



Twin Falls Planning & Zoning Commission

Minutes

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

Chairperson Campbell called the meeting to order at 06:00 PM

Members Attending: Campbell, Zimmerman, Gomes, Bulkley

Staff Attending: Spendlove, Klaver, Ebersole, Green, Schuerman

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Approve minutes from the following meeting: September 30, 2025.

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

Vice-Chairperson Zimmerman seconded the motion.

4) Items of Consideration

5) Public Hearings

- a) 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).

Staff Presentation:

Senior Planner Klaver presented the 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).

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.

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.

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.

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.

Applicant Presentation:

Gerald Martens presented the request.

PZ/Questions & Comments:

- Commissioner Bulkley asked for clarification on which lots the easement is being moved to.
- Gerald Martens replied the existing easement was between lot 10 and 11 and will be moved to the south boundary of lot 9. Lot line adjustments will be made to help this. All three lots will be commonly owned.

Public Hearing: Opened and closed with no public input

Discussions Followed:

Commission feels this is an appropriate request for the applicant.

MOTION: Commissioner Bulkley moved to approve the request for 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 (PZ250110). Vice-Chairperson Zimmerman seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

- b) 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).

Staff Presentation:

Planner Ebersole presented the 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).

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.

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.

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.

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.

Applicant Presentation:

Gerald Martens presented the request.

PZ/Questions & Comments:

- Commissioner Bulkley asked about the congestion expected with all the vehicles.
- Gerald Martens explained that it is a private drive and the new lot will have parking for the employees of surrounding businesses.
- Commissioner Bulkley asked in 5 years what this corner will look like.
- Director Spendlove explained the city will fix as needed if the situation calls for.

Public Hearing: Opened and closed with no public input

Discussions Followed:

Commission likes this application and feels it will work well.

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

Approved 4 to 0.

6) Upcoming Meeting(s)

- a) October 28, 2025
- November 5, 2025 - Work Session

7) Adjournment

The meeting adjourned at 06:32 PM

Jody Green

Jody Green, Planning Technician