



Twin Falls Planning & Zoning Commission Minutes

Wednesday, August 6, 2025, 12:00 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 12:00 PM

Members Attending: Campbell, Zimmerman, Rambur, Gomes

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

2) Items of Consideration

- a) Request to start revocation process for Special Use Permit #PZ24-0111 on property located at 328 5th Avenue West. (PZ25-0091)

Staff Presentation:

Planner Ebersole presented the request to start revocation process for Special Use Permit #PZ24-0111 on property located at 328 5th Avenue West. (PZ25-0091)

If the commission directs staff to pursue the revocation process, a public hearing will be scheduled and the original SUP applicant will be informed of the process.

On April 5, 2024, an investigation was started by the Building Safety department regarding a Garage/Shop being used as a business at the residential property at 328 5th Avenue West. Code Enforcement responded to the complaint and informed the owner, Logan Summers, of the complaint and potential code violations. Mr. Summers was told he would need to get a Special Use Permit to operate his business in the C-B, Central Business zone, and the building would need to be brought up to commercial building standards before he would be allowed to operate his business. Planning and Zoning received a Special Use Permit application from Mr. Summers in October 2024. Once the application was deemed a complete application, Mr. Summer's request to operate a vehicle and truck service and/or repair shop was scheduled for Public Hearing on November 19, 2024.

On November 19, 2024, Special Use Permit #PZ24-0111, was conditionally approved. The applicant, Logan Summers, agreed to the conditions and stated he would comply with them. Mr Summers was made aware of city code and that he had six months to bring the property into compliance. Mr. Summers was also notified that he could not run his business from his home location until all conditions were met. He stated he would solely run his mobile repair business until the conditions were met and approved by city staff.

A building permit was submitted to our offices on April 24, 2025, 5 months after the initial Special Use Permit approval. As of today, this building permit has not been issued and is currently under review.

On July 7, 2025, Sean Standley brought a written complaint to our department regarding this

property. Mark Theis is the next door neighbor to Mr. Summers. Mr. Theis stated that Mr. Summers is conducting business at his property and submitted testimony and pictures substantiating his complaint. Mr. Theis has asked staff to review this Special Use Permit and bring it to the commission for reevaluation and possible revocation.

It is staff's recommendation that the Commission grants staff the authority to move forward with the SUP revocation process and schedule it for Public Hearing.

In conclusion, the Commission is tasked with directing staff how to proceed with this complaint. Staff will be tasked with following the commission's direction.

PZ/Questions & Comments:

- Vice-Chairperson Zimmerman asked how this process works and why it would be needed.
- Planner Ebersole explained why this one was started and what this looks like if it is approved.

Discussions Followed:

Commission feels the permit holder is in violation of the original conditions.

MOTION: Vice-Chairperson Zimmerman moved to start the revocation process for Special Use Permit PZ24-0111 on property located at 328 5th Ave W. (PZ25-0091). Commissioner Gomes seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

- b) Consideration of Parking Lot Island grouping and an Alternative Landscape Plan per Title 10-11-3-(A)-4, for the Canyon Trail Junction Park located at 2550 Pole Line Road East. (PZ25-0103)

Staff Presentation:

Director Spendlove presented the request for Consideration of Parking Lot Island grouping and an Alternative Landscape Plan per Title 10-11-3-(A)-4, for the Canyon Trail Junction Park located at 2550 Pole Line Road East. (PZ25-0103)

The commission is tasked with reviewing the request and making a final decision.

The commission is tasked with making the final decision on the request. The commission may approve the plan, as presented, approve with conditions, or deny the request.

PZ/Questions & Comments:

- Vice-Chairperson Zimmerman asked what makes it an alternative plan.
- Director Spendlove replied that because it doesn't follow code.
- Vice-Chairperson Zimmerman asked if there will be less landscaping.
- Director Spendlove answered that there will be less along the arterial road and parking landscape is being moved.
- Vice-Chairperson Zimmerman asked about sight triangle.
- Director Spendlove explained how the sight triangle works and this will not affect it.
- Commissioner Gomes asked about potable water and why would we use that
- Director Spendlove replied that the property owner didn't have irrigation water rights.

Discussions Followed:

MOTION: Vice-Chairperson Zimmerman moved to approve the consideration of Parking Lot Island grouping and an Alternative Landscape Plan per Title 10-11-3-(A)-4, for the Canyon Trail Junction Park located at 2550 Pole Line Rd E. (PZ25-0103). Commissioner Gomes seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

3) Training

- a) Preliminary Plats - Conditions of Approval and Engineering Memo.

Staff Presentation:

Preliminary Plats - Conditions of Approval and Engineering Memo.

4) Upcoming Meeting(s)

- a) August 12, 2025

5) Adjournment

The meeting adjourned at 12:44 PM

Jody Green

Jody Green, Planning Technician