



Twin Falls Planning & Zoning Commission Agenda

Tuesday, September 30, 2025, 6:00 PM

Members -

City Limits: Cortney Campbell, Chairperson; Tiffany Zimmerman, Vice-Chairperson; Todd Rambur; Robyn Weatherford; Kelly Herrgesell; Rui Gomes

Area of Impact: Jeff Bulkley

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Conflict of Interest Declaration
- 3) Consent Calendar
 - a) Request to approve minutes from the following meeting: September 9, 2025.
- 4) Items of Consideration
- 5) Public Hearings
 - a) **ACTION ITEM:** Request for recommendation to City Council for a Vacation of alley on property located at 1600, 1608, 1638 2nd Ave E. c/o EHM Engineers, Inc on behalf of River Sound Investments, LLC (PZ25-0104).
By: Jonathan Spendlove, Planning and Zoning Director
 - b) **ACTION ITEM:** Request for a Special Use Permit to allow a detached accessory building (more than 1000 square feet) on property located at 373 Martin St. c/o Ralph Williams on behalf of Mike and Stacey Johnson (PZ25-0108).
By: William Klaver, Senior Planner
 - c) **ACTION ITEM:** Request for a Special Use Permit to allow an Indoor Recreational Facility (Fitness Studio) on property located at 250 2nd Ave S. c/o Julia Wessels (PZ25-0109).
By: William Klaver, Senior Planner
- 6) Upcoming Meeting(s)
 - a) Work Session October 1, 2025 - Cancelled
October 14, 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, 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

Vice-Chairperson Zimmerman called the meeting to order at 06:00 PM

Members Attending: Zimmerman, Rambur, Weatherford, Gomes (phone), Herrgesell (phone)

Staff Attending: Spendlove, Strickland, Ebersole, Green, Standley, O'Leary

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Request to approve the minutes from the following meeting: August 26, 2025.

Commissioner Rambur made a motion to approve the consent calendar, as presented.

Commissioner Weatherford seconded the motion.

4) Items of Consideration

5) Public Hearings

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

Staff Presentation:

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

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.

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.

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.

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.

PZ/Questions & Comments:

- Commissioner Rambur asked about running a mobile repair and if a permit was needed.
- Planner Ebersole responded that yes, he could go on location just not work from his home.

Applicant Presentation:

Logan Summers commented on the photo of what looked like him outside and stated that he was a business partner. The photos from Code Enforcement showing his shop were 3 hours after he was notified that he was in violation. He commented that the neighbor is running a business and the vehicle in front of his property (neighbors) is not Logan's. Logan stated the vehicles in the numerous photos are not customers, they are friends that were helping him move. He stated his friends can work on their own vehicles at his shop and that is allowed without a permit. He denied conducting business at the shop and stated the only vehicles being worked on are friends that are bringing them there and working on them themselves. He would like the permit, so he doesn't get harassed in the future for working on his own private vehicles. He has opened a shop in Jerome and is working there currently.

PZ/Questions & Comments:

- Commissioner Rambur asked if the applicant is doing business.
- Logan Summers replied that he is not running a business at this time.
- Commissioner Herrgesell asked if he does not want to continue business at this location.
- Logan Summers stated his engineer told him there was a stop order on the building permit.
- Commissioner Rambur asked what type of business he wants now.
- Logan Summers replied that maybe tinting, he knows there is a building safety concern, and he wants to get it fixed.
- Commissioner Rambur what he wanted before this meeting.
- Logan Summers answered that he wanted an automotive shop but feels now that it won't work and would like to do something with less impact. He thinks anything would need a permit.
- Director Spendlove explained what happened with this permit for the building permit portion.
- Logan Summers stated that was not what was explained to him. He can draft his own plans, but it isn't allowed.
- Commissioner Rambur replied that no one lets people draft their own plans.
- Commissioner Gomes has concerns that all the vehicles were his then changed to friends. He feels this looks like a business.
- Logan Summers feels that if you don't collect money it's not a business.
- Commissioner Gomes stated there are a lot of vehicles being left and they are not all owned by the property owner.
- Commissioner Weatherford commented on the photos and the number of vehicles parked in the right-of-way.
- Logan Summers replied that it is not a driveway, and the vehicles are disabled and were parked at night and moved by morning. He stated the neighbor is parking all over the street.

- Commissioner Rambur commented that this is not about the neighbor and to stay focused on the issue.
- Vice-Chairperson Zimmerman asked if the applicant agrees that things were in public right-of-way.
- Logan Summers replied that yes, they were.

Public Hearing: Opened and closed with no public input

- Vice-Chairperson Zimmerman asked if any of the plates were run to see who the owners were.
- CE Standley stated every time he was dispatched out there, he ran the plates, and numerous didn't belong to property owner.
- Logan Summers stated he has relocated his business and moving forward none of this would be an issue. He feels letting this finish out would bring the building to higher standard of fire and public safety.

Discussions Followed:

The commission feels the applicant had time to get this finished and at this time the permit should be revoked for violation of the conditions.

MOTION: Commissioner Rambur moved to approve the request to revoke Special Use Permit #PZ24-0111 on property located at 328 5th Avenue West. (PZ25-0091). Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- b) 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).

Staff Presentation:

Planner Ebersole presented the 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).

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

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

Standards Applicable to Special Uses:

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

Conditions May Be Attached To:

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

The property is zoned R-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.

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.

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.

Applicant Presentation:

Rantz Hanchey stated they want to put up a shop and will fulfill the conditions.

Public Hearing: Opened and closed with no public input

Discussions Followed:

The Commission feels this is a good fit and will work on this property.

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

Approved 5 to 0.

- c) 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).

Staff Presentation:

Planner Strickland presented the 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).

Per City Code 10-13-2-2 The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application. The Commission shall decide on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void. If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony, and minutes of the previous hearing to reach a decision on the appeal.

Standards Applicable to Special Uses:

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

Conditions May Be Attached To:

1. Minimizing adverse impact on other developments.
2. Control the sequence and timing of development.
3. Control the duration of development.
4. Assure that development is maintained properly.
5. Designate the exact location and nature of development.
6. Require the provision for on-site or off-site public facilities or services.

7. Require more restrictive standards than those generally required in this Title.

In 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.

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.

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).

PZ/Questions & Comments:

- Commissioner Rambur asked about the hole that is visible on the map.
- Planner Strickland replied they started while they were in the county but had to stop. This is why they annexed and waited to hook up to City services.
- Commissioner Rambur asked if it was planned to park in the south.
- Planner Strickland explained it will have some commercial along the front.

Applicant Presentation:

Dave Thibault presented on behalf of the applicant. He explained the process they started while still under county jurisdiction.

Tyler Davis-Jeffers explained what he wants to do in more detail.

PZ/Questions & Comments:

- Commissioner Rambur asked he length of stay
- Tyler Davis-Jeffers stated that it won't usually be longer than a week, but they will offer longer stay.
- Vice-Chairperson Zimmerman asked about pet areas and whether they will have leash rules.
- Tyler Davis-Jeffers stated there will be off leash area and leashes within the park.
- Vice-Chairperson Zimmerman asked about campfires and will they be allowed.
- Tyler Davis-Jeffers replied that they will not be in individual spots.
- Commissioner Gomes asked about the store and where it's at.
- Tyler Davis-Jeffers explained it's towards the front stacking area. There is a check-in area with the office and store.
- Commissioner Gomes asked if there will be quiet time.
- Tyler Davis-Jeffers stated yes, they will have designated family vs. nonfamily areas.

- Commissioner Weatherford asked about trash receptacles and making sure they had enough.
- Tyler Davis-Jeffers said they are motivated by reviews to keep things clean.

Public Hearing: Opened and closed with no public input.

Discussions Followed:

The Commission feels this is compatible with the zone. Keep staff recommendations but like the idea.

Remove the portion of condition 6 stating “screening along the east boundary of the property at time of development”.

MOTION: Commissioner Weatherford moved to approve the request for a Special Use Permit to allow an R 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). With the second half of Condition 6 “screening along the East boundary of the property at time of development” be removed. Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- d) 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).

Staff Presentation:

Director Spendlove presented the 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).

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

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

Standards Applicable to Special Uses:

- Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.

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

Conditions May Be Attached To:

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

In 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.

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.

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.

Applicant Presentation:

Dave Thibault presented on behalf of the applicant.

PZ/Questions & Comments:

- Commissioner Rambur asked how many seats they expected.
- Dave Thibault replied 520 in the first phase double in the second phase.

Public Hearing: Opened and closed with no public input.

Discussions Followed:

The Commission feels this is a good fit.

MOTION: Commissioner Rambur moved to approve the request for a Special Use Permit to allow a religious facility on property located at the 1400 block of Sun Way Drive north (aka 2700 East). c/o EHM Engineers, Inc on behalf of Clay Ramirez (PZ25-0098). Commissioner Gomes seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

6) Upcoming Meeting(s)

- a) September 23, 2025, will be cancelled
September 30, 2025, will be scheduled as a special meeting as agreed upon by members present.

7) Adjournment

The meeting adjourned at 07:33 PM

DRAFT



Date: Tuesday, September 30, 2025
To: Planning and Zoning Commission
From: Jonathan Spendlove, Planning and Zoning Director

ACTION ITEM

Request:

Request for recommendation to City Council for a Vacation of alley on property located at 1600, 1608, 1638 2nd Ave E. c/o EHM Engineers, Inc on behalf of River Sound Investments, LLC (PZ25-0104).

Time Estimate:

Approximately 5-10 minute presentation with questions/comments to follow.

Background:

River Sound Investments, LLC requests to vacate a public alley located directly north of 1535 Kimberly Rd, situated between the Ritchey Subdivision Annex and Terry's Heating approximately 20' x 264'. The alley is located within a commercial zoning district and is adjacent to commercial and residential uses. The alley is currently unimproved, not used for through vehicular access, has not been maintained for public access, and does not have any utilities.

Approval Process:

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

Budget Impact:

N/A

Regulatory Impact:

A vacation refers to a legal process by which a public right-of-way is removed from public ownership and transferred to private ownership. Usually split down the middle and transferred to the abutting properties. This area will become subject to the current rules and regulations for taxes, zoning code compliance and development.

History:

Ritchey Subd Annex was platted in 1946 and includes the alley being proposed for vacation.

Analysis:

Access and Circulation

The vacation of the alley is not anticipated to negatively impact public access or traffic circulation in the area. All abutting lots maintain access to the alley, however the alley does not provide a necessary connection between public streets or access to any other public right-of-way.

Utilities and Infrastructure

The alley has not been used by the city for sewer or water. All other utility companies have been notified

of the request with no objections. There are no known utilities existing in the alley.

Comprehensive Plan

The comprehensive plan designates this area as commercial and the removal of an unused public alley would not negatively impact community needs currently or in the future. The vacation of the alley would allow for redevelopment or expansion opportunities on adjacent lots.

Conclusion:

Upon conclusion, the commission is charged with making a recommendation to council. The Commission may recommend approval, denial, approval with conditions or table the request for additional information. The Council, after holding a public hearing, will make a final decision.

Attachments:

1. PZ25-0104 Vicinity Map
2. PZ25-0104 Zoning & FLU Map
3. PZ25-0104 Applicant Narrative
4. PZ25-0104 Applicant Exhibit
5. PZ25-0104 Utility Company Letters



MAURICE ST

2ND AVE E

1515
KIMBERLY RD

1600 2ND
AVE E

1608 2ND
AVE E

2ND AVE E

1638 2ND
AVE E

1648 2ND
AVE E

1708 2ND
AVE E

Alley

1701
KIMBERLY RD

1719
KIMBERLY RD

1535
KIMBERLY RD

1605
KIMBERLY RD

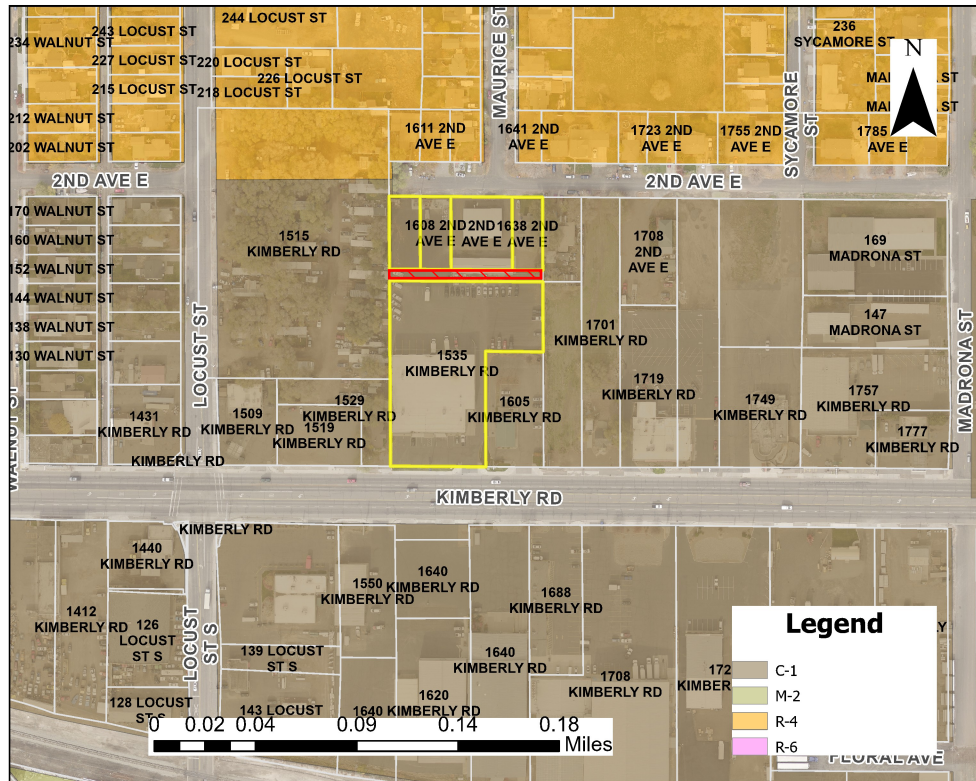
1529
KIMBERLY RD

1519
KIMBERLY RD

1509
KIMBERLY RD

KIMBERLY RD

ZONING MAP



Zoning

Current Zoning: C-1

Current Land Use Designation: Commercial

Proposed Land Use Designation: NA

Proposed Land Use: Vacation of Alley (Right of Way)

Surrounding Area

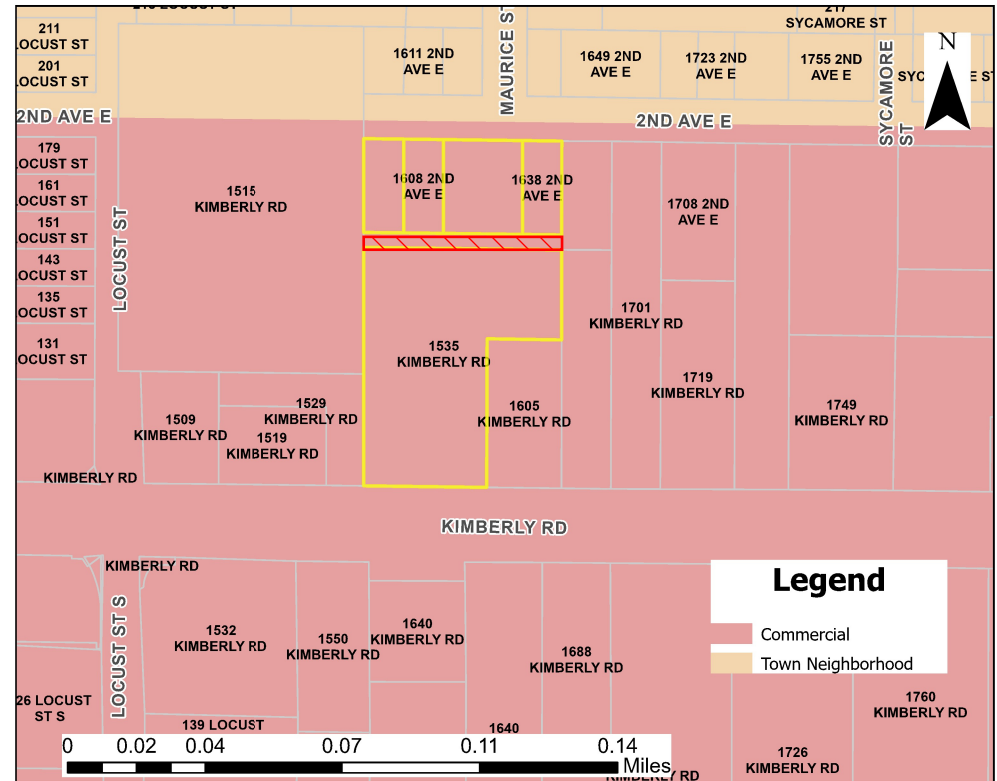
North: Residential

South: Commercial

East: Residential/Commercial

West: Residential/Commercial

FUTURE LAND USE MAP



Regulations

10-1-4, 10-1-5, 10-1-6

FLU Category

Commercial • Highway-oriented, large-format retail, hotels, restaurants, and office

City of Twin Falls, Idaho

Vacation Application

Submitted by: Terry Greene

Represented by: EHM Engineers, Inc.

Date: July 1, 2025

Subject: Request for Vacation of Unused Alleyway at the south side of, 1600, 1608, 1638 2nd Ave. E.

A. Reason for Request & Intended Use of Vacated Property

This request seeks the vacation of an unused alleyway located at the south side of, 1600, 1608, 1638 2nd Ave. E. The alley, though designated as a public right-of-way, has not been actively used by the City of Twin Falls for public access, utilities, or services in many years. Instead, the adjacent properties—all under single ownership—have utilized the space for parking and storage due to its lack of municipal function.

The primary purpose of this vacation is to formally integrate the alley into the surrounding properties, eliminating legal ambiguities and allowing for more efficient land use. Once vacated, the space will be used to support existing business operations, including expanded parking and storage. This will enhance the functionality of the property while relieving the City of maintenance responsibilities for an otherwise inactive right-of-way.

B. Evaluation of Effects on Adjoining Properties

The vacation of this alleyway is expected to have minimal impact on surrounding properties, given that all adjacent lots are under the same ownership. Since no other private landowners rely on the alley for access or utilities, the vacation will not disrupt any existing rights or operations.

The primary effect will be positive, as consolidating the property will allow for better maintenance, improved aesthetics, and more organized use of the space. There are no known utility conflicts, as the City has confirmed the alley does not contain essential infrastructure. Should future utility access be needed, the property owner is willing to cooperate with the City to establish necessary easements.

Because the alley is not a throughway for pedestrians or vehicles, its closure will not affect traffic flow or emergency access. The vacation will ultimately benefit both the property owner and the City by clarifying land use rights and reducing unnecessary public liabilities.

Conclusion:

This request aligns with the City's interest in promoting efficient land use while posing no adverse effects on neighboring properties or public services.

Located In
ALLEY
 Ritchey Subdivision Annex
 In
 SE ⁴ SW ⁴, Section 15
 Township 10 South, Range 17 East
 Boise Meridian
 Twin Falls County, Idaho
 2025

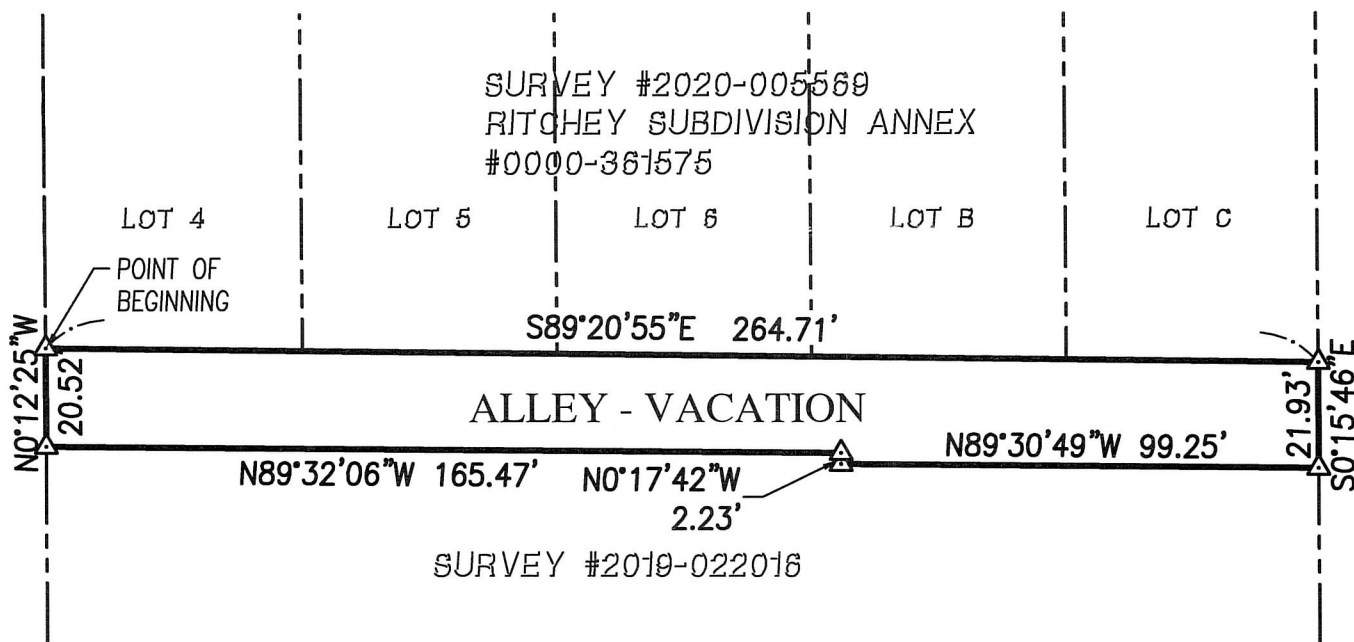


EXHIBIT
ALLEY VACATION
 TWIN FALLS, IDAHO

JOB NO.:	410-19
APPROVED	
DESIGN	
DRAWN	CSH
DATE	JULY 2025
SCALE	SHOWN
V	410-19 EXH-VAC
Sheet No.:	1

July 31, 2025

Sent via email to: blyda@ehminc.com

Applicant: EHM Engineers, Inc.

Location Info: Ritchey Subdivision – alley vacation
River Sound Investments, LLC
Parcel(s): RPT00107156635, RPT45810000040, RPT45810000050,
RPT458100000BA, RPT458100000CO (alley that is between said parcels)

To Whom It May Concern:

This is in response to your application dated **7/23/25** regarding the possible vacation of public right-of-way located as noted above.

- The attached Exhibit(s) more specifically identify the requested area for vacation.

 X We have no Utilities within the described Right-of-Way to be vacated and do not object to the vacation.

 We have Utilities within the described Right-of-Way to be vacated and require rights to support continued use, maintenance and/or relocation of such Utilities.

Specifications:

A portion of the ROW within Ritchey Subdivision / Ritchey Annex (alley vacation), more
specifically depicted / described within the Exhibit(s) included with this letter.

Sincerely,



Megan Kelly
Corporate Real Estate
Idaho Power Company | Permitting Specialist
208-388-2972 | mkelly@idahopower.com

1221 W. Idaho St (83702)
P.O. Box 70
Boise, ID 83707

Lumen

Brad McNew
216 South Park Ave
Twin Falls, Id. 83301

Office (208) 646-3599

July 22, 2025

Ritchey Subdivision Annex
1600, 1608, 1638 2nd Ave. E
Vacate alley South side lots

TO WHOM IT MAY CONCERN:

Lumen appears to have no facilities in the existing alley and will
Not be affected by alley vacation.

Please call if you have any questions.

Sincerely,

Brad McNew



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

July 8th, 2025

To whom it may concern:

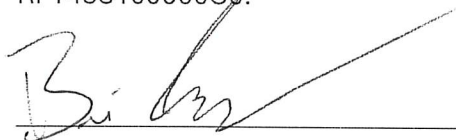
We, the undersigned public utility company, Intermountain Gas Company, has no concern with the proposed vacation of the alley way South of lot 4,5,6 and B as shown in the plat for Ritchey Subdivision Annex, in Twin Falls County, Twin Falls, Idaho. We have no gas facilities within this area.



David Doman, District Manager
Intermountain Gas Company
Twin Falls District

To whom it may concern:

We, the undersigned public utility/adjoining property owner, Project Mutual Telephone, release the rights for the alley right-of-way and/or utility easement that is located on the south side of 1600, 1608 & 1638 2nd Ave E. in Twin Falls, Idaho. Parcels RPT45810000050, RPT458100000BA & RPT458100000C0.

 _____, OSP Engineer

Date: 07-08-2025

Project Mutual Telephone

Brian Cowger

507 G Street

Rupert, ID 83350



TWIN FALLS CANAL COMPANY

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



ENGINEERING

208-733-6731

July 10, 2025

Ben Lyda
EHM Engineers, Inc.
621 North College Rd., Suite 100
Twin Falls, ID 83301

RE: RIVER SOUNT INVESTMENTS, LLC. VACATION OF RIGHT OF WAY

Dear Mr. Lyda,

The Twin Falls Canal Company has reviewed the documentation provided to us on July 8, 2025 by EHM Engineers for the property identified by Parcel Number RPT45810000040, RPT485700000BA, and RPT458100000C0. This Letter is to inform you that the Twin Falls Canal Company has no facilities in the immediate area and therefore has no issues with the vacation of right of way.

If you have any questions, please contact me at 208-733-6731 or by email at jbrown@tfcanal.com.

Sincerely,

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

cc: To File

RE: Vacation Application

From Kaschmitter, Jessica <Jessica.Kaschmitter@tdstelecom.com>

Date Thu 7/24/2025 9:46 AM

To blyda@ehminc.com <blyda@ehminc.com>

Hello!

I heard back this morning! Doesn't look like it impacts us!

Thank you!

Jessica Kaschmitter

Associate Manager, Field Marketing
TDS Fiber Marketing Program
Twin Falls, ID 83301
jessica.kaschmitter@tdstelecom.com
Cell: 208-816-9188



Internet. TV. Phone

From: blyda@ehminc.com <blyda@ehminc.com>

Sent: Tuesday, July 22, 2025 2:36 PM

To: Kaschmitter, Jessica <Jessica.Kaschmitter@tdstelecom.com>

Subject: Re: Vacation Application

External Email: For information security purposes, this email came from an external source and any attachments or links should be treated with caution.

Hello Jessica, as I have not received a response I am going to assume that TDS has no issue with releasing any easements on this property.

Thank you,

Ben Lyda
Project Manager
blyda@ehminc.com



Date: Tuesday, September 30, 2025
To: Planning and Zoning Commission
From: William Klaver, Senior Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow a detached accessory building (more than 1000 square feet) on property located at 373 Martin St. c/o Ralph Williams on behalf of Mike and Stacey Johnson (PZ25-0108).

Time Estimate:

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

Background:

The property currently has a single-family residence on the lot, and the property owners would like to add a large shop to the rear of the property for personal use.

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:

If the commission approves the request, as presented, the applicant will be able to start the building permit process for the proposed 2,400 square foot accessory building.

History:

The property is zoned R-6, Residential Multi-Household. The home is located in the Orchalara Subdivision.

The property is approximately 84,500 square feet, or just shy of 2 acres, with the primary residence currently used as a rental.

Analysis:

The 2016 Comprehensive Plan; "Grow With Us" designates this area as appropriate for "Neighborhood Commercial", which is designed to provide supporting services and small-scale resources to the surrounding neighborhoods.

The applicant/property owner stated they would like to build the shop for personal work, storage, and recreation purposes. The building would be used by the property owner, not the tenant of the main house. The subject accessory building is proposed to be 60' x 40' or 2,400 square feet.

The building will have a full bathroom for cleanup after working in the shop.

The property's lot size is 84,466 square feet or just shy of 2 acres. The minimum lot size for a single-family dwelling is 4,000 square feet. Setbacks in the R-6 zone are 5' from the side property line(s) and 15' from the rear property line. A detached accessory building may be placed 3' from the rear and side property line if it is located more than 10' from the residential dwelling. The site plan shows that the building will be over 10' from the primary residence and 5' from the side and rear property lines.

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.

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

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

Conclusion:

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

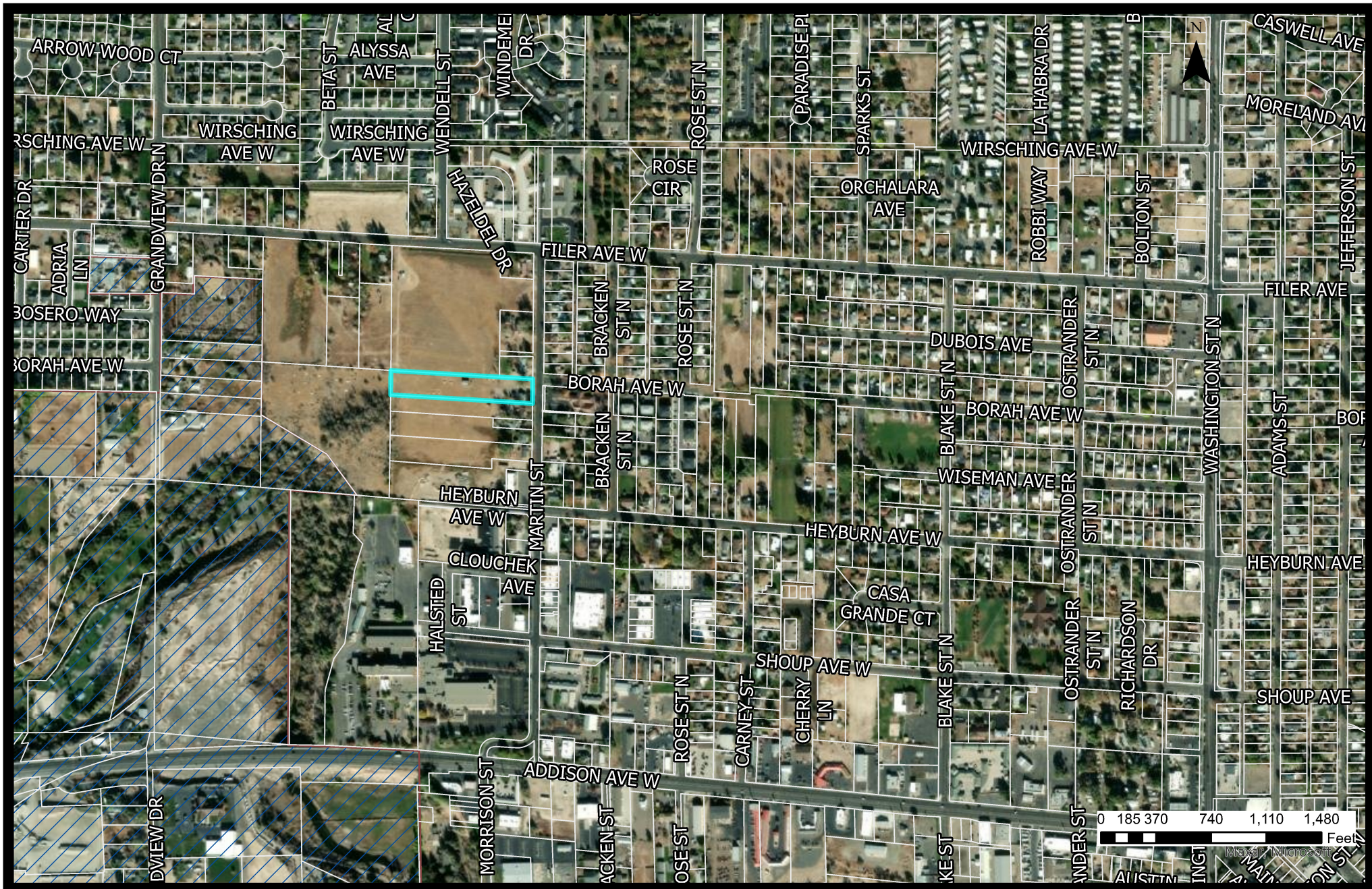
Upon conclusion should the Commission recommend approval of the request as presented, staff recommends the following:

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 approaches to the residence and shop be hard surfaced, per city code 10-10-2.

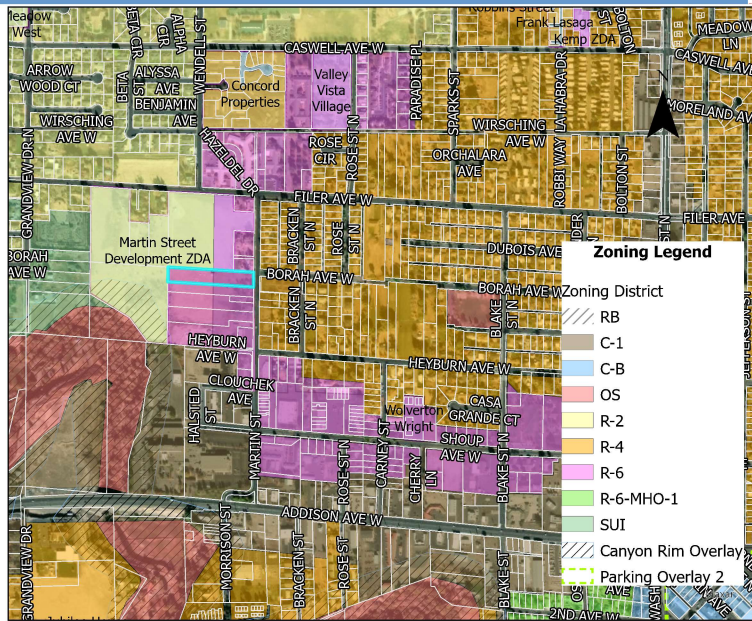
Attachments:

1. PZ25-0108 Vicinity Map
2. PZ25-0108 Presentation Map
3. PZ25-0108 aerial map
4. PZ25-0108 Proposed Elevations and Site Plan
5. PZ25-0108 Applicant Narrative

VICINITY MAP



ZONING MAP



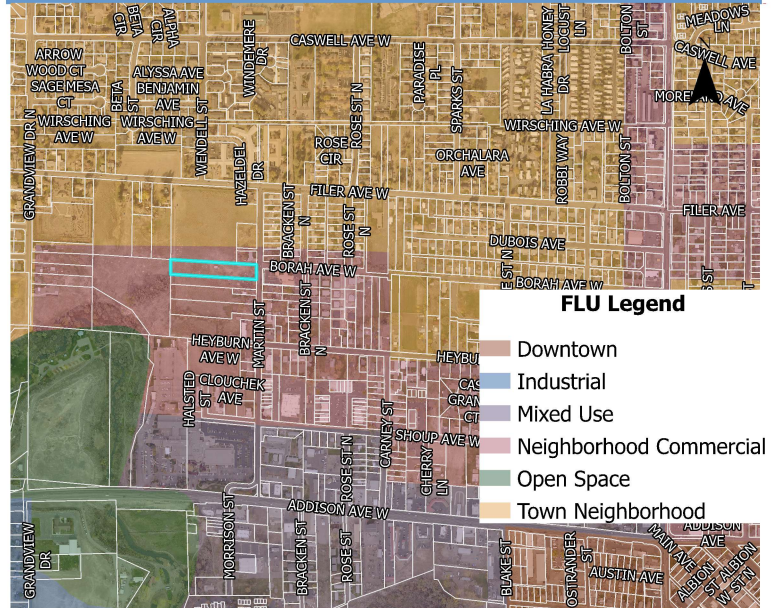
Zoning

Current Zoning: R-6, Residential Multi-Household
 Current Land Use: Residential
 Proposed Zoning: R-6
 Proposed Land Use: Add Large personal use shop

Surrounding Area

North: Martin Street Development ZDA
 South: Residential
 East: Residential/Offices
 West: Martin Street Development ZDA

FUTURE LAND USE MAP



Regulations

10-13-4, 10-4-6, 10-7-20

FLU Category

Neighborhood Commercial
 • Provides supporting services and small-scale commercial for the surrounding neighborhood
 • Designed to complement the neighborhoods character
 Neighborhood-serving commercial, Townhomes, Condominiums, Apartments, Senior /student housing, Small-scale office and retail, Civic and community facilities

Aerial View

373 Martin St

373 Martin St

Building

Directions

Save

Nearby

Send to phone

Share

373 Martin St, Twin Falls, ID 83301

Suggest an edit on 373 Martin St

Add a missing place

Add your business

Add a label

Your Maps activity

Photos

Restaurants

Hotels

Things to do

Transit

Parking

Pharmacies

ATMs

Hazeldel Dr

Rose Cir

Filer Ave W

Borah Ave W

Martin St

Bracken St N

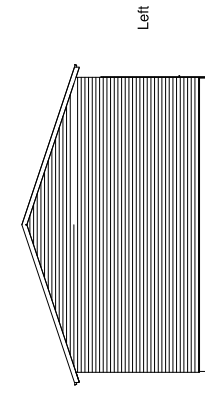
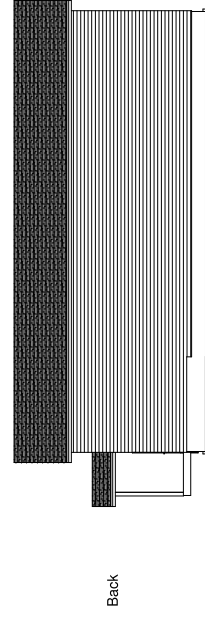
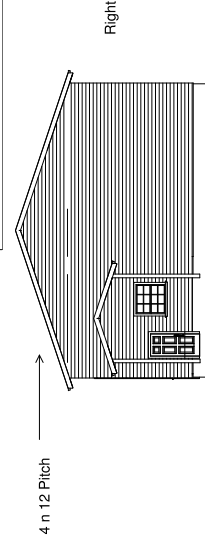
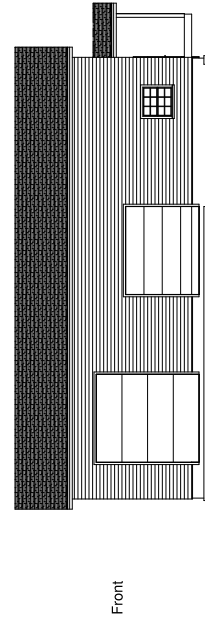
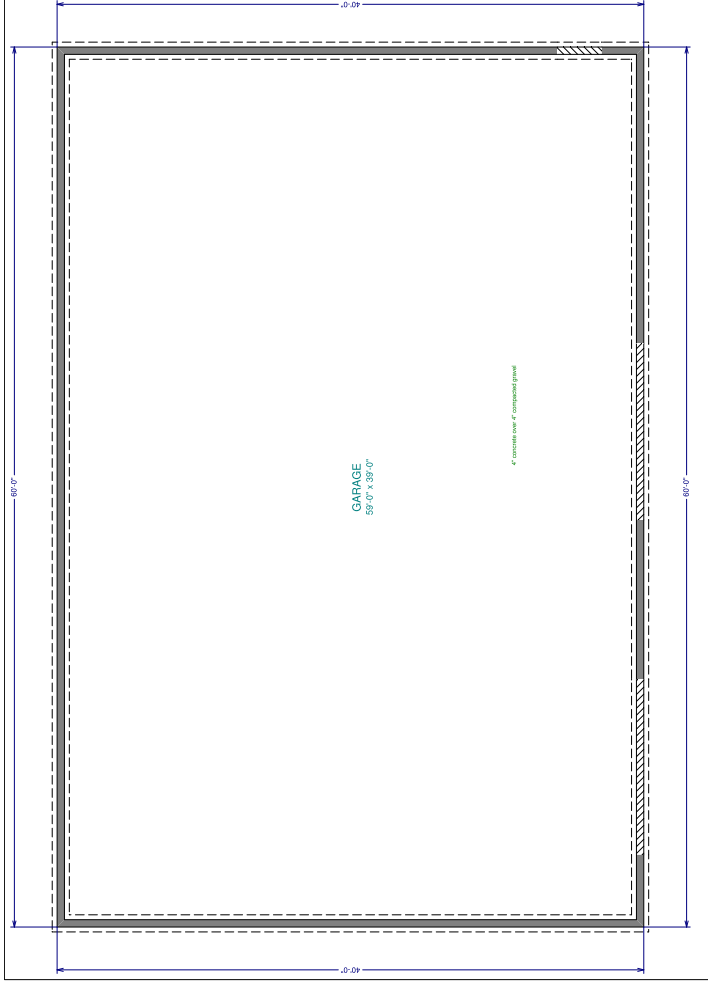
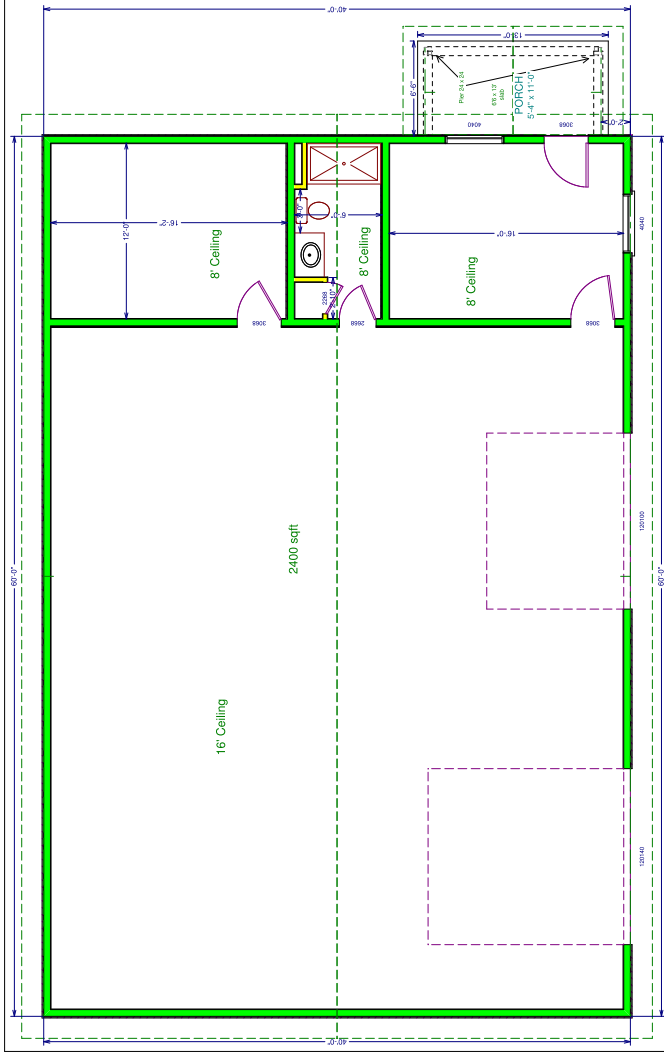
Mr. Cameron Freeman

River Ridge Center

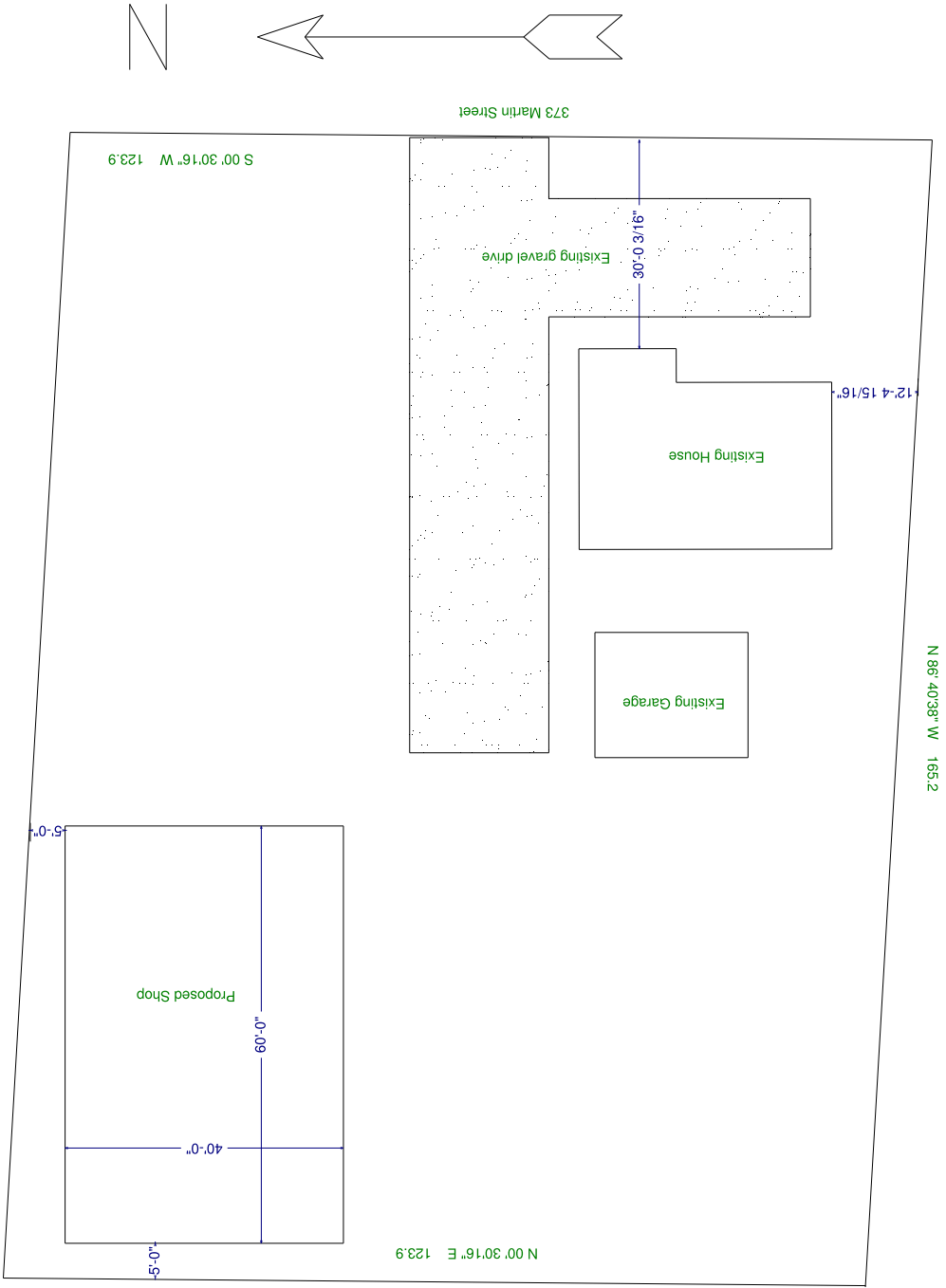
Iglesia De Dios Pentecostal MI

Layers

Google



373 Martins st
Twin Falls Id
sqft 2400
R 38 Ceiling Insulation
R 19 Wall Insulation



Narrative for the 373 Martin Street Shop

The shop space for the proposed project will be used 100 % for personal work, storage, and recreation. It will be intended for working on project vehicles and other miscellaneous things, wood projects, ect. The full bathroom is intended for cleanup after messy dirty work, if needed, before the owner heads home for the day. The house attached to the property is not their permanent address.

Ralph C Williams



Date: Tuesday, September 30, 2025
To: Planning and Zoning Commission
From: William Klaver, Senior Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow an Indoor Recreational Facility (Fitness Studio) on property located at 250 2nd Ave S. c/o Julia Wessels (PZ25-0109).

Time Estimate:

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

Background:

This is a request for a special use permit from Julia Wessels to operate an indoor recreation facility ("Boutique" Fitness Studio) on property located at 250 2nd Avenue South, Suite C. The suite is approximately 600 square feet located in a multi-tenant building. The applicant would like to open a boutique fitness studio.

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.

Per City Code 10-4-7 “a special use permit is required for “an indoor recreation facility” in the C-B, Commercial Central Business District.

City Code 10-10-12 states that no off-street parking is required in the P1 parking overlay district.

City Code 10-4-22 states any plans for exterior modification to a building located in the Warehouse Historic Overlay District must be submitted to and approved by the Historic Preservation Commission prior to a building permit issued for the modifications.

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:

Approval of this special use permit would allow the applicant to open the space to the public as a fitness studio.

History:

The property is zoned C-B, Commercial Central Business District, P-1 Parking Overlay District, and located within the Warehouse Historic Overlay.

Constructed in 1928, the building features multiple tenant spaces and has accommodated a variety of uses over the years.

Analysis:

The applicant will be running a "Boutique" Fitness Studio, for small group strength training classes, wellness-based community activities and fitness content creation. Standard operating hours will be Monday through Friday, 8:00 am – 5:00 pm.

The anticipated traffic for the facility is between 5-10 clients a day, with staggered class or session times. There will be one or two employees present during operating hours. The P-1 Parking Overlay eliminates any onsite parking requirements, allowing the customer parking to be on the street, public parking lots, or on their own property. There is street parking on 2nd Avenue South available and Idaho Street, as well

as public parking lots in the downtown area for clients/customers. Should the business utilize on street or public parking, they would not be specific areas would not be reserved for this business, but would be on a first come, first served basis.

The applicant has stated there will be light background music inside the suite, similar to what would be played in an office setting. There will be no amplified outdoor sound. Odors, fumes, and vibrations should not be an issue to surrounding neighbors.

This area is home to several fitness/wellness businesses, such as, Gemstone Climbing Center, Crossfit Twin Falls, Float Magic, Twin Falls Martial Arts and JumpTime Idaho. The Historic Warehouse District has become an inviting location for these uses.

According to the 2016 Comprehensive Plan titled "Grow With Us," this area is designated for "Downtown/High Density Residential" use. This designation supports a diverse range of land uses, including residential, retail, hotels, and government buildings. This area is designed to serve the local and regional area, encouraging infill and redevelopment projects. This business will add another fitness option for the citizens of this city and surrounding areas. Staff has determined the proposed use is compatible with the comprehensive plans.

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.

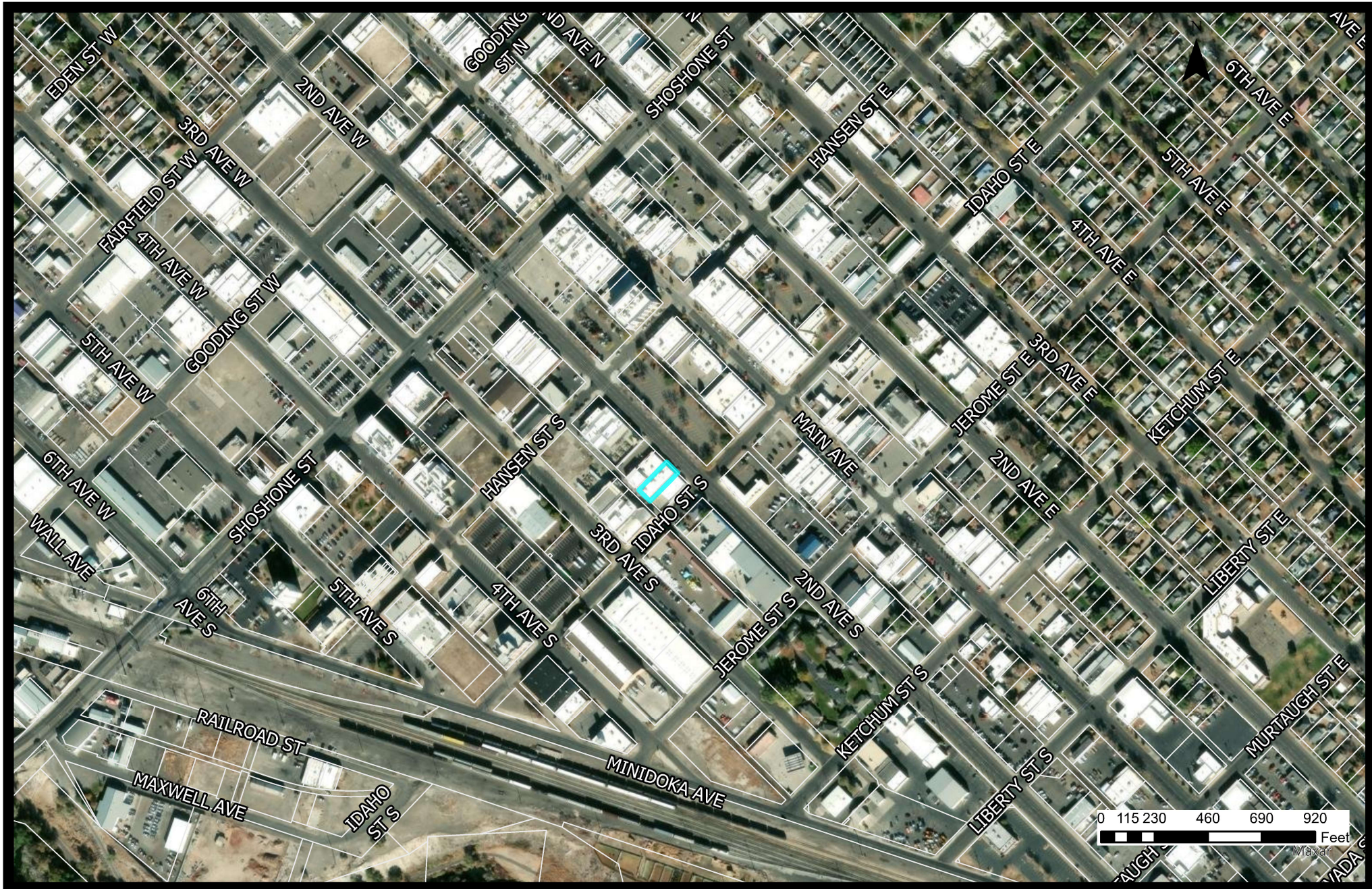
Upon conclusion, should the Commission recommend approval of the request as presented, staff recommends the following:

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

Attachments:

1. PZ25-0109 Vicinity Map
2. PZ25-0109 Presentation Map
3. PZ25-0109 Aerial Map
4. PZ25-0109 Parcel Map
5. PZ25-0109 Applicant Proposed Plan
6. PZ25-0109 Applicant Narrative

VICINITY MAP



ZONING MAP



Zoning

Current Zoning: C-B, Commercial Central Business Warehouse Historic District

Current Land Use: Office

Proposed Zoning: C-B

Proposed Land Use: Indoor Rec Facility - Fitness Studio

Surrounding Area

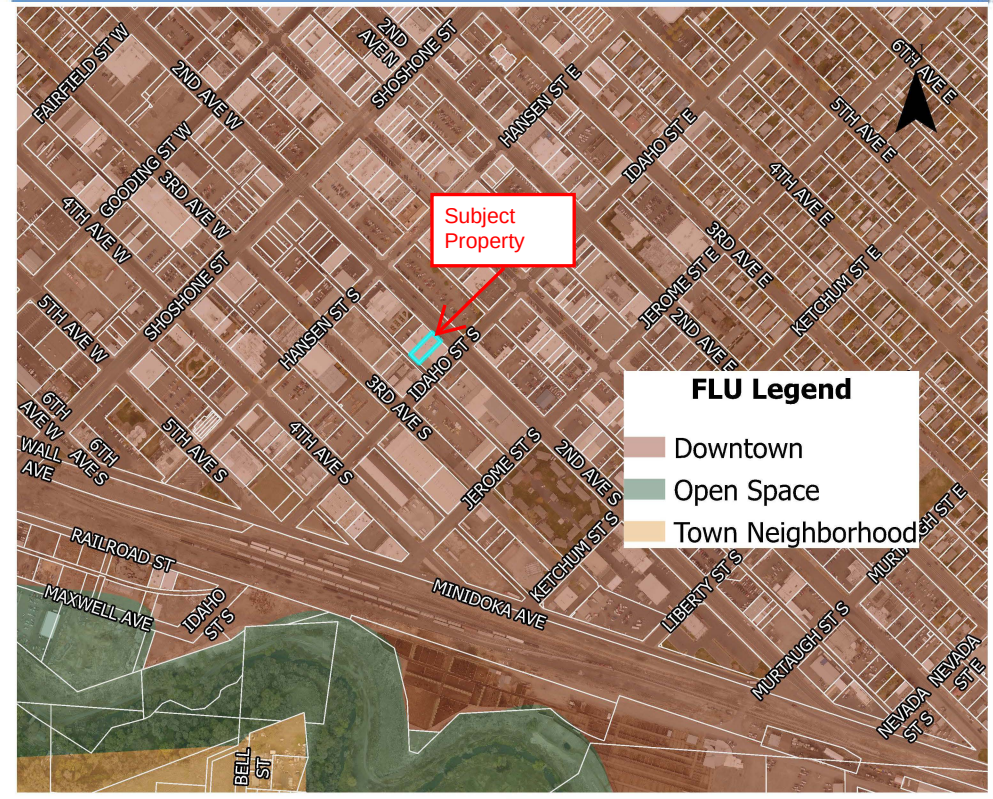
North: 2nd Avenue South/office

South: Office/Warehouse

East: Parking lot/Hotel

West: Office/Old Town District

FUTURE LAND USE MAP



Regulations

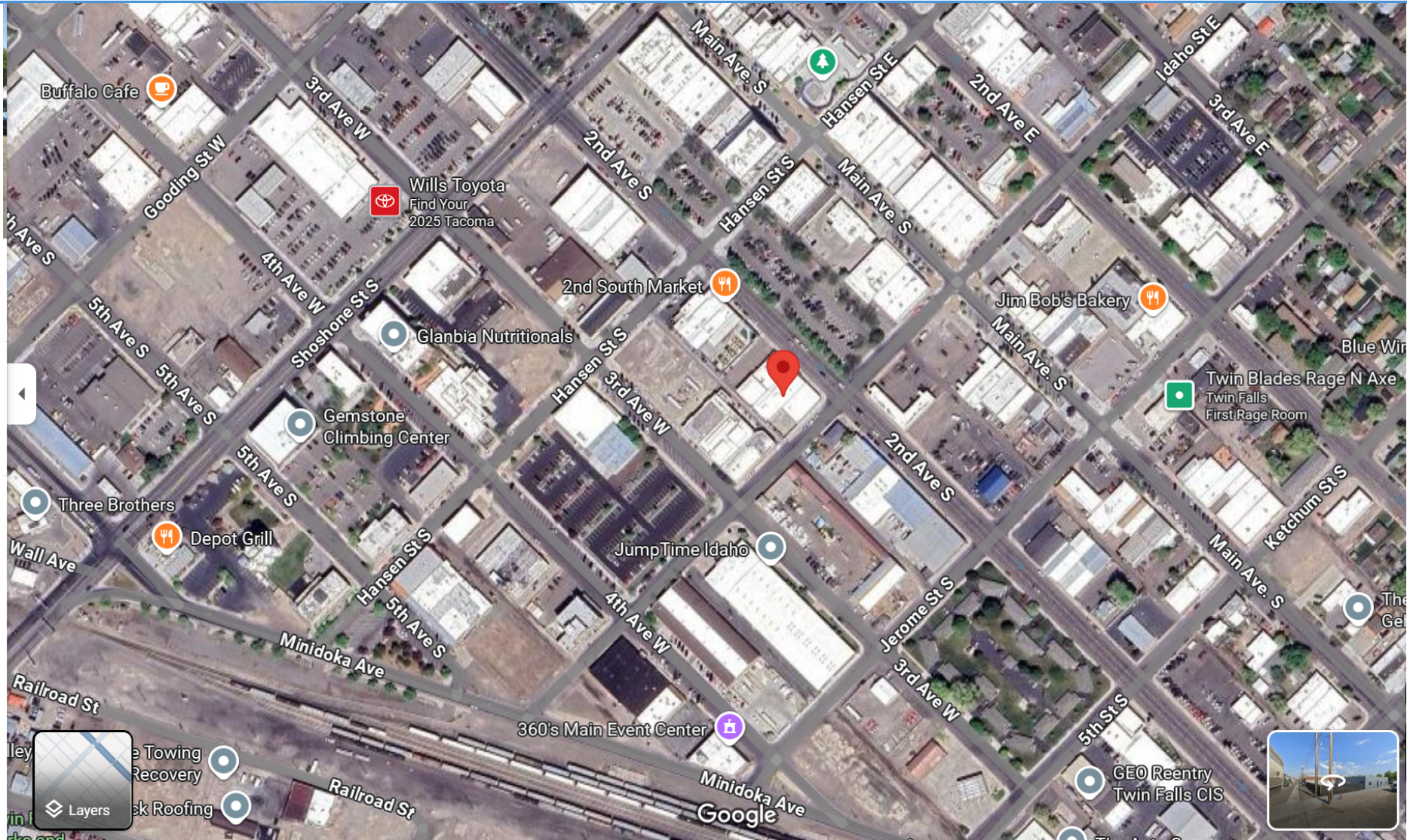
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10-10-12

FLU Category

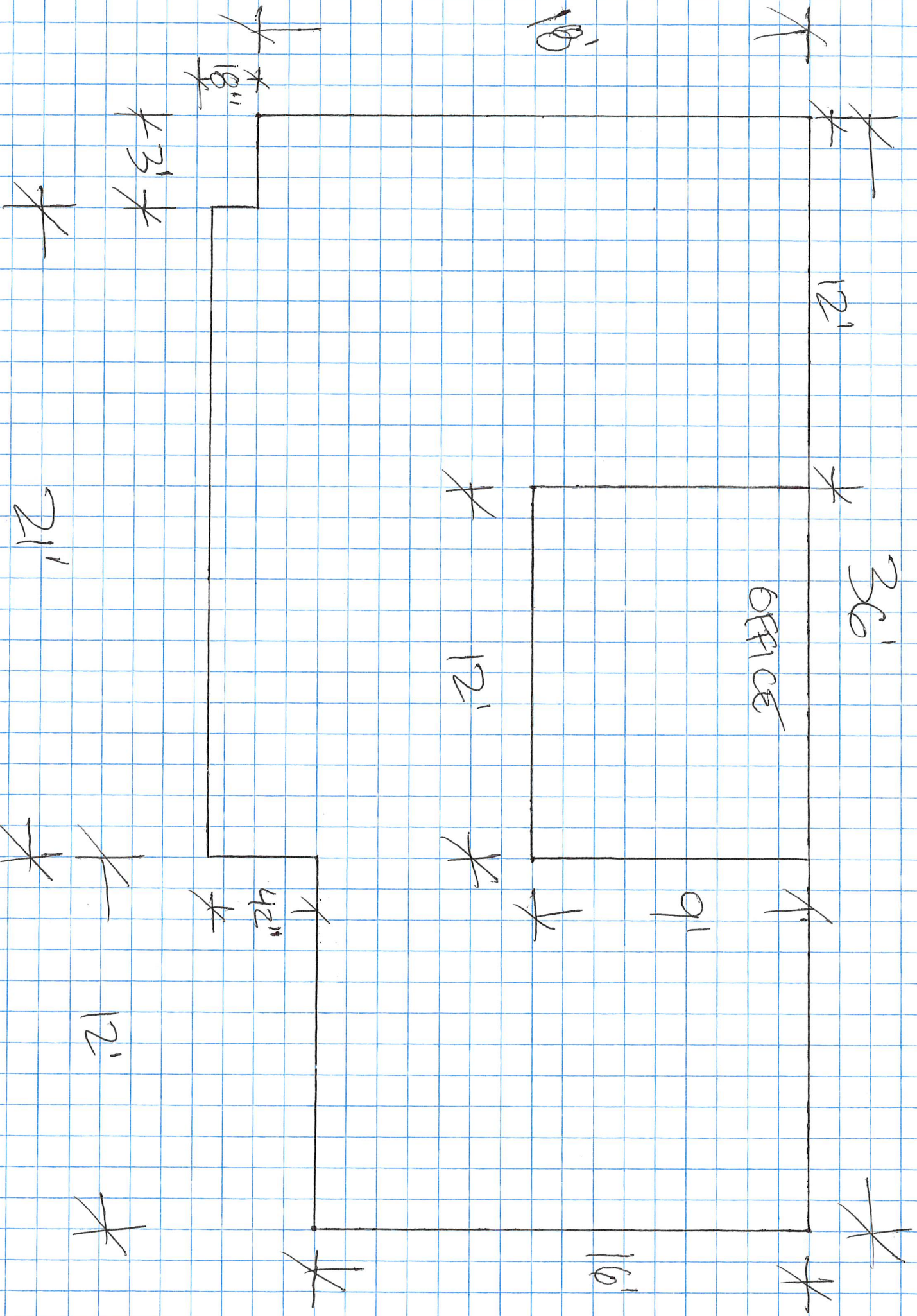
Downtown:
Central business district serving the local and regional area
Diverse mix of land use, including restaurants, retail, community and civic facilities, and residential
Encourages redevelopment and infill
Scaled to create a functional, walkable, pedestrian friendly environment
Civic and community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

Retail and services, Offices, Hotels, Entertainment, arts, and culture, Plazas and parks, Vertical Mixed Use housing, Gov't buildings, schools, Recreation Facilities

Aerial View







SCALE: 1/4" = 1'

HOT BY HABIT

Confidence is hot. Consistency is hotter.

◆ Special Use Permit Application – Written Statement

3a. Reason for the Request:

The applicant is requesting a Special Use Permit to operate a small, boutique fitness studio (Hot by Habit) within Suite C of an existing commercial building. The space will be used for small group strength training classes, fitness content creation, and wellness-based community activities. No structural changes to the exterior are proposed, and all activity will remain within the current building footprint.

3b. Explanation of the Project:

• Hours of Operation:

Anticipated hours are Monday through Friday, 8:00 AM to 5:00 PM. Occasional early morning or evening hours may be added based on demand but will remain within normal business hours.

• Traffic Anticipated:

Traffic will be minimal to light. The studio expects no more than 5–10 clients per day, with staggered class or session times. The majority of participants will arrive individually and park briefly.

• Number of Employees:

One to two employees will be present during operating hours.

3c. Evaluation of the Effects on Adjoining Property:

• Noise:

Noise will be minimal. Light background music may be played inside the suite at a volume similar to that of an office environment. Many clients use personal headphones. There will be no amplified outdoor sound.

• Glare:

- **Odor:**

There will be no odors or chemical smells associated with this use.

- **Fumes/Vibration:**

There are no fumes or vibrations produced by the business activities.

- **Compatibility with Adjacent Properties:**

The proposed use is consistent with the commercial character of the area and fits within the intended zoning. There are already two fitness-related businesses within a few blocks. This use will complement neighboring businesses and maintain a quiet, professional environment consistent with the district.

Prepared by Julia Wessels, Founder – Hot by Habit
www.hotbyhabit.com | julia@hotbyhabit.com