



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

Jody Green, Planning Technician