



Twin Falls Planning & Zoning Commission Agenda

Tuesday, August 12, 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
- 2) Conflict of Interest Declaration
- 3) Consent Calendar
 - a) Request to approve minutes from the following meetings: July 8, 2025.
- 4) Items of Consideration
 - a) **PRESENTATION:** Preliminary Presentation for a request to amend the Eastpark Professional ZDA special use list and amend development standards for building square footage. c/o Dave Thibault, EHM Engineers on behalf of TD Riddle Barbara Sonya Real Estate, LLC (PZ25-0059)
By: Lisa Strickland, City Planner
- 5) Public Hearings
 - a) **ACTION ITEM:** Request for a Special Use Permit for a Recycling Center (Anaerobic Co-Digestion Facility) on property located at 630 Hankins Rd S. c/o Sawtooth law Offices on behalf of VR Development Services, LLC (PZ25-0062).
By: Kelli Ebersole, City Planner
 - b) **ACTION ITEM:** Request for a Special Use Permit to allow Automobile and Truck sales and/or rentals on property located at 436 Blue Lakes Blvd N. c/o Deanna Hash on behalf of Eagle Financial LLC (PZ25-0072).
By: Kelli Ebersole, City Planner
 - c) **ACTION ITEM:** Request for a Special Use Permit to allow the sale/rental of Sporting Vehicles and Motorcycles and to allow for Small Animal Veterinary services on property located at 1594 Sun West Way. c/o Charles Dunstan on behalf of Tractor Supply Company, Inc (PZ25-0074).
By: Lisa Strickland, City Planner
 - d) **ACTION ITEM:** Request for a Special Use Permit to allow an Indoor Recreation Facility on property located at 510 2nd Ave S. c/o Colby Ricks on behalf of Jared Burks (PZ25-0076).
By: Lisa Strickland, City Planner
 - e) **ACTION ITEM:** Request for a recommendation to City Council for a Vacation of Perrine Court rights of way, adjacent easements, and lots on property located within Block 18 of the Perrine Point Subdivision. c/o Gerald Martens (PZ25-0080).

By: William Klaver, Senior City Planner

- f) **ACTION ITEM:** Request for a recommendation to City Council for a Vacation of Magic Road right of way, adjacent easements, and lots on property located within Block 4 of the Perrine Point Subdivision. c/o Gerald Martens (PZ25-0081).

By: William Klaver, Senior City Planner

- g) **ACTION ITEM:** Request for a Special Use Permit to allow a private Academic School (preschool) on property located at 359 Falls Ave W. c/o Emilee Hunter (PZ25-0083).

By: Kelli Ebersole, City Planner

- h) **ACTION ITEM:** Request for a Special Use Permit to allow an Indoor Recreation Facility on property located at 2334/2336 Eldridge Ave. c/o Lisa Lekkerkerk on behalf of IT83 Fitness (PZ25-0084)

By: William Klaver, Senior City Planner

6) Upcoming Meeting(s)

- a) August 26, 2025.

7) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Kelli Ebersole (208) 735-7267 at least two working days before the meeting. Si desea esta información en Español, por favor llame a Josh Palmer al teléfono (208) 735-7312.

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chair shall review the public hearing procedures.
2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chair, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
3. A City Staff Report shall summarize the application and history of the request.
4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - **A complete explanation and description of the request.**
 - **Why the request is being made.**
 - **Location of the Property.**
 - **Impacts on the surrounding properties and efforts to mitigate those impacts.**
5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chair may limit public testimony to no less than two (2) minutes per person.
 - **Individuals are not permitted to give their time to other speakers.**

- However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chair. The spokesperson shall be limited to 15 minutes.
- Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.

8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chair may limit the time permitted for the answer.
10. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.

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



Twin Falls Planning & Zoning Commission Minutes

Tuesday, July 8, 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

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

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

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

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Request to approve minutes from the following meetings: June 10, 2025 and July 2, 2025.

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

4) Items of Consideration

- a) Request for the consideration of the Preliminary Plat for Two Creeks Subdivision consisting of 101 lots on 43.15 acres located at The Springs at The Preserve, PUD. c/o Nestor Madrigal on behalf of Mark Kelly. (PZ25-0073).

Staff Presentation:

Senior Planner Klaver presented the request for the consideration of the Preliminary Plat for Two Creeks Subdivision consisting of 101 lots on 43.15 acres located at The Springs at The Preserve, PUD. c/o Nestor Madrigal on behalf of Mark Kelly. (PZ25-0073).

Per City Code 10-12-2-3: The Commission shall review the preliminary plat. The Commission's decision is final unless appealed to the City Council. The final plat is reviewed by the City Council.

Commission's Findings: In determining the acceptance of a proposed subdivision the Commission shall consider the objectives of this Title and at least the following:

1. The conformance of the subdivision with a Comprehensive Plan.
 2. The availability of public services to accommodate the proposed development.
 3. The continuity of the proposed development with the capital improvement program.
 4. The public financial capability of supporting services for the proposed development;
- and

5. The other health, safety or environmental problems that may be brought to the Commission's attention.

Action On Preliminary Plat: The Commission may approve, conditionally approve, disapprove, or table for additional information when acting on the preliminary plat.

The property has been zoned R-2 with the Preserve PUD since January 2012.

This is a one hundred and one (101) buildable lots and six (6) non-buildable lot preliminary plat that is a continuation of the Preserve subdivision. Roads are public, with primary access to this subdivision being on Candleridge Drive and Cheney Drive East. The PUD utilizes the R-4 zoning designation in this particular area. Using the R-4 minimum lot size requirements, 32 lots are limited to one unit on the property and 69 lots are eligible to be a duplex or if approved through a Special Use Permit, greater. This means without further approvals from the City, the proposed preliminary plat would allow a range from 101 - 170 units.

The comprehensive plan calls for this area to be Town Neighborhood which calls for a primarily residential area which is contiguous and clustered to maximize open space and community gathering areas with uses such as single family, duplexes, triplexes, townhomes, schools, civic facilities, etc.

This subdivision is on the eastern boundary of the City and contiguous to similar developments. The availability of public services is ample and should not be a hindrance to accommodate.

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

Upon conclusion, this preliminary plat complies with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding R-2, The Preserve PUD zoning development standards, and the 2016 comprehensive plan. All general criteria for approval have been met, per State Statute 50 - Chapter 13.

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

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards; and
2. Subject to submittal of a preliminary plat, submitted prior to final plat submittal, showing compliance with all conditions and comments in the Engineering Memorandum dated June 5, 2025.

Applicant Presentation:

Mark Kelly is with the Preserve PUD. He explained the issues they have with the roads they currently have built.

PZ/Questions & Comments:

- Commissioner Rambur asked if there are any plans to change the plat that is being presented.

- Mark Kelly replied they are sticking to the plans.
- Commissioner Bulkley asked about the memorandum and if that is in process.
- Senior Planner Klaver explained the memorandum and why they created it ahead of time.
- Commissioner Rambur asked if the waterway to the east will remain open.
- Mark Kelly stated that everything there will stay.
- Commissioner Bulkley asked about the housing going in.
- Senior Planner Klaver clarified what type is going in.
- Commissioner Gomes asked if they are going to connect to 3200 E.
- Mark Kelly said they will loop together to create more access.

Public Comment: Opened

- Rod Millar had concerns and questions about the water rights, whether they are going to build duplex or triplex buildings and how that will affect the roadways.
- Jenna Johnson has questions about the change of single to multi family, the area of impact, if the Highway district had been contacted about the roadway and she feels traffic will be a problem.
- Nancy Taylor feels the commission should consider the conditions and the roadways the citizens need to access their homes. She feels Falls Ave is not for commercial purposes and is a vacation spot.

Public Comment: Closed

Mark Kelly addressed some concerns. He responded that the PUD was done a while ago. They are under the allotted amount of lots that are allowed with the PUD. He stated that once the roads are connected and finished, traffic shouldn't be an issue. The highway district was contacted at the beginning of the PUD. They have done the water testing required for the development. He stated they are not contemplating duplexes on these lots.

- Senior Planner Klaver clarified that the applicant cannot go over the unit number that was originally proposed. They can change a few things around but not increase the density.
- Commissioner Bulkley asked if staff know whether services can be supported.
- Senior Planner Klaver explained that part of the preliminary plat process is that infrastructure studies have been done.
- Director Spendlove clarified that if anything was missing it would be listed with the conditions.
- Chairperson Campbell asked for clarification on the conditions.
- Senior Planner Klaver explained the process and why the city created the memorandum so applicants can move forward.
- Commissioner Rambur asked about duplexes.
- Senior Planner Klaver replied that certain areas have different zones.
- Commissioner Gomes asked about the highway district and density with the roads.
- Senior Planner Klaver replied that all the roads are city roads, and the highway district has nothing to do with them until they are connected to theirs.

Discussions Followed:

The Commission feels that once the conditions have been met this should fit with the comprehensive plan.

MOTION: Commissioner Weatherford moved to approve the request for consideration of the Preliminary Plat for Two Creeks Subdivision consisting of 101 lots on 43.15 acres located at The Springs at The Preserve, PUD, with staff recommendations. c/o Nestor Madrigal on behalf of Mark Kelly (PZ25-0073). Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 1.

5) Public Hearings

- a) Request for a Recommendation to City Council on the appropriate zoning district for a proposed Annexation on property generally located on the east side of the intersection of Kimberly Rd (Hwy 30) and Champlin Way (3300 East). c/o Champ LLC (PZ25-0015)

Staff Presentation:

Senior Planner Klaver presented the request for a Recommendation to City Council on the appropriate zoning district for a proposed Annexation on property generally located on the east side of the intersection of Kimberly Rd (Hwy 30) and Champlin Way (3300 East). c/o Champ LLC (PZ25-0015)

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)

In May 2025, the subject properties were added to the City Planning Boundary, or Future Land Use Map of the City of Twin Falls Comprehensive Plan.

The Comprehensive Plan has designated this area as Mixed Use and Industrial.

- The land uses typically found in the Mixed Use designation are: Retail, Office, restaurants, Civic, Entertainment, Arts and Culture, Vertical Mixed Use, Town homes, Hotels, Apartments, Plazas and Parks.
- The land uses typically found in the Industrial designation are: Office Parks, Corporate Campus, Warehouse, General Manufacturing, Food Processing, and Industrial Campuses.

The proposed zoning for this request is Commercial Highway District (C-1) & Heavy Manufacturing District (M-2).

These zones are characterized by the following:

- *Purpose Statement:*

- C-1 is "This district is intended to provide for commercial activities of various sizes from large malls to small shops, fast food restaurants and tourist accommodations. This district is designed for application on major streets or portions thereof."
- M-2 is "This district is intended to provide industrial users ample room in the city to develop and expand without encroachment by non-compatible uses."
- Sample of Permitted Uses:
 - C-1: Doctors' offices, auditoriums, schools, dwellings with 5+ units, retail facilities, beauty and barber shops, construction trade offices, finance services, photography studios, etc.
 - M-2: Farms, dairy product processing, grain and seed processing, livestock sales, cemeteries, manufacturing building materials, furniture, concrete products, doctor's offices, auditoriums, fair grounds, retail facilities, construction yards, etc.
- Heights:
 - C-1: Fifty (50') feet
 - M-2: Fifty (50') feet

Where the surrounding zoning designations are C-1 and M-2 Staff believes the designations as presented 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 C-1 & M-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 is with EHM Engineers LLC. He explained they would like to annex with a dual zone of C-1 and M-2.

PZ/Questions & Comments:

- Vice-Chairperson Zimmerman asked what the setback are with M-2 with residential.
- Director Spendlove replied it is a building setback of 25' with C-1 and there is no buffer with M-2.

Public Hearing: Opened and closed with no public input

Discussions Followed:

Commission feels this is a good fit for this area.

MOTION: Commissioner Bulkley moved to approve the request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation on property generally located on the east side of the intersection of Kimberly Rd (HWY 30) and Champlin Way (3300 East). c/o Champ LLC (PZ25-0015). Vice-Chairperson Zimmerman seconded the motion. Roll call vote showed all members present voted.

Approved 6 to 0.

- b) Request for a Special Use Permit for a Recycling Center (Anaerobic Co-Digestion Facility) on property located at 630 Hankins Rd S. c/o Sawtooth Law Offices on behalf of VR Development Services, LC (PZ25-0062). - **RESCHEDULED**
- c) Request for a Special Use Permit to allow dog grooming on property located at 426 Main Ave S. c/o Tristine Hull (PZ25-0065). - **WITHDRAWN**
- d) Request for a Zoning Title Amendment to repeal and replace Title 10. Items to include are regulations pertaining to "Sign Regulation". c/o City of Twin Falls (PZ24-0121).

Staff Presentation:

Director Spendlove presented the request for a Zoning Title Amendment to repeal and replace Title 10. Items to include are regulations pertaining to "Sign Regulation". 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 Sign Regulations chapter of Title 10 as presented;*
- 2. Move to recommend approval with conditions for the proposed zoning text amendment to the Sign Regulations chapter of Title 10; or*
- 3. Move to table the item to a date certain of _____*

PZ/Questions & Comments:

- Commissioner Rambur asked about signs that are left and what happens to them.
- Supervisor Standley explained they are collected, and the owner has to pay a fee to get them back. He added that they have so many codes to enforce that they don't have time to go specifically looking for these.

Public Hearing: Opened

- Jordan Beard is a realtor and feels this sign code impacts everyone. He had questions about gated communities and special events and how to market.
- Mark Jones was here to represent the realtors and asked about the chart that was sent in. He is concerned about the parade of homes and the current properties that have different size signs. He pointed out the comment that was sent in and why they were asking for the different size.
- Francis Alves talked about the size of the signs. She doesn't think several signs can be on the same lot. She gave the example of the parade of homes and that all the vendors want to be on the same lot.
- Shellien Gilliland wants to be able to measure the right-of-way and know she is in compliance. She asked about directional illuminated signs.
- Matthew Lancaster is from the builder's association. They want to be able to have enough signage to show plat maps and other things.
- Thomas Wangeman had questions about political signage.
- Shawnee Powers had questions about the commercial side of the code with digital signs, will this affect the HPC area, flags, and window signs. Will existing signs be grandfathered in.
- Director Spendlove replied that gated communities can have off site signs near gate, still have to follow size limitations. Special event off site signs are allowed. No right-of-way placement allowed.

- Commissioner Rambur asked for clarification if they are maxed on building and monument signs can they place on the window.
- Director Spendlove explained it will count as a sign.
- Commissioner Weatherford asked for clarification of illuminated signs
- Director Spendlove stated temporary signs cannot be illuminated.
- Vice-Chairperson Zimmerman asked how many signs that were picked up were in the Right-of-way.
- Supervisor Standley replied they all were.

Public Hearing: Closed

Discussions Followed:

Commission feels this is a good change and a good start.

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

Approved 5 to 1.

6) Upcoming Meeting(s)

- a) August 6 - Work Session
August 12

7) Adjournment

The meeting adjourned at 08:46 PM

Jody Green, Planning Technician



Date: Tuesday, August 12, 2025
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

PRESENTATION

Request:

Preliminary Presentation for a request to amend the Eastpark Professional ZDA special use list and amend development standards for building square footage. c/o Dave Thibault, EHM Engineers on behalf of TD Riddle Barbara Sonya Real Estate, LLC (PZ25-0059)

Time Estimate:

Approximately 3-5 minutes for the presentation with questions/comments to follow.

Background:

This is a request to amend the Eastpark Professional ZDA to allow for a cafe/coffee shop with drive-thru and/or pharmacy with drive-thru on Lot 11 of the Master Development Plan and to allow lots commonly owned to combine the minimum building square footage to allow for a larger building(s).

Approval Process:

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.

Per City Code 10-6-1 The applicant is required to present a preliminary review to the Planning & Zoning Commission in which the Commission may give suggestions and ask questions of the applicant about the proposed ZDA. Following the preliminary presentation, a public hearing shall be held before the Commission for a recommendation to City Council to amend the zoning district and the zoning map, amend with recommendations or recommend denial of the request. The City Council shall not adopt an ordinance rezoning the subject until the property owner/developer has submitted a complete signed ZDA written commitment document. The signed ZDA written commitment shall be attached as an exhibit to the rezoning ordinance and recorded in the office of the county recorder.

Approval of a ZDA/ZDA Amendment 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. (Ord. 3082, 12-8-2014)

Each ZDA shall accompany a request to rezone a subject property to one or more underlying zoning districts that shall comply with the comprehensive plan. 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. If it is determined that a proposed change(s) constitutes a departure from the

conceptual development plan and/or the development standards, the zoning development agreement written commitment document shall be adequately amended using the initial approval process. Changes to any of the following items constitute a departure from the conceptual development plan and/or development standards, thus changing the basic relationship of the proposed development to the adjacent property.

- A. The permitted uses
- B. Increase in density
- C. Increase in building height
- D. Increase in building coverage of the site
- E. Reducing the building setbacks provided at the boundary of the site
- F. Reduction of any open space plans, or
- G. Alteration of the overall design theme, primary architectural elements or building materials.

Budget Impact:

NA

Regulatory Impact:

Should the request be approved, drive thru facilities for cafe and pharmacy will be permitted by special use and lots will be able to combine building square footages for lots that are owned by the same property owner.

History:

The subject property consists of approximately 7.5 acres, subdivided and rezoned as the Eastpark Professional R-2 PRO ZDA in 2017. This approval allowed land uses, previously needing special use permits under R-2 and PRO overlays, to become permitted. Additional uses not permitted in these zones were designated as permissible by special use permit specifically for lots 2, 3, 4, and 5 within the Master Development Plan. The agreement further imposed restrictions on the maximum allowable building square footage per lot, limiting structures closer to the residential neighborhood to the south at 6,000 sq. ft., and those further north at 10,000 sq. ft. Additionally, all buildings were required to be single-story and designed with a residential aesthetic. The Eastpark Professional ZDA has maintained design criteria and development standards like the original Eastpark PUD, allowing for a cohesive development throughout. Adhering to these criteria has provided a good example of implementing the comprehensive plan goals, offering a buffer for residential uses from intensive commercial land uses. The applicant is seeking to amend the current agreement to allow a drive-through facility on Lot 11 and to permit larger buildings on lots owned by the same entity.

Analysis:

A staff analysis of the request will be provided at the public hearing scheduled for August 26, 2025

Conclusion:

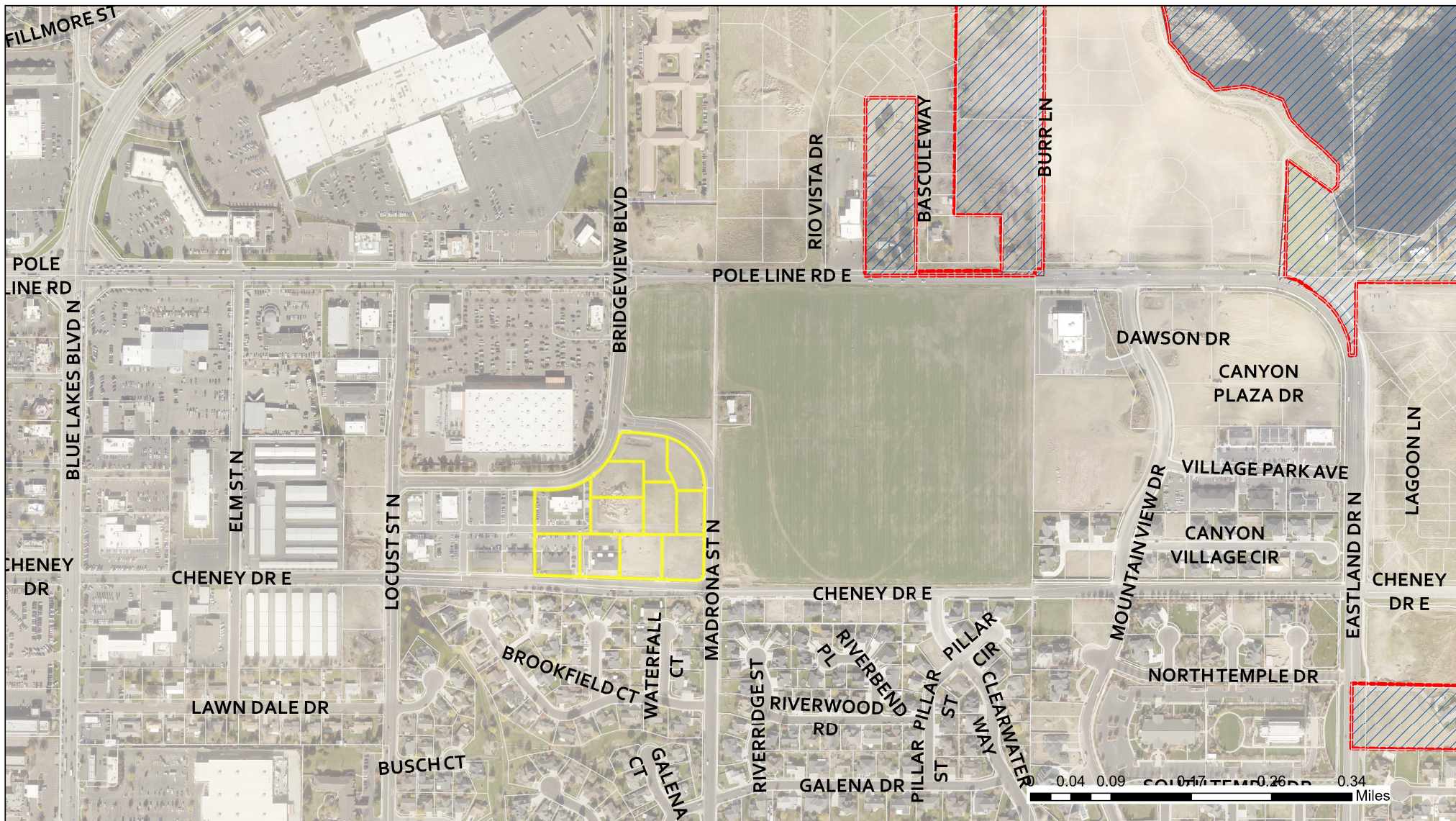
Upon conclusion, the planning and zoning commission shall complete a preliminary review of the proposed conceptual development plan at a meeting prior to the public hearing for a zoning district and zoning map amendment.

Attachments:

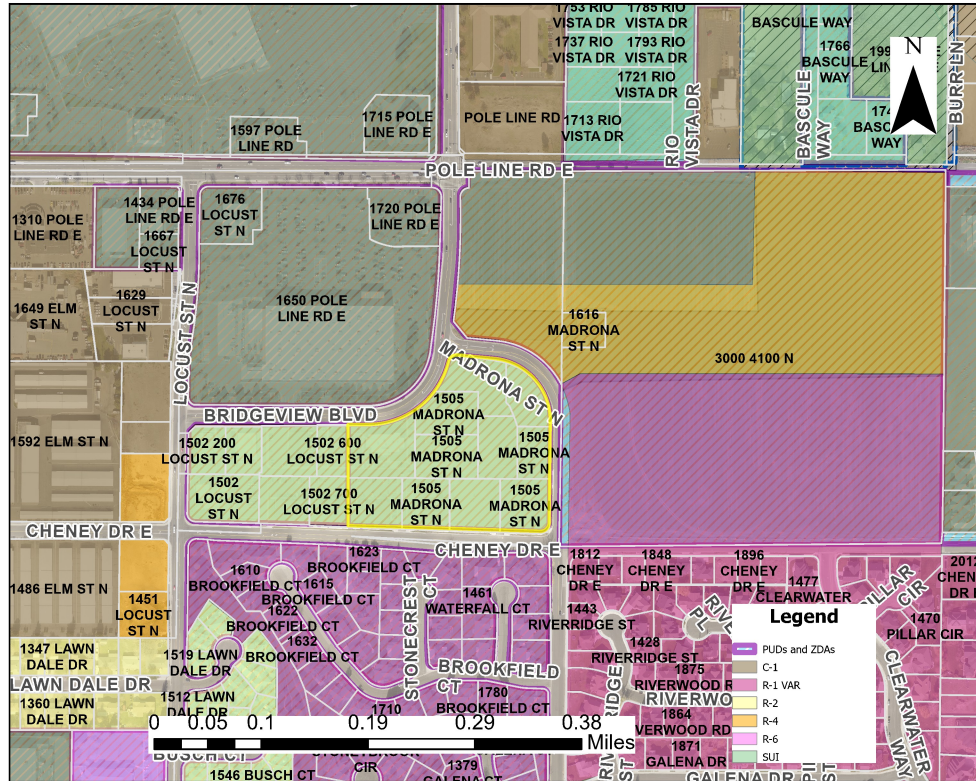
1. PZ25-0059 Vicinity Map
2. PZ25-0059 Presentation Map
3. PZ25-0059 Applicant Narrative
4. PZ25-0059 Proposed Amended ZDA

5. PZ25-0059 Current-Eastpark Professional ZDA
6. PZ25-0059 Existing Master Development Plan

Vicinity Map



ZONING MAP



Zoning

Current Zoning: R-2 PRO ZDA

Current Land Use Designation: Professional Office/Medical Park

Proposed Land Use Designation: NA

Proposed Land Use: Drive Thru and Larger Building Sizes

Surrounding Area

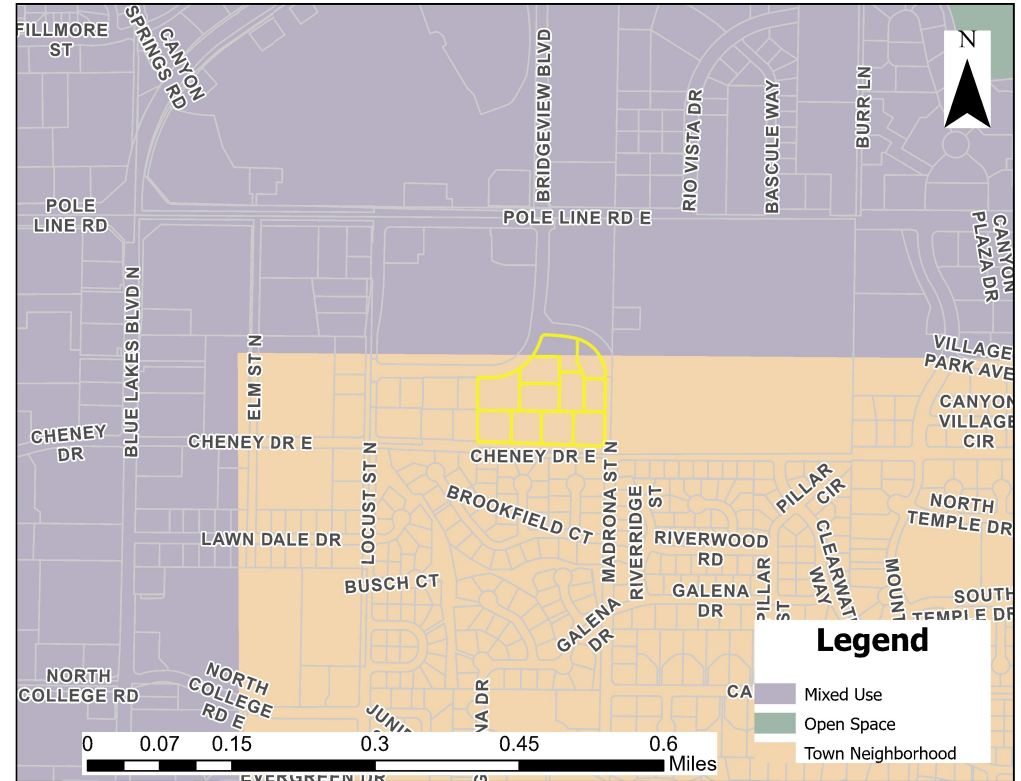
North: Madrona St N/Undeveloped

South: Cheney Dr/Residential

East: Madrona St N/Undeveloped

West: Eastpark PUD/Bridgeview Blvd

FUTURE LAND USE MAP



Regulations

10-1-4, 10-1-5, 10-6 & Eastpark Professional R-2 PRO ZDA

FLU Category

Mixed Use: Serves local and regional commercial, typically anchored by a larger retail store.

CSI: Serves local and regional educational needs in the community

To: City of Twin Falls Planning and Zoning

From: Ben Lyda – EHM Engineers, Inc.

Date: 6/17/2025

Property Location: 1505 Madrona St. N. Lot 11 (aka Eastpark Professional Subd. No. 3 ZDA, Lot 7 Block 2) Parcel #RPT16220020070

Current Zoning: R-2 with Eastpark Professional, a ZDA

Purpose of Request:

We respectfully submit this amendment to the existing Zoning District Agreement (ZDA) for the above-referenced property to modify **Section 2 (Special Use Permit Uses)** to permit a **drive-thru** use for Lot 11 (aka Eastpark Subd. No 3. Lot 7 Block 2). The current ZDA does not include drive thrus as an allowable use, and this amendment seeks to align the zoning conditions with the evolving needs of the development while ensuring compatibility with the surrounding area. Similarly a modification is requested to clarify permissible building size upon lots when a single owner develops multiple lots.

Specific Changes Requested:

The proposed amendment would modify **Section 2 (Special Use Permit Uses)** to add items as follows:

Additional Land Uses Upon Lot 11 (as shown on the Master Development Plan which requires a Special Use Permit (aka lot 7 block 2 of the Eastpark Professional Subd No. 3)

- A. Café/Coffee Shop with a Drive Thru
- B. Pharmacy with a Drive Thru

The proposed amendment would modify **Section 3 (Property Development Standards)** to add item H as follows:

H. When lots are under common ownership the limitation for square footage of building structures shall be the total combined value for the square footage for each lot owned.

Comparison to Approved ZDA & Master Development Plan:

1. Original ZDA Provisions:

- The existing ZDA Special Use Permits:
 - A. Construction Trade Office with Showrooms
 - B. Apparel and Accessories
 - C. Home Furnishings with Onsite Storage Allowed.
 - D. Sporting Goods
 - E. Bakeries (retail)
 - F. Flower Shops
 - G. Hobbies and Toy Stores
- This amendment would coincide with the Comprehensive Plan of a Mixed Use development.

2. Proposed Amendment Differences:

- **Use Expansion:** The amendment does not alter the underlying zoning (R-2) or primary permitted uses but adds flexibility for drive-thru operations, which can support uses like professional office space, and doctors' offices.
- **Design & Operational Compliance:** The drive-thru will adhere to City standards (e.g., queue management, setbacks, landscaping) to minimize impacts.

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

Impact on the Development:

1. Enhanced Viability:

- Drive thrus are highly valued by commercial tenants, as they enhance customer convenience and operational efficiency in today's market.
- This change could attract higher-quality tenants, increasing property value and tax revenue.

2. Site Plan Adjustments:

- Any drive-thru will require minor modifications to circulation (e.g., lane stacking, ingress/egress) but will not conflict with the PUD's overall layout.
 - Parking and pedestrian pathways will be reviewed to ensure no adverse effects on safety or accessibility.

3. Traffic & Noise Mitigation:

- A traffic impact analysis (if required) will ensure the drive-thru does not overwhelm existing road capacity.
- Screening (e.g., landscaping, walls) and limited hours of operation can address noise concerns.

Impact on Surrounding Area:

1. Compatibility:

- The R-2 zoning allows for higher-density residential and compatible commercial uses. A well-designed drive-thru (set back from residences, with buffering) will not disrupt the neighborhood character. The adjacent residences will benefit from the proximity to the added uses.
- Precedent exists for drive thrus in similar ZDAs in Twin Falls such as ICCU located at 2193 Addison Ave. E.

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2. **Traffic & Safety:**

- The amendment will require compliance with City engineering standards to ensure safe vehicle stacking and pedestrian crossings.
- No negative impact on adjacent residential streets is anticipated, as ingress/egress will align with arterial roads.

3. **Economic Benefits:**

- Increased commercial activity could support nearby businesses and services.
- Property values are unlikely to be negatively affected if design standards are met.

Conclusion:

This amendment is a minor but necessary update to reflect modern development needs while preserving the intent of the original ZDA. We are committed to working with the City to address any concerns through thoughtful design and mitigation measures. We respectfully request approval to proceed with the zoning text amendment and appreciate your time and consideration.

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

Eastpark Professional, a ZDA
Zoning Development Agreement
Amended

This Amended ZDA – Zoning Development Agreement is made and entered into this ____ day of _____, 2025, by and between the City of Twin Falls, State of Idaho, a municipal corporation, hereinafter called “City” and Barbara Sonya Real Estate LLC, Setti One LLC, Sight Site LLC, Jay Wheelhouse and Zernickow Family LP, hereinafter called “Developer” for the purpose of developing a mixed use; professional and commercial property as a planned Amended Zoning Development Agreement (ZDA). The Legal description of the property is 7.74 Acres, Lot 1 through Lot 11, Block 2, EASTPARK PROFESSIONAL SUBDIVISION NO. 3, a ZDA, located in the northwest corner of Section 3, Township 10 South, Range 17 East, Boise Meridian in Twin Falls county Idaho. More specifically described in attached Exhibit A.

Development and Improvements shall conform to the standards and regulations of the Twin Falls City Code Title 10-Chapter 4-Section-18 for R-2 PRO, Professional Office Overlay and Chapter 6-Section -1, and all references to other sections herein, as amended, except for the following:

- (1) Permitted Land Uses:
 - A. Libraries
 - B. Finance and Investment Offices
 - C. Insurance and Related Offices
 - D. Real Estate and Related Offices
 - E. Doctor’s Offices
 - F. Photography
 - G. Beauty and Barber
 - H. Professional Offices
- (2) Special Use Permit Uses: Additional Land Uses upon Lots 2, 3, 4, and 5 (as shown on Master Development Plan), which require Special Use Permits:
 - A. Construction Trade Office with Showrooms
 - B. Apparel and Accessories
 - C. Home Furnishings with onsite Storage allowed
 - D. Sporting Goods
 - E. Bakeries (retail)
 - F. Flower Shops
 - G. Hobbies and Toy Stores

Additional Land Uses Upon Lot 11 (as shown on the Master Development Plan which requires a Special Use Permit (aka lot 7 block 2 of the Eastpark Professional Subd No. 3)

A. Café/Coffee Shop with a Drive Thru

B. Pharmacy with a Drive Thru

(3) Property Development Standards:

A. The area of R-2 PRO Overlay between Cheney Drive and Bridgeview Boulevard, West of Madrona and East of Locust will be restricted such that all buildings will be constructed using residential style architecture and will have an architectural finish that is aesthetically pleasing.

B. All buildings in the development will be limited to single story construction.

C. Building design in this area will be regulated by an architectural control committee responsible for enforcement of the restrictive covenants for that area.

D. **Maximum 6,000 square feet per building per lot** along Cheney Drive and within the interior of the development, which includes lots **6, 7, 8, 9, 10, and 11** as indicated on the Master Development Plan.

E. **Maximum 10,000 square feet per building per lot** along Madrona Street North and Bridgeview Boulevard, which includes lots **1, 2, 3, 4, and 5** as indicated on the Master Development Plan.

F. No outside storage of materials or ware yard storage shall be permitted.

G. Landscaping requirements, for all lots, shall require landscaping equal to or greater than ten percent (10%) of the total required parking area developed on a lot or three percent (3%) of the total land area, or as determined by the ZDA process, whichever is greater. Perimeter Landscaping shall be consistent with Eastpark PUD #213.

H. When lots are under common ownership the limitation for square footage of building structures shall be the total combined value for the square footage for each lot owned.

If no development has occurred on the ZDA subject parcel within the time identified, the planning and zoning commission and city council may review the original ZDA development requirements and conceptual development plan to ensure their continued validity. If the city determines the concept is no longer valid, then:

A. The city may initiate process to change the zoning classification, or

B. New ZDA development requirements and/or a new conceptual development plan may be required to be approved prior to the city issuing a building permit for the any portion of the ZDA subject parcel.

Proposed Master Plan Amendment

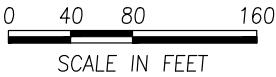
Located In
Gov't. Lot 3, Section 3
Township 10 South, Range 17 East, Boise Meridian
Twin Falls County, Idaho 83301
2017



PERIMETER LANDSCAPING TREE/SHRUB COUNT
20' FROM BACK OF CURB INCLUSIVE OF ALL SIDEWALKS,
UTILITIES, DRAINAGE, FEATURES, ETC.
(LANDSCAPING ALONG BRIDGEVIEW BLVD., CHENEY DR.,
MADRONA STREET N.)

SIGNS
FREESTANDING SIGNS SHALL BE MONUMENT AND BE NO
LARGER THAN 60 S.F. AND A MAX. OF 8' TALL,
MEASURED FROM THE TOP OF CURB.

LIGHTING
ALL LIGHTING SHALL BE SHIELDED DIRECTIONALLY TO
PROTECT IMPACTS TO RESIDENTIAL NEIGHBORS.



MASTER DEVELOPMENT PLAN
for
EASTPARK PROFESSIONAL SUBDIVISION NO. 3, a ZDA

REVISIONS

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL
CONDITIONS AND DIMENSIONS AT THE
JOB SITE AND NOTIFY THE ENGINEER OF
ANY DIMENSIONAL ERRORS, OMISSIONS,
OR DISCREPANCIES BEFORE
BEGINNING OR FABRICATING ANY WORK.

APPROVED	--
DESIGN	--
DRAWN	--
DATE	7/28/2025
SCALE	AS SHOWN
DWG. NO.	313-24 ZDA EXHIBIT
SHEET	EXHIBIT

Key Notes:

- (C-1) EXISTING CURB CUTTER AND SKEWAL - RETAIN AND PROTECT.
- (C-2) EXISTING WETLAND APPROACH - RETAIN AND PROTECT.
- (C-3) EXISTING 4" SEWER SERVICE - LOCATE, RETAIN AND UTILIZE.
- (C-4) EXISTING 8" SEWER MAIN - RETAIN AND PROTECT.
- (C-5) EXISTING 8" WATER MAIN - RETAIN AND PROTECT.
- (C-6) EXISTING 4" PRESSURE IRRIGATION MAIN - RETAIN AND PROTECT.
- (C-7) EXISTING ASPHALT DRIVEWAY - RETAIN AND PROTECT.
- (C-8) EXISTING P1 WATER - RETAIN, PROTECT AND UTILIZE.
- (C-9) EXISTING 1" WATER METER - RETAIN, PROTECT AND UTILIZE.
- (C-10) EXISTING GRASSY IRRIGATION MAIN - RETAIN AND PROTECT.
- (C-11) EXISTING LIGHTPOLE - RETAIN AND PROTECT.

- (C-12) CONEST. ASPHALT PARKING/DRIVEWAY PER DETAIL SHEET 2
- (C-13) CONEST. WINDSTOP RAMP W/ STAIRS PER DETAIL SHEET 2 ADA AND SPINIC
- (C-14) CONEST. SKIDWALK PER DETAIL SHEET 2 (THICKNESS EXIST. REQUIRED ADJACENT TO PARKING AREAS)
- (C-15) CONEST. CATCH TYPE CURB PER DETAIL SHEET 2 (DENOTED BY DASHES)
- (C-16) CONEST. RELEASE TYPE CURB PER DETAIL SHEET 2 (DENOTED BY DASHES)
- (C-17) INSTAL. 1" DOMESTIC WATER SERVICE LINE
- (C-18) INSTAL. 4" PVC SEWER SERVICE LINE 5'-4" DIA. MIN. SEE METH. FOR CONNECTION AND LOCATION. INSTAL. CLEAN OUTS PER CODE.
- (C-19) CONEST. TRASH ENCLOSURE PER DETAIL SHEET 3
- (C-20) CONEST. CONCRETE ADA PARKING SLAB. DO NOT EXCEED 1:20 SLOPE IN ANY DIRECTION.
- (C-21) INSTAL. SHEDDER TYPE LIGHTPOLE, STYLE AND COLOR BY OWNER SEE ELECTRICAL FOR CONDUITS, ETC. VERIFY NUMBER AND LOCATIONS WITH PROSPECTIVE (W.C.P. BY OTHERS)
- (C-22) INSTAL. PM LANDSCAPE DRAWS (OR EQUAL) AS SHOWN. VERIFY NUMBER AND LOCATIONS WITH LANDSCAPE ARCH. POOF DRAWS MAY BE INCORPORATED INTO STORM DRAIN.
- (C-23) INSTAL. PVC STORM DRAIN AS SHOWN. SEE PLAN FOR INV. ELEVATIONS.
- (C-24) INSTAL. CATCH BASIN 48" AT 10' VERTICAL EXIST. 45' SLOPE.
- (C-25) CONEST. CONCRETE PATIO PER TYPICAL SKEWAL DETAIL SHEET 2 W/ RAMPED DOWN EDGE ON NORTH, EAST & WEST SIDES.
- (C-26) CONEST. CATCH BASIN PER SPINIC 20-401
- (C-27) INSTAL. STORM DRAIN MANHOLE PER DETAIL SHEET 2
- (C-28) INSTAL. 700" 12" PEPP. STORM DRAIN 5'-0" DIA. 40-70
- (C-29) CONEST. 18" DIA. 5' DEEP DRY WELL PER DETAIL SHEET 2. TOP=60.70 BFM=57.60

- (C-30) LANDSCAPE AREA - DESIGN AND PLAN BY OTHERS PER OWNER

Storm Drainage Calculations:

Note:
Drainage Runoff Factors:
Impervious Area = 0.25
Landscape Area = 0.05
Pre-Development = Commercial No Allowance
Drain Rock Voids = 0.05 Min.
Design Frequency = 0.5 Year Storm, 24-Hour Duration
Total Area Included in Catchment (Lot 7) = 31,944 sf (0.73 Ac.)
Impervious Area = 22,508 sf
Landscape Area = 9,436 sf
Total = 31,944 sf
Storm Drainage to be Retained in 18" DIA. 5' DEEP DRY WELL as Shown
3,750sf Retention Required, 3,800sf Provided

Note: See Eastpark Professional Subd. No. 3 for Easement Descriptions

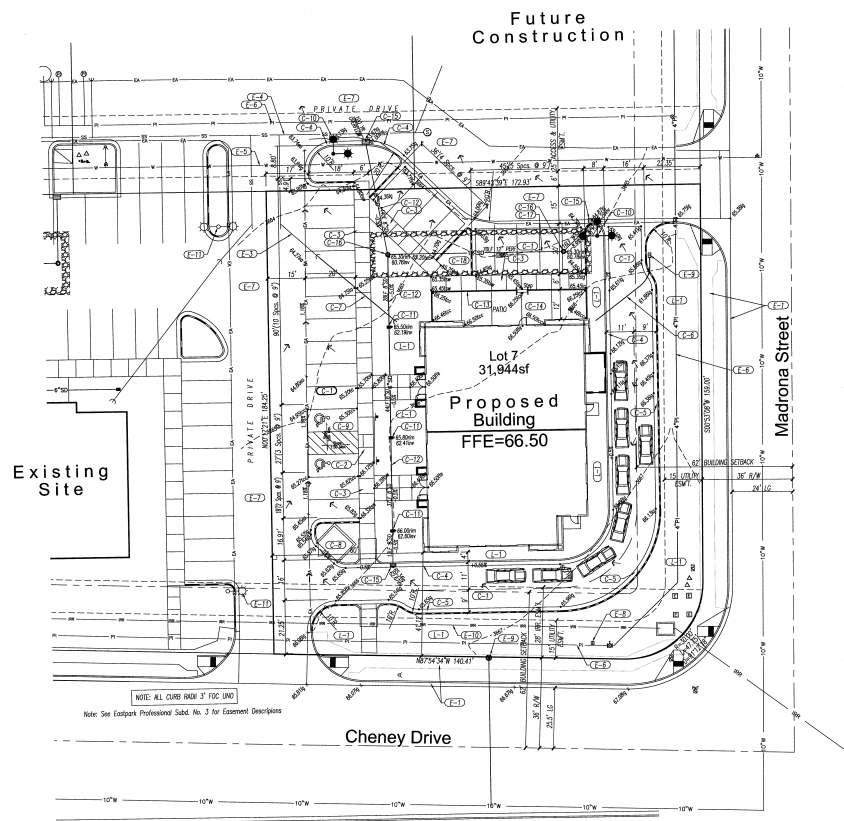
Parking Summary:

Building Square Footage = 6,000sf
Required Parking = 1 Space per 500sf
Medical or Dental Office
Spaces Required = 6,000/500 = 12
Spaces Provided = 22 (Includes 2 ADA Spcs.) 2 ADA Spaces Provided in Shared Parking Areas

Design Data:

Owner/Developer: Wood Ridge
1611 Falls Ave. E. Ste. 215
Twin Falls, ID 83301
(208) 255-4952
Div. Area: 31,944sf (0.7336)
Zone: C-1 ZDA
Existing Use: Vacant
Proposed Use: Subcontract shall conform to City of Twin Falls Zoning and Subdivision Regulations

Engineer: EHM Engineers, Inc.
621 N. College Rd.
Ste. 100
Twin Falls, ID 83301
(208) 734-4888
David Thibault, P.E.



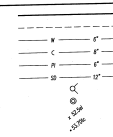
LOCATED IN
Lot 7, Block 2
Eastpark Professional Subdivision No. 3, a ZDA
N
Gov't Lot 3, Section 3,
Township 10 South, Range 17 East,
East Boise Meridian
Twin Falls, Idaho

0 10' 20' 40'
Scale in Feet

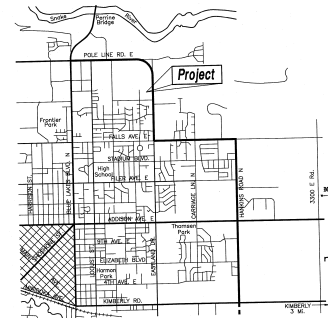
North

Legend

Property Boundary Line
Easement Line
Water Main & Size
Sewer Main & Size
Pressure Irrigation & Size
Storm Drain & Size
Fire Hydrant
Manhole
Existing Spot Elevation
Proposed Spot Elevation



Survey Mark:
"1" Bolt on Fire Hydrant at 1/5
of Pole Line Rd and Bridgeview Blvd.
844102-3042 Elevation=3648.775



TWIN FALLS, IDAHO

EHM Engineers, Inc.
Engineers / Surveyors / Planners
621 N. College Rd., Suite 100, Twin Falls, ID 83301 - (208) 734-4888

Site Development Plan
for:
Eastpark Lot 7
Twin Falls, Idaho

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL
CONNECTIONS AND DIMENSIONS AT
THE JOB AND ADJUST THE
ENGINEER OF ANY DIMENSIONAL
EXPOSURE, OMISSIONS, OR
DISCREPANCIES BEFORE BEGINNING
OR FABRICATING ANY WORK.

DATE: 1/21/25 Footprint - TCM



DESIGNER: D. THIBAUT
CHECKER: T. MCBRIDE
DATE: JAN. 2025
SCALE: AS SHOWN
SHEET NO.: 89-235P2

C-1



1301 SPEER BLVD., SUITE A
DENVER, COLORADO 80204
PH. (303) 832-2887
FAX (303) 861-0760
WWW.MAHCA.COM

THIS IS A SCHEMATIC DRAWING, NOT WORKING DRAWING. MARABO & ASSOCIATES, INC. IS NOT PROVIDING CONTRACT DOCUMENTS, CONSTRUCTION DETAILS, ENGINEERING DECISIONS, REGULATORY APPROVAL, ETC., NORMALLY ASSOCIATED WITH DESIGN DEVELOPMENT AND/OR CONSTRUCTION. IF CLIENTS, IT IS HIGHLY RECOMMENDED THAT A LOCAL ARCHITECT BE ENGAGED TO DEVELOP CONTRACT DOCUMENTS BASED ON THESE SCHEMATIC DRAWINGS AND CORRESPONDING TECHNICAL SPECIFICATIONS. IT IS FURTHER RECOMMENDED THAT INTERNAL CONDITIONS SPECIFICALLY FIRING OWNER/ CONTRACTOR/ ARCHITECT AREAS OF RESPONSIBILITY BE DEVELOPED IN A CONTRACTUAL AGREEMENT.

JOB TITLE
SIGHT SITE RIVER VIEW EYE SPECIALISTS)

FINAL SEND

TWIN FALLS,
IDAHO

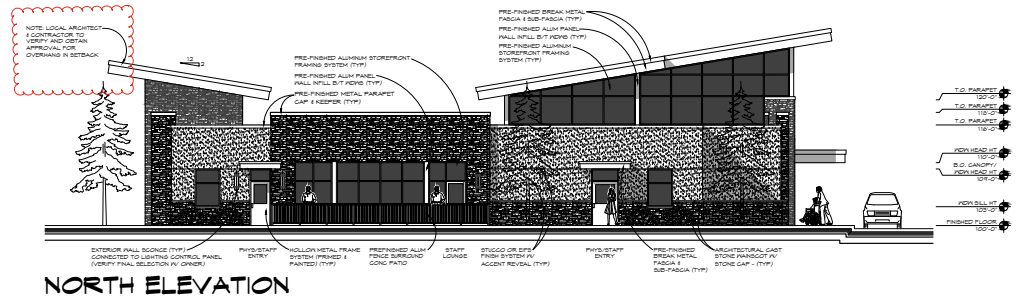
job no.	25-D02
date	06/19/25
revision	
drawn by	TELJOB

SHEET TITLE

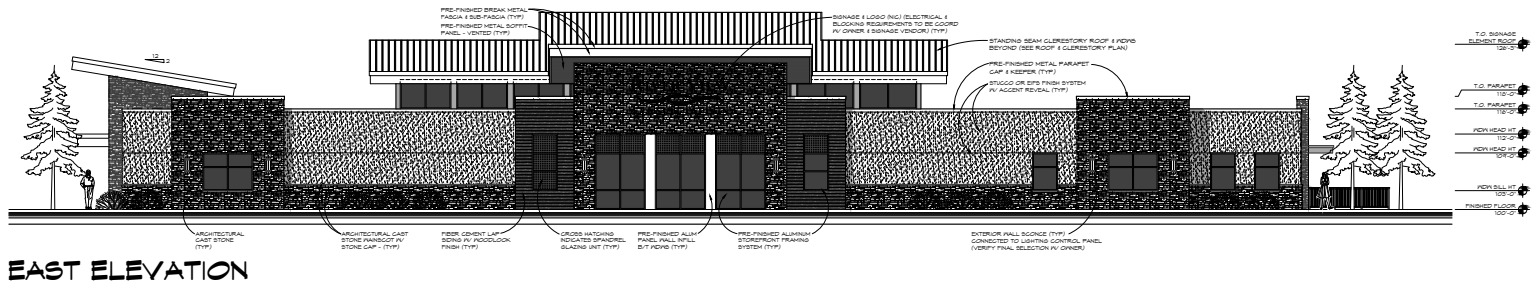
EXTERIOR
BUILDING
ELEVATIONS

SHEET NUMBER

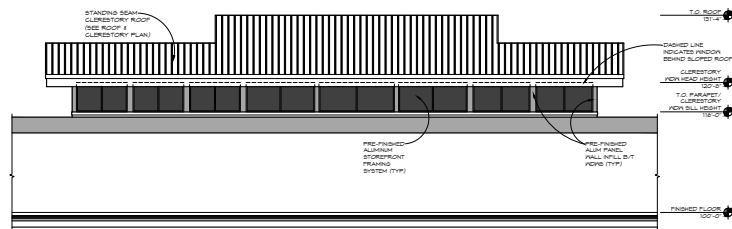
A-8 9



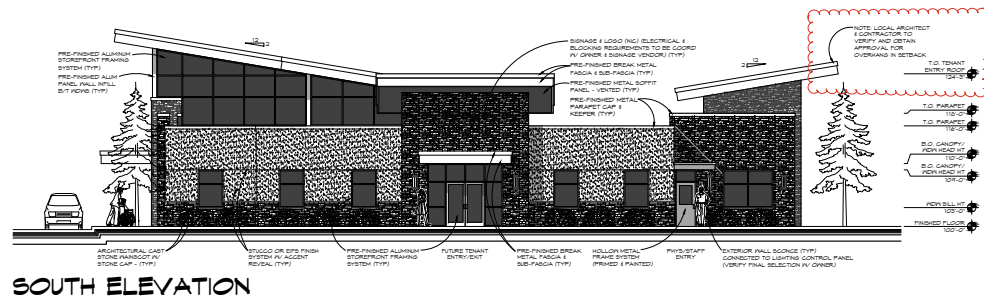
NORTH ELEVATION



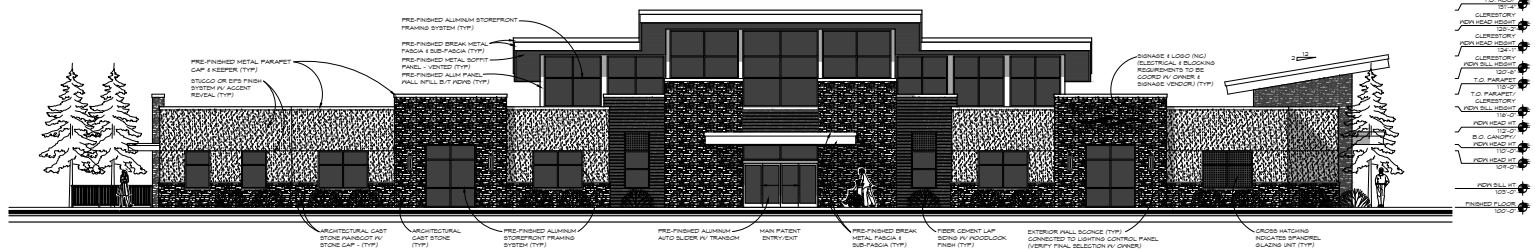
EAST ELEVATION



PARTIAL EAST ELEVATION



SOUTH ELEVATION



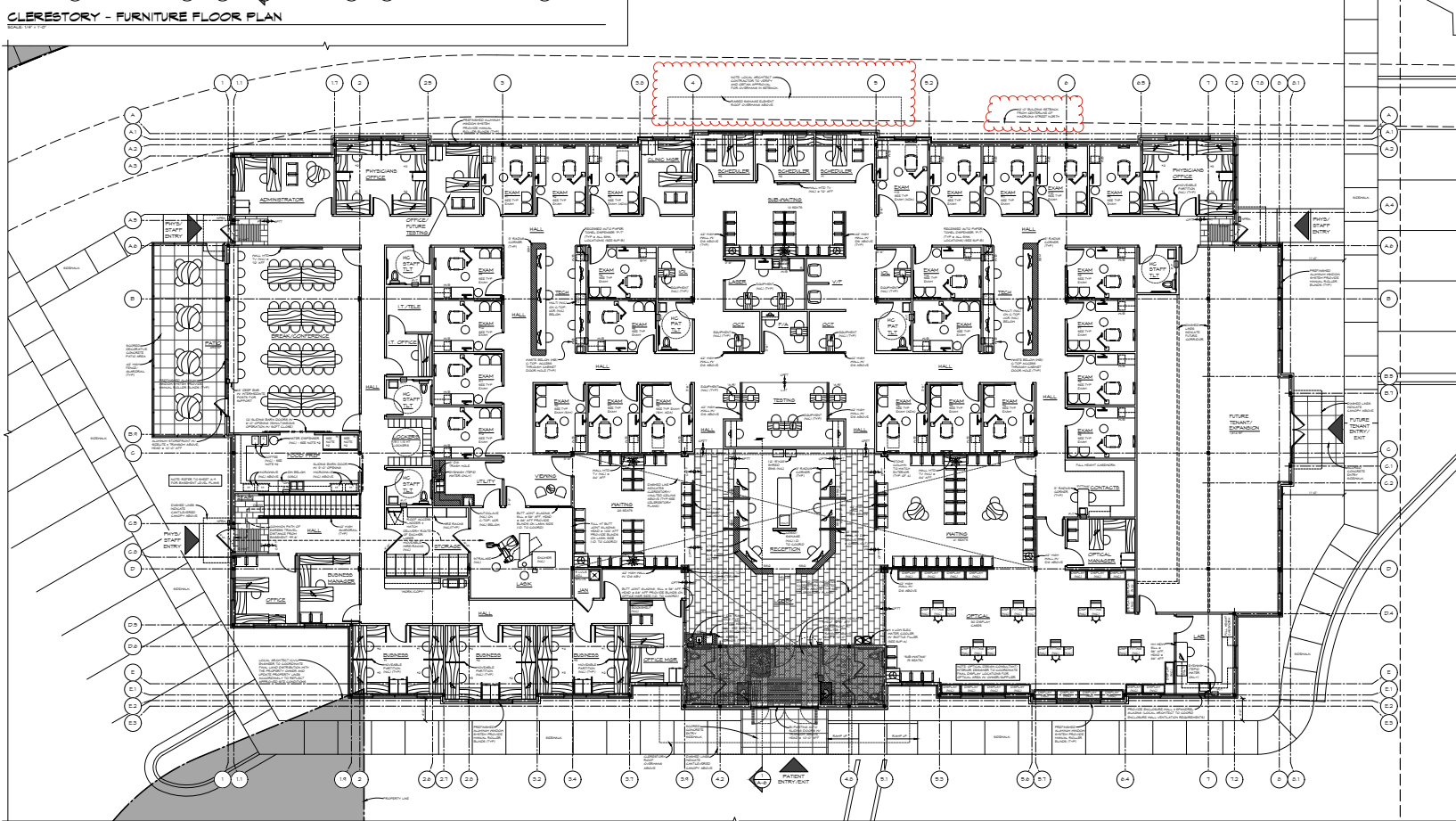
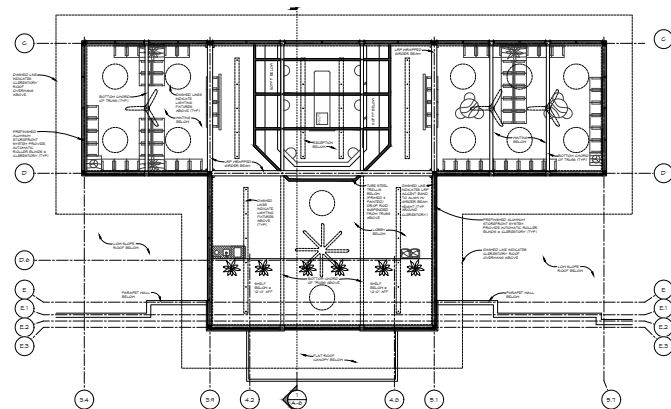
WEST ELEVATION

EXTERIOR BUILDING ELEVATIONS



PRELIMINARY
NOT FOR CONSTRUCTION

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PRELIMINARY
NOT FOR CONSTRUCTION

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THE MARABO & ASSOCIATES LOGO, NAME, ADDRESS, AND PHONE NUMBER SHALL BE PUT ON ALL SITE SIGNAGE THAT IDENTIFIES THE PROJECT, AND ANY SIGNAGE WHERE THE ARCHITECT OF RECORD IS INDICATED. MARABO & ASSOC. SHALL BE OF APPROPRIATE SIZE FOR EACH SIGN, SO AS VISIBLE AND LEGIBLE FROM A PASSING CAR IF THE SIGN IS EXTERIOR SIGN FACING A THOROUGHFARE, OR LARGE ENOUGH TO BE VISIBLE AND LEGIBLE AS YOU WALK BY IF IT IS AN INTERIOR SIGN.

SHEET NUMBER

A-1	9
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JOB TITLE
SIGHT SITE
(RIVER VIEW EYE
SPECIALISTS)

TWIN FALLS,
IDAHO

job no.	25-D02
date	06/14/25
revision	

drawn by TEL, JAA

SHEET TITLE

MAIN LEVEL -
FURNITURE
FLOOR PLAN &
CLERESTORY -
FURNITURE
FLOOR PLAN

SHEET NUMBER

A-1	9
-----	---

1301 SPEER BLVD., SUITE A
DENVER, COLORADO 80204
PH. (303) 832-2881
FAX (303) 861-0760
WWW.MAHCA.COM

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JOB TITLE
SIGHT SITE
(RIVER VIEW EYE
SPECIALISTS)

TWIN FALLS,
IDAHO

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drawn by TEL, JAA

SHEET TITLE

MAIN LEVEL -
FURNITURE
FLOOR PLAN &
CLERESTORY -
FURNITURE
FLOOR PLAN

SHEET NUMBER

A-1	9
-----	---

RECEIVED

JUN 13 2017

Eastpark Professional, a ZDA
Zoning Development Agreement

CITY OF TWIN FALLS
PLANNING & ZONING

This ZDA – Zoning Development Agreement is made and entered into this ____ day of _____, 2017, by and between the City of Twin Falls, State of Idaho, a municipal corporation, hereinafter called "City" and Pineford Falls L.L.C., hereinafter called "Developer" for the purpose of developing a mixed use; professional and commercial property as a planned Zoning Development Agreement (ZDA). The Legal description of the property is 7.74 Acres, Lot 1, INTERSTATE AMUSEMENT SUBD., a conveyance plat located in the northwest corner of Section 3, Township 10 South, Range 17 East, Boise Meridian in Twin Falls county Idaho. More specifically described in attached Exhibit A.

Development and Improvements shall conform to the standards and regulations of the Twin Falls City Code Title 10-Chapter 4-Section-18 for R-2 PRO, Professional Office Overlay and Chapter 6-Section -1, and all references to other sections herein, as amended, except for the following:

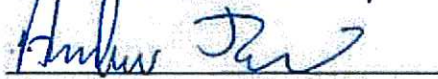
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 - C. Insurance and Related Offices
 - D. Real Estate and Related Offices
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- G. Landscaping requirements, for all lots, shall require landscaping equal to or greater than ten percent (10%) of the total required parking area developed on a lot or three percent (3%) of the total land area, or as determined by the ZDA process, whichever is greater. Perimeter Landscaping shall be consistent with Eastpark PUD #213.

If no development has occurred on the ZDA subject parcel within the time identified, the planning and zoning commission and city council may review the original ZDA development requirements and conceptual development plan to ensure their continued validity. If the city determines the concept is no longer valid, then:

- A. The city may initiate process to change the zoning classification, or
- B. New ZDA development requirements and/or a new conceptual development plan may be required to be approved prior to the city issuing a building permit for the any portion of the ZDA subject parcel.

Pineford Falls L.L.C.,
An Idaho Limited Liability



By: Andrew Jarvis

STATE OF IDAHO)
)ss
County of Twin Falls)

On the _____ day of _____, 2017, before me, a Notary Public in and for said County and State, personally appeared _____ personally known or identified to me to be the _____, the municipal corporation that executed the within and foregoing instrument and acknowledged to me that such municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for Idaho

Residing in _____

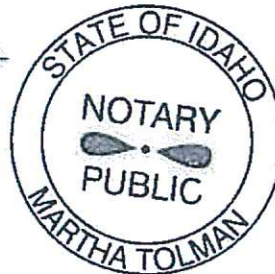
Commission Expires _____

STATE OF IDAHO)
)ss
County of Twin Falls)

On this 12th day of June, 2017, before me, a Notary Public in and for said State, personally appeared Andrew Jarvis, known or identified to me to be a partner of the general partnership of Pineford Falls L.L.C., and the partner who subscribed said general partnerships name to the foregoing instrument and acknowledged to me that he executed the same in said general partnership name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Martha Tolman
Res. Twin Falls
Exp 10/17/18





PERIMETER LANDSCAPING TREE/SHRUB COUNT
20' FROM BACK OF CURB INCLUSIVE OF ALL SIDEWALKS,
UTILITIES, DRAINAGE, FEATURES, ETC.
(LANDSCAPING ALONG BRIDGEVIEW BLVD., CHENEY DR.,
MADRONA STREET N.)

SIGNS
FREESTANDING SIGNS SHALL BE MONUMENT AND BE NO LARGER THAN 60 S.F. AND A MAX. OF 8' TALL, MEASURED FROM THE TOP OF CURB.

LIGHTING
ALL LIGHTING SHALL BE SHIELDED DIRECTIONALLY TO PROTECT IMPACTS TO RESIDENTIAL NEIGHBORS.

MASTER DEVELOPMENT PLAN
for
EASTPARK PROFESSIONAL, a ZDA

EHM Engineers, Inc.
Sustaining the Future in Transportation & Infrastructure

Engineers / Surveyors / Planners
621 North College Road, Suite 100 York Pa, 17403-1002
P (717) 764-4666 F (717) 764-4049 web: www.ehm-inc.com

DO NOT SCALE SAMPLES	
CONTAINER ONLY, NOT AS	
CONTAINED AND CONTAINER AS IS	
AND PUT ON SCALE AS SHOWN	
ON THE CONTAINER ONLY	
CONTAINER AS SHOWN AND ONLY	
DATE	4/10/2017
TIME	13:50:00
WEIGHT	230-18 PPT

EXHIBIT

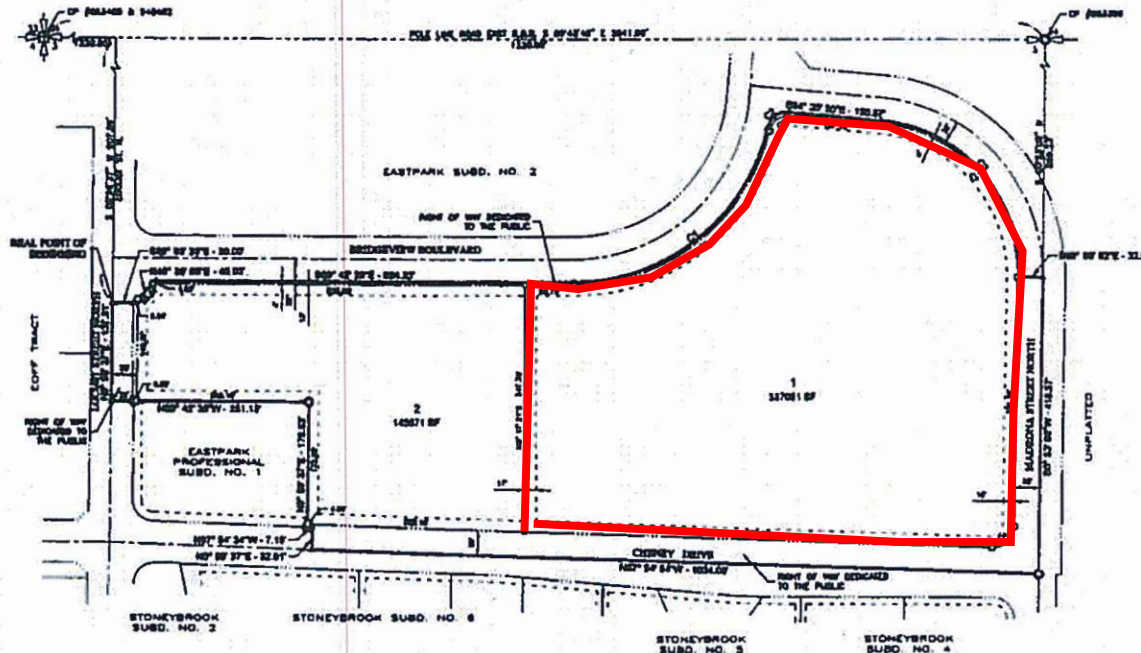
INTERSTATE AMUSEMENT SUBDIVISION

A PORTION OF
GOV'T. LOT 3, SECTION 3
T. 10 S., R. 17 E., B.M.
TWIN FALLS COUNTY, IDAHO
2007
12.065 ACRES

100 50 0 100 200
SCALE IN FEET

LEGEND

	BOUNDARY LINE
	LOT LINE
	SECTION LINE
	CENTERLINE
	RIGHT OF WAY
	UTILITY EASEMENT
	ALUMINUM CAP FOUND
	FOUND 5/8" REBAR
	FOUND 1/2" REBAR
	SET 1/2" 24" REBAR & CAP
	SET 5/8" 30" REBAR & CAP
	COMPUTED POINT NOT SET
	LOT NUMBER
	BASE OF BEARINGS
	CORNER PERPETUATION NUMBER
	ACRE
	SQ. FEET



CURVE DATA TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	70°00'00"	250.00	277.89	348.97	222.77	N 81°21'00" E
C2	89°18'00"	30.00	43.89	38.39	38.07	N 84°48'00" E
C3	89°18'00"	30.00	43.89	38.39	38.07	S 41°48'00" E
C4	91°15'00"	30.00	47.79	43.87	38.94	S 48°21'15" W
C5	70°00'00"	250.00	277.89	348.97	222.77	N 81°21'00" E
C6	81°11'18"	38.00	42.89	38.11	25.79	N 84°28'00" E
C7	89°12'00"	214.00	216.37	288.79	188.89	S 41°42'30" E

NOTES:
A CONVEYANCE PLAT IS A RECORD OF PROPERTY BY THE CITY OF TWIN FALLS, IDAHO, FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTEREST THEREON DEFINED. NO BUILDING PERMIT SHALL BE ISSUED UNTIL A FINAL PLAT IS APPROVED, FILED OF RECORD AND PUBLIC IMPROVEMENTS ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF TITLE 16 OF THE CITY OF TWIN FALLS CITY CODE. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON AN APPROVED, FILED AND ACCEPTED CONVEYANCE PLAT IS A VIOLATION OF CITY CODE.

EACH LOT IS SUBJECT TO A RETENTION AREA TO RETAIN STORM WATER RUNOFF IN ACCORDANCE TO THE CITY OF TWIN FALLS REGULATIONS.

REF:
OUTLAIN DEED #2006-018109, WARRANTY DEED #2006-018108.

HEALTH CERTIFICATE

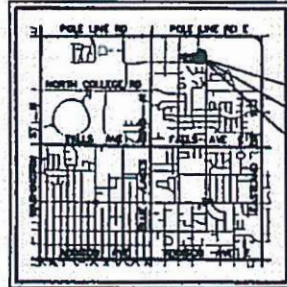
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 30, CHAPTER 13, ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING, OR SHEDD WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

11/1/07
DATE

11/1/07
DATE
NHS, SOUTH CENTRAL DISTRICT HEALTH

TWIN FALLS, IDAHO
RIEDEL ENGINEERING, INC.
11700 1st St.
2007-018231
S. HOD 1 10 01M
SHEET 1 OF 2

RIEDEL ENGINEERING, INC.
202 FALLS AVENUE
TWIN FALLS, IDAHO 83301
INTERSTATE AMUSEMENT SUBDIVISION
SHEET 1 OF 2



VICINITY MAP
NOT TO SCALE



Aerial Map

Reference Only



BRIDGEVIEW BLVD

CHENEY DR

MADRONA ST

BROOKFIELD CT

STONECREST CT

WATERFALL CT



Aerial Photo - April 2016

EASTPARK PROFESSIONAL R-2 PRO ZDA

CC PH April 03, 2017
6:00 P.M.

IV. PUBLIC HEARINGS:

1. Request for a **Zoning District Change & Zoning Map Amendment** from R-2 PRO PUD and R-1 VAR PUD to R-2 PRO ZDA for 7.74 (+/-) acres, a portion of the Eastpark PUD #213, to develop a planned commercial development consisting of retail and professional office uses for property located at the northwest corner of Cheney Drive and Madrona Street North. % Andrew Jarvis (app.2841)

Dave Thibault, EHM Engineers, Inc., asked for a **Zoning District Change & Zoning Map Amendment** from R-2 PRO PUD and R-1 VAR PUD to R-2 PRO ZDA for 7.74 (+/-) acres, a portion of the Eastpark PUD #213, to develop a planned commercial development consisting of retail and professional office uses for property located at the northwest corner of Cheney Drive and Madrona Street North. % Andrew Jarvis (app.2841)

Senior Planner Spendlove gave staff report.

City Council discussion ensued on the following:

- Placement of sidewalks.
- Indirect lighting on Cheney Drive.
- Madonna and Cheney concern with the height of the building.
- Width of landscaping and setbacks.
- Subdivision name.
- Development of a City Park.
- Traffic concerns.

Public Hearing Opened

- Mits Inouye - 1401 Riverridge Street concerned with widening of Cheney and Madonna.

Public Hearing Closed.

Dave Thibault, EHM Engineers, Inc. explained the plans for widening of Cheney and Madonna and the planned exits.

MOTION:

Councilmember Talkington moved to approve the request for a **Zoning District Change & Zoning Map Amendment** from R-2 PRO PUD and R-1 VAR PUD to **R-2 PRO ZDA** for 7.74 (+/-) acres, a portion of the Eastpark PUD #213, to develop a planned commercial development consisting of retail and professional office uses for property located at the northwest corner of Cheney Drive and Madrona Street North. % Andrew Jarvis (app.2841) with the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to the written Zoning Development Agreement being modified as follows:
 - a. Modify Section (s) as follows: "Additional Land Uses upon Lots 2, 3, 4 and 5 (as shown on Master Development Plan), which require Special Use Permits:"
 - b. Remove all reference to "Eastpark Commercial Subdivision No. 3".
3. Subject to a **Master Landscape Plan** as per the Master Development Plan, submitted and approved by Staff prior to recordation of the ZDA.
4. Subject to a **Master Lighting Plan** submitted and approved by Staff prior to recordation of the ZDA.
5. Subject to a **Master Sign Plan** submitted and approved by staff prior to recordation of the ZDA.
6. Subject to the Master Development Plan removing all references to "Eastpark Commercial Subdivision No. 3".

Councilmember Reid seconded the motion. Roll call vote showed all members present voted in favor of the motion. **Approved 7 to 0**











(2) Special Use Permit Uses: Additional Land Uses upon Lots 2, 3, 4, and 5 (as shown on Master Development Plan), which require Special Use Permits:

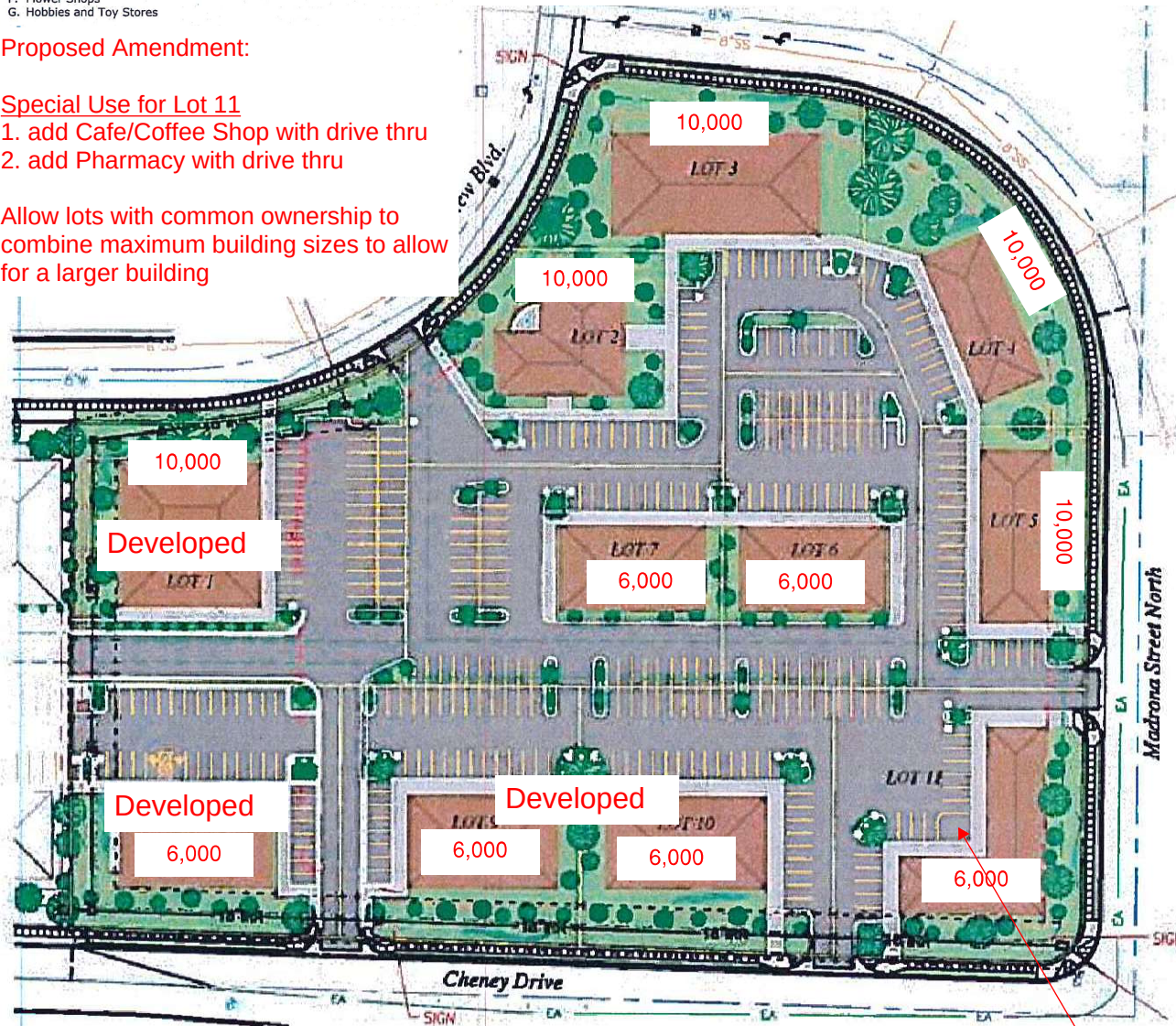
- A. Construction Trade Office with Showrooms
- B. Apparel and Accessories
- C. Home Furnishings with onsite Storage allowed
- D. Sporting Goods
- E. Bakeries (retail)
- F. Flower Shops
- G. Hobbies and Toy Stores

Proposed Amendment:

Special Use for Lot 11

1. add Cafe/Coffee Shop with drive thru
2. add Pharmacy with drive thru

Allow lots with common ownership to combine maximum building sizes to allow for a larger building



2017

PERIMETER LANDSCAPING TREE/SHRUB COUNT
20' FROM BACK OF CURB INCLUSIVE OF ALL SIDEWALKS, UTILITIES, DRAINAGE, FEATURES, ETC.
(LANDSCAPING ALONG BRIDGEVIEW BLVD., CHENEY DR., MADRONA STREET N.)

SIGNS
FREESTANDING SIGNS SHALL BE MONUMENT AND BE NO LARGER THAN 60 S.F. AND A MAX. OF 8' TALL, MEASURED FROM THE TOP OF CURB.

LIGHTING
ALL LIGHTING SHALL BE SHIELDED DIRECTIONALLY TO PROTECT IMPACTS TO RESIDENTIAL NEIGHBORS.

0 40 80 160
SCALE IN FEET



MASTER DEVELOPMENT PLAN
for
EASTPARK PROFESSIONAL, a ZDA

DO NOT SCALE DISTANCES	
DATE	4/19/2017
BY	JG BOM
REV	330-16 P22

EXHIBIT



Date: Tuesday, August 12, 2025
To: Planning and Zoning Commission
From: Kelli Ebersole, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit for a Recycling Center (Anaerobic Co-Digestion Facility) on property located at 630 Hankins Rd S. c/o Sawtooth Law Offices on behalf of VR Development Services, LLC (PZ25-0062).

Time Estimate:

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

Background:

This is a request for a special use permit from VR Development Services, LLC, c/o Sawtooth Law Offices to operate a Recycling Center (Anaerobic Codigestion Facility) at property located at 630 Hankins Road South. The property is approximately 39 acres, currently vacant and used for overflow inventory for Jayco. The total acreage used for this project is over 15 acres. The applicant would like to build an Anaerobic Co-Digestion Facility, to recycle food waste into methane gas.

Approval Process:

Per City Code 10-13-2-2 The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application. The Commission shall decide on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony, and minutes of the previous hearing to reach a decision on the appeal.

Standards Applicable to Special Uses:

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

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

Conditions May Be Attached To:

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

Budget Impact:

N/A

Regulatory Impact:

City Code 10-4-10.2 states a special use permit is required for recycling centers in the M-2 zone". Should this Special Use Permit be granted, the land use of recycling center, or anaerobic co-digestion facility, will be permitted on the site.

History:

The property is zoned M-2, Heavy Manufacturing. The property is not developed and has been used as overflow parking for Jayco trailers. County records show the property has been under the same ownership since 1999.

Analysis:

Vanguard Renewables is proposing to construct, own, and operate an anaerobic co-digester facility in Twin Falls.

The co-digester process is spelled out in the applicant's narrative, from delivery of raw material to the finished product leaving the facility.

The co-digester will take food waste from food and beverage manufacturers and turn it into methane gas. Methane gas will be injected into a utility-owned underground natural gas transmission pipeline for distribution. Upon getting the facility up and running, manure will be received to mix in with the other products. Once the facility is running at full capacity, manure will not be run through the co-digester. Per the narrative, Vanguard Development does not accept any hazardous materials or biosolids.

The raw product will be hauled by truck from the source location to the Vanguard facility. It will be offloaded into a fully enclosed and odor-controlled building, the Organics Receiving Area (ORA). The applicant has stated that the transport trucks will be fully enclosed, so as not leave any spillage on the local roads.

The byproduct from this process will be separated out, with the solids left behind used for soil amendment and/or livestock bedding. The remaining liquid is removed from the digester and stored onsite in a lagoon, to be used on cropland, at a later date. The applicant states there is an “earthy” odor to the liquid, much like mulch. The applicant will work with local farmers during the year to distribute the digestate as fertilizer for their crops.

The City’s Environmental Manager, Nathan Erickson, has reviewed this application extensively, and had some clarifying questions. The applicant's response to the questions are listed below:

1. Due to the existing manufacturing facilities in the area, adding another facility that creates an odor is a concern. This odor can become an unpleasant nuisance to the neighboring properties. How will this odor be mitigated by the applicant?

VR Development has a fully enclosed digester system. Tanker and box trucks will deliver packaged and liquid food and beverage waste to the facility site. The liquid stream will be directly pumped into a process tank, and the solid packaged material will be depackaged inside the organic receiving area (“ORA”). The ORA has a complex HVAC and carbon filtration system which neutralizes odors. On the back end of the digester system, there will be a lagoon to store the digestate byproduct. The digestate has an earthy like odor as it is the product of heated and processed organic compounds. The odorous components of the digestate are stripped out as methane and trace gases in the digester tanks during the digestion process.

2. Are the trucks that transport the waste material to the plant covered? There is a concern of material falling off the truck and spilling on city roads. How will the applicant mitigate this concern?

Incoming feedstock will be delivered in fully enclosed tanker trucks, or box trucks carrying packaged materials. Delivering the feedstock in this manner should greatly minimize the chance of spilling on the roads. In the unlikely chance there is a spill, VR will be liable for remediating.

3. Is the source of waste material only coming from food and beverage materials? Exhibit A, item #1, states that suitable manure from local livestock community is expected to be included. Please clarify where the waste material will be sourced.

VR Development only accepts pre-consumer food, beverage waste, and occasionally manure. If VR Development uses manure on this site, the manure will come from local livestock operations, and will be only to seed the system and enhance the biology during facility start up. Once the facility is in operation, VR Development will no longer be using manure. VR Development does NOT accept any hazardous materials or biosolids.

4. It is stated in the narrative that the waste discharge lagoon will be emptied once or twice a year. What does the waste discharge consist of? How will the discharge be removed from the lagoon? What steps does the applicant propose to mitigate any odor/contamination issues?

VR Development will partner with farmers in the area who will use the liquid digestate byproduct as a fertilizer for their crops. There will be a pump system that pumps the digestate out of the lagoon and into the farm vehicles. The digestate will be used during harvest season and when farms land apply on their acreage. The digestate has an earthy like odor as it has been processed in digester tanks for 20 plus days at 100+ degrees, with the odorous components taken out with the gas.

5. The Perrine Coulee is recognized as a Water of the US. No discharge is allowed to be pumped into the coulee or any other water system.

VR Development understands that the Perrine Coulee is a recognized water of the United State and that no discharge is allowed to be pumped into the coulee or any other water system. VR Development confirms there will be no discharge into the Perrine Coulee.

6. The staff report will be conditioned to have the applicant provide proof of meeting DEQ regulations and approval.

VR Development understands that the staff report for the SUP Application will be conditioned on VR Development providing proof of meeting Idaho Department of Environmental Quality's regulations and approval.

Staff believes Mr. Erickson's questions were answered and that Vanguard Development will be able to manage potential nuisances to the properties around them, in regards to odor, noise, glare, and/or vibrations.

Trucks will be coming to the facility between the hours of 6:00 am – 6:00 pm, with the digester operating 24/7, much like other manufacturers in the area. Employees will be staffed full time at the site, Monday to Friday, and half-day on Saturdays. The projected traffic to the facility will be 20-30 trucks per day, and 10-15 employee vehicles coming and going from work.

This part of town is primarily housed with manufacturers and distribution centers, with one of the largest being Jayco across Hankins Road South. Hankins Road South is a collector road and is designed to handle this volume of traffic. The applicant will design their vehicle approaches to withstand the volume of truck traffic coming to the facility.

The 2016 Comprehensive Plan; "Grow With Us" designates this area as appropriate for "Industrial", which allows for general manufacturing and food processing uses. The proposed facility aligns with both the comprehensive plan and the existing industrial landscape, emphasizing sustainable practices in waste management. We do not anticipate substantial land use concerns disrupting the area's operations. Furthermore, Vanguard Renewables has affirmed commitments to both operational efficiency and environmental safeguards.

Conclusion:

Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project. Upon conclusion, should the Commission recommend approval of the request as presented, staff recommends the following:

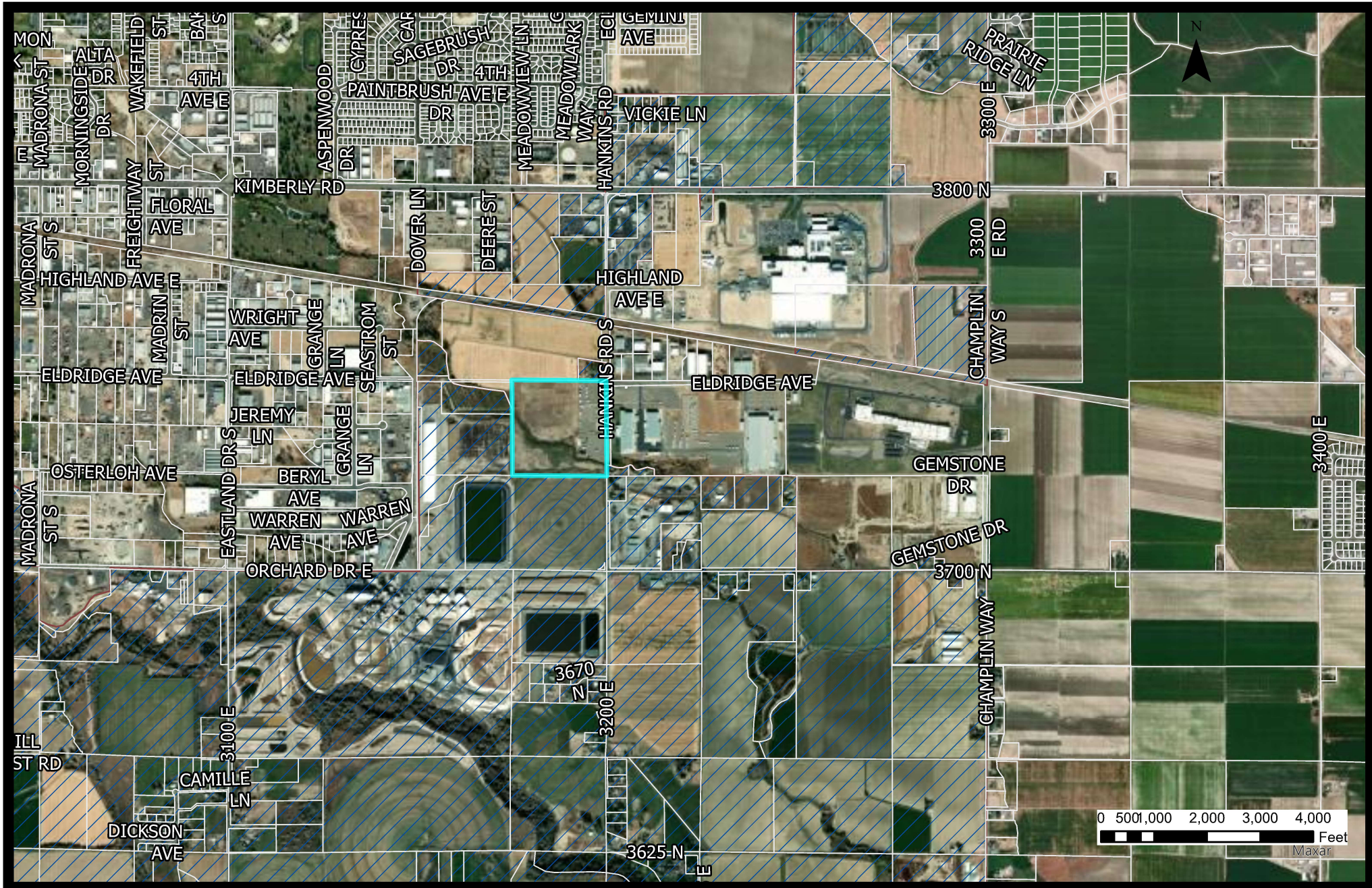
1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to the applicant providing proof of meeting DEQ regulations and approval.
3. Subject to ROW dedication of Hankins Road S and Eldridge Avenue to the city at time of development, prior to granting the Special Use Permit.
4. Subject to constructing Hankins Road S and Eldridge Avenue at time of development.
5. Subject to location of approach to be determined by City Engineer.
6. Subject to all parking/maneuvering areas to be located on site.

Attachments:

1. PZ25-0062 Vicinity Map
2. PZ25-0062 Aerial View
3. PZ25-0062 Presentation Map
4. PZ25-0062 Flood Plain Map
5. PZ25-0062 Applicant Site Plan
6. PZ25-0062 Proposed Elevations
7. PZ25-0062 Applicant Narrative

8. PZ25-0062 Applicant Exhibit
9. PZ25-0062 25.07.29 Ltr. to COTF - Environmental Manager Questions

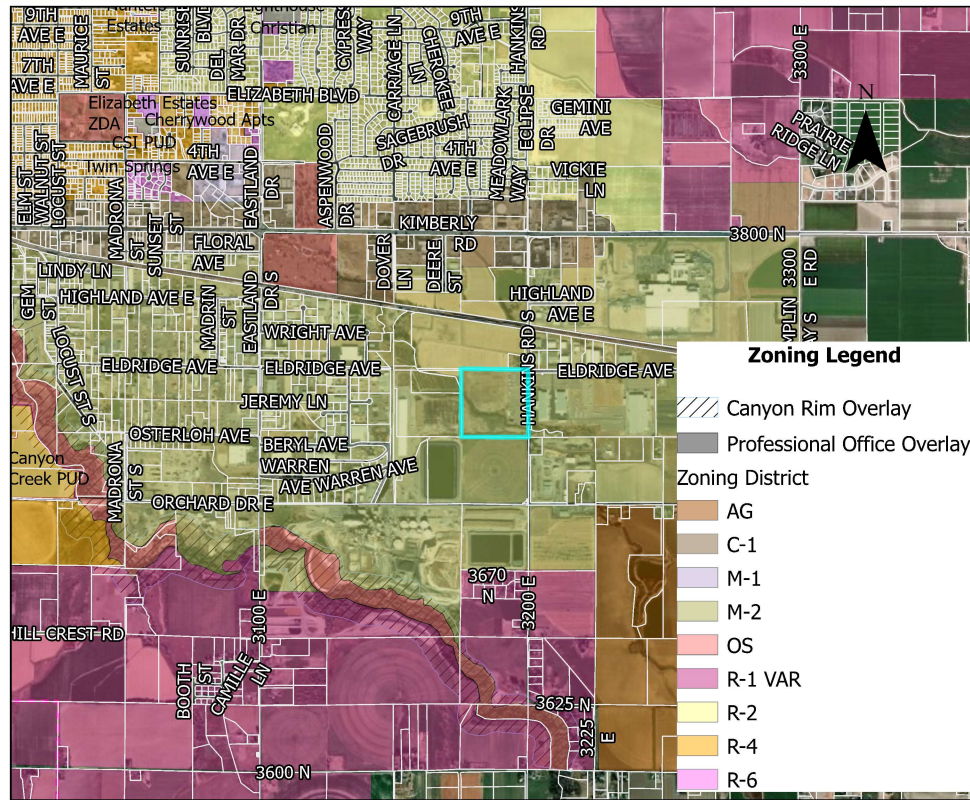
VICINITY MAP



Aerial View



ZONING MAP



Zoning

Current Zoning: M-2, Heavy Manufacturing

Current Land Use: Vacant/Outside Storage

Proposed Zoning: M-2

Proposed Land Use: Anaerobic Digester/
Manufacturing

Surrounding Area

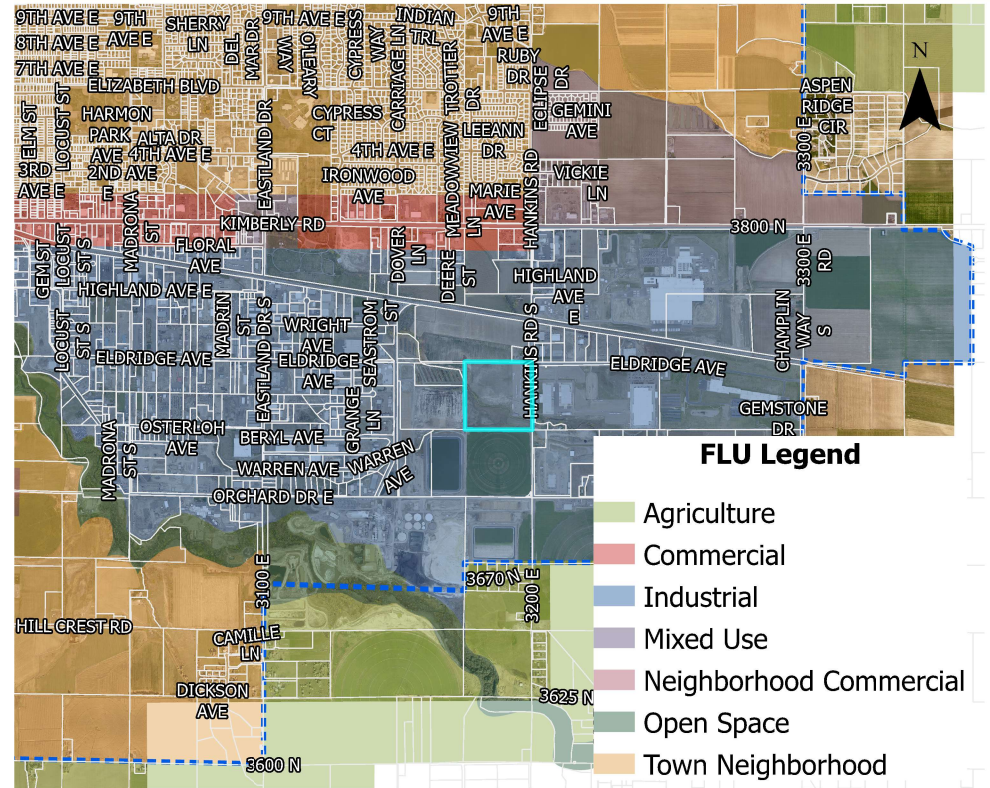
North: Undeveloped land/Residential

South: Auction House/Agricultural

East: Manufacturing

West: Undeveloped/Agricultural

FUTURE LAND USE MAP



Regulations

10-13-4, 10-4-10, 10-7-20

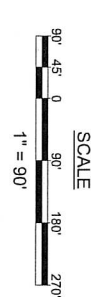
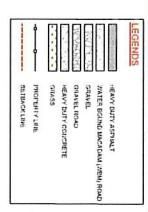
FLU Category

Industrial/Flex/Employment:

- Non-retail employment
- Supporting uses, such as hotels, restaurants, and other retail are integrated into the land use
- Suitable sites have excellent access to regional roads
- Adjacent to the railway
- Office parks
- Corporate campus
- Warehousing
- General manufacturing
- Food processing
- Industrial campus

Flood Plain View





Total Acreage of property is 38.4 Acres

Total Acreage used in this layout is 15.31 Acres

NOTES:-

1. ALL DIMENSIONS ARE IN "FEET AND INCHES".
2. One utility connection service.
3. Layout revisions shall be done as per geotech results.
4. Setback details,
- 93' from property lines, front
30' from side
30' from rear
5. Organics Receiving Area & Solid Separator building –
Decapacities are F1,S1 & B1

PRELIMINARY

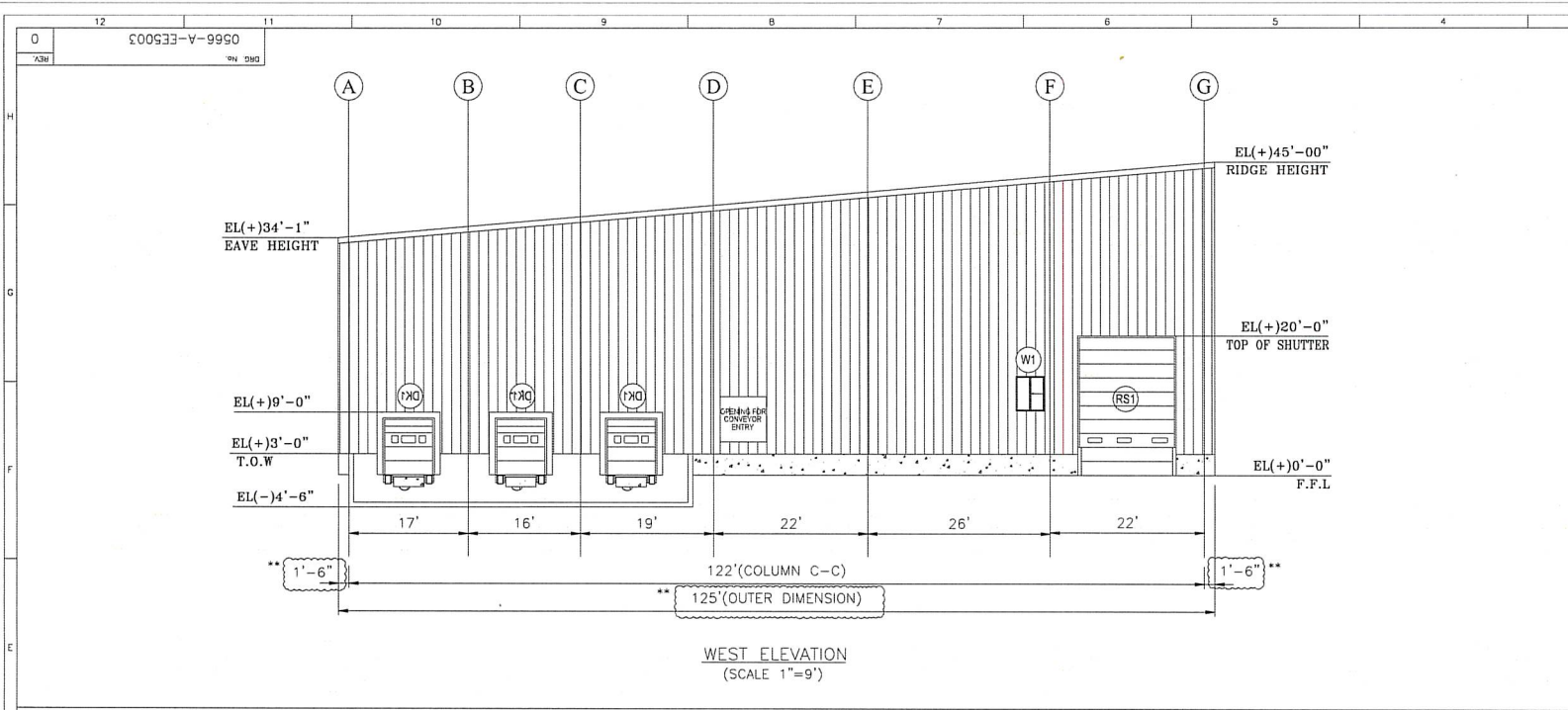
NOT FOR CONSTRUCTION

VANCLARD RENEWABLES
BOSTON, MA, USA

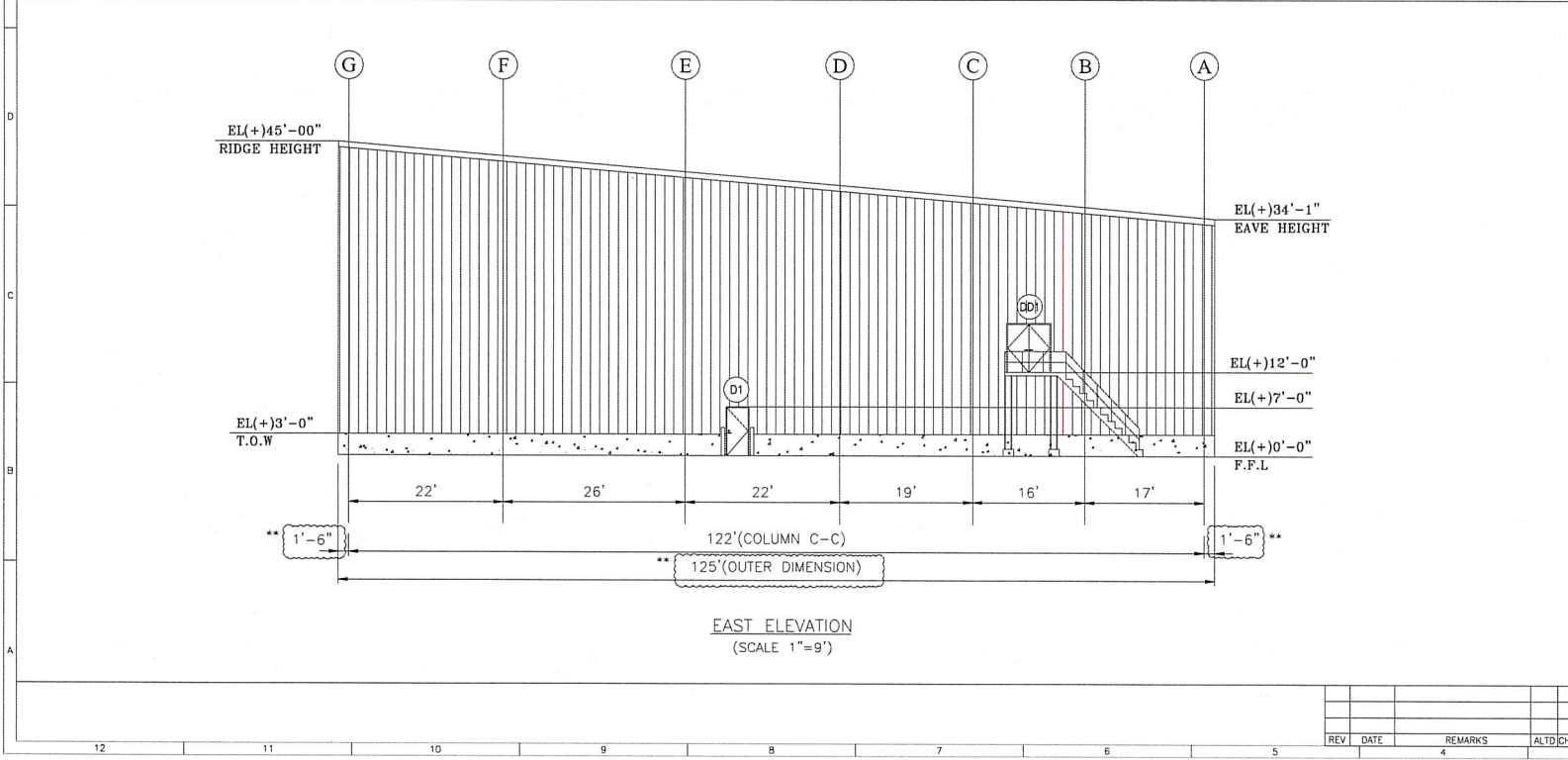
COLUMBIA ENERGY SERVICES
VANCLARD RENEWABLES
BOSTON, MA, USA

TANAKA ENVIRONMENTAL POWER



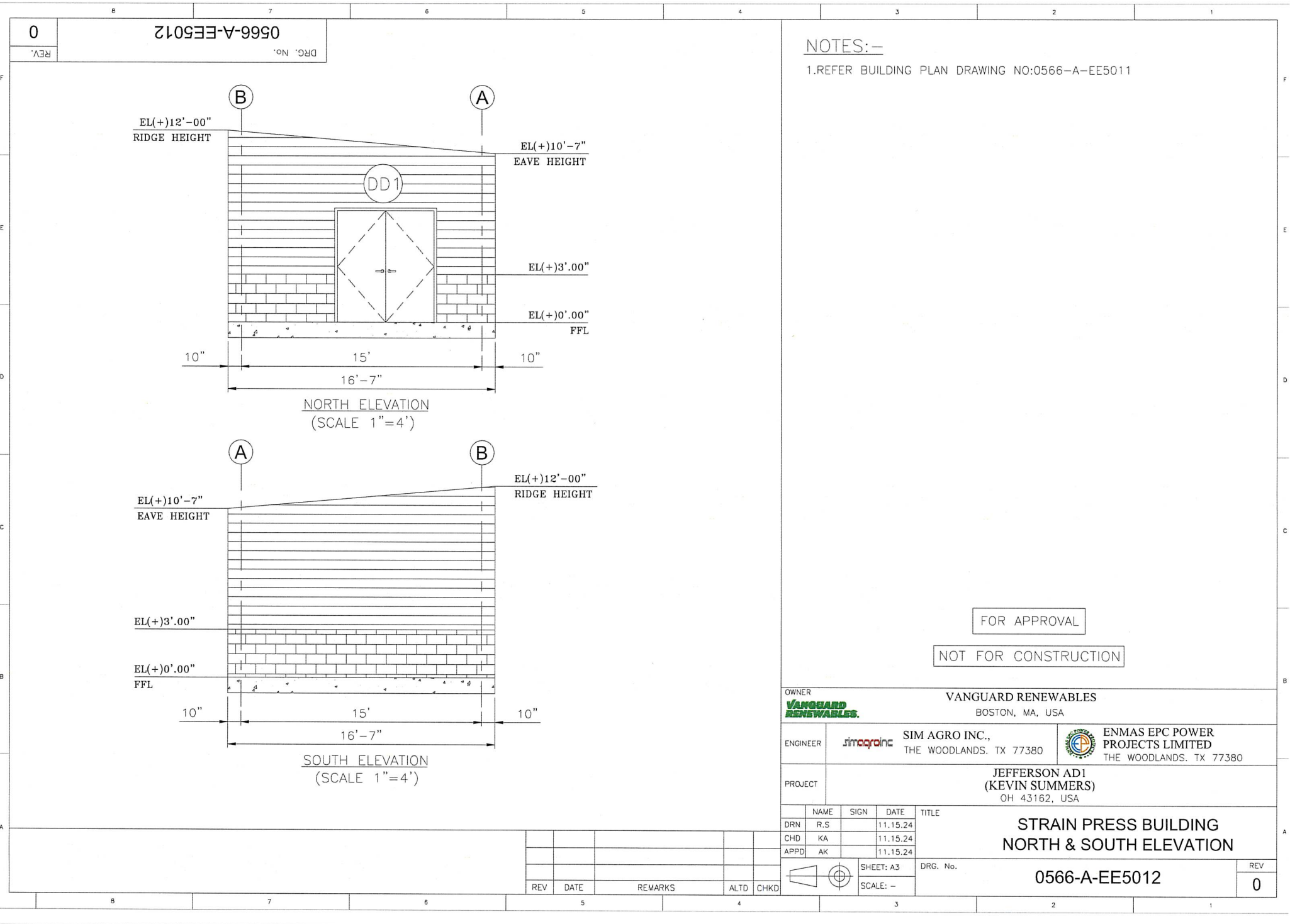
- NOTES:-
1. REFER PLAN DRAWING NO : 0566-A-EE5001.
 2. EAVE ELEVATION MAY SLIGHTLY VARY DURING CIVIL/PEMB DESIGN.
- ** - DIMENSION SHALL BE CONFIRMED AFTER CIVIL DESIGN



FOR APPROVAL

NOT FOR CONSTRUCTION

OWNER		VANGUARD RENEWABLES	
		BOSTON, MA, USA	
ENGINEER		SIM AGRO INC., THE WOODLANDS, TX 77380	ENMAS EPC POWER PROJECTS LIMITED THE WOODLANDS, TX 77380
PROJECT		WASHINGTON ADI, LLC (RIEDEL FARM) 1740 BIEKER ROAD, WASHINGTON, MO 63090	
DRN	R.S.	11.15.24	TITLE
CHD	ISA	11.15.24	
APPR	MA	11.15.24	
SHEET: A1		DRG. No.	0566-A-EE5003
SCALE: 1:120			
REV	DATE	REMARKS	ALTD (CHKD)



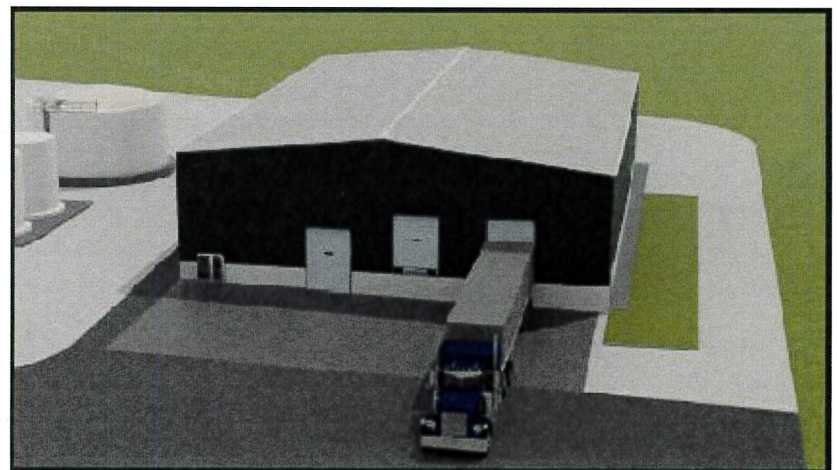
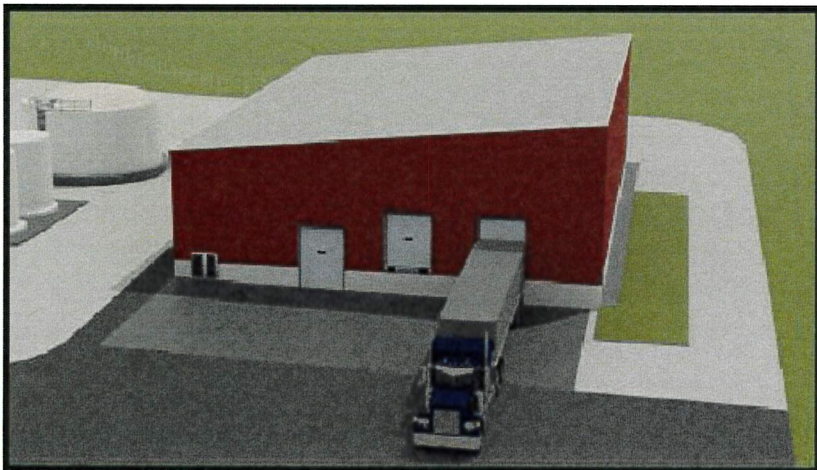
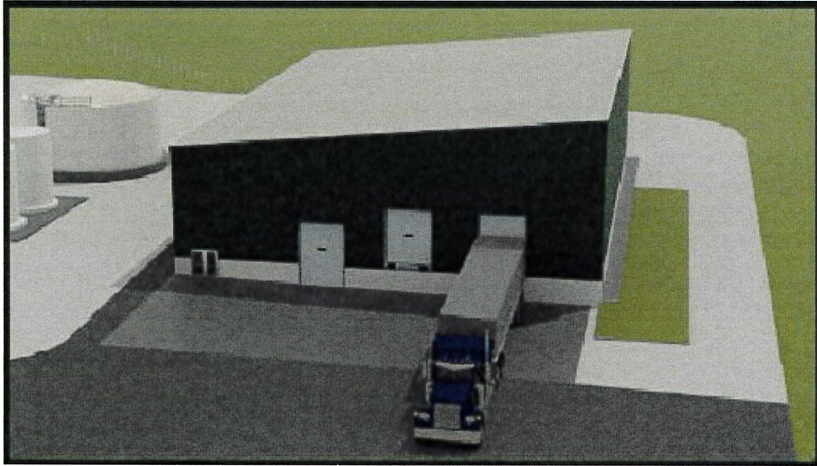
NOTES:-

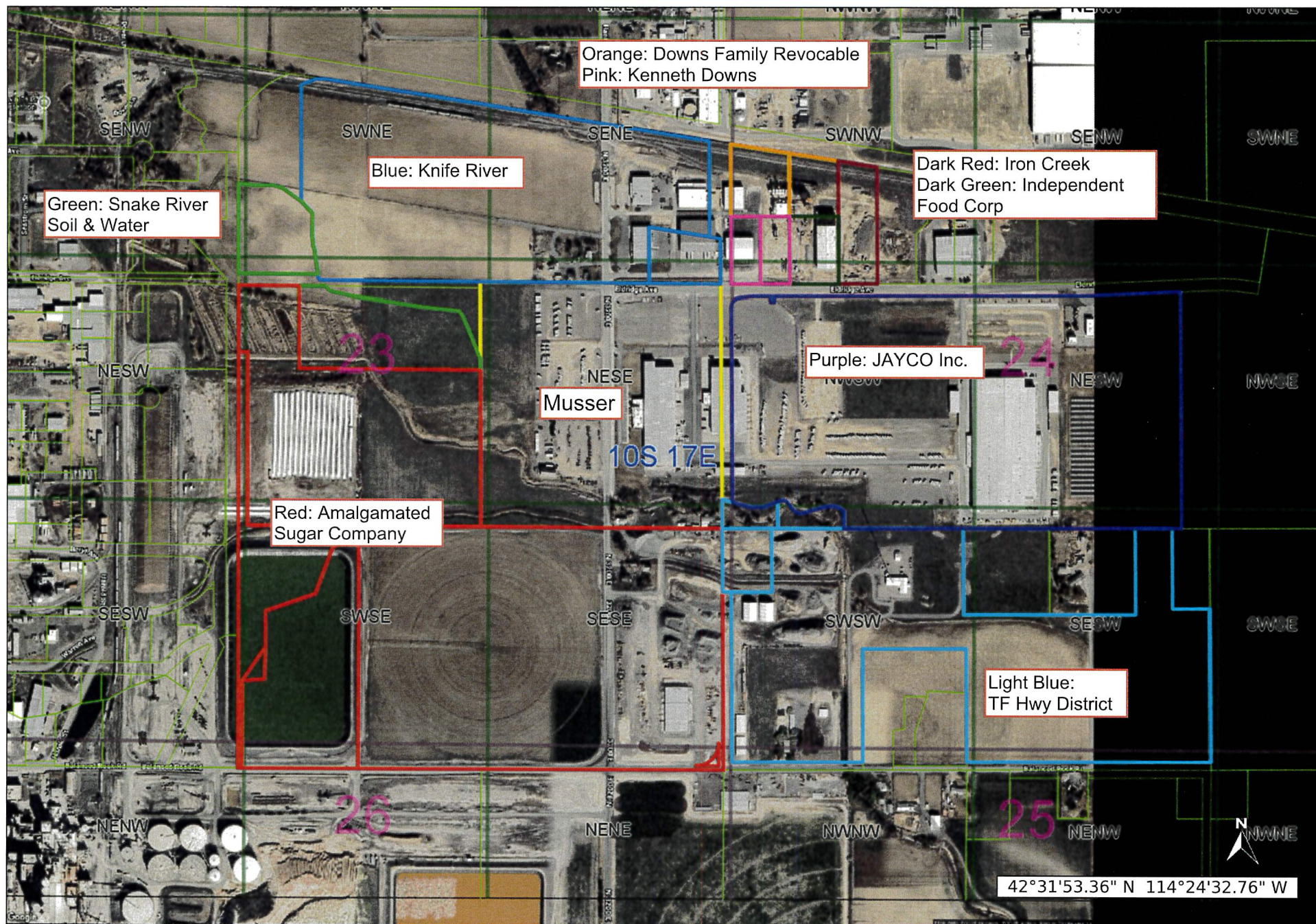
1.REFER BUILDING PLAN DRAWING NO:0566-A-EE5011

FOR APPROVAL

NOT FOR CONSTRUCTION

OWNER		VANGUARD RENEWABLES									
VANGUARD RENEWABLES.		BOSTON, MA, USA									
ENGINEER		SIM AGRO INC., THE WOODLANDS. TX 77380	 ENMAS EPC POWER PROJECTS LIMITED THE WOODLANDS. TX 77380								
PROJECT	JEFFERSON AD1 (KEVIN SUMMERS) OH 43162, USA										
NAME	SIGN	DATE	TITLE								
DRN	R.S	11.15.24	STRAIN PRESS BUILDING NORTH & SOUTH ELEVATION								
CHD	KA	11.15.24									
APPD	AK	11.15.24									
REV		DATE	REMARKS	ALTD	CHKD	SHEET: A3 SCALE: -		DRG. No.	0566-A-EE5012	REV	0





Twin Falls / Lincoln County – Preliminary Project Narrative

Background

Vanguard Renewables is proposing to construct, own, and operate an anaerobic co-digester facility to be located either in the City of Twin Falls (630 Hankins Rd S) or in Lincoln County (off Hwy 75).

Across the United States, anaerobic digesters have been used for decades on large dairy farms as a common and effective manure management technology. More recently, anaerobic *co-digesters* have become more prevalent throughout the country. In contrast to dairy-specific digesters that only use manure as feedstock, anaerobic co-digesters process organic feedstock materials, which may include both cow manure and food waste.

Inside the anaerobic co-digester, microbes break down the organic material within the enclosed digester environment to produce biogas. The biogas is then collected in the digester vessels' headspace and routed through a gas conditioning and upgrading system to remove impurities (namely CO₂ and H₂S) to produce pipeline-quality renewable natural gas (RNG). The conditioned RNG produced has more methane per unit volume than the source biogas. Upon meeting the applicable quality standards, the RNG is injected into a utility-owned natural gas pipeline for distribution. This project is expected to produce approximately 260,000 MMBTU per year of RNG at 92% availability and 280,000 MMBTU per year at 100% availability.

For co-digester projects, Vanguard obtains food waste from several sources including food manufactures and breweries. In many cases, the food waste accepted would be considered fit for human consumption if not for the potential for spoilage concerns (e.g. surpassed expiration date, a failure to maintain the food at proper temperatures, damaged packaging, etc.).

Process Summary

Food and beverage waste is hauled by truck from the source location to the Vanguard facility, where it is offloaded into a fully enclosed and odor-controlled building, the Organics Receiving Area (ORA) – see building 8 in the enclosed site layout. Odor controls at the ORA will consist of a biofilter system and an air intake duct system, where the air handling system produces an inward gradient of fresh air into the building. Exhaust air is filtered for dust and odor.

A typical Vanguard project is designed to accept 290 tons per day of food waste, 2.2 tons per day of Glycerin and 10.5 tons of manure per day. Once in the enclosed ORA, the material is

removed and separated from any packaging it came in. The depackaged material is then sent to the hydrolysis tanks (tanks 4 & 5 in the sample site plan) where hydrolysis will occur (breakdown of long carbon chains into shorter chains to be more readily available for digestion) and the material will be homogenized. Forced air ventilation will be used to vent the hydrolysis tanks to the odor control system. The hydraulic retention time (HRT) of these tanks is about 6 days. The material will then be fed to the anaerobic digester tanks (tanks 1A and 1B) where it will break down and produce biogas and a liquid called digestate. The HRT for the digesters is 30 days.

While in the digester tanks, the organic material is converted to methane biogas that is captured, cleaned, and transferred to a utility's natural gas pipeline at a nearby injection point. The liquid digestate remaining after digestion is then sent through a screw press, where fibrous solids are removed. These solids can be used as a soil amendment or as livestock bedding. The remaining liquid digestate, which has an odor like mulch, is removed from the digester and stored onsite in a lagoon, to be applied to nearby cropland once or twice per year as a nutrient rich soil amendment (per the nutrient requirements of the soils and crops).

Emission sources at a project would include the two anaerobic digesters controlled by an emergency candlestick flare, the biogas upgrading process (for removal of carbon dioxide and hydrogen sulfide from the biogas produced by the anaerobic digesters), tail gas venting, a natural gas-fired emergency engine, a natural gas-fired boiler, the two hydrolysis tanks, a process water tank, a pressate tank, the digestate lagoon, a diesel-fired fire pump engine, RNG unloading, and the enclosed ORA building.

Soil Conditioner

Agricultural preservation is key to Vanguard's vision to transform organic waste into a force for good – decarbonizing our world, supporting regenerative agriculture, and powering our communities. RNG capture reduces landfill methane emissions while also providing landowners with a diversified income stream, and farmers with low-cost nutrient management solutions.

Well before the digestate is produced and stored in the onsite lagoon, Vanguard works with farmers in the immediate area of the facility to determine which fields will receive digestate, and how often. For the site in Lincoln County, the same farmer that owns the ground the facility would sit on also farms enough acreage to handle all the digestate. As such, the digestate will be spread by the farmer in accordance with their nutrient management plan and an approved land application permit.



vanguardrenewables.com

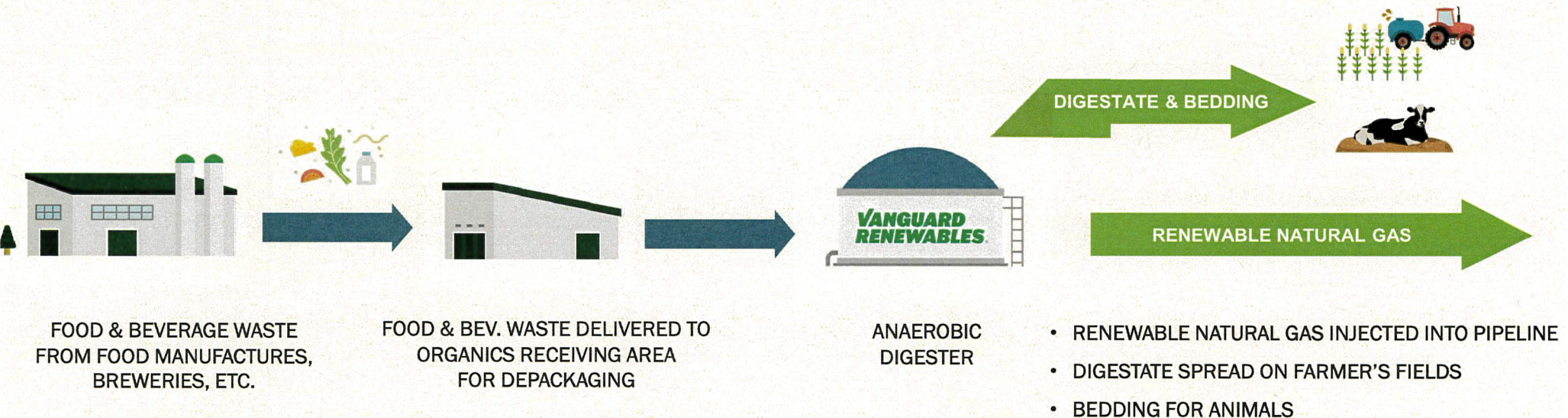
133 Boston Post Road
Building 15
Weston, MA 02493

781.232.7597

For the Twin Falls site, Vanguard will work with a spreading vendor to pump digestate through aboveground draglines and/or buried HDPE pipes to specific fields. Vanguard and the subject farmers then work together to deliver and spread the digestate in accordance with the farmers' nutrient management plans and approved land application permit(s).

THE VANGUARD PROCESS

CONVERTING ORGANIC WASTE TO RNG



Boise Office
1101 W. River St.
Suite 110
Boise, Idaho 83702
Tel. (208) 629-7447

Challis Office
1301 E. Main Ave.
P.O. Box 36
Challis, Idaho 83226
Tel. (208) 879-4488

Twin Falls Office
213 Canyon Crest Drive
Suite 200
Twin Falls, Idaho 83301
Tel. (208) 969-9585

Fax (all offices)
(208) 629-7559



SAWTOOTH LAW OFFICES, PLLC

David P. Claiborne

S. Bryce Farris

Evan T. Roth

Andrew J. Waldera

Brian A. Faria

Thomas M. Larsen

Patxi Larrocea-Phillips

Kelsea E. Ross

Daniel V. Steenson

Katie L. Vandenberg-Van Vliet

James R. Bennetts (retired)

Tuesday, July 29, 2025

City of Twin Falls Engineering and
Planning & Zoning Department
Attn: Kelli Ebersole, City Planner
P.O. Box 1907
203 Main Ave E.
Twin Falls, Idaho 83301
(208) 735 – 7267
*Delivered via First Class U.S. Mail and
via Email at KeEbersole@tfid.org*

RE: Response to Environmental Manager's Review of Special Use Permit Application

Dear Ms. Ebersole,

The purpose of this letter is to supply responses to the concern and questions identified by the City of Twin Falls Engineering and Planning & Zoning Department's environmental manager, Nathan Erickson, following his review of VR Development Services, LLC's ("**VR Development**") special use permit application to construct an anaerobic co-digestion facility in the City of Twin Falls ("**SUP Application**"). As you know, this firm represents Vanguard Renewables (herein "**Vanguard**") who is a project developer for the applicant VR Development Services. The following are VR Development's responses to Mr. Erickson's concerns and questions which our office has been asked and directed to share on VR Development's behalf:

1. *Due to the existing manufacturing facilities in the area, adding another facility that creates an odor is a concern. This odor can become an unpleasant nuisance to the neighboring properties. How will this odor be mitigated by the applicant?*

VR Development has a fully enclosed digester system. Tanker and box trucks will deliver packaged and liquid food and beverage waste to the facility site. The liquid stream will be directly pumped into a process tank, and the solid packaged material will be depackaged inside the organic receiving area ("**ORA**"). The ORA has a complex HVAC and carbon filtration system which neutralizes odors. On the back end of the digester system, there will be a lagoon to store the digestate byproduct. The digestate has an earthy like odor as it is the product of heated and

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Attorneys licensed in Idaho, Montana, Oregon, Washington and Texas

processed organic compounds. The odorous components of the digestate are stripped out as methane and trace gases in the digester tanks during the digestion process.

2. *Are the trucks that transport the waste material to the plant covered? There is a concern of material falling off the truck and spilling on city roads. How will the applicant mitigate this concern?*

Incoming feedstock will be delivered in fully enclosed tanker trucks, or box trucks carrying packaged materials. Delivering the feedstock in this manner should greatly minimize the chance of spilling on the roads. In the unlikely chance there is a spill, VR will be liable for remediating.

3. *Is the source of waste material only coming from food and beverage materials? Exhibit A, item #1, states that suitable manure from local livestock community is expected to be included. Please clarify where the waste material will be sourced.*

VR Development only accepts pre-consumer food, beverage waste, and occasionally manure. If VR Development uses manure on this site, the manure will come from local livestock operations, and will be only to seed the system and enhance the biology during facility start up. Once the facility is in operation, VR Development will no longer be using manure. **VR Development does NOT accept any hazardous materials or biosolids.**

4. *It is stated in the narrative that the waste discharge lagoon will be emptied once or twice a year. What does the waste discharge consist of? How will the discharge be removed from the lagoon? What steps does the applicant propose to mitigate any odor/contamination issues?*

VR Development will partner with farmers in the area who will use the liquid digestate byproduct as a fertilizer for their crops. There will be a pump system that pumps the digestate out of the lagoon and into the farm vehicles. The digestate will be used during harvest season and when farms land apply on their acreage. The digestate has an earthy like odor as it has been processed in digester tanks for 20 plus days at 100+ degrees, with the odorous components taken out with the gas.

5. *The Perrine Coulee is recognized as a Water of the US. No discharge is allowed to be pumped into the coulee or any other water system.*

VR Development understands that the Perrine Coulee is a recognized water of the United State and that no discharge is allowed to be pumped into the coulee or any other water system. VR Development confirms there will be no discharge into the Perrine Coulee.

6. *The staff report will be conditioned to have the applicant provide proof of meeting DEQ regulations and approval.*

VR Development understands that the staff report for the SUP Application will be conditioned on VR Development providing proof of meeting Idaho Department of Environmental Quality's regulations and approval.

VR Development Services will be prepared to discuss Mr. Erickson's concerns and questions as well as VR Development's responses at the public hearing. Should you or Mr. Erickson have any additional questions, please do not hesitate to contact me at (208) 629-7447 or kelsea@sawtoothlaw.com. Thank you.

Very Truly Yours,



Kelsea E. Ross



Date: Tuesday, August 12, 2025
To: Planning and Zoning Commission
From: Kelli Ebersole, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow Automobile and Truck sales and/or rentals on property located at 436 Blue Lakes Blvd N. c/o Deanna Hash on behalf of Eagle Financial LLC (PZ25-0072).

Time Estimate:

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

Background:

The applicant, Eagle Financial, LLC, has submitted a Special Use Permit application to allow Automobile and Truck sales and/or rentals on property located at 436 Blue Lakes Boulevard North.

Approval Process:

Per City Code 10-13-2-2 The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application. The Commission shall decide on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony, and minutes of the previous hearing to reach a decision on the appeal.

Standards Applicable to Special Uses:

- Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Conditions May Be Attached To:

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

Budget Impact:

N/A

Regulatory Impact:

Per City Code 10-4-8 states a special use permit is required for Automobile and truck sales and/or rentals in the C-1 zone.

Should the Special Use Permit be granted, vehicle sales will be permitted on this site.

History:

The property is zoned C-1, Commercial Highway District. The property is part of a mixed-use strip mall, with a variety of offices/businesses sharing the lot.

In 2019, a Special Use Permit was approved for automobile sales for the building that is now occupied by Papa John's, located on the same lot. Although the business is not there currently, there were no reported negative impacts to the area while they were in business.

Analysis:

The 2016 Comprehensive Plan; "Grow With Us" designates this area as appropriate for "Mixed Use". The Mixed Use designation allows for high-intensity mixed-use development in a compact, pedestrian-oriented environment, serving local and regional commercial. The Blue Lakes Boulevard North corridor is designated as Mixed Use, maximized with retail and service uses, with minimal residential use.

Staff have determined that an automobile sales lot is compatible with the Comprehensive Plan and area. Blue Lakes Boulevard North is the main commercial corridor in the city, with many auto dealers located from Pole Line Road to Addison Avenue (5 Points).

The applicant's request is to use the tenant space at the southeast of the property for the business office and to use the north side of the property for pre-owned vehicle display. Per the State of Idaho, a licensed dealer must have a designated display area with sufficient space for at least five vehicles for sale. The applicant has submitted a site plan showing the display and office location. The display location will not interfere with the other tenant's parking.

The hours of operation will be 8:00 am to 7:00 pm, which fall within the allowed retail hours. There will be no service/repair at the location, with one employee on staff.

The proposed SUP will produce additional traffic and noise. Staff believes due to the subject property being located on an arterial roadway that additional traffic flow will be accommodated. Further, staff believes the noise levels of the proposed use will be similar to the noise levels generated by Blue Lakes Blvd. However, staff does recognize that there are single-family homes within 200' of the proposed use which could experience an increase of noise and traffic compared to the current noise and traffic produced.

Based on the standards for approval, staff does not foresee detrimental impacts related to the land use.

Conclusion:

Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project.

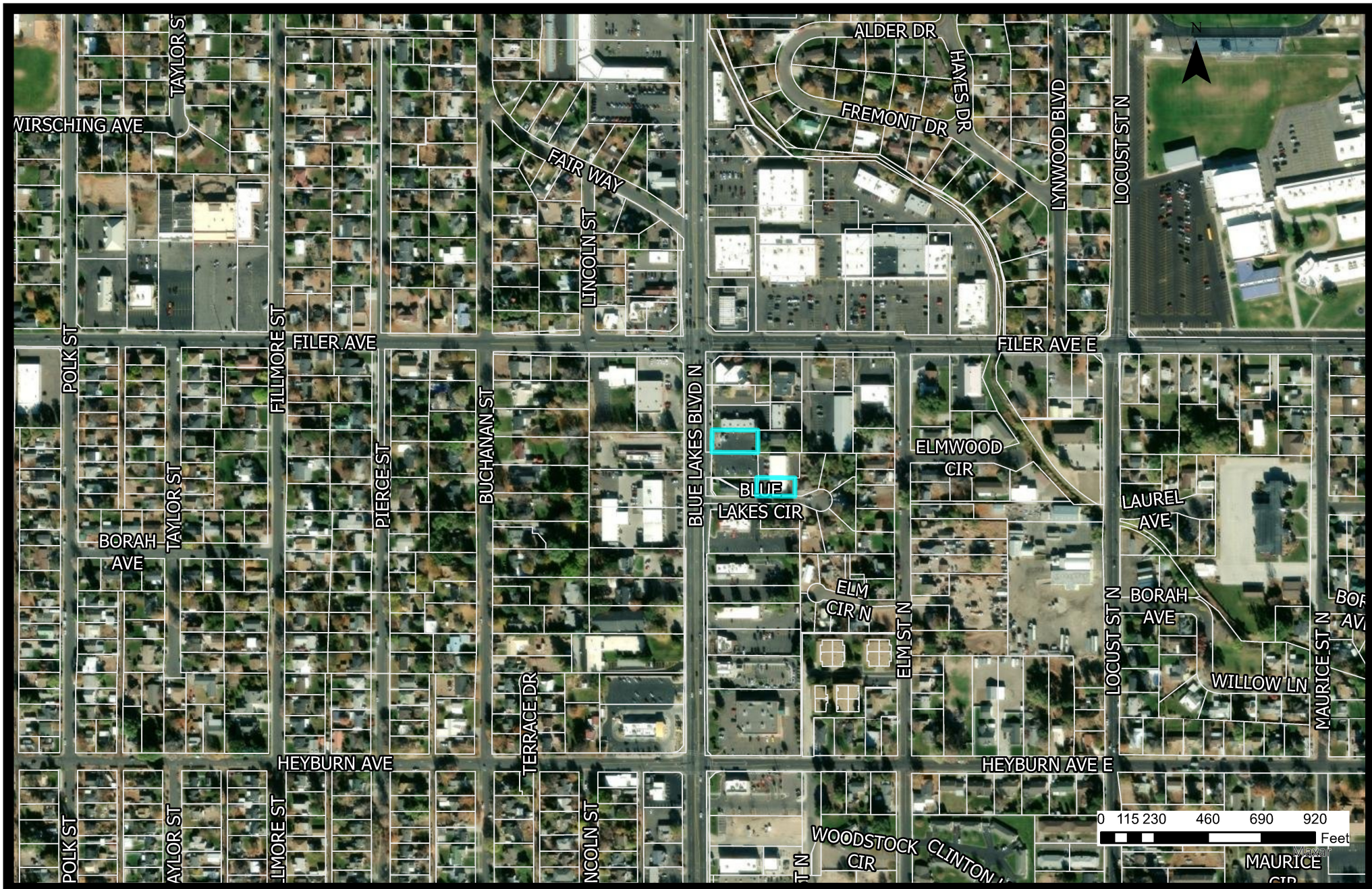
Upon conclusion, should the Commission approve the request as presented, staff recommends the following:

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 the landscaped area on Blue Lakes Boulevard North not to be used for vehicle display.

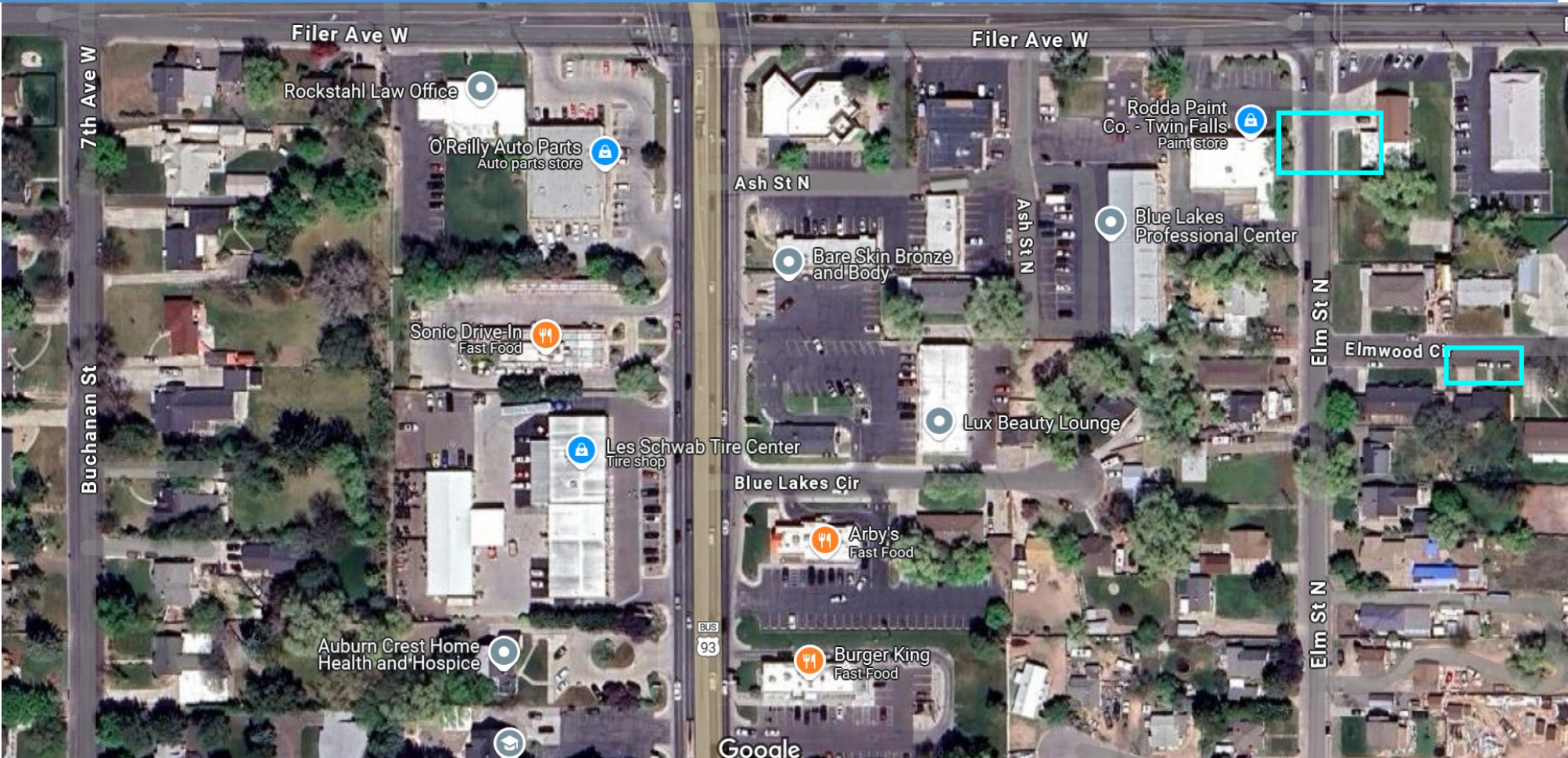
Attachments:

1. PZ25-0072 Vicinity Map
2. PZ25-0072 aerial map
3. PZ25-0072 Presentation Map
4. PZ25-0072 street map
5. PZ25-0072 Proposed Applicant Site Plan
6. PZ25-0072 Applicant Narrative

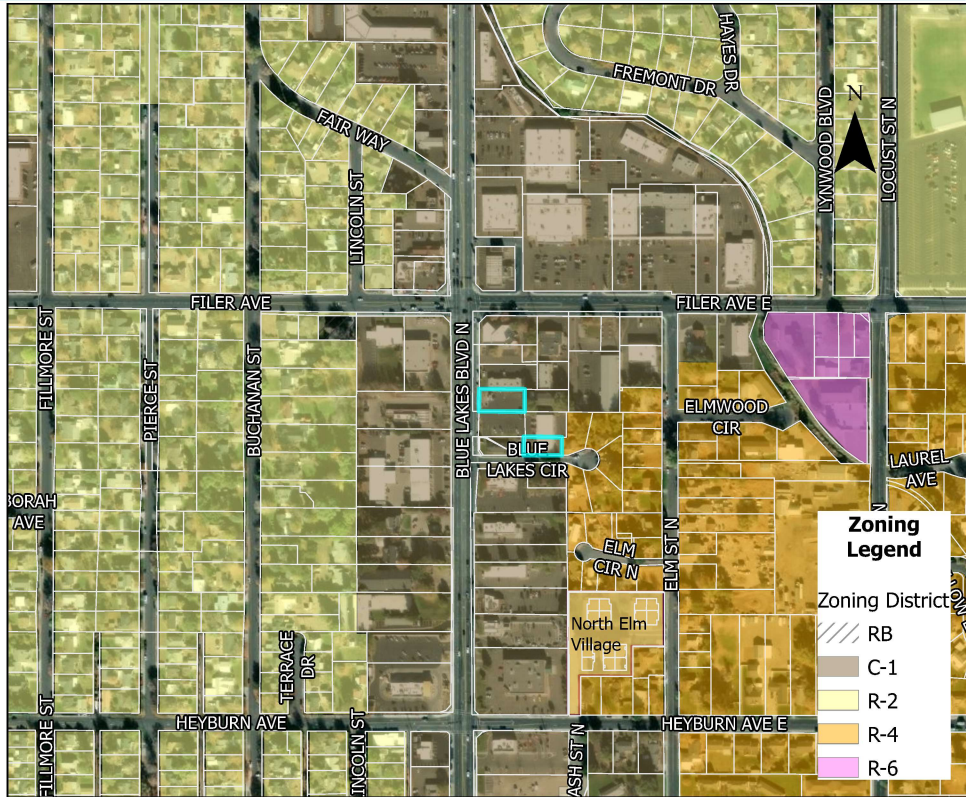
VICINITY MAP



Aerial View



ZONING MAP



Zoning

Current Zoning: C-1, Commercial Highway District

Current Land Use: Office/Parking lot

Proposed Zoning: C-1

Proposed Land Use: Used Car Lot

Surrounding Area

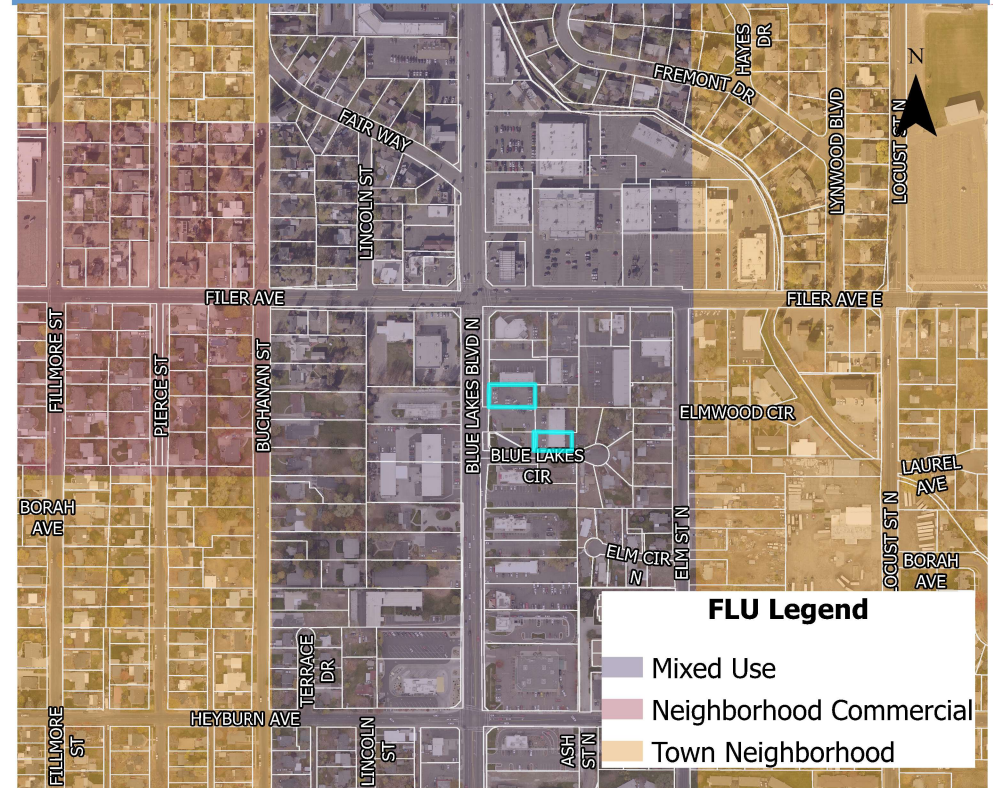
North: Commercial

South: Commercial

East: Residential

West: Blue Lakes Blvd. N/Commercial

FUTURE LAND USE MAP



Regulations

10-13-4, 10-4-8, 10-7-20

FLU Category

Mixed Use:

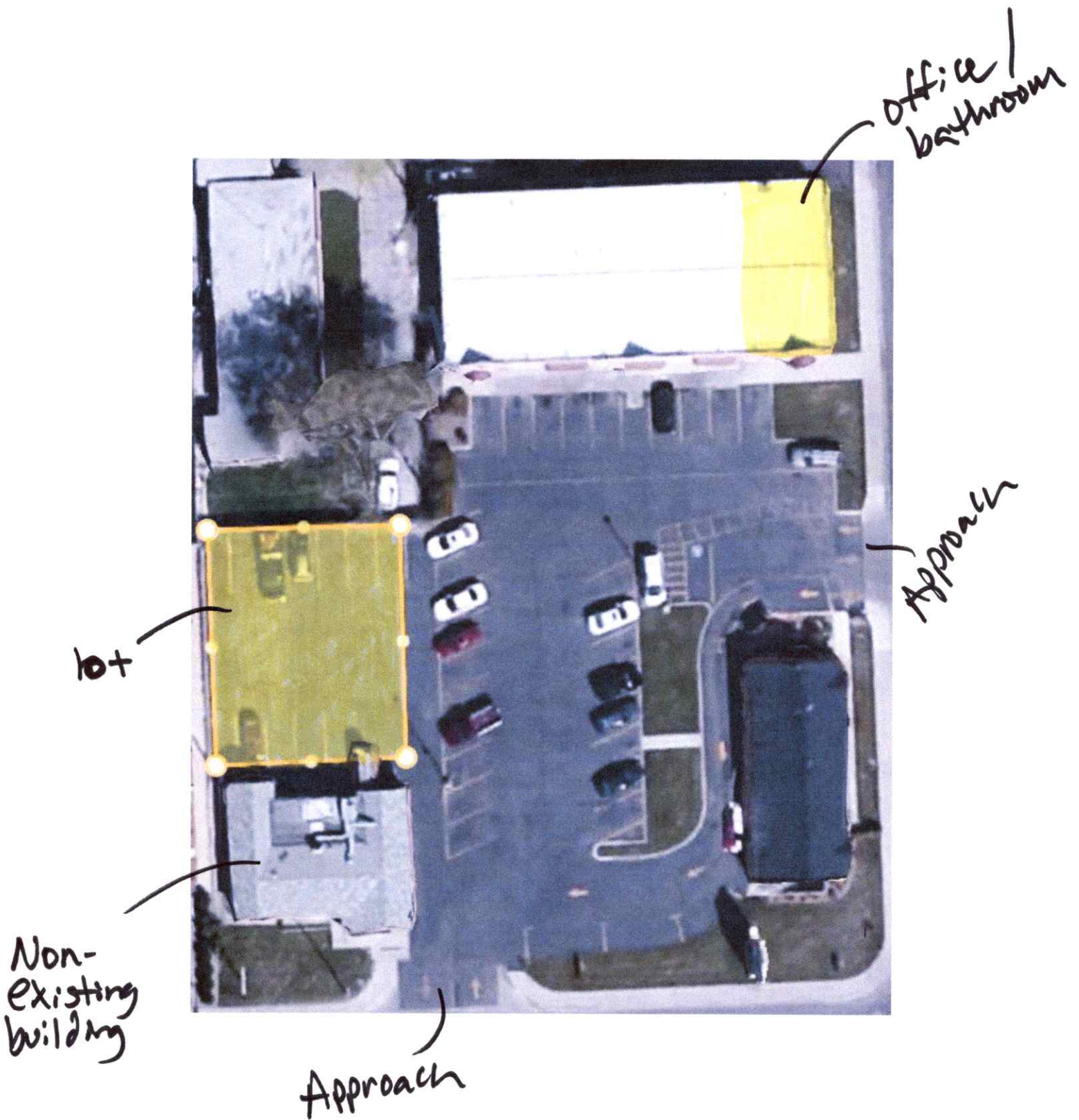
- Serves local and regional commercial
- Siting at intersections of major arterials
- Typically anchored by a grocery store, civic, or entertainment uses
- Allows high-intensity mixed use development in a compact, pedestrian oriented environment.
- Pedestrian activity is the highest priority; buildings should be located close to the street. Wide sidewalks, street furniture, and other amenities are strongly encouraged

Retail, Office, Restaurants, Civic, Entertainment, Arts and Culture, Vertical Mixed Use, Townhomes, Condominiums, Apartments, Senior/ Student Housing, Hotels, Plazas and Parks

Street View



436 Blue LAKES SITE PLAN



Eagle Financial LLC
Deanna Hash
deanna@ajiarents.com
(208) 254-0166

I am writing to request approval to open a small used car lot at **436 Blue Lakes Blvd. N, Twin Falls**. Below is a summary of what the business will involve, how it will operate, and what impact it may (or may not) have on nearby properties.

a. Reason for the Request

The purpose of this request is to receive the necessary approval to operate a small used car business. The goal is to create a simple, low-impact operation that provides affordable vehicles to the local community.

b. Explanation of the Project

The project involves the operation of a **small used car lot** strictly for the purpose of vehicle sales. It is important to note that:

- **No repair or maintenance activities** will be conducted on the property.
- The primary business function is limited to displaying and selling pre-owned vehicles.

Hours of Operation: We plan to be open daily from 8:00 AM to 7:00 PM

Anticipated Traffic: We expect light traffic, as the business is small and not service-oriented.

Number of Employees: There will be just one employee responsible for sales and customer assistance.

c. Evaluation of the Effects on Adjoining Property

We have carefully evaluated the potential effects of this business on adjacent properties, and our findings are as follows:

Noise: The nature of the business is passive, and minimal noise is expected beyond ordinary conversation or occasional vehicle movement. No mechanical work or engine testing will take place on site.

Glare: No sources of glare (e.g., bright lighting, reflective surfaces) are anticipated. All outdoor lighting will comply with local ordinances and be directed downward to prevent light pollution.

Odor: There will be no odor concerns, since no repairs, painting, or engine work will take place.

Fumes and Vibration: Both fumes and vibrations are expected to be low to none, as the site will not involve mechanical operations.

Compatibility with Surrounding Properties: The property is located within a commercial district, surrounded by other commercial uses. The only adjacent residential structure is a duplex directly behind the property. Given the low-intensity nature of this business and the absence of disruptive activities, we believe the proposed use is **fully** compatible with surrounding land uses.



Date: Tuesday, August 12, 2025
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow the sale/rental of Sporting Vehicles and Motorcycles and to allow for Small Animal Veterinary services on property located at 1594 Sun West Way. c/o Charles Dunstan on behalf of Tractor Supply Company, Inc (PZ25-0074).

Time Estimate:

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

Background:

This is a request to allow the sale/rental of sporting vehicles and motorcycles and to allow for small veterinary services. This property is zoned C-1 under the Sun West Lazy J Ranch PUD that was approved in 2011. The PUD states the C-1 underlying zone shall apply with regard to permitted uses and special uses. The C-1 zoning district requires a special use permit for the proposed land uses.

Approval Process:

Per City Code 10-13-2-2 The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application. The Commission shall decide on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony, and minutes of the previous hearing to reach a decision on the appeal.

Standards Applicable to Special Uses:

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

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

Conditions May Be Attached To:

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

Budget Impact:

N/A

Regulatory Impact:

Per City Code 10-4-8 a special use permit is required for the sale of motorcycle, sporting vehicles and small animal veterinary services. Should this Special Use Permit be granted, the proposed land uses will be permitted on the site.

History:

The most recent history for this property was a request to amend the PUD to allow for outside storage and display. This amendment was approved by council in April. The property is zoned C-1 PUD and is designated as Mixed Use and CSI on the future land use map.

Analysis:

Sale of motorcycles and sporting vehicles:

The sale of motorcycle and other utility/sporting vehicles are not outright permitted within the C-1 or the Sun West C-1 PUD. These land uses can impact the aesthetic, traffic circulation and outdoor storage on a property and therefore to mitigate the possible impacts a special use permit is required. Tractor Supply Co.'s inventory of such vehicles will be limited in scope. The lot they have chosen is an internal lot accessed from Washington St N and has been designed with display areas and ample customer parking in mind. This type of land use is consistent with the existing land uses within the development. Recent special use permit approval for the surrounding area include auto sales, car wash and an oil change facility. Approval of this use would be compatible with the commercial zone and the mixed-use designation in the comprehensive plan.

On site animal vaccination events:

Occasionally, Tractor Supply Co partners with licensed veterinarians to host promotional animal vaccination clinics for cats and dogs. Although this is not a full-service veterinary clinic, the city zoning code lacks a specific category for temporary animal services, staff has determined this uses is closest to "small veterinary service" which requires a special use permit in the commercial zone. These events are limited in frequency for a short period of time and are restricted to small domestic animals. The service would be offered on-site and would involve local licensed veterinary professionals. No large livestock or

equine services will be offered and no overnight kenneling or medical boarding will occur. Although this is classified as "small veterinary services" the actual activity is promotional, temporary and will have limited impact on the site and surrounding properties. It does align with the commercial zoning district land uses and would be compatible with the mixed use designation in the comprehensive plan.

Conclusion:

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 conditions:

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

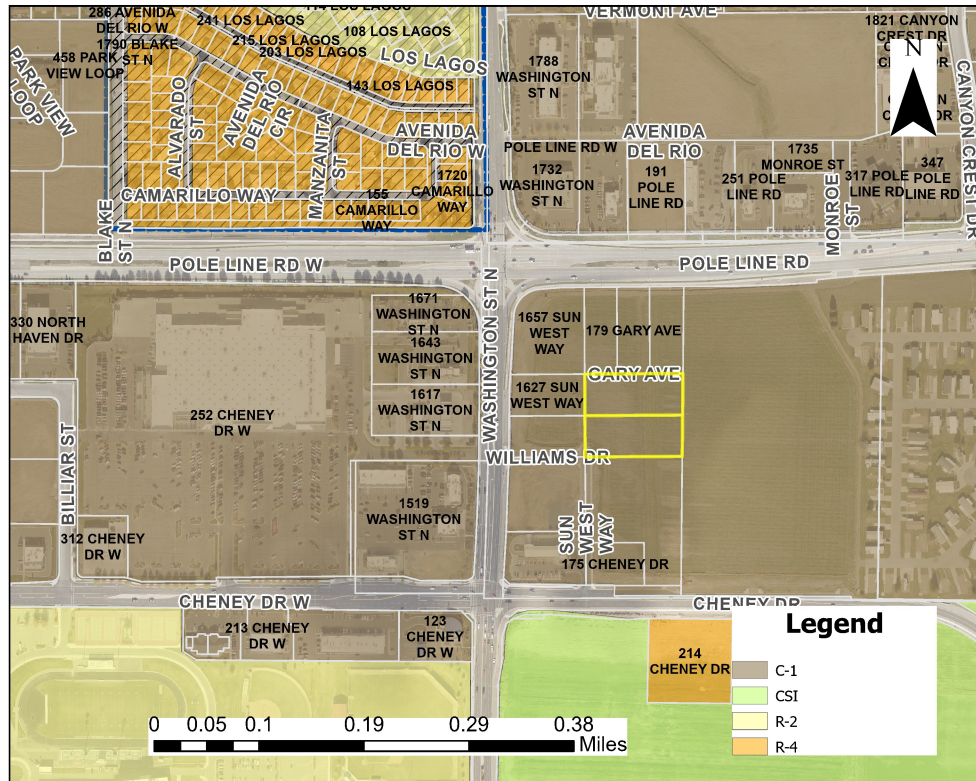
Attachments:

1. PZ25-0074 Vicinity Map
2. PZ25-0074 Zoning & FLU Map
3. PZ25-0074 Applicant Narrative
4. PZ25-0074 Applicant Exhibits

Vicinity Map



ZONING MAP



Zoning

Current Zoning: C-1 PUD

Current Land Use Designation: Mixed Use and CSI

Proposed Land Use Designation: NA

Proposed Land Use: Sale of Motorcycle and other Sporting Vehicles

Surrounding Area

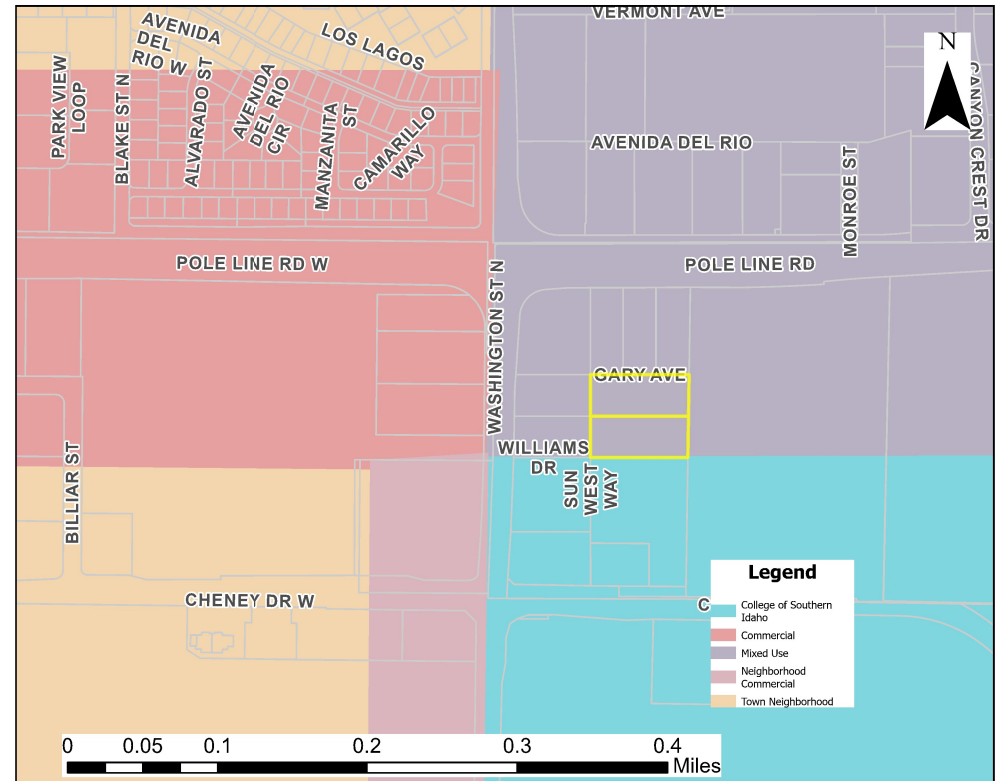
North: Vacant Property

South: Vacant Property

East: Vacant Property

West: Vacant Property

FUTURE LAND USE MAP



Regulations

10-1-4, 10-1-5, 10-13.2

FLU Category

Mixed Use: Serves local and regional commercial, typically anchored by a larger retail store.

CSI: Serves local and regional educational needs in the community

SPECIAL USE PERMIT APPLICATION STATEMENT

The reason for this request is to allow for the sales of sporting vehicles and motorcycles which is an ancillary product mix for a typical Tractor Supply Company (TSC) store but necessary for consistency of the brand across all markets. We also request approval to have a temporary vet service option in our store.

This project will be a new 21,533 square foot Tractor Supply store with a 20,046 square foot fenced outdoor display. Tractor Supply is a national retailer and stores typically operate from 8am – 9pm Monday – Saturday and 9am-7pm on Sunday. Average daily traffic across the brand is 270 cars per day and one delivery truck per week. Each store typically has 14-18 employees.

This request is necessitated by the exclusion from commercial zoning the ability to sell sporting vehicles and motorcycles. This store would sell go karts, golf carts, sporting vehicles (side by sides) and minibikes per their overall brand merchandising. Approval of this SUP would have no adverse effects on the adjacent properties in terms of Noise, Glare, Odor, Fumes and vibration. As mentioned above, these items are ancillary to TSC's primary merchandise and would likely sell a few items per month. The items would be displayed in the appropriate areas per the zoning ordinance requirements and would not have any negative impacts on this property or the neighbors. All of the properties directly adjacent are of the same C1 zoning and they consist of a carwash, a Grease Monkey Oil Change and Mountain West Auto Group new and used car dealer. It would seem logical that this SUP would blend nicely with the neighboring uses.

As far as the Vet Service option, TSC offers vaccinations on a monthly basis for just Dogs and Cats. They only treat domestic pets. Appointments are on a first come first serve basis and no large animals are serviced.



Date: Tuesday, August 12, 2025
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow an Indoor Recreation Facility on property located at 510 2nd Ave S. c/o Colby Ricks on behalf of Jared Burks (PZ25-0076).

Time Estimate:

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

Background:

This is a request to allow Idaho Cheer to operate on property located at 510 2nd Ave S.

Approval Process:

Per City Code 10-13-2-2 The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application. The Commission shall decide on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony, and minutes of the previous hearing to reach a decision on the appeal.

Standards Applicable to Special Uses:

- Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Conditions May Be Attached To:

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

Budget Impact:

N/A

Regulatory Impact:

Per City Code 10-4-7 special use permit is required for “Indoor Recreation” in the Central Business Zoning District. Should this Special Use Permit be granted, the proposed land use will be permitted on the site. The Planning & Zoning Commission makes the final decision.

History:

In 2015 Plant Therapy was approved for a special use to establish a retail business that included repackaging products, wholesale distribution and warehousing on this property. This business no longer operates from this location and therefore the applicant is applying for a special use permit to use the building once used for warehousing for a Cheer Training Facility.

Analysis:

The building is 8,250 sq. ft. and is a large open space that would allow for this type of activity and equipment without much difficulty.

The applicants' narrative states they will be operating M-F 3pm-9pm | Sat open 10am-4pm | Sun Closed. Traffic will occur throughout the day as students show up for classes. It is anticipated that the tenant will employ 2-5 employees.

The property has mixed zoning of CB; Central Business along with a portion zoned M-1; Light Manufacturing. The building proposed for the Cheer Facility is within the Central Business portion which is intended to allow for commercial activity of various sizes with a mix of residential uses for people wanting to live and work within proximity of each other. This land use would have minimal impacts to the surrounding area and traffic generated by the proposed land use would be negligible.

If the request is approved, the applicant will need to work with the Building Department to secure the appropriate occupancy permit because currently the building has been classified for storage only. Review of improvement requirements will be completed at the time of the change of occupancy review and will include landscaping, screening, parking and trash management for the site. Currently, there is a trash enclosure, a parking agreement for cross use, screening would not be required and landscaping, if required, would be minimal.

Conclusion:

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.

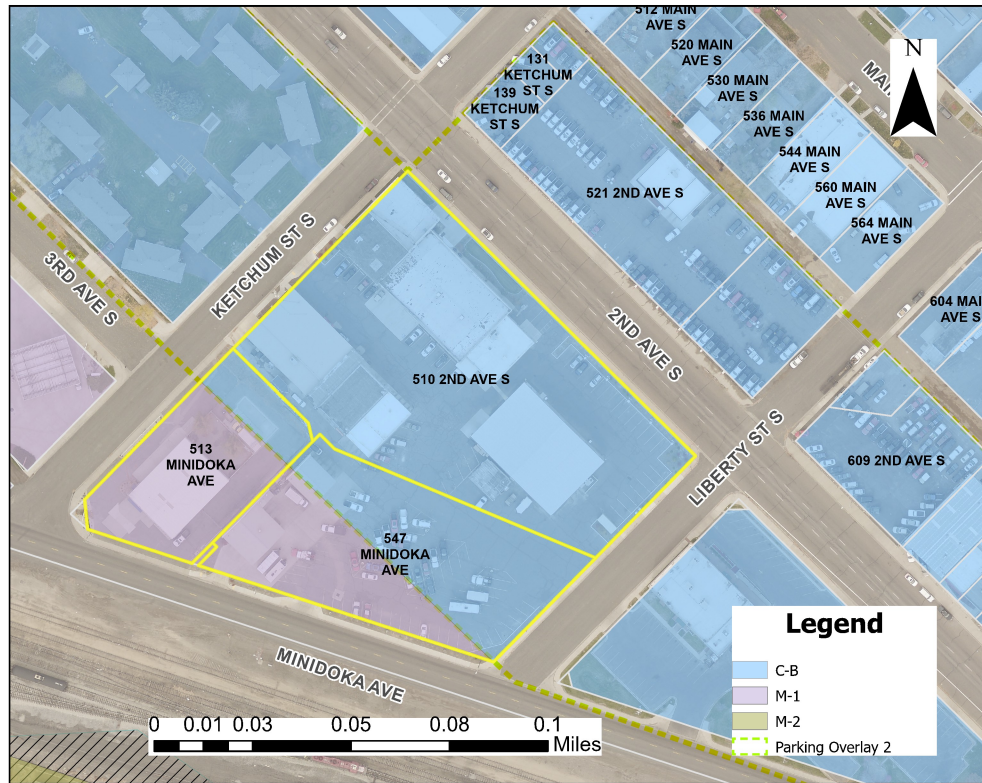
Attachments:

1. PZ25-0076 Vicinity Map
2. PZ25-0076 Zoning & FLU Map
3. PZ25-0076 Applicant Narrative
4. PZ25-0076 Applicant Site Plan

Vicinity Map



ZONING MAP



Zoning

Current Zoning: CB & M-1

Current Land Use Designation: Downtown/
High Density Residential

Proposed Land Use Designation: NA

Proposed Land Use: Indoor Recreation

Surrounding Area

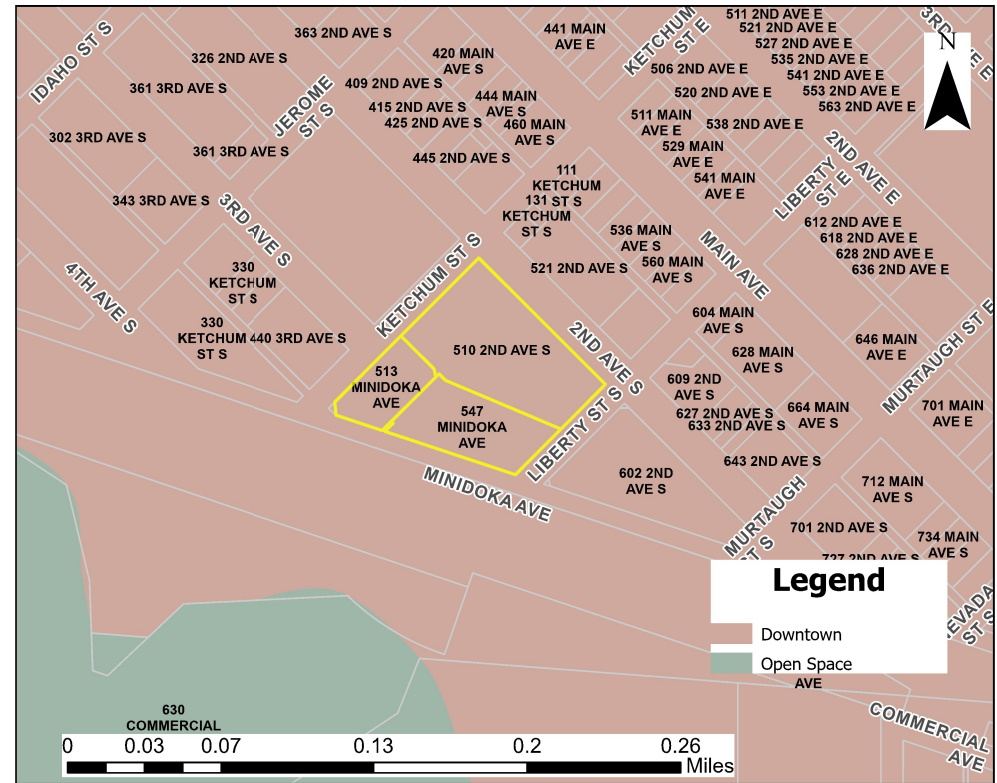
North: 2nd Ave S

South: Minidoka Ave

East: Liberty St S

West: Ketchum St S

FUTURE LAND USE MAP



Regulations

10-1-4, 10-1-5, 10-13.2

FLU Category

- Diverse mix of land use, including restaurants, retail, community and civic facilities, and residential
 - Regional and local educational and community serving facilities
- Typical Land Uses
- Offices • Hotels • Entertainment • Recreation Facilities



134 3rd Ave E
Twin Falls, ID 83301
208.736.8050

SPECIAL USE PERMIT NARRATIVE

June 6, 2025

PROJECT: IDAHO ALL STAR CHEER

- 1)
 - a) A special use application is required for sports facilities to be allowed in the C-B zone
 - b)
 - i. The tenant operation hours will be M-F open 3pm-9pm | Sat open 10am-4pm | Sun Closed
 - ii. Traffic will occur throughout the day as students show up for classes.
 - iii. It is anticipated that the tenant will employ 2-5 employees.
 - c)
 - i. During construction there will be minor effects from noise, glare, odor, fumes and vibration. After construction there will be minimal effect of noise to the adjoining property. There will be short term noise from construction related activities (6:30 a.m. to approximately 6:30 p.m.). Long term noise will be from vehicles coming to and from the site.
 - ii. There are no exterior improvements to the building. Glare will not be impacted.
 - iii, iv. There will be some odor/fumes from the employees and students coming to and from the site. Emissions from the building will be minimal due to the efficiency of the heating and cooling equipment. Emissions from vehicle traffic will be similar to the adjoining businesses in the vicinity and should not impact the surrounding area.
 - v. The CB zone, this district is intended to provide for commercial activities of various sizes from large retail stores to small specialty shops with residential opportunities for persons wishing to work and live in a unified environment.

Idaho Allstars Program Overview

My name is Megan Burks, and I'm the owner of Idaho Allstars, a competitive cheer and tumbling gym located in Twin Falls, Idaho. Since our founding, Idaho Allstars has grown into a respected, inclusive program that provides athletes ages 3 to 19 with the opportunity to train at an elite level in a positive and structured environment.

What sets us apart is not only our commitment to skill and safety, but our belief in the transformational power of team sports. We teach our athletes more than tumbling and stunting—we teach discipline, resilience, leadership, and the value of hard work. Many of our athletes come from single-income households, face economic hardship, or lack access to other extracurricular opportunities. At Idaho Allstars, they find a second home, strong mentorship, and the chance to be part of something bigger than themselves.

We are also proud to say that Idaho Allstars has become a nationally recognized program. We were the **first gym in Southern Idaho to ever earn a bid to the D2 Summit**, one of the most prestigious competitions in the world for small gyms. Since that milestone, we've earned Summit bids **every season**, and our teams have:

- **Placed in the Top 5 in the world three times**
- **Placed in the Top 10 four times**
- Advanced to Finals multiple times
- Represented the state of Idaho with pride and sportsmanship on the national stage

Our athletes train hard year-round, balancing practices, competitions, academics, and often jobs or family responsibilities. The commitment they show is nothing short of inspiring.

At Idaho Allstars, we are deeply invested in the future of these young people—on and off the mat. Whether they go on to cheer in college or simply carry the lessons of teamwork and confidence into their everyday lives, we consider every athlete's growth a success.

Thank you for taking the time to learn more about our program. We are proud of what we've built and excited for what lies ahead.

Warmly,

Megan Burks

Owner, Idaho Allstars

✉ hello@theidahoallstars.com

🌐 www.theidahoallstars.com

☎ (208) 280-1048

Idaho Allstar Legacy Foundation Overview

Who We Are

The Idaho Allstar Legacy Foundation is a 501(c)(3) nonprofit based in Twin Falls, Idaho, created to provide equitable access to youth development through competitive cheer, mental wellness support, and academic resources. Founded by educator and coach Megan Burks, the Foundation exists to serve families in southern Idaho who face financial hardship, single-parent households, and children without access to structured enrichment opportunities.

Mission Statement

To empower underserved youth by providing access to competitive cheerleading, mental health support, leadership development, and academic enrichment through inclusive, community-driven programming.

Our Programs

1. Athletic Scholarships - These scholarships help cover the costs of cheer tuition, uniforms, shoes, and travel fees for athletes from families with limited income, including many raised by single parents or guardians.
2. Academic Support - Launching in 2022-2023, our free tutoring and mentoring program provides homework help, educational workshops, and confidence-building resources to athletes who struggle with school or lack consistent academic guidance at home.
3. Mental Wellness & Leadership Training - We integrate mental health support and personal growth into our practices, offering coping tools, mentorship, and a safe space where athletes can build resilience and self-worth.
4. Community Outreach - Through seasonal cheer camps, fundraising events, and free clinics, we connect with underserved neighborhoods and help families feel empowered and welcomed in the world of youth athletics.

Why It Matters

Many youth in our region face barriers that limit their ability to participate in structured sports or educational services. Whether it's a lack of transportation, financial instability, or limited school support, these challenges often prevent young people from reaching their full potential. The Idaho Allstar Legacy Foundation helps bridge this gap.

Community Impact

- Over \$15,000 in scholarships awarded to local athletes
- Over 30 athletes supported annually through tuition assistance
- Free educational and leadership programs launching in 2025
- Public events and outreach to underserved families across Southern Idaho

Funding

The Foundation is sustained by grants, business sponsorships, private donations, and grassroots fundraising. All contributions directly benefit program access, supplies, and outreach.

Sponsorship Recognition

Businesses and donors receive visibility through our website, social media, banners, apparel branding, and public recognition at events.

Megan Burks, Executive Director

C-B ZONE

510 2ND AVE SOUTH
TWIN FALLS, ID 83301

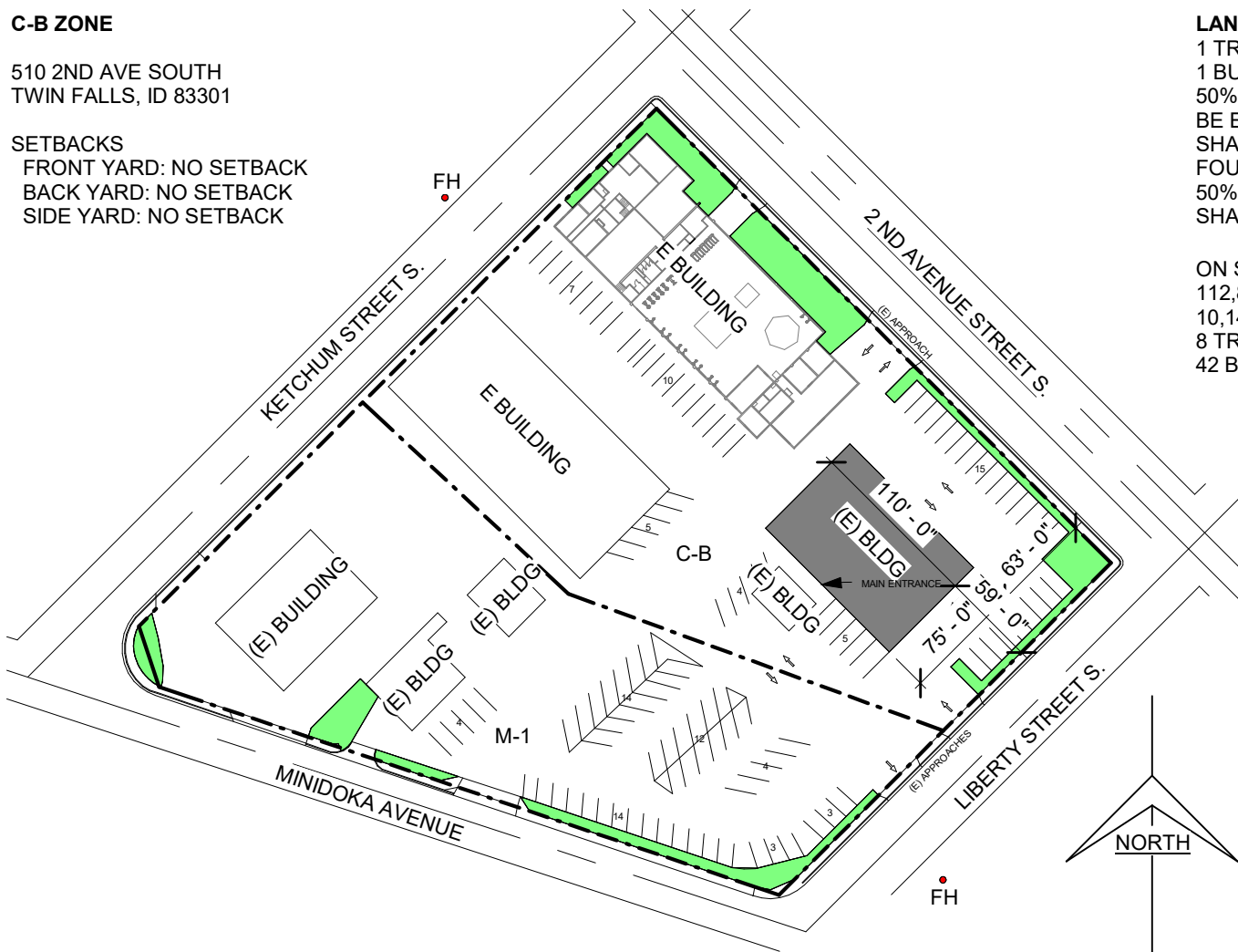
SETBACKS

FRONT YARD: NO SETBACK
BACK YARD: NO SETBACK
SIDE YARD: NO SETBACK

LANDSCAPE REQUIREMENT:

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

ON SITE LANDSCAPING REQUIRED:
 $112,860 \times 0.05 = 5,643$ SF REQUIRED
10,146 SF PROVIDED
8 TREES REQUIRED
42 BUSHES REQUIRED



PARKING REQUIREMENT

EXERCISE GYM: $6,334/250=25$
PARKING SPACES REQ'D

29 (E) PARKING SPACES
PROVIDED

ALL PARKING IS EXISTING

① SUP SITE
1" = 100'-0"

Laughlin Ricks Architecture
—architecture/planning—

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

JARED BURKS
jburks82@hotmail.com

SUP SITE PLAN

Drawn by NM
Checked by RCR

SUP1.0

Scale 1" = 100'-0"



Date: Tuesday, August 12, 2025
To: Planning and Zoning Commission
From: William Klaver, Senior City Planner

ACTION ITEM

Request:

Request for a recommendation to City Council for a Vacation of Perrine Court rights of way, adjacent easements, and lots on property located within Block 18 of the Perrine Point Subdivision. c/o Gerald Martens (PZ25-0080).

Time Estimate:

The presentation will take approximately 5-10 minutes with questions/comments to follow.

Background:

Changes in market conditions, modifications to the original PUD, and other circumstances have caused the applicant to reconsider the configuration of Block 18. The applicant has stated this vacation request will allow for a Re-Plat of Block 18 to occur which will be more conducive to current development patterns and market demands.

The Planning and Zoning Commission saw this item in 2023 where the Commission recommended approval. City Council then approved the proposed application and passed an ordinance. Since then, paperwork has been difficult to process due to the right-of-way needing to go to individual lots. Because of this, the applicant has brought the item back and added vacating the lots as well.

Approval Process:

Per City Code 10-16-1 Vacations require a public hearing before the Planning & Zoning Commission where the public and the applicant will have the opportunity to make a presentation, ask questions, or voice their concerns. The Planning & Zoning Commission will make a recommendation to the City Council that the vacation be granted or it may recommend a modification to the vacation, or it may recommend that the vacation be denied.

Budget Impact:

The vacation of Right of Way will increase the amount of taxable private property, but will likely have a negligible effect on the overall budget.

Regulatory Impact:

Approval of this request will remove the limitation, or entitlement, for the specific area, as described on the plat or in other recorded documents. This area will become private property, and subject to the current rules and regulations for taxes, zoning code compliance, and development.

History:

The Perrine Point Subdivision Plat was originally approved in 2008. Other portions of this plat were vacated in 2019 making way for the Scenic West Townhomes project. Further development has occurred on portions of the subdivision in recent years, a City Pressure Irrigation Station directly North, and residential homes further North and East.

The Planning and Zoning Commission saw this item in 2023 where the Commission recommended approval. City Council then approved the proposed application and passed an ordinance. Since then, paperwork has been difficult to process due to the right-of-way needing to go to individual lots. Because of this, the applicant has brought the item back and added vacating the lots as well.

Analysis:

Vacating the Perrine Court right of way has little to no impact on connectivity to these lots long-term. During the re-plat of the property, a new lot configuration will establish the necessary access routes to the future lots per City Code. A condition of approval has been suggested to ensure this occurs. Vacating the Platted Easements has limited impact on current City infrastructure. A City owned pressure irrigation station was recently constructed directly north of this area. Additional items will be required of the developer for easements, future main lines, and access to this station. A condition of approval has been suggested to ensure this occurs. Vacating the Platted Lots has limited impact. These lots will be replanted with the proposed condition.

The requisite letters from current utility providers have been received and are attached. City Staff believes all known impacts to current utility providers have been mitigated.

Conclusion:

The commission is tasked with recommending approval, approval with conditions, denial or you may table for more information. Should the Commission recommend approval, City Staff recommends the following conditions.

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to Bock 18 being re-platted, identifying necessary access, utility, and pressure irrigation easements to be determined by City Engineer, prior to any development occurring on the property.

Attachments:

1. PZ25-0080 Vicinity Map
2. PZ25-0080 Aerial Map
3. PZ25-0080 Presentation Map
4. PZ25-0080 Applicant Vacation Exhibit
5. PZ25-0080 Utility Letters of Support
6. PZ25-0080 Adjacent Owner Letter

Vicinity Map

881



0 1,000 Feet

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

BARRY PARK

Aerial Map



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

FUTURE LAND USE MAP



Zoning

<u>Current Zoning:</u>	R-2 ZDA
<u>Current Land Use:</u>	Undeveloped
<u>Proposed Zoning:</u>	R-2 ZDA
<u>Proposed Land Use:</u>	Residential

Surrounding Area

<u>North:</u>	Residential (R-6 ZDA)
<u>South:</u>	Undeveloped (R-2 ZDA)
<u>East:</u>	Undeveloped (R-2 ZDA)
<u>West:</u>	Residential (County Jurisdiction)

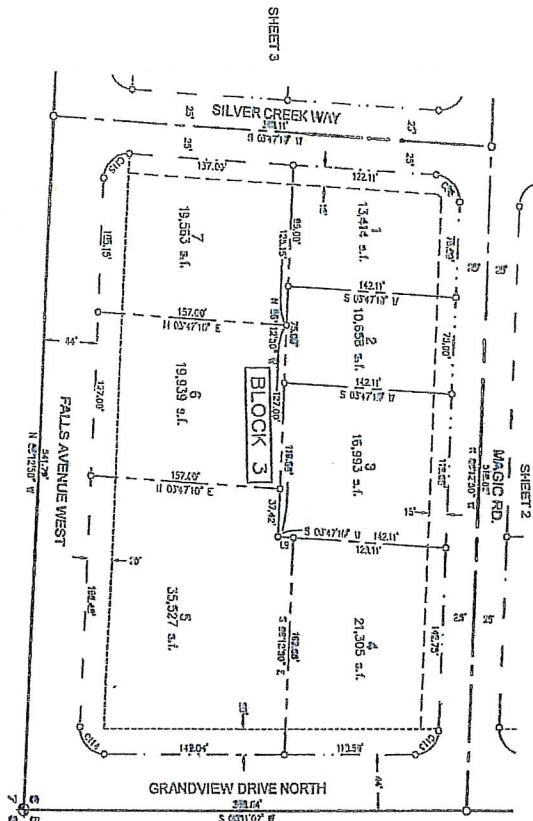
Regulations

Twin Falls Municipal Code Section(s) 10-16

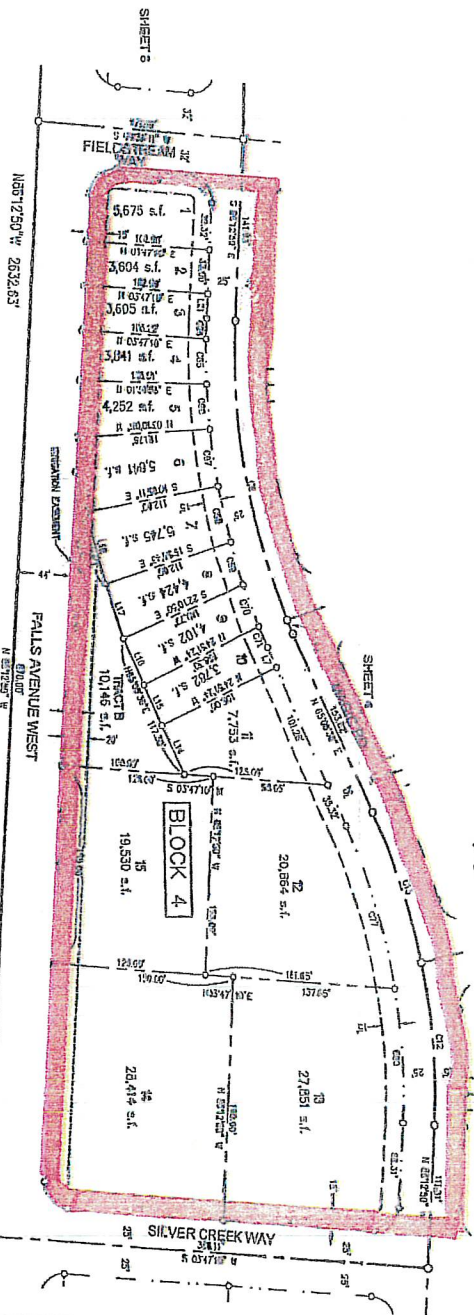
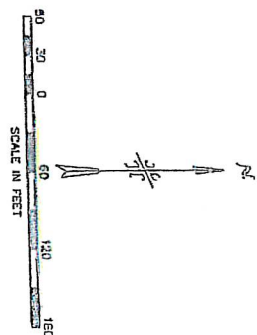
Future Land Use Category

Town Neighborhood calls for a primarily residential area which is contiguous and clustered to maximize open space and community gathering areas with uses such as single family, duplexes, triplexes, townhomes, schools, civic facilities, etc.

Plat Showing
PERRINE POINT SUBDIVISION
 Situated in the South 1/2 of the Southeast 1/4 of Section 6,
 Township 10 South, Range 17 East, B.M. City of Twin Falls,
 Twin Falls County, Idaho
 2008



"SEE SHEET 10 FOR INGRESS, EGRESS,
 UTILITY, DRAINAGE & EMERGENCY VEHICLE
 ACCESS EASEMENT INFORMATION AND
 SIDEWALK EASEMENTS
 "MATCHLINES ARE CENTERLINE OF STREETS
 "SEE SHEET 9 OF 13 FOR CURVE AND
 LINE TABLES



Owner/Developer
 GREENRIDGE DEVELOPMENT, LLC
 1450 BIC DASH WAY #250
 SARATOGA, CALIFORNIA 95070
 PHONE: (408) 872-1240

TWIN FALLS, IDAHO
 THE LAND GROUP
 2355 S. 2ND ST.
 TWIN FALLS, IDAHO 83401
 2008-010805
 N. 7535 E. 12TH ST. 3RD EASEMENT
 225' W. EASEMENT

THE LAND GROUP, INC.
 • Land Acquisition
 • Land Development
 • Real Estate Services
 • Surveying & Mapping
 • Environmental Services
 • Construction Management
 • Project Management
 • 1400 River Road, Suite 200
 Twin Falls, Idaho 83401
 Phone: (208) 333-4200
 Fax: (208) 333-4201
 www.thelandgroup.com



August 31, 2022

Sent via email to vsmith@ehminc.com

Tres Gringos, LLC
C/O Gerald Martens
621 N. College Rd., Ste. 100
Twin Falls, ID 83301

Re: Relinquishment of the 15' Public Utility Easement along the roadways of Blocks 4 & 18
of the Perrine Point Subdivision, Twin Falls County, Idaho

Dear Gerald,

This is in response to the relinquishment request submitted to Idaho Power Company regarding the possible relinquishment of a public utility easements (PUE) located as noted above. The attached Exhibit more specifically identifies the requested areas for relinquishment.

Idaho Power's review of your request indicated that we do not have facilities located within the requested area. As such, Idaho Power agrees to relinquish our interest in the PUE as noted in the attached Exhibit.

Thank you once again for providing Idaho Power Company the opportunity to review and comment upon the subject petition for relinquishment.

Sincerely,

Laura Lacy
Associate Real Estate Specialist
Corporate Real Estate / Idaho Power Company
208-388-5070
llacy@idahopower.com



August 11, 2022

RE: Perrine Point Subdivision Block 4 and Block 18 Vacation Request

Mr. Tim Vawser

621 North College Rd., Suite 100

Twin Falls, Idaho 83301

Dear Sir,

We are OK with your Vacation Request, we currently do not have any Lines Located in The area of Block 4 and in the area of Block 18 of the Perrine Point Subdivision, as indicated in the Attached Drawings.

Please Contact me with any Questions.

Thank you,

Ron Burns

Cable One Construction

261 Eastland Dr.

P.O. Box 1946

Twin Falls, Idaho 83301

208-733-6877 Ext. 7150

208-539-9886



CenturyLink
Brad McNew
Construction Project Administrator
216 South Park Ave
Twin Falls, Id. 83301

Office (208) 736-8760

Facsimile (208) 736-8755

June 8, 2022

Tres Gringos, LLC
621 North College Rd.
Twin Falls, Id. 83301

RE: Perrine Point Subdivision
Vacation of a Portion of Perrine Point Subdivision
Block 4 and a portion of Block 18
Section 6, T10S, R17E

To whom it may concern:

Reference is made to your request for CenturyLink to vacate portion of Perrine Point Subdivision located in the City of Twin Falls, County of Twin Falls, State of Idaho. CenturyLink has no facilities in this portion of said subdivision and no use for future easements.

If existing utilities need to be vacated construction charges would apply for relocation of facilities.

Please call me if you have any questions.

Sincerely,

Brad McNew



451 Alan Dr., Jerome, ID 83338-5505
Phone: (208) 737-6300 • (800) 548-3679
Fax: (208) 737-6342
www.intgas.com

June 8th, 2022

To Whom It May Concern:

Intermountain Gas Company, the undersigned public utility company, has no issue with the proposed vacation of Block 4 and a portion of Block 18 within Perrine Point Subdivision in Twin Falls, Idaho as described in the attached exhibit.

Thank you.

Brack McMurtrey, District Operations Manager
Intermountain Gas Company
451 Alan Dr.
Jerome, Idaho 83338



TWIN FALLS CANAL COMPANY
357 6TH AVE WEST
POST OFFICE BOX 826
TWIN FALLS, IDAHO 83303-0326



ENGINEERING

208-733-6731

June 10, 2022

Val Smith
EHM Engineers, Inc.
621 North College Rd., Suite 100
Twin Falls, ID 83301

RE: PERRINE POINT SUBDIVISION PARTIAL PLAT VACATION COMMENT LETTER

Dear Ms. Smith,

The Twin Falls Canal Company (TFCC) has reviewed the documentation provided to us on June 6, 2022 by EHM Engineers for the Perrine Point Partial Plat Vacation. It is our understanding that the vacation request is for Block 4 and a portion of Block 18 of the subdivision final plat. TFCC does have a waterway (lateral 38) that runs adjacent to the south and west of this subdivision. This TFCC water must remain intact and be preserved and protected along with appurtenant structures. TFCC irrigation easements must also remain intact throughout the subdivision. TFCC has no issues with the vacation of the other easements or areas within the final plat as noted.

After reviewing our comments, TFCC would like to discuss any concerns or issues surrounding the development waterways. Should you have any questions, please contact me at 208-733-6731 or by email at jbrown@tfcanal.com.

Sincerely,

Jason Brown, P.E.
TFCC Engineer
Twin Falls Canal Co.

cc: To File

Utility Contacts:**Idaho Power Company**

c/o Tracy Morrison

P.O. Box 70

1221 West Idaho Street

Boise, Idaho 83707

Phone: 208-388-6798

Application for Release of Idaho Power Easement or Release of Subdivision Plat Easement and \$150.00 fee required.

Sparklight (aka CableOne)

CableOne Construction

c/o Ron Burns

P.O. Box 1946

261 Eastland Drive

Twin Falls, Idaho 83303

Phone: 208-733-6877, ext. 7150

Fax: 208-733-6296

Lumen (aka Century Link)

c/o Brad McNew

216 South Park Avenue

Twin Falls, Idaho 83301

Phone: 208-736-8760

Fax: 208-736-8755

Intermountain Gas Company

c/o Jim Capps

451 Alan Drive

Jerome, ID 83338

Phone: 800-548-3679

Irrigation Contact:**Twin Falls Canal Company**

c/o Jason Brown

P.O. Box 326

357 6th Avenue West

Twin Falls, Idaho 83303

Phone: 208-733-6731

Fax: 208-733-1958



Date: May 19, 2022

To: Idaho Power Company
Attn.: Krista Englund
P.O. Box 70
Boise, Idaho 83707-0070

Re.: Gary Wolverton / Gerald Martens - Tres Gringos, LLC
Vacation of Block 4 and a portion of Block 18, Perrine Point Subdivision

Ms. Englund:

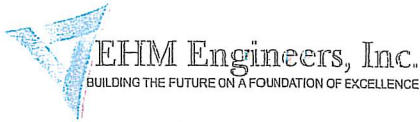
Tres Gringos, LLC proposes to vacate Block 4 and a portion of Block 18 within Perrine Point Subdivision in Twin Falls, Idaho. No utilities currently exist within the Block areas of the requested vacation. The Blocks were originally platted for single family residences however, an alternate layout has since been utilized and vacating the Blocks will allow the owners to have more flexibility in situating buildings on the layout. An exhibit depicting the Blocks to be vacated is included in this correspondence.

The City of Twin Falls requires a letter from you granting your relinquishment of any right of way or interest you hold within the area depicted. Please forward a letter to our office on your letterhead stating your approval for release of any easements or interest.

Please feel free to call me if you have any questions at 208-734-4888 or email me at twf@ehm-inc.com.

Sincerely,

Tim Vawser
EHM Engineers, Inc.



Date: May 19, 2022

To: Sparklight
Attn: Ron Burns
P.O. Box 1946
Twin Falls, Idaho 83303

Re.: Gary Wolverton / Gerald Martens - Tres Gringos, LLC
Vacation of Block 4 and a portion of Block 18, Perrine Point Subdivision

Ron:

Tres Gringos, LLC proposes to vacate Block 4 and a portion of Block 18 within Perrine Point Subdivision in Twin Falls, Idaho. No utilities currently exist within the Block areas of the requested vacation. The Blocks were originally platted for single family residences however, an alternate layout has since been utilized and vacating the Blocks will allow the owners to have more flexibility in situating buildings on the layout. An exhibit depicting the Blocks to be vacated is included in this correspondence.

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Please feel free to call me if you have any questions at 208-734-4888 or email me at tvawser@ehmine.com.

Sincerely,

Tim Vawser
EHM Engineers, Inc.



Date: May 19, 2022

To: Century Link
Attn: Brad McNew
216 South Park Avenue
Twin Falls, Idaho 83301

Re.: Gary Wolverton / Gerald Martens - Tres Gringos, LLC
Vacation of Block 4 and a portion of Block 18, Perrine Point Subdivision

Brad:

Tres Gringos, LLC proposes to vacate Block 4 and a portion of Block 18 within Perrine Point Subdivision in Twin Falls, Idaho. No utilities currently exist within the Block areas of the requested vacation. The Blocks were originally platted for single family residences however, an alternate layout has since been utilized and vacating the Blocks will allow the owners to have more flexibility in situating buildings on the layout. An exhibit depicting the Blocks to be vacated is included in this correspondence.

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Please feel free to call me if you have any questions at 208-734-4888 or email me at tvawser@ehminc.com.

Sincerely,

Tim Vawser
EHM Engineers, Inc.



Date: May 19, 2022

To: Intermountain Gas Company
Attn.: Brack McMurtrey
451 Alan Drive
Jerome, Idaho 83338

Re.: Gary Wolverton / Gerald Martens - Tres Gringos, LLC
Vacation of Block 4 and a portion of Block 18, Perrine Point Subdivision

Brack:

Tres Gringos, LLC proposes to vacate Block 4 and a portion of Block 18 within Perrine Point Subdivision in Twin Falls, Idaho. No utilities currently exist within the Block areas of the requested vacation. The Blocks were originally platted for single family residences however, an alternate layout has since been utilized and vacating the Blocks will allow the owners to have more flexibility in situating buildings on the layout. An exhibit depicting the Blocks to be vacated is included in this correspondence.

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Please feel free to call me if you have any questions at 208-734-4888 or email me at tvawser@ehminc.com.

Sincerely,

Tim Vawser
EHM Engineers, Inc.



Date: May 19, 2022

To: Twin Falls Canal Company
Attn.: Jason Brown
P.O. Box 326
Twin Falls, Idaho 83303

Re.: Gary Wolverton / Gerald Martens - Tres Gringos, LLC
Vacation of Block 4 and a portion of Block 18, Perrine Point Subdivision

Jason:

Tres Gringos, LLC proposes to vacate Block 4 and a portion of Block 18 within Perrine Point Subdivision in Twin Falls, Idaho. No utilities currently exist within the Block areas of the requested vacation. The Blocks were originally platted for single family residences however, an alternate layout has since been utilized and vacating the Blocks will allow the owners to have more flexibility in situating buildings on the layout. An exhibit depicting the Blocks to be vacated is included in this correspondence.

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Please feel free to call me if you have any questions at 208-734-4888 or email me at t.vawser@ehm-inc.com.

Sincerely,

Tim Vawser
EHM Engineers, Inc.



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

Date: May 19, 2022

To: Twin Falls Canal Company
Attn.: Jason Brown
P.O. Box 326
Twin Falls, Idaho 83303

Re.: Gary Wolverton / Gerald Martens - Tres Gringos, LLC
Vacation of Block 4 and a portion of Block 18, Perrine Point Subdivision

Jason:

Tres Gringos, LLC proposes to vacate Block 4 and a portion of Block 18 within Perrine Point Subdivision in Twin Falls, Idaho. No utilities currently exist within the Block areas of the requested vacation. The Blocks were originally platted for single family residences however, an alternate layout has since been utilized and vacating the Blocks will allow the owners to have more flexibility in situating buildings on the layout. An exhibit depicting the Blocks to be vacated is included in this correspondence.

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Please feel free to call me if you have any questions at 208-734-4888 or email me at tvawser@ehminc.com.

Sincerely,

Tim Vawser
EHM Engineers, Inc.

Gerald Martens

From: Jeremy Westwood <jeremy@altaprojectservices.com>
Sent: Friday, July 28, 2023 4:13 PM
To: Gerald Martens
Subject: Magic Road Vacation - Twin Falls

Good Morning,

To whom it may concern,

Twin Falls Golden Eagle LLC, the owner of Scenic West Townhomes, supports the application for vacation of Magic Road right of way between Field Stream Way and Silver Creek Way in Twin Falls, ID. Our subdivision does not require that roadway.

Thank you,

Jeremy Westwood



Date: Tuesday, August 12, 2025
To: Planning and Zoning Commission
From: William Klaver, Senior City Planner

ACTION ITEM

Request:

Request for a recommendation to City Council for a Vacation of Magic Road right of way, adjacent easements, and lots on property located within Block 4 of the Perrine Point Subdivision. c/o Gerald Martens (PZ25-0081).

Time Estimate:

The presentation will take approximately 5-10 minutes with questions/comments to follow.

Background:

Changes in market conditions, modifications to the original PUD, and other circumstances have caused the applicant to reconsider the types of development they would like to pursue on the property within Block 4. The applicant has stated this vacation request will allow for a Re-Plat of Block 4 to occur which will be more conducive to current development patterns and market demands.

The Planning and Zoning Commission saw this item in 2023 where the Commission recommended approval. City Council then approved the proposed application and passed an ordinance. Since then, paperwork has been difficult to process due to the right-of-way needing to go to individual lots. Because of this, the applicant has brought the item back and added vacating the lots as well.

Approval Process:

Per City Code 10-16-1 Vacations require a public hearing before the Planning & Zoning Commission where the public and the applicant will have the opportunity to make a presentation, ask questions, or voice their concerns. The Planning & Zoning Commission will make a recommendation to the City Council that the vacation be granted or it may recommend a modification to the vacation, or it may recommend that the vacation be denied.

Budget Impact:

The vacation of Right of Way will increase the amount of taxable private property, but will likely have a negligible effect on the overall budget.

Regulatory Impact:

Approval of this request will remove the limitation, or entitlement, for the specific area, as described on the plat or in other recorded documents. This area will become private property, and subject to the current rules and regulations for taxes, zoning code compliance, and development.

History:

The Perrine Point Subdivision Plat was originally approved in 2008. Other portions of this plat were vacated in 2019 making way for the Scenic West Townhomes project. Other development has occurred on portions of the subdivision in recent years; residential homes further North, and the Basecamp Convenience Store directly East of Block 4.

The Planning and Zoning Commission saw this item in 2023 where the Commission recommended approval. City Council then approved the proposed application and passed an ordinance. Since then, paperwork has been difficult to process due to the right-of-way needing to go to individual lots. Because of this, the applicant has brought the item back and added vacating the lots as well.

Analysis:

Vacating the Magic Road Right of Way only within Block 4 has limited impact on the overall road network of the immediate area. Other East-West connections will remain northward and southward of this location. City Staff also believe during the re-plat of this area a new lot configuration will still contain an East-West route in some form that will allow the overall connectivity of the area to be sufficient. To ensure pedestrian connectivity a condition of approval as been provided by City Staff.

Vacating the Platted Easements does not have any impact on current City infrastructure. The requisite letters from current utility providers have been received and are attached. City Staff believes all known impacts to current utility providers have been mitigated.

Vacating the Platted Lots does not have an impact on City infrastructure. To mitigate any issues that may arise with vacating the platted lots, staff has recommended a condition that the subject property be re-platted.

Conclusion:

The commission is tasked with recommending approval, approval with conditions, denial or you may table for more information. Should the Commission recommend approval, Staff recommends the following conditions.

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to Block 4 being re-platted, identifying necessary access and utility easements to be determined by City Engineer, prior to any development occurring on the property.
3. Subject to the current sidewalk along Magic Road remaining, or a new pedestrian path being dedicated and constructed through Block 4 during the Re-Plat process.

Attachments:

1. PZ25-0081 Vicinity Map
2. PZ25-0081 Aerial Map
3. PZ25-0081 Presentation Map
4. PZ25-0081 Applicant Exhibit
5. PZ25-0081 Applicant Narrative
6. PZ25-0081 Utility Letters of Support
7. PZ25-0081 Adjacent Owner Letter

Vicinity Map

881



0 1,000 Feet

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

BARRY PARK

Aerial Map



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

FUTURE LAND USE MAP



Zoning

Current Zoning:	R-6 ZDA
Current Land Use:	Undeveloped
Proposed Zoning:	R-6 ZDA
Proposed Land Use:	Residential

Surrounding Area

North:	Residential (R-6 ZDA)
South:	Undeveloped (R-2 ZDA & R-6 ZDA)
East:	Neighborhood Commercial (R-6 ZDA)
West:	Undeveloped (R-2 ZDA)

Regulations

Twin Falls Municipal Code Section(s) 10-16

Future Land Use Category

Town Neighborhood calls for a primarily residential area which is contiguous and clustered to maximize open space and community gathering areas with uses such as single family, duplexes, triplexes, townhomes, schools, civic facilities, etc.

Neighborhood Commercial provides supporting services and small-scale commercial for the surrounding neighborhood that is designed to complement the neighborhoods character.

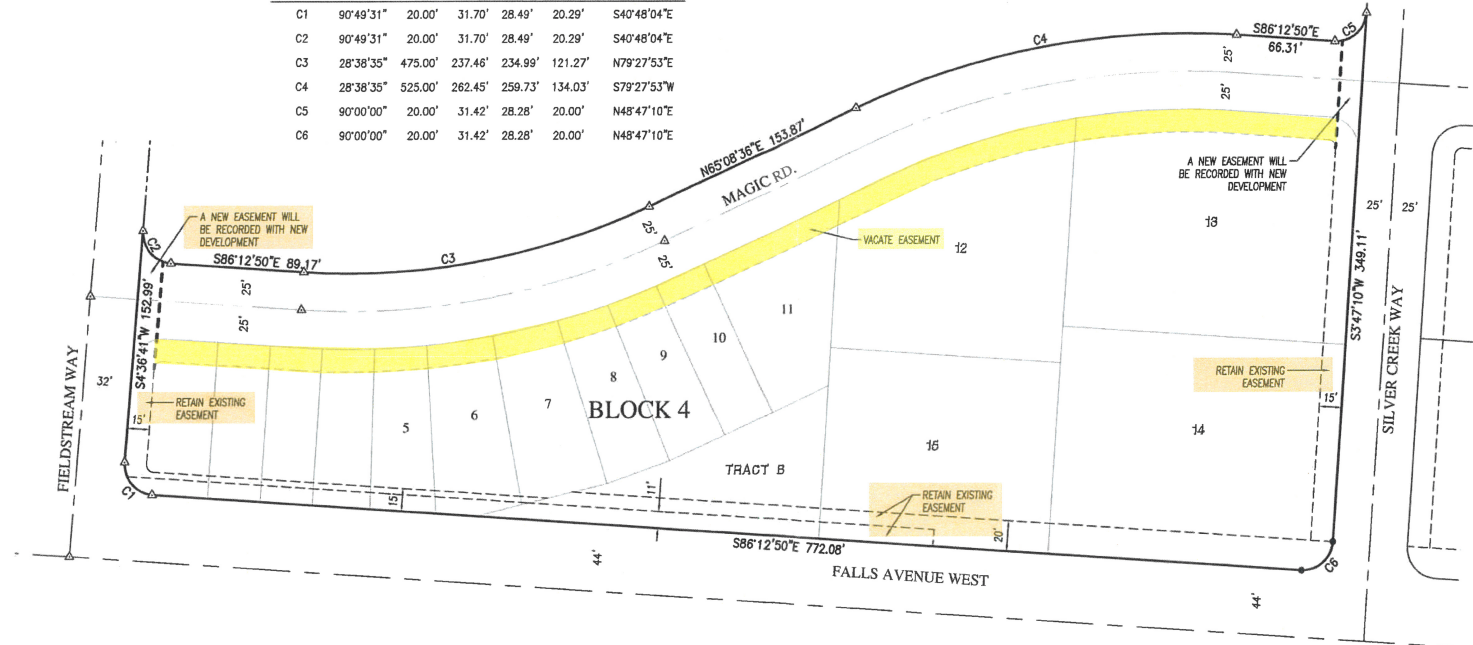
Located In
Block 4
Perrine Point Subdivision
In
S² SE⁴, Section 6
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2022



0 25 50 100
SCALE IN FEET

Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	90°49'31"	20.00'	31.70'	28.49'	20.29'	S40°48'04"E
C2	90°49'31"	20.00'	31.70'	28.49'	20.29'	S40°48'04"E
C3	28°38'35"	475.00'	237.46'	234.99'	121.27'	N79°27'53"E
C4	28°38'35"	525.00'	262.45'	259.73'	134.03'	S79°27'53"W
C5	90°00'00"	20.00'	31.42'	28.28'	20.00'	N48°47'10"E
C6	90°00'00"	20.00'	31.42'	28.28'	20.00'	N48°47'10"E



PRELIMINARY

Property Exhibit
for

BLOCK 4 AND MAGIC ROAD VACATION

JOB NO.	080-08
APPROVED	
DESIGN	
DRAWN	CSH
DATE	MAY 2022
SCALE	As Shown
V 080-08 R05_Block 4	
Sheet No.	1

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

621 North Court Street, Suite 200, Twin Falls, Idaho 83301
P (208) 734-4888 Fax (208) 734-6049 web ehm-inc.com

Perrine Point Subdivision
Vacation Request
For
Block 4 and a Portion of Block 18

Tres Gringos, LLC is requesting the vacation of road rights of way and easements as noted on the accompanying exhibits and land description within Block 4, and a portion of Block 18 of Perrine Point Subdivision. The reason for the request is to remove existing easements and lot lines in undeveloped platted areas and prepare new plats for the desired development. Once development plans are in place and approved, new easements will be dedicated by separate deed or the platting process to facilitate public utilities and public access.

Block 4 is located immediately north of Falls Avenue West and include Magic Road right of way. Block 18 is also located North of Falls Avenue West and west of Creekside Drive. No negative effects are anticipated for adjacent properties as this area is within the interior of the platted subdivision. Block 18 was platted for residential development and the intent is to provide a layout that better utilizes the land configuration for allowed residential use. Block 4 was platted to provide a mix of high density residential and commercial uses. No development has occurred as of yet in this area other than the surrounding streets. At this time no concept has been put together for the land although the owners would like to provide the flexibility in their layout to adjust lot lines accordingly requiring a vacation of the existing lot lines, certain easements and right of way. All other roadways surrounding these sites will be retained and extended to provide access and utilities.

Utility Contacts:**Idaho Power Company**

c/o Tracy Morrison

P.O. Box 70

1221 West Idaho Street

Boise, Idaho 83707

Phone: 208-388-6798

Application for Release of Idaho Power Easement or Release of Subdivision Plat Easement and \$150.00 fee required.

Sparklight (aka CableOne)**CableOne Construction c/o Ron Burns**

P.O. Box 1946

261 Eastland Drive Twin Falls, Idaho 83303

Phone: 208-733-6877, ext. 7150

Fax: 208-733-6296

Lumen (aka Century Link)

c/o Brad McNew

216 South Park Avenue

Twin Falls, Idaho 83301

Phone: 208-736-8760

Fax: 208-736-8755

Intermountain Gas Company

c/o Jim Capps

451 Alan Drive

Jerome, ID 83338

Phone: 800-548-3679

PMT

308 Shoshone Street East

Twin Falls, ID 83301

PO Box 366

Rupert, ID 83350

208-933-7151

TDS

c/o Jessica Kaschmitter

176 Blue Lakes Blvd. N., Suite 10

Twin Falls, ID 83301

208-816-9188

Irrigation Contact:**Twin Falls Canal Company**

c/o Jason Brown

P.O. Box 326

357 6th Avenue West

Twin Falls, Idaho 83303

Phone: 208-733-6731

Fax: 208-733-1958



Date: May 19, 2022

To: Idaho Power Company
Attn.: Krista Englund
P.O. Box 70
Boise, Idaho 83707-0070

Re.: Gary Wolverton / Gerald Martens - Tres Gringos, LLC
Vacation of Block 4 and a portion of Block 18, Perrine Point Subdivision

Ms. Englund:

Tres Gringos, LLC proposes to vacate Block 4 and a portion of Block 18 within Perrine Point Subdivision in Twin Falls, Idaho. No utilities currently exist within the Block areas of the requested vacation. The Blocks were originally platted for single family residences however, an alternate layout has since been utilized and vacating the Blocks will allow the owners to have more flexibility in situating buildings on the layout. An exhibit depicting the Blocks to be vacated is included in this correspondence.

The City of Twin Falls requires a letter from you granting your relinquishment of any right of way or interest you hold within the area depicted. Please forward a letter to our office on your letterhead stating your approval for release of any easements or interest.

Please feel free to call me if you have any questions at 208-734-4888 or email me at tvawser@ehminc.com.

Sincerely,

Tim Vawser
EHM Engineers, Inc.



EHM Engineers, Inc.

BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE

Date: May 19, 2022

To: Sparklight
Attn.: Ron Burns
P.O. Box 1946
Twin Falls, Idaho 83303

Re.: Gary Wolverton / Gerald Martens - Tres Gringos, LLC
Vacation of Block 4 and a portion of Block 18, Perrine Point Subdivision

Ron:

Tres Gringos, LLC proposes to vacate Block 4 and a portion of Block 18 within Perrine Point Subdivision in Twin Falls, Idaho. No utilities currently exist within the Block areas of the requested vacation. The Blocks were originally platted for single family residences however, an alternate layout has since been utilized and vacating the Blocks will allow the owners to have more flexibility in situating buildings on the layout. An exhibit depicting the Blocks to be vacated is included in this correspondence.

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Please feel free to call me if you have any questions at 208-734-4888 or email me at rvawser@ehminc.com.

Sincerely,

Tim Vawser
EHM Engineers, Inc.

080-08

621 North College Rd., Suite 100 • Twin Falls, Idaho 83301 • [208] 734-4888 • Fax [208] 734-6049
3501 W. Elder St., Suite 100 • Boise, Idaho 83705 • [208] 335-9170 • Fax [208] 335-9075

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



Date: May 19, 2022

To: Century Link
Attn.: Brad McNew
216 South Park Avenue
Twin Falls, Idaho 83301

Re.: Gary Wolverton / Gerald Martens - Tres Gringos, LLC
Vacation of Block 4 and a portion of Block 18, Perrine Point Subdivision

Brad:

Tres Gringos, LLC proposes to vacate Block 4 and a portion of Block 18 within Perrine Point Subdivision in Twin Falls, Idaho. No utilities currently exist within the Block areas of the requested vacation. The Blocks were originally platted for single family residences however, an alternate layout has since been utilized and vacating the Blocks will allow the owners to have more flexibility in situating buildings on the layout. An exhibit depicting the Blocks to be vacated is included in this correspondence.

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Please feel free to call me if you have any questions at 208-734-4888 or email me at tvawser@ehmine.com.

Sincerely,

Tim Vawser
EHM Engineers, Inc.

080-08



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

Date: May 19, 2022

To: Intermountain Gas Company
Attn.: Brack McMurtrey
451 Alan Drive
Jerome, Idaho 83338

Re.: Gary Wolverton / Gerald Martens - Tres Gringos, LLC
Vacation of Block 4 and a portion of Block 18, Perrine Point Subdivision

Brack:

Tres Gringos, LLC proposes to vacate Block 4 and a portion of Block 18 within Perrine Point Subdivision in Twin Falls, Idaho. No utilities currently exist within the Block areas of the requested vacation. The Blocks were originally platted for single family residences however, an alternate layout has since been utilized and vacating the Blocks will allow the owners to have more flexibility in situating buildings on the layout. An exhibit depicting the Blocks to be vacated is included in this correspondence.

The City of Twin Falls requires a letter from you granting your relinquishment of any right of way or interest you hold within the area depicted. Please forward a letter to our office on your letterhead stating your approval for release of any easements or interest.

Please feel free to call me if you have any questions at 208-734-4888 or email me at tvawser@ehmine.com.

Sincerely,

Tim Vawser
EHM Engineers, Inc.

080-08



Date: May 19, 2022

To: Twin Falls Canal Company
Attn.: Jason Brown
P.O. Box 326
Twin Falls, Idaho 83303

Re.: Gary Wolverton / Gerald Martens - Tres Gringos, LLC
Vacation of Block 4 and a portion of Block 18, Perrine Point Subdivision

Jason:

Tres Gringos, LLC proposes to vacate Block 4 and a portion of Block 18 within Perrine Point Subdivision in Twin Falls, Idaho. No utilities currently exist within the Block areas of the requested vacation. The Blocks were originally platted for single family residences however, an alternate layout has since been utilized and vacating the Blocks will allow the owners to have more flexibility in situating buildings on the layout. An exhibit depicting the Blocks to be vacated is included in this correspondence.

The City of Twin Falls requires a letter from you granting your relinquishment of any right of way or interest you hold within the area depicted. Please forward a letter to our office on your letterhead stating your approval for release of any easements or interest.

Please feel free to call me if you have any questions at 208-734-4888 or email me at tvawser@ehm-inc.com.

Sincerely,

Tim Vawser
EHM Engineers, Inc.



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

Date: May 19, 2022

To: Twin Falls Canal Company
Attn.: Jason Brown
P.O. Box 326
Twin Falls, Idaho 83303

Re.: Gary Wolverton / Gerald Martens - Tres Gringos, LLC
Vacation of Block 4 and a portion of Block 18, Perrine Point Subdivision

Jason:

Tres Gringos, LLC proposes to vacate Block 4 and a portion of Block 18 within Perrine Point Subdivision in Twin Falls, Idaho. No utilities currently exist within the Block areas of the requested vacation. The Blocks were originally platted for single family residences however, an alternate layout has since been utilized and vacating the Blocks will allow the owners to have more flexibility in situating buildings on the layout. An exhibit depicting the Blocks to be vacated is included in this correspondence.

The City of Twin Falls requires a letter from you granting your relinquishment of any right of way or interest you hold within the area depicted. Please forward a letter to our office on your letterhead stating your approval for release of any easements or interest.

Please feel free to call me if you have any questions at 208-734-4888 or email me at tvawser@ehmine.com.

Sincerely,

Tim Vawser
EHM Engineers, Inc.

080-08

621 North College Rd., Suite 100 • Twin Falls, Idaho 83301 • [208] 734-4888 • Fax [208] 734-6049
3501 W. Elder St., Suite 100 • Boise, Idaho 83705 • [208] 386-9170 • Fax [208] 386-9075

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

Jonathan Spendlove
Planning and Zoning Director
City of Twin Falls
203 Main Avenue East
P.O. Box 1907
Twin Falls, Idaho 83303

Dear Sir,

As owner of property located in Block 4 and a portion of Block 18 in Perrine Point Subdivision, I hereby request and agree to the vacation of the right of way and the easements which currently exists on the aforementioned lots.

Sincerely,


Gerald Martens, Tres Gringos, LLC

Date: 8/31/22



August 31, 2022

Sent via email to vsmith@ehminc.com

Tres Gringos, LLC
C/O Gerald Martens
621 N. College Rd., Ste. 100
Twin Falls, ID 83301

Re: Relinquishment of the 15' Public Utility Easement along the roadways of Blocks 4 & 18
of the Perrine Point Subdivision, Twin Falls County, Idaho

Dear Gerald,

This is in response to the relinquishment request submitted to Idaho Power Company regarding the possible relinquishment of a public utility easements (PUE) located as noted above. The attached Exhibit more specifically identifies the requested areas for relinquishment.

Idaho Power's review of your request indicated that we do not have facilities located within the requested area. As such, Idaho Power agrees to relinquish our interest in the PUE as noted in the attached Exhibit.

Thank you once again for providing Idaho Power Company the opportunity to review and comment upon the subject petition for relinquishment.

Sincerely,

Laura Lacy
Associate Real Estate Specialist
Corporate Real Estate / Idaho Power Company
208-388-5070
llacy@idahopower.com



August 11, 2022

RE: Perrine Point Subdivision Block 4 and Block 18 Vacation Request

Mr. Tim Vawser

621 North College Rd., Suite 100

Twin Falls, Idaho 83301

Dear Sir,

We are OK with your Vacation Request, we currently do not have any Lines Located in The area of Block 4 and in the area of Block 18 of the Perrine Point Subdivision, as indicated in the Attached Drawings.

Please Contact me with any Questions.

Thank you,

Ron Burns

Cable One Construction

261 Eastland Dr.

P.O. Box 1946

Twin Falls, Idaho 83301

208-733-6877 Ext. 7150

208-539-9886



CenturyLink
Brad McNew
Construction Project Administrator
216 South Park Ave
Twin Falls, Id. 83301

Office (208) 736-8760

Facsimile (208) 736-8755

June 8, 2022

Tres Gringos, LLC
621 North College Rd.
Twin Falls, Id. 83301

RE: Perrine Point Subdivision
Vacation of a Portion of Perrine Point Subdivision
Block 4 and a portion of Block 18
Section 6, T10S, R17E

To whom it may concern:

Reference is made to your request for CenturyLink to vacate portion of Perrine Point Subdivision located in the City of Twin Falls, County of Twin Falls, State of Idaho. CenturyLink has no facilities in this portion of said subdivision and no use for future easements.

If existing utilities need to be vacated construction charges would apply for relocation of facilities.

Please call me if you have any questions.

Sincerely,

Brad McNew



451 Alan Dr., Jerome, ID 83338-5505
Phone: (208) 737-6300 • (800) 548-3679
Fax: (208) 737-6342
www.intgas.com

June 8th, 2022

To Whom It May Concern:

Intermountain Gas Company, the undersigned public utility company, has no issue with the proposed vacation of Block 4 and a portion of Block 18 within Perrine Point Subdivision in Twin Falls, Idaho as described in the attached exhibit.

Thank you.

Brack McMurtrey, District Operations Manager
Intermountain Gas Company
451 Alan Dr.
Jerome, Idaho 83338



TWIN FALLS CANAL COMPANY
357 6TH AVE WEST
POST OFFICE BOX 326
TWIN FALLS, IDAHO 83303-0326



ENGINEERING

208-733-6731

June 10, 2022

Val Smith
EHM Engineers, Inc.
621 North College Rd., Suite 100
Twin Falls, ID 83301

RE: PERRINE POINT SUBDIVISION PARTIAL PLAT VACATION COMMENT LETTER

Dear Ms. Smith,

The Twin Falls Canal Company (TFCC) has reviewed the documentation provided to us on June 6, 2022 by EHM Engineers for the Perrine Point Partial Plat Vacation. It is our understanding that the vacation request is for Block 4 and a portion of Block 18 of the subdivision final plat. TFCC does have a waterway (lateral 38) that runs adjacent to the south and west of this subdivision. This TFCC water must remain intact and be preserved and protected along with appurtenant structures. TFCC irrigation easements must also remain intact throughout the subdivision. TFCC has no issues with the vacation of the other easements or areas within the final plat as noted.

After reviewing our comments, TFCC would like to discuss any concerns or issues surrounding the development waterways. Should you have any questions, please contact me at 208-733-6731 or by email at jbrown@tfcanal.com.

Sincerely,

Jason Brown, P.E.
TFCC Engineer
Twin Falls Canal Co.

cc: To File

Gerald Martens

From: Jeremy Westwood <jeremy@altaprojectservices.com>
Sent: Friday, July 28, 2023 4:13 PM
To: Gerald Martens
Subject: Magic Road Vacation - Twin Falls

Good Morning,

To whom it may concern,

Twin Falls Golden Eagle LLC, the owner of Scenic West Townhomes, supports the application for vacation of Magic Road right of way between Field Stream Way and Silver Creek Way in Twin Falls, ID. Our subdivision does not require that roadway.

Thank you,

Jeremy Westwood



Date: Tuesday, August 12, 2025
To: Planning and Zoning Commission
From: Kelli Ebersole, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow a private Academic School (preschool) on property located at 359 Falls Ave W. c/o Emilee Hunter (PZ25-0083).

Time Estimate:

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

Background:

The applicant, Emilee Hunter, has submitted a Special Use Permit application to allow a private school on property located at 359 Falls Avenue West.

Ms. Hunter currently has another location (Little Red Schoolhouse Preschool) located on Filer Avenue.

Approval Process:

Per City Code 10-13-2-2 The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application. The Commission shall decide on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony, and minutes of the previous hearing to reach a decision on the appeal.

Standards Applicable to Special Uses:

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

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

Conditions May Be Attached To:

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

Budget Impact:

N/A

Regulatory Impact:

Per City Code 10-4-5 states a special use permit is required for a private academic school in the R-4 zone.

Should this Special Use Permit be granted, the proposed land use will be permitted on the site. The Planning & Zoning Commission makes the final decision.

History:

The property is zoned R-4, Residential Medium Density. County records show the house was built in 1947, with the addition of the detached garage in 1995. There are no records showing the property has been used for anything besides residential.

Analysis:

The 2016 Comprehensive Plan; “Grow With Us” designates this area as appropriate for “Town Neighborhood”, which is primarily residential in character. The Town Neighborhood designation is appropriate for single family homes, duplexes, triplexes, and townhomes, along with complimentary facilities, such as parks and recreation facilities, civic facilities, and schools.

In 2018, Ms. Hunter was approved for a Special Use Permit for a Private School on Filer Avenue. That business has been successful and Ms. Hunter is looking for a new location for her business.

The proposed school is an academic preschool, with hours of operation of Monday – Friday, 9:00 am – 2:30 pm. The school would not be open on holidays, weekends, or during summer months. The school would service students 3-5 years old, with no more than 12 students per class. There would be two classes a day (AM or PM session). Staff is anticipated to be one or two people, during normal operational hours.

An increase in traffic may have an impact as children are dropped off and picked up. Falls Avenue is currently designated as an arterial street, and generally a fairly trafficked road. The drop-off and pickup is located on the rear of the property with the circular driveway, with a right in only on Sparks Avenue, and

right out only onto Falls Avenue West. Therefore, staff does not anticipate the increase to be substantial.

The site plan shows the property can accommodate the parking requirements for the employees and parent drop off and pick up.

Noise from the children playing outside may be an increased impact. Head Start is across Falls Avenue West from this property, and staff does not believe the increased noise would be detrimental to the surrounding neighbors.

Based on the standards for approval, staff does not foresee detrimental impacts related to the land use.

Staff has determined the proposed use is compatible with the comprehensive plan.

Conclusion:

Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project.

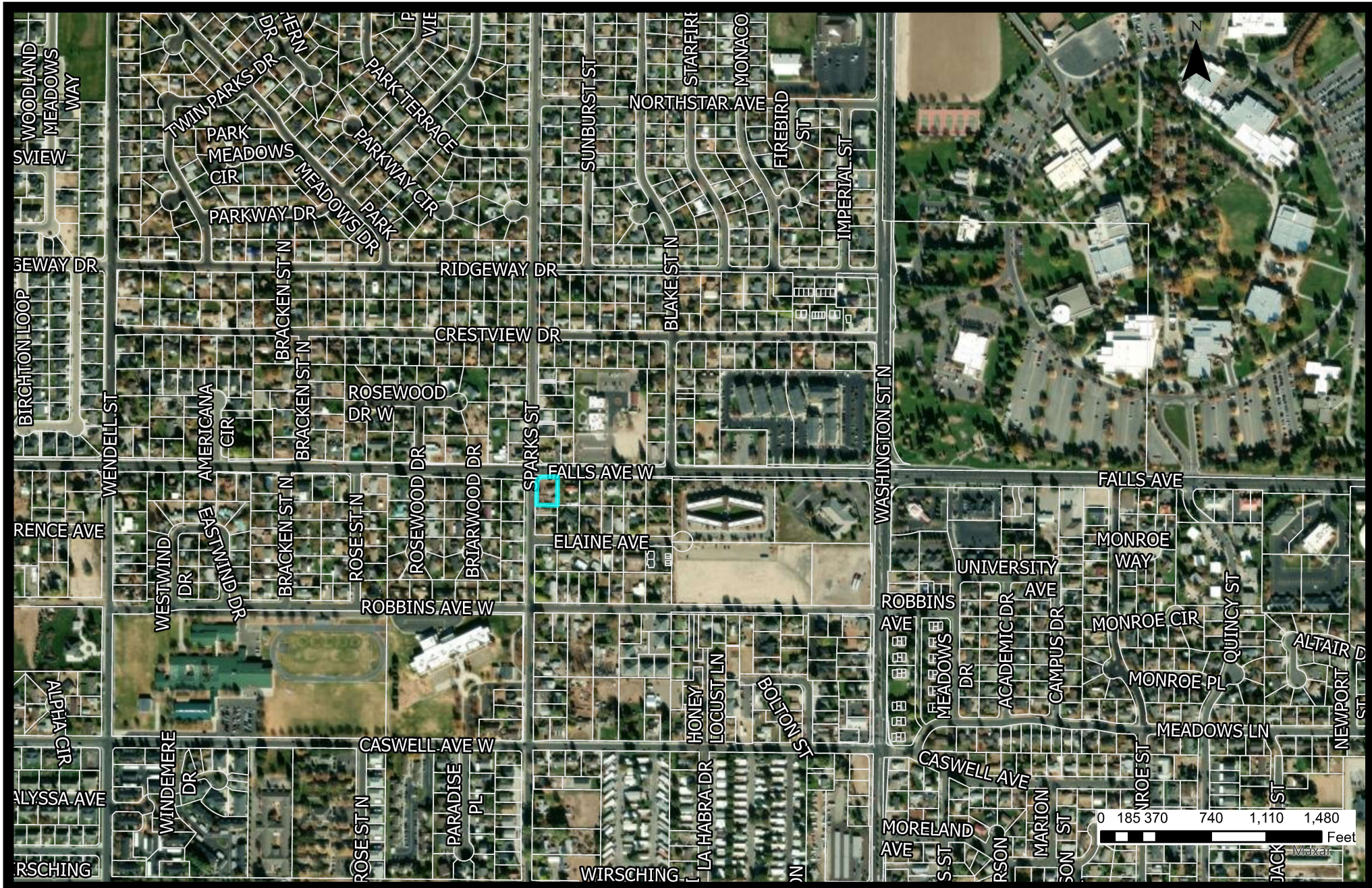
Upon conclusion should the Commission recommend approval of the request as presented, staff recommends the following:

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

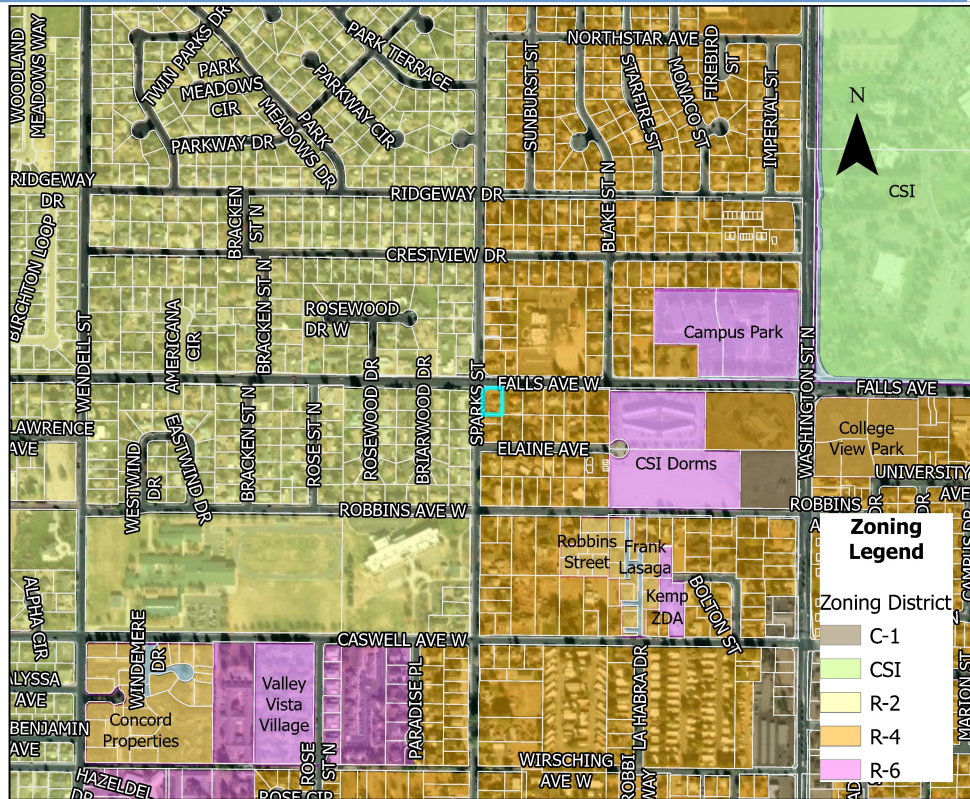
Attachments:

1. PZ25-0083 Vicinity Map
2. PZ25-0083 Presentation Map
3. PZ25-0083 Aerial Map
4. PZ25-0083 Applicant Proposed Site Plan
5. PZ25-0083 Applicant Narrative
6. PZ25-0083 Public petition

VICINITY MAP



ZONING MAP



Zoning

Current Zoning: R-4, Medium Density Residential

Current Land Use: Residential

Proposed Zoning: R-4

Proposed Land Use: Pre School

Surrounding Area

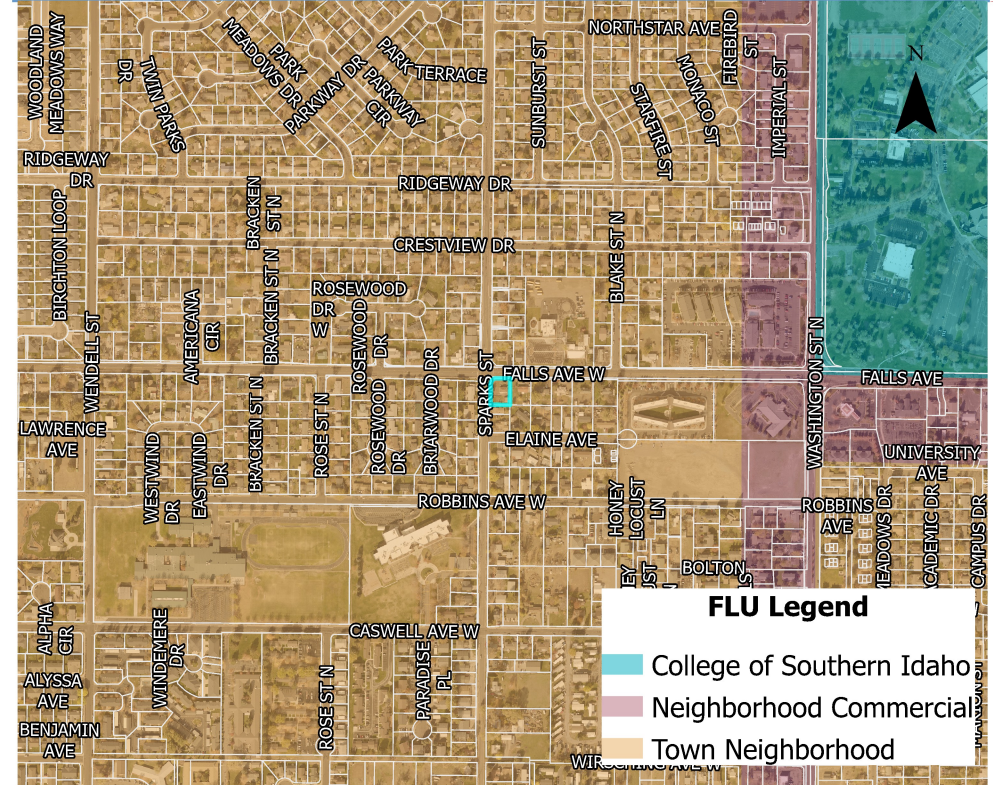
North: Residential/School/Falls Ave W

South: Residential

East: Residential

West: Sparks St/Residential

FUTURE LAND USE MAP



Regulations

10-13-4, 10-4 **5** 10-7-20

FLU Category

Town Neighborhood:

- Primarily residential in character
- Lot sizes are smaller than found in Rural Residential
- Contiguous, and clustered development to maximize open space and community gathering areas
- Single family attached and detached
- Duplexes, triplexes, and townhomes
- Parks and recreation facilities
- Schools
- Civic facilities

Aerial View



Aerial View



Falls

100ft

Sidewalk With ADA Ramp

17ft

42ft

46ft

Home
1492 sqft

Entry

Asphalt Driveway

17ft

Asphalt Driveway

Kids Play Area

Garage

5ft

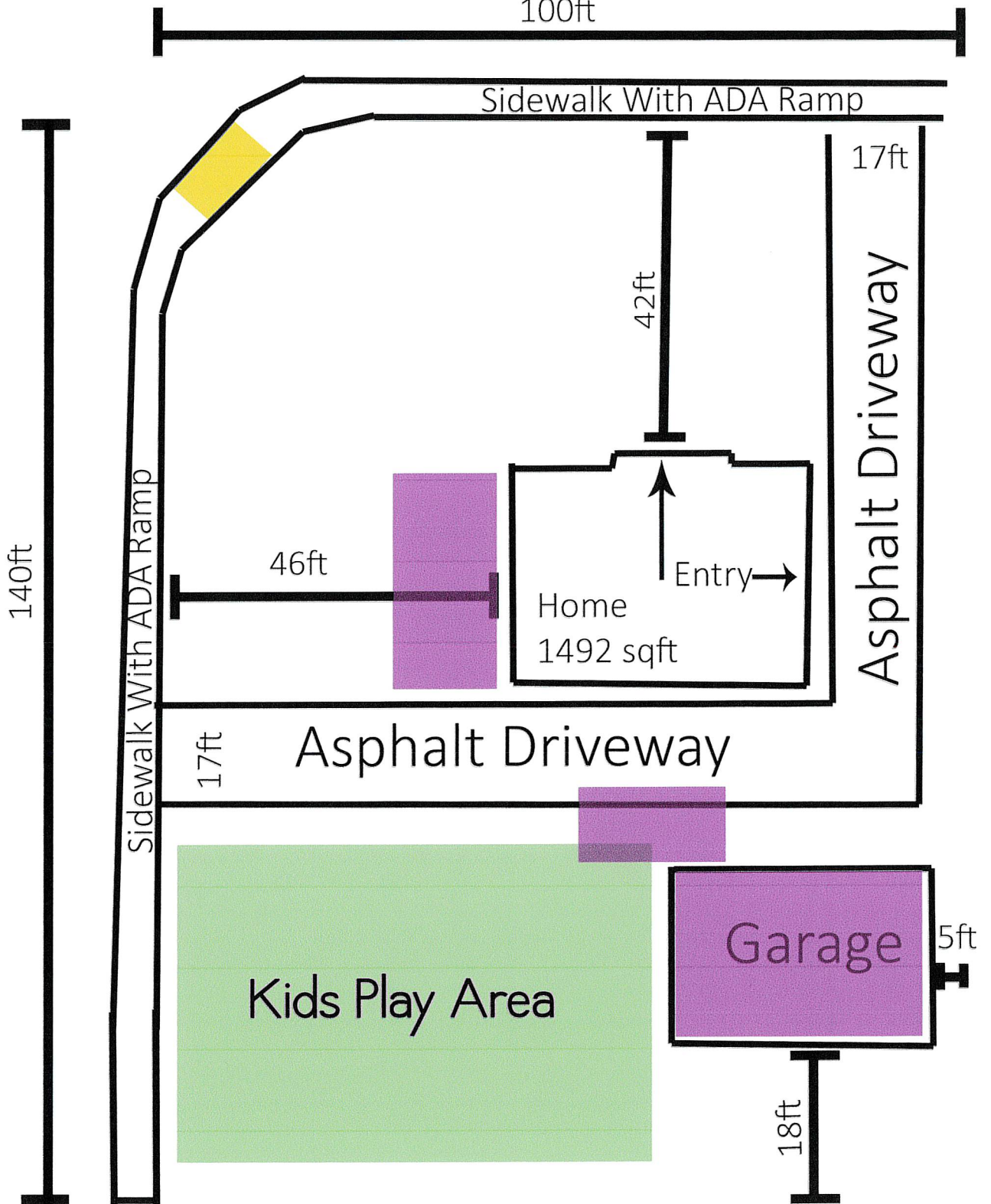
18ft

140ft

Sidewalk With ADA Ramp

Sparks

 = Parking



June 23, 2025

To Whom It May Concern,

RE: Special Use Permit Application Narrative.

I am writing in regards to the property at 359 Fals Ave. W; legally described as Twin Falls Cornelison Subd, Lot 1 Block 1 Exc Tax#2927 (8-10-17 Ne). The property currently is being used as a residence.

If this request is approved, it is proposed that the property would be developed as a part-time academic preschool, not daycare. The hours of operation would be from 9am to 2:30pm Monday through Friday. We are not open weekends, holidays or the months June, July, or August. This time frame could encompass up to 4 preschool classes on alternating days and times such as AM and PM. The class would include 3-5 year old children with no more than 12 students per class.

Increased traffic could be expected for a brief time around 9am, 11:30am, 12:30pm and 2:30pm as parents drop off and pick up their children.

Number of staff is anticipated to be 1 or 2 people, who would be at the location primarily during operational hours.

Environmental impact is anticipated to be minimal. Some traffic noise will be anticipated during student drop off and pick up times. Also, some noise is to be expected, during operational hours, when the children will be allowed to play in the fenced yard area. No glare, odor, fumes, vibration, or negative environmental effects are anticipated at any time.

General compatibility with adjacent properties in the area is favorable. Though the surrounding area is mostly residential it is probable that a preschool in this location could be beneficial to neighboring families. Also, the proposed preschool is similar in nature to the property of Head Start which is across the street.

I appreciate your time and consideration on this project and look forward to speaking with you upon review.

Sincerely,

A handwritten signature in black ink, appearing to read "Emilee Hunter", with a stylized, flowing script.

Emilee Hunter
1960 Brook Stone Dr.
Twin Falls, ID 83301
208-421-4862
emileehunter@yahoo.com

Comment on Request of Emill Hunte for special use permit for 359 Falls Ave. W. Twin Falls, Idaho

To tfplanning@tfid.org ;

I, and those signing below, are against this request for a Special Use Permit for 359 Falls Ave. W.

My objections are for the following provable conditions:

- I. The traffic at the intersection of Falls and Sparks is very busy during the school year with traffic going with east or west backs up for several blocks even past Rose Street in the morning making getting out of the streets that enter in this zone extremely difficult. In addition, crossing Falls and Sparks at the 4 way stop with school children crossing tend to create anger and some road rage at that location. This is compounded by the many children also crossing on foot.
- II. Parking at this location on Sparks or Falls for workers of this facility or parents dropping off children will greatly increase this congestion creating an extreme safety issue for pedestrians cross that the Sparks/Falls intersection. The only way to mitigate this would be to require the day care to create off street parking on their premises for workers and parental drop off points. We fear children are going to be involved in car/ pedestrian accidents due to the increased congestion.

Thank you for hearing our sincere concerns and being sure to adequately address these problems.

<u>NAME</u>	<u>ADDRESS</u>	<u>DATE</u>
Lyn Langford	875 Rosewood Dr TF	7/29/25
Phillip W. Lively, Jr	859 Rosewood Dr	7/29/25
Russell Lively	859 Rosewood Dr	7/29/25
Barbara Kitchin	864 Rosewood Dr	7/30/25
DANIEL KITCHIN	864 ROSEWOOD DR	7/30/25
Thomas WATSON	847 ROSEWOOD DR.	7/30/25
Lisa Williams	893 ROSEWOOD Dr	7/30/25



Date: Tuesday, August 12, 2025
To: Planning and Zoning Commission
From: William Klaver, Senior City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow an Indoor Recreation Facility on property located at 2334/2336 Eldridge Ave. c/o Lisa Lekkerkerk on behalf of IT83 Fitness (PZ25-0084)

Time Estimate:

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

Background:

IT 83 Fitness, represented by Lisa Lekkerkerk, has submitted an application for a Special Use Permit (SUP) for an Indoor Recreation Facility, specifically a training facility.

Approval Process:

Per City Code 10-13-2-2 The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application. The Commission shall decide on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony, and minutes of the previous hearing to reach a decision on the appeal.

Standards Applicable to Special Uses:

- Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Conditions May Be Attached To:

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

Budget Impact:

N/A

Regulatory Impact:

Per City Code 10-4-10.2 a special use permit is required for "Indoor Recreation Facility". Should this Special Use Permit be granted, the proposed land use will be permitted on the site and be subject to the conditions of approval. The Planning & Zoning Commission makes the final decision.

History:

The 2016 Comprehensive Plan designates this area as Industrial. The property is zoned M-2, Heavy Manufacturing District.

Analysis:

The City of Twin Falls Comprehensive Plan calls for the context of this area to be industrial / flex / employment. This context is non-retail employment with supporting uses such as hotels, restaurants and other retail integrated into the land use. This context further calls out a desired land use mix of office parks, corporate campus, warehousing, general manufacturing, food processing and industrial campuses.

The property is zoned Heavy Manufacturing (M-2). The M-2 zone is the City of Twin Falls most intense zoning district and allows for the largest variety of land uses by right such as, but not limited to, manufacturing paper products, metal products, building materials, doctor's offices, sports arenas, laundromats, florist shops, etc. The variety is even more expansive when the special uses are considered.

The applicant is proposing to run a fitness facility that is "committed to empowering individual growth through performance training, strength conditioning, and positive lifestyle change". This fitness facility is classified as an "indoor recreation" facility. Indoor recreation facilities is a broad category and a special use permit is required in all zoning designations throughout the City. This facility is proposing to operate 24 hours a day, 7 days a week with staff being present Monday-Friday 7 AM - 7 PM and Saturday-Sunday 10 AM - 3 PM. To mitigate potential noise, the applicant is proposing four (4) operational measures. They are as follows:

1. Controlled use of free weights and equipment to prevent excessive dropping;
2. Clear member guidelines to reduce loud activities during unstaffed hours;
3. Class and training layouts designed to position heavier equipment away from shared walls; and

4. No steep system or TVs will be installed onsite. During instructor led small group training the applicant will have a portable stereo system that will be maintained at a respectable level for adjoining neighbors.

When taking into consideration the proposed hours of operation, the uses that may go into the facility by right, and the surrounding context, staff does not anticipate detrimental effects of this proposed uses.

Conclusion:

The Commission may approve, approve with conditions, or deny the application. Upon conclusion, should the Commission approve 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.

Attachments:

1. PZ25-0084 Vicinity Map
2. PZ25-0084 Aerial Map
3. PZ25-0084 Presentation Map
4. PZ25-0084 Applicant Proposed Site Plan
5. PZ25-0084 Applicant Narrative

Aerial Map

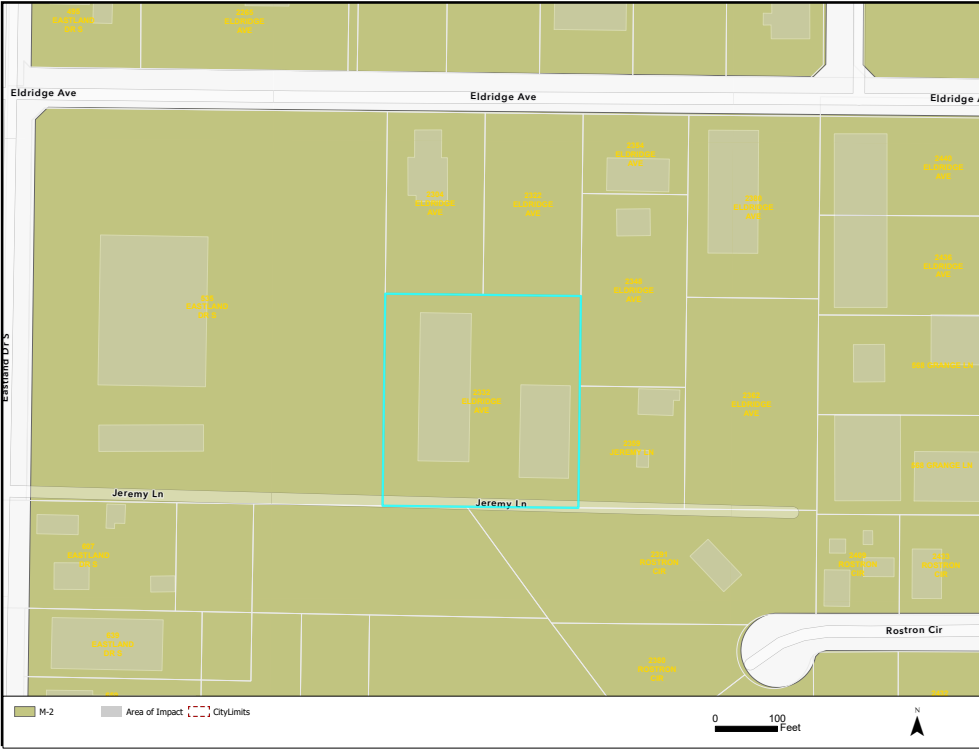


Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

Aerial Map



ZONING MAP



Zoning

<u>Current Zoning:</u>	M-2, Heavy Industrial
<u>Current Land Use:</u>	Industrial/Business Park
<u>Proposed Zoning:</u>	M-2, Heavy Industrial
<u>Proposed Land Use:</u>	Indoor Recreation Facility

Surrounding Area

<u>North:</u>	Industrial/Business Park (M-2)
<u>South:</u>	Industrial/Business Park (M-2)
<u>East:</u>	Industrial/Business Park (M-2)
<u>West:</u>	Industrial/Business Park (M-2)

FUTURE LAND USE MAP



Regulations

Twin Falls Municipal Code Section(s) 10-4-10; 10-13-4

Future Land Use Category

Industrial / Flex / Employment is a context that consist of non-retail employment, with supporting uses such as hotels, restaurants, and with other retail integrated into the land use. Suitable sites have excellent access to regional roads and adjacent to the railway.

Industrial / Flex / Employment calls for a desired land use mixture of office parks, corporate campus, warehousing, general manufacturing, food processing, and industrial campus.

EXHIBIT A

(OFFICE/WAREHOUSE LEASE)

DESCRIPTION OF PREMISES

4,800 SF located at Twin Falls Eastland Industrial Park Subdivision Lot 9, Block 1,
Twin Falls County, Idaho;
Commonly referred to as 2334-2336 Eldridge Ave, Twin Falls, ID 83301:





WRITTEN STATEMENT FOR SPECIAL USE PERMIT APPLICATION

Applicant: IT83 Fitness

Address of Proposed Location: 2334 Eldridge, Twin Falls, ID 83301

Date: June 27, 2025

Subject: Request for Special Use Permit for Fitness Facility

To the Planning and Zoning Board:

On behalf of IT83 Fitness, I am submitting this written statement in support of our request for a Special Use Permit to operate a fitness facility at the above-referenced location.

At IT83 Fitness, we are more than just a gym — we are committed to empowering individuals' growth through performance training, strength conditioning, and positive lifestyle change. Our model is designed to encourage transformational growth from the inside out, including but not limited to mental health, wellness, and inclusivity.

IT83 Fitness has been open since October of 2023 at 2333 Addison Ave E Ste D, Twin Falls. This will be an additional location to serve Twin Falls providing individual Sports Performance Training at a level we cannot provide currently.

DESCRIPTION OF PROPOSED OPERATIONS

Hours of Operation:

- Open 24 hours – 7 days a week
- Staffed Hours: Mon-Friday 7-7, Sat/Sun 10-3

Staffing:

- We anticipate having 3 rotating shifts during weekday staffed hours and 1 shift for weekend staffed hours.

Membership Model:

- Membership-based access for individuals aged 15 and over (parental consent required for minors under 18).
- Small group training, sports performance training, personal training, open gym hours, and community wellness events.
- Facility Use:
 - Approximately 4800 sq ft of floor space for functional fitness, including performance/small group training area, free weights, and cardio machines.
 - A recovery area for members to gather pre- and post-workout, supporting our inclusive, positive culture.



(208) 358-0200



it83.fitness



www.IT83fitness.com



2333 Addison Ave. E. Suite D • Twin Falls, ID 83301



SAFETY, TRAFFIC & COMMUNITY IMPACT

- Parking:
 - The site offers adequate on-site parking to accommodate members.
- Noise: We will implement operational measures to minimize noise impact. These include:
 - Controlled use of free weights and equipment to prevent excessive dropping.
 - Clear member guidelines to reduce loud activities during unstaffed hours.
 - Class and training layouts designed to position heavier equipment away from shared walls.
 - No stereo system or TVs will be installed onsite. During instructor led small group training we will have a portable stereo system that will be maintained at a respectable level for adjoining neighbors.
- Traffic Flow:
 - Our peak operating times are spread throughout the morning and evening, avoiding overlap with typical business rush hours.
- Glare & Odor:
 - Our facility will not produce glare that would impact neighboring properties. No exterior lighting will be changed out that could create impact as lighting provided is sufficient.
 - There is no anticipated odor concerns. Cleanliness is one of our core values. Our facility has been maintained at 100% satisfaction for our current members.
- Security & Safety:
 - Our facility will have security cameras, alarms monitored via a local alarm company, and strict protocols for member and staff safety.

COMMUNITY COMMITMENT

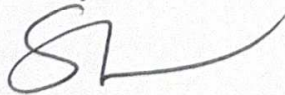
IT83 Fitness is dedicated to enhancing the health and well-being of our community. Our culture provides a safe, all-inclusive environment for individuals. We promote a culture of respect, integrity, and positivity.

SUMMARY

We believe that IT83 Fitness will be a beneficial and responsible use of the space, aligning with the goals of the zoning ordinance and serving the community's interest in promoting health and wellness.

Thank you for the opportunity to continue to serve Twin Falls and surrounding areas.

Respectfully submitted,



Susie Millenkamp
Owner, IT83 Fitness
IT83 Fitness