Private swim lessons non-pass holder	\$ 125.00	Plus sales tax on \$20 pool use fee portion	Increase from \$115	8.70%
Pool	Punch passes 3-11 years	\$ 60.00	Plus sales tax	Increase from \$45	33.33%
Pool	Punch passes 12-17 years	\$ 75.00	Plus sales tax	Increase from \$60	25.00%
Pool	Punch passes 18-59 years	\$ 105.00	Plus sales tax	Increase from \$75	40.00%
Pool	Punch passes 60 years & older	\$ 90.00	Plus sales tax	Increase from \$60	50.00%
Pool	3 month passes family TF	\$ 156.00	Plus sales tax	Increase from \$140 and update description	11.43%
Pool	3 month passes family non TF	\$ 171.00	Plus sales tax	Increase from \$155 and update description	10.32%
Pool	3 month passes single TF	\$ 80.00	Plus sales tax	Update description	
Pool	3 month passes single non TF	\$ 95.00	Plus sales tax	Update description	
Pool	3 month passes teen, 60 & older TF	\$ 72.00	Plus sales tax	Update description	

Exhibit C
MASTER CITY-WIDE FEE SCHEDULE CHANGES

Department	Description	Fee Amount	Fee Description	Changes	%
Pool	3 month passes teen,60 & older non TF	\$ 87.00	Plus sales tax	Update description	
Pool	3 month passes youth TF	\$ 54.00	Plus sales tax	Update description	
Pool	3 month passes youth non TF	\$ 63.00	Plus sales tax	Update description	
Pool	Swim meet rental (per day)	\$ 1,000.00	Plus sales tax	Update description	
Pool	Water aerobic drop-in	\$ 12.27	Plus sales tax on \$5 pool use fee portion	Increase from \$10	22.70%
Pool	Water safety instructor pass holder	\$ 300.00	Tax exempt	Delete	
Pool	Water safety instructor non-pass holder	\$ 350.00	Plus sales tax on \$50 pool use fee portion	Delete	
Pool	Swim Team Daily Practice Monthly Reservation Fee (monthly, annual, or 3 month passes)	\$ 5.00	Plus sales tax	New fee	New
Utility Billing	Pressurized Irrigation - non-potable	\$ 0.001931	Per sq. ft. per month	Update description	
Utility Billing	Pressurized Irrigation - potable	\$ 0.002272	Per sq. ft. per month	Update description	
Utility Billing	Pressurized Irrigation - commercial property	\$ 0.002272	20% of size in square feet	Deleted	
Utility Billing	Pressurized Irrigation - residential property - non-potable	\$ 0.001931	Per sq. ft. per month	Omitted from Dec Sch; re-inserted from Aug Sch	New
Utility Billing	Pressurized Irrigation - residential property - potable	\$ 0.002272	Per sq. ft. per month	Omitted from Dec Sch; re-inserted from Aug Sch	New
Utility Billing	Pressurized Irrigation - commercial property	\$ 0.002272	20% of size in square feet	Omitted from Dec Sch; re-inserted from Aug Sch	New
Utility Billing	Pressurized Irrigation - drip only	\$ -	Pressurized irrigation is used for drip only. Offered through application	Omitted from Dec Sch; re-inserted from Aug Sch	
Utility Billing	Pressurized Irrigation - processing fee	\$ 7.18	Per month, on "only PI" accounts; i.e. no potable water connection at the address	Omitted from Dec Sch; re-inserted from Aug Sch	New
Utility Billing	Water monthly base rate	\$ 21.36	Includes first 2,000 gallons of water supplied	Omitted from Dec Sch; re-inserted from Aug Sch	New
Utility Billing	Water monthly 3,000 to 150,000	\$ 2.071833	Per thousand gallons	Omitted from Dec Sch; re-inserted from Aug Sch	New
Utility Billing	Water monthly 151,000 to 10,000,000	\$ 0.946613	Per thousand gallons	Omitted from Dec Sch; re-inserted from Aug Sch	New
Utility Billing	Water monthly >10,001,000	\$ 0.681856	Per thousand gallons	Omitted from Dec Sch; re-inserted from Aug Sch	New
Utility Billing	Wastewater Group I - base rate	\$ 24.61	Use of the wastewater collection and treatment system	Omitted from Dec Sch; re-inserted from Aug Sch	New
Utility Billing	Wastewater Group I - usage	\$ 0.65	Per thousand gallons of metered water usage for the first 12,000 gallons used each month	Omitted from Dec Sch; re-inserted from Aug Sch	New
Utility Billing	Wastewater Group I - base rate	\$ 19.96	Per dwelling unit. Use of the wastewater collection and treatment system	Omitted from Dec Sch; re-inserted from Aug Sch	New
Utility Billing	Wastewater Group I - capital construction fee	\$ 2.40		Omitted from Dec Sch; re-inserted from Aug Sch	New
Utility Billing	Wastewater Group II - base rate	\$ 24.61	Use of the wastewater collection and treatment system	Omitted from Dec Sch; re-inserted from Aug Sch	New
Utility Billing	Wastewater Group II - usage	\$ 1.59	Per 1,000 gallons	Omitted from Dec Sch; re-inserted from Aug Sch	New
Utility Billing	Wastewater Group III - base rate	\$ 24.61	Use of the wastewater collection and treatment system	Omitted from Dec Sch; re-inserted from Aug Sch	New
Utility Billing	Wastewater Group III - usage	\$ 3.50	Per 1,000 gallons	Omitted from Dec Sch; re-inserted from Aug Sch	New
Utility Billing	Wastewater Group IV - base rate	\$ 24.61	Use of the wastewater collection and treatment system	Omitted from Dec Sch; re-inserted from Aug Sch	New
Utility Billing	Wastewater Group IV - usage - elementary school	\$ 0.387450	Per pupil, based on the student enrollment the 1st day of school year	Omitted from Dec Sch; re-inserted from Aug Sch	New
Utility Billing	Wastewater Group IV - usage - other schools	\$ 0.703868	Per pupil, based on the student enrollment the 1st day of school year		New
Utility Billing	Wastewater Group IV - usage - all others	\$ 1.628366	Per 1,000 gallons	Omitted from Dec Sch; re-inserted from Aug Sch	New
Utility Billing	Wastewater Group V - base rate	\$ 24.61	Use of the wastewater collection and treatment system	Omitted from Dec Sch; re-inserted from Aug Sch	New
Utility Billing	Wastewater Group V - usage	\$ 0.646826	Per 1,000 gallons	Omitted from Dec Sch; re-inserted from Aug Sch	New
Utility Billing	Wastewater Group V - Biological Oxygen Demand (BOD)	\$ 0.286283	Per pound	Omitted from Dec Sch; re-inserted from Aug Sch	New
Utility Billing	Wastewater Group V - Total Suspended Solids (TSS)	\$ 0.280901	Per pound	Omitted from Dec Sch; re-inserted from Aug Sch	New
Utility Billing	Wastewater Group VI - base rate	\$ 24.61	Use of the wastewater collection and treatment system	Omitted from Dec Sch; re-inserted from Aug Sch	New
Utility Billing	Wastewater Group VI - usage	\$ 0.646826	Per 1,000 gallons	Omitted from Dec Sch; re-inserted from Aug Sch	New
Utility Billing	Wastewater Group VI - Biological Oxygen Demand (BOD)	\$ 0.286283	Per pound	Omitted from Dec Sch; re-inserted from Aug Sch	New
Utility Billing	Wastewater Group VI - Total Suspended Solids (TSS)	\$ 0.280901	Per pound	Omitted from Dec Sch; re-inserted from Aug Sch	New
Utility Billing	Wastewater Group VI - capital recovery charge	\$ 1,119.60		Omitted from Dec Sch; re-inserted from Aug Sch	New
Utility Billing	Fire hydrant meter	\$ 1,298.89	Cost of meter	Adding the fee for parts charged to the City	New
Utility Billing	Fire hydrant unaccounted water	\$ 500.00	Water usage for unmetered water	Flat fee for water usage if the City isn't informed	New



Date: Monday, July 28, 2025
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request 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).

Time Estimate:

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

Background:

This is a request to annex approximately 3 acres located along the 500 block of South Hills Rd into the city limits with an R-2 zoning designation. The Planning and Zoning Commission recommended approval of the request with an R-2 zoning designation by a vote of 5-0.

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:

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:

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. The Sundance Subdivision will consist of approximately 285 residential lots.

Analysis:

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.

Staff recommends including certain conditions for approval related to right-of-way, reconstruction of South Hills Road, and access. Dedication of the right-of-way and reconstruction of the road to its centerline are mandatory requirements when platting properties. Should this property develop where the roadway only accommodates this property, the road or drive should be private and maintained this owner. When balancing the needs of the community and the potential development, the resources to maintain the road for 6-12 households would be to high.

The Council may wish to consider restricting access to South Hills Road, an arterial road that accommodates high volumes of large truck traffic and is projected to become a major arterial route for the area. Limiting access to arterial roadways is a standard practice that, if implemented properly, can prevent a situation similar to Washington St & Eastland Drive, and allow the arterial roadway to perform its primary function of moving cars. The property to the south, Sundance Subdivision, could accommodate access to this property. No final plat has been approved or accepted on this portion of the Sundance Subdivision. Should the Council wish to place an access restriction at this time, Staff would recommend adding a 4th condition. A sample condition to accommodate this is drafted in the conclusion section.

Conclusion:

Upon 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. Right of Way dedication for South Hills Rd at the time of development;
2. Reconstruction of South Hills Rd to center per city standards at time of development; and
3. Should the property be subdivided and utilize a road or drive that only accommodates this property the road or drive shall be private and maintained by the owners.

Potential 4th Condition:

4. No vehicular access shall be on South Hills Road.

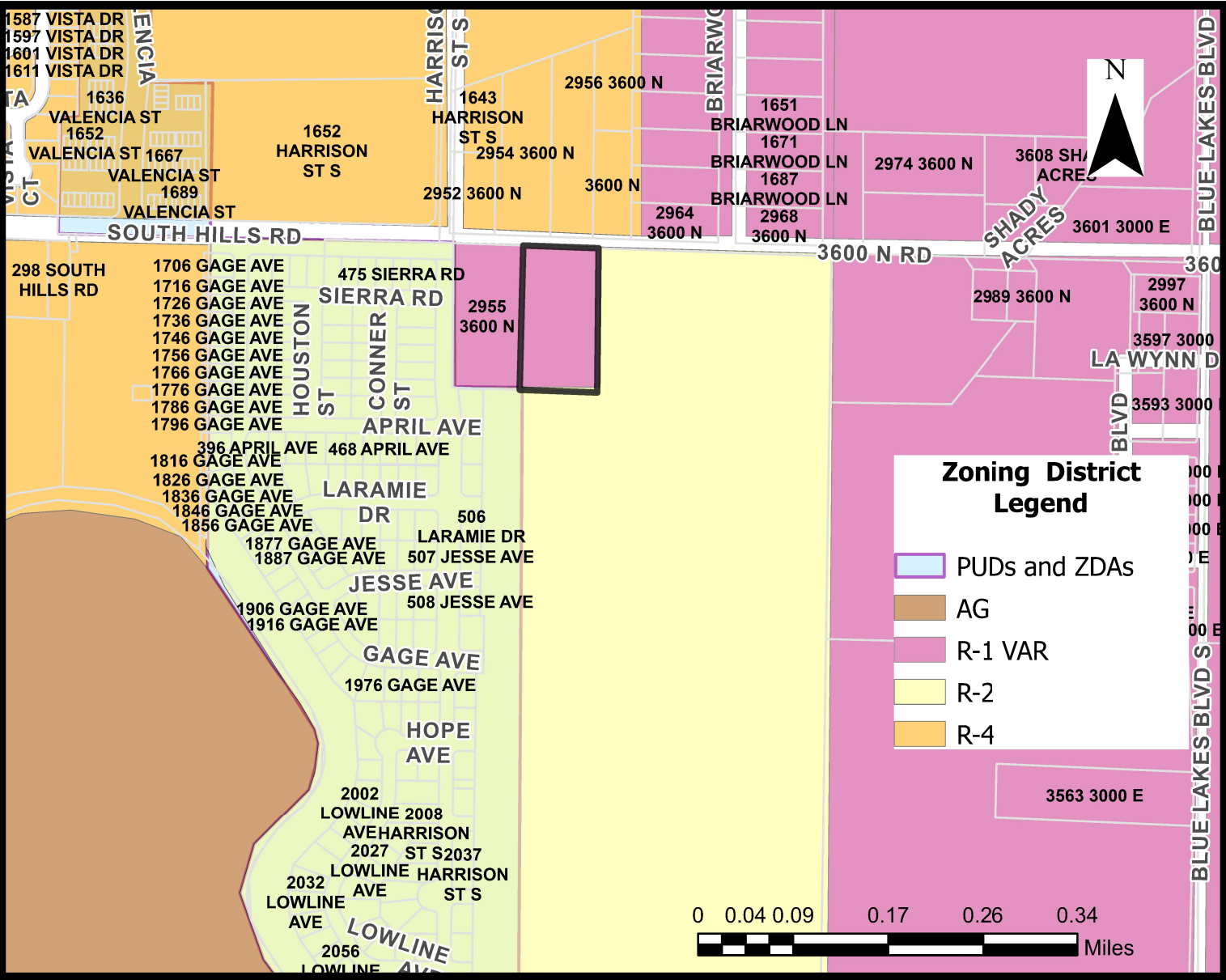
Attachments:

1. PZ25-0043 Vicinity Map
2. PZ25-0043 Zoning & FLU
3. PZ25-0043 Applicant Narrative
4. PZ25-0043 Boundary Exhibit
5. June 10, 2025 Planning and Zoning Meeting Minutes

Vicinity Map



ZONING MAP



Zoning

Current Zoning: R-1 VAR

Current Land Use Designation: Town Neighborhood

Proposed Land Use Designation: NA

Proposed Land Use: Residential

Surrounding Area

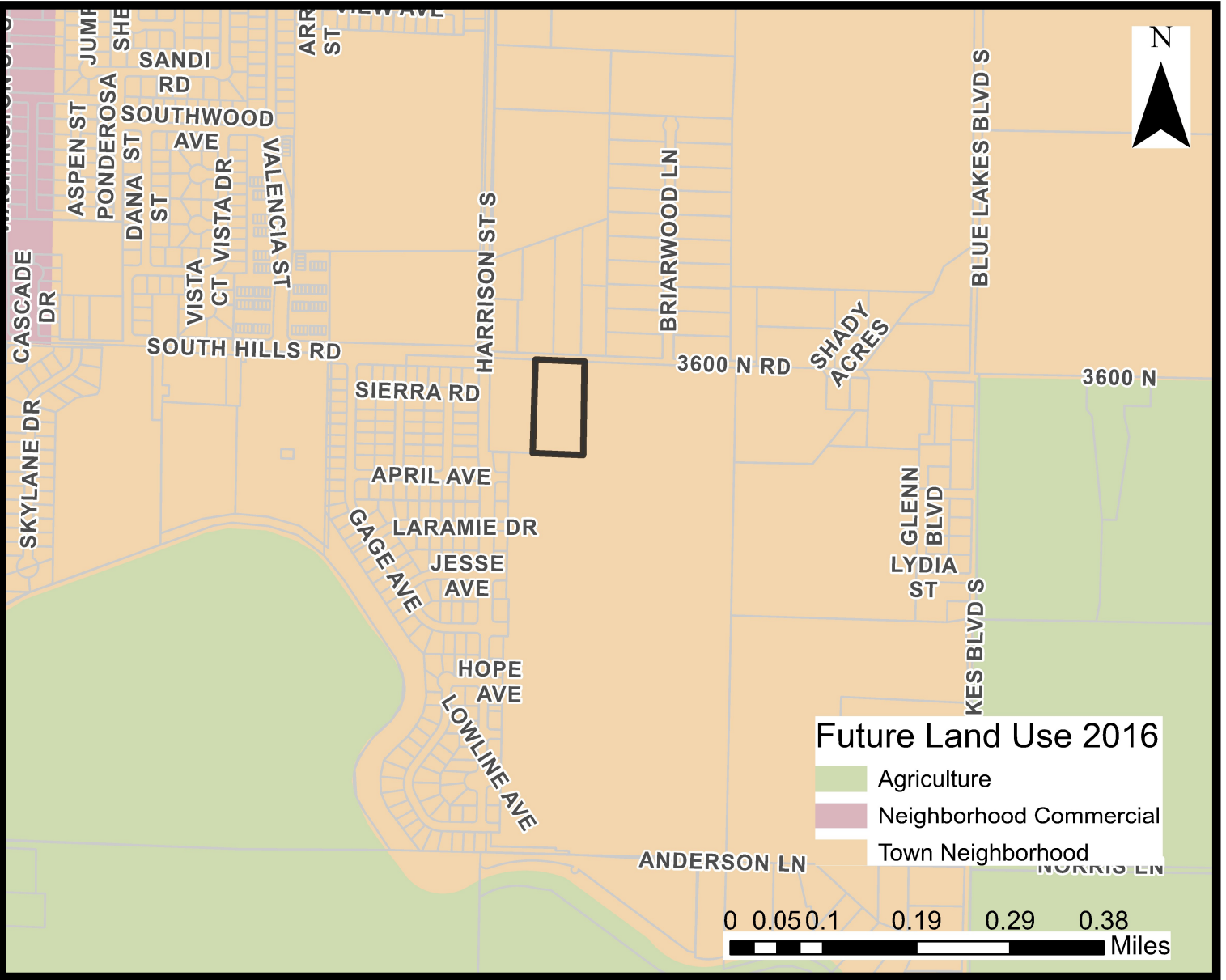
North: Southhills Rd/Residential

South: Undeveloped Sundance Subd

East: Rural Residential

West: Residential

FUTURE LAND USE MAP



Regulations

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

FLU Category

Town Neighborhood: Primarily Residential, smaller lot sizes, clustered development

Land Use Type: Single Family, Duplex, Townhomes, Parks, Recreational Areas, Schools, Civic Facilities

Reason for Request

To allow Development as an R2 Residential Subdivision that is totally comparable with Sundance Subdivision that is adjacent to the East and South borderlines of Parcel to be annexed.

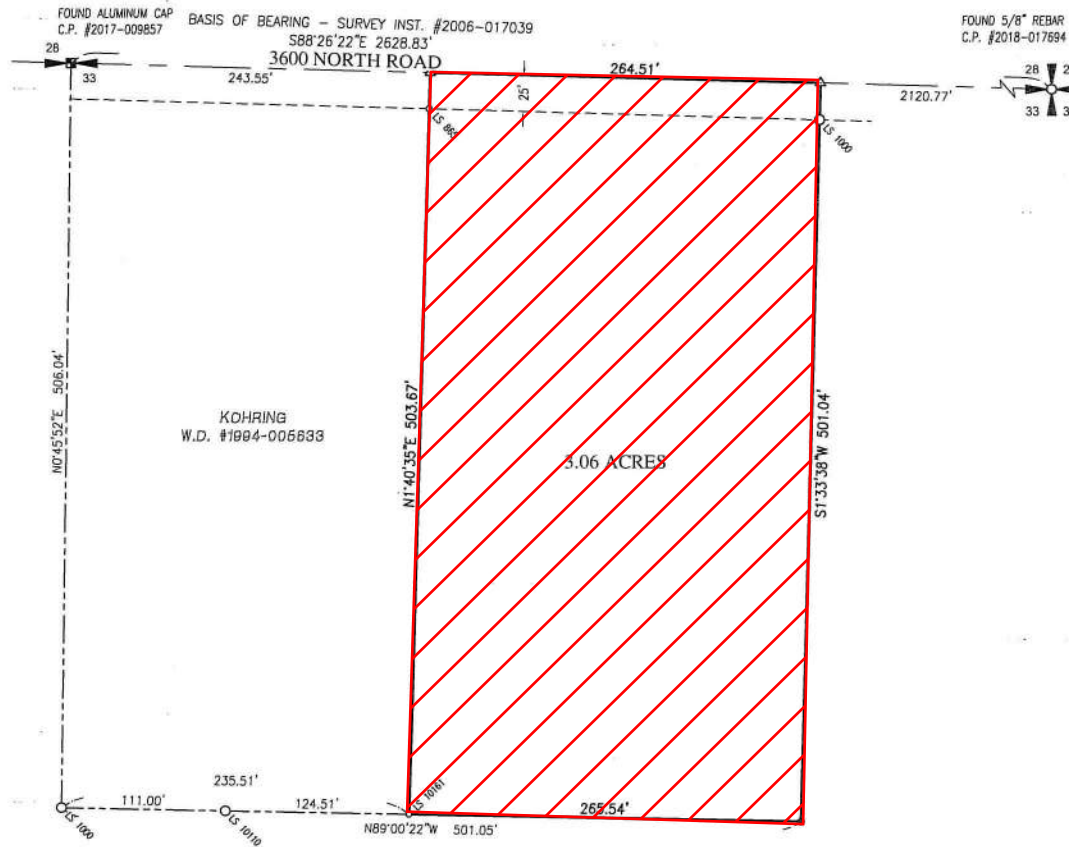
The annexation also allows frontage road and utilities to be developed concurrently with the adjacent Sundance Subdivision.

The proposed Residential Subdivision is in conformance with the comprehensive Plan, Compatible with adjacent development and will be developed within the next two years as an R2 Residential Subdivision.

Located In
A Portion of
NW ⁴ NE ⁴, Section 33
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2025



0 30 60 120
SCALE IN FEET



Legend

SURVEY BOUNDARY LINE	
SECTION LINE	
ADJACENT PROPERTY LINE	
COUNTY ROADWAY EASEMENT LINE	
CALCULATED POINT (NOT SET)	
FOUND 5/8" REBAR (AS NOTED)	
FOUND 1/2" REBAR (AS NOTED)	
FOUND ALUMINUM CAP	
SET 1/2" x 24" REBAR & CAP - LS 10110	

Survey References

#0000-915082
#1991-012668
#1994-003131
#2006-017039
#2020-010827 - SUNDANCE SUBDIVISION NUMBER 2, A PUD

Deed References

#2006-018215
#1994-005633

Surveyor's Narrative

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT THE BOUNDARY OF THE PARCEL OF LAND DESIGNATED AS "RPT10S17E33J0801" AND DESCRIBED IN DEED #2006-018215 (DOES NOT MATHEMATICALLY CLOSE). THE DEED IS NOT CONSISTENT WITH THE SURVEY RECORDED BY DENNIS ZIMMERMAN AND ROGER KRUGER. A NEW LEGAL DESCRIPTION HAS BEEN PREPARED BASED ON THIS SURVEY.

THE NORTHWEST, NORTHEAST AND SOUTHWEST CORNERS WERE FOUND PER RECORDED SURVEY MENTIONED HEREON. THE SOUTHEAST CORNER WAS RESET PER THE DEED AND RECORD OF SURVEY #2006-017039.



CERTIFICATE OF SURVEYOR

I, CHRISTOPHER S. HARMISON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, IN THE STATE OF IDAHO, AND THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS AN ACCURATE REPRESENTATION OF SAID SURVEY. IT IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT, STATE OF IDAHO CODE 55-1601 THROUGH 55-1612 AND TO THE IDAHO CODE RELATING TO SURVEYS.

Record of Survey
for
GERALD MARTENS

JOB NO.	070-15
APPROVED	
DESIGN	
DRAWN	CSH
DATE	MAR 2025
SCALE	As Shown
	V 070-15 CTRL
Sheet No.	1



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 28, 2025
To: Planning and Zoning Commission
From: William Klaver, Senior City Planner

ACTION ITEM

Request:

Request 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).

Time Estimate:

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

Background:

David Kemp has requested to annex approximately 4 (+/-) acres of property into city limits with the R-2 zoning designation. The subject property is generally located 2521 Stadium Boulevard which is located at the NW corner of the Carriage Lane North and Stadium Boulevard intersection. Currently, the property is used as a single family residential property.

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 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.

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 as presented, Staff recommends the following conditions of approval:

1. 39 ft of Right-of-way to be dedicated along the north half of Stadium Boulevard prior to signing the ordinance;
2. 39 ft of Right-of-way to be dedicated along the west half of Carriage Avenue prior to signing the ordinance;
3. Stadium Boulevard to be constructed to City of Twin Falls Collector standards to the centerline at the time of development;
4. Carriage Avenue to be constructed to City of Twin Falls Collector standards to the centerline at the time of development; and
5. Impact Fees of Parks, Residential Fire, and Residential Police rates to be paid prior to the Ordinance being signed. Rates to be assessed are the rates at which they would be applicable at the time the ordinance is signed. For 2025, the following rates will be assessed:

Police Residential: \$269.28 per dwelling

Fire Residential: \$1,075.95 per dwelling

Parks: \$1,867.85 per dwelling

Total: \$3,213.08 per dwelling

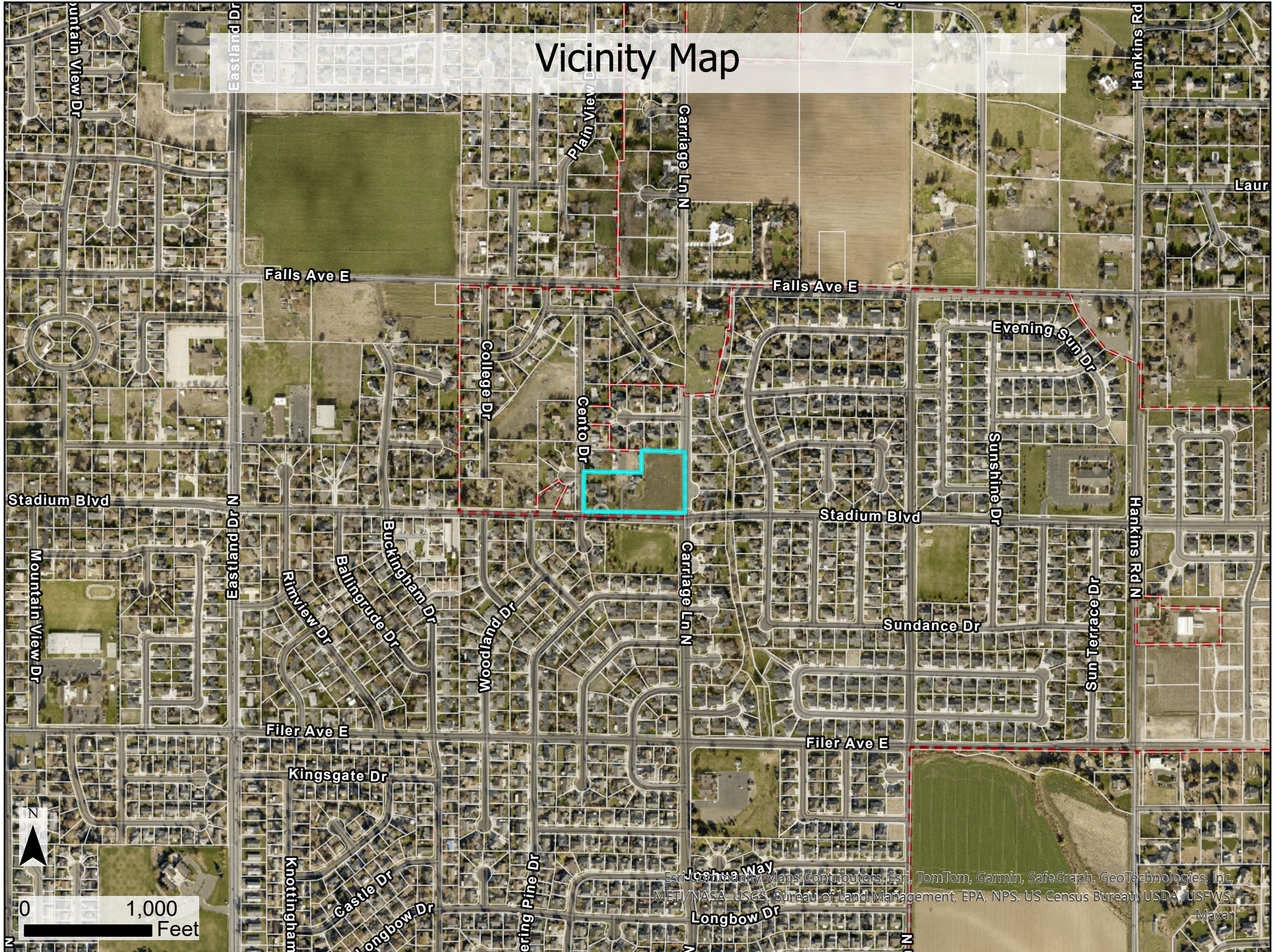
Sample Motion:

- 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. PZ25-0049 Vicinity Map
2. PZ25-0049 Aerial Map
3. PZ25-0049 Presentation Map
4. PZ25-0049 Applicant Narrative
5. June 10, 2025 Planning and Zoning Meeting Minutes

Vicinity Map



Aerial Map

748 CEN TO DR

2542
SUNGLOW
CIR

2574
SUNGLOW
CIR

2590
SUNGLOW
CIR

768 CEN TO DR

2521
STADIUM
BLVD

Stadium Blvd

Carriage Ln N

Cento Dr

Ct

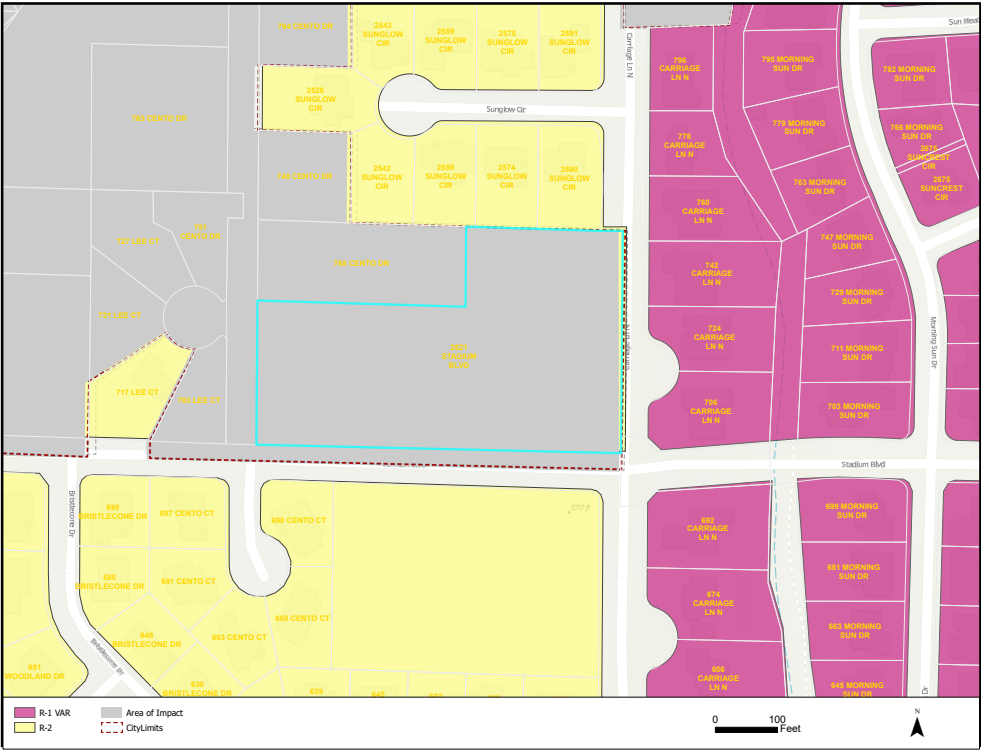
Cento Dr



0 100 Feet

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

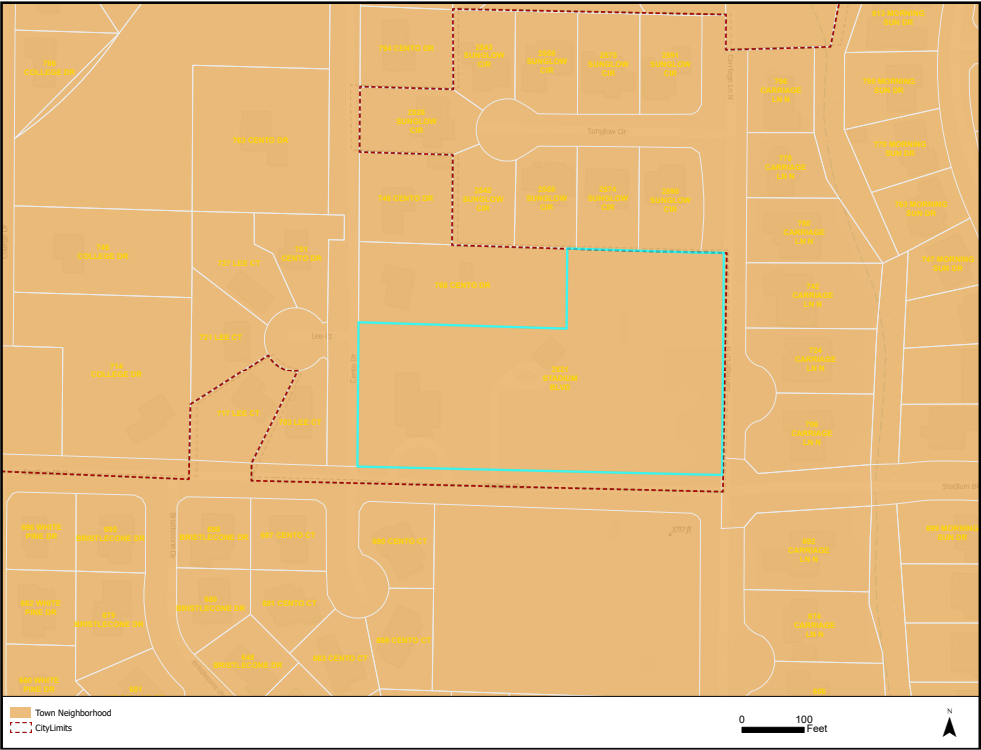
ZONING MAP



Zoning	
Current Zoning:	County Jurisdiction
Current Land Use:	Residential
Proposed Zoning:	R-2
Proposed Land Use:	Residential

Surrounding Area	
North:	Residential (R-2)
South:	Residential (R-2)
East:	Residential (R-1)
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.

To whom it may concern,

I am requesting annexation of the 3-4 acre parcel at 2521 Stadium Blvd in order to continue the preliminary plat process with a view towards subdivision for residential use of the property which is currently bare ground and surrounded by residential development.

I anticipate this will be zoned R2 which is consistent with the comprehensive plan and is compatible with existing use which surrounds the property.

Respectfully submitted

David L Kemp



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