



Twin Falls Planning & Zoning Commission Minutes

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

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

Members Attending: Spendlove, Klaver, Strickland, Ebersole, Green, Essex, Erickson

Staff Attending: Campbell, Zimmerman, Gomes, Weatherford, Rambur

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Request to approve minutes from the following meetings: July 8, 2025.

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

Commissioner Rambur seconded the motion.

4) Items of Consideration

- a) Preliminary Presentation for a request to amend the Eastpark Professional ZDA to allow a drive thru facility on Lot 11 of the Master Development Plan and amend the development standards to state commonly owned lots may combine the minimum building square footage to allow for a larger building(s). c/o Dave Thibault, EHM Engineers on behalf of TD Riddle Barbara Sonya Real Estate, LLC (PZ25-0059)

Staff Presentation:

Planner Strickland presented the 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)

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.

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.

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

Applicant Presentation:

David Thibault gave a little more history about the PUD/ZDA and what was originally planned for and where they are now.

PZ/Questions & Comments:

- Commissioner Gomes asked if Dave sees any issues with a drive-thru close to the exits.
- David Thibault explained that for a pharmacy, no, he feels the stacking can be creative and not cause issues.

5) Public Hearings

- a) 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).

Staff Presentation:

Planner Ebersole presented the 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).

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.

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.

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.

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.

Applicant Presentation:

Kelsea Ross from Sawtooth Law Offices presented on behalf of the applicant. A presentation on the operations of an Anaerobic Co-Digestions Facility was given.

Would like a condition added to waive the 12-month rule until the DEQ permit SUP not wait until the ROW is dedicated at time of development

PZ/Questions & Comments:

- Commissioner Gomes has concerns about how close it is to canal water. He feels that with this being in a flood plain it is concerning.

- Kelsea Ross replied that the lagoon will be north on the property. She doesn't have the exact components of what is in the digester.

Public Hearing: Opened and closed with no public input.

Discussions Followed:

The Commission feels this won't have a negative impact on the area.

Modify #3 to remove "to be at time of development".

MOTION: Vice-Chairperson Zimmerman moved to approve the request for a Special Use Permit for a Recycling Center (Anaerobic Co-Digestion Facility) on property located at 630 Hankings Rd S. c/o Sawtooth Law Offices on behalf of VR Development Services, LLC (PZ25-0062) with modification to Condition #3 to remove "to be at time of development". Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- b) 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). - Tabled to August 26th

Staff Presentation:

Planner Ebersole presented the 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).

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.

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.

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.

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.

MOTION: Commissioner Rambur moved to table the request for a Special Use Permit to allow Automobile and Truck sales and/or rentals on property located at 436 Blue Laks Blvd N. c/o Deanna Hash on behalf of Eagler Financial LLC (PZ25-0072) to the August 26th meeting. Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- c) 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).

Staff Presentation:

Planner Strickland presented the 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).

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.

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.

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.

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.

Applicant Presentation:

Charles Dunstan presented on behalf of the applicant. He gave a little more details of what they want to do. He explained about the vet clinics.

PZ/Questions & Comments:

- Commissioner Gomes asked about the vaccinations of animals and if the animals will stay.
- Charles Dunstan stated they do not stay.

Public Hearing: Opened and closed with no public input.

- Commissioner Rambur asked what the difference in lawnmower and ATV.
- Planner Strickland explained that code has specific definitions of each.
- Commissioner Gomes asked about parking spaces.
- Planner Strickland stated they must stay within the parking designation.

Discussions Followed:

The Commission feels this is a good fit and will work well in this area.

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

Approved 5 to 0.

- d) 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).

Staff Presentation:

Planner Strickland presented the 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).

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.

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.

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.

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.

Applicant Presentation:

Colby Ricks presented on behalf of the applicant. He gave more information about the program they are running.

PZ/Questions & Comments:

- Commissioner Rambur asked about concerns.
- Colby Ricks stated it was with City Staff.

Public Hearing: Opened and closed with no public input

Discussions Followed:

The Commission feels this is a good use of the property and will be a good fit.

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

Approved 5 to 0.

- e) 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).

Staff Presentation:

Senior Planner Klaver presented the 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).

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.

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. 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.

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 Block 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.

Applicant Presentation:

David Thibault presented the request. He explained why this is coming back and the problems that came up.

Public Hearing: Opened and closed with no public input

Discussions Followed:

The Commission feels this is no issue with this to allow the next step.

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

Approved 5 to 0.

- f) 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).

Staff Presentation:

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).

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.

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. 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.

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.

Applicant Presentation:

David Thibault presented this with Block 18.

MOTION: Commissioner Rambur moved to approve the 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 4 of the Perrine Point Subdivision c/o Gerald Martens (PZ25-0080). Vice-Chairperson Zimmerman seconded the motion. Roll call vote showed all members present voted. **Approved 5 to 0.**

- g) 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).

Staff Presentation:

Planner Ebersole presented the 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).

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.

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.

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. 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.

Applicant Presentation:

Emilee Hunter presented her request. She stated she has a different location but is running out of room and this will be a better fit.

PZ/Questions & Comments:

Commissioner Rambur asked how many kids and drop offs are expected. Emilee Hunter stated that 12 would be the max and that there are a few different class sizes. She addressed the traffic concerns and that they have a circular drive for drop off.

Public Hearing: Opened and closed with no public input.

Discussions Followed:

The Commission feels that the circular pattern and off-set hours will make this work in the area.

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

Approved 4 to 0.

- h) 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)

Staff Presentation:

Senior Planner Klaver presented the 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)

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.

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

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.

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.

Applicant Presentation:

Susie Millenkamp presented her request.

PZ/Questions & Comments:

- Commissioner Rambur asked how many members they currently have.
- Susie Millenkamp replied they have about 300.
- Commissioner Rambur asked if members can use both facilities.
- Susie Millenkamp replied they can.
- Commissioner Rambur asked what percentage of members are active.
- Susie Millenkamp stated about 30%.

Public Hearing: Opened

- Jaime Williams owns the business across the parking lot. She has concerns about hours of operations and traffic flow.

- Susie Millenkamp responded to the safety issue that she has been in the area during the times they will be open. They will address any issues if they become a concern.
- Commissioner Gomes asked the hours and who monitors with no staff.
- Susie Millenkamp they will have to have a key fob to access and there will be cameras at all times.

Public Hearing: Closed

Discussions Followed:

- Commissioner Rambur asked about the parking and if it's adequate.
- Senior Planner Klaver stated the parking will work. It will be reviewed at the time of building permit.

The Commission feels this follows the standards for a Special Use Permit.

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

Approved 5 to 0.

6) Upcoming Meeting(s)

- a) August 26, 2025.

7) Adjournment

Jody Green

Jody Green, Planning Technician