



Twin Falls Planning & Zoning Commission Agenda

Tuesday, October 14, 2025, 6:00 PM

203 Main Ave East
Twin Falls, ID 83303

Members -

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

Area of Impact: Jeff Bulkley

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Conflict of Interest Declaration
- 3) Consent Calendar
 - a) Approve minutes from the following meeting: September 30, 2025.
- 4) Items of Consideration
- 5) Public Hearings
 - a) **ACTION ITEM:** Request for a recommendation to City Council to vacate a platted waterline easement within the Sun West Subdivision No. 2; located at 1594 Sun West Way. c/o EHM Engineers, Inc on behalf of MW Idaho Properties LLC (PZ25-0110).
By: Lisa Strickland, City Planner
 - b) **ACTION ITEM:** Request for a Special Use Permit to allow Automobile Sales on properties located at 1568 Sun West Way and 1572 Washington ST N. c/o EHM Engineers, Inc on behalf of MW Idaho Properties LLC (PZ25-0112).
By: Kelli Ebersole, City Planner
- 6) Upcoming Meeting(s)
 - a) October 28, 2025
November 5, 2025 - Work Session
- 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 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

Chairperson Campbell called the meeting to order at 05:59 PM

Members Attending: Campbell, Zimmerman, Rambur, Gomes, Bulkley

Staff Attending: Spendlove, Klaver, Green, O'Leary

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Request to approve minutes from the following meeting: September 9, 2025.

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

Commissioner Rambur seconded the motion.

4) Items of Consideration

5) Public Hearings

- a) 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).

Staff Presentation:

Director Spendlove presented the 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).

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.

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

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.

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.

Applicant Presentation:

Ben Lyda from EHM Engineers Inc presented on behalf of the applicant. This was platted in the 40's and has never been used.

PZ/Questions & Comments:

- Commissioner Bulkley asked where the property line would go.
- Director Spendlove explained how the division is made.
- Chairperson Campbell asked who the current owner of the alley was.
- Director Spendlove clarified that the city owns it for easement use but this never got used.

Public Hearing: Opened and closed with no public input

Discussions Followed:

The Commission feels this makes sense and is a good idea.

MOTION: Commissioner Bulkley moved to approve the 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). Vice-Chairperson Zimmerman 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 1000 square feet) on property located at 373 Martin St. c/o Ralph Williams on behalf of Mike and Stacey Johnson (PZ25-0108).

Staff Presentation:

Senior Planner Klaver presented the 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).

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-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.

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.

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.

PZ/Questions & Comments:

- Chairperson Campbell asked about a previous application and the difference of gravel and hard surface conditions.
- Senior Planner Klaver explained that with the previous application the alley wasn't required to be hard surfaced, but the onsite parking lot needed to.

Public Hearing: Opened and closed with no public input

Discussions Followed:

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

MOTION: Vice-Chairperson Zimmerman moved to approve the request for a Special Use Permit to allow a detached accessory building (more than 1000 square feet) on property located 373 Martin St. c/o Ralph Williams on behalf of Mike and Stacey Johnson (PZ25-0108). Commissioner Gomes 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 Indoor Recreational Facility (Fitness Studio) on property located at 250 2nd Ave S. c/o Julia Wessels (PZ25-0109).

Staff Presentation:

Senior Planner Klaver presented the 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).

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.

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.

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.

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.

PZ/Questions & Comments:

- Commissioner Rambur asked what type of fitness this would be.
- Julia Wessels replied that it is indoor strength training.
- Chairperson Campbell asked if they are only seeing 5 clients a day.
- Julia Wessels only 5-10 per class for now and is women only.

Public Hearing: Opened and closed with no public input

Discussions Followed:

The Commission feels this is a good spot for this business.

MOTION: Commissioner Bulkley moved to approve the 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). Commissioner Rambur seconded the motion. Roll call vote showed

all members present voted.

Approved 5 to 0.

6) Upcoming Meeting(s)

- a) Work Session October 1, 2025 - Cancelled
October 14, 2025

7) Adjournment

The meeting adjourned at 06:32 PM

Jody Green, Planning Technician

DRAFT



Date: Tuesday, October 14, 2025
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a recommendation to City Council to vacate a platted waterline easement within the Sun West Subdivision No. 2; located at 1594 Sun West Way. c/o EHM Engineers, Inc on behalf of MW Idaho Properties LLC (PZ25-0110).

Time Estimate:

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

Background:

This is a request from Gerald Martens, to vacate a portion of a waterline easement. The water main easement will be relocated to accommodate the construction of a new building.

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 of an easement refers to a legal process by which the location of the easement and its purpose is reviewed to determine if giving up the easement will impact access to essential services. If it is found that the easement can be abandoned, the council can choose to approve the vacation.

History:

This property has a long history, ranging from when it was part of Twin Falls County to its current state of being incorporated and rezoned under a Planned Unit Development Agreement. The property was annexed into the city limits as R-4 and rezoned to C-1 PUD in 2011. The annexation consisted of approximately 70 acres, including the Lazy J Ranch RV Park. After approval of the PUD in 2011, the subdivision process began. Sunwest Subdivision No. 1 consists of 3 acres and 2 lots which have been developed to include Tommy's Car Wash and Mountain View Motors. Sunwest Subdivision No. 2 was platted in 2022 to include 12 acres and 9 lots with 1 lot under development for an oil change business. In 2025, the property came through for a PUD Amendment to allow for outside storage and display, sale of sporting utility vehicles and small animal veterinary services all of which have been approved.

Analysis:

This lot will be the future site of Tractor Supply Company. In order to accommodate the new building an adjustment needs to be made related to the location of the platted waterline easement. The applicant has provided an exhibit and metes and bounds for the existing platted easement along with the metes and bounds with an exhibit for the new location. This change if approved will enable the project to move forward.

The proposed vacation will not have an impact on the needs of the community. The easement was platted and dedicate to contain a public water line. There are no other utilities that have rights to this easement.

Based on this information, the vacation will not interfere with current or future utility needs and will not create any adverse impacts.

Conclusion:

Upon conclusion, staff would be in support of this request, with the following condition:

1. Subject to the applicant providing a new easement, acceptable by the City Engineer, prior to the signing of the ordinance.

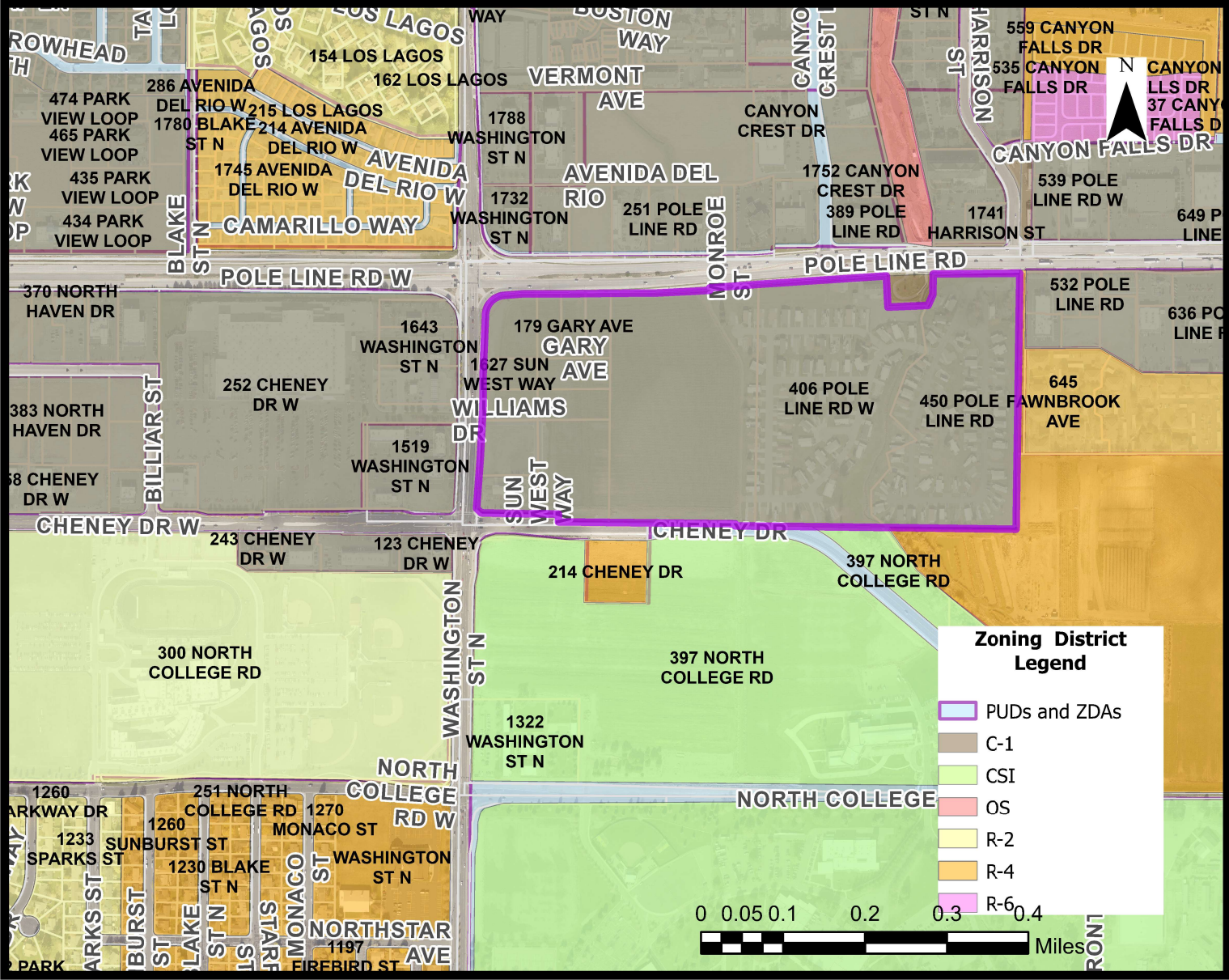
Attachments:

1. PZ25-0110 Vicinity Map
2. PZ25-0110 Zoning & FLU Map
3. PZ25-0110 Applicant Narrative
4. PZ25-0110 Proposed Easement Vacation

Vicinity Map



ZONING MAP



Zoning

Current Zoning: C-1 pUD

Current Land Use Designation: Mixed Uses

Proposed Land Use Designation: N/A

Proposed Land Use: To allow for outside storage and display of merchandise.

Surrounding Area

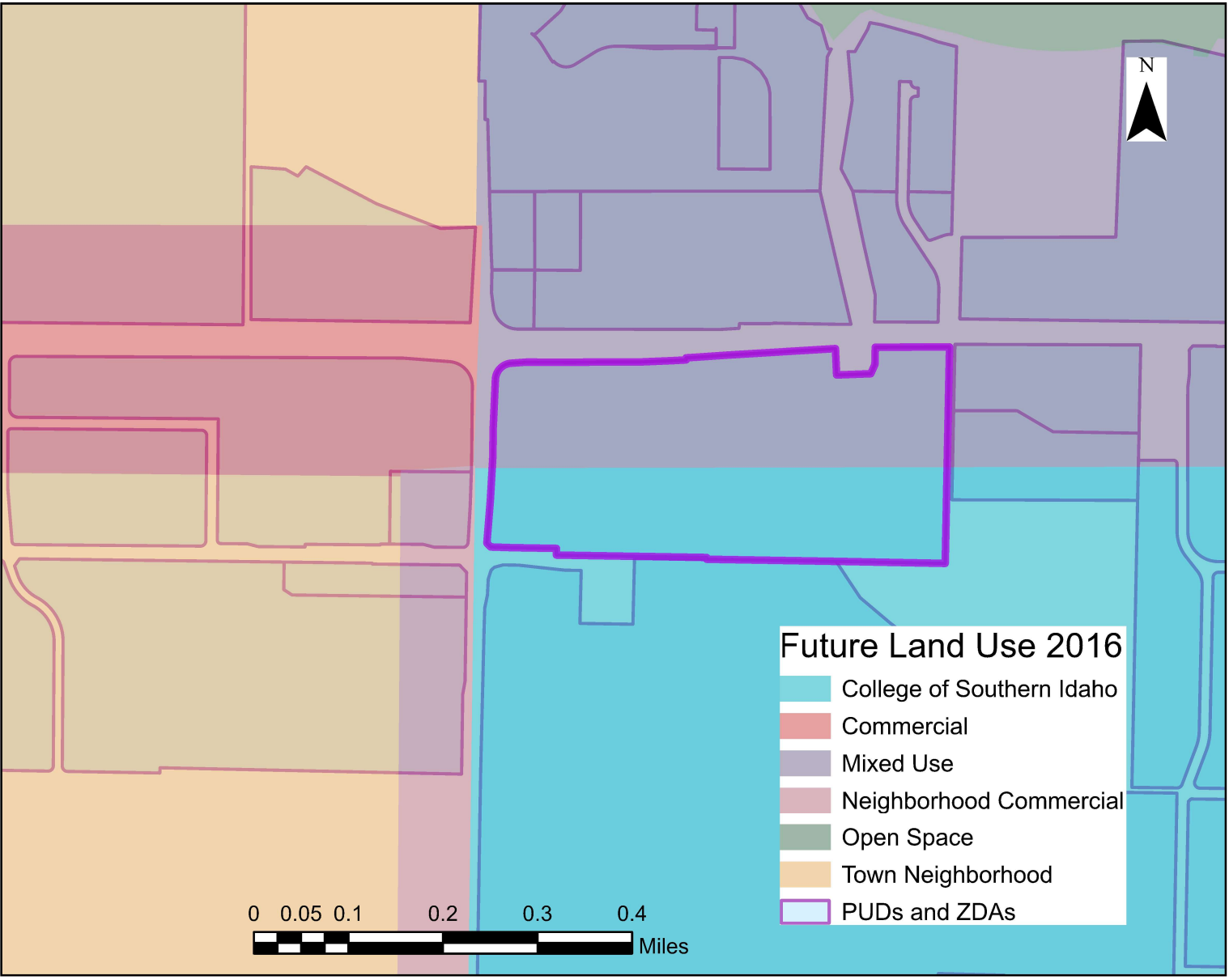
North: Pole Line Rd

South: Cheney Dr

East: Retail

West: Washington St N/Retail

FUTURE LAND USE MAP



Regulations

10-1-4, 10-1-5

10-6, 10-7-14

FLU Category

Mixed Use: Serves local and regional commercial, typically anchored by a larger retail store.

CSI: Serves local and regional educational needs in the community.

Reason for Request

The reason for the request is to relocate a public water line to accommodate a new commercial building. The relocation begins and ends at the current location and the total length is unchanged. There is no impact on any neighboring properties.

Ownership

MW Idaho Properties, LLC owns the property at the original easement location and the relocated location. The applicant totally supports this relocation of the easement and the waterline.

Other Utilities

The only utility is the easement in City of Twin Falls water main.

Legal Description
Portion of a Waterline Easement to be Vacated
Twin Falls County, Idaho

Being a portion of Lot 9, Lot 10 and Lot 11, Block 2 as shown on that certain Map entitled "Sun West Subdivision No. 2, a PUD", recorded April 27, 2022 as Instrument No. 2022-008104 in the office of the County Recorder of Twin Falls County, more particularly described as follows:

Commencing at the Northwest Corner of said Lot 11;

Thence, along the North Boundary of said Lot 11, North 89°54'58" East 72.00 feet to the **REAL POINT OF BEGINNING**;

Thence, continuing along said North Boundary, North 89°54'58" East 255.27 feet to a point on the West Line of a 15.00 foot Waterline Easement as shown on said Map;

Thence, along said West Line, North 00°50'26" East 157.68 feet;

Thence, leaving said West Line, South 89°09'34" East 15.00 feet to a point on the East Boundary of said Map;

Thence, along the East Boundary, South 00°50'26" West 172.44 feet to a point on the South Line of said 15.00 foot Waterline Easement as shown on said Map;

Thence, along said South line, South 89°54'58" West 270.03 feet;

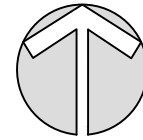
Thence, leaving said South Line, North 00°05'02" West 15.00 feet to said **REAL POINT OF BEGINNING**.

End of Description



Located In
A Portion of
Lots 9 through 11, Block 2
Sun West Subdivision No. 2

In
Gov't Lot 4, Section 4
Township 10 South, Range 17 East, Boise Meridian
Twin Falls County, Idaho
2025

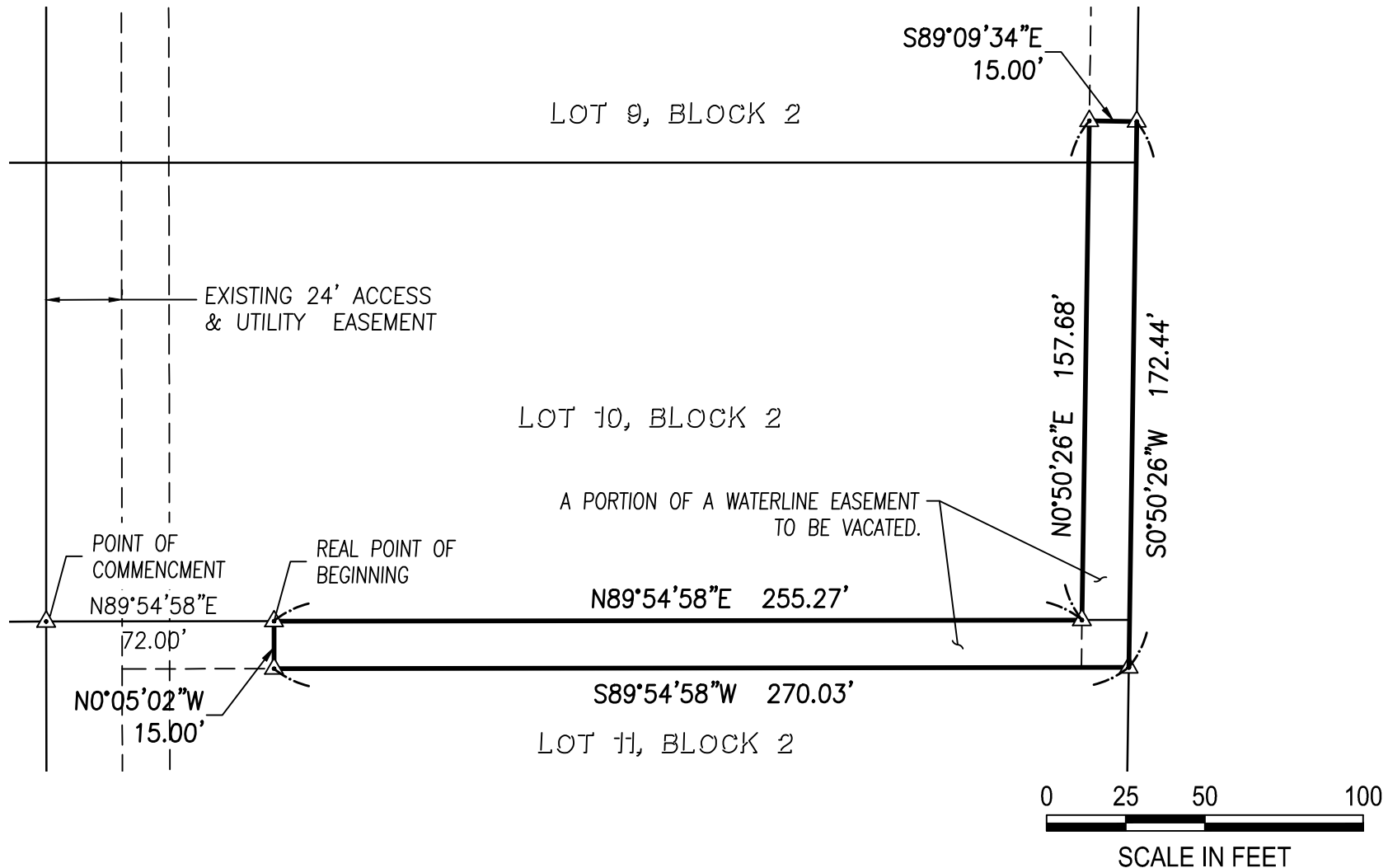


NORTH



EXHIBIT
WATERLINE EASEMENT VACATION
TWIN FALLS, IDAHO

JOB NO.:	216-25
APPROVED	
DESIGN	
DRAWN	CSH
DATE	SEPTEMBER 2025
SCALE	SHOWN
V 216-25 EXH-VAC	
Sheet No.:	1





Date: Tuesday, October 14, 2025
To: Planning and Zoning Commission
From: Kelli Ebersole, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow Automobile Sales on properties located at 1568 Sun West Way and 1572 Washington ST N. c/o EHM Engineers, Inc on behalf of MW Idaho Properties LLC (PZ25-0112).

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 Gerald Martens, on behalf of MW Idaho Properties, for vehicle display and sales at property located at 1568 Sun West Way. The property is approximately 25,314 sq. ft. This area will be built as a parking lot for overflow vehicle parking and sales for Mountain West Motors at 1572 Washington Street North. A Special Use Permit (PZ23-0045) was approved on August 8, 2023, for Mountain West Motors to establish automobile and/or truck sales at 1572 Washington Street North.

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.

Per City Code 10-4-8.2 and Sun West – Lazy J PUD, “a special use permit is required for automobile and truck sales and/or rentals.” The Planning & Zoning Commission makes the final decision on this request. This request is specific to the zone the property is located in and what land use they are requesting.

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 to 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 Special Use Permit is approved, SUP PZ23-0045 will be voided and a new Special Use Permit will be in place for the whole dealership at both properties (1572 Washington Street North and 1568 Sun West Way).

If this Special Use Permit request is not approved, the original SUP PZ23-0045 will still be active for the original sales lot at 1572 Washington Street North.

History:

On August 8, 2023, SUP PZ23-0045 was approved for Mountain West Motors to operate an automobile and/or truck sales lot at 1572 Washington Street North.

Analysis:

The request for the property at 1568 Sun West Way is for a supplemental sales lot, and is currently undeveloped. This request would combine the two properties into one Special Use Permit for Mountain West Motors.

Mountain View Motors sells new and pre-owned vehicles (electric, gas, and diesel). The original estimate for sale inventory is 80-85 pieces on site at any given time.

The property is located in the C-1 zone, Commercial Highway District. In the C-1 zone, a Special Use Permit is required for automobile and truck sales and/or rentals, as well as automobile and truck service and/or repair.

The anticipated business hours will be 9:00 am to 7:00 pm, and the business will employ five staff members.

This development will follow all regulations of the Sun West - Lazy J PUD, as well as all required city regulations.

Per the PUD, the property on Sun West Way requires a fifteen-foot wide buffer along all Public Right of Ways and private roadways, parking islands with landscaping at the ends of the striped parking rows for customer/employee parking. Vehicle display areas must be hard surfaced, but do not require striping.

Additional noise to the area will be minimal and be limited to patrons coming and going. They will not be utilizing an overhead speaker system. Glare will be limited to windshields and the windows from the inventory. Traffic and odors and fumes will be limited to the patrons and employees coming and going to and from the lot.

Per the 2016 Comprehensive Plan; "Grow With Us", this property is located in a transition between Mixed Use, Commercial, Town Neighborhood, and CSI.

The surrounding properties range from commercial to vacant land, with Lazy J Mobile Home Park to the far east. The applicant has stated that there will be no adverse effects on surrounding properties due to glare, odor, or loud noise coming from the building.

This property is currently undeveloped and the proposed use should have minimal impact on the surrounding area.

Staff has reviewed the request, including impacts on the local street network. Due to the proximity to Washington Street North and Pole Line Road, and the surrounding commercial uses and traffic, staff does not foresee the impacts of this development being detrimental to the neighboring properties, and the use is compatible with other commercial automotive uses in the area.

Conclusion:

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

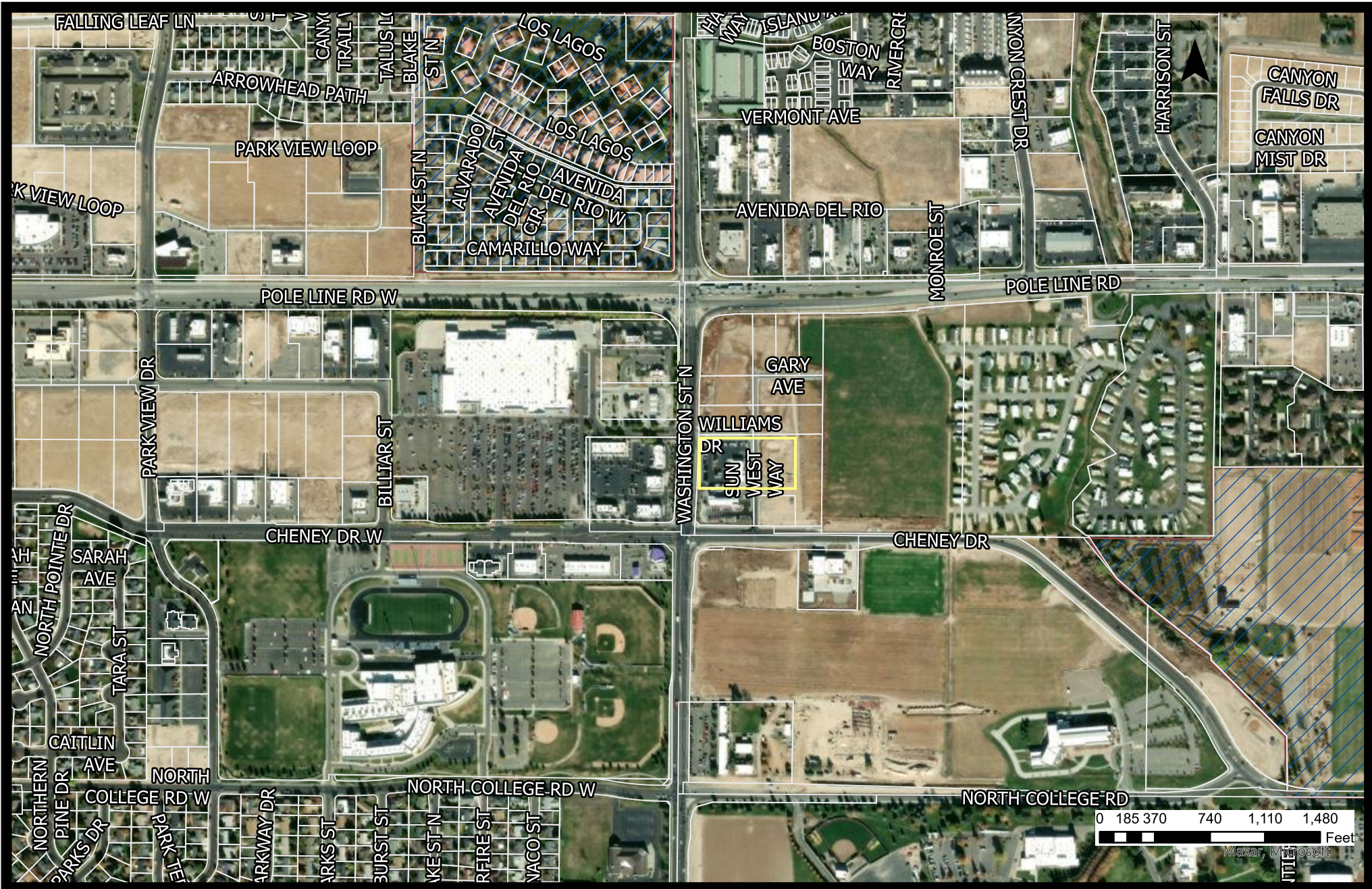
Upon conclusion should the Commission recommend approval of the request as presented, Staff recommends the following conditions of approval:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to all parts for service and or repair, and non-operating vehicles to be screened or stored indoor.
3. Subject to all repair and service operations taking place indoors.

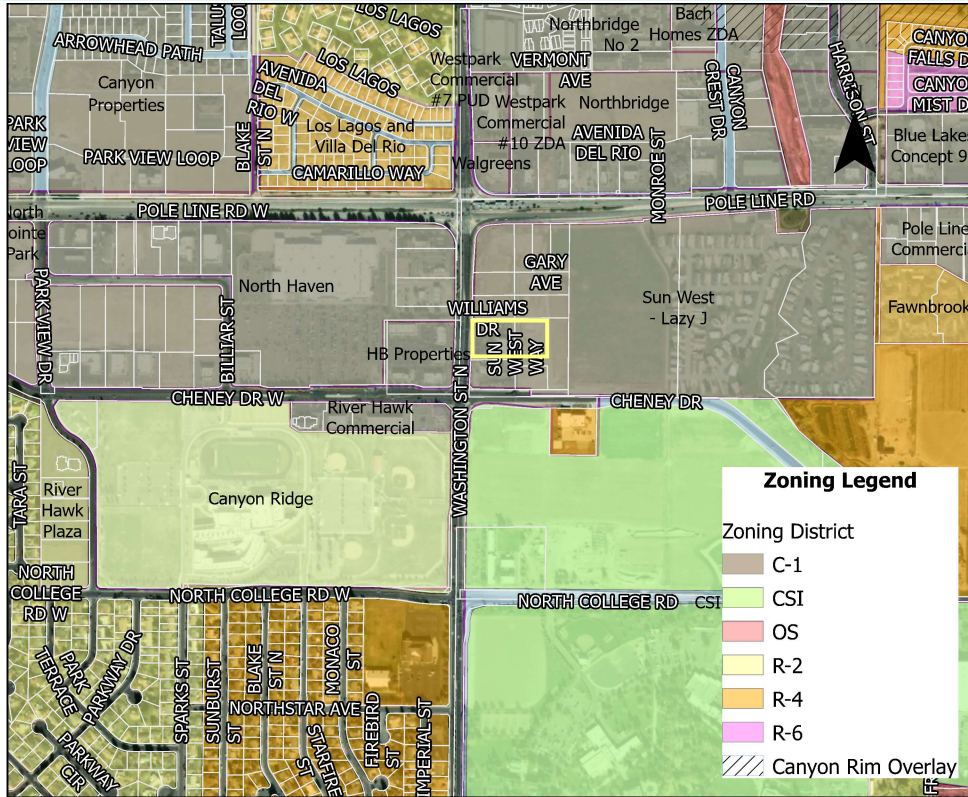
Attachments:

1. PZ25-0112 Vicinity Map
2. PZ25-0112 Presentation Map
3. PZ25-0112 Site Plan
4. PZ25-0112 Previously Approved Special Use Permit (PZ23-0045)
5. PZ25-0112 Applicant Narrative

VICINITY MAP



ZONING MAP



Zoning

Current Zoning: C-1, Commercial Highway District
Sun West Lazy J PUD

Current Land Use: undeveloped

Proposed Zoning: C-1 PUD

Proposed Land Use: Additional vehicle display area for Mountain View Motors

Surrounding Area

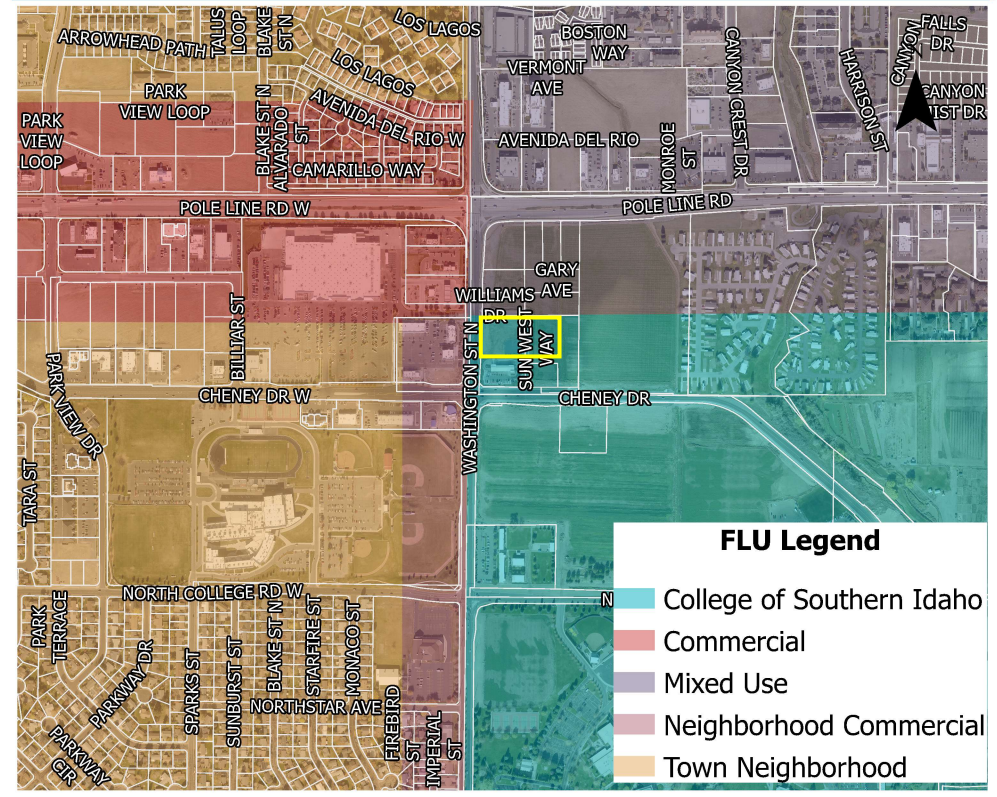
North: Sun West Lazy J PUD/under construction

South: Oil Change Facility

East: Sun West Way/ Auto Dealer

West: Undeveloped/Farm ground

FUTURE LAND USE MAP



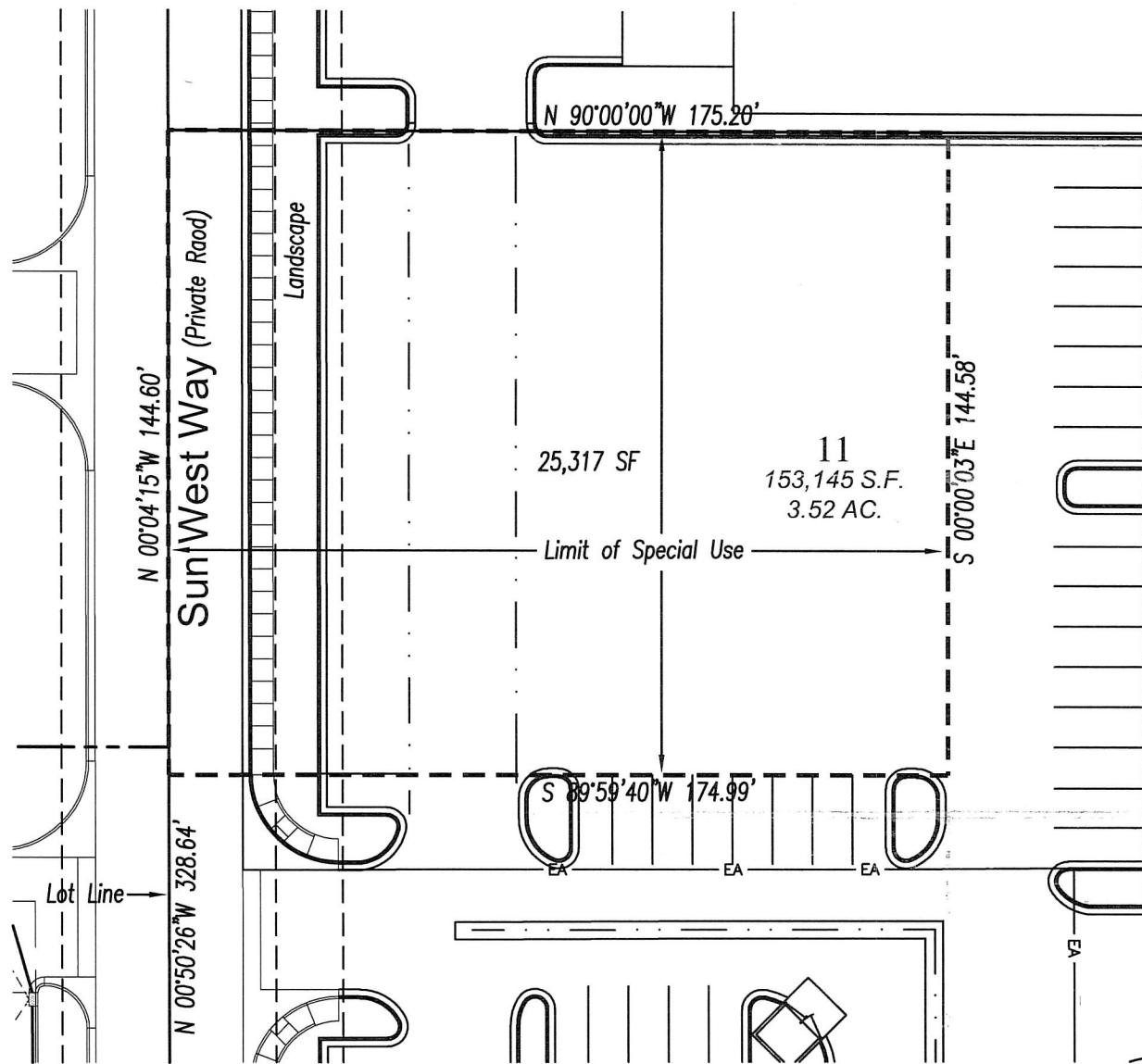
Regulations

10-13-2, 10-13-4, 10-4-8, 10-7-20,
Sun West Lazy J PUD

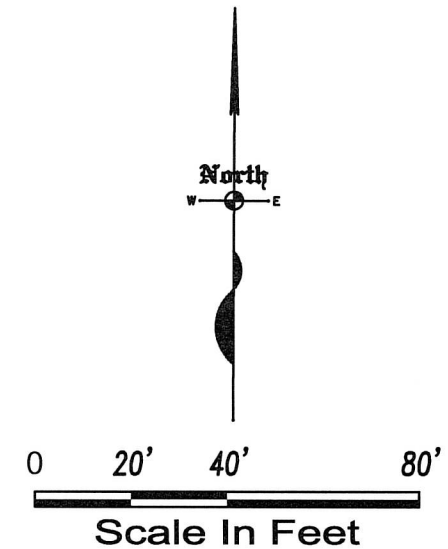
FLU Category

College of Southern Idaho:
Civic and community facilities that are open to the public
Regional and local educational and community serving facilities

Sun West Lazy J PUD provisions



*A Portion of Lot 11, Block 1
Sun West Subdivision No. 2, a PUD
Located In
A Portion of
Gov't Lot 4, Section 4
T 10 S, R 17 E, B. M.
Twin Falls County, Idaho*



Owner/Developer: MW Idaho Properties LLC
621 N. College Rd, Ste 100
Twin Falls, ID 83301
(208)734-4888
% Gerald Martens

Site Plan For: Rocky Mountain Motors Special Use Permit

EHM Engineers Inc.
Engineers / Surveyors / Planners
621 N College Rd., Suite 100 Twin Falls, ID 83301 - (208)734-4888



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

SPECIAL USE PERMIT

Permit No. **PZ23-0045**

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on **Tuesday, August 8, 2023**, to **Jake Casperson on behalf of AREF Acquisitions**, whose address is **500 E Shore Drive, Eagle, ID 83616** for the purpose of to allow automobile and truck sales and service on property located at 1572 Washington Street North and legally identified with the following Parcel ID: **RPT51990010020**.

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

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to all parts and non-operating vehicles to be screened or stored indoors.
3. Subject to all repair and service operations taking place indoors.
4. Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project.



Chairman Planning & Zoning Commission

Date

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

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

Reason for Request

The purpose of this request is to provide additional space for the adjacent Mountain West Motors to expand their space to display automobiles for sale. The area will include street frontage landscaping and asphalt paving and perimeter bollards and cable separating the display area from surrounding vehicles.

The hours of operation will be identical to the hours under the current special use permit for Mountain West Motors.

The expansion will add very little additional traffic and used to better accommodate display and marketing of vehicles.

There will be no employees based on site but will be utilized by employees of Mountain West Motors on the adjacent property and by customers.

The proposed use will have very little impact on area noise, glare, odor, fumes, and vibration.

The proposed use is totally compatible with adjacent and proposed commercial uses.

Gerald Martens, P.E.

621 N. College Road, Ste 100, Twin Falls, ID 83301
208.420.2461 cell • 208.734.6049 fax • gmartens@ehminc.com



Date: September 10, 2025

To: City of Twin Falls
Attn: Kelly Ebersole
Cc: Toy Vitek

A handwritten signature in blue ink, appearing to read "Gerald Martens", written over the "From:" line.

From: Gerald Martens

Re: Sunwest Subdivision- Mountain West Motors

The site plan for the above project has been reviewed to show the access drive. Furthermore I agree to the conditions proposed.

Due to the October 14 leasing date I am planning to proceed with site grading of all of the area shown and construction of the storm water retention drywell as shown in anticipation of paving after October 14, 2025 to accommodate Mountain West Motors needs. The calculation assumes the entire parcel exclusive of the landscaping shown to be impervious with an impervious factor of 0.95.

Construction of the drywell will require inspection by the City. Please advise me as to how these inspections can be scheduled in advance of the hearing date.

I recognize that the installation is being done at my risk but the drywell as proposed will accommodate any development of the parcel should the special use permit not be approved.

