



Twin Falls Planning & Zoning Commission Agenda

Tuesday, September 9, 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 the minutes from the following meeting: August 26, 2025.
- 4) Items of Consideration
- 5) Public Hearings
 - a) **ACTION ITEM:** Request to revoke Special Use Permit #PZ24-0111 on property located at 328 5th Avenue West. (PZ25-0091)
By: Kelli Ebersole, City Planner
 - b) **ACTION ITEM:** Request for a Special Use Permit to allow a Detached Accessory Building (more than 1,000 square feet) on property located at 2484 Pole Line Rd E. c/o Kurt Houtz on behalf of Rantz Hanchey (PZ25-0094).
By: Kelli Ebersole, City Planner
 - c) **ACTION ITEM:** Request for a Special Use Permit to allow an RV Park within the C-1 portion of property located in the 1400 and 1500 blocks of Pole Line Road West. c/o EHM Engineers, Inc on behalf of Tyler Davis-Jeffers (PZ25-0097).
By: Lisa Strickland, City Planner
 - d) **ACTION ITEM:** Request for a Special Use Permit to allow a religious facility on property located at the 1400 block of Sunway Drive North (aka 2700 East). c/o EHM Engineers, Inc on behalf of Clay Ramirez (PZ25-0098).
By: Jonathan Spendlove, Planning and Zoning Director
- 6) Upcoming Meeting(s)
 - a) September 23, 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, August 26, 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, Gomes

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

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Request to approve minutes from the following meeting: August 6, 2025, and August 12, 2025. Vice-Chairperson Zimmerman made a motion to approve the consent calendar, as presented. Commissioner Gomes seconded the motion.

4) Items of Consideration

5) Public Hearings

- 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 allow the maximum allowed building sq. ft. per lot to be combined if the lots are commonly owned c/o Dave Thibault, EHM Engineers on behalf of TD Riddle Barbara Sonya Real Estate, LLC (PZ25-0059)

Staff Presentation:

Planner Strickland presented the 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 allow the maximum allowed building sq. ft. per lot to be combined if the lots are commonly owned c/o Dave Thibault, EHM Engineers on behalf of TD Riddle Barbara Sonya Real Estate, LLC (PZ25-0059)

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)

Changes to any of the following items constitute a departure from the conceptual development plan and requires an amendment following the process of the initial approval.

- permitted uses,
- increase in density,
- increase in building height,
- increase in building coverage of the site,
- reducing the building setbacks,
- reduction of any open space plans, or
- alteration of the overall design theme, primary architectural elements or building materials.

This is a request that proposes a departure from the permitted uses and an increase in building coverage.

The subject property is located south of Madrona St N east of Bridgeview Blvd and north of Cheney Dr E consisting of approximately 7.5 acres and is recognized as Mixed Use and Town Neighborhood on the Future Land Use Map. This property was annexed in 1995 and zoned as part of a Planned Unit Development (PUD) with C-1, R-1 Var, R-4, and R-2 PRO zoning designations. The Eastpark PUD #213, recorded in 1998, stipulated land uses and regulated building-specific sizes based on the Master Development Plan.

The eastern area of the Eastpark PUD #213 was rezoned to R-2 PRO under the Eastpark Professional ZDA in 2017. The Eastpark Professional ZDA also stipulates specific uses that are permitted and those that require a special use permit. The special uses are retail types and are restricted to lots 2-5 within the Master Development Plan. The agreement further imposes restrictions on the maximum allowable building square footage per lot and requires the buildings to be single-story with residential-style architecture.

At the time the ZDA was approved, the commission and council were not in support of retail-type land uses being located near the residential properties to the south, and agreed to restrict them to the northern area, Lots 2-5. The building size and land use type restrictions were designed to minimize the impact on the neighborhood.

Since then, Lots 1, 8, 9, & 10 have been developed, adhering to design standards, creating a very cohesive development displaying effective zoning practices to achieve a gradual land use intensity from residential to big-box retail.

Comprehensive Plan Designations:

The subject property has two future land use map designations. The northern portion has the Mixed Use designation, while the southern portion is designated as Town Neighborhood. The purpose and typical land uses found in these designations are listed as follow.

Mixed Use:

- Purpose: Encourages connectivity and caters to local/regional commercial needs through pedestrian-friendly developments, typically at major arterial intersections.

- Land Use: Supports mixed-use designs such as retail, office, restaurants, and community amenities.

Town Neighborhood:

- Purpose: Supports primarily residential development with smaller lot sizes than rural areas, promoting community and open spaces.
- Land Use: Includes homes, duplexes, parks, schools, and civic buildings.

Zoning Classifications:

Each zoning district listed in the city code has been created with a purpose along with a list of uses that are permitted with and without a special use permit within that zone. The Eastpark Professional ZDA has chosen to follow a modified version of the R-2 and Professional Office Overlay districts.

The property to the south and east of this development is zone R-1 Var. The City Code outlines the purpose and land uses of this zone as follows.

Zoning Development Agreement

Each Zoning Development Agreement (ZDA) must comply with the comprehensive plan, ensuring that land uses conform to the standards and regulations of the underlying zoning district(s), unless explicitly approved and incorporated within the agreement.

Drive-thru Amendment Analysis

The applicant is seeking to add a drive-thru on Lot 11 of the development plan. The drive-thru would be for either a cafe/coffee shop or a pharmacy. None of these three uses are listed as permitted or special within the base R2 PRO zoning districts.

Lot 11 is located at the intersection of Madrona and Cheney Dr, closest to the established residential neighborhood to the south. City Staff believe the proposal for a drive-thru on this lot would alter the development's dynamics as it interacts with the neighborhood to the south.

A drive-thru facility is more commonly situated along arterial roadways (Blue Lakes, Addison Ave, Pole Line, Washington) that can support heavier traffic and have a higher ambient noise level. Within the current City Code, drive-thrus are a Special Use, and require additional public hearings to assess potential impacts and to allow for mitigating conditions to address site-specific concerns. Permitting a drive-thru on property zoned R-2 PRO, bordered by two collectors, and adjacent to a residential neighborhood would be somewhat unconventional and inconsistent with development patterns recently decided in other parts of the City.

Staff acknowledges a contrast between a cafe/coffee shop drive-thru and a pharmacy drive-thru, each having noticeable differences of impact. A cafe/coffee shop would be more suitable in the northern (mixed-use area) of the development. These types of drive-thrus have menu boards, car queuing, some amplified sound or speakers projecting away from the building, and often cause increased disturbances to surrounding areas.

Staff does not support the cafe/coffee shop and drive thru as part of the ZDA proposal.

In contrast, a pharmacy with a drive-thru does not generally have a menu board or sound system, generally operates within standard business hours, and usually does not generate significant traffic or car queuing during peak periods; potentially having a smaller impact. Staff could be in support

of this change provided some mitigating conditions are created to reduce the impacts of traffic/noise infiltration to the nearby neighborhood.

Development Standard - Building Size Amendment Analysis

The applicant also seeks permission to allow commonly owned lots to combine their maximum allowable building square footage. This request stems from a future tenant's intention to purchase three undeveloped lots and merge their maximum square footage to construct an approximately 18,000-square-foot building. The tenant's proposal is to combine the maximum square footage of Lots 4, 5 and 6 (as shown on the Master Development Plan) to construct a larger building.

The current standards within the ZDA state:

- A maximum of 6,000 square feet per building per lot along Cheney Drive and within the development's interior, which includes lots 6, 7, 8, 9, 10, and 11, as shown on the Master Development Plan.
- A maximum of 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.

These sizes were originally approved by City Council to integrate smaller buildings with a residential character near homes (towards the south), and allow larger buildings to be constructed near Home Depot (on the northern part of the project). The agreement also specified certain design characteristics and limited the buildings to one story. Allowing the change as presented would keep intact all the other elements of the ZDA: limited to 1 story, overall building size no larger than the combined amounts shown on the Master Development plan, residential character of pitched roofs, etc. In addition, all other elements of the City Code like parking spaces are still required to be met.

While this change would be applicable to lots with buildings currently constructed, it is impractical that these new buildings would be demolished and a building larger than 30k square feet would be constructed.

Staff believes some increased impact would occur by allowing the building square footage change as presented, and we have provided a condition to help minimize that impact.

The introduction of a drive-thru facility could significantly disrupt the harmony of the existing neighborhood and could be incompatible with the comprehensive plan.

Accommodating for larger structures and limiting this change to Lot 2-7 with a maximum building square footage of 26,000 sq. ft. allows larger buildings while attempting to strike balance with the existing surrounding neighborhood and zoning districts, as well as being more compatible with the comprehensive plan.

The planning and zoning commission shall make a recommendation to the council regarding the proposed request. The commission may recommend approval, approve with conditions, recommend denial, or table the request for additional information.

If the commission intends to recommend approval as presented by the applicant, one motion is sufficient. However, if variations to the proposed amendments are needed, multiple motions can be made to add conditions.

Sample motions to add conditions:

- A motion to recommend approval of a café/coffee shop with a drive-thru on Lot 11.
- A motion to recommend approval of a pharmacy with a drive-thru on Lot 11.
- A motion to recommend approval of a pharmacy with only a pick-up window, no outside ordering or audio equipment allowed, on Lot 11.
- A motion to recommend approval of the request to amend the development standards as proposed limiting the change to Lots 2-7; with a maximum combined building square footage of 26,000 sq. ft.

Applicant Presentation:

David Thibault presented on behalf of the applicant.

PZ/Questions & Comments:

- Chairperson Campbell asked about the proposed size.
- David Thibault explained that the original had certain sizes for the lots and now they would like to combine the lots to increase the building size.
- Chairperson Campbell asked about the drive-thru and if it is only a pharmacy.
- David Thibault gave examples of what it could be.
- Commissioner Gomes asked about the hours of operation.
- David Thibault replied that it would likely be 7am – 7pm.
- Planner Strickland stated 7am – 10pm is code.

Public Hearing: Opened

Nathan Welch is one of the developers of this project and owns a few of the lots. He also lives close by this project.

Public Hearing: Closed

David Thibault followed up stating with no neighbors coming to speak he feels this is a fair and good fit.

Discussions Followed:

- Commissioner Rambur asked what staff think about the size.
- Director Spendlove clarified that the footprint will fit better that building size, 2600 would equal the total size of what was originally approved for the lots that are being combined. Cheney east is different than west, zoning is different, and road width is different.
- Chairperson Campbell asked about the pharmacy part, and can the Commission ensure it is that and won't become a chain store.
- Director Spendlove explained they will need to ask for the behavior you want, not the names.

Condition 1 - Building footprint ground floor 18,500 sq ft be combined if commonly owned

Condition 2 - to allow drive thru coffee shop on lot 11

Condition 3 - Drive thru lot 11 pick up only no drive thru, no speaker, no outside PA, no order board pharmacy

Condition 4 - no extended hours 7 - 10

MOTION: Commissioner Rambur moved to add condition #1 - building size with a footprint on ground floor be maximum 18,500 square feet, on combined lots if commonly owned. Commissioner Gomes seconded the motion. Roll call vote showed all members present voted.
Approved 4 to 0.

MOTION: Commissioner Rambur moved to add condition #2 - to allow a drive-thru coffee shop. Vice-Chairperson Zimmerman seconded the motion. Roll call vote showed all members present voted.
Failed 3 to 1.

MOTION: Commissioner Rambur moved to add condition #3 - approve a pick-up only for a pharmacy with no drive-thru, no speaker, no outside public address and no order board. Commissioner Gomes seconded the motion. Roll call vote showed all members present voted.
Approved 4 to 0.

MOTION: Chairperson Campbell moved to add condition #4 - no extended hours, business will operate within City code with hours of 7am - 10pm. Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.
Approved 4 to 0.

MOTION: Chairperson Campbell moved to approve the 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 allow the maximum allowed building sq. ft. per lot to be combined if the lots are commonly owned c/o David Thibault, EHM Engineers on behalf of TD Riddle Barbara Sonya Real Estate, LLC (PZ2-0059) as presented, with staff recommendation and 3 added conditions. Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.
Approved 4 to 0.

- b) Request for agriculture warehouse containing hazardous materials (fertilizer) on property located at 3276 E 3700 N (3645 Gemstone Dr) c/o Robert Gadola (PZ25-0085).

Staff Presentation:

Planner Ebersole presented the request for agriculture warehouse containing hazardous materials (fertilizer) on property located at 3276 E 3700 N (3645 Gemstone Dr) c/o Robert Gadola (PZ25-0085).

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.

10-13-2-2: Upon Granting a Special Use Permit, Conditions May Be Attached To A Special Use Permit Including, But Not Limited To, Those:

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

The property is zoned M-2, Heavy Manufacturing District. The building was built in 2024 and is owned by Twin Industrial, LP. The building is currently vacant, and the applicant would like to lease the building for agricultural warehousing.

The 2016 Comprehensive Plan; “Grow With Us” designates this area as appropriate for “Industrial”, suitable for non-retail employment, such as warehousing, general manufacturing, food processing, office parks, and corporate and industrial campuses.

The warehousing of grains and seeds is outright permitted by code. The reason for the Special Use Permit request is for the warehousing of H-3 classified crop protection chemicals (fertilizer). Per the applicant’s narrative, the facility will be used for warehouse and distribution purposes only, not manufacturing.

The facility's operating hours will align with agricultural business customer hours (Monday – Friday 7:00am – 7:00pm and Saturday 8:00am – 3:00pm). The facility will not be open on Sundays or public holidays.

Anticipated traffic to the facility is 25-50 truck deliveries and pickups, transporting bulk agricultural products. The facility will employ 15 full-time staff, plus temporary seasonal employees during planting and harvest seasons. Champlin Way (3300E) is an arterial road designed to handle truck traffic. When this industrial complex was built, Champlin Way was rebuilt to meet current city standards, to accommodate increased vehicle and truck traffic.

Per the narrative, the H-3 classified agricultural chemicals warehoused at the facility will present minimal fire hazards and require strong containment and safety measures. The applicant has taken initiative and has had the city's Fire Marshal review their plans. The Fire Marshal is working with the applicant to ensure compliance with National Fire Protection Association (NFPA) standards and the safe storage of the hazardous materials. Recommendations made by the Fire Marshal are included in the applicant's narrative, as part of the staff report.

The applicant has supplied the city with their containment protocol, including a FireSAFE-4X containment structure, spill management systems, and regular maintenance and inspection practices.

Staff has reviewed the effects of this facility on neighboring properties. This type of use is standard practice in the M-2 zone, and the area. There are other warehouses and manufacturing facilities nearby that produce similar traffic patterns and noise levels. This area was designated on the Future Land Use map as Industrial due to its proximity to the outskirts of town, larger roads, rail and is outside major commercial and residential areas. This area is designed to serve the needs of our local agricultural businesses.

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 plans. 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:

Gerard Cartier presented on behalf of the applicant.

PZ/Questions & Comments:

- Commissioner Rambur asked if there would be any odors.
- Planner Ebersole replied that per the applicant – no.

Public Hearing: Opened

- Jill Skeem is concerned about the material, traffic, and odors.
- Mark Livingston has concerns about trucks making the turn on the corner. Material that could be explosive in a business park that's not finished.
- Gerard Cartier replied 25-50 trucks a week are running through the park, building with material is 300ft away from residential, the container is designed to handle the material, 32 pallets, warehouse 5-7000. Suppression system and fumes are contained within the building.
- Commissioner Rambur asked about the traffic. What happens with the material if there is an accident.
- Gerard Cartier clarified that the problem is the flash point not just the material.
- Commissioner Gomes asked how the material is getting there.
- Gerard Cartier replied it's from farmers.
- Commissioner Rambur asked how long Gerald has worked there and has he had a fire.
- Gerard Cartier replied there has been no fires in 20 years.

Public Hearing: Closed

Discussions Followed:

Commission feels being in an agricultural area this is needed. The location in the industrial zone is a good fit.

MOTION: Commissioner Gomes moved to approve the request for an agriculture warehouse containing hazardous materials (fertilizer) on property located at 3276 E 3700 N (3645 Gemstone Dr) c/o Robert Gadola (PZ25-0085). Vice-Chairperson Zimmerman seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

- c) Request for a Special Use Permit to allow a car wash facility on property located at 736 4th Ave W. c/o Mary O'Riley on behalf of Saul Esquivel (PZ25-0088).

Staff Presentation:

Planner Ebersole presented the request for a Special Use Permit to allow a car wash facility on property located at 736 4th Ave W. c/o Mary O'Riley on behalf of Saul Esquivel (PZ25-0088).

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.

10-13-2-2: Upon Granting a Special Use Permit, Conditions May Be Attached To A Special Use Permit Including, But Not Limited To, Those:

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

The property is zoned CB, Commercial Central Business District. The property was originally owned by Cooper Construction and used as their construction office. Mr. Esquivel has recently purchased the building and plans to use it for his car detailing business. This will create a change of land use to the property.

The 2016 Comprehensive Plan; "Grow With Us" designates this area as appropriate for "Downtown/High Density Residential", which allows for a diverse mix of land use, encouraging infill and redevelopment. This area of town is home to a mix of residential properties, and various commercial businesses.

Staff has had conversations with the applicant in regards to impacts on the city sewer system particularly with the operations and resulting excess wastewater. Industry Best Management Practices (BMP) are encouraged by the City Engineering Department. However, following BMP's are not a guarantee that wastewater will be managed to city, state, or federal standards. To this effect, city staff needs a way to monitor flows from the facility in the future should they exceed the federal industrial usage standard of more than 25,000/gallons a day. As a result, the Engineering Department has requested a condition for a sewer manhole be placed on the property within an access easement for future monitoring (Condition #2).

As this change of use will require an over 25% improvement to the existing building, site improvements will be required with this approval (Condition #3). A solid screening fence of at least six (6) feet will be required to be installed between the business and the residential properties to the west. Any ventilation from the building should not be directed towards the residential properties. These items will be addressed with the building permit review process.

Mark Thompson, the City's Streets Superintendent, was consulted regarding needed street/alley improvements. Mark stated that the alley running parallel to the property does not need to be paved at this time. The parking and maneuvering areas on site will need to be hard surfaced, as required by code.

City Engineer Vitek was consulted regarding any needed curb and gutter improvements. At this time, it has been determined that curb and gutter do not need to be installed along Delong Avenue.

Mr. Esquivel stated in his narrative that he will be the only person working and there will be no employees. There will not be any customers coming to the facility, as the applicant picks up the vehicles from his customers, brings them to the facility to wash/detail, and returns them to the customer. The applicant has stated that noise, glare, and fumes will not be an issue to surrounding neighbors.

Based on the standards for approval, staff does not foresee detrimental impacts related to the land use. With the conditions of the Special Use Permit, 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.
2. Subject to a discharge monitoring plan, including infrastructure elements and associated access easements, to be approved by City Engineer, prior to Building Permit approval.

Applicant Presentation:

Mary O'Riley presented on behalf of the applicant.

Public Hearing: Opened and closed with no public input

Discussions Followed:

Commission feels this is a good fit for this area.

MOTION: Commissioner Rambur moved to approve the request for a Special Use Permit to allow a car wash facility on property located at 736 4th Ave W. c/o Mary O'Riley on behalf of Saul Esquivel (PZ25-0088). Commissioner Gomes seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

- d) 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 from August 12, 2025

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). - Tabled from August 12, 2025

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.

Applicant Presentation:

Ryan Leiser presented on behalf of the applicant.

PZ/Questions & Comments:

- Commissioner Rambur asked if the other tenants had questions.
- Ryan Leiser replied that most tenants are still there from the previous owner.
- Commissioner Gomes asked how many cars there will be.
- Ryan Leiser replied - 10 max, 5 against fence and 5 on other side.

Public Hearing: Opened and closed with no public input

Discussions Followed:

Commission feels this is a good fit for this area and shouldn't be an issue.

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

Approved 4 to 0.

6) Upcoming Meeting(s)

- a) Work Session - September 3
September 9

Work session is cancelled

7) Adjournment

The meeting adjourned at 07:44 PM

Jody Green, Planning Technician



Date: Tuesday, September 9, 2025
To: Planning and Zoning Commission
From: Kelli Ebersole, City Planner

ACTION ITEM

Request:

Request to revoke Special Use Permit #PZ24-0111 on property located at 328 5th Avenue West. (PZ25-0091)

Time Estimate:

Approximately 10-15 minutes including questions/comments.

Background:

On November 19, 2024, a Special Use Permit was approved for Logan Summers to operate an automobile and truck service and/or repair shop on property located at 328 5th Avenue West.

The Special Use Permit was approved 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 primary residential building not used for the business.
3. Subject to the required parking spaces for the residence and business be located on property, and not in the public Right-of-Way.
4. Subject to non-operating vehicles or vehicle parts required to be stored within a site-obscuring fenced area or inside an enclosed building.
5. Subject to a site plan and building permit following city and building codes submitted prior to business operation.

Mr. Summers was informed he is not allowed to operate his business until all conditions have been met, including an approved building permit. Although a building permit has been submitted for review, it has not been approved and issued. As of today, Mr. Summers has not brought his property into compliance.

On July 7, 2025, Sean Standley, the City's Code Enforcement Officer, 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 revocation. On August 6, 2025, the Planning and Zoning Commission motioned to start the revocation process.

Approval Process:

City code 10-13-4 (K) states if a special use permit is approved on condition that certain improvements be made to the subject property, no permit shall be issued until the applicant has provided proof that the conditions have been complied with. If the applicant fails to provide proof of compliance within six (6) months of approval, the special use permit shall be void.

City Code 10-13-5 states (content condensed for brevity):

(A) Any privilege, permit or license, hereinafter called permit, granted pursuant to this title, including any permit granted prior to the passage of this section, and with the exception of rezone requests, may be revoked for the following reasons:

1. When a significant change in the use which does adversely impact neighboring developments occurs.

2. For violation of supplementary conditions, safeguards and/or restrictions imposed by the city council or the planning and zoning commission at the time the permit was granted.

3. Use of a zoning permit or certificate for a use other than the use for which said permit or certificate was issued.

(...)

(E) The decision of the zoning body hearing a revocation proceeding shall be based on the record. If said zoning body finds substantial evidence on the record that continuance of the use in question will result in a significant adverse impact on the surrounding developments or other affected parties, and that the permit holder is unable or unwilling to alleviate the adversity, or if said zoning body finds substantial evidence on the record that conditions, safeguards or restrictions imposed by the commission or council have been violated, the zoning body may revoke the permit in question.

Budget Impact:

N/A

Regulatory Impact:

If the Commission approves the revocation, Mr. Summers SUP will no longer be valid, and the property at 328 5th Avenue West will not be able to be used for a vehicle repair shop unless a new Special Use Permit request is brought back to the commission, approved by the Commission, and all conditions of the SUP are met by the applicant.

If the Commission Denys the revocation, Mr. Summers will retain the SUP, with the original conditions as presented, unless further modified by the Commission.

History:

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, five (5) months after the initial Special Use Permit approval. As of today, this building permit has not been issued and is currently under review, awaiting revisions by Mr Summers' engineer to comply with City Code.

On July 7, 2025, City Code Enforcement Manager Sean Standley received a written complaint regarding this property. Mark Theis is the next-door neighbor to Mr. Summers. Mr. Theis stated that Mr. Summers is conducting business on his property and submitted testimony and pictures substantiating his complaint.

This complaint, along with no building permit approval, prompted staff to ask the commission if the SUP revocation process should start. On August 6, 2025, the commission directed staff to start the SUP revocation procedure.

Analysis:

Pictures were taken on various dates of Mr. Summers working on vehicles at the residence, meeting with people on site (alleged customers), vehicles parked in the ROW in front of the residence for extended periods of time, vehicles parked in the alley and work being conducted on vehicles in the alley, and Mr. Summers truck(s) parked in the street and blocking alley access.

Mr. Summers has stated he never conducted business at the residence. He has stated that the vehicles on his property all belong to him, and he would only be working on those personal vehicles until he meets all the conditions of the Special Use Permit.

Below is a list of the conditions placed on the SUP:

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 primary residential building not used for the business.
3. Subject to the required parking spaces for the residence and business be located on property, and not in public the Right-of-Way.
4. Subject to non-operating vehicles or vehicle parts required to be stored within a site-obscuring fenced area or inside an enclosed building.
5. Subject to a site plan and building permit following city and building codes submitted prior to business operation.

City Staff believes the following conditions are not being met at the time of publishing this report:

Condition # 3: Per city code, Mr. Summers is required to have two (2) hard-surfaced parking spaces on site for his residence, and three (3) hard-surfaced parking spaces for customer parking at the business. All spaces are to be located on private property, and not in the ROW. As of this report, this condition has not been met.

Condition #4 states that all non-operating vehicles or vehicle parts were to be stored within a site-obscuring fenced area or inside an enclosed building. The evidence of these photos appears to show vehicles parked in front and behind the property to be worked on, that would be a violation of this condition.

Condition #5: A building permit was submitted to our offices on April 24, 2025, 5 months after the initial Special Use Permit approval. As of today, the building permit has not been approved or issued. The plans have been reviewed and sent back to Mr Summers' Engineer for revisions, and for answers to staff review questions. The last revision request was sent to his Engineer on July 28, 2025. As of today, staff has not received a revision from the Engineer.

Per the conditions of approval, Mr. Summers was instructed not to operate his business at this location until all conditions of the Special Use Permit were met. The photos sent with the complaint appear to show Mr. Summers working on customers' vehicles on the property and/or in the public roadway.

On August 6, 2025, Code Enforcement officer, Jennifer Rossin, made a visit to the property of Mr. Summers' request. Mr. Summers took Officer Rossin through the back of the property, including the garage/shop. Officer Rossin recorded video, as well as took photographs of the property. Although there were no vehicles being worked on at the time, it did appear that vehicles had been in the shop recently. Mr. Summers explained he is in the process of moving his business to Jerome, but would like the option to come back to this location once the Special Use Permit has been resolved.

Per City Code 10-13-5, in making this decision, if the zoning body finds substantial evidence on the record that conditions, safeguards or restrictions imposed by the commission or council have been violated, then zoning body may revoke the permit in question.

Conclusion:

The Commission is tasked with making a final decision on the revocation of Special Use Permit PZ24-0111.

The commission may approve the revocation, deny the revocation request (*applicant retains the special use permit*), or table for additional information.

Attachments:

1. PZ24-0111 Approved SUP
2. PZ25-0091 Neighbor Complaint - 7-7-25
3. PZ25-0091 Additional Photos - 7-14-25
4. 8-6-25 Code enforcement storage pic
5. 8-6-25 Code enforcement interior shop pic
6. 8-6-25 Code enforcement oil pan pic
7. 8-6-25 Code enforcement parts pic
8. 8-6-25 Code enforcement shop pic with oil tank
9. 8-6-25 Code enforcement shop pic
10. PZ24-0111 Commissioner decision sheets
11. 111924 Minutes



CITY OF TWIN FALLS
PLANNING AND ZONING DEPARTMENT
203 Main Avenue East
P.O. Box 1907
Twin Falls, Idaho 83303-1907
Phone: 208-735-7267 Fax: 208-736-2641

SPECIAL USE PERMIT

Permit No. PZ24-0111

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on November 19, 2024, to Logan Summers whose address is 328 5th Avenue West for the purpose of an automobile and truck service and/or repair on property located at 328 5th Ave W and legally identified with the following Parcel ID:RPT00011420130

The Commission has attached the following conditions which must be fully implemented to avoid permit revocation (City Code Section 10-13-2.3):

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 primary residential building not used for the business.
3. Subject to the required parking spaces for the residence and business be located on property, and not in public the Right-of-Way.
4. Subject to non-operating vehicles or vehicle parts required to be stored within a site-obscuring fenced area or inside an enclosed building.
5. Subject to a site plan and building permit following city and building codes submitted prior to business operation.



Chairman Planning & Zoning Commission

11/19/24

Date

This permit is for zoning purposes only. Other permits such as sign, building, electrical or plumbing permits, etc. may be required. All facilities must comply with all Building and Fire Code Regulations.

Please contact the Building Department at 735-7238 for further information.

Date: 6-19-2025

Name: MARK W. THEIS

Address: 312 5TH AVE WEST

Phone: CELL 208-731-6283 Work Phone: 208-825-1636

THE AUTOMOTIVE SHOP - LOGAN SUMMERS COMPLAINT INFORMATION

Property Location/Address: 308 5TH AVE WEST

Complaint: LOGAN SUMMERS WHO LIVES & WORKS OUT OF HIS HOME WENT BEFORE THE CITY TO REQUEST A OCCUPANCY CERTIFICATE TO WORK OUT OF HIS SHOP IN THE ALLEY. TO MY UNDERSTANDING HE HAD CONDITIONS THAT HAD TO BE MET, BUT COULD NOT WORK OUT OF HIS PLACE IN THE ALLEY OR OUT OF HIS HOUSE. OVER THE LAST 8 MONTHS OR SO, LOGAN HAS IGNORED ALL GOOD NEIGHBOR PRACTICES AS WELL AS THE WRITTEN RULES PERTAINING TO WORKING OUT OF HIS HOUSE AND UNPERMITTED SHOP IN THE ALLEY.

MOST ALL OF THE VEHICLES IN HIS YARD ARE CUSTOMERS VEHICLES. ON A DAILY BASIS I HAVE TO DEAL WITH CUSTOMER LOOKING FOR LOGAN SUMMERS BUSINESS. HIS CUSTOMERS PARK ON MY PROPERTY BLOCKING ACCESS TO MY BUSINESS WHEN IN FACT THERE IS NO PERMITS FOR HIM TO WORK AT THE SHOP IN THE ALLEY, SO THERE SHOULD BE NO CUSTOMERS ASK FOR LOGAN AND DRIVING OFF THEIR VEHICLES FOR HIM TO WORK ON.

LOGAN SUMMERS BLOCKS THE ALLEYWAY ALMOST DAILY AT SOME POINT AND NOW HAS A ROLLBACK TOW TRUCK THAT HE USES TO TOW VEHICLES IN SO HE CAN WORK ON THEM AT HIS HOUSE.

ALTHOUGH THE CITY SET FORTH A PLAN WITH RULES TO HELP LOGAN. LOGAN HAS BECOME A HORRIBLE NEIGHBOR AND THE CITY OF TWIN FALLS NEEDS TO ENFORCE THE RULES SET FORTH ON THIS MATTER TO ENSURE BUSINESS LIKE MINE, THE TRANSMISSION SHOP ARE NOT IMPACTED.

Signature

PAGE 1 OF 20

ATTACHED WILL FIND A SMALL SAMPLE OF THE DISREGARD FOR GOOD NEIGHBOR POLICIES AND COMMON SENSE. LOGAN HAS FLOWN UNDER THE RADAR FOR FAR TOO LONG. WHEN LOGAN HAS TO MANY VEHICLES AT HIS HOUSE, HE PARKS THEM AT THE END OF THE BLOCK. THERE IS EVEN 1 VEHICLE THAT IS LOCATED IN THE ALLEY THAT HAS ~~THE~~ A CALIFORNIA FRONT LICENSE PLATE AND A UTAH REAR PLATE

~~THE~~ ATTACHED ARE PHOTO'S WITH NOTES

PHOTO #1 GREY SUBARU PARKED IN ALLEY BEEN THE AWHILE - FRONT & REAR PLATE ARE NOT MATCHED

PHOTO #2 FRONT CALIFORNIA PLATE ON GREY SUBARU

PHOTO #3 REAR UTAH PLATE ON GREY SUBARU

PHOTO #4 2014 DODGE JOURNEY

PHOTO #5 LICENSE PLATE FOR 2014 DODGE JOURNEY

PHOTO #6 2012 TOYOTA TACOMA

PHOTO #7 LICENSE PLATE FOR 2012 TOY. TACOMA

PHOTO #9 PHOTO OF MOTOR HOME BLOCKING ALLEYWAY

PHOTO #10 PHOTO OF MOTOR HOME BLOCKING ALLEYWAY

PHOTO #11 PHOTO OF THE END OF THE BLOCK WHERE THE ALLEY DUMPS OUT. THIS IS WHERE LOGAN STORES THE VEHICLES THAT ARE OVERFLOW.

PHOTO #12 TOW TRUCK BLOCKING ACES

PHOTO #13 BOTH ~~THE~~ SHOP VEHICLES BLOCKING TRAFFIC

PHOTO #14 WHITE DODGE ~~BEHIND~~ CUSTOMER CAR BLOCKING MY ACCESS TO MY PARKING

PHOTO #15 ANOTHER VIEW OF WHITE DODGE

PHOTO #16 1998 DODGE CALAVAN ~~IS~~ SITTING IN FRONT OF LOGAN'S HOUSE

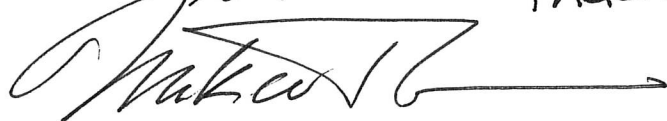
PHOTO #17 WHITE WORK TRUCK THAT HAD TO BE MOVED OFF OUR PROPERTY. HIS CUSTOMER DROPPED OFF IN WRONG SPOT

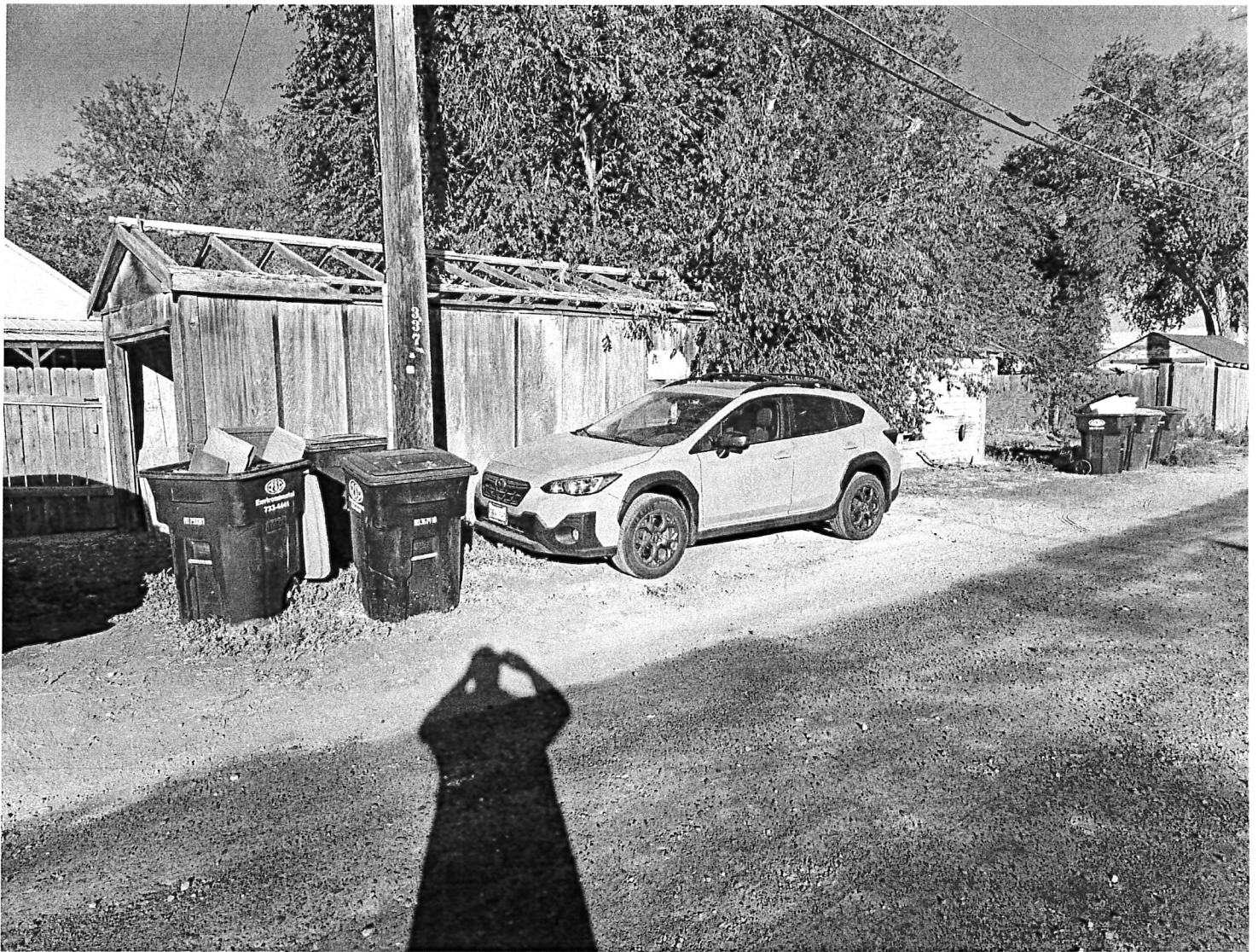
PHOTO #18 ANOTHER VEHICLE

IN CLOSING THE CITY OF TWIN FALLS NEEDS TO ENFORCE THE LAWS & RULES SET FORTH IN THIS MATTER.

YOURS

PAGE 2 OF 20





GREY SUBARU PARKED IN ALLEY
HAS A CALIFORNIA PLATE IN FRONT
AND A UTAH PLATE IN REAR
SEE PHOTO #2 #3

PHOTO #1

PAGE 3 OF 20



GREY SUBARU
FRONT PLATE SEE PHOTO #1 #3

PHOTO #2

PAGE 4 of 20



GREY SUBARU
REAR PLATE SEE PHOTO
#1 #2

PHOTO #3

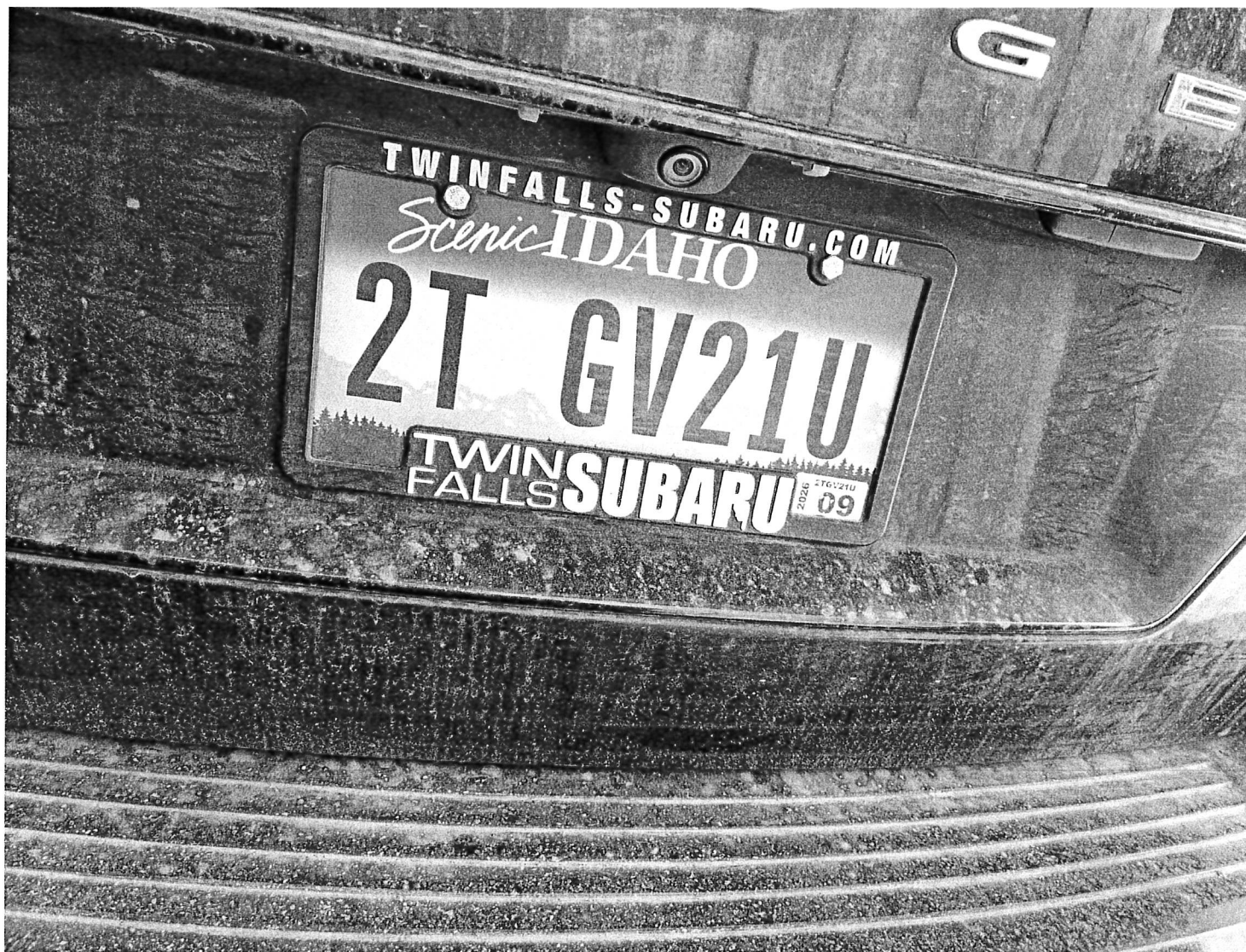
PAGE 5 OF 20



2014 DODGE JOURNEY
LICENSE PLATE 2TGV214
SEE PHOTO #5

PHOTO # 4

PAGE 6 OF 20



2014 DODGE JOURNEY
SEE PHOTO #6.

PHOTO #5

PAGE 7 OF 20



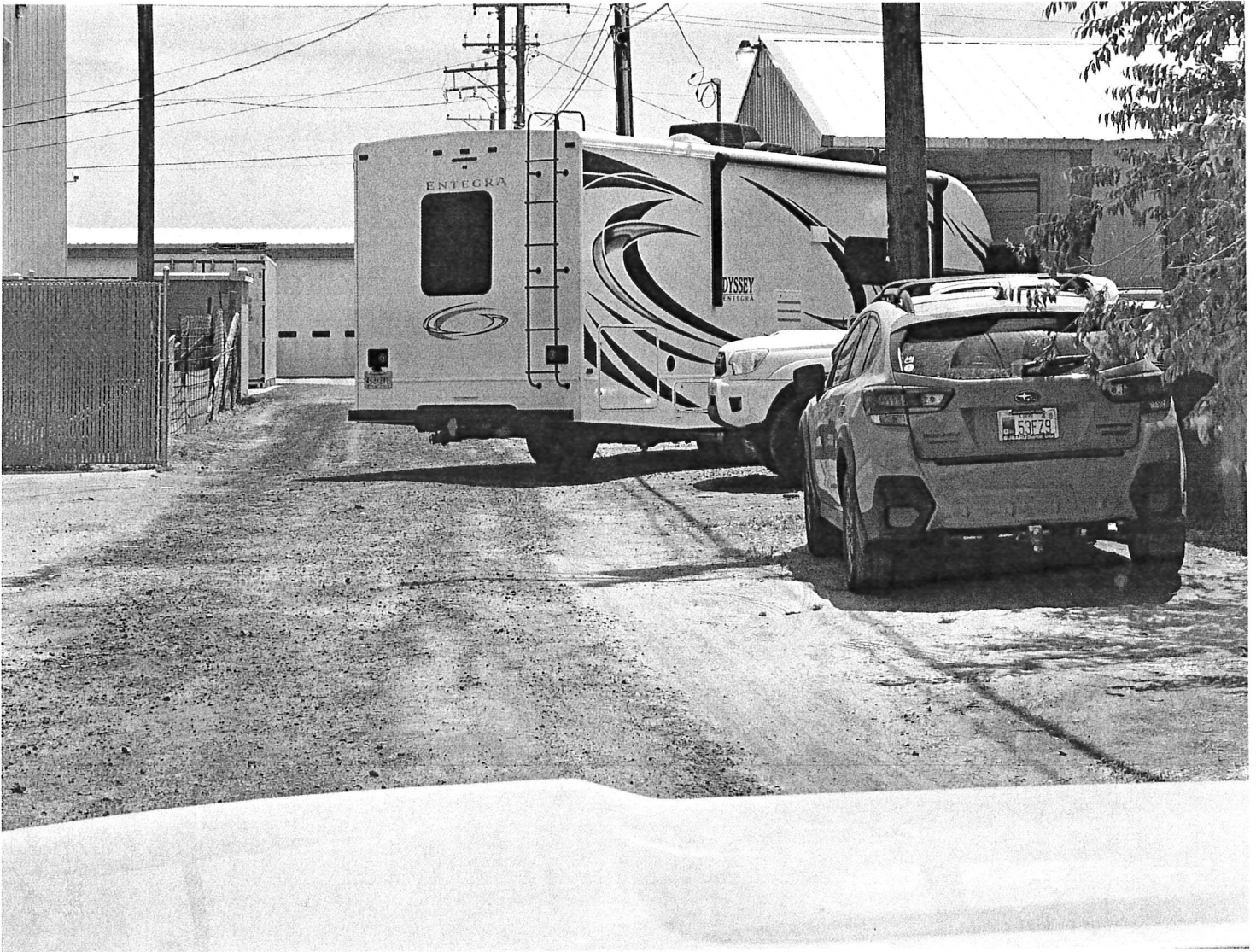
2012 TOYOTA TACOMA
LICENSE PLATE
UTAH A22 3BU
PARKED IN ALLEY BEHIND 328 5TH
#6 AVE W
PHOTO

PAGE 8 OF 20



LICENSE PLATE 1

WHITE 2012 TOYOTA TACOMA
LOCATED IN ALLEY BEHIND 328 5TH AVE WEST
PHOTO #7



MOTOR HOME BLOCKING THE ALLEY
LOGAN & CUSTOMER WERE WORKING ON
THE VEHICLE THIS WAS ON SAT.
6-14-2025. THIS IS A REGULAR OCCURANCE
SEE PHOTO #10

PHOTO #9



SAME DAY JUST ANOTHER VIEW
SEE PHOTO #9

PHOTO #10

PAGE 11 OF 20



THIS IS THE STREET AT THE END OF
THE ALLEY. THIS IS WHERE LOGAN PARKS HIS
OVERFLOW VEHICLES.

PHOTO #11

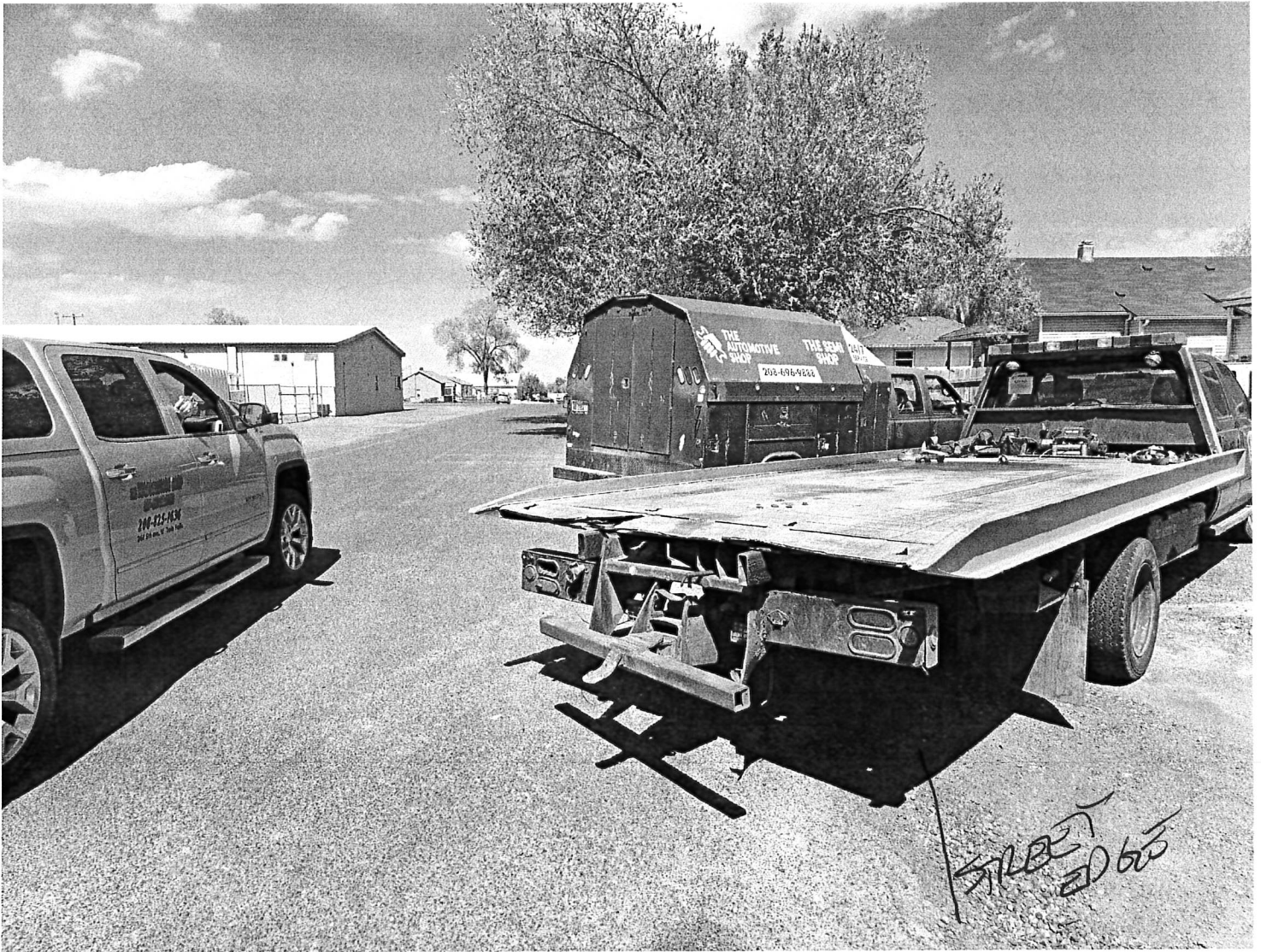
PAGE 12 OF 20



THE PHOTO SHOWS THE TOW TRUCK
AGAIN BLOCKING MY ACCESS TO MY
CUSTOMER PARKING - THIS TRUCK SAT HERE
ALL NIGHT & THE NEXT DAY.
SEE PHOTO #13

PHOTO #12

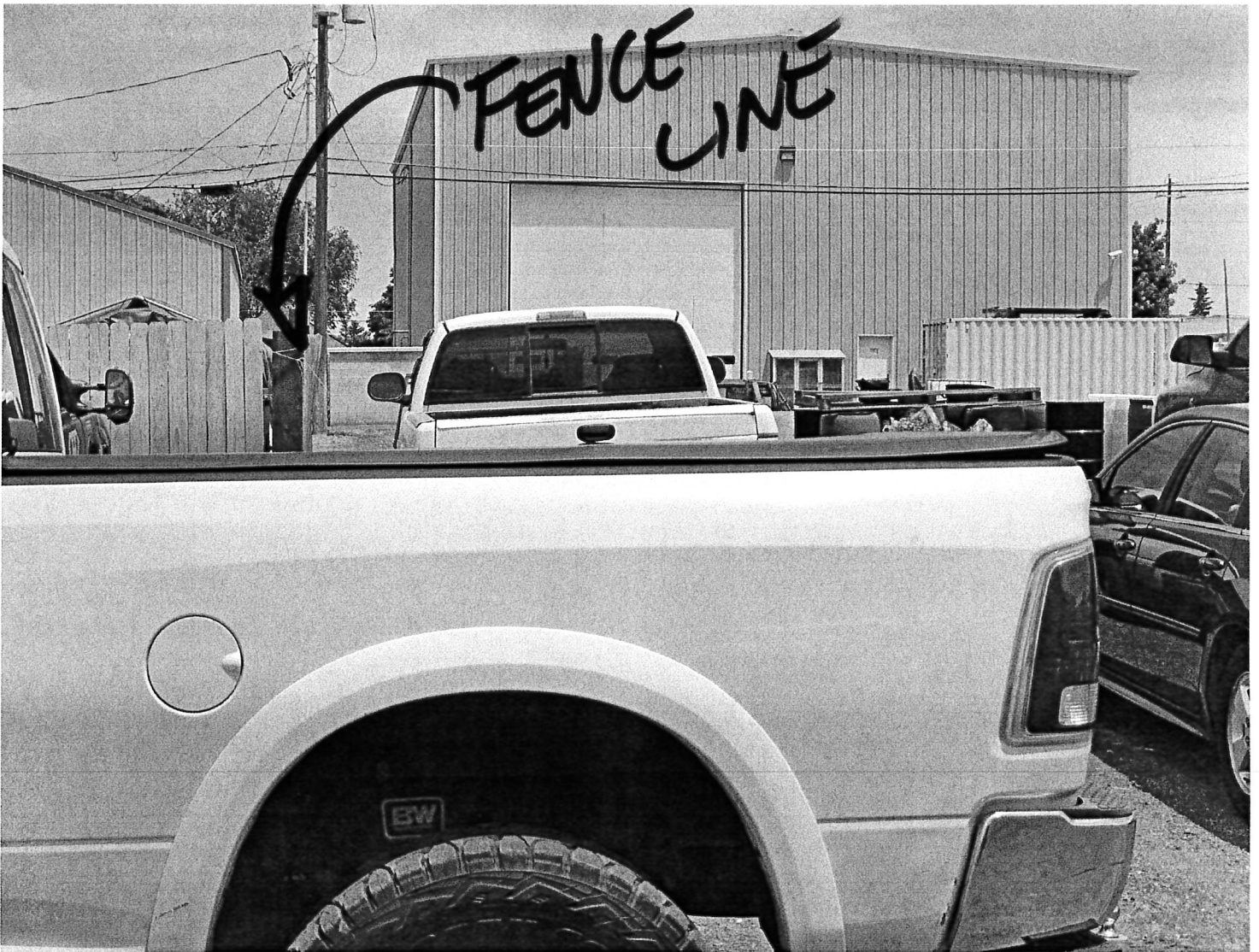
PAGE 13 OF 20



THIS IS ANOTHER VIEW OF PHOTO #12
 NOTICE HOW FAR INTO THE STREET
 BOTH SHOP VEHICLES PROTRUDE INTO
 TRAFFIC. THESE VEHICLES SAT IN THIS
 PLACE ALL NIGHT & THE ENTIRE NEXT DAY.
 SEE PHOTO #12

PHOTO #13

PAGE 14 OF 20



CUSTOMERS TRUCK PARKED SO I
CANNOT ACCESS MY SPACES TO MOVE
MY CUSTOMER CARS.
SEE PHOTO #15

PHOTO #14

PAGE 15 OF 20



ANOTHER VIEW OF THE WHITE
DODGE TRUCK THAT A CUSTOMER
DROPPED OFF WHICH IS BLOCKING
MY CUSTOMER PARKING
SEE PHOTO # 14

PHOTO #15

PAGE 16 OF 20



ANOTHER VEHICLE SETTING IN FRONT
OF LOGAN SUMMER'S HOUSE.
1998 DODGE CARAVAN

PHOTO # 16



ANOTHER VEHICLE SETTING IN FRONT
OF LOGAN SUMMER'S HOUSE

THIS PLATE DOES NOT DECODE

NOTICE - THIS TRUCK WAS PARKED IN FRONT OF MY
SHOP FOR 3 OR 4 DAYS. WE THOUGHT IT WAS ONE OF OUR
CUSTOMERS. LOGAN CAME OVER AND SAID HIS CUSTOMER
HAD DROPPED IT OFF IN OUR PARKING LOT BY ACCIDENT
SO HE MOVED IT TO HIS HOUSE SO HE CAN WORK ON IT.

PHOTO # 17



ANOTHER VEHICLE SETTING
IN FRONT OF LOGAN SUMMER'S
HOUSE

PHOTO #18

PAGE 19 OF 20
1/1

Date: _____

Name: _____

Address: _____

Phone: _____ Work Phone: _____

COMPLAINT INFORMATION

Property Location/Address: _____

Complaint: 6-20-2025. VERY SOON AFTER LOGAN SUMMERS SAW ME TAKING PICTURES OF ALL THE CUSTOMER CARS. LOGAN WENT INTO OVER DRIVE AND MOVED ALL THE VEHICLES FROM THE ALLEY MOST LIKELY OUT TO A PROPERTY IN NEARBY TWIN TO HIDE THE VEHICLES.

NOW THAT THE VEHICLES ARE MOSTLY GONE FOR NOW, IT DOES NOT NEGATE THE FACT THAT HE HAS DISREGARDED THE TERMS OF HIM GETTING A PERMIT.

MARK "MICK" THEIS
OWNER THE TRANSMISSION SHOP
312 5TH AVE WEST
TWIN FALLS ID. 83301
SHOP 208-825-1636 CELL 208-731-6283

Signature

PAGE 20 OF 20



85°

3:19

95.7



BROWSE

VOICE

92.1

99.9

103.1

105.1

104.7

RADIO

MEDIA

MENU

SYNC







































ZONING ACTION SHEET

Date: November 19, 2024

Applicant: PZ24-0111

Type of Zoning Request: SUP – Automotive Repair Shop

1. Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
2. Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
3. 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.
4. Will not be hazardous or disturbing to existing or future neighboring uses.
5. 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.
6. 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.
7. 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.
8. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
9. Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

I voted **FOR** ☒ **AGAINST** ☐ this motion for the following reason(s):

As long as all conditions are met and ^{issues} addressed by the applicant, I feel this would be a fine business that may be ~~the~~ OK, but I do hope he can mend tensions with neighbor.

The Applicant could do the following to receive my favorable vote:

Robyn Weatherford
Signature

ZONING ACTION SHEET

Date: November 19, 2024

Applicant: PZ24-0111

Type of Zoning Request: SUP – Automotive Repair Shop

1. Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
2. Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
3. 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.
4. Will not be hazardous or disturbing to existing or future neighboring uses.
5. 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.
6. 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.
7. 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.
8. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
9. Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

I voted **FOR** ☒ **AGAINST** ☐ this motion for the following reason(s):

the applicant removed the issue of the oil container, has passing grades
from EPA, neighbors testified that there are no noise complaints and that
there is additional vehicle parking they will/can use. this business conforms
with the neighbors.

The Applicant could do the following to receive my favorable vote:

Signature

ZONING ACTION SHEET

Date: November 19, 2024

Applicant: PZ24-0111

Type of Zoning Request: SUP – Automotive Repair Shop

1. Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
2. Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
3. 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.
4. Will not be hazardous or disturbing to existing or future neighboring uses.
5. 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.
6. 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.
7. 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.
8. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
9. Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

I voted **FOR** ☒ **AGAINST** ☐ this motion for the following reason(s):

SUP conditions listed above especially with conditions
placed on recomm. by Commission
- parking plan required

The Applicant could do the following to receive my favorable vote:

Downtown/High Density

Signature

[Signature]

1- resid-
2- parking
3- busines

ZONING ACTION SHEET

Date: November 19, 2024

Applicant: PZ24-0112 **PZ 24-0111**

Type of Zoning Request: ZDC - Sundance

The Applicant could do the following to receive my favorable vote:

I voted **FOR** ☒ **AGAINST** ☐ this motion for the following reason(s):

MINIMAL IMPACT AND IS HARMONIOUS
TO THE AREA. APPROPRIATE TO DOWNTOWN
DENSITY. WITH STAFF RECOMMENDATIONS.

Regulations and standards used in evaluating the applications:

Signature 
TO DD RAMBUR

ZONING ACTION SHEET

Date: November 19, 2024

Applicant: PZ24-0111

Type of Zoning Request: SUP – Automotive Repair Shop

1. Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
2. Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
3. 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.
4. Will not be hazardous or disturbing to existing or future neighboring uses.
5. 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.
6. 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.
7. 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.
8. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
9. Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

I voted **FOR** ☒ **AGAINST** ☐ this motion for the following reason(s):

Testimony of neighbors demonstrated
that business would not be a disturbance.
Parking was addressed. Harmonious with
neighbors.

The Applicant could do the following to receive my favorable vote:

Signature





Twin Falls Planning & Zoning Commission Minutes

Tuesday, November 19, 2024, 6:00 PM

203 Main Ave East
Twin Falls, ID 83303

Members -

City Limits: Chairperson Danielle Titus; Vice-Chair Cortney Campbell; Todd Rambur; Robyn Weatherford; Kelly Herrgesell; Tiffany Zimmerman

Area of Impact:

1) Confirmation of Quorum/Call Meeting to Order

Vice-Chair Campbell called the meeting to order at 06:00 PM

Members Attending: Campbell, Rambur, Weatherford, Herrgesell, Zimmerman

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

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Approval of the minutes from the following meeting: October 22, 2024
Commissioner Zimmerman made a motion to approve the consent calendar, as presented. Commissioner Weatherford seconded the motion.
- b) Approval of the minutes from the following meeting: November 4, 2024
Commissioner Rambur made a motion to approve the consent calendar, as presented. Commissioner Herrgesell seconded the motion.

4) Items of Consideration

- a) Preliminary Presentation for Planning and Zoning Commission on a PUD Amendment. Amend the master plan of the Campus Park PUD to allow for increase of square footage of residential structures. (Add a new building to the east side of the parking lot.) c/o Jared Nielson on behalf of Falls Crossing (PZ24-0114).

Staff Presentation:

Senior City Planner Klaver presented the preliminary Presentation for Planning and Zoning Commission on a PUD Amendment. Amend the master plan of the Campus Park PUD to allow for increase of square footage of residential structures. (Add a new building to the east side of the parking lot.) c/o Jared Nielson on behalf of Falls Crossing (PZ24-0114).

Per City Code 10-6-1.7 (B) The applicant is required to present a preliminary review prior to a public hearing to the Planning and Zoning Commission in which the Commission may give suggestions and ask questions of the applicant about the proposed ZDA.

Per City Code 10-6-1.7(E) Approval of a ZDA shall be based on the following standards: the proposed uses are not detrimental to surrounding properties; deviations from Title 10

shall be warranted by the design of the conceptual plan; conformance to the Comprehensive Plan, and existing and/or proposed infrastructure must be adequate for the project.

Per City Code 10-14-1 thru 8 Any application for a zoning district change shall follow the procedures outlined in these sections.

N/A

A full analysis of this application will be provided during the public hearing.

Staff makes no recommendations at this time. Staff will present a full analysis of the request at the public hearing scheduled for Tuesday, December 3, 2024.

PZ/Questions & Comments:

- Commissioner Rambur asked if the setbacks were adequate.
- Senior Planner Klaver stated it is.
- Commissioner Rambur asked if parking is adequate.

- b) Consideration of Resolution 2024-010 validating conformity of the Southwest Urban Renewal Project Plan with the City Comprehensive Plan c/o Urban Renewal Agency of the City of Twin Falls (PZ24-0125).

Staff Presentation:

Planning and Zoning Director Spendlove presented the consideration of Resolution 2024-010 validating conformity of the Southwest Urban Renewal Project Plan with the City Comprehensive Plan c/o Urban Renewal Agency of the City of Twin Falls (PZ24-0125).

Per State Statute, the Planning and Zoning Commission is tasked with making a decision on the resolution (see attachments) validating the conformity of this URA Plan with the City Comprehensive Plan. A majority vote of the Commission will decide the outcome of this request.

N/A

N/A

The Planning and Zoning Commission is tasked with making a decision on this request, including the associated resolution.

The following options are available: approve the request, deny the request, or table the request for additional information.

Sample Motion: I move to approve Resolution 2024-010 confirming the conformity of the Southwest Urban Renewal Project Plan with the City Comprehensive Plan.

PZ/Questions & Comments:

- Vice-Chair Campbell asked if Planning and Zoning feels it is in compliance.
- Director Spendlove replied it is and falls in line with the comprehensive plan.
- Commissioner Rambur asked about the residential area on the southeast corner.
- Director Spendlove explained that they would be notified if anything changes.

MOTION: Commissioner Weatherford moved to approve Resolution 2024-010 confirming the conformity of the Southwest Urban Renewal Project Plan with the City Comprehensive Plan. Commissioner Herrgesell seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

5) Public Hearings

- a) Request for a recommendation to City Council on the appropriate zoning designation for a proposed annexation of approximately 9.58 acres on the south side of the 300 block of Diamond Ave W. c/o Gary Palmer (PZ24-0097)

Staff Presentation:

City Planner Strickland presented the request for a recommendation to City Council on the appropriate zoning designation for a proposed annexation of approximately 9.58 acres on the south side of the 300 block of Diamond Ave W. c/o Gary Palmer (PZ24-0097)

COMMISSION RECOMMENDATION REQUIRED: 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.

PUBLIC HEARING:

- 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.
- B. 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 proposal with its recommendations to the council.
- C. The council, prior to adoption, amendment or repeal of the plan or zoning ordinance, shall conduct at least one public hearing using the same notice and hearing procedures as the commission. Following the hearing of the council, if the council makes a material change in the plan or zone, further notice and hearing shall be provided before the council adopts the plan or zone
- D. Concurrently or immediately following the adoption of an ordinance of annexation, the council shall amend the planning and zoning regulations as shall be found to be necessary.

The area surrounding the property to the east and to the south were approved to rezone from R-4 to M-2 in 2018. Earlier this year, there was a request that is a little further south for a property to be annexed, located generally at the southwest corner of Washington Street S and Park Ave (extended), with the M-2 zoning designation. The commission recommended approval of the proposed zoning and council confirmed the recommendation and approved the annexation with the M-2 zoning designation. Although a declaration of land use is not required with a rezone request, the commission can take into consideration for the difference between the zones and the land use allowances when making their recommendation. The current zoning for the property is the area of impact and is county jurisdiction. Within the Area of Impact the county points to and utilizes City zoning standards. Records show the property has been the R-4 zone, a residential zoning designation, in an area surrounded by properties zoned M-2, Heavy Manufacturing. These two (2) zoning designations are very different in comparison to land use allowances and land uses. Staff has provided a copy of the R-4 and M-2 zoning codes for reference in the staff report packet. The properties to the south, east and west are undeveloped while the property to the north is occupied by an industrial land use.

As part of the consideration, the commission must also review the comprehensive plan to determine if the zone requested would be appropriate and compatible with the future land use plan. Keeping in mind that the Comprehensive Plan is a guide to what the City proposes for the area and the designations are fluid, they are not attached to property boundaries and represent what would generally be compatible with the surrounding area. The current R-4 zoning designation would generally not be compatible with the future land use plan for this area,

The designation for this property is Industrial/Flex/Employment: This designation is characterized by businesses that provide non-retail employment and support local industries within the community, such as hotels, restaurants and other retail uses. The property is generally located near regional roads and railways. In reviewing the comprehensive plan designation and the proposed zoning change, M-2 would be more compatible with the plan and supports the goals of the comprehensive plan which is to allow future industrial growth in this area.

Taking into consideration the comprehensive plan and the land use/zoning of the surrounding properties, staff would be in support of the request, as presented. Upon conclusion, the commission is tasked with making a recommendation to the City Council on the zoning designation being requested by the applicant. The commission may recommend the proposed zone change from R-4 to M-2, recommend the R-4 zone be maintained, recommend an alternative zoning designation, or table the request to acquire new information. Should the commission recommend approval staff recommends the following conditions:

1. Right-of-Way Dedication for Diamond Avenue W.
2. Diamond Avenue W. Right-of-Way improvements completed at the time of development.

Sample Motions:

1. Move to recommend to City Council the property be zoned M-2, as presented.
2. Move to recommend to City Council the property be zoned _____.
3. Move to table the request to a date certain.

Public Hearing: Opened and closed with no public input

Discussions Followed:

- Commissioner Rambur feels that with the M-2 zone to the north that this is a good option.
- Commissioner Herrgesell feels with the surrounding also changing to M-2 this shouldn't be an issue.

MOTION: Commissioner Herrgesell moved to recommend to City Council on the appropriate zoning designation for a proposed annexation of approximately 9.58 acres on the south side of the 300 block of Diamond Ave W. c/o Gary Palmer (PZ24-0097). Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- b) Request for a Variance to the front yard setback on property located at 448 Addison Ave. c/o Arnel Culum. (PZ24-0109). - **Rescheduled**
- c) Request for a Special Use Permit to allow an automobile and truck service and/or repair on property located at 328 5th Ave W. c/o Logan Summers (PZ24-0111).

Staff Presentation:

City Planner Ebersole presented the request for a Special Use Permit to allow an automobile and truck service and/or repair on property located at 328 5th Ave W. c/o Logan Summers (PZ24-0111).

Per City Code 10-4-7.2 states "a special use permit is required for "Automobile and truck service and/or repair".

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.

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

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

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.

The property is zoned C-B, Commercial Central Business, which is intended to provide for commercial activities of various sizes with residential opportunities for persons wishing to work and live in a unified environment.

The applicant has owned the property since 2021.

The surrounding neighborhood is mixed with residential and commercial uses. There are other vehicle repair/service shops to the southeast and west of the property with residential uses to the northwest.

The applicant states he expects to see one (1) – four (4) vehicles a day and is self-employed. Along with the repair shop, the applicant runs a 24/7 roadside repair business.

Normal operating hours are stated to be 8:00 am – 8:00 pm. The applicant states there will be minimal impact to the surrounding properties due to noise, with the occasional use of pneumatic tools that can be heard up to twenty (20') feet from outside the building. According to the applicant, there will no impact from glare, odor, fumes, or vibrations, as the property is surrounded on all three (3) sides with automotive shops.

The applicant lives in the residential unit on property. A condition has been added to the Special Use Permit stating that the residence is not used for business, meaning there can be no customers in the residence during business hours.

Parking is tight at this property. This property is located within the P2 Parking Overlay, which allows for a 30% reduction to the minimum parking requirement. Therefore, the minimum parking spaces required on property are two for the residence, and three for business use. A condition has been added to the permit stating the required parking spaces for the residence and business be located on property, and not in the public Right-of-Way. The applicant has provided a site plan showing the proposed parking will be in front of the property on 5th Avenue West, with nighttime storage of vehicles located between the home and shop.

Screening between commercial and residential properties is required to be installed by the commercial use. There appears to be a six (6') foot wood fence installed between the applicant's property and the residential property to the northwest. Screening is also required for any non-operating vehicles and/ or car parts left outside. A condition has been added to require all non-operating vehicles and/or parts be stored within a screened area or inside a building.

The 2016 Comprehensive Plan; "Grow With Us" designates this area as appropriate for "Downtown/High Density" uses, which defining characteristics are:

- Central business district serving the local and regional area
- Diverse mix of land use, including restaurants, retail, community and civic facilities, and residential
- Encourages redevelopment and infill
- Scaled to create a functional, walkable, pedestrian-friendly environment
- Civic and community facilities that are open to the public
- Regional and local educational and community serving facilities.

Staff had determined the proposed use may be compatible with the comprehensive plan, as there are other automobile/truck service facilities nearby, but has concluded that this location may not be the best fit for this business. Based on the standards for approval,

staff does foresee potential negative impacts related to the land use. This is a small residential property, not built to accommodate a business needing to house customer vehicles overnight. The similar businesses that surround the property are built on larger lots with more room for customer parking. Noise from various tools may be disturbing to neighboring residential properties.

Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project. The Commission may approve the request as presented, add conditions to an approval, deny the request, or table the item for further information.

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 primary residential building not used for the business.
3. Subject to the required parking spaces for the residence and business be located on property, and not in public the Right-of-Way.
4. Subject to non-operating vehicles or vehicle parts required to be stored within a site-obscuring fenced area or inside an enclosed building.
5. Subject to a site plan and building permit following city and building codes submitted prior to business operation.

PZ/Questions & Comments:

- Commissioner Rambur asked if the location is appropriate.
- Planner Ebersole replied the parking is tight and it was not built for storage of vehicles.
- Vice-Chair Campbell asked about the negative impact.
- Planner Ebersole showed where the other residential properties are and the distance.
- Commissioner Rambur asked about the letter and if the oil in question is an issue.
- Planner Ebersole explained the applicant brought a letter from the DEQ stating he was not in violation.
- Commissioner Herrgesell asked if the applicant is currently running the 24-7 business from the residence.
- Planner Ebersole replied that he parks his vehicle there.
- Commissioner Rambur asked if there is a business at the shop.
- Planner Ebersole stated to ask the applicant.

Applicant Presentation:

Logan Summers explained that he does run a business with a mobile-mechanic vehicle and did run a business from the location. He has called DEQ to come to his house to do a review because of the letter. He admits that storage is tight but he can provide parking to accommodate. He stated that this started as a hobby and turned to a business and he is trying to do what he needs to for permits. He feels the noise will not cause a problem with

neighbors.

PZ/Questions & Comments:

- Vice-Chair Campbell asked about operating without permits and how traffic has been managed with cars.
- Logan Summers stated this was started as a side business and became full time operation.
- Vice-Chair Campbell asked if cars have been an issue.
- Logan Summers stated that he has a few storage lots offsite.
- Vice-Chair Campbell asked if capacity increase or stay the same if given the permit.
- Logan Summers replied it should not increase as he is only one person.
- Commissioner Zimmerman asked if he has any employees.
- Logan Summers stated he does not.
- Commissioner Weatherford asked if customers will park in front of the home.
- Logan Summers stated yes and one ADA in the back.
- Commissioner Rambur asked for clarification about the business running for a year and a half without permit and how the City found out.
- Logan Summers stated a neighbor complained and trespassed causing the City to get involved.
- Vice-Chair Campbell asked the applicant to clarify why he called Department of Environmental Quality.
- Logan Summers stated he made a request to come out after hearing about the complaint.
- Planner Ebersole read the letter from August 8, 2024 and it states there are no violations.
- Commissioner Herrgesell asked if the staff recommendations of vehicles or parts being enclosed would be a problem.
- Logan Summers has no problem screening in. He will put signs up to prevent parking in public places.

Public Hearing: Opened

- James Kiernan turned in the letter about the oil. He has photos from a couple days ago showing where the storage container was put on the property line. He would like it moved to not be on his property.
- Sky Nichols owns a shop close by and his employees park in back. He stated he has not had any issues with noise from this business.
- RoseMary Boessen stated she has allowed the applicant to use her parking lot for the weekends.
- Eric Watte had noticed a lot of cars parked around the property but they were moved after having a conversation with applicant.
- Steve Timmons stated applicant has been a good neighbor. He feels changes for the good have been made and there has been no noticeable increase of noise.

Parking has been taken care of.

- Logan Summers feels the concerns have been addressed. He is good with conditions and feels it will be a positive outcome.
- Vice-Chair Campbell asked Planner Ebersole about the easement.
- Logan Summers stated it is a setback not an easement.
- Commissioner Zimmerman asked about moving the container
- Logan Summers said the container is empty and has been moved.
- Commissioner Zimmerman asked if he will keep it out of that spot.
- Logan Summers stated he will be disposing the container.

Public Hearing: Closed

Discussions Followed:

- Commissioner Rambur feels that it is surrounded by similar businesses and will work.
- Commissioner Weatherford feels if all the conditions and concerns are met then this should work.
- Commissioner Herrgesell feels there are limiting factors and the applicant is willing to make them knowing this is not a permanent business.
- Commissioner Zimmerman feels the signage will help with traffic concerns.
- Vice-Chair Campbell has concerns about the land use and the small lot with parking issues.
- Commissioner Rambur feels the staff conditions for the parking will fix that.
- Director Spendlove explained that parking is handled with the building permit.
- Commissioner Zimmerman feels that with overflow available it will work.

MOTION: Commissioner Rambur moved to approve the request for a Special Use Permit to allow an automobile and truck service and/or repair with staff suggestions on property located at 328 5th Ave E c/o Logan Summers (PZ24-0111). Commissioner Zimmerman seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- d) Request for a recommendation to City Council for a Zoning District Change from R-2 PUD to R-2 for approximately 68 acres located South of South Hills Rd and East of Harrison St S. c/o Tim Vawser on behalf of Sundance Partners, LLC (PZ24-0112).

Staff Presentation:

City Planner Strickland presented the request for a recommendation to City Council for a Zoning District Change from R-2 PUD to R-2 for approximately 68 acres located South of South Hills Rd and East of Harrison St S. c/o Tim Vawser on behalf of Sundance Partners, LLC (PZ24-0112).

Zoning districts, zoning subdistricts and overlay districts 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 (Ord. 2012, 7-6-1981)
- 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.

Zoning Map Amendment: The commission, prior to recommending a zoning map amendment that is in accordance with a comprehensive plan 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.

The Sundance R-2 PUD zoning designation was approved in 2008. The conditions of approval for the PUD were as follows:

- 1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning officials to ensure compliance with all applicable city codes and standards.
- 2. Subject to the property being platted through the City of Twin Falls prior to development
- 3. Subject to arterial and collector streets adjacent and within the property being dedicated to the City of Twin Falls and to be rebuilt or built to current City standards upon development of change of use of the property.
- 4. Subject to final approval of the PUD Agreement
- 5. Building setbacks to comply with R-2 development standards, or greater
- 6. The PUD Agreement includes a restriction that the first five lots on the southeast corner both north and west be a minimum of 10, 000 sq. ft.

The PUD agreement between the developer and the City of Twin Falls in 2008 was created to ensure that specific development requirements were approved and completed, such as irrigation, roadways, sewer, water and park dedication. The property was later preliminary platted in 2017 with approximately 447 residential lots. Development of this property has occurred in stages, moving from the west boundary towards the east. The westerly portion has had three (3) final plat approvals allowing for approximately 174 residential lots to be developed. The eastern portion of the property has not yet been developed and with the recent decision by the city that a park dedication is no longer required, the applicant would like to re-plat the park area for additional residential lots. In order to create additional lots, this would require a PUD Amendment to modify the master development plan along with a new plat to subdivide the park area.

Upon review of the PUD, Staff identified that the conditions set forth in the PUD were conditions that would be required by city code and that the development of the roadways,

sewer, water, pressurized irrigation facility and park dedication were satisfied in the first stage of development. Rezoning to R-2 was recommended by Staff. The original PUD directed the development to follow the R-2 zoning district standards limiting the development to single family lots only. Rezoning the property under the R-2 zoning district standards would entitle the applicant to have single family and duplex lots. The PUD also had a condition requiring lots along the southeast corner to be a minimum of 10,000 sq. ft. While reviewing the history of the PUD agreement, the intent for this condition was to provide a buffer for the large rural residential properties along the southeast corner of the development. Staff recommends that, if approved, the conditions for the larger lots on the southeast corner remain in place as required as listed in the original PUD. The applicant was agreeable to this recommendation. The applicant has indicated to Staff that they do not intend to alter the original plan other than to convert the park area to residential lots.

Currently, the Comprehensive Plan has this property designated as Town Neighborhood. This designation is characterized primarily as residential with lot sizes that are smaller than rural residential lots and are often single family, duplexes, triplexes and town-homes. The R-2 zoning district would be compatible with the comprehensive plan therefore staff would be in support of this request.

Upon conclusion, the commission is tasked with making a recommendation to the City Council on the zoning designation being requested by the applicant. The commission may recommend the proposed zone change from R-2 PUD to R-2, recommend the R-2 PUD zoning be maintained, recommend an alternative zoning designation, or table the request to acquire new information. Should the commission recommend approval of the request, Staff recommends the following condition:

1. Subject to the first five (5) lots on the southeast corner, both north and west, be a minimum of 10,000 Sq. Ft.

PZ/Questions & Comments:

- Commissioner Rambur asked for clarification of removing the PUD if it removes the park.
- Planner Strickland stated that it does.
- Commissioner Rambur asked if there is a park to the west.
- Senior Planner Klaver stated the Parks Director said the City does not need another park in that area.
- Planner Strickland explained that the changes since this was created are impact fees are added to residential permits that allows the Parks Department to move fees where they are needed.
- Commissioner Rambur asked if the R-2 PUD to the west has any duplexes.
- Planner Strickland stated they don't.
- Commissioner Rambur asked how many they want.
- Planner Strickland stated they are planning single family and not wanting to change the original plan.

Applicant Presentation:

Tim Vawser EHM Engineers. Spoke about some of the history of this property. Harrison runs through this and everything west has been developed.

PZ/Questions & Comments:

- Commissioner Rambur noticed there are larger lots to the south and asked if it is new.
- Tim Vawser stated that is the city's wish for the neighbors.

Public Hearing: Opened

- Rick Hatridge had a question if the south end would have the larger lots because he doesn't want duplexes there.
- Tim Vawser couldn't answer the questions about what will be on the south end.
- Vice-Chair Campbell asked if it changed would it come back.
- Planner Strickland replied no.

Public Hearing: Closed

Discussions Followed:

Commissioner Rambur was worried about not having a park but if it isn't needed then he feels this will work.

The Commission feels this is a good idea and feel the conditions will make it better for the neighbors.

MOTION: Commission Weatherford moved to approve the recommendation to City Council for a Zoning District Change from R-2 PUD to R-2 for approximately 68 acres located south of South Hills Rd and east of Harrison St S c/o Tim Vawser on behalf of Sundance Partners, LLC (PZ24-0112). Commissioner Zimmerman 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 Zoning District Change from C-1 PUD to C-1 on property located at 182, 212, and 228 Blue Lakes Blvd N. c/o EHM Engineers, Inc on behalf of Chasewood, LLC (PZ24-0113).

Staff Presentation:

Planning and Zoning Director Spendlove presented the request for a recommendation to City Council for a Zoning District Change from C-1 PUD to C-1 on property located at 182, 212, and 228 Blue Lakes Blvd N. c/o EHM Engineers, Inc on behalf of Chasewood, LLC (PZ24-0113).

Per City Code 10-14-4 thru 10-14-7: Zoning districts, zoning subdistricts and overlay districts shall be amended 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. The commission, prior to recommending a zoning map amendment that is in accordance with a comprehensive plan to the council, shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard.

The commission shall transmit its recommendation to the council. The commission may recommend that the amendment be granted as requested, or it may recommend a modification of the amendment requested, or it may recommend that the amendment be denied. The commission shall ensure that any favorable recommendations for amendments are in accordance with a comprehensive plan and established goals and objectives.

The council, prior to adopting, revising or rejecting the amendment to this title as recommended by the commission, shall conduct at least one public hearing using the same notice and hearing procedures as the commission.

The properties are currently zoned C-1, Ash Street-Albertsons PUD. The PUD was established in 2003, and steps were taken at that time to demolish existing structures on the properties, but the overall Master Development Plan was never constructed. The original Master Development Plan was limited to a large Albertsons grocery to be accessed off Blue Lakes Blvd. N. The current state of the property is a result of Albertsons finishing the demolition of the structures, and promptly abandoning the rest of the development. The property was recently sold, and the new owner would like to be removed from the PUD and simply follow the city's C-1 zoning code.

The property consists of six (6) parcels, approximately 7.8 acres in size, between Blue Lakes Blvd. North and Elm Street.

The applicant proposes to use the subject property to continue the development of both retail and office building structures along the Blue Lakes Blvd. North frontage, with the property located between Ash Street (private drive) and Elm Street (public roadway) being considered for retail, office, service, government, multifamily residential (5 units or more) uses that are allowed in the C-1 zone.

City Staff finds the result of this change to be beneficial to the community as it is an ideal infill project, which will remediate the "hole" on Blue Lakes Blvd North that has been there for nearly 2 decades.

The potential detrimental impacts on surrounding areas could be from increased vehicle traffic on Elm Street, both of which have capacity per their current estimated traffic counts. This land has always been designated for commercial uses, and developing this property would be harmonious with the surrounding properties.

The Comprehensive Plan designates this area as "Mixed Use", which serves local and regional commercials, sitting at intersections of major arterial roadways, typically anchored by a grocery store, civic, or entertainment uses, allowing high-intensity mixed

use development in a compact, pedestrian oriented environment.

Staff has determined this request is compatible with the 2016 Grow with Us Comprehensive Plan.

The Commission is tasked with making a recommendation to the City Council on whether or not the zoning district change is appropriate for the area.

The Commission may recommend that the zoning district change be granted as requested, recommend a modification to the zoning district change requested, or may recommend that the zoning district be denied.

PZ/Questions & Comments:

- Commissioner Zimmerman asked about the new owner and the allowances for the property.
- Director Spendlove explained it could only be a grocery store.

Applicant Presentation:

David Thibault EHM explained that when this was developed it had a plan of exactly what was going to be there. They would like to just go back to the original zone.

PZ/Questions & Comments:

- Commissioner Weatherford asked about ASH St.
- David Thibault explained it is private property and not a road.

Public Hearing: Opened

- Sky Nichols feels the development will be great.

Public Hearing: Closed

Discussions Followed:

Commission feels this fits with the Comprehensive plan and is excited for development.

MOTION: Commissioner Weatherford moved to approve the recommendation to City Council for a Zoning District Change from C-1 PUD to C-1 on property located at 182, 212, and 228 Blue Lakes Blvd N c/o EHM Engineers, Inc on behalf of Chasewood, LLC (PZ24-0113). Commissioner Zimmerman seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- f) Request for a Special Use Permit to allow an in-home daycare on property located at 1721 Maplewood Dr. c/o Jackilyn Wadsworth (PZ24-0115)

Staff Presentation:

City Planner Strickland presented the request for a Special Use Permit to allow an in-home daycare on property located at 1721 Maplewood Dr. c/o Jackilyn Wadsworth (PZ24-0115)

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.

10-13-2-2: Upon Granting a Special Use Permit, Conditions May Be Attached To A Special Use Permit Including, But Not Limited To, Those:

1. Minimizing adverse impact on other developments.
2. Controlling the sequence and timing of development.

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

There is no pertinent historic information for this property. County records indicate the home was constructed in 1986.

The applicant is proposing to care for up to twelve (12) children in the home Mon-Sat with hours from 7am - 9pm offering some flexibility for parents that work later hours and possibly need services on Saturday. They would like to offer affordable daycare to parents that may need part-time or full-time services.

The applicant anticipates that the impact to the neighbors will be minimal except for possible noise from children playing outdoors. The parents will use the driveway as the primary drop-off and pick-up location. However, parents may park along the street if necessary. There will be minimal traffic throughout the day. The property has a fully fenced backyard that is large enough to accommodate the number of children proposed for the daycare. The home is located between two (2) fairly busy streets, Maurice St N and Madrona St N and Staff anticipates the additional vehicles to and from the home will be negligible. Availability of daycare services is limited within the community and the addition of this type of service to a neighborhood could be a benefit for parents.

The 2016 Comprehensive Plan designates this area as Town Neighborhood. The defining characteristics of this category are primarily residential in nature, typically consisting of single family, duplex, triplex and town-homes with parks, schools and civic facilities. Staff has determined the proposed in-home daycare would be compatible with the comprehensive plan and would be in support approval of the request.

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 of approval:

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 driveway being reserved for parents to use when dropping off or picking up their children.

PZ/Questions & Comments:

- Commissioner Zimmerman had questions about parking and where that is.

Public Hearing: Opened and closed with no public input.

Discussions Followed:

Commission feels this will not be an issue and this is a good fit.

MOTION: Commissioner Weatherford moved to approve the Special Use Permit to allow an in-home daycare on property located at 1721 Maplewood Dr c/o Jackilyn Wadsworth (PZ24-0115). Commissioner Zimmerman seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

6) Upcoming Meeting(s)

- a) December 3, 2024
- b) 2025 Calendar

7) Adjournment

The meeting adjourned at 07:49 PM

Jody Green

Jody Green, Planning Technician



Date: Tuesday, September 9, 2025
To: Planning and Zoning Commission
From: Kelli Ebersole, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow a Detached Accessory Building (more than 1,000 square feet) on property located at 2484 Pole Line Rd E. c/o Kurt Houtz on behalf of Rantz Hanchey (PZ25-0094).

Time Estimate:

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

Background:

The applicant has submitted a Special Use Permit application for a detached accessory building over 1,000 sq. ft. on property located at 2484 Pole Line Road East.

The residence received a Certificate of Occupancy in 2022, and the applicant has owned the property since 2024.

The residence was built with an attached 3-car garage, and the applicant would like to build an additional 3,068 square foot building for personal storage.

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 10-4-2.2 (B) states a special use permit is required for “Detached accessory buildings (more than 1,500 square feet) i.e., garages and other accessory buildings.”

History:

The property is zoned R-2, Single Family Residential, PUD "The Preserve". Part of the Preserve PUD states this specific area is to be developed to the SUI Zoning District regulations. This allowed the homes to be on Well and Septic systems due to sewer and water infrastructure constraints in the area. The home was built in 2021-2022, in the Preserve Subdivision. The property is a little over 1 acre.

Analysis:

The 2016 Comprehensive Plan; “Grow With Us” designates this area as appropriate for “Town Neighborhood”, which is primarily residential in nature.

The applicant stated they would like to build the shop for personal storage purposes. The building will be fully enclosed and securely located on the property.

The property’s lot size is just over an acre. The minimum lot size for a single-family dwelling on this property is 1 Acre. Setbacks in the SUI zone for an accessory building are 7’ from the side property line(s) and 3’ from the rear property line if it is located more than 10’ from the residential dwelling. The site plan shows that the building will be about 10’ from the primary residence and can meet the SUI setbacks.

Staff has determined that the lot size is sufficient for the shop and residence and the required building setbacks can be met with this new addition.

Per city code, 10-10-2 (B), all required parking spaces shall be concrete, asphalt, or other material

approved by the city engineer prior to construction. Staff has added a condition to ensure this code is followed, and parking and maneuvering surfaces will be reviewed for compliance with the building permit.

As this property is on a septic system, South Central Public Health District has given the applicant conditional approval for this project.

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

Based on the standards for approval, staff does not foresee any negative 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 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 driveways for the residence and shop being hard surfaced, per city code 10-10-2.

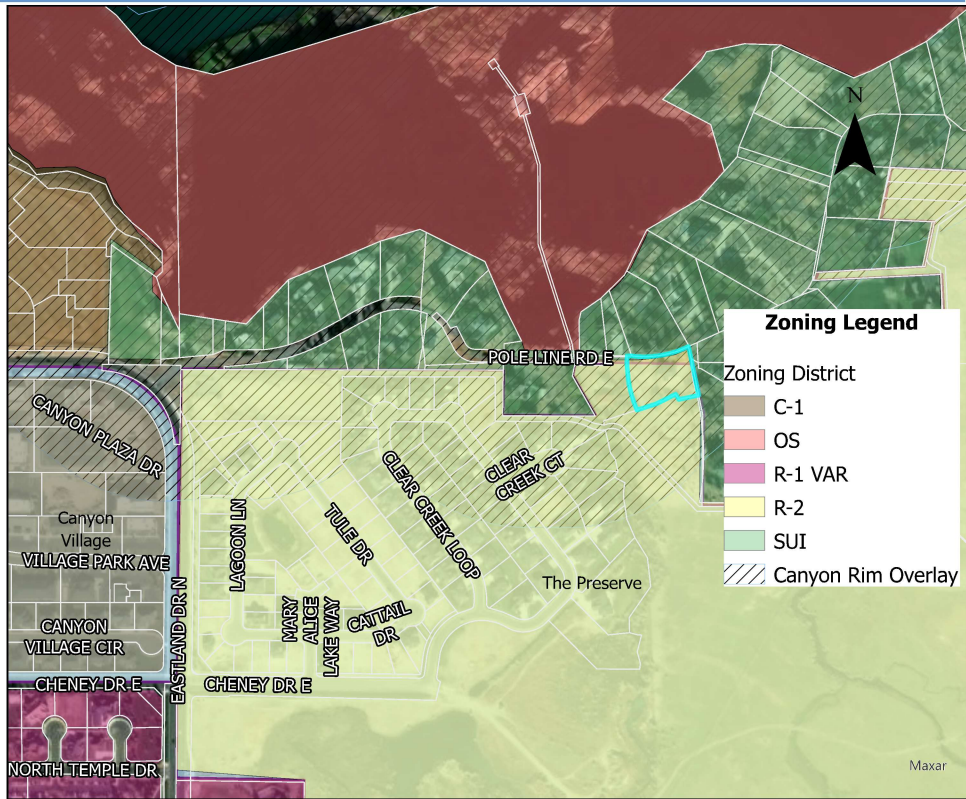
Attachments:

1. PZ25-0094 vicinity map
2. PZ25-0094 presentation map
3. PZ25-0094 Aerial View
4. PZ25-0094 elevations
5. PZ25-0094 site plan
6. PZ25-0094 narrative
7. PZ25-0094 SCPH 2484 Pole Line Rd. E
8. SPECIAL USE PERMIT STANDARDS SLIDE

VICINITY MAP



ZONING MAP



Zoning

Current Zoning: R-2, Single Family Residential

Current Land Use: Residential

Proposed Zoning: R-2

Proposed Land Use: Residential

Surrounding Area

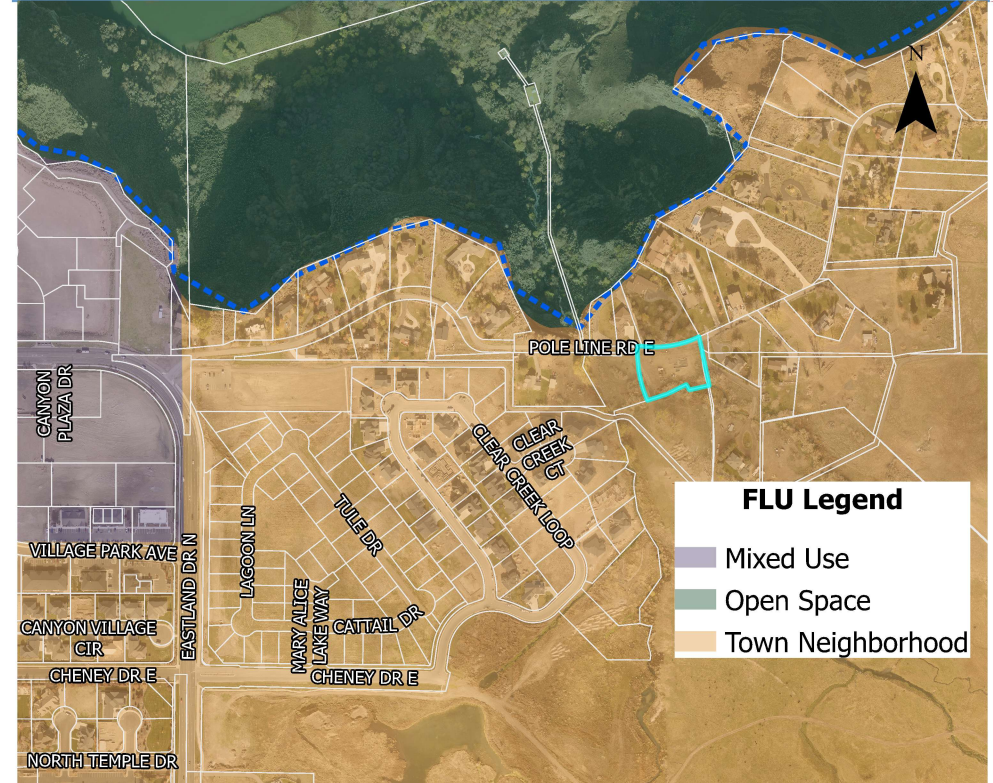
North: Residential

South: Residential

East: Residential

West: Residential

FUTURE LAND USE MAP



Regulations

10-13-4, 10-4-4, 10-7-5

FLU Category

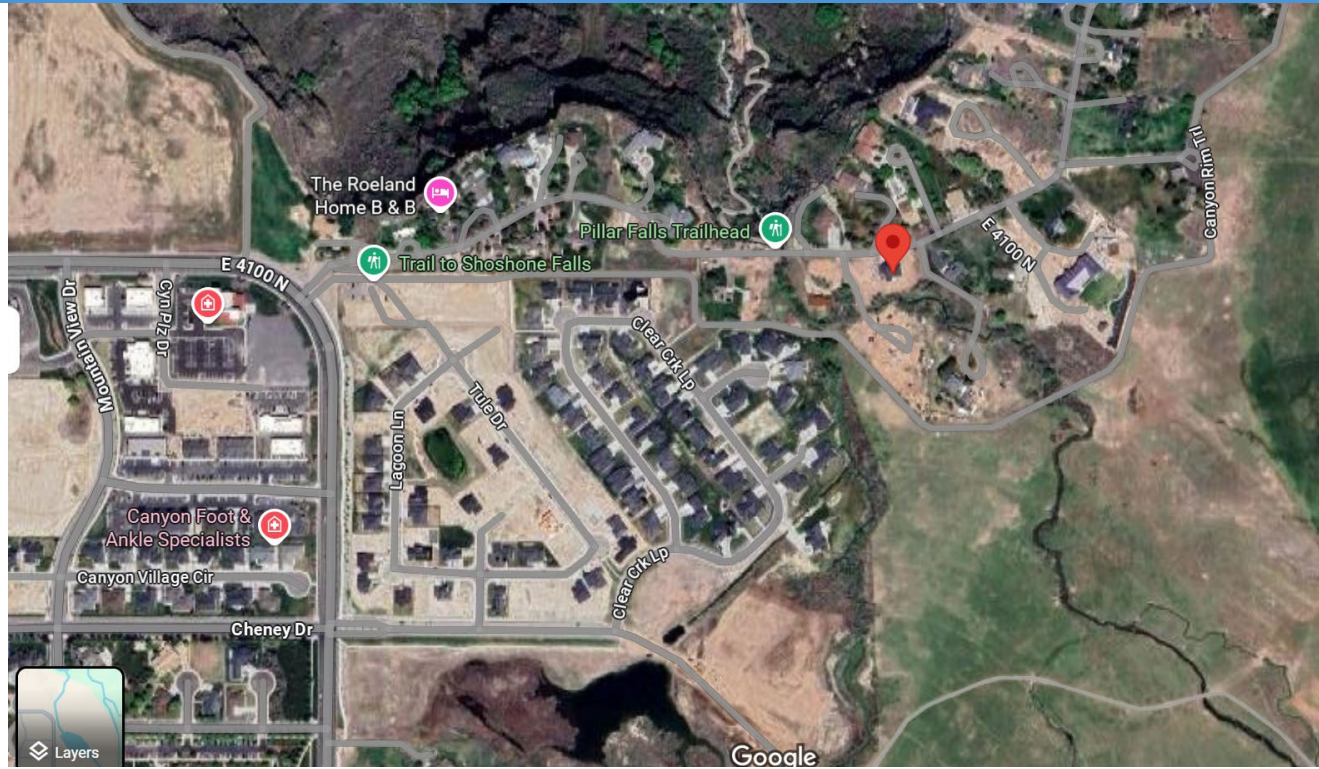
Town Neighborhood

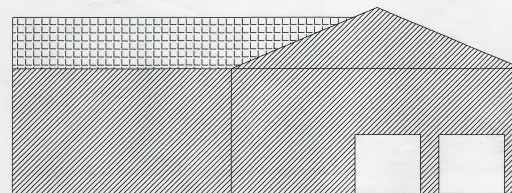
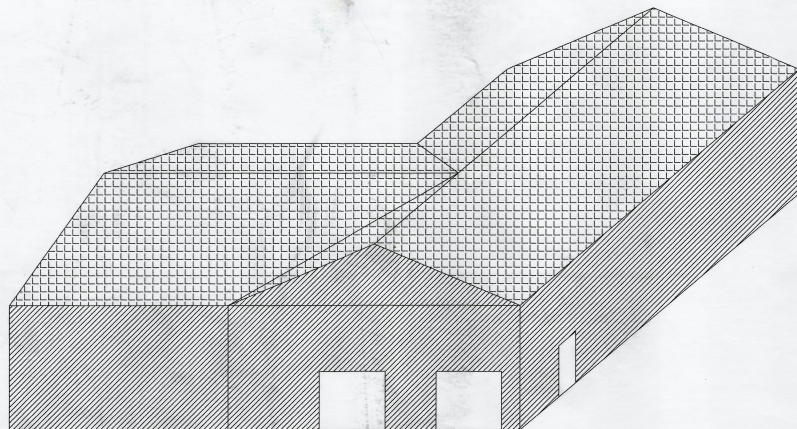
* Primarily residential in character

* Lot sizes are smaller than found in Rural Residential

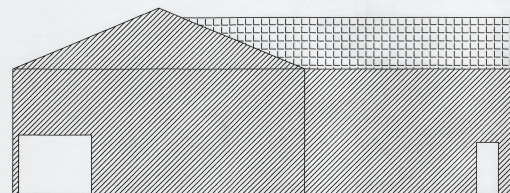
- Contiguous, and clustered development to maximize open space and community gathering areas
- Single-family attached and detached
- Duplexes, triplexes, and townhomes
- Parks and recreation facilities
- Schools
- Civic facilities

Aerial View

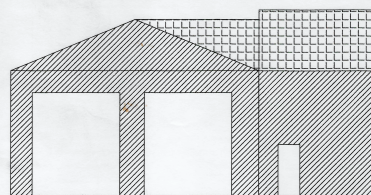




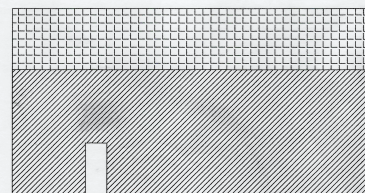
FRONT



BACK



LEFT



RIGHT

DESIGN LOADS

GROUND SNOW=30psf
WIND 115MPH (ULTIMATE)
EXPOSURE CATEGORY C
SEISMIC CATEGORY C
SOIL BEARING CAPACITY=2000 psf
FROST DEPTH=24 inches

- 2018 IBC USE & OCCUPANCY GROUP U-DETACHED PRIVATE GARAGE (3020 SF)
- TYPE 5B CONSTRUCTION
- BUILDING TO BE LOCATED PROPER DISTANCES FROM PROPERTY LINES AS PER CITY/COUNTY ORDINANCES
- NO EXTERIOR FIREWALL REQUIRED IF BUILDING IS LOCATED > THAN OR = TO 10 FEET FROM ANY OTHER STRUCTURES OR PROPERTY LINES ON ALL SIDES WITHOUT (2) 12X14 OHDs
- NO EXTERIOR FIREWALL REQUIRED IF BUILDING IS LOCATED > THAN OR = TO 25 FEET FROM ANY OTHER STRUCTURES OR PROPERTY LINES ON SIDE WITH (2) 12X14 OHDs

REVISIONS

FRONT PAGE

DRAFTED BY:
STEVEN C. MARSHALL

DATE MAY 28, 2025

SCALE 1"=4'

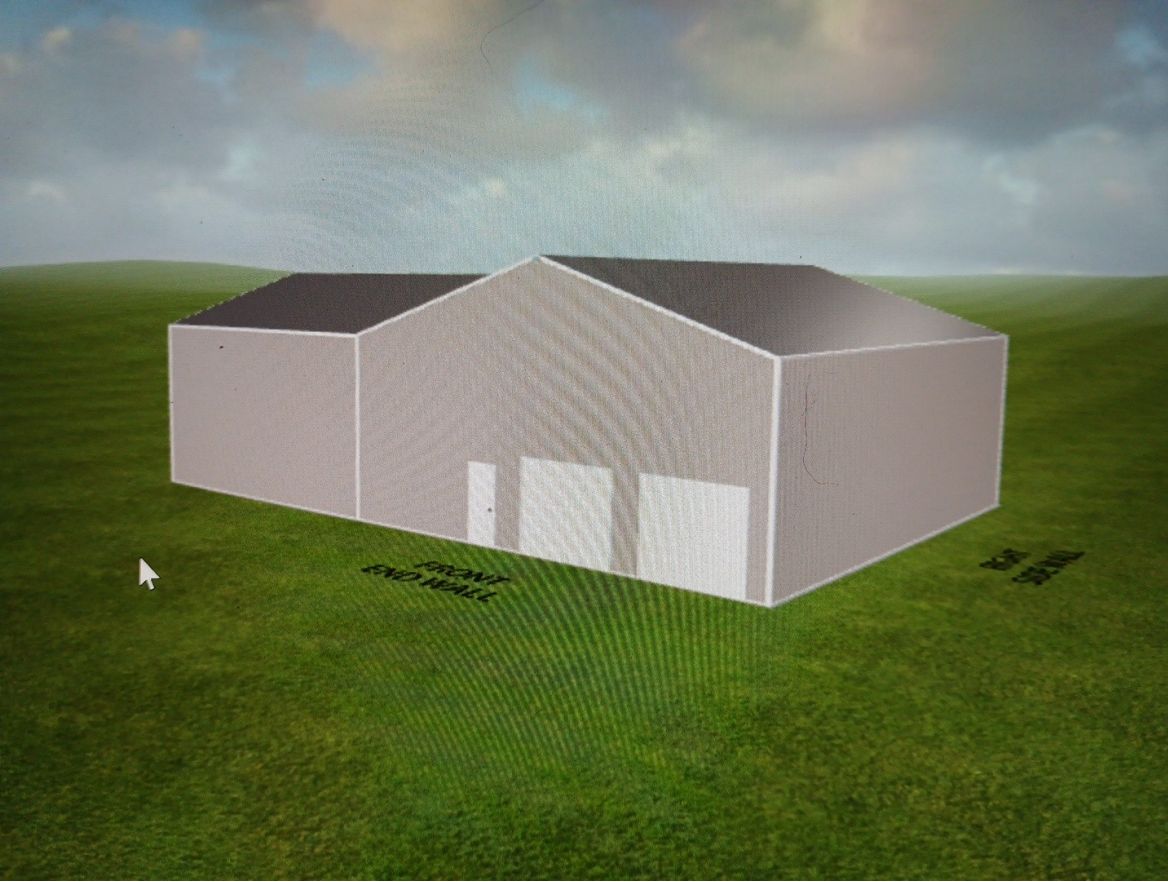
CIVIL MATTERS ENGINEERING LLP
STEVEN C. MARSHALL PE 10197
145 NORTH ROAD
JEROME, IDAHO 83338
208-280-3336
marshallcvmatters@gmail.com



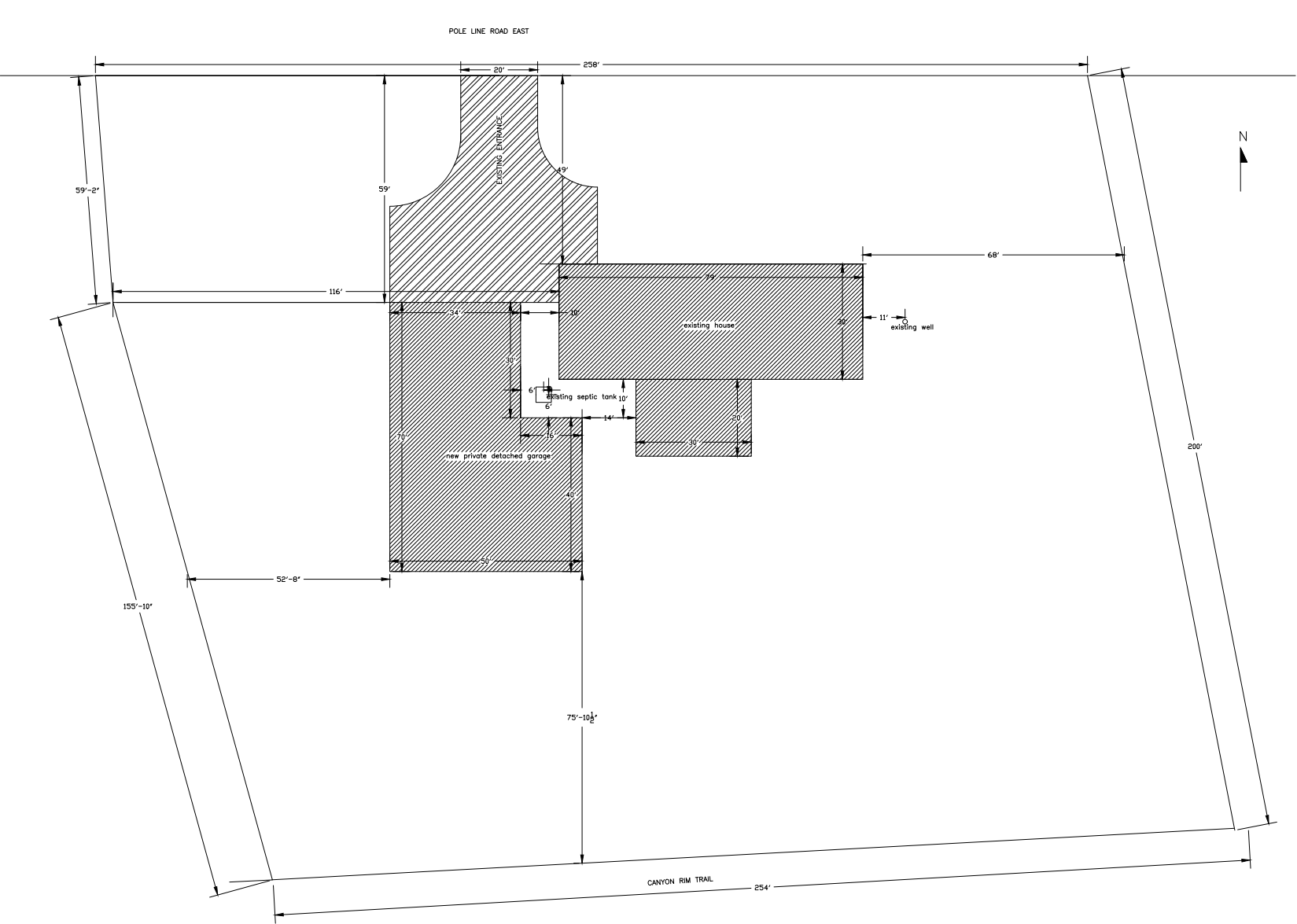
DETACHED PRIVATE GARAGE
KURT HARTZ
2484 POLE LINE ROAD EAST
TWIN FALL, IDAHO

page no.

1 of 7







REVISIONS	
SITE PLAN	
DRAFTED BY: STEVEN C. MARSHALL	
DATE JULY 17, 2025	
SCALE 1"=12'	
CIVIL MATTERS ENGINEERING LLP STEVEN C. MARSHALL PE10197 145 NORTH ROAD JEROME, IDAHO 83338 208-280-3336 marshallcivilmatters@gmail.com	
DETACHED PRIVATE GARAGE 2084 POLE LINE ROAD EAST TWIN FALLS, IDAHO	
page no.	1

To: Twin Falls Planning and Zoning Department

From: Rantz Hanchey

Address: 2484 Pole Line Rd E, Twin Falls, ID

Subject: Request for Approval – Construction of Personal Use Pole Barn

Dear Planning and Zoning Department,

I am writing to formally request approval to construct a pole barn on my property located at 2484 Pole Line Rd E, Twin Falls, Idaho. The structure will be used for personal storage purposes.

The proposed pole barn is intended to store personal items, including golf carts, vehicles, a 4-wheeler, side-by-side, lawn mower, ping pong table, yard tools, and a golf simulator screen.

The building will be fully enclosed and securely located on our private property. It will not produce any additional noise, glare, odors, fumes, etc..The purpose of the barn is to keep the above listed items covered and protected during the winter months and to improve the overall appearance of the property by reducing visible clutter.

We believe this structure will contribute positively to the maintenance and cleanliness of our property, ensuring a neater, more organized visual landscape both for ourselves and our neighbors.

We kindly ask for your consideration and approval for this project. Please let us know if any further documentation, plans, or inspections are needed as part of the application process.

Thank you for your time and assistance.

Sincerely,
Rantz Hanchey

208-308-6075

208-308-6075 Rantzen ranchey23@gmail.com

Applicant Name Randy Ranchey	Parcel # RP T18120010020	County City Twin Falls	Lot size (acres) 1.8
Mailing Address 2484 Pole Line Rd	Subject Property - Street/Grid Address 2484 pole line Rd. E	Lot 2	Blk 1
City/State/Zip Twin Falls ID	City/State/Zip Twin Falls ID 83301		
Primary Phone # 208 490 7700	Subdivision Name (if applicable)		
Email wsrmod@yahoo.com	Existing # of Bedrooms/Est Flow:		
Property is located in ☒ City ☐ City Impact ☐ County			
Water Source: ☐ Public/Shared Well ☒ Private Well ☐ Municipal System ☐ N/A			
Residential Foundation Type: ☐ Basement ☐ Crawl Space ☐ Split Level ☐ Temporary ☐ Slab			
Non-Residential Foundation Type: ☐ Basement ☐ Crawl Space ☐ Temporary ☐ Slab			
Est. #: 14310-619492	Date: 6-26-25	Rec'd by: S. Dally	Receipt #: 142558 Fee: \$ 55

Applicant's Proposal (check where appropriate and or describe below):

- ☒ Adding an out building; will this building have... Water? ☒ No ☐ Yes Septic? ☒ No ☐ Yes
☐ Adding onto an existing dwelling; will this increase the number of bedrooms? ☒ No ☐ Yes # increasing to: _____
☐ Adding/replacing a house or mobile home/RV to an existing septic system
☐ Land Division (less than 5 lots)
☒ Other: pole Barn Accessory Building

Description of what you will be doing (Please attach a site plan for review)

Pole Barn vehicle / Storage space

Signature: _____

Date: 6/16/2025

By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or my comment letter rescinded. I accept the responsibility to notify the Health District of any changes to the above information.

Environmental Health Specialist Evaluation

☐ Proposal Approved

☒ Proposal Approved with Conditions

☐ Site Visit Performed

☐ Proposal **NOT** Approved

Comments:

Proposed pole barn does not increase wastewater flows to the septic system. Since the barn has no concrete floor, gravel floor, effluent line from the septic tank can be accessed for repair. SCPHD strongly urges property owner to sleeve the section of pipe that will be beneath the barn. Cannot allow for a concrete slab to be laid in the barn.

EHS Signature: _____

Date: 7/1/25

SPECIAL USE PERMIT STANDARDS

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.**



Date: Tuesday, September 9, 2025
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow an RV Park within the C-1 portion of property located in the 1400 and 1500 blocks of Pole Line Road West. c/o EHM Engineers, Inc on behalf of Tyler Davis-Jeffers (PZ25-0097).

Time Estimate:

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

Background:

This is a request from Tyler Davis-Jeffers for a Special Use Permit to construct and operate a recreational vehicle (RV) park on approximately 24 acres located at the NE corner of 2700 E and Pole Line Rd W. The RV Park is proposed to have 102 RV pad sites with a pool, laundry facilities, general store and caretaker quarters on approximately 24(+/-) acres. The property is zoned C-1.

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:

NA

Regulatory Impact:

Per City Code 10-4-8 C-1 special use permit is required for “RV Park”. Special uses which have not been established within one year of the date of issuance of the special use permit, may be reviewed by the commission to determine if the facts and circumstances have changed; the commission may call for a new special use permit application. A special use which has been discontinued for a period of one year shall not be reestablished without a new special use permit. (Ord. 2620, 8-2-1999)

If approved, the special use permit issued to Tyler Davis-Jeffers would allow for an RV park to be established on the C-1 zoned portion of the subject property.

History:

In April, a comprehensive plan amendment to expand the city service boundary to include this property was approved. This property has two future land use designations, commercial and town neighborhood. Following this change, the owner of the property was able to request annexation. In July, the City Council approved the annexation with C-1 zoning for the south portion and R-2 for the north portion of the 50(+/-) acres.

Analysis:

Comprehensive Plan Designation

Commercial designation in the comprehensive plan is typically found in a highway-oriented area. These developments are found to range in scale and can include retail, hotels, restaurants and offices. The property is located along a large section of Idaho State Highway 93 and the proposed land use could be compatible with the Commercial designation.

Zoning Information

Per City Code 10-2 an RV Park is defined as any tract of land that is divided into rental spaces under common ownership or management for the purpose of locating recreational vehicles, travel trailers or tents for dwelling purposes for a period not to exceed six (6) months.

Per City Code 10-4-8 the purpose of the commercial zone is 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. Within this zone, a special use permit for an "RV and camping park" is required. The narrative for this request indicates it is for an RV Park which, by definition, would classify as a land use that provides tourist accommodations therefore being compatible with the zoning designation of the property.

Traffic Information:

The proposed location of this property is on the north side of Pole Line Rd W (Hwy 93), a major gateway arterial into the city. The entrance into the park would be located approximately 500 ft north of Pole Line Rd West, and accessed via Sunway Dr N (an Arterial). Both these roadways currently, or will be constructed to accommodate the type of traffic the land use would generate. Staff did reach out to the Idaho Transportation Department and have attached their comments.

Per the applicant, daily traffic anticipated for check-in/out, deliveries and service vehicles would average around 10–15 off-season with 20–25 during peak season. A better estimation of trip generation would be more accurately calculated based on occupancy. A review of traffic study information indicates an average of 2 trips per site per day, at full capacity. Using these traffic calculations, the park could generate approximately 204 trips per day, averaging approximately 8.5 per hour. Considering this development is adjacent to a major highway, staff believes the anticipated ~200 additional trips per day would be negligible to the area's road network. While the sudden influx of RVs to appear in a fairly rural area will have an impact, the site has been designed to keep Sunway Drive N (2700 E) clear of interference with a drive isle that allows for queuing to be managed on-site.

Infrastructure

As for infrastructure, the project will need to be approved through the City water and sewer modeling process to ensure the appropriate line sizes have been designed for the project. A preliminary review from JUB indicates the sizes are correct. However, with additional site plan information there may be a need for a more comprehensive review.

The northern boundary of this property shows an extension of Canyon Crest Dr W on the Master Transportation Plan. The development of the residential portion of this property will generate the necessity for this future road to be constructed. Staff would recommend that a condition be added stating that upon development of the residential property to the north, Canyon Crest Dr W is to be constructed to collector width along the northern portion of the RV Park area shown on the site plan.

Gateway arterial landscaping has been listed as a condition upon annexation of this property with the expectation that it will be installed upon development of the commercial portion of the property along 2700 E (Sunway Drive N) and Pole Line Rd W (Hwy 93). Staff has included this condition on the special use permit as a reminder.

Land Use Compatibility

Currently, the property is surrounded by undeveloped agricultural land and a single-family residence located along the southwest property boundary, that has not been annexed. Development of this area has been projected to be commercial along the highway corridor with Town Neighborhood to the north. Recently, it has been included in the city service boundary, so it is reasonable that this will lead to more requests for annexation and potential development. However, because there has not been much recent development within proximity, it is hard to predict the impact of the use, so analysis is based on the current environment.

Impact Analysis

The narrative states the park will offer short-term RV pad sites for people who are visiting the area. Hours

of operation would be 24/7 to accommodate the guests' needs, with staff assisted check-in from 8am-8pm. The narrative states online reservations and after-hours check-ins will be available. The commission may want clarification, considering possible noise impacts if check-ins and check-outs can occur 24/7. Peak hours for most RV parks are in the morning with guests checking out and in the afternoon when guests are checking in. The plan is to have 3 full-time employees with the addition of 1–2 more during peak seasons. Peaks season is typically during the summer months.

This type of land use can be contentious if not managed appropriately. The expectation is that the park will have rules of conduct that are in alignment with city code requirements to help to mitigate potential impacts. For example, the narrative indicates hours of quiet will be between 10pm and 7am, lighting will be downward-facing and screened, ample parking will be provided and trash will be managed. Other items of consideration may be the allowance of campfires, amplified music, pet management, major vehicle repairs on-site and length of stay. While the city will not manage the park, should violations of the city code occur, revocation of the special use permit may be considered. Experience has shown that when property changes hands, the circumstances can change, creating unintentional non-compliance by the new owner. Due to the fact that most of the rules of conduct are owner-imposed and self-regulated, the staff would recommend that, if approved, the special use permit be issued to the current owner with the condition that ownership changes, will require a special use permit review by the Commission.

The property abuts a residential property on the southwest corner. City Code requires screening between any commercial and residential zone/Land use. The screening is to be provided by the commercial development. The portion of property to the north was zoned R-2 during annexation and is across a future street (Canyon Crest Dr West). The property to the East is in the area of impact. Staff would recommend screening be required along the SW property near the current Residence, and the eastern boundary, as a preventative measure.

Conclusion:

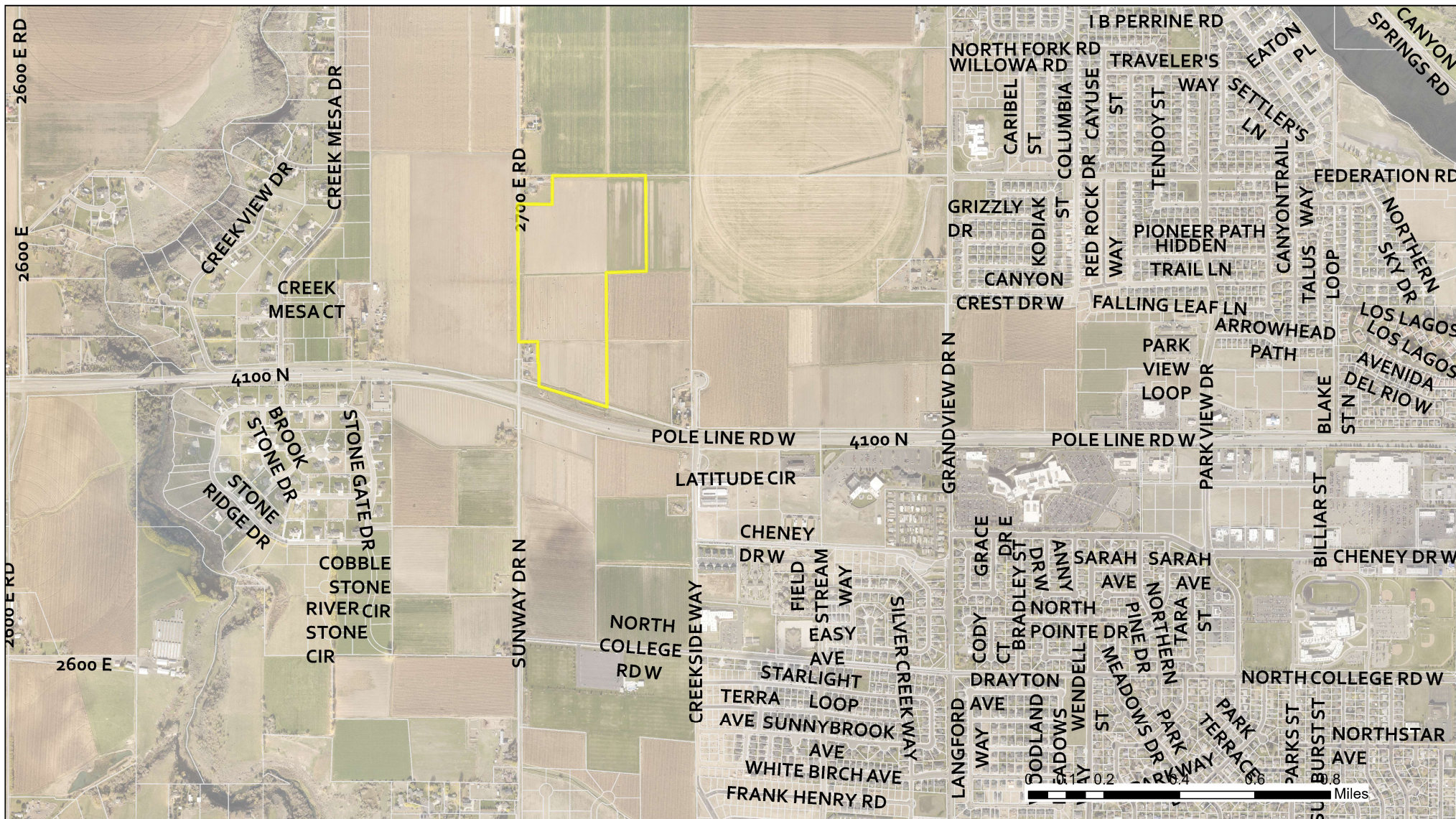
Upon conclusion, if the commission approves the request as presented, then staff recommends the following:

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 continued compliance with all local, state, and federal code requirements and other standards as applicable.
3. Subject to the special use permit being issued to the current property owner, transfer of ownership shall require a review of the special use permit.
4. Upon development of the residential portion of this property, Canyon Crest Dr W shall be constructed to the width as determined by the City Engineer.
5. Subject to the installation of arterial gateway landscaping on 2700 E (Sunway Dr N) and Pole Line Rd W along the commercial portion of the property, at the time of development.
6. Subject to screening between the residential property at the southwest corner, and along the east boundary of the property at time of development.
7. Subject to compliance with all 9 conditions of approval for annexation (see PZ25-0004).

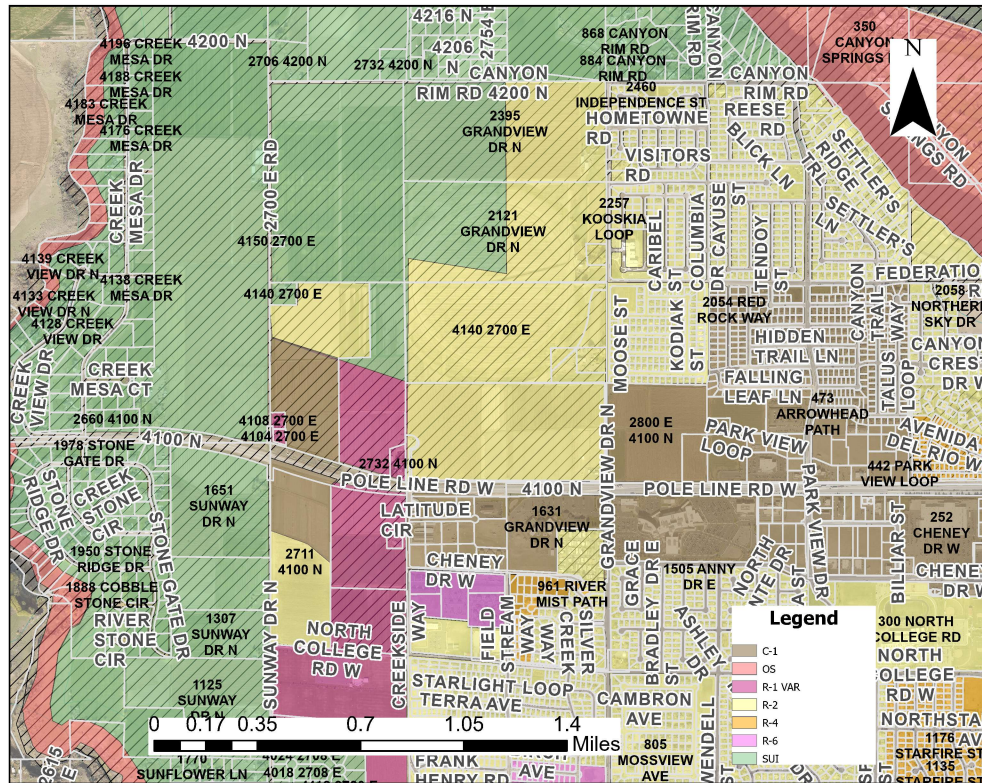
Attachments:

1. PZ25-0097 Vicinity Map
2. PZ25-0097 Zoning & FLU Map
3. Applicant Narrative
4. Applicant Site Plan
5. ITD Comments

Vicinity Map



ZONING MAP



Zoning

Current Zoning: C-1 & R-2

Current Land Use Designation: Undeveloped

Proposed Land Use Designation: NA

Proposed Land Use: RV Site in C-1 Portion

Surrounding Area

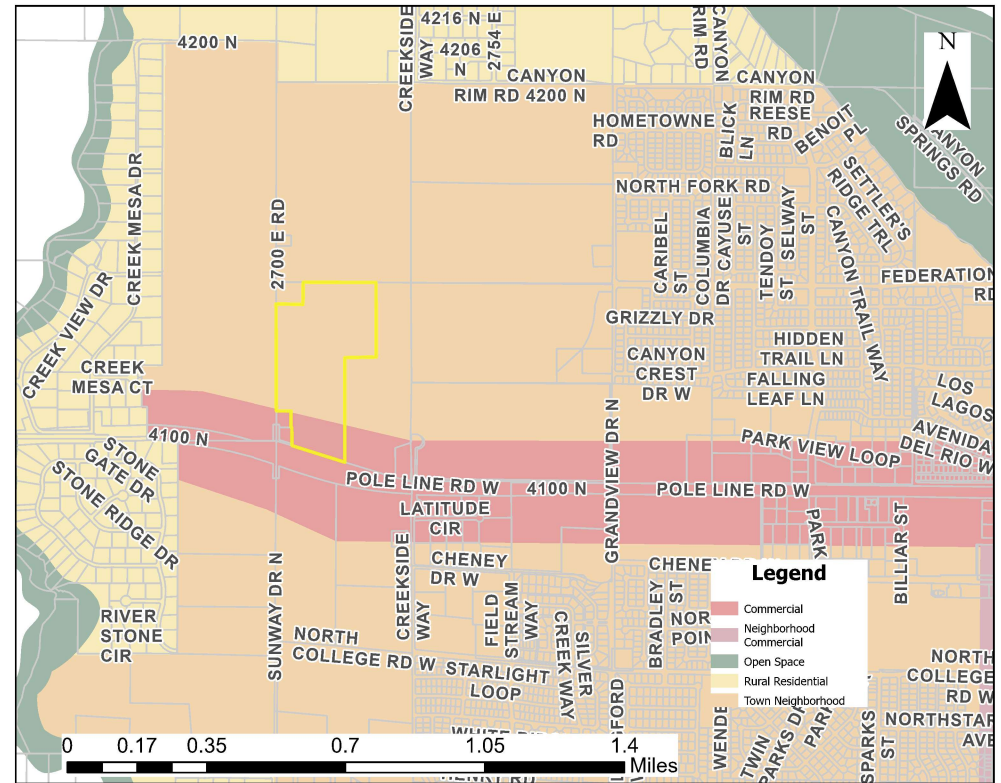
North: Undeveloped

South: Pole Line Rd W

East: Undeveloped

West: 2700 E /Undeveloped

FUTURE LAND USE MAP



Regulations

10-1-4, 10-1-5, 10-4-8, 10-13-2

FLU Category

Commercial: Highway Oriented with typical land uses that include retail, hotels, restaurants, office

City of Twin Falls, Idaho

Applicant: South Canyon Farms, LLC c/o EHM Engineers, Inc

Parcel Number: RP09S17E314950

Zoning District: C1 (Commercial)

Proposed Use: RV Park

3a. Reason for the Request

The request for a Special Use Permit is to establish an RV park on the subject property, which is zoned C1 (Commercial). This use aligns with the City of Twin Falls' Comprehensive Plan, which encourages tourism and diversified lodging options to support local economic growth. The proposed RV Park will provide short-term accommodations for visitors, catering to tourists, seasonal workers, and travelers passing through the region. The location is ideal due to its proximity to major highways, commercial amenities, and recreational attractions, ensuring minimal disruption to residential areas while benefiting local businesses.

3b. Explanation of the Project

i. Hours of Operation

- The RV Park will operate **24 hours a day, 7 days a week** to accommodate guests arriving at varying times.
- Office/check-in hours will be limited to **8:00 AM – 8:00 PM daily** for staffed operations, with after-hours self-check-in available via an online reservation system.

ii. Anticipated Traffic

- **Daily Traffic:** Estimated **10-15 vehicle trips per day** (check-ins/outs, deliveries, and service vehicles).
- **Peak Seasons (Summer):** Up to **20-25 trips per day** due to higher occupancy.
- Traffic flow will follow designated on-site circulation patterns to minimize congestion. The property's access points will comply with City engineering standards to ensure safe ingress/egress.

iii. Number of Employees

- **Full-time staff:** 2-3 employees (manager, maintenance, and office staff).
 - **Part-time/seasonal staff:** 1-2 additional employees during peak seasons.
-

c. Evaluation of Effects on Adjoining Property

i. Noise

- Primary noise sources will include guest vehicles, and minimal outdoor activity.
- Quiet hours will be enforced **from 10:00 PM to 7:00 AM** to mitigate disturbances.
- Landscaping (e.g., trees, shrubs) and spacing between RV sites will act as natural sound buffers.

ii. Glare

- Lighting will be **fully shielded and downward-facing** to prevent light pollution.

iii. Odor

- No industrial or commercial cooking will occur on-site.
- Waste disposal will follow health department regulations, with sealed dumpsters serviced weekly.
- Propane use (if applicable) will comply with fire code standards to prevent odors.

iv. Fumes and Vibration

- RV exhaust fumes will be minimal due to limited vehicle movement after parking.
- No heavy machinery or industrial equipment will be used on-site.

v. General Compatibility with Adjacent Properties

- The C1 zoning district permits commercial and tourist-related uses, making an RV park a **compatible** addition.
- Adjacent properties include [describe nearby businesses or undeveloped land—e.g., retail, offices, or low-density commercial].
- The RV Park will not disrupt the character of the area and will enhance tourism infrastructure.

Conclusion

The proposed RV Park meets the intent of the C1 zoning district and the City's Comprehensive Plan by providing a needed service while mitigating potential impacts on neighboring properties. Operational controls (noise, lighting, traffic management) will ensure compatibility with the surrounding area. We respectfully request approval of the Special Use Permit to move forward with this community-supportive project.

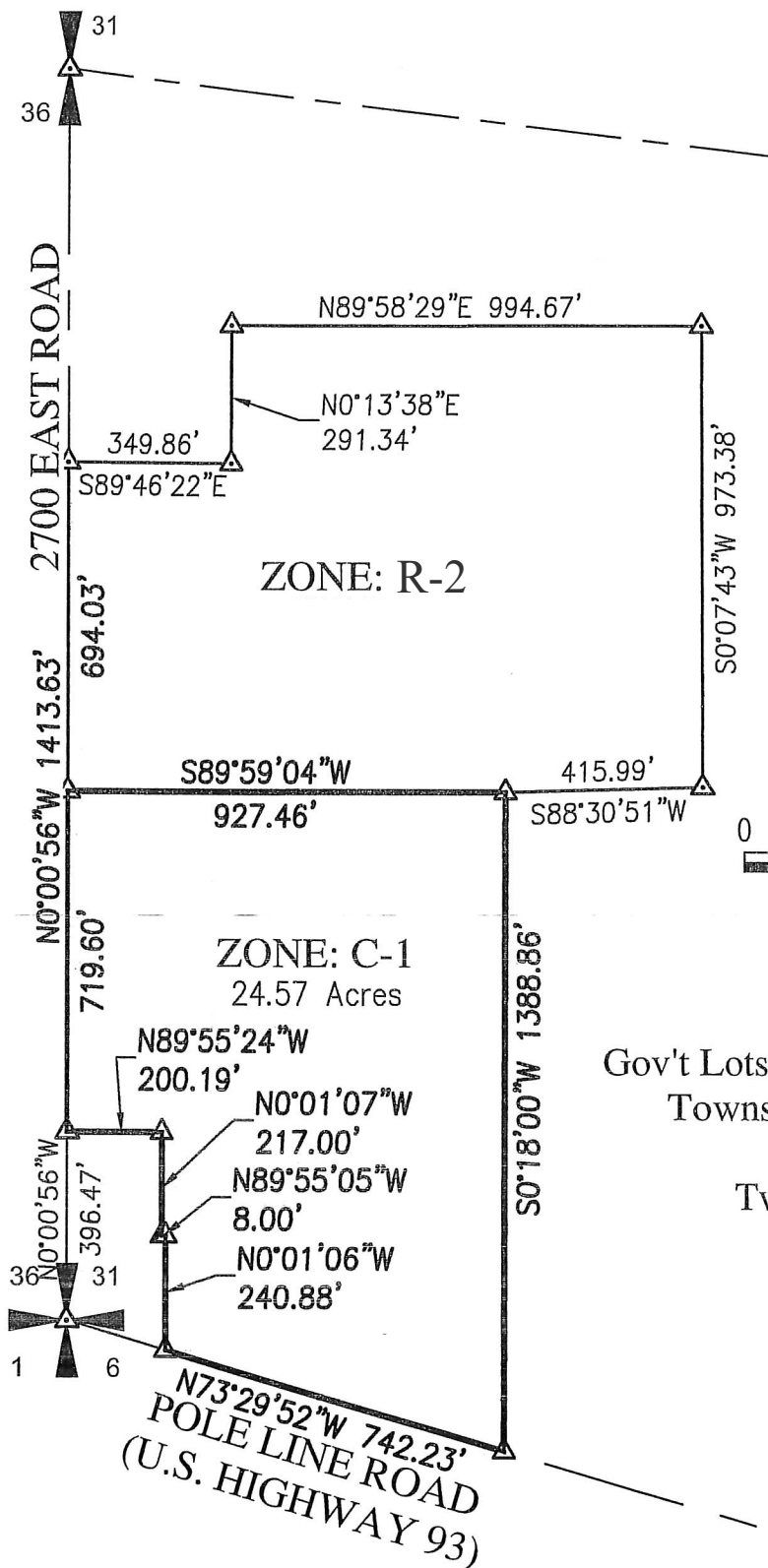
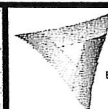


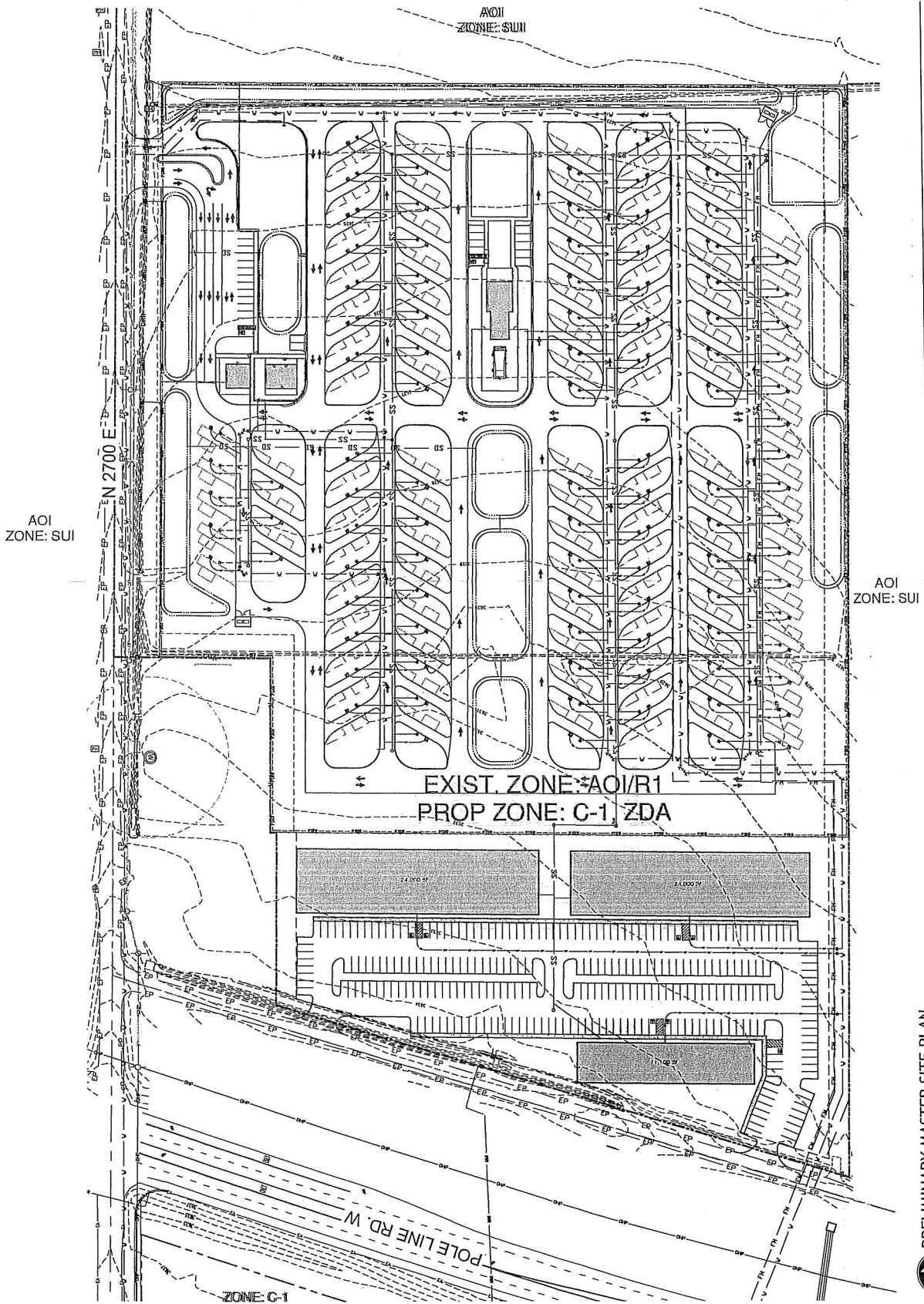
EXHIBIT B
ANNEXATION
TWIN FALLS COUNTY, IDAHO

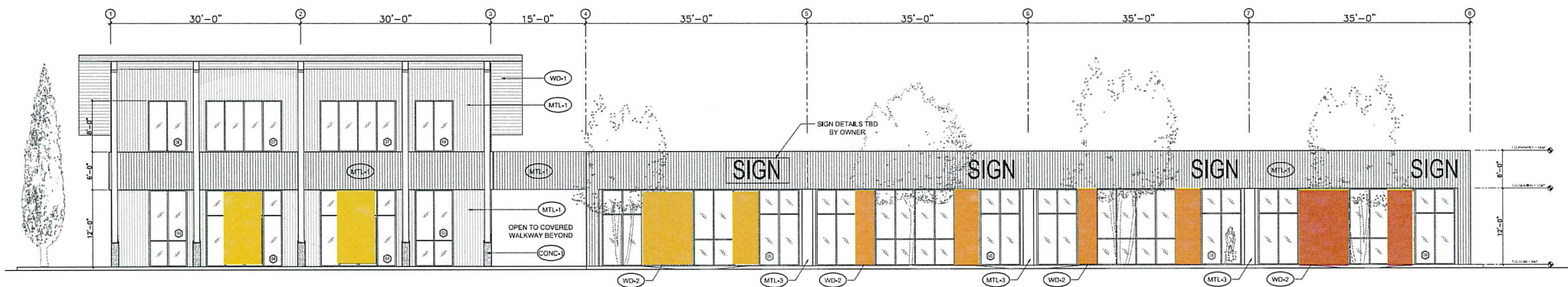


EHM Engineers, Inc.
BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE

Engineers / Surveyors / Planners
621 North College Road, Suite 100 Twin Falls, Idaho 83301
p (208)-734-4888 fax (208)-734-6049 web: ehminc.com

JOB NO.:	242-23
APPROVED	
DESIGN	
DRAWN	CSH
DATE	SEPT. 2024
SCALE	SHOWN
EXHIBIT	B







**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT

216 S. Date Street • Shoshone, ID 83352
(208) 886-7800 • itd.idaho.gov

September 2, 2025

City of Twin Falls
Planning & Zoning Department
Attn: Lisa Strickland
203 Main Ave. E.
Twin Falls, ID 83301

Re: Parcel RP09S17E314950, RV Park

Dear Lisa,

A letter of comment has been requested regarding a new RV Park on the corner of Pole Line Rd W. and 2700 E. This development does not directly access US-93/Pole Line Rd. W.; all access would be from local route jurisdictions and not on a state highway. This new development could increase traffic from US-93, any updates to the state highway to mitigate the traffic concerns would require a traffic impact study. If changes to the highway is requested the process would need to include the property owner/developer, City of Twin Falls and the State of Idaho.

If any encroachment within the state right of way is requested such as an addition, modification, relocation or change in use of an approach is proposed in the future, a Right of Way Encroachment permit will be required along with a full review of any changes.

If you have any questions or concerns regarding this access, please call me, 208-886-7839.

Sincerely,

Mary Ellen Russell | Project Coordinator
Idaho Transportation Department | District 4
Work: 208.886.7839
Email: MaryEllen.Russell@itd.idaho.gov | itd.idaho.gov

Enhancing quality of life through transportation



Date: Tuesday, September 9, 2025
To: Planning and Zoning Commission
From: Jonathan Spendlove, Planning and Zoning Director

ACTION ITEM

Request:

Request for a Special Use Permit to allow a religious facility on property located at the 1400 block of Sunway Drive North (aka 2700 East). c/o EHM Engineers, Inc on behalf of Clay Ramirez (PZ25-0098).

Time Estimate:

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

Background:

This is a request from the Believers Church, Inc to operate a religious facility on property located at the 1400 block of Sunway Dr N on approximately 20 acres with an R-2 zoning designation.

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:

NA

Regulatory Impact:

Per City Code 10-4-4 special use permit is required for “religious facility”. Special uses which have not been established within one year of the date of issuance of the special use permit, may be reviewed by the commission to determine if the facts and circumstances have changed; the commission may call for a new special use permit application. A special use which has been discontinued for a period of one year shall not be reestablished without a new special use permit. (Ord. 2620, 8-2-1999)

Approval of this request will allow the operation of a religious facility in substantial conformance to the provided drawings and site plan to be constructed and operated on the subject property.

History:

In April, a comprehensive plan amendment to expand the city service boundary that included this property was approved. Following this change, the owner of the property was able to request annexation. On July 21 2025, the City Council approved the annexation with an R-2 zoning designation and the applicant is now able to apply for the Special Use Permit.

Analysis:

Religious Facilities have often times been permitted to operate within Residential Zones throughout the City of Twin Falls. The typical impacts to surrounding properties center around traffic, exterior functions, and light intrusion.

- **Traffic:** A religious facility of this size is expected to have traffic impacts. However, these impacts will primarily be on Sunday mornings, when the overall roadway network is typically at its lowest usage. Additionally, access to this facility is located on Sunway Dr (a Collector) and Cheney Dr West (a Collector). As each of these roadways is expanded with development in the area, City Staff does not believe there will be significant impacts to the roadways that would need to be addressed with any specific conditions.
- **Exterior Functions:** Per the narrative provided. There is no mention of regular exterior events or functions occurring. If outside events with increased noise, or amplified sound, occur in the future, they could be approved through a separate permit (additional Special Use Permit, or one-time Special Event Permits).

- Light Intrusion: A larger facility such as this will require a larger parking area that will include parking lot lighting. On occasion, those facilities can cause increased light intrusion on neighboring properties. In the past, this Commission has added a condition to mitigate this issue by having all exterior lighting, including parking lot lighting, to be downward-facing, and the light source to be shielded from view on adjacent properties.

Conclusion:

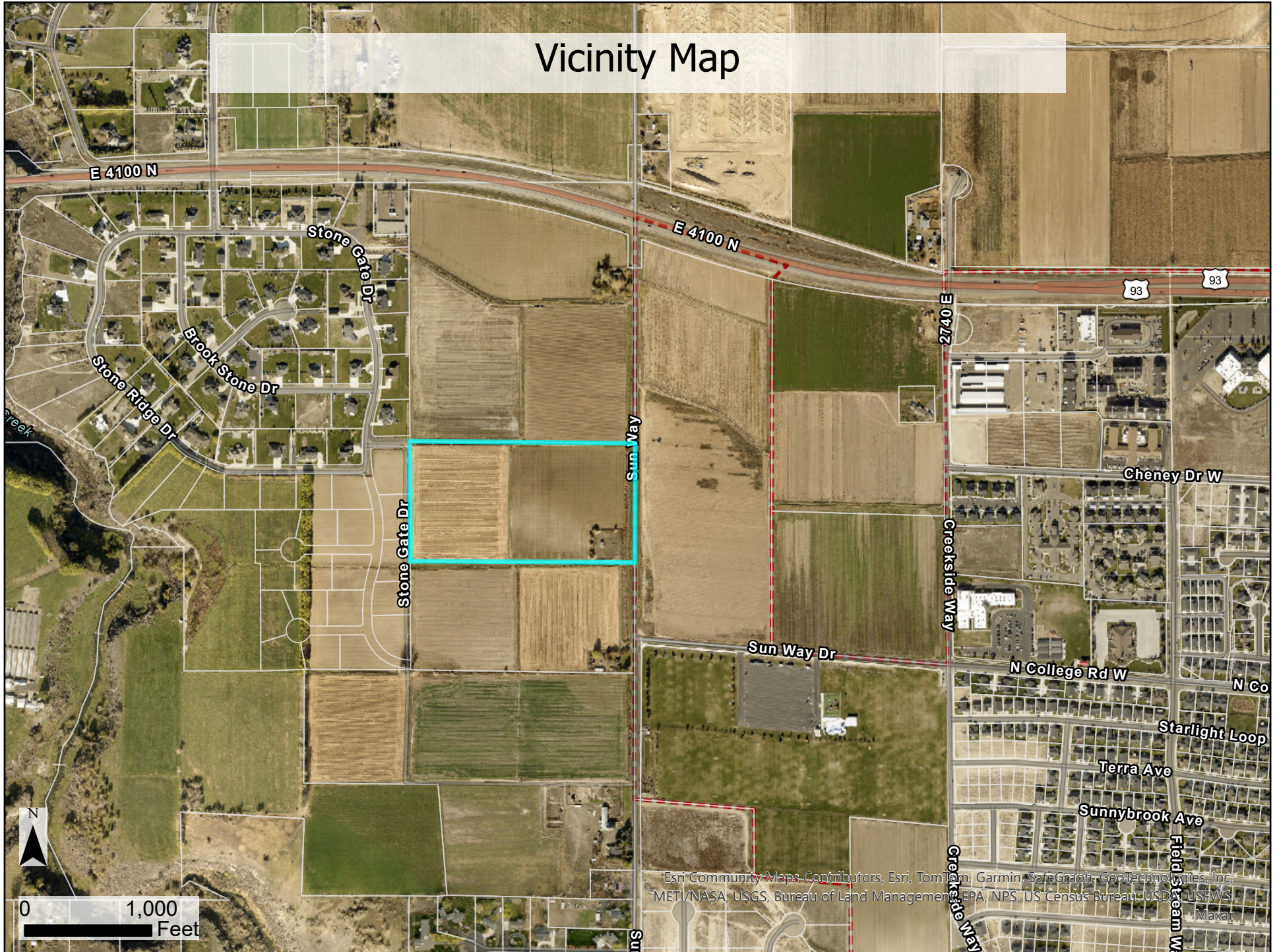
If the commission finds all requirements of the Special Use Permit Standards (10-13-2-2) have been met, then City Staff have the following recommended Conditions:

1. Subject to plan amendments as required by building, engineering, fire, and zoning officials to comply with City Codes and Standards.
2. Subject to Sunway Dr being constructed, per Annexation Condition #2.
3. Subject to all lighting being downward facing or light sources being indirect, or screened from view to preclude the light source from being viewed on adjacent properties.

Attachments:

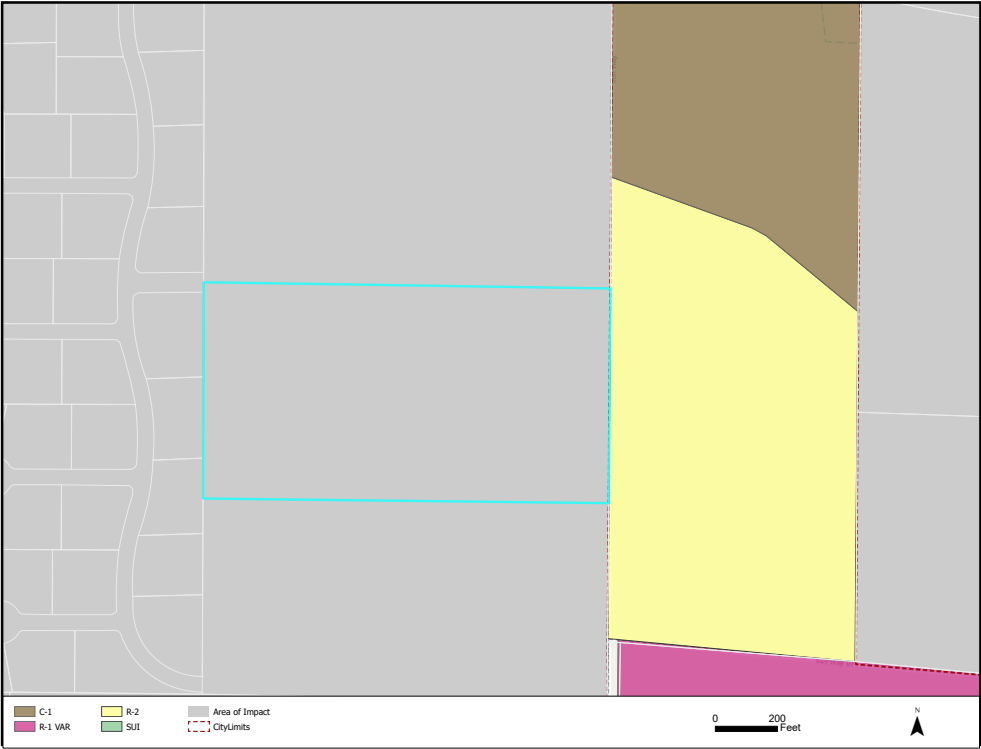
1. PZ25-0098 Vicinity Map
2. PZ25-0098 Presentation Map
3. PZ25-0098 Aerial Map
4. Applicant Narrative
5. Applicant Site Plan

Vicinity Map



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

ZONING MAP



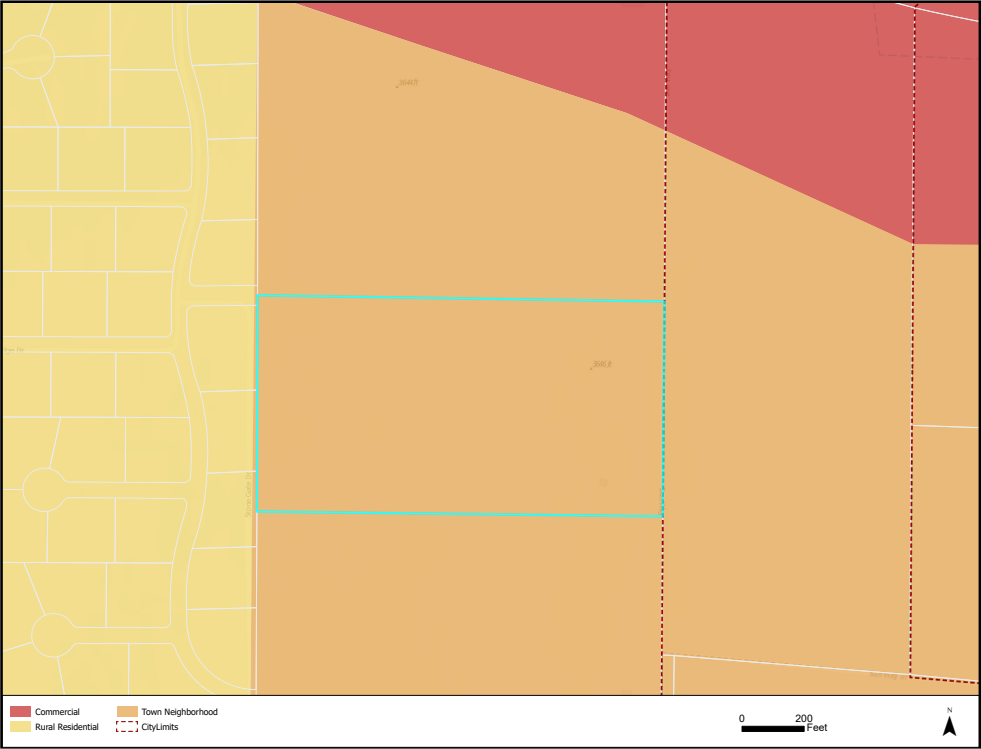
Zoning

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

Surrounding Area

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

FUTURE LAND USE MAP



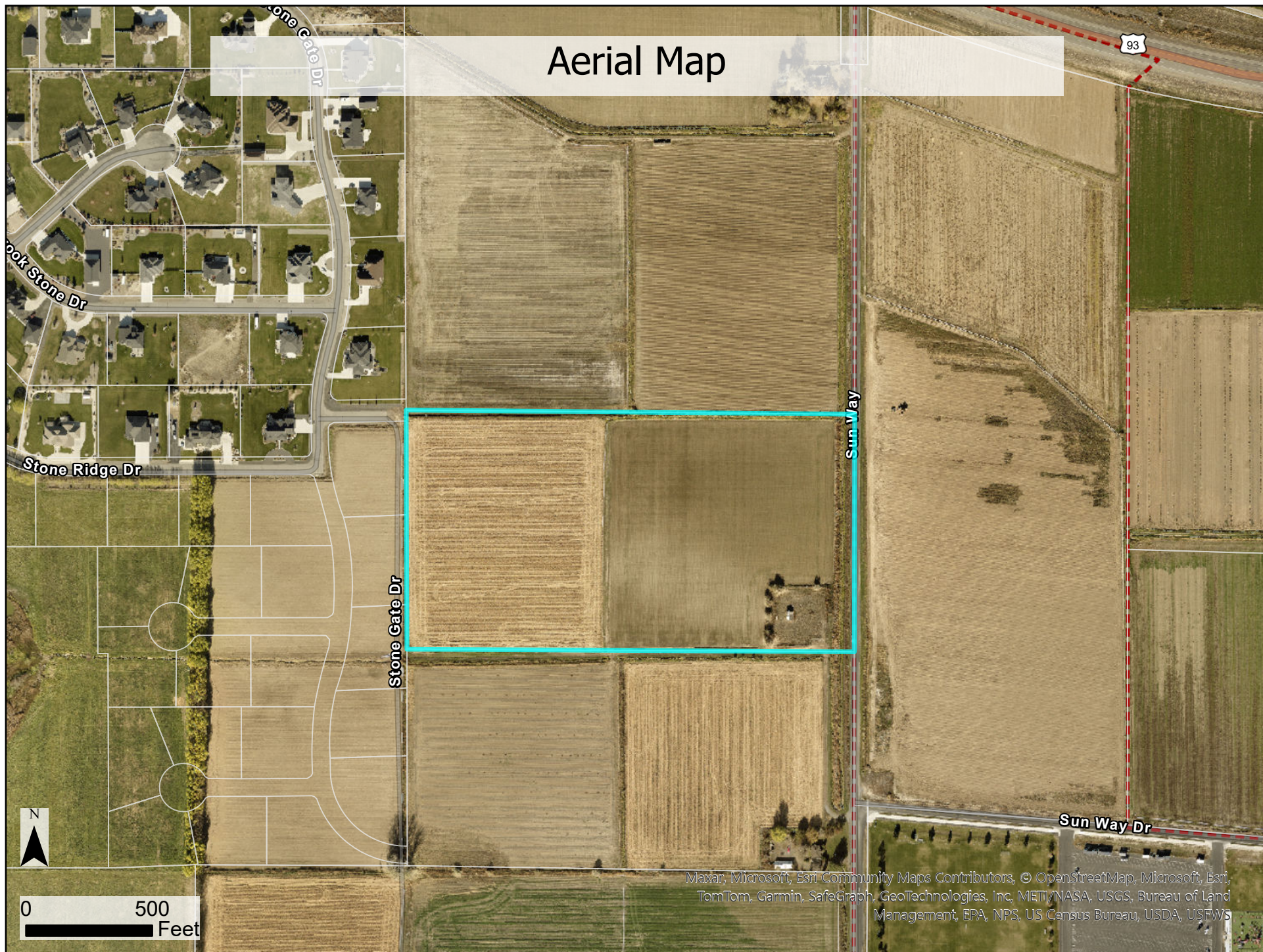
Regulations

Twin Falls Municipal Code Section(s) 10-15

Future Land Use Category

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

Aerial Map



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

WESTERN HORIZON
SPECIAL USE PERMIT NARRATIVE

3a. The owner of this property is requesting a special use permit to develop the property for a religious facility to be constructed over multiple stages with future development area on the remaining land holdings to be determined. A special permit for this site was originally granted by the City in 2019 and was primarily similar to this current request.

3.b.i. The proposed development will operate typically outside of peak hours with typical services occurring on Sundays. Intermittent staff members and smaller groups will occupy the facility at random other times during the week.

3.b.ii. As stated, the facility will operate mainly on Sundays outside of peak traffic hours. It is located adjacent to major traffic corridors with current low traffic counts and will provide ample on-site parking.

3.b.iii. The number of employees during weekdays is anticipated to be low, with staff numbering less than 20 people per day and usually less. During Sunday services, the staff is not anticipated to increase.

3.c. Noise will be minimal and the building is to be oriented in an effort to reduce any glare. Exterior lighting is anticipated to be directed towards the site. No odors, fumes, or vibrations are expected. The intent is to develop the plan in two phases with emphasis on extension of utilities through the off-site corridor and then concentrate on the construction of the first phase of the church. The remainder of the land holdings to the west may be used for expansion in the long range future. The facility will provide a compatible feature to the general area and is intending to be a part of the community.

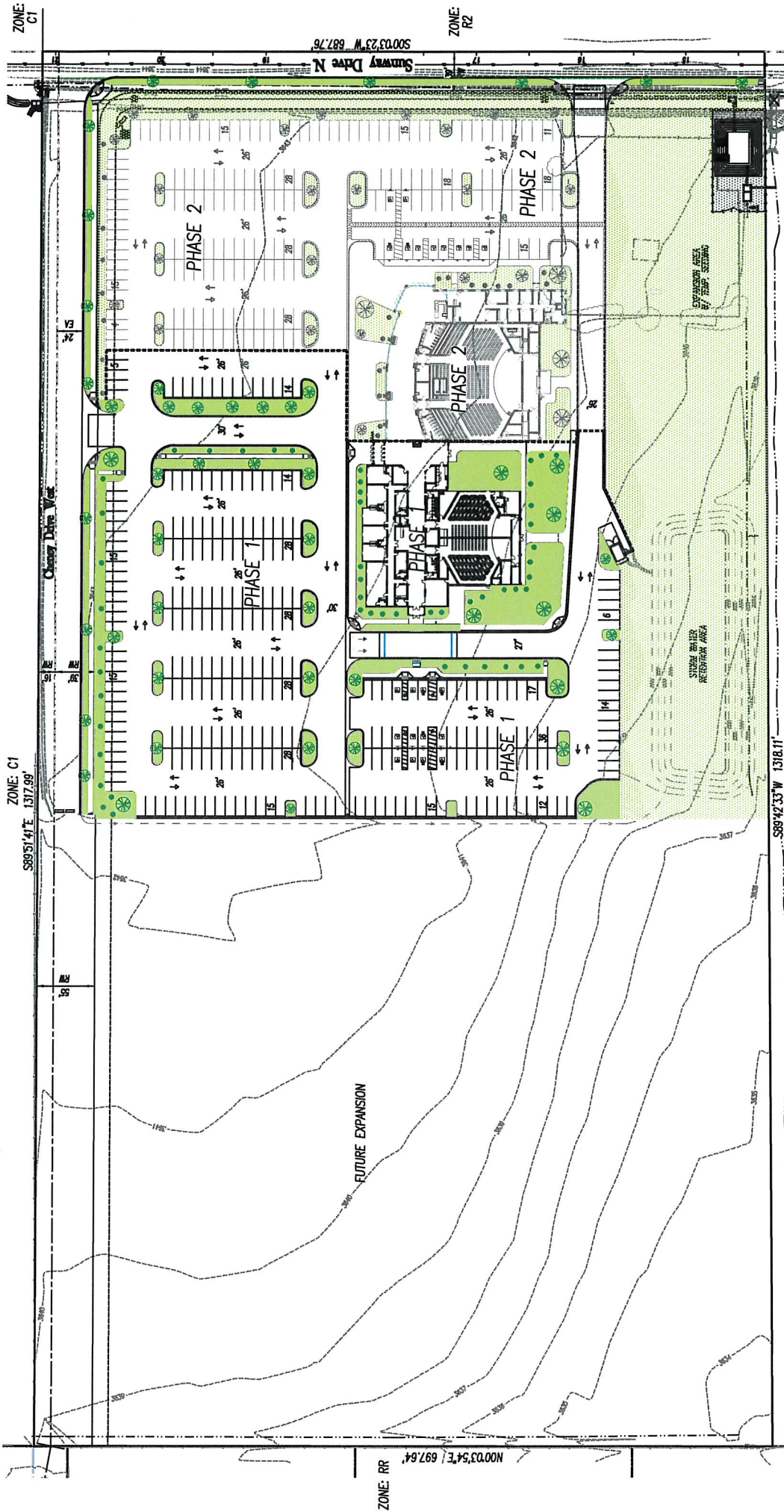


Exhibit C

Special Use Exhibit For

BELIEVERS CHURCH

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

0 100 200 240
Scale In Feet

Site Data

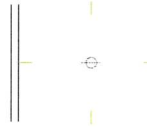
OWNER: TWIN FALLS, ID. 83303 2800 S. COLLEGE RD. CONTACT: CITY ENGINEER ENGINEER: TWIN FALLS, ID. 83301 621 N. COLLEGE RD. CONTACT: DAVE THRELL PROJECT 29 ELEVEN (208) 834-2002 CONTACT: RED ROTHWATER EXISTING USE: CHURCH & ASSOC. USES (CONST.) PROPOSED USE: OVER 2 PHASES	EXISTING ZONE: R2 WITH SPECIAL USE PERMIT SETBACKS: ALL BUILDING AND YARD SETBACKS WILL BE IN ACCORDANCE WITH THE CURRENT C.O.T.F. ESSEMENTS: AS DEPICTED OR RECORDED BY SEPARATE DOC'S FOR UTILITIES AND ACCESS UTILITIES: CITY WATER AND SEWER, PRIVATE PRESSURE IRRIGATION SYSTEM THROUGH TWIN FALLS CANAL COMPANY SHARES JOINT TRENCH UTILITIES. STORMWATER: STORM WATER FOR LOTS WILL BE MAINTAINED IN ACCORDANCE W/ CITY OF TWIN FALLS STDS. LAND AREA: 20.06 ACRES
---	---

PARKING COUNTS:
PHASE 1: 200 SPACES (12 OF WHICH ARE ACCESSIBLE)
PHASE 2: 150 SPACES (10 OF WHICH ARE ACCESSIBLE)

LANDSCAPING:
PHASE 1 AND 2 TOTAL LAND AREA: 500,640 (INCL. B.W.)
PHASE 1: 24,273 S.F. OF LANDSCAPED AREA (INCL. B.W.)
PHASE 2: 24,273 S.F. OF LANDSCAPED AREA (INCL. B.W.)
PHASE 2 WILL ALSO INCLUDE AN ADDITIONAL 90,000 S.F. OF YARD SETTING WITHIN THE EXPANSION AREA. THIS AREA WILL BE RESERVED FOR FUTURE EXPANSION.

Revisions	No.	Description	Date
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No. Description Date



29
ELEVEN

BELIEVERS
CHURCH

Client Name
PASTOR CLAY RAMIREZ

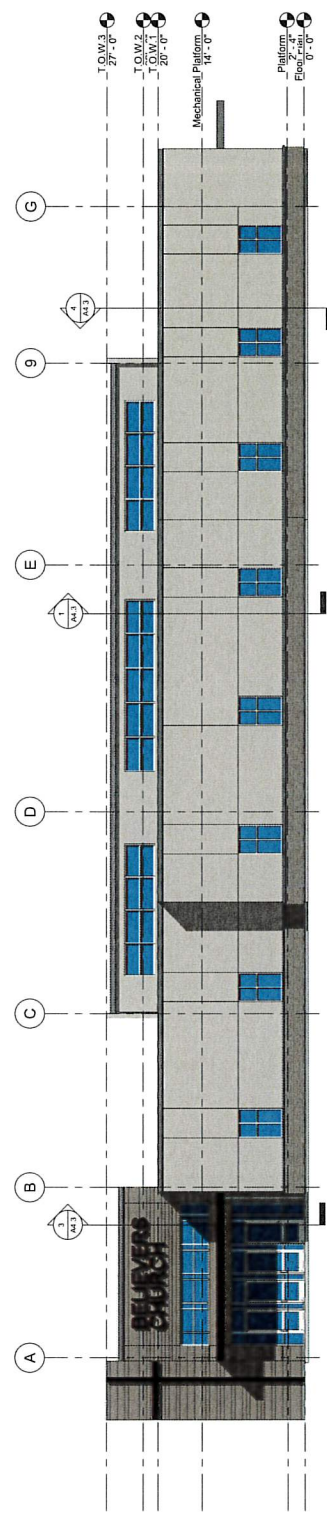
Project Address
Twist Fork, Idaho

Project Number
2302

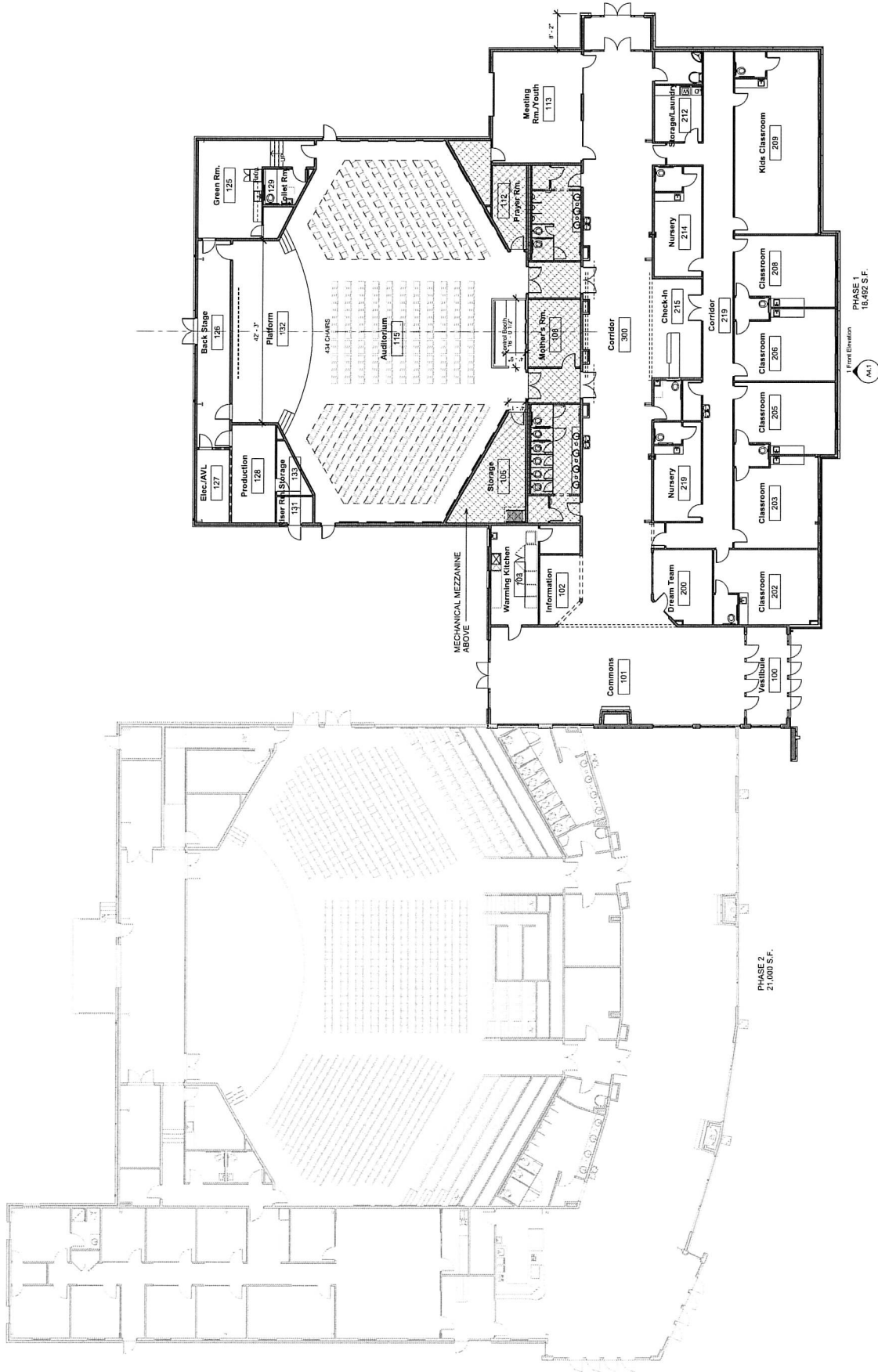
Date
02-28-24

Elevations

A4.1



① Front Elevation
1/8" = 1'-0"



Revisions	No.	Description	Date
-----------	-----	-------------	------

BELIEVERS CHURCH

Client Name
PASTOR CLAY RAMIREZ

Project Name
Twin Falls, Idaho

Project Number
2302

Date
02-28-24

Floor Plan

A1.1