



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

Jody Green

Jody Green, Planning Technician