



Twin Falls Planning & Zoning Commission Agenda

Tuesday, November 18, 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) Request to approve minutes from the following meeting: October 28, 2025.
- 4) Items of Consideration
- 5) Public Hearings
 - a) **ACTION ITEM:** Request for a Special Use Permit to allow a detached accessory building (more than 1,000 square feet) on property located at 183 Heyburn Ave W. c/o Terry and Tina Hanson (PZ25-0118).
By: Kelli Ebersole, City Planner
 - b) **ACTION ITEM:** Request for a Special Use Permit to allow Automobile and truck service and/or repair (oil change facility) on property located at 280 Blue Lakes Blvd N. c/o EHM Engineers, Inc on behalf of BLB Land Company, LLC (PZ25-0120).
By: Kelli Ebersole, City Planner
- 6) Upcoming Meeting(s)
 - a) December 2, 2025
- 7) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Kelli Ebersole (208) 735-7267 at least two working days before the meeting. Si desea esta información en Español, por favor llame a Josh Palmer al teléfono (208) 735-7312.

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chair shall review the public hearing procedures.
2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chair, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
3. A City Staff Report shall summarize the application and history of the request.

4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - **A complete explanation and description of the request.**
 - **Why the request is being made.**
 - **Location of the Property.**
 - **Impacts on the surrounding properties and efforts to mitigate those impacts.**
 5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
 6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
 7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chair may limit public testimony to no less than two (2) minutes per person.
 - **Individuals are not permitted to give their time to other speakers.**
 - **However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chair. The spokesperson shall be limited to 15 minutes.**
 - **Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.**
 8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
 9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chair may limit the time permitted for the answer.
 10. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.
- * Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.



Twin Falls Planning & Zoning Commission Minutes

Tuesday, October 28, 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, Rambur, Weatherford, Gomes, Bulkley

Staff Attending: Spendlove, Klaver, Ebersole, Green

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Request to approve the minutes from the following meeting: October 14, 2025.

MOTION: Commissioner Rambur moved to approve the minutes from the October 14, 2025, meeting. Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 6 to 0.

4) Items of Consideration

- a) Request to approve the 2026 calendar for Planning and Zoning meetings and work sessions.

MOTION: Commissioner Bulkley moved to approve the 2026 calendar for Planning and Zoning meetings and work sessions. Vice-Chairperson Zimmerman seconded the motion. Roll call vote showed all members present voted.

Approved 6 to 0.

5) Public Hearings

- a) Request for a recommendation to City Council on a Zoning Title Amendment to repeal and replace the entirety of Title 10: Zoning and Subdivision Regulations, including zoning map amendment to modify the assigned color scheme. (PZ24-0121) c/o City of Twin Falls.

Staff Presentation:

Director Spendlove presented the request for a recommendation to City Council on a Zoning Title Amendment to repeal and replace the entirety of Title 10: Zoning and Subdivision Regulations, including zoning map amendment to modify the assigned color scheme. (PZ24-0121) c/o City of Twin Falls.

Per 10-14-2, Title amendments may only be initiated by the Planning and Zoning Commission, City Council, or a property owner. This amendment was initiated by City Council in February 2018.

Per 10-14-4, Zoning amendments shall be amended in the following manner:

- A. Requests for an amendment to this title shall be submitted to the commission which shall evaluate the request to determine the extent and nature of the amendment requested;
- B. If the request is in accordance with a comprehensive plan, the commission may recommend and the council may adopt or reject the ordinance amendment under the notice and hearing procedures as herein provided; and
- C. If the request is not in accordance with a comprehensive plan, the request shall be submitted to the commission or, in its absence, the council which shall recommend and the council may adopt or reject an amendment to a comprehensive plan under the notice and hearing procedures provided in section 10-7-20 of this title.

Per 10-14-5, the Commission shall hold a public hearing and make recommendations on proposed zoning amendments.

- A. Zoning Title Amendment: The commission, prior to recommending a zoning title amendment to the council, shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. Notice for public hearings shall be provided as set forth in section 10-7-20 of this title. Following the commission's hearing, if the commission makes a material change from what was presented at the public hearing, further notice and hearing shall be provided before the commission forwards the amendment with its recommendation to the council.

A brief summary of the proposed changes are as follows:

- **Chapter 1: General Provisions**
 - This chapter contains much the same language as before, the legal type language needs to be located somewhere, and this is where it typically ends up. This proposed amendment has consolidated the general provisions into one location. Some redundant sections have been removed, and some sections have been updated.
- **Chapter 2: Application Procedures**
 - The Application Procedures chapter has not changed significantly from the previous code. These items are typically governed by state statute and we have not deviated from that. This proposed text amendment combines current Title 10 chapters 13, 14, 15, 16, and a portion of Chapter 6 into one (1) chapter. Furthermore, a matrix shows who recommends or approves each zoning decision. Some minor changes to update references will occur;
 - Per City Council Direction: Nonconforming Expansion Waivers will be decided by Administrative Review; and
 - Per City Council Direction: Additional Height requests will be decided by the Planning and Zoning Commission.
- **Chapter 3: Land Use Matrix / Zoning Districts**
 - Like most codes, the city's Title 10 has evolved over time, and as a consequence new provisions have been added without much attention to the

overall organization. There had been provisions that have been added to sections which don't really relate, duplications, and provisions of like content in different locations. Without a word search and a table of contents, it is very difficult to find a specific topic. The following are major changes made to this Chapter:

- Consolidating the Land Uses from list format to table format has condensed 76 pages of land use regulations into 39 pages of land use regulations;
- Consolidating development standards from list formats into tables and applicable illustrations for easier navigation;
- Consolidation of similar zoning districts see conversion table (See Attached);
- Per City Council Direction: Amended Drive Thrus to be permitted by Zoning Use Permit;
- Removed Accessory Structure duplicate regulations; and
- Clarified application of garage setbacks.
- **Chapter 4: Historic Districts**
 - This chapter contains much the same language as before and consolidates into one (1) chapter / location.
- **Chapter 5: Wellhead Protection Overlay**
 - Move Wellhead Protection Overlay District from District Chapters to it's own Chapter.
- **Chapter 6: Land Use Regulations**
 - The chapter applicable to this Staff Report is "Land Use Conditions". This chapter is a major departure from the current code as this would create permitted uses with conditions and associated criteria. For many years, staff heard from applicants, Commissioners and City Council members that certain uses requiring Special Use Permits had become onerous. As times change and new land uses have been created, or changed over time, the need to have Special Use Permits and a subsequent public hearing for the majority of uses has become a detriment to businesses. The Zoning Use Permit process is proposed to be an administrative review to ensure certain site improvements have been constructed/installed per criteria outlined in the code. Once these criteria have been met, the land use may proceed to construction or operation;
 - Per City Council Direction: Added Drive-Thru facilities conditions; and
 - Clarified accessory building setbacks.
- **Chapter 7: Required Improvements**
 - Clarifying when these items are required when a Special Use or Conditional Use Permit is required;
 - Added "Building Addressing Standards"; and
 - Moving floodplain regulations to a new chapter.
- **Chapter 8: Parking Regulations**
 - Allowance of Tandem Parking for single family and duplex situations;
 - Adjustment in off street parking by land use categories;
 - Expansion of Parking Overlay District 1 to engulf Parking Overlay 2;
 - Adding bicycle parking standings;

- Changing stacking requirements for drive-thru facilities from number of cars to measurement of feet;
- Allowance of shared parking to be utilized up to 1,000 feet of the requested use, up from 500 feet;
- Moving parking lot and stall design standards to a Design Manual as approved by the City Engineer;
- Clarified residential driveway access requirement;
- Clarifying parking dimensions for overhang wheel stop and parallel parking dimensions;
- Removed escape lane requirement; and
- Modified stacking categories.
- **Chapter 9: Landscaping Regulations**
 - Clarification landscape standards are not applicable to single-family and duplex lots;
 - Landscape Plan, stamped by an Idaho Licensed Design Profession, shall be submitted on all projects requiring 4,000 SF or more landscape;
 - Requiring a mix of species, rather than ever evergreen vs deciduous;
 - Outlining suitable types of ground cover;
 - Changing from "Gateway Arterial Landscaping" to "Arterial Landscaping";
 - Landscaping in proximity to overhead utilities to conform with Idaho Power's Tree Guide;
 - Require a Certificate of Completion by a certified landscape contractor once the work is completed;
 - Adding recommended guidelines for areas that are vulnerable to wildfire; and
 - Per City Council Direction: Allowing alternative ground cover options through the Alternative Landscaping Plan.
- **Chapter 10: Sign Regulations**
 - This chapter is a major departure from the current code in response to the United States Supreme Court decision of Reed v Gilbert in 2015. This decision ultimately stated cities could not regulate signs based on what the sign stated, but it could continue to regulate timing, place, and manner of which signs could be installed;
 - Per Legal Direction: To remove "Commercial Billboard Signs" from prohibited signs section as this overlaps with "off-premises signs";
 - Per City Council Direction: Increased maximum allowed Permanent sign areas in the Industrial and Commercial areas;
 - Per City Council Direction: Increased maximum allowed Temporary sign area in Residential, Natural, Mixed Use areas;
 - Per City Council Direction: Added increased sign area for platted, undeveloped lots (see footnote 3);
 - Added pictures showing examples of temporary signs; and
 - Removed the Commercial Corridor area bonus due to sign area increase for all commercial and industrial properties.
- **Chapter 11: Supplemental Regulations**
 - Move Detached Accessory Building Setbacks in Residential Zoning Districts and Subdistricts;
 - Remove street centerline setbacks;

- Remove lot splits for separate ownership of units in Duplexes;
- Remove landscaping requirements for property fronting the College of Southern Idaho's property;
- Move Adult Entertainment Businesses;
- Move Gateway Arterials Landscaping ;
- Update for clarity for regulations on outside storage and display;
- Remove placement of satellite dishes;
- Update and Reformatted Wireless Communication Facilities regulations;
- Moved the notice requirements for Public Hearing; and
- Moved Sports Shooting Range - Indoor regulations.
- **Chapter 12: Subdivision Regulations**
 - This chapter utilized the majority of the previous language as it pertained to the process of reviewing and approving subdivisions. The Preliminary Plats will continue to be reviewed and approved by the Commission. Final Plats are still under the purview of the City Council. The previous code had numerous design elements that have been removed and a reference to the already approved Idaho Standards for public Works Construction (with City of Twin Falls modifications).A few of the more notable changes include:
 - A provision for a Short Plat - 5 or few lots on less than 5 acres. This is geared toward infill projects that will require following City Standards, and allows for administrative review of the standards and Final Plat approval by City Council;
 - The notification requirements have been modified to require public comments on plats to be made in writing prior to the meeting;
 - The expiration of plat approvals have been modified to include a grace period on expiration's, and a maximum approval time for construction plans; and
 - Other changes have been made by removing outdated sections design standards, grammatical fixes, and flowing the chapters in the order that most development occurs;
 - Amended the short plat parent parcel clause to be 10 years rather than 5 years;
 - Clarified the Short Plat enforcement of right-of-way dedication and road reconstruction for;
- **Chapter 13: Floodplain Regulations**
 - This chapter contains same language as before as found in Twin Fall Municipal Code section 10-11-9. When originally adopted, this section utilized the Idaho State Floodplain Model ordinance.
- **Chapter 14: Area of Impact**
 - This Chapter has not seen significant changes from the previous code. Changing this section is governed by state statute. Recent state code updates has pushed the jurisdiction solely to the County. This amendment reflects the City's responsibility for the Area of Impact.
- **Appendix: Definitions**
 - The Definitions chapter has been completely overhauled by staff, in conjunction with Deputy City Manager Humble. This proposed text amendment includes adding approximately ~100 terms/uses, deleting ~80

terms/uses, creating definitions for ~200 terms/uses, and modifying ~40 terms/uses. In the end, staff has combed through these definitions multiple times reviewing terms for clarity and simplification. In some instances terms were combined, in others new land uses or terms were created in order to more clearly define the subject.

The Commission is tasked with making a recommendation to Council on the proposed text amendment. The commission may recommend approval, approval with conditions, denial, or table the item to a date certain.

Sample main motions:

1. *Move to recommend approval for the proposed zoning text amendment to Title 10 as presented;*
2. *Move to recommend approval with conditions for the proposed zoning text amendment of Title 10; or*
3. *Move to table the item to a date certain of _____.*

PZ/Questions & Comments:

- Commissioner Rambur has concerns about the posting of signs on private property and no permits on banners. He feels this will clutter the town. He would like to change and add more limitations on it.
- Director Spendlove explained that the City does have the right to regulate that kind of thing.
- Chairperson Campbell commented that she also has concerns about the off-site signs that will be allowed now.
- Director Spendlove clarified that the code can change later if it is not working the way the City intended.
- Chairperson Campbell asked about the process to change code.
- Director Spendlove explained that after this it would just be a section at a time and not the whole code and expect changes to be brought twice a year for a few years to work out the details.
- There was clarification on the total square feet and combining of properties to increase the numbers.

Public Hearing: Opened

- Mark Jones wanted clarification on the current setbacks to new setbacks with commercial vs. residential and feels the 20 feet is too much for commercial. He feels that the signs for realtors will not be changed. He spoke about platted undeveloped lots and felt the wording should be fixed.
- Francis Avles wanted to explain what the realtors wanted wording that used platted or unplatted she wanted undeveloped.

Public Hearing: Closed

Director Spendlove explained that the setbacks were not increased except for drive thru. Commercial zone setback is 25' when adjacent to residential zone. He gave the current vs. changed setbacks for the different zones and why the change was made. He explained why the

word “developed” was not used.

- Commissioner Bulkley wanted to change the total from 100 and 80 sq ft to 96 sq ft.
- Chairperson Campbell commented that she doesn’t want to make it so that it’s just plywood boards on the side of the road.
- Commissioner Rambur thinks 64 square feet would be better.
- Commissioner Bulkley feels they should all be the same size. He also wanted to go to 64 sq ft on the unplatted property signs.

Discussions Followed:

- Commissioner Zimmerman wants to change the verbiage on #3 to platted developed lots.
- Director Spendlove clarified what a platted developed lot consists of.
- Commissioner Rambur would like to make a motion to change the size of 100 and 96 to 80.
- Chairperson Campbell has concerns that people will use actual plywood board as signs.
- Commissioner Zimmerman would agree to the change from 100 to 96 but would like to keep the 80 on subsection #3 the same.
- Commissioner Rambur feels that for that area not being developed 64 is adequate.

Condition 1 - change the signage area for commercial and industrial districts max individual signs from 100 to 96 square feet, and subsection #3 signage from platted undeveloped from 80 to 64 square feet.

- Chairperson Campbell asked if the code could restrict “selling” signage rights on property.
- Director Spendlove replied you cannot restrict that right. He stated if you have off-site signage allowed, you cannot regulate what the sign is for. He further clarified that you could monitor the size, look and what zones you can place them in, not the message.
- Chairperson Campbell asked about legally removing the allowance for off-site signage.
- Director Spendlove replied that the only legal way to do that is to remove it from code. He explained the difference between current code and the new code.
- Commissioner Rambur asked if anyone wanted to discuss the removal of the language for off-site signage.
- Chairperson Campbell stated she would like to. She stated she thought the start of this was to have no off-site signage from the beginning.
- Director Spendlove confirmed that it was the intention but after the joint meeting of City Council and Planning and Zoning the decision was to allow off-site signage and decide on a solution that works.
- Chairperson Campbell stated she is not going to vote in favor because she has reservations about off-site signage.
- Senior Planner Klaver clarified the difference between temporary and permanent off-site signs.
- Commissioner Rambur doesn’t want to vote out the whole code because he doesn’t like the off-site allowance and would rather have a condition and vote on it.
- Chairperson Campbell has reservations that the allowance will not work in residential neighborhoods.

Condition 2 – motion to remove 10-10-8-(A-3-b) property owner granting another entity permission to place one off premises sign.

Commission feels good about this so far. Some conversation about the size but will look at this later and adjust as necessary.

Public Hearing open closed with no public input to discuss and hear input on proposed map amendments that reflect the zoning designation changes.

Condition 1: Commissioner Rambur moved to add condition #1 to change the signage area for commercial and industrial districts max individual signs from 100 to 96 square feet, and #3 signage from platted undeveloped from 80 to 64 square feet. Commissioner Bulkley seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 1.

Condition 2: Chairperson Campbell moved to remove 10-10-8-(A-3-b) - property owner granting another entity permission to place one off premises sign. Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Failed 2 to 4.

MOTION: Commissioner Bulkley moved to approve the recommendation to City Council on a Zoning Title Amendment to repeal and replace the entirety of Title 10: Zoning and Subdivision Regulation, including zoning map amendment to modify the assigned color scheme with approved conditions. (PZ24-0121) c/o City of Twin Falls. Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 1.

6) Upcoming Meeting(s)

a) November 18, 2025

7) Adjournment

The meeting adjourned at 08:20 PM

Jody Green, Planning Technician



Date: Tuesday, November 18, 2025
To: Planning and Zoning Commission
From: Kelli Ebersole, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow a detached accessory building (more than 1,000 square feet) on property located at 183 Heyburn Ave W. c/o Terry and Tina Hanson (PZ25-0118).

Time Estimate:

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

Background:

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

Approval Process:

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

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

Standards Applicable to Special Uses:

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

- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Conditions May Be Attached To:

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

Budget Impact:

N/A

Regulatory Impact:

Should the request be approved as presented, the applicant may receive a building permit to build a detached accessory building of 1,200 square feet.

History:

The property is zoned R-4, Medium Density Residential. The home is located in the Delong Addition Subdivision.

The property is approximately 18,507 square feet, with the primary residence occupied by the applicant.

Analysis:

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

The applicant/property owner stated they would like to build the shop for personal use and storage. The subject accessory building is proposed to be 30' x 40' or 1,200 square feet. The front door of the shop will be on the north side of the building, facing Heyburn Avenue West.

The applicant is also rebuilding two outbuildings/carports on property to make them fully functional. Both of those buildings are under the 1,000 square feet threshold for a Special Use Permit.

The property's lot size is approximately 18,507 sq. ft., with a large backyard. The minimum lot size for a single-family dwelling is 4,000 square feet. Setbacks in the R-4 zone for an accessory building are 5' from the side property line(s) and 20' 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 property does have a canal running through the rear of the property, behind the backyard fence. The site plan shows that the building will be over 10' from the primary residence and will be placed well within the fence line, meeting R-4 setback requirements.

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. The applicant has spoken with the City Engineer, and has agreed on a surface material for the driveway. The Engineering staff will review and inspect this with the building permit. 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 any negative impacts related to the land use.

Conclusion:

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

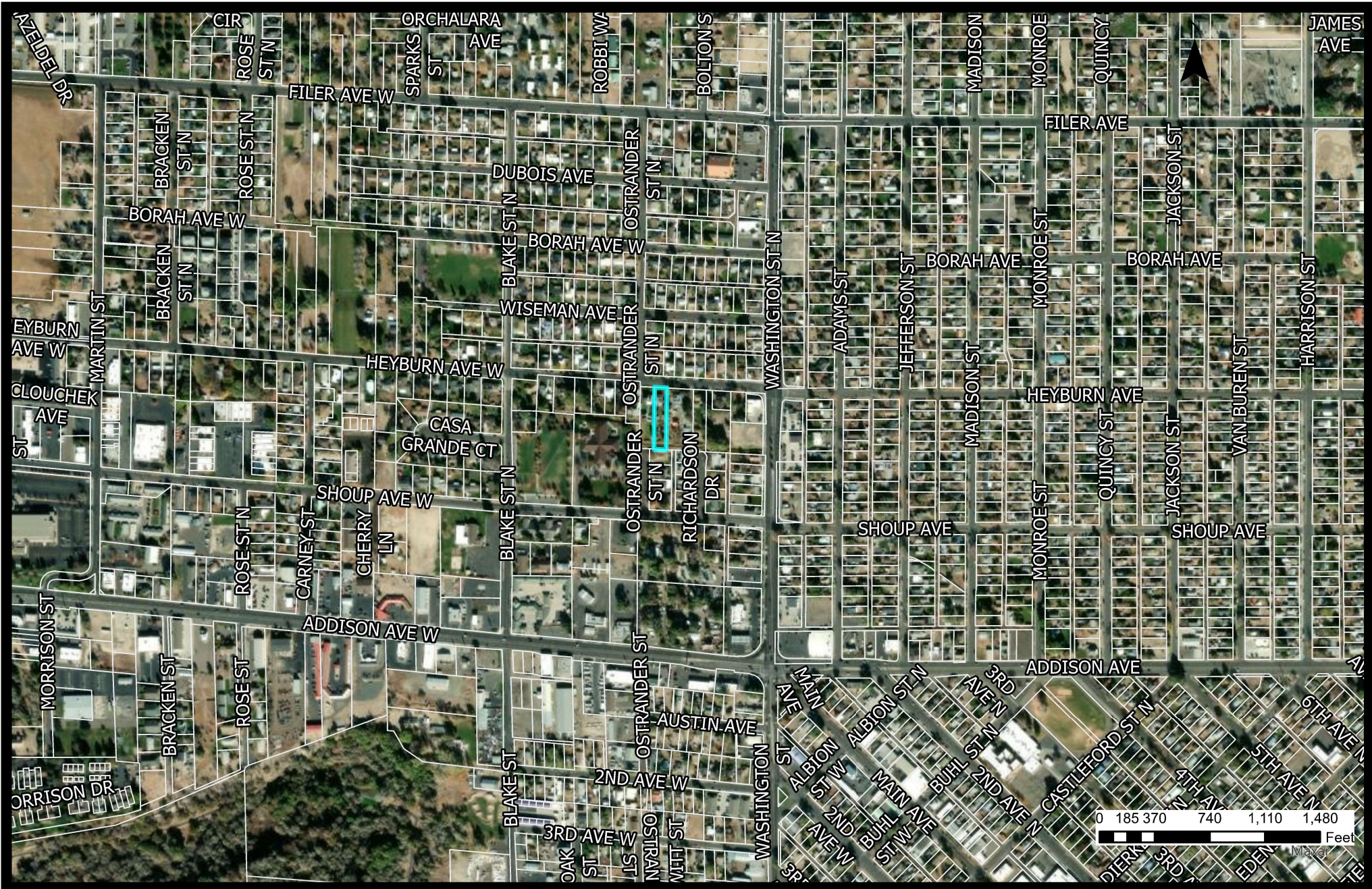
Upon conclusion, should the Commission approve the request as presented, staff recommends the following:

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 being hard surfaced, per city code 10-10-2 and approved by the City Engineer at the building permit review.

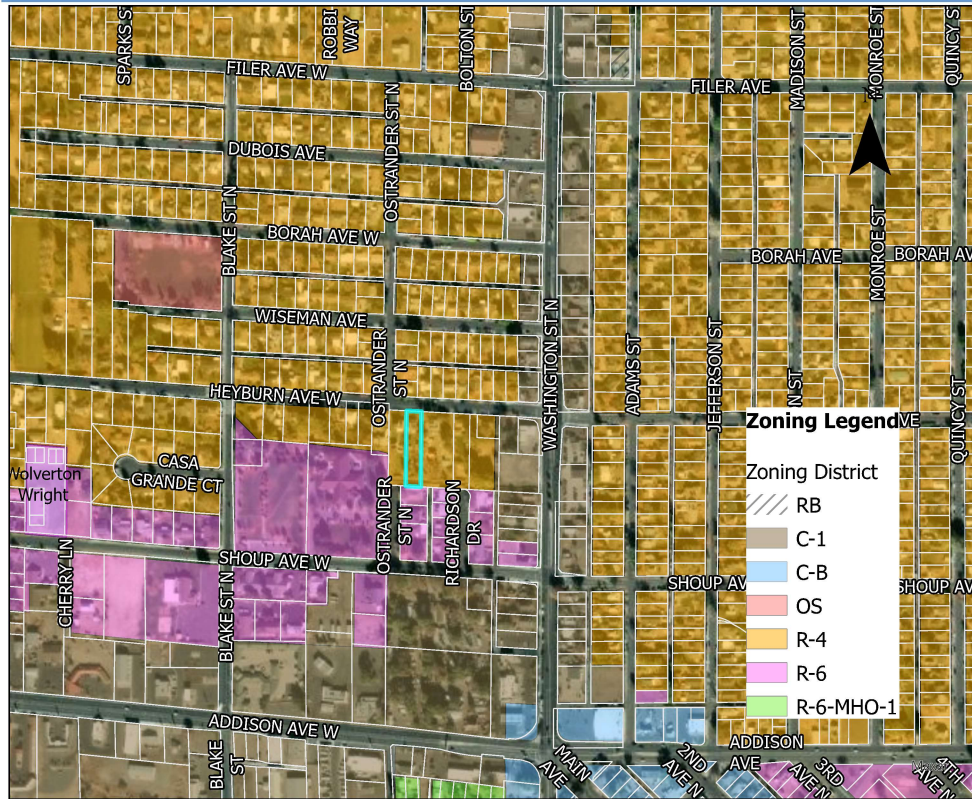
Attachments:

1. PZ25-0118 Vicinity Map
2. PZ25-0118 Presentation Map
3. PZ25-0118 Aerial View
4. PZ25-0118 Street View
5. PZ25-0118 Site Plan
6. PZ25-0118 Building Footprint
7. PZ25-0118 Elevations
8. PZ25-0118 TF Canal Co. Release

VICINITY MAP



ZONING MAP



Zoning

Current Zoning: R-4, Medium Density Residential

Current Land Use: Residential

Proposed Zoning: R-4

Proposed Land Use: Accessory Building over 1000 square feet.

Surrounding Area

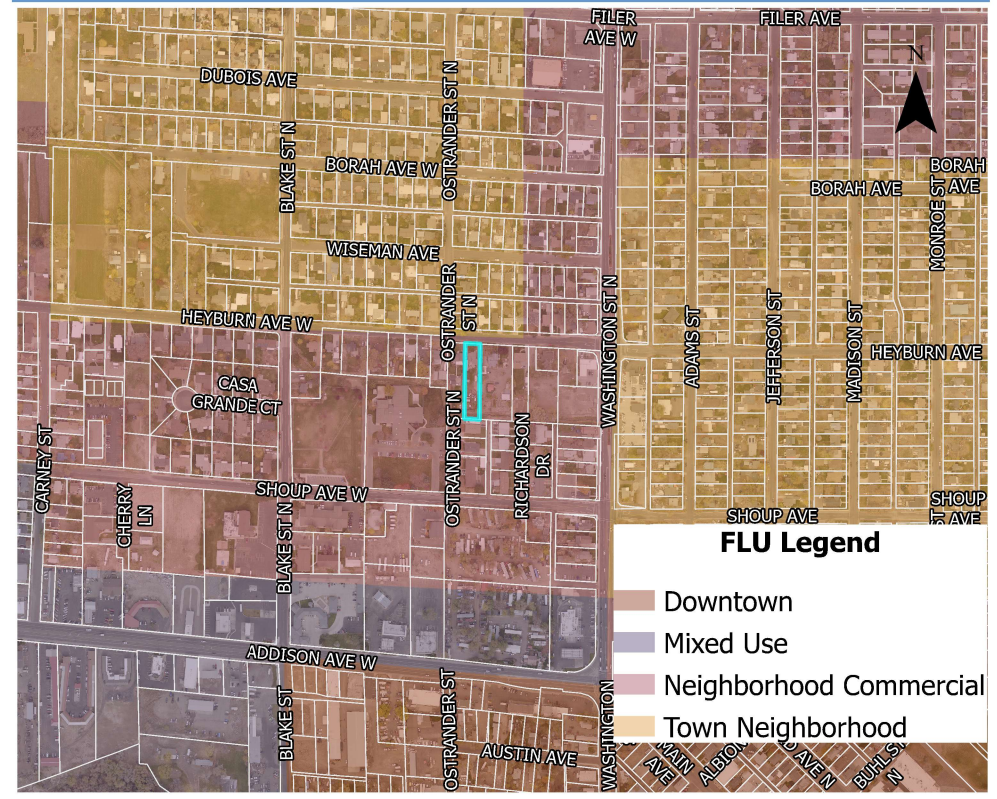
North: Heyburn Ave West/Residential

South: Residential

East: Residential

West: Residential

FUTURE LAND USE MAP



Regulations

10-13-2, 10-13-4, 10-4-8, 10-7-20,

FLU Category

Neighborhood Commercial:
Provides supporting services and small-scale commercial for the surrounding neighborhood
Designed to complement the neighborhoods character

Neighborhood-serving commercial
Townhomes
Condominiums
Apartments
Senior /student housing
Small-scale office and retail
Civic and community facilities

Aerial View

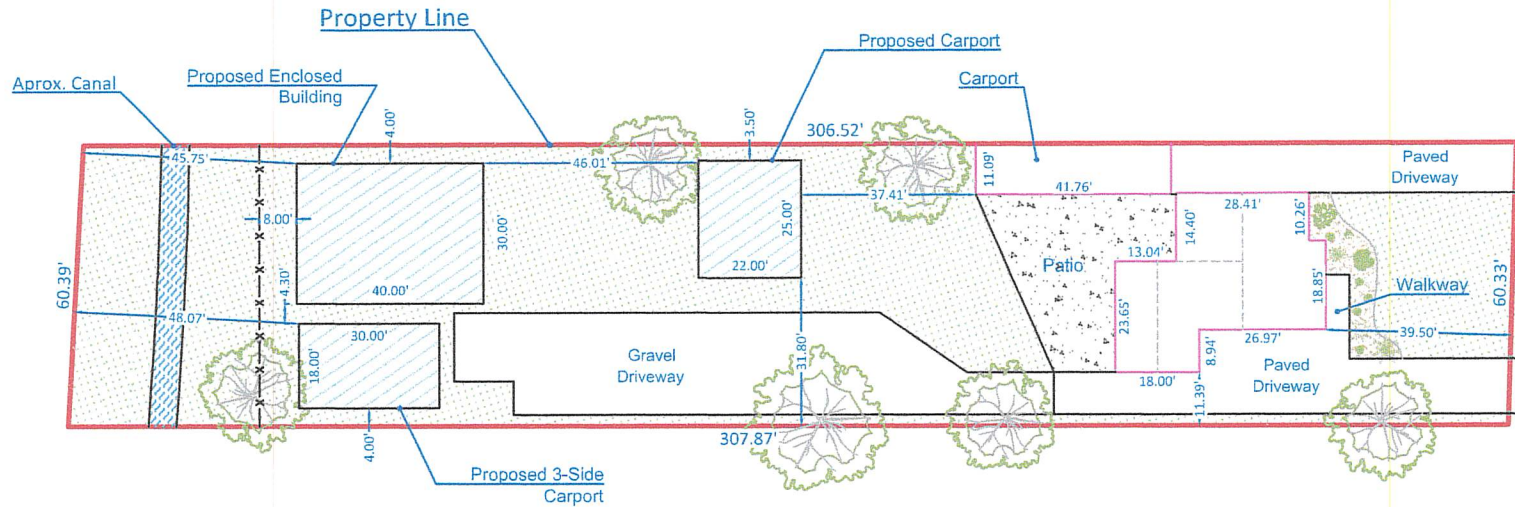
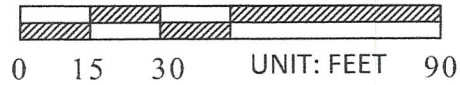
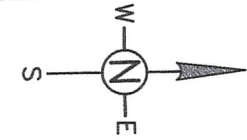


Street View



SITE PLAN

Date: September 12, 2025



Vicinity Map

NOT TO SCALE



Impervious Surface Table			
House -	1,246	sqft	+/-
Carport -	463	sqft	+/-
Prop. Building -	1,200	sqft	+/-
Prop. Carport -	550	sqft	+/-
Prop. 3 Side Carport -	540	sqft	+/-
Driveway -	4,394	sqft	+/-
Walkway -	60	sqft	+/-
Patio -	993	sqft	+/-
TOTAL -	9,446	sqft @ 50.78%	

Parcel No. (APN) RPT1401000019H
 Land Use RESIDENTIAL
 SINGLE FAMILY RESIDENCE
 Lot Area 18,600 SF (0.43 ACRES)

ADDRESS: 183 Heyburn Ave W
 Twin Falls, ID 83301
 Scale: 1"=40'

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE
 This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.

WING-1

Full Width 30'

Back 30'

Left 40'

Right 40'

30' Wide * 40' Long * 14' Tall

Front 30'

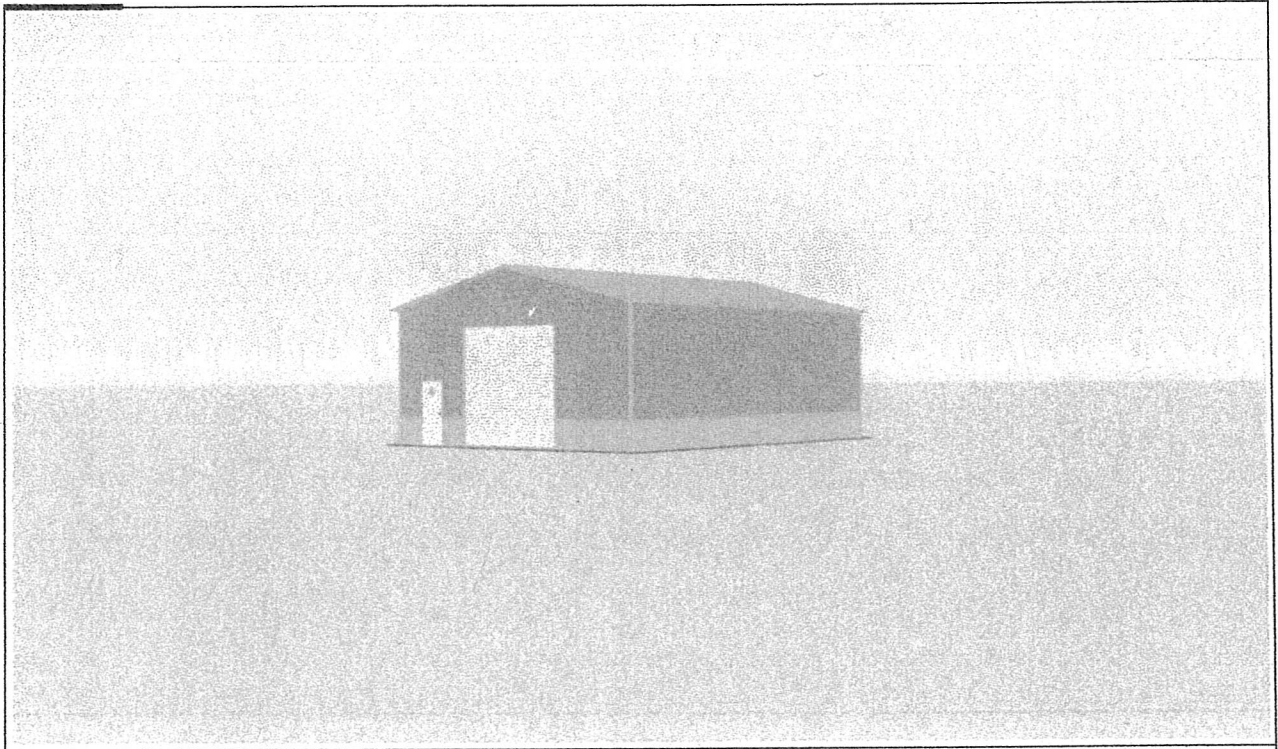
Full Width 30'

LEGENDS

- | | | | | | | |
|--|---|--|--|---|---|--|
|  C1 Garage Door |  C2 Garage Door Frameout |  C3 Walk in Door |  C4 Walk in Door Frameout |  C5 Windows |  C6 Windows Frameout |  C7 Open Wall |
|  C8 Close Wall |  C9 Distance |  C10 Storage Length (Utility) |  C11 Cupola | | | |

Tony E. H. 2

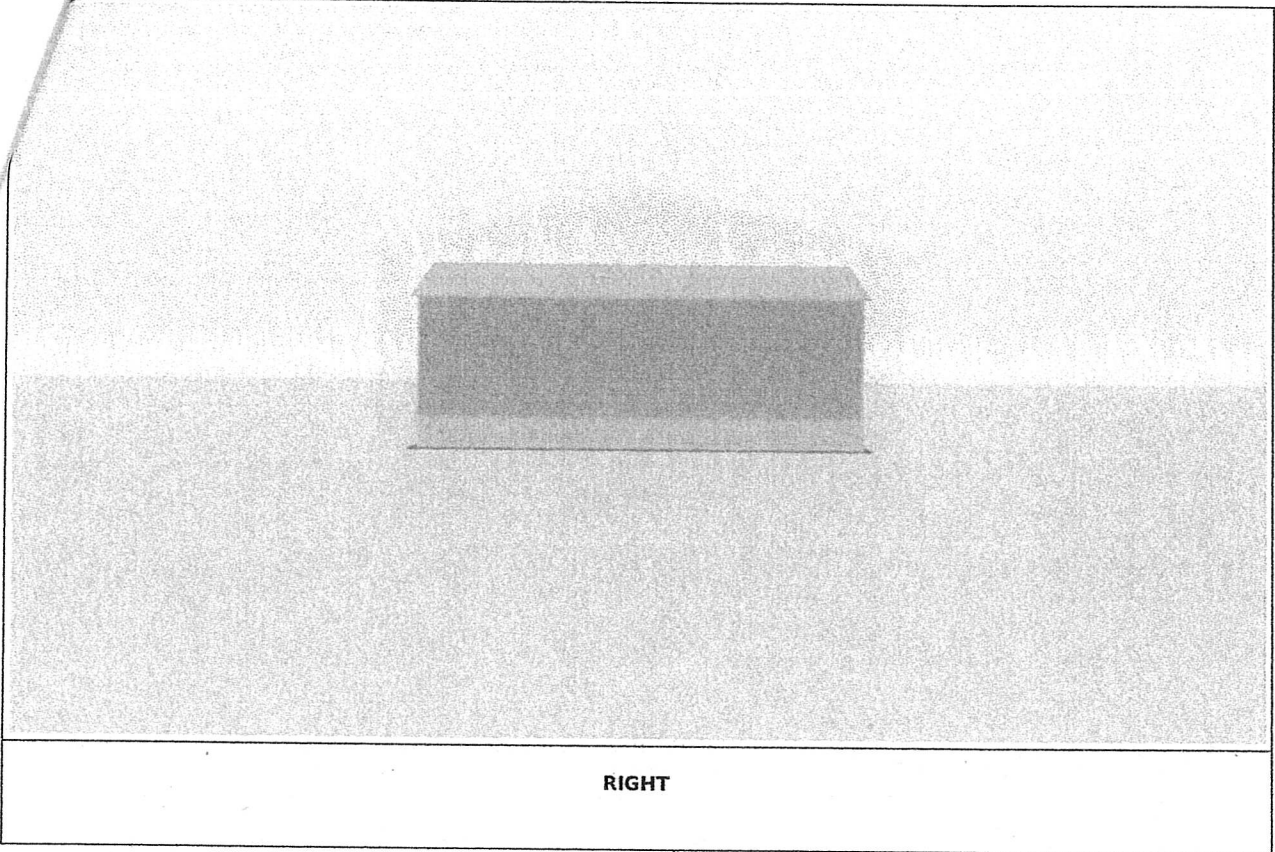
BUILDING VIEW



FRONT

Tony E. Hest

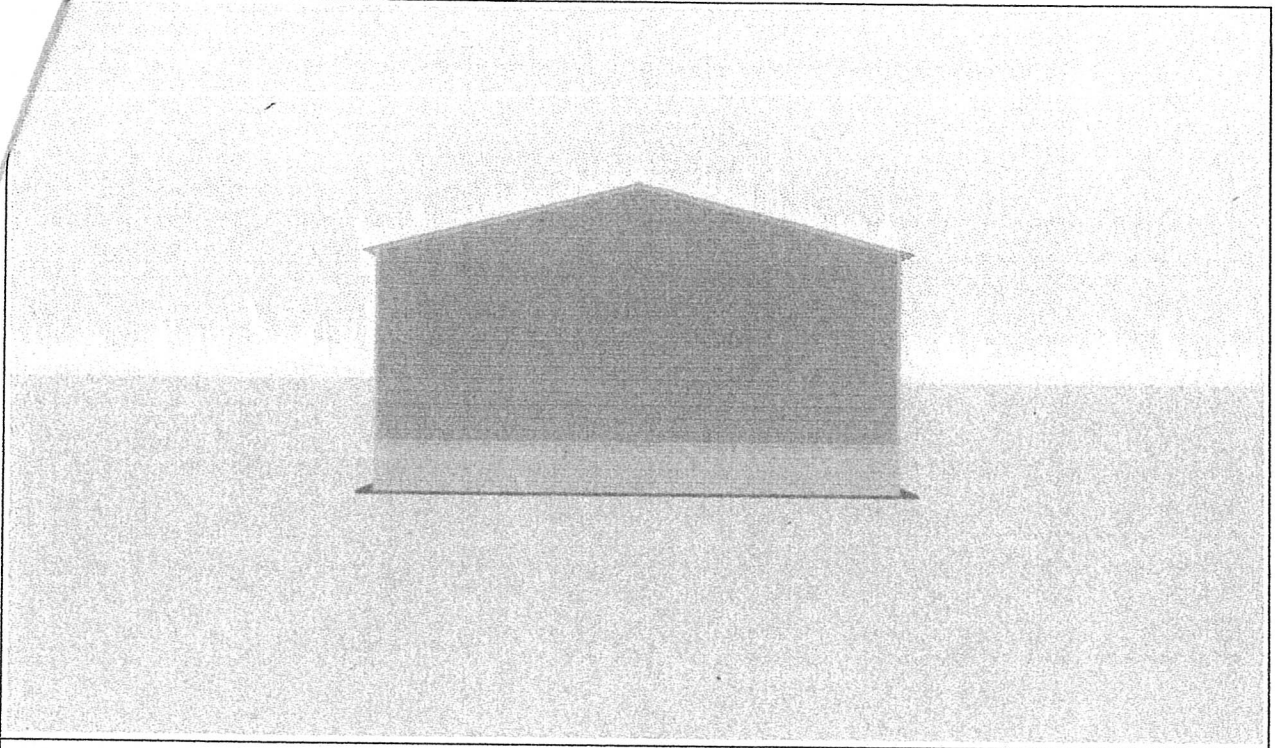
ING VIEW



RIGHT

Tony E. H. 2

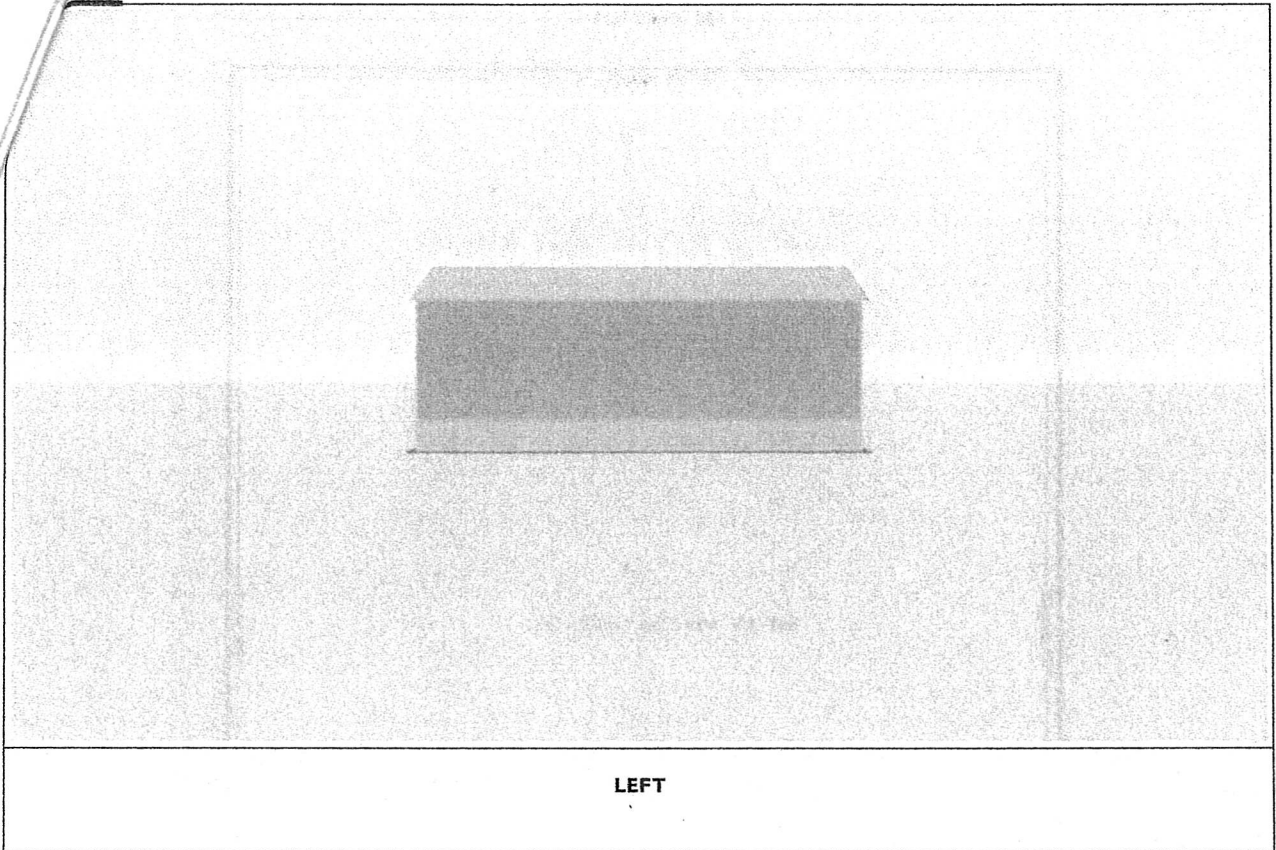
ING VIEW



BACK

Tommy E. H. 82

RIGHT VIEW



Tony E. H. 2



TWIN FALLS CANAL COMPANY
357 6TH AVE W
TWIN FALLS, ID 83301



MEMO OF UNDERSTANDING

APPLICANT: Terry Hanson

OWNER NAME: Same

BUILDING ADDRESS: 183 Heyburn Ave West Twin Falls

LEGAL DESCRIPTION

SECTION: _____ TOWNSHIP: _____ RANGE: _____

DESCRIPTION: shop RPT 14010000194

The maps and records of the Twin Falls Canal Company have been reviewed and the following water distribution facilities and/or drainage facilities are shown as being located on the above-described property.

TILES LISTED: YES ☐ NO ☒

LATERALS: YES ☒ NO ☐ Lateral 38 south end of property

Building Shop

To the best of our knowledge the above are the only water distribution facilities and/or drainage facilities on the described property. If other water distribution facilities and/or drainage facilities exist on the above-described property, they shall be considered as being included in the listing.

The rights-of-way for any water distribution facilities are to be accessible to employees and agents of the Twin Falls Canal Company at all times. Impediments and obstructions on the rights-of-way are prohibited.

No change shall be made in the facilities of the Twin Falls Canal Company without the written approval of the Twin Falls Canal Company.

No trees shall be planted or allowed to grow within fifty feet (50') of any underground drainage facilities.

Existing facilities for conveying wastewater from adjacent property must be maintained by the applicant.

TF Canal Co. rights of way for operating canals is a 50-foot strip from the outer toe of the embankment on the main canals, 30 feet on the main laterals and a 16-foot width along the smaller laterals per each side.

DATE: 4-24-25 APPLICANT: _____

BY: Terry Hanson
Twin Falls Canal Co.



Date: Tuesday, November 18, 2025
To: Planning and Zoning Commission
From: Kelli Ebersole, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow Automobile and truck service and/or repair (oil change facility) on property located at 280 Blue Lakes Blvd N. c/o EHM Engineers, Inc on behalf of BLB Land Company, LLC (PZ25-0120).

Time Estimate:

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

Background:

The applicant, BLB Land Company LLC, represented by EHM Engineers, Inc., has submitted a Special Use Permit application to request an automobile and/or truck service and/or repair facility (oil change facility) on property located at 280 Blue Lakes Blvd. N. This property is zoned C-1, Commercial Highway District, and is currently undeveloped

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.

Review Criteria for Special Uses:

1. Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
2. Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
3. 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.
4. Will not be hazardous or disturbing to existing or future neighboring uses.
5. 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.
6. 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.

7. 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.
8. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
9. Will not result in the destruction, loss or damage to a natural, scenic or historic feature of major importance.

Conditions May Be Attached to a Special Use Permit Including, But Not Limited To, Those:

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

Budget Impact:

N/A

Regulatory Impact:

If the Special Use Permit is approved, it will allow the applicant to apply for a building permit to construct the service facility, meeting building and city code requirements, and any conditions placed on this Special Use Permit.

History:

The property is zoned C-1, Commercial Highway District, located along the Blue Lakes Boulevard commercial corridor. The property is currently undeveloped.

The original plan for the property was to mirror the newly built retail strip mall to the south. The property has been sold to the applicant, who would now like to develop this property as an oil change facility.

Per City Code 10-4-8.2, a special use permit is required for “an automobile and/or truck service and/or repair facility.”

Analysis:

Per the narrative, the hours of operation will be Monday through Saturday from 8:00 am – 6:00 pm, with 3 – 5 employees on staff. Per the site plan, there will be two (2) service bays for the oil change facility. City code 10-10-10 states that a stacking queue of three (3) vehicles per bay is required, which is portrayed on the site plan.

Staff has reviewed the proposed plan for general code conformance. The land use of automobile and truck service and/or repair is allowed with a SUP in the C-1 zoning district. The proposed site plan appears to meet city code requirements, but the drawings have not been viewed for technical review. All drawings will need to meet current code and standards, when the building permit is submitted for review. Although the proposed site plan does not show landscaping, the applicant will be required to submit a landscape plan with their building permit and that plan will be reviewed for full code compliance.

Blue Lakes Boulevard North is classified as an arterial and is owned, operated, and maintained by the Idaho Transportation Department (ITD). There are several automobile service and/or repair facilities, and other high traffic generating uses, along this corridor. The addition of this proposed operation should not have a detrimental impact to the area.

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

The 2016 Comprehensive Plan; "Grow With Us" designates this area as appropriate for "Mixed Use". This use category is designed to serve local and regional commercial, along major arterials, allowing for high-intensity mixed-use development in a compact, pedestrian-oriented environment. Staff has determined the proposed use is compatible with the comprehensive plan, as it sits on a major arterial (Blue Lakes Blvd N), which is able to serve local and regional commercial needs.

The proposed use meets the following Land Use Goals in the Comprehensive Plan:

- Land Use Goal 3: Encourages mixed-use developments that provide the benefits of more compact, denser development with a mix of living, shopping, and working environments that keeps the densities and patterns of historic downtown neighborhoods.
- Land Use Goal 5: Create great neighborhoods with a wider range of housing types, mix of uses, and amenities.

Conclusion:

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

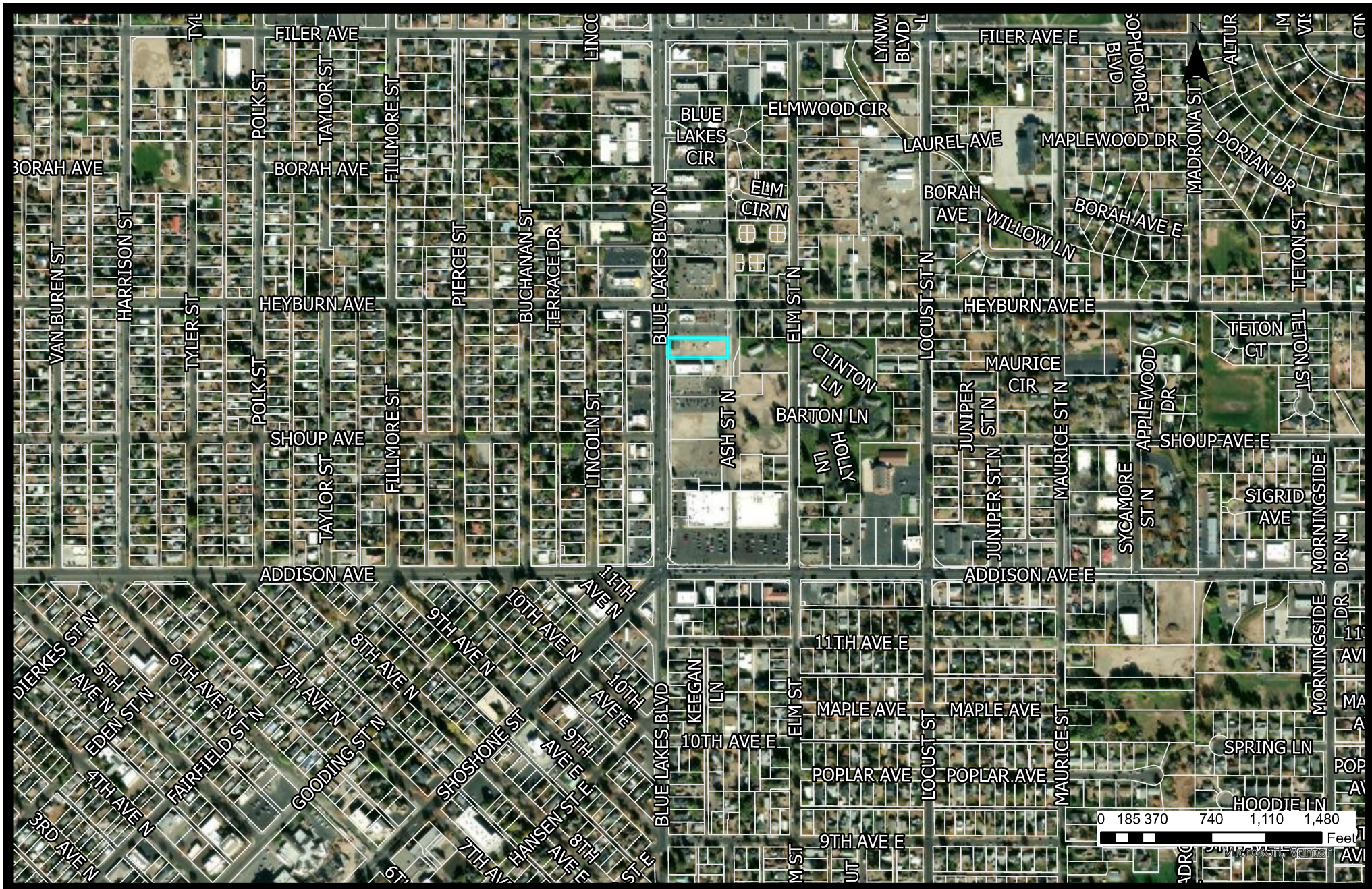
Upon conclusion, should the Commission recommend approval of the request as presented, staff recommends the following:

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

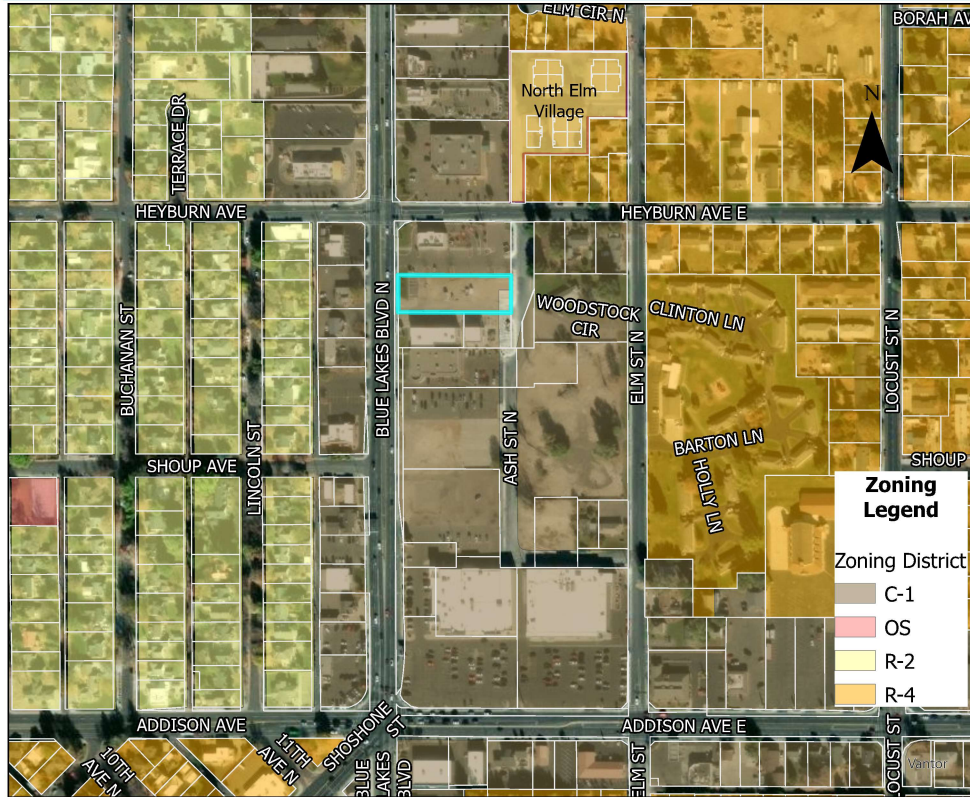
Attachments:

1. PZ25-0120 Vicinity Map
2. PZ25-0120 Presentation Map
3. PZ25-0120 Aerial Map
4. PZ25-0120 Site Plan
5. PZ25-0120 Elevations
6. PZ25-0120 Narrative

VICINITY MAP



ZONING MAP



Zoning

Current Zoning: C-1, Commercial Highway District

Current Land Use: undeveloped

Proposed Zoning: C-1

Proposed Land Use: Oil Change Facility

Surrounding Area

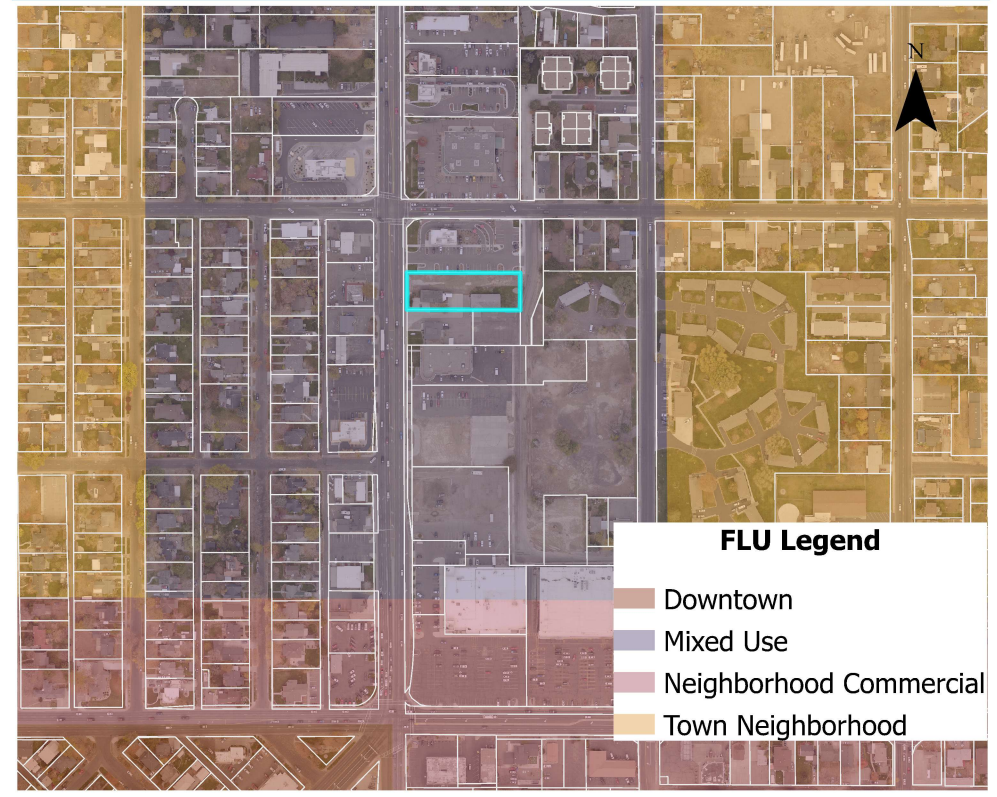
North: Drive Through Restaurant

South: Retail Strip Mall

East: Blue Lakes Blvd N/Restaurant

West: Ash St N/Residential

FUTURE LAND USE MAP



Regulations

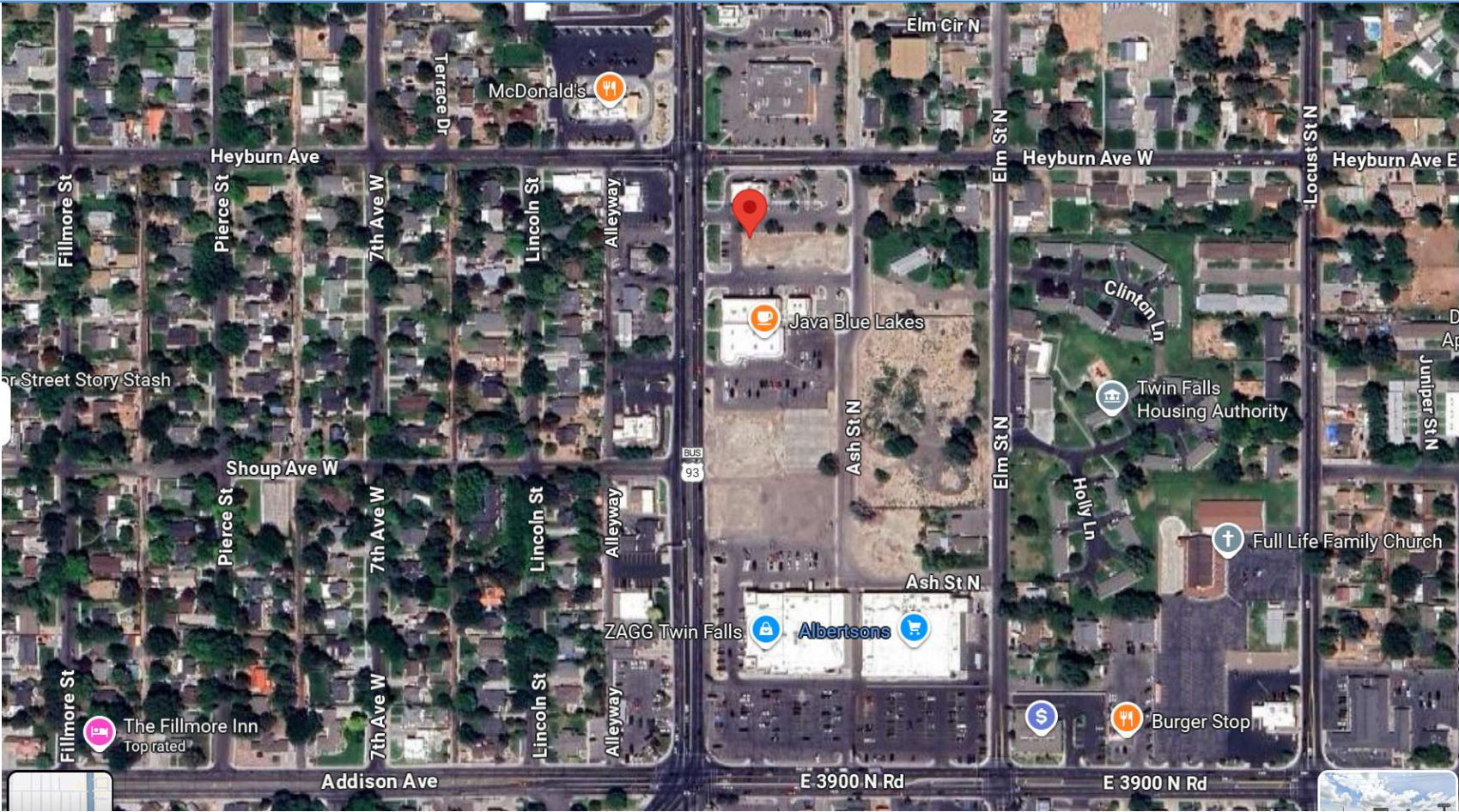
10-13-4, 10-4-8, 10-7-20, 10-11

FLU Category

Mixed Use:

- * Serves local and regional commercial
- * Siting at intersections of major arterials
- * Typically anchored by a grocery store, civic, or entertainment uses
- * Allows high-intensity mixed use development in a compact, pedestrian oriented environment.
- * Pedestrian activity is the highest priority; buildings should be located close to the street. Wide sidewalks, street furniture, and other amenities are strongly encouraged.

Aerial View



Key Notes:

- C-1 EXISTING CURB CUTTER AND SIDEWALK (IF SHOWN) - RETAIN AND PROTECT.
- C-2 EXISTING ARTERIAL APPROACH - RETAIN AND PROTECT.
- C-3 EXISTING PRIVATE 8" SEWER MAIN - RETAIN AND PROTECT.
- C-4 EXISTING 8" SEWER MAIN - ABANDON IN PLACE.
- C-5 EXISTING CITY 8" SEWER MAIN - RETAIN AND PROTECT.
- C-6 EXISTING WATER MAIN - RETAIN AND PROTECT.
- C-7 EXISTING ASPHALT ROADWAY / PARKING AREA - RETAIN AND PROTECT.
- C-8 EXISTING 2" WATER METER & SERVICE LINE - RETAIN, PROTECT & UTILIZE.
- C-9 EXISTING WATER METER & SERVICE LINE - CAPPED AND ABANDONED.
- C-10 EXISTING CATCH BASIN AND STORM DRAIN PIPE - RETAIN, PROTECT & UTILIZE.
- C-11 EXISTING STORM WATER RETENTION DRINKWELL AND SAND/DREASE TRAPS.
- C-12 EXISTING CATCH BASIN, ADJUST RIM TO 21.40

- C-13 CONST. ASPHALT PARKING/DRIVEWAY PER DETAIL SHEET 2
- C-14 CONST. HANDICAP PARKING W/ SIGNS PER DETAIL SHEET 2, ADA AND SPWC
- C-15 CONST. SIDEWALK PER DETAIL SHEET 2
- C-16 CONST. CATCH TYPE CURB PER DETAIL SHEET 2
- C-17 CONST. RELEASE TYPE CURB PER DETAIL SHEET 2 (DENOTED BY DASHES)
- C-18 CONNECT TO 2" DOMESTIC WATER SERVICE LINE
- C-19 INSTALL 4" PVC SEWER SERVICE LINE S=+1.0% MIN. SEE MECH. FOR CONNECTION AND LOCATION. INSTALL CLEAN OUTS PER CODE.
- C-20 INSTALL OVERHEAD TYPE LIGHTING, STYLE AND COLOR BY OWNER. SEE ELECTRICAL FOR CONDUITS, ETC. VERIFY NUMBER AND LOCATIONS WITH PHOTOGRAPHICS (A.E.P. BY OTHERS) TYPICAL
- C-21 CUT EXISTING ASPHALT AT ROLLED EDGE, CONCRETE ASPHALT PATCH TO NEW SIDEWALK AS SHOWN, SECTION PER DETAIL SHEET 2.
- C-22 CUT EXISTING ASPHALT, USE CUT EDGE TO FORM CURB AND CUTTER AS SHOWN.
- C-23 INSTALL PARKING BUMPERS AS SHOWN.
- C-24 CONST. CONCRETE APRON PER DETAIL.
- C-25 CONST. CONCRETE STOOP PER DETAIL SHEET 2.
- C-26 CONST. 3" VALLEY CUTTER PER DETAIL SHEET 2.
- C-27 CONST. TRASH ENCLOSURE PER DETAIL SHEET 2. (MATCH EXISTING)
- C-28 PROPOSED GAS LINE LOCATION

- S-1 INSTALL LANDSCAPE DRAIN PER DETAIL SHEET 2. RIM=23.00 INV.=21.00
- S-2 INSTALL 25LF 6" PVC STORM DRAIN. S=-1.0% MIN.
- S-3 INSTALL LANDSCAPE DRAIN PER DETAIL SHEET 2. RIM=23.00 INV.=20.75
- S-4 INSTALL 25LF 6" PVC STORM DRAIN. S=-1.0% MIN. CONNECT TO EXISTING CATCH BASIN. CORE HOLE REQUIRED.
- S-5 INSTALL LANDSCAPE DRAIN PER DETAIL SHEET 2. RIM=23.00 INV.=21.00
- S-6 INSTALL 6" PVC STORM DRAIN. S=-1.0% MIN. CONNECT TO EXISTING STORM DRAIN STUB (VERIFY INVERT E.L.)
- S-7 INSTALL LANDSCAPE DRAIN PER DETAIL SHEET 2. RIM=23.00 INV.=21.00

- C-1 LANDSCAPE AREA - DESIGN AND PLAN BY OTHERS PER OWNER

Storm Drainage Calculations:

Note:
Drainage Runoff Factors: $V=1.6/12(A)(ROF)$
Impervious Areas =0.95
Landscaped Areas =0.25
Pre-Development =Commercial No Allowance
Total Area Included in Catch as Shown (Parcel B) = 28,137sf (0.65 AC.)

STORM DRAINAGE ACCOUNTED FOR BY JAB SITE PLAN FOR CHASEWOOD LLC. EXISTING STORM WATER FACILITIES AS BUILT PER JAB ENGINEER.

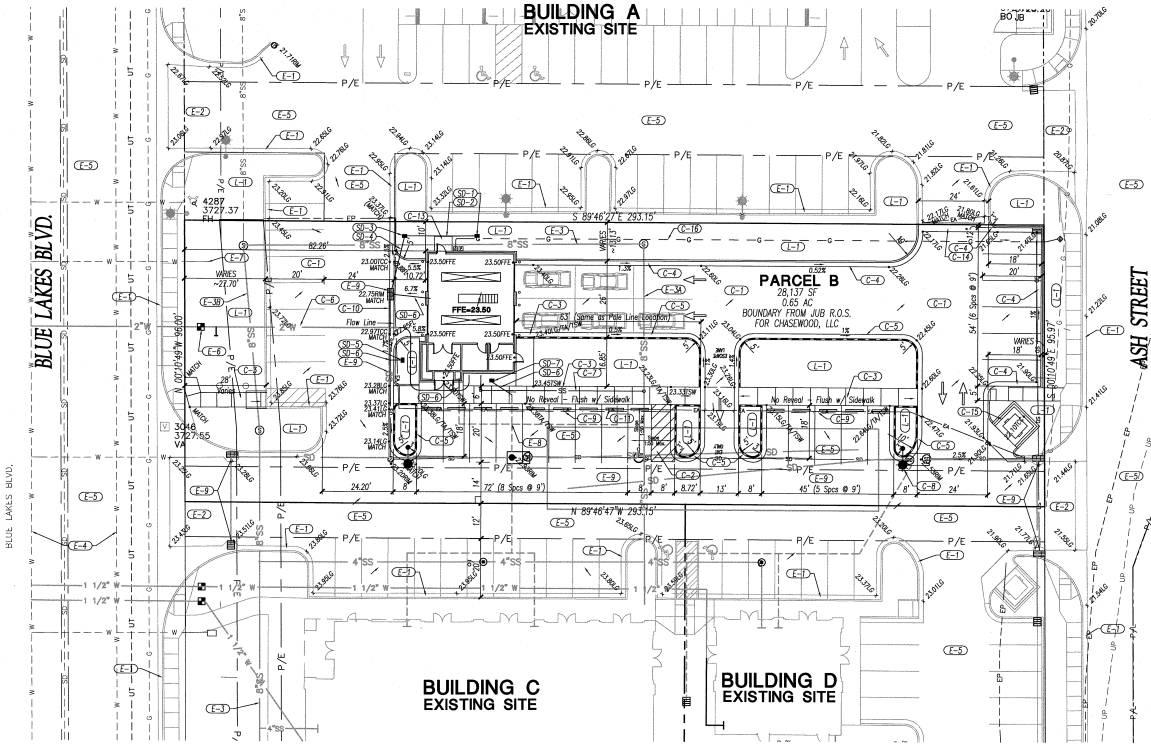
Parking Summary:

Proposed Building Area: 1,357sf
Required Parking: Per Title 10-10-6 Ord. No. 3078
Vehicle Service & Repair = 3 Spaces plus 1.5 x 2 = 3
Spaces Provided = 6 Spaces
Spaces Required on Parcel B =28 Spaces

Design Data:

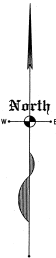
Owner/Developer: Chasewood, LLC
% Kevin Morkensen
kmorkensen@chasewood.com
801-580-4455
Dev. Area: 28,137sf 0.65ac
Zone: C-1 PUD
Existing Use: Vacant Commercial Lot
Proposed Use: Retail w/ Drive Thru
Setbacks shall conform to City of Twin Falls Zoning and Subdivision Regulations

Engineer: EHM Engineers, Inc.
621 N. College Rd., Ste 100
Twin Falls, ID 83301
(208)734-6888
David Thibault, P.E.



LOCATED IN
SW 1/4 Section 10
Township 10 South, Range 17 East,
East Boise Meridian
Twin Falls, Idaho

0 10' 20' 40'
Scale in Feet



GENERAL NOTES:

1. CONTRACTOR SHALL HAVE A CURRENT SET OF CONSTRUCTION PLANS STAMPED BY THE ENGINEER WITH AN APPROVAL STAMP BY THE CITY AT THE WORKSITE.
2. ALL CONSTRUCTION SHALL CONFORM TO THE 2000 IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, THE CITY OF TWIN FALLS RESORDS TO SPWC AND ALL OTHER LOCAL, STATE AND FEDERAL AGENCIES WHICH ARE APPLICABLE UNLESS OTHERWISE SHOWN.
3. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH SITE CONSTRUCTION. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEAN-UP AND REMOVAL FROM THE JOB-SITE ANY TRASH OR EXCESS MATERIAL, CREATED BY THE PERFORMANCE OF THEIR WORK. SUCH MATERIAL SHALL BE PLACED IN A DUMPSTER OR SIMILAR DEVICE PROVIDED BY THE CONTRACTOR OR TRANSPORTED FROM THE JOB-SITE.
4. RECORDED AND/OR FILED SURVEY MONUMENTS EXIST WITHIN THE LIMITS OF THIS PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND/OR HAVE REPLACED ANY MONUMENTS DESTROYED DURING CONSTRUCTION.
5. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITION BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND INGRESS / EGRESS TO SAID CONSTRUCTION.
6. CONTRACTOR SHALL REMOVE AND SORT ALL ON-SITE EXCAVATED NATIVE MATERIAL AND USE SUITABLE MATERIAL WHERE DESIGNATED ON THE CONSTRUCTION PLANS AS REQUIRING FILL MATERIAL. FILL SHALL BE PLACED AND COMPACTED BY METHODS APPROVED BY THE CITY OF TWIN FALLS AND APPROVED BY THE DESIGN ENGINEER. ALL STRIPINGS NOT SATISFACTORY FOR FILL MATERIAL ON LOTS OR ROADWAYS SHALL BE USED AS DIRECTED BY THE ENGINEER OR DISCARDED OFF-SITE AT THE CONTRACTOR'S DISPOSE.
7. EXISTING UTILITIES ARE LOCATED ON THE PLANS FOR THE COMMENCEMENT OF THE CONTRACTOR ONLY. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE PROTECTION OF UTILITIES AND THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN ON THE PLANS OR NOT IN THE LOCATION SHOWN ON THE PLANS. THIS INCLUDES ALL SERVICE LATERALS OF ANY KIND.
8. POWER/LIGHT POLES AND/OR OTHER EXISTING FACILITIES NOT IN PROPER LOCATION BASED ON PROPOSED IMPROVEMENTS SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
9. AFFECTED UTILITY COMPANIES SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. CALL TOLL-FREE 48 HOURS PRIOR TO COMMENCING WORK.
10. MODIFICATIONS OF EXISTING UTILITIES SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS.
11. THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT EXIST. IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REFERRED TO THE ENGINEER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
12. ALL CHANGES REQUIRE APPROVAL BY THE PROJECT ENGINEER AND THE CITY ENGINEER. THE ENGINEER TAKES NO RESPONSIBILITY FOR ANY DEVIATIONS FROM THESE PLANS UNLESS AUTHORIZED, IN WRITING, BY THE ENGINEER.
13. IDAHO CODE 39-119 REQUIRES AIAO DUTY OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL. PRIOR TO CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE COMPLIANCE.
14. ALL PIPE TRENCHING AND BEDDING AND FIRE HYDRANT INSTALLATIONS SHALL COMPLY WITH THE AFORESAIDED STANDARDS.
15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILL OUT AND SUBMIT A NOTICE OF INTENT (NOI) TO EPA AND HAVE A COPY OF THE POLLUTION PREVENTION PLAN AVAILABLE AT THE JOBSITE PRIOR TO CONSTRUCTION. SEE WEBSITE: <http://efh.epa.gov/pnp/epa/pnp.htm> FOR QUESTIONS REGARDING THE REQUIREMENT MAY BE REFERRED TO MISHA VAVOC OF EPA AT: (208) 553-6600. CONTRACTOR TO SUBMIT COPIES OF DOCUMENTS TO THE CITY OF TWIN FALLS.
16. DEVELOPER WILL PROVIDE ONE SET OF CONSTRUCTION STAKES ONLY. ANY SUBSEQUENT STAKING & COSTS INCURRED WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
17. LANDSCAPE DESIGN, MODIFICATION TO EXISTING LANDSCAPE AND LANDSCAPE IRRIGATION BY OTHERS.

SITE CONCRETE NOTES:

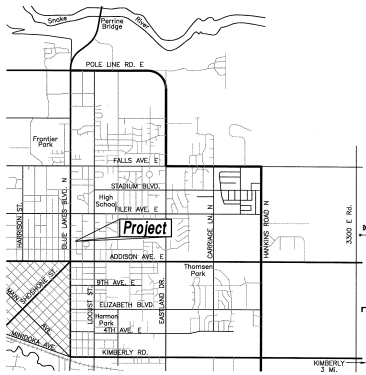
LAP DISTANCE ON ALL #4 REINFORCING TO BE 20" MIN. UNLESS NOTED OTHERWISE.
MIN. CONCRETE f_c = 4,000 PSI IN 28 DAYS / REBAR f_y = 60 KSI, GRADE 60

Boundary Legend:

BOUNDARY LINE
SECTION LINE
ADJACENT PROPERTY LINE

Legend:

PROPOSED	EXISTING
PROPERTY BOUNDARY	
ROADWAY - CENTERLINE	
EASEMENT LINE	
PRESSURE IRRIGATION	
LINE GRAVITY IRRIGATION	
LINE OVERHEAD POWER	
LINE EDGE OF ASPHALT	
CONTOUR LINE	
IRRIGATION BOX	
POWER POLE	
TEST HOLE	
SANITARY SEPTIC WELL	



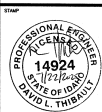
TWIN FALLS, IDAHO

EHM Engineers Inc.
Engineers / Surveyors / Planners
621 N. College Rd., Suite 100 Twin Falls, ID 83301 - (208)734-6888

Site Development Plan
for:
Oil Changers
Twin Falls, Idaho

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ENGINEER OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

REVISIONS
6/28/25 per Owner TCM
7/22/25 per Arch. TCM



APPROVED: D. THIBAUT
DESIGN: T. MCBRIDE
DRAWN: T. MCBRIDE
DATE: JUNE, 2025
SCALE: AS SHOWN
SHEET NO.: 371-23SP-0C

C-1

REVISIONS

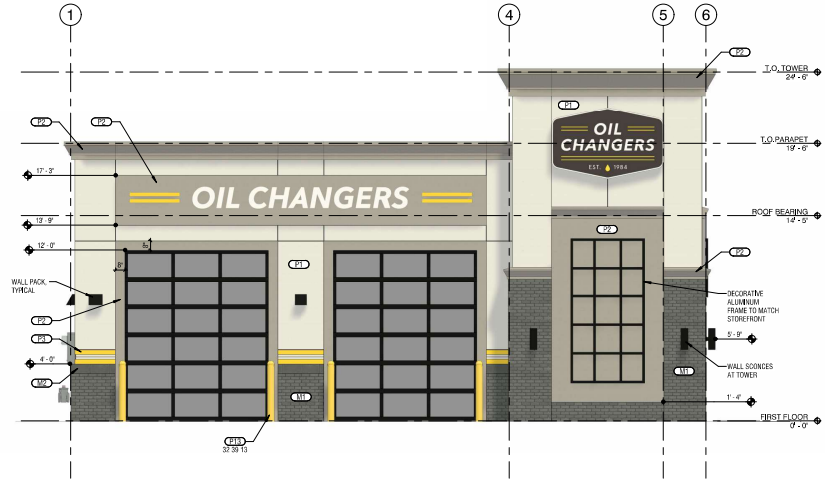


FINISH SCHEDULE - EXTERIOR

MARK	DESCRIPTION	MANUFACTURER	SPECIFICATION	NOTES
AW-1	ALUMINUM ANODIZED FINISH - BLACK	KAWNEER	#20 BLACK AN-MT/CETAL, ARCHITECTURAL CLASS (10.7 MILS MINIMUM)	ALL ALUMINUM DOORS, SUNSHADE, DECORATIVE FRAME
SB1	SPRINK VENDER	INTERSTATE DIECK	STANDARD	FLAMING ROAD
SB2	DOOR	SUNROC	BLACK HONEY	48x16
SP1	EXTERIOR PAINT - PRIMARY	SHERWIN WILLIAMS	SW 7016 - EIDER WHITE	INTERMEDIATE TEXTURE, SEMI-GLOSS
SP2	EXTERIOR BRD PAINT - ACCENT 1	SHERWIN WILLIAMS	SW 7011 - METAL	INTERMEDIATE TEXTURE, SEMI-GLOSS
SP3	EXTERIOR BRD PAINT - ACCENT 2	SHERWIN WILLIAMS	SW 6803 - CHEERFUL	INTERMEDIATE TEXTURE, SEMI-GLOSS
DP1	EXTERIOR METAL PAINT - ACCENT 1	SHERWIN WILLIAMS	SW 7016 - METAL	DTM, SEMI-GLOSS
DP3	EXTERIOR METAL PAINT - ACCENT 2	SHERWIN WILLIAMS	SW 6803 - CHEERFUL	DTM, SEMI-GLOSS



2 EAST ELEVATION - COLOR



1 WEST ELEVATION - COLOR
1/4" = 1'-0"



NOT FOR CONSTRUCTION

REVISIONS

#	DATE
---	------

OIL CHANGERS

BLUE LAKE BLVD N, TWIN FALLS, ID 83301

THIS DOCUMENT HAS BEEN PREPARED BY AN ARCHITECT OF RECORD AND IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

NOVA ARCHITECTURE
PO BOX 5456
TWIN FALLS, ID 83301
PH: 208.344.4524



CHECKED	BY
DATE	DATE
DESIGNED	BY
DATE	DATE
PROJECT NO.	NOV-2023-01-01

BUILDING ELEVATIONS

SHEET NAME
A9.1



NOT FOR
CONSTRUCTION

000000-00-0000

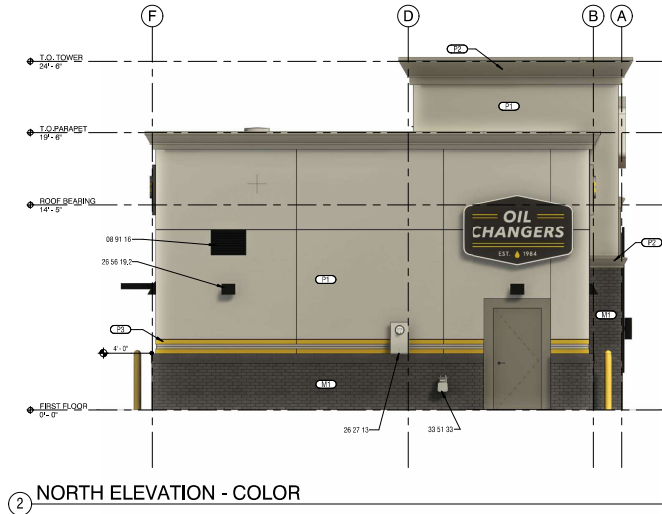
REVISIONS
DATE

OIL CHANGERS

BLUE LANE BLVD N, TWIN FALLS, ID 83301

FINISH SCHEDULE - EXTERIOR

MARK	DESCRIPTION	MANUFACTURER	SPECIFICATION	NOTES
AN-1	ALUMINUM ANODIZING FINISH - BLACK	KAYNOLER	#20 BLACK AN-1000000000 ARCHITECTURAL CLASS (1.0 MILS MINIMUM)	ALL ALUMINUM DOORS, SLASHHOLE, DECORATIVE FRAME
MT	BRICK VENEER	INTERSTATE BRICK	SEBEMAN	RUNNING BOND
MD	CMU	SLURFAC	BLACK TONED	48X16
P1	EXTERIOR PAINT, PRIMARY	SHERMAN MILLIGAN	SW 7014 - ELDER WHITE	METALLIC/FAVE TEXTURE, SEMI-GLOSS
P2	EXTERIOR EPS PAINT, ACCENT 1	SHERMAN MILLIGAN	SW 7018 - DOVE TAIL	METALLIC/FAVE TEXTURE, SEMI-GLOSS
P3	EXTERIOR EPS PAINT, ACCENT 2	SHERMAN MILLIGAN	SW 6903 - CHEERFUL	METALLIC/FAVE TEXTURE, SEMI-GLOSS
PT2	EXTERIOR METAL PAINT, ACCENT 1	SHERMAN MILLIGAN	SW 7018 - DOVE TAIL	STN. SEMI-GLOSS
PT3	EXTERIOR METAL PAINT, ACCENT 2	SHERMAN MILLIGAN	SW 6903 - CHEERFUL	STN. SEMI-GLOSS



THESE DOCUMENTS HAVE BEEN PREPARED BY AN ARCHITECTURAL FIRM AND ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S SIGNATURE AND SEAL. ANY REVISIONS TO THESE DOCUMENTS MUST BE MADE BY THE ARCHITECT AND NOTED ON THE REVISION SHEET.

REVISIONS OF THE DOCUMENTS MUST BE MADE BY THE ARCHITECT AND NOTED ON THE REVISION SHEET. ANY REVISIONS TO THESE DOCUMENTS MUST BE MADE BY THE ARCHITECT AND NOTED ON THE REVISION SHEET.

COMMIT 2025-0000-0000



CHECKED: JH
DATE: 08/18/2025
DRAWN: JH
DATE: 08/18/2025
FILED: JH
DATE: 08/18/2025

BUILDING
ELEVATIONS

SHEET NAME

A9.2

Special Use Permit Written Statement

Property Address: 280 Blue Lakes Blvd. N., Twin Falls, ID

Zone: C-1

Proposed Use: Automobile and Truck Service and/or Repair

a. Reason for the Request:

The applicant is requesting a Special Use Permit to allow automobile and truck service and/or repair at 280 Blue Lakes Blvd. N. The property is located in the C-1 Commercial Highway District, which requires a special use permit for this type of operation. The purpose of the request is to establish a business that provides needed automotive repair and service to the community in a convenient, high-traffic corridor, consistent with other commercial services along Blue Lakes Boulevard.

b. Explanation of the Project:

i. Hours of Operation:

The proposed business will generally operate **Monday through Saturday, 8:00 AM to 6:00 PM**. No late-night or overnight operations are anticipated.

ii. Traffic Anticipated:

Traffic will consist primarily of customer vehicles entering and exiting the two service bays for short-duration oil change services. The flow will be steady throughout business hours but will remain consistent with other retail and service businesses along Blue Lakes Boulevard. The operation is designed for efficiency, minimizing vehicle stacking and ensuring that traffic impact to the surrounding area is minimal.

iii. Number of Employees:

The business will employ approximately **3 to 5 full-time staff**, including mechanics and administrative personnel.