



Twin Falls Planning & Zoning Commission Agenda

Tuesday, December 2, 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 the minutes from the following meeting: November 18, 2025.
- 4) Items of Consideration
 - a) **PRESENTATION:** Preliminary presentation for a request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation and Zoning Development Agreement of 40 acres located at the southwest corner of Blue Lakes Boulevard South and Orchard Drive.
By: William Klaver, Senior City Planner
 - b) **ACTION ITEM:** Request for the consideration of the Preliminary Plat for Willow May Subdivision, consisting of 2 lots on 1 (+/-) acres located at 795 Bolton St. c/o Mitch Barreras on behalf of Shawn Allen (PZ25-0128).
By: William Klaver, Senior City Planner
 - c) **ACTION ITEM:** Request for approval of a Preliminary Plat for "Mason Subdivision", consisting of two (2) lots of approximately 1.5 acres on property located at 191 Pole Line Road, c/o Mike Washburn, FOCUS Engineering & Surveying, on behalf of Kurt Mason. (PZ25-0129)
By: William Klaver, Senior Planner
 - d) **ACTION ITEM:** Request for the consideration of the Preliminary Plat for the City Pool, consisting of 2 lots on 20 acres on property located at 756 Locust St N/ 1771 Stadium Blvd. c/o City of Twin Falls (PZ25-0130).
By: William Klaver, Senior City Planner
- 5) Public Hearings
- 6) Upcoming Meeting(s)
 - a) December 3, 2025, Work Session — Cancelled
December 16, 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, 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

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

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

Staff Attending: Spendlove, Ebersole, Green, Stowe

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Request to approve minutes from the following meeting: October 28, 2025.

MOTION: Commissioner Bulkley moved to approve the minutes from the following meeting: October 28, 2025. Commissioner Gomes seconded the motion. Roll call vote showed all members present voted.

Approved 6 to 0.

4) Items of Consideration

5) Public Hearings

- a) 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).

Staff Presentation:

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

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-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.

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.

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.

PZ/Questions & Comments:

- Commissioner Bulkley asked about the hard surfacing and how fa it goes.
- Planner Ebersole explained it is up to the building.

Public Hearing: Opened and closed with no public input

Discussions Followed:

The Commission likes this application.

MOTION: Commissioner Bulkley moved to approve the request for a Special Use Permit to allow a detached accessory building (more than 1,000 square feet) on property located at 183 Heyburn Ave W. c/o Terry and TMe Hanson (PZ25-0118). Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 6 to 0.

- b) 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).

Staff Presentation:

Planner Ebersole presented the 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).

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.

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."

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.

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.

Applicant Presentation:

Dave Thibault presented on behalf of the applicant.

PZ/Questions & Comments:

- Chairperson Campbell asked about Ash St.
- Planner Ebersole explained that it's private.
- David Thibault stated that with future development the street will be improved upon.
- Director Spendlove pointed out on the map where Ash St is public and becomes private.
- Commissioner Gomes asked about the portion of parcel B and if it was for extra parking.
- David Thibault explained what parcel B is and that it will be used as access and the asphalt driveway.
- Commissioner Weatherford asked about exiting the property.
- David Thibault showed the exit for the property on Blue Lakes.

Public Hearing: Opened and closed with no public input

Discussions Followed:

The Commission likes this application and feels it's in a good location.

MOTION: Commissioner Weatherford moved to approve the 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). Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 6 to 0.

6) Upcoming Meeting(s)

- a) December 2, 2025

7) Adjournment

The meeting adjourned at 06:24 PM

Jody Green, Planning Technician



Date: Tuesday, December 2, 2025
To: Planning and Zoning Commission
From: William Klaver, Senior City Planner

PRESENTATION

Request:

Preliminary presentation for a request for a recommendation to City Council on the appropriate zoning district for a proposed Annexation and Zoning Development Agreement of 40 acres located at the southwest corner of Blue Lakes Boulevard South and Orchard Drive.

Time Estimate:

Fifteen (15) minutes for staff and applicant presentation.

Background:

CA Development Group, LLC, represented by Justin Scheel of J-U-B Engineers, inc., has requested to annex into the City limits with a zoning designation of R-4 and a Zoning Development Agreement (ZDA), "Cooks Corner" located on the southwest corner of Blue Lakes Boulevard Street North and Orchard Drive, on approximately 40 acres (more or less). This proposed ZDA will have a base zoning of R-4 with a Neighborhood Commercial Overlay, with the following modifications:

1. Allow by right the land-use "Gasoline Service Station";
2. Allow by special use the land-use "Storage Unit Rentals";
3. Modify rear yards to have 10 ft minimum setback;
4. Modify front yards to have a 20 ft minimum setback;
5. Modify exterior boundary landscaping requirement;
6. Allow shed style roofs; and
7. Reduce the centerline setback.

This project is anticipated to utilize multiple phases.

Approval Process:

Zoning Development Agreements shall follow the following process:

- **Per City Code 10-6-1.7 (B)** The applicant is required to present a preliminary review prior to a public hearing to the Planning and Zoning Commission in which the Commission may give suggestions and ask questions of the applicant about the proposed ZDA.
- **Per City Code 10-6-1.7(E)** Approval of a ZDA shall be based on the following standards: the proposed uses are not detrimental to surrounding properties; deviations from Title 10 shall be warranted by the design of the conceptual plan; conformance to the Comprehensive Plan, and existing and/or proposed infrastructure must be adequate for the project.
- **Per City Code 10-14-1 thru 8** Any application for a zoning district change shall follow the procedures outlined in these sections.

Annexation Requests must follow the following process:

- **Per City Code 10-15-1:** Prior to annexation of an unincorporated area, the Council shall request and receive a recommendation from the Commission on the proposed plan and Zoning Ordinance

changes for the unincorporated area. The Council shall not hold a public hearing, give notice of a proposed hearing, nor take action upon the plan, amendment or repeal until recommendations have been received from the Commission.

- **Per City Code 10-15-2 (A):** The commission shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. The hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

Budget Impact:

N/A

Regulatory Impact:

Per City Code 10-6-1.4 (B) The ZDA shall conform to all sections of this title unless specifically addressed in the written commitment document. All applications to the city shall list all requested variations from the standard requirements.

Should the request be approved, the property will be annexed into the City of Twin Falls limits and the R-4 Zoning base zone and Zoning Development Agreement will become the regulatory zoning document(s) for the property.

History:

N/A

Analysis:

A full analysis of this application will be provided during the public hearing.

Conclusion:

Staff makes no recommendations at this time. Staff will present a full analysis of the request at the public hearing scheduled for Tuesday, December 16, 2025.

Attachments:

1. PZ25-0111 Vicinity Map
2. PZ25-0111 Aerial Map
3. PZ25-0111 Presentation Map
4. PZ25-0111 Applicant Narrative
5. PZ25-0111 Proposed ZDA Document

Vicinity Map

2nd Ave S

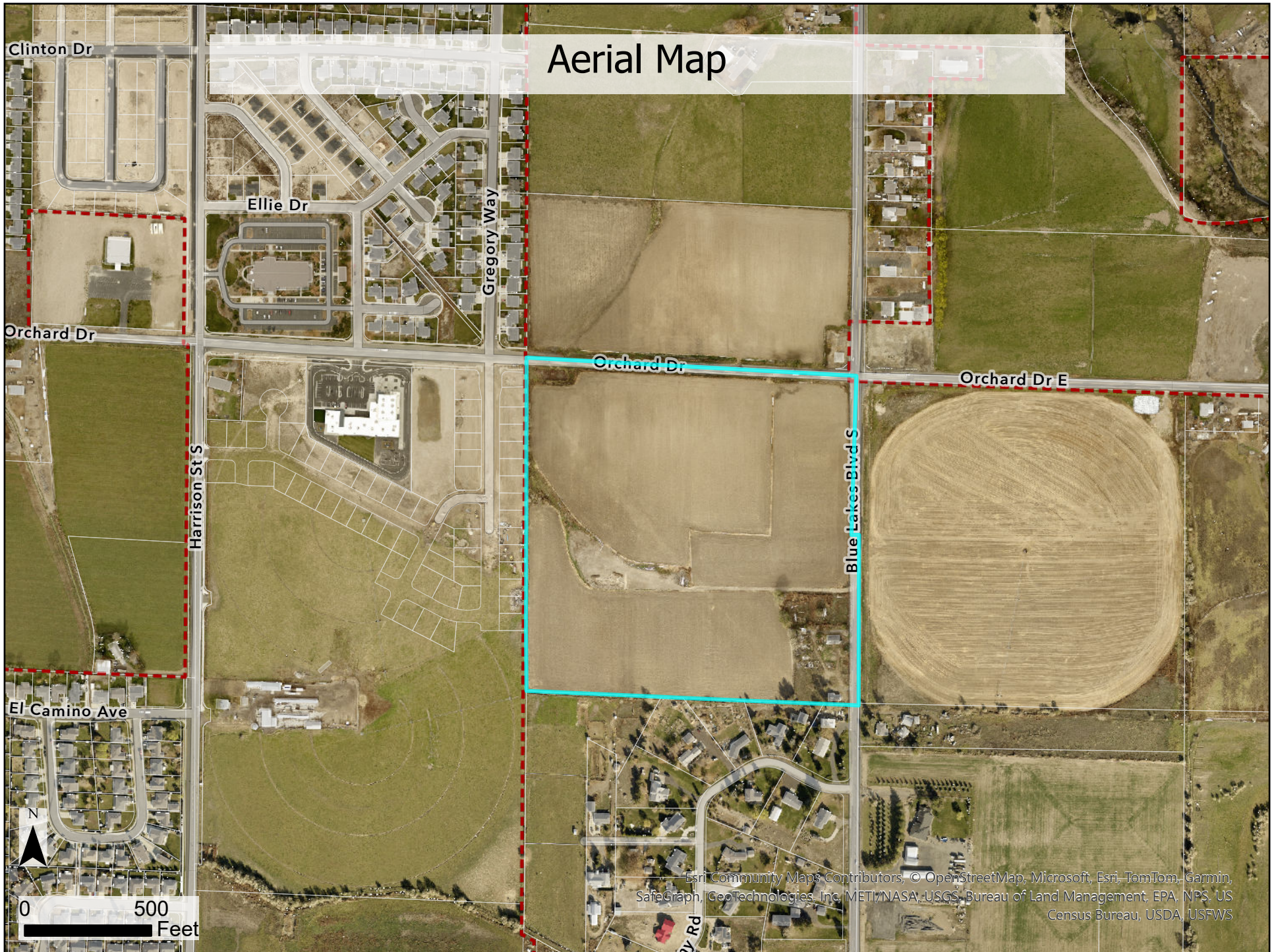
Kimberly Rd



0 2,000 Feet

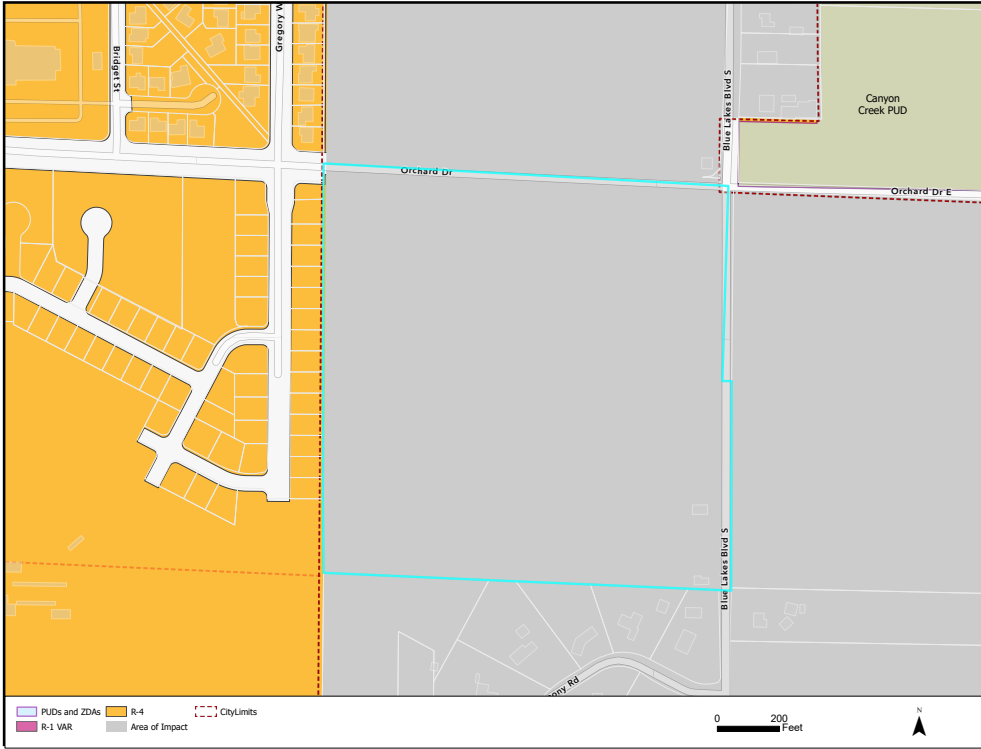
Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

Aerial Map



Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

ZONING MAP



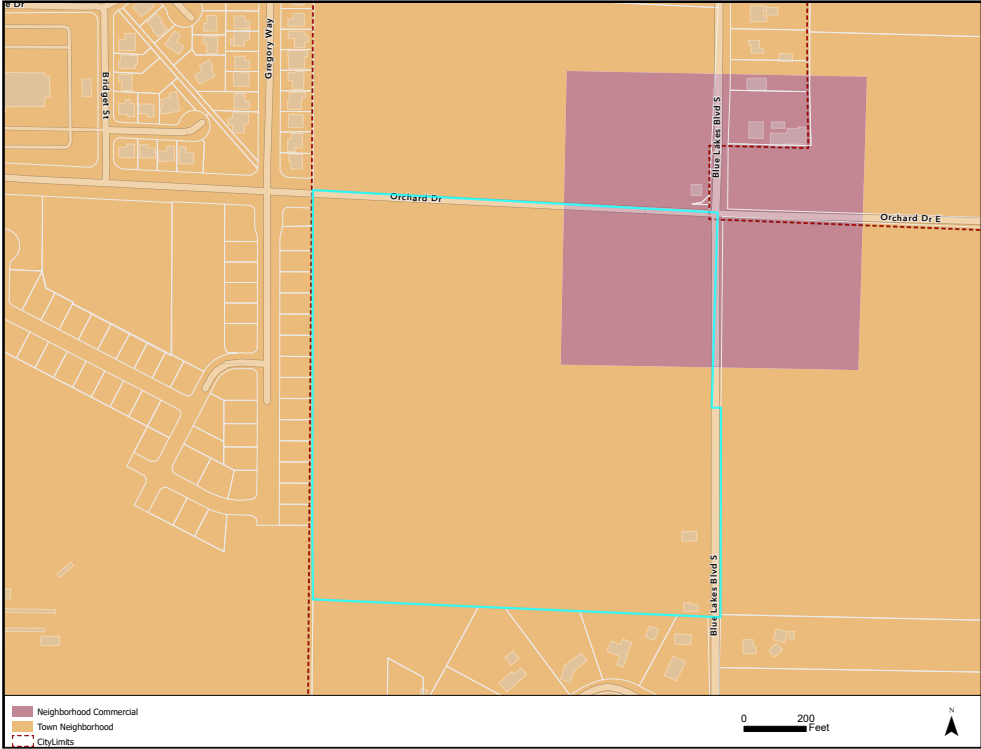
Zoning

<u>Current Zoning:</u>	County Jurisdiction
<u>Current Land Use:</u>	Agricultural / Undeveloped
<u>Proposed Zoning:</u>	R-4 & R-4 NCO ZDA
<u>Proposed Land Use:</u>	Neighborhood Commercial & Residential

Surrounding Area

<u>North:</u>	Residential (County Jurisdiction)
<u>South:</u>	Residential (County Jurisdiction)
<u>East:</u>	Agricultural (County Jurisdiction)
<u>West:</u>	Residential (R-4)

FUTURE LAND USE MAP



Regulations

Twin Falls Municipal Code Section(s) 10-6; 10-15

Future Land Use Category

Town Neighborhood calls for a primarily residential area which is contiguous and clustered to maximize open space and community gathering areas with uses such as single family, duplexes, triplexes, townhomes, schools, civic facilities, etc.

Neighborhood Commercial calls for a context that provides supporting services and small-scale commercial for the surrounding neighborhood and is designed to complement the neighborhood character. A desired land use mixture of neighborhood servicing commercial, townhomes, condominiums, apartments, small-scale office and retail, etc.

October 3, 2025

City of Twin Falls
Planning and Zoning Department
203 Main Avenue East
Twin Falls, ID 83301

RE: **Cook's Corner | Zoning Development Agreement – Supporting Narrative**

Dear Staff:

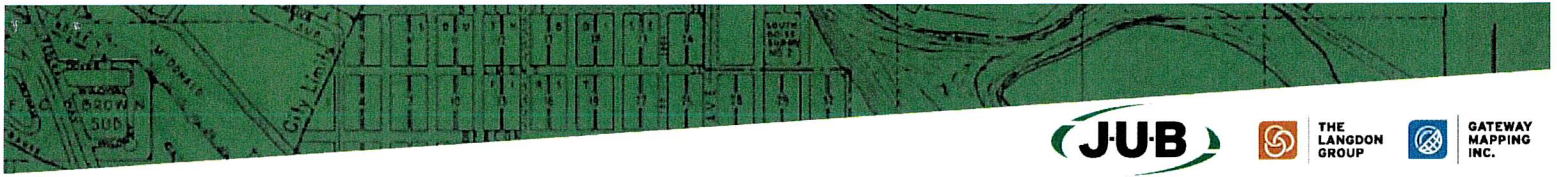
On behalf of CA Development, LLC (Owner), we are pleased to submit this request for a Zoning Development Agreement (ZDA) in conjunction with the future annexation and subdivision for the "Cook's Corner" project. This letter is provided to describe the project and purpose for the ZDA request, and relay requested alternative considerations to the base City code for incorporation into the ZDA for this project.

ZDA Purpose

The owner desires to develop approximately 39.55-acres located at the southwest corner of Blue Lakes Blvd S and Orchard Dr (addressed 3683 N 3000 E, Twin Falls, ID 83301, Tax Parcel No. RP10S17E280005A) as a mixed-use development. The City of Twin Falls (City) adopted Comprehensive Plan/Future Land Use Map reflects the property as a "Town Neighborhood" with a Neighborhood Commercial overlay at the corner of Blue Lakes Blvd S and Orchard Dr. In coordination with City staff, we were directed to pursue a ZDA to accomplish entitlement for the mixed-use development and establish zoning that is in conformance with the Comprehensive Plan.

City Code Section 10-6-1 states a ZDA is designed to accommodate appropriate combinations of uses that may be planned, developed, and operated as integral land use units either by a single owner or a combination of owners. It intends to promote a variety of appropriate land use combinations and encourage a creative approach in land development.

As such, the project is proposing a base residential zone of R4, which is consistent with the surrounding and adjacent ground already annexed into the City, with a Neighborhood Commercial Overlay (NCO) of approximately 7.1-acres located in the northeast corner of the property. The goal is to create a vibrant residential community that includes commercial services that are within walking distance and supportive of the neighborhood, as well as the surrounding community.



Project Description

Existing Site Features

The subject property has historically been used for agricultural purposes. Site topography generally slopes from south to north with global low points at the northeast and northwest corners of the property. Ground slopes throughout the property are generally less than 5%, with ground slopes within the ZDA area generally less than 2%. A gas main and associated easement run through the property, but are outside of the proposed ZDA area. City water is available along Orchard Dr and City sewer is located approximately 140-ft west of the northwest property corner in Orchard Dr. There are no other identified unique features on the site.

Proposed Use

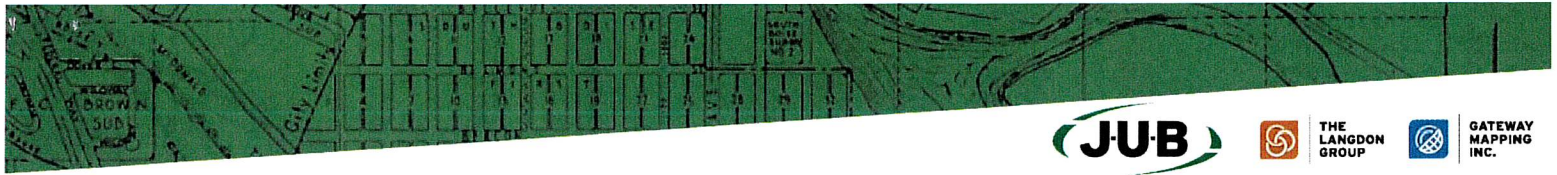
The current application proposes to create two commercial lots on the property totaling approximately 5.7-acres (Lots 1 and 2), with a remainder parcel (Lot 3) that will be further subdivided in the future via the standard Preliminary and Final Plat process. Lot 1 is proposed to include a mix of uses including a storage rental facility and a small multi-tenant building that could house two users ranging from professional office to a small-scale food establishment. Lot 2 is proposed to include a fuel station and convenience store similar to the Base Camp Market located at 915 Magic Rd in northwest Twin Falls. Refer to the ZDA Conceptual Development Plan for the proposed conceptual layout.

The Owner feels these uses will provide a valuable addition to the growing community in this area. There are currently no storage rental facilities in southwest Twin Falls, with the closest facilities being "Twin Self Storage" located at 1521 Lindy Ln, Glacier West Self Storage at 330 Eastland Dr, and U-Haul Storage at 630 Eastland Dr. These facilities are between 1 and 2 miles from the property, and over 3 miles from many of the existing residential communities located in southwest Twin Falls.

Additionally, there is currently only one commercial center and one fuel station located in southwest Twin Falls, the Orchard Park Plaza and a Shell station, both located near the Washington St and Orchard Dr intersection. The proposed fuel station, convenience store, and other commercial uses will provide more local options for the existing and future community members of southwest Twin Falls.

Lot 1 Development Plan

The commercial retail/office building on Lot 1 is proposed to be in the northwest corner of the lot to provide visibility from Orchard Dr. The total building area is anticipated to be approximately 3,000 square feet. The storage rental facility will consist of multiple buildings spread throughout the rest of the lot totaling approximately 60,000 square feet, with buildings ranging in size from 2,000 square feet to 20,000 square feet. Building height will be limited to 25-ft. Building setbacks will adhere to City code requirements, with amendments as requested in this narrative. The building architectural style has not been determined but will seek to achieve character that is complementary to the surrounding residential neighborhood. Roof types may include gable, hip, and shed.



Commercial signage may include a monument style sign located in the northwest corner of the lot and building wall mounted signage. All signage will adhere to City Code Section 10-9 "Sign Regulations". A trash enclosure will be provided on site to be shared by all users.

Public access to Lot 1 will come from Orchard Drive via a public local road proposed along the west side of the lot. The public road will provide access to Lot 1 as well as the future residential development to the south. A parking area will be provided along the local road frontage and will be shared by all uses. A conceptual parking layout is shown on the ZDA Conceptual Development Plan, but will be refined during final design to ensure compliance with City Code Section 10-10 "Off Street Parking and Loading" relative to the actual building usage. It is anticipated the storage facility will be gated and include 30-ft wide internal drive aisles for circulation with an emergency vehicle access to Lot 2 for secondary access.

Site landscaping will adhere to City code requirements with amendments as requested in this narrative. The following landscape buffers are proposed around the perimeter of the site:

- 30-ft from sidewalk along Orchard Drive to the north
- 15-ft from property line along public local road to the west
- 15-ft from property line along the south boundary adjacent to the residential use
- 10-ft from property line along the east boundary adjacent to Lot 2

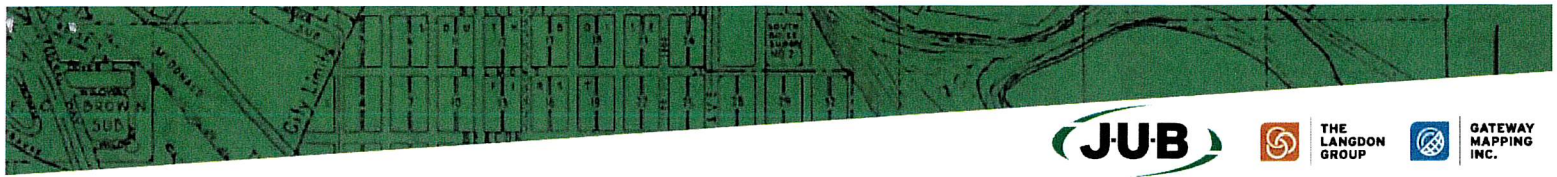
Site drainage will adhere to City code requirements and is anticipated to consist of underground seepage beds under paved areas and/or surface swales with landscape areas, subject to final site design.

Lot 2 Development Plan

Lot 2 is proposed to contain an 11,000 square foot convenience store and 5,000 square foot fuel canopy depending on the end user. Building height will be limited to 25-ft. Building setbacks will adhere to City code requirements with amendments as requested in this narrative. The building architectural style has not been determined but will seek to achieve character that is complementary to the surrounding residential neighborhood. Roof types may include gable, hip, and shed.

Commercial signage may include a monument style sign located in the northwest corner of the lot and building wall mounted signage. All signage will adhere to City Code Section 10-9 "Sign Regulations". A trash enclosure will be provided on site.

Public access to Lot 2 will come from Orchard Drive and Blue Lakes Blvd. Both accesses are proposed to be 300-ft or more away from the centerline intersection of Orchard Dr and Blue Lakes Blvd, with a maximum access width of 40-ft. A conceptual parking and circulation layout is shown on the ZDA Conceptual Development Plan, but will be refined during final design to ensure compliance with City Code Section 10-10 "Off Street Parking and Loading" relative to the actual building size.



J-U-B FAMILY OF COMPANIES

Site landscaping will adhere to City code requirements with amendments as requested in this narrative. The following landscape buffers are proposed around the perimeter of the site:

- 30-ft from sidewalk along Orchard Drive and Blue Lakes Blvd to the north and east
- 30-ft from property line along the south boundary adjacent to the residential use
- 10-ft from property line along the west boundary adjacent to Lot 1

Site drainage will adhere to City code requirements and is anticipated to consist of underground seepage beds under paved areas and/or surface swales with landscape areas, subject to final site design.

Public infrastructure

Public improvements will be performed in accordance with City standards. The frontages of Orchard Dr and Blue Lakes Blvd will be widened with curb/gutter and detached sidewalk installed meeting the City's arterial road standards. The widening of Blue Lakes Blvd south of Lot 2 will take place with the future residential development. As previously mentioned, a 50-ft wide public street right-of-way will be developed along west side of Lot 2 meeting the City's local road standards. The road is proposed to widen at its intersection with Orchard Dr to provide separate left and right turn exit lanes and a landscaped median island. A temporary turnaround will be provided at the south end of the street until such time the road is extended with the future residential development.

Water, sewer, and pressure irrigation are anticipated to come from the City's public systems. A 24" water line exists within Orchard Drive, along the project frontage. A 12" gravity sewer main exists in Orchard Dr approximately 140-ft west of the property. An 8" gravity sewer main would be extended east along Orchard Dr as part of the development to serve the project. Pressure irrigation exists within the South Estates Subdivision northwest of the site and the Calistoga Springs Subdivision west of the site. Pressure irrigation mains will be extended to serve the project subject to coordination with the City. The project site is located with the Twin Falls Canal Company district boundaries and contains water rights for the full property. Power, gas, and telecommunication utilities are directly available to the site from the adjacent developments to the west.

We appreciate the opportunity to formally present this application to the Planning and Zoning Commission and City Council. As you complete your review, please do not hesitate to let me know if we can provide any additional information. I can be reached via email at jscheel@jub.com or phone at 208-733-2414.

Sincerely,

Justin Scheel

Digitally signed by Justin
Scheel
Date: 2025.10.08
12:23:18-06'00'

Justin Scheel, P.E.
J-U-B ENGINEERS, Inc.

EXHIBIT B

Cook's Corner Subdivision

A Development of Neighborhood Commercial Facilities

This Zoning Development Agreement (ZDA) is made and entered into this 8th day of October, 2025, by and between the **City of Twin Falls**, a municipal corporation, State of Idaho (hereinafter called "City"), and **CA Development Group, LLC**, a limited liability company (hereinafter called "Developers").

RECITALS

WHEREAS, the Developers are the owners and the equitable title holders to certain tracts of land in the City of Twin Falls, County of Twin Falls, State of Idaho, more particularly described in Exhibit A attached hereto. The subject land is located at the address 3683 N 3000 E, Twin Falls, ID 83301, as depicted in and included as Exhibit A (hereinafter referred to as "Property") and;

WHEREAS, the Developers wish to amend and modify the Twin Falls City Code Title 10 – Chapter 4 – Section 21; Neighborhood Commercial Overlay District, and Title 10 – Chapter 7 – Section 6; Front Yard Setbacks for the area designated as "Neighborhood Commercial" on the ZDA Conceptual Development Plan and;

WHEREAS, the City, by and through its City Council, has agreed to the development of said land and agreed to amendment of the code items referenced above for the permitted land uses within the City of Twin Falls, Idaho, subject to certain terms, conditions and understandings, which conditions and understandings are the subject of this agreement.

COVENANTS

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the Developers and the City agree as follows:

1. Amend 10-4-21.2 (A) – Permitted Uses:
 - Include "Gasoline Service Station" as a permitted use under sub-item 4 (currently under "Special Use").
2. Amend 10-4-21.2 (B) – Special Uses:
 - Include "Storage Unit Rentals" as a special use under sub-item 4.
3. Amend 10-4-21.3 (E) – Yards:
 - Modify sub-item 1 to allow the following setbacks:
 - Rear yard setback of 10-ft minimum to property line or the designated landscape buffer width, whichever is greater.
 - Front yard setback of 20-ft minimum to property line, regardless of building size, or the designated landscape buffer width, whichever is greater.
4. Amend 10-4-21.3 (G) – Landscaping:
 - Modify sub-item 1.a to allow the following landscape buffer widths:
 - 30-ft from sidewalk along arterial/collector road frontages

- 15-ft from property line along local road frontages
 - 10-ft from property line along residential boundaries for storage rental uses
 - Storage rental facilities are generally quiet neighbors, and the buildings provide a solid buffer to internal use. Additional landscaping is considered unnecessary.
 - 30-ft from property line along residential boundaries for fuel station uses
 - 10-ft from property line along common commercial lot boundaries
5. Amend 10-4-21.2 (K) – Additional Requirements:
- Modify sub-item 1.a to include shed style roofs.
6. Amend 10-7-6 (A) – Arterials and Collectors setbacks:
- Modify to reduce the Orchard Dr setback to be 75-ft from street centerline for storage rental uses to coincide with the 30-ft landscape buffer. Other uses shall adhere to the pre-defined 80-ft setback.

PROJECT PHASING

The improvements shall be installed in phases as the developer chooses based upon market demand and the discretion of the developer. The developer shall provide the City with written notification of the timing and scope of each phase or phases contemplated for development. No phase shall be constructed without first meeting the approval of the City for inter-connection of utilities and/or construction of temporary facilities required to accommodate a particular phase.

Approval for each phase may be obtained by submission of a technically correct final plat to the City Council. The designation and location of specific uses shown on the ZDA Conceptual Development Plan are conceptual and minor changes therefrom shall not provide basis for disapproval of any final plat. There shall be no minimum time and no maximum limit between phases of development.



Christopher Brann, Owner
CA Development Group, LLC

STATE OF IDAHO)
County of Twin Falls)^{ss}

On this 8TH day of October, 2025, before me, a Notary Public in and for said County and State, personally appeared Christopher Brann, known or identified to me to be there person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

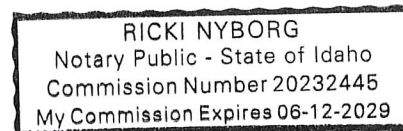
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Ricki Nyborg

Notary Public for Idaho

Residing at Twin Falls County

My Commission Expires: 6-12-2029



Cook’s Corner Subdivision

A Development of Neighborhood Commercial Facilities

IN WITNESS WHEREOF, the City has affixed its seal and caused these presents to be executed by its Mayor
on this _____ day of _____, 2025.

CITY OF TWIN FALLS

ATTEST:_____

By:_____
Mayor

STATE OF IDAHO)
)ss
County of _____)

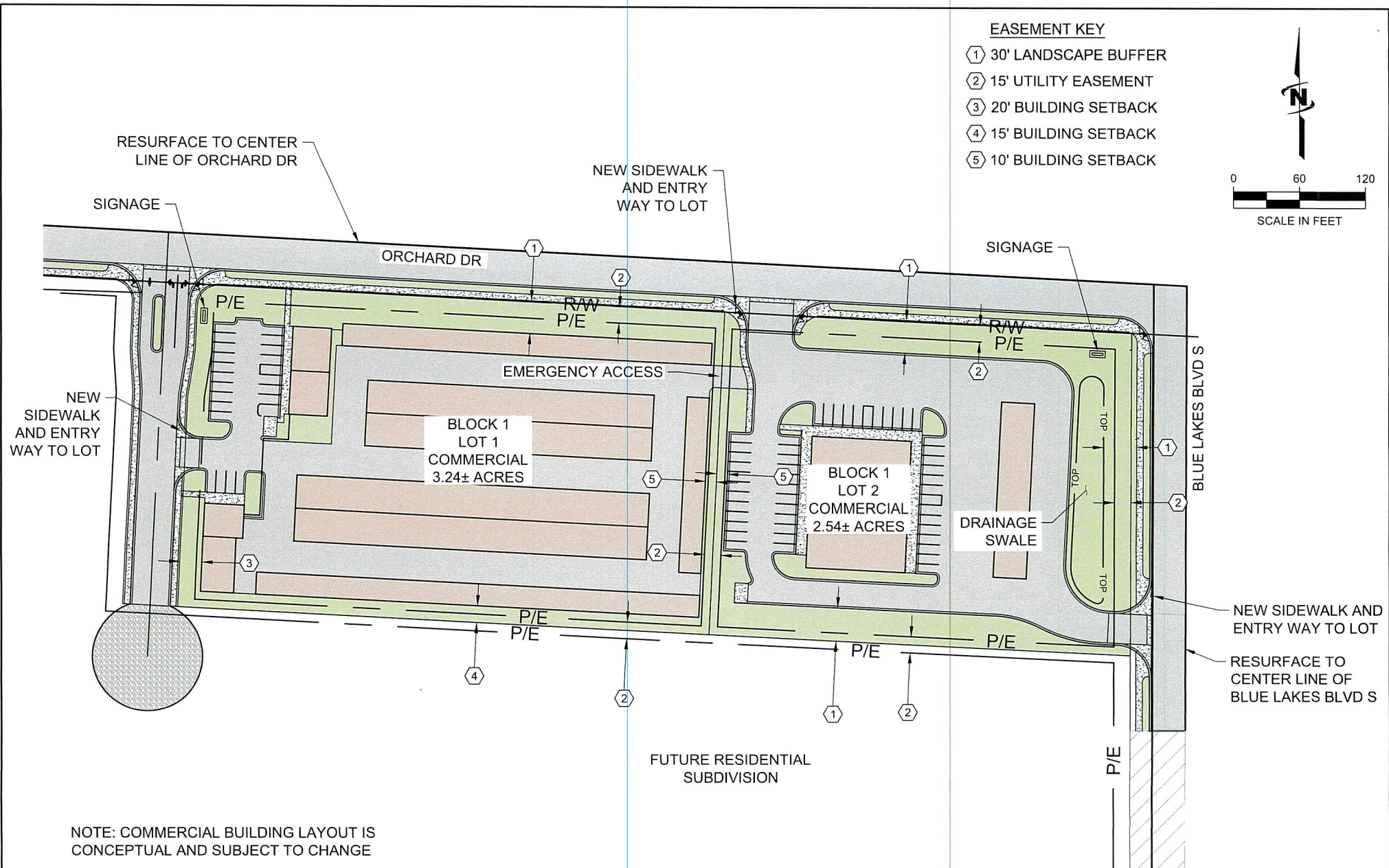
On this ____ day of _____, 2025, before me, a Notary Public in and for said County and State, personally appeared _____, known or identified to me to be there person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Notary Public for Idaho

Residing at _____

My Commission Expires: _____



NOTE: COMMERCIAL BUILDING LAYOUT IS
CONCEPTUAL AND SUBJECT TO CHANGE

CA DEVELOPMENT GROUP, LLC
ZDA CONCEPTUAL DEVELOPMENT PLAN

Cook's Corner Subdivision

A Development of Neighborhood Commercial Facilities



*Figure 1 - Sample Elevation of similar style storage facility
Example facility is Spring Creek Storage located at 2695 Addison Ave E, Twin Falls, ID 83301*

Cook's Corner Subdivision

A Development of Neighborhood Commercial Facilities



*Figure 2 - Sample Elevation of similar style storage facility
Example facility is Spring Creek Storage located at 2695 Addison Ave E, Twin Falls, ID 83301*

Cook's Corner Subdivision

A Development of Neighborhood Commercial Facilities



*Figure 3 – Sample Elevation of similar style service station
Example facility is Base Camp Twin Falls located at 915 Magic Rd, Twin Falls, ID 83301*

Cook's Corner Subdivision

A Development of Neighborhood Commercial Facilities



Figure 4 - Sample Elevation of similar style service station
Example facility is Base Camp Twin Falls located at 915 Magic Rd, Twin Falls, ID 83301



Date: Tuesday, December 2, 2025
To: Planning and Zoning Commission
From: William Klaver, Senior City Planner

ACTION ITEM

Request:

Request for the consideration of the Preliminary Plat for Willow May Subdivision, consisting of 2 lots on 1 (+/-) acres located at 795 Bolton St. c/o Mitch Barreras on behalf of Shawn Allen (PZ25-0128).

Time Estimate:

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

Background:

Shawn Allen of Terra Development, LLC, represented by Mitch Berreras of Civil Science, has submitted an application for a Preliminary Plat titled "Willow May Subdivision". This preliminary plat consists of two (2) lots, on approximately 1 acre (+/-).

Approval Process:

Per City Code 10-12-2-3: The Commission shall review the preliminary plat. The Commission's decision is final unless appealed to the City Council. The final plat is reviewed by the City Council.

Commission's Findings: In determining the acceptance of a proposed subdivision the Commission shall consider the objectives of this Title and at least the following:

1. The conformance of the subdivision with a Comprehensive Plan.
2. The availability of public services to accommodate the proposed development.
3. The continuity of the proposed development with the capital improvement program.
4. The public financial capability of supporting services for the proposed development; and
5. The other health, safety or environmental problems that may be brought to the Commission's attention.

Action On Preliminary Plat: The Commission may approve, conditionally approve, disapprove, or table for additional information when acting on the preliminary plat.

Budget Impact:

N/A

Regulatory Impact:

This preliminary plat shall comply with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3 and all regulatory zoning standards.

All general criteria for approval shall be met, per State Statute 50 - Chapter 13 and shall be compatible with the Comprehensive Plan.

Approval of the preliminary plat will set many parameters to which the final plat must substantially conform, including total number of lots, street layout, sidewalk connections and other similar items.

History:

On November 1, 2019, the City entered in to Zoning Development Agreement (ZDA) with the subject property. This ZDA is called the "Kemp ZDA" and went into effect December 2, 2019. Since then, two (2) residential buildings have been built with six (6) units each, making a total of twelve (12) units on the property at this time.

The ZDA planned for the two (2) six-plex buildings along with a duplex closer to Caswell Avenue West that would function independently from the six-plex buildings. This is made evident by the duplex having separate accesses. This preliminary plat reflects the intent to make the six-plex buildings on a separate lot than the future duplex. This preliminary plat will create two (2) lots: Lot 1 having just over 0.5 acre of land and Lot 2 having about 0.25 acres of land.

There will be no major extensions to the road network and utilities.

Analysis:

Staff has reviewed the preliminary plat based on the proposed development plan, zoning regulations and the Comprehensive Plan. Staff finds the preliminary plat is within compliance should the applicant conform to Staff recommended conditions.

Conclusion:

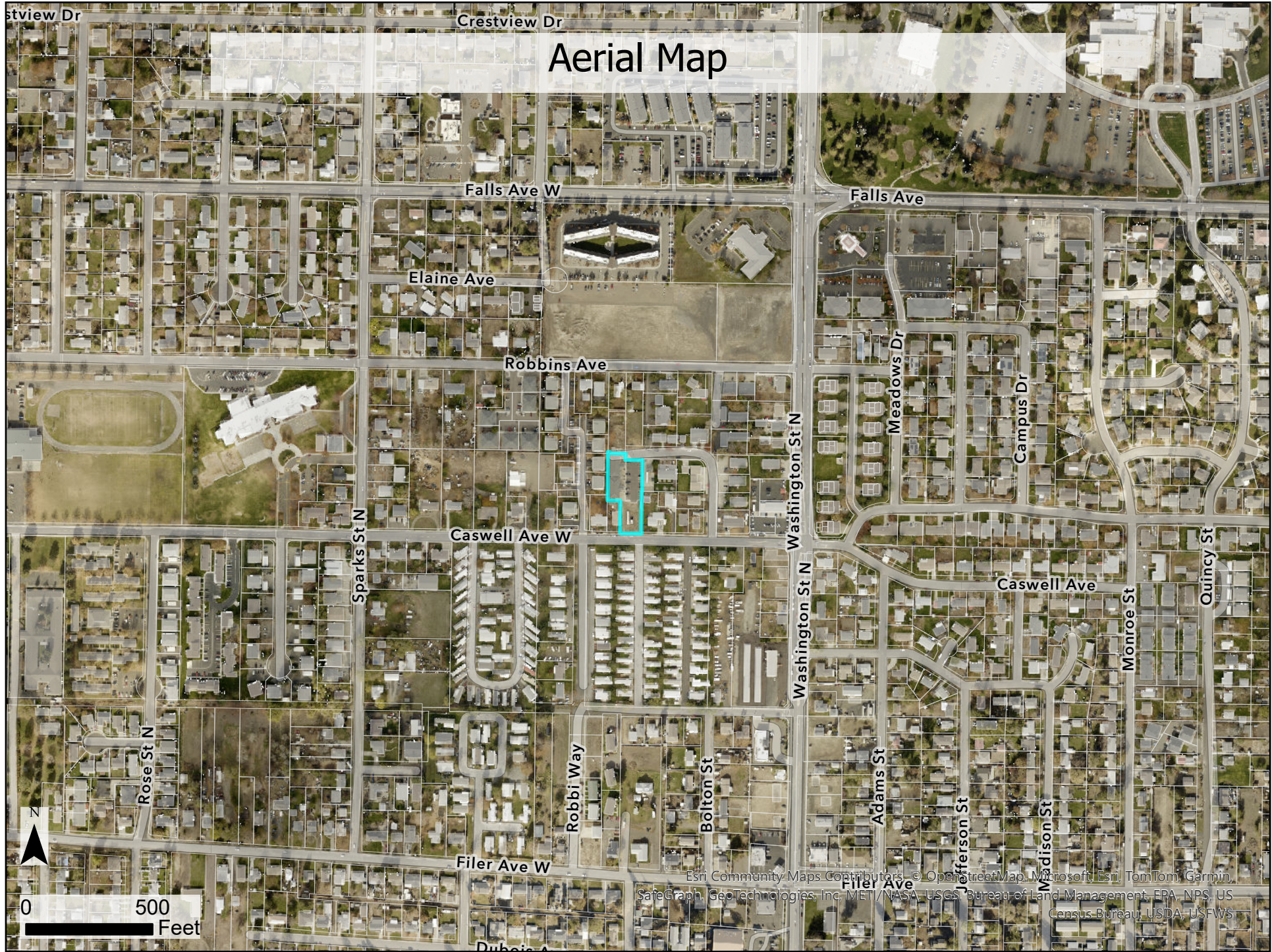
Upon conclusion, this preliminary plat complies with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding R-6, Kemp ZDA zoning development standards, and the 2016 comprehensive plan. All general criteria for approval have been met, per State Statute 50 - Chapter 13.

Should the Commission approve this request as presented, Staff recommends approval be subject to the following conditions:

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 submittal of a preliminary plat, submitted prior to final plat submittal, showing compliance with:
 - All conditions and comments in the Engineering Memorandum dated October 6, 2025;
 - An easement for fire turn around across both proposed lot boundaries. This condition may be satisfied if Lot 1, Block 1 encompasses the entirety of the fire turn around; and
 - Compliance with a Pressure Irrigation System, or alternative plan, as outlined in Twin Falls Municipal Code 10-12-4-2 (P).

Attachments:

1. PZ25-0128 Vicinity Map
2. PZ25-0128 Aerial Map
3. PZ25-0128 Presentation Map
4. PZ25-0128 Willow May Subdivision- Preliminary Plat
5. PZ25-0128 Willow May Subdivision - Engineering Memo 10-6-25



stview Dr

Crestview Dr

Aerial Map

Falls Ave W

Falls Ave

Elaine Ave

Robbins Ave

Meadows Dr

Campus Dr

Sparks St N

Caswell Ave W

Washington St N

Washington St N

Caswell Ave

Quincy St

Rose St N

Robbi Way

Bolton St

Adams St

Jefferson St

Madison St

Monroe St

Filer Ave W

Filer Ave

Dubois Ave



0 500 Feet

Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

Aerial Map



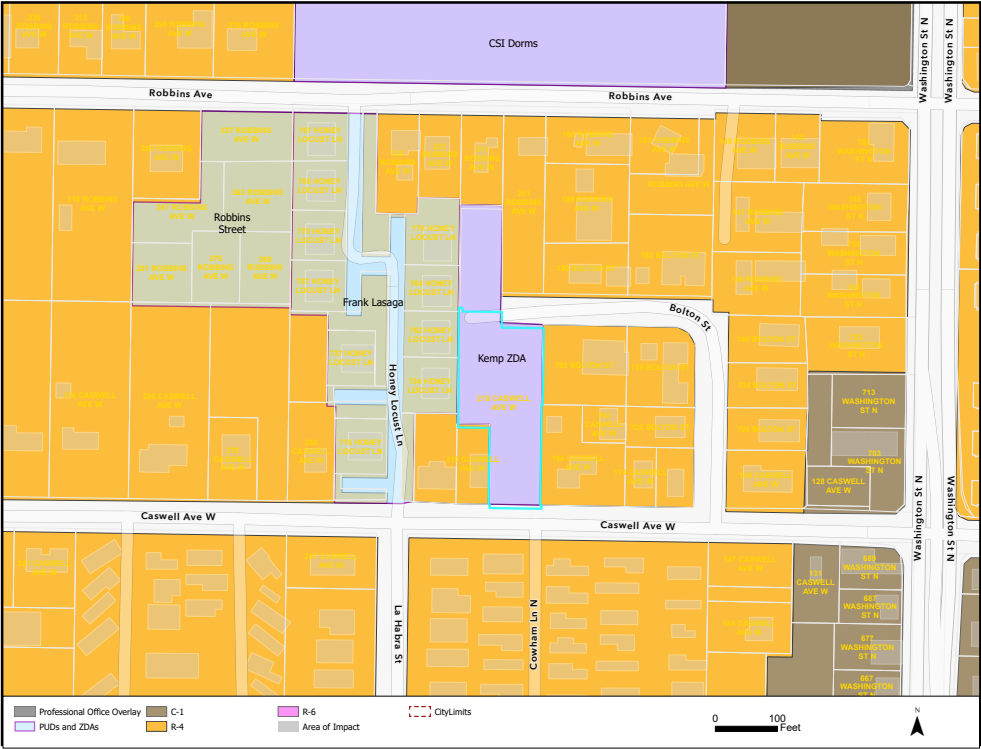
Honey Locust Ln

Bolton St

Caswell Ave W

Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

ZONING MAP



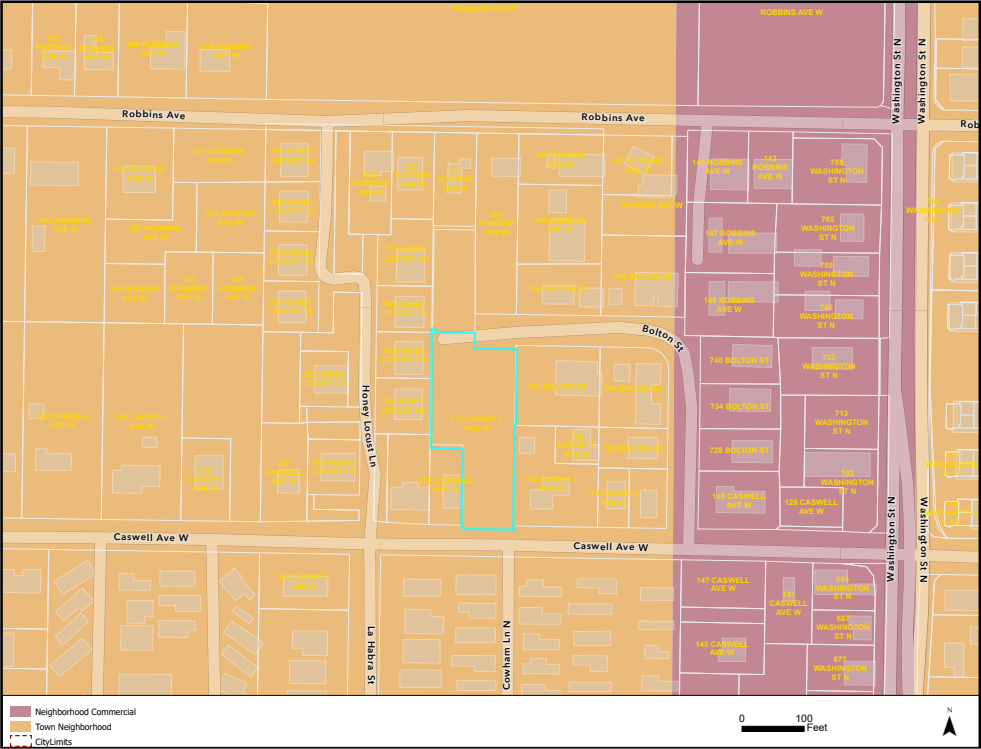
Zoning

Current Zoning:	R-6 ZDA (Kemp ZDA)
Current Land Use:	Residential
Proposed Zoning:	R-6 ZDA (Kemp ZDA)
Proposed Land Use:	Residential

Surrounding Area

North:	Residential (R-4)
South:	Residential (R-4)
East:	Residential (R-4)
West:	Residential (R-4)

FUTURE LAND USE MAP



Regulations

Twin Falls Municipal Code Section(s) 10-12-2-3; 10-4-6; & 10-6

Future Land Use Category

Town Neighborhood calls for a primarily residential area which is contiguous and clustered to maximize open space and community gathering areas with uses such as single family, duplexes, triplexes, townhomes, schools, civic facilities, etc.

PRELIMINARY PLAT OF THE
WILLOW MAY SUBDIVISION
LOCATED IN PART OF LOT 3 OF FIRESIDE SUBDIVISION
NE¼ NE¼, SECTION 8,
T. 10 S., R. 17 E.,
BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

LEGAL DESCRIPTION

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OR REPRESENTATIVE OF THE OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN PART OF LOT 3 IN THE FIRESIDE SUBDIVISION, THE NE 1/4, NE 1/4, SECTION 8, T. 10 S., R. 17 E., BOISE MERIDIAN, CITY OF TWIN FALLS, TWIN FALLS COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 8, WHICH IS AN ALUMINUM CAP, FROM WHICH EAST QUARTER CORNER OF SAID SECTION, WHICH IS A ¾" REBAR WITH PLASTIC CAP, BEARS S00°53'37"W, 2693.08 FT. THE BASIS OF BEARING OF THIS DESCRIPTION, RUN THENCE S00°53'37"W ALONG EASTERLY BOUNDARY OF SAID SECTION A DISTANCE OF 651.58 FT. TO A BRASS CAP IN VAULT, RUN THENCE S00°53'37"W A DISTANCE OF 681.49 FT. TO A CALCULATED POINT THAT FALLS IN MANHOLE, RUN THENCE S89°05'38"E A DISTANCE OF 552.42 FT. TO A CALCULATED POINT, RUN THENCE N00°55'26"E A DISTANCE OF 25.00 FT. TO A ¾" REBAR WITH PLASTIC CAP AND THE POINT OF BEGINNING.

THENCE N89°05'38"W A DISTANCE OF 83.73 FT. TO A ¾" REBAR WITH PLASTIC CAP;

THENCE N00°54'59"E A DISTANCE OF 128.60 FT. TO A ¾" REBAR WITH PLASTIC CAP;

THENCE N89°11'28"W A DISTANCE OF 52.53 FT. TO A ¾" REBAR WITH PLASTIC CAP;

THENCE N00°55'34"E A DISTANCE OF 187.25 FT. TO A ¾" REBAR WITH PLASTIC CAP;

THENCE S89°05'50"E A DISTANCE OF 68.14 FT. TO A ¾" REBAR WITH PLASTIC CAP;

THENCE S00°55'30"W A DISTANCE OF 25.00 FT. TO A ¾" REBAR WITH PLASTIC CAP;

THENCE S89°05'50"E A DISTANCE OF 68.14 FT. TO A ¾" REBAR WITH PLASTIC CAP;

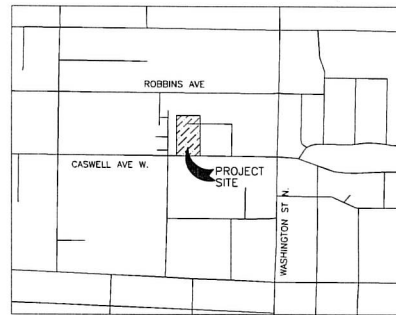
THENCE S00°55'24"W A DISTANCE OF 290.76 FT. TO POINT OF BEGINNING.

CONTAINS 0.80 ACRES

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESERVATIONS OR PATENTS, RESTRICTION, CONDITIONS AND/OR INSTRUMENTS OF RECORD.

BE IT FURTHER KNOWN THAT WE AGREE TO THE DESIGNATIONS OF THE REAL PROPERTY AS SHOWN AS: "WILLOW MAY SUBDIVISION"

BE IT FURTHER KNOWN THAT IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY DO HEREBY INCLUDE SAID LAND IN THIS PLAT, LOTS WITHIN SAID SUBDIVISION ARE SUBJECT TO ALL EASEMENTS EXISTING, OR CURRENTLY OF PUBLIC RECORD.



VICINITY MAP
N.T.S.



INTENDED USE

THE INTENDED USE OF THIS SUBDIVISION IS RESIDENTIAL MULTI-FAMILY HOUSING (DUPLEX).

PROPERTY ZONING

THIS PROPERTY IS CURRENTLY ZONED AS R-6. ALL SURROUNDING PROPERTY ARE ZONED AS R-4.

UTILITIES

EACH LOT WILL BE SERVICED BY THE CITY OF TWIN FALLS DOMESTIC WATER AND SEWER.

FLOOD_ZONE

OVERALL PARCEL LOCATED IN FLOOD ZONE X (AREA OF MINIMAL FLOODING).

PREVIOUS SURVEY RECORDS

INST. #2013-020326 - R.O.S.
INST. #1992-011447 - R.O.S.
INST. #1995011737 - FRANK LASACA P.L.D.
INST. #1993-016469 - LINDLEY SUBDIVISION
INST. #2013-007119 - ROBBINS AVENUE SUBDIVISION
INST. #305355 - FIRESIDE SUBDIVISION
INST. #4260 - ORCHALARA SUBDIVISION
INST. #0000-456355 - PUDDY SUBDIVISION
INST. #2012-000379 - R.O.S. R.O.W. PLANS

EASEMENTS

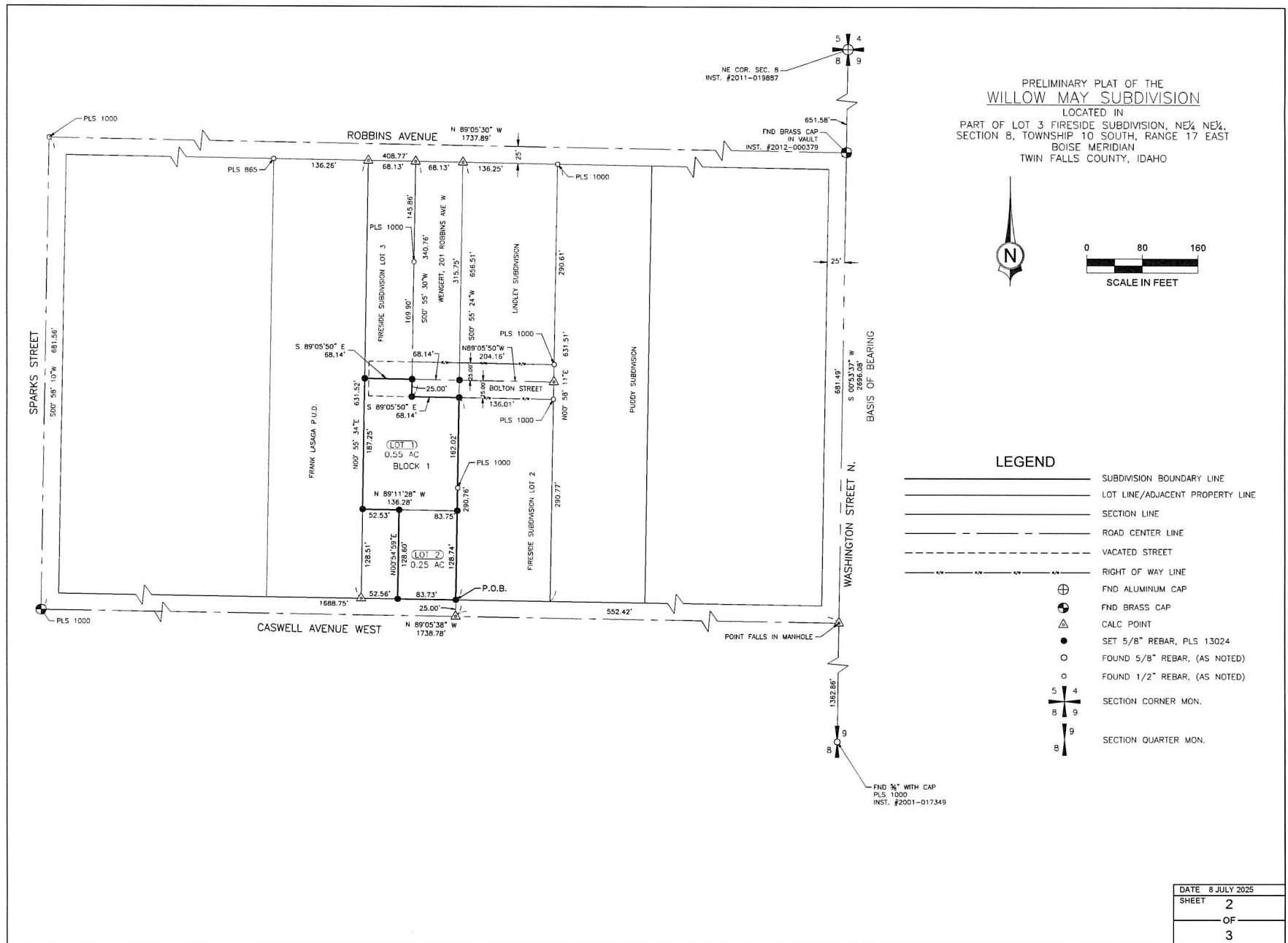
NO EVIDENCE OF EASEMENTS FOUND DURING RESEARCH.

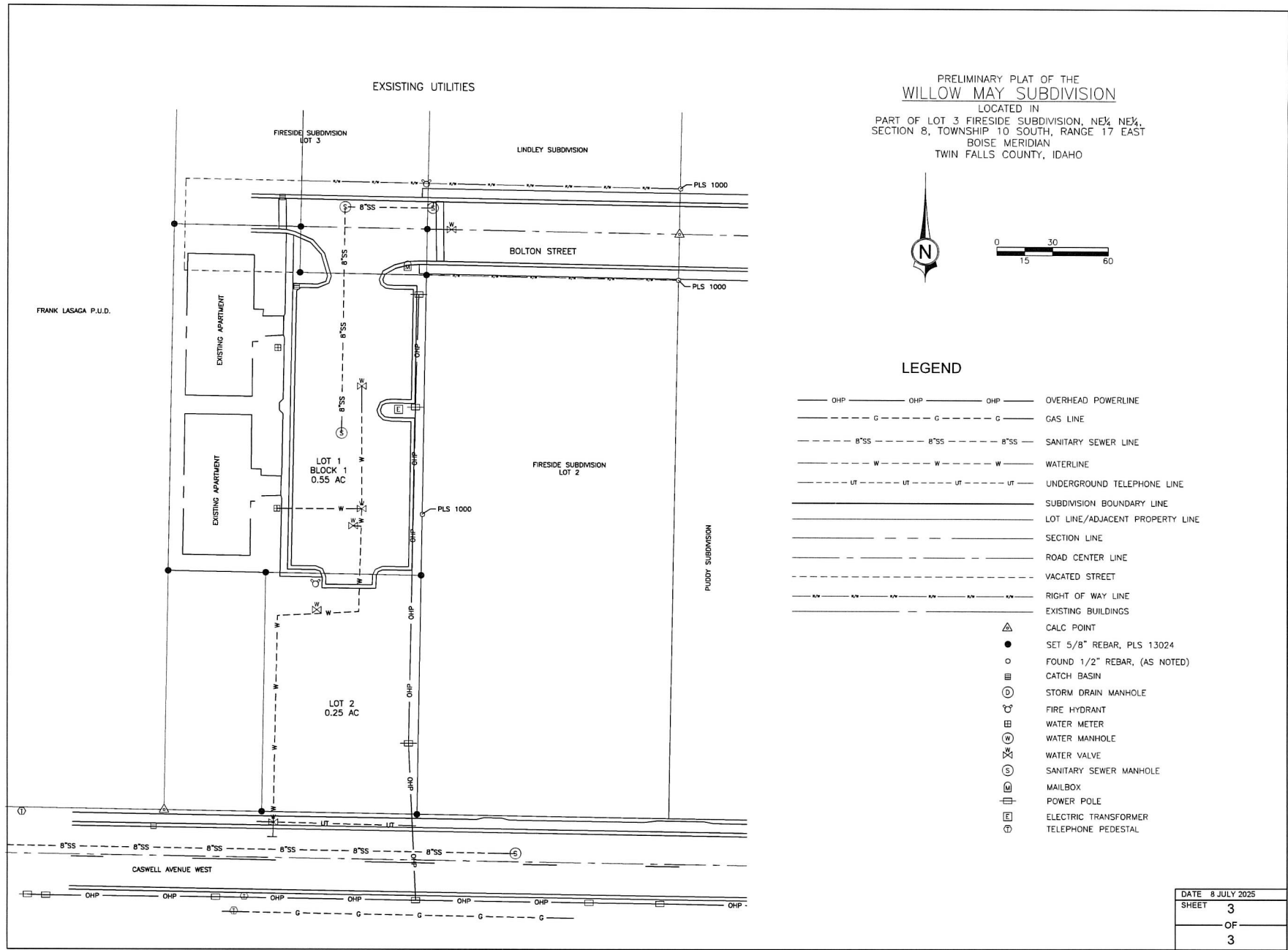
LOT SUMMARY

LOT 1- 2 EXISTING RESIDENTIAL APARTMENT COMPLEX
LOT 2- 1 PROPOSED RESIDENTIAL DUPLEX AND
STORM WATER RETENTION POND

CONTACT INFORMATION

TITLE	NAME	PHONE #	ADDRESS
LAND OWNER/DEVELOPER	SHAWN ALLEN	208-569-2021	2637 SHEPHERDS CIRCLE
SURVEYOR	MITCH BARRERAS	208-737-0007	376 FALLS AVE.







P.O. Box 1907

203 Main Avenue East

Twin Falls, Idaho 83303-1907

Fax: (208) 736-2293

ENGINEERING

208-735-7248

ENGINEERING MEMORANDUM

To: William Klaver, Senior Planner

From: Kristi Fehringer, Engineering Development Coordinator

Date: 10/6/2025

Re: Preliminary Plat – **Willow May Subdivision** – Application # PZ25-0128

The Engineering Department has reviewed the Preliminary Plat for the **Willow May Subdivision**. The following changes and items shall be addressed prior to submittal of the final plat.

Sewer Comments:

1. There are sections of existing sewer mains that are not shown (located on the north side near Bolton St.). Please show all existing sewer mains as well as indicate the size of those sewer mains.

Water Comments:

1. There are sections of existing water mains that are not shown (located in Caswell Ave. W., middle of the project, in Bolton St., and north of Bolton St.). Please show all existing water mains as well as indicate the size of those water mains.

Stormwater Comments:

1. There is a note on Sheet 1 that indicates there will be a stormwater retention pond on Lot 2. Please show where this will be located and what area this stormwater pond is intended to retain.

Streets Comments:

1. Please label right-of-way dimensions on Caswell Ave. W. and Bolton St. on Sheet 3.

General Comments:

1. Please indicate a benchmark.
2. Please show contour lines with elevation labels.
3. Please provide an approval letter from the Twin Falls Canal Company.
4. Please provide easements for the existing water and sewer mains.
5. It is unclear where the subdivision boundary is on Sheet 3. Please revise the linework to indicate the boundary.

6. Sheets 2 and 3 indicate drawing scales that do not correlate with the drawing linework or with an engineering scale. Please revise.
7. Preliminary plats are typically one sheet. Sheet 1 (Title sheet) is not necessary, and Sheet 2 is essentially a final plat, which is a later submittal. There was no review done on Sheet 2.

If you have any questions, please contact Kristi Fehringer at 208-735-7332 or email at kfehringer@tfid.org

Cc: Shawn Allen, Terra Development LLC,
Mitch Barreras, Civil Science,
Jonathan Spendlove, P&Z Dept. Director, City of Twin Falls, jspendlove@tfid.org
Troy Vitek, City Engineer, City of Twin Falls, tvitek@tfid.org

Note: During the preliminary plat review process, the City of Twin Falls Engineering Department will make every attempt to notify the developer of any code or design standard issues that may cause any zoning concerns. The purpose of the review is to check compliance of the proposed development with existing local and state policies, goals and objectives or comprehensive plans; it is not a technical engineering review. Design standards will be reviewed as part of the final platting process. The City of Twin Falls reserves the right to require compliance with all relevant federal, state and local codes as part of the final plat review process.



Date: Tuesday, December 2, 2025
To: Planning and Zoning Commission
From: Kelli Ebersole, City Planner

ACTION ITEM

Request:

Request for approval of a Preliminary Plat for "Mason Subdivision", consisting of two (2) lots of approximately 1.5 acres on property located at 191 Pole Line Road, c/o Mike Washburn, FOCUS Engineering & Surveying, on behalf of Kurt Mason. (PZ25-0129)

Time Estimate:

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

Background:

Mike Washburn, FOCUS Engineering & Surveying, on behalf of Kurt Mason, has submitted an application for a Preliminary Plat titled "Mason Subdivision". This preliminary plat consists of two (2) lots on approximately 1.5 acres.

Approval Process:

Per City Code 10-12-2-3

The Commission shall review the preliminary plat. The Commission's decision is final unless appealed to the City Council. The final plat is reviewed by the City Council.

Commission's Findings: In determining the acceptance of a proposed subdivision, the Commission shall consider the objectives of this Title and at least the following:

- a. The conformance of the subdivision with a Comprehensive Plan.
- b. The availability of public services to accommodate the proposed development.
- c. The continuity of the proposed development with the capital improvement program.
- d. The public financial capability of supporting services for the proposed development; and
- e. The other health, safety or environmental problems that may be brought to the Commission's attention.

Action On Preliminary Plat: The Commission may approve, conditionally approve, disapprove, or table for additional information when acting on the preliminary plat.

Budget Impact:

N/A

Regulatory Impact:

This preliminary plat must comply with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3 and all regulatory zoning standards.

All general criteria for approval must be met, per State Statute 50 - Chapter 13 and shall be compatible with the Comprehensive Plan.

Approval of the preliminary plat will set many parameters to which the final plat must substantially conform, including total number of lots, street layout, sidewalk connections and other similar items.

History:

This property was brought before the Planning and Zoning Commission in 2021 for a Special Use Permit for a drive-through restaurant and automobile and/or truck repair and/or service. The original plan for the property was to develop two buildings on one lot. The building to the east was developed as Oil Changers and the west side has remained undeveloped.

This request is to subdivide the property into two (2) lots, for future commercial development of the west side of the property. According to the applicant's narrative, there currently is no building plan for the undeveloped proposed Lot 1, of Block 1.

The property is zoned C-1 PUD, as part of the Northbridge PUD. The PUD states that the C-1, Commercial Highway, zoned properties follow city code for allowed land uses. Access to the lot will be located on Avenida Del Rio, similar to the neighboring properties along Poleline Road and Avenida Del Rio.

Analysis:

Staff has reviewed the preliminary plat based on the proposed development plan, zoning regulations and the Comprehensive Plan. Staff finds the preliminary plat is within compliance should the applicant conform to staff recommended conditions.

Conclusion:

Upon conclusion, this preliminary plat complies with the standard as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding C-1 zoning development standards, and the 2016 comprehensive plan. All general criteria for approval have been met, per State Statute 50 – Chapter 13.

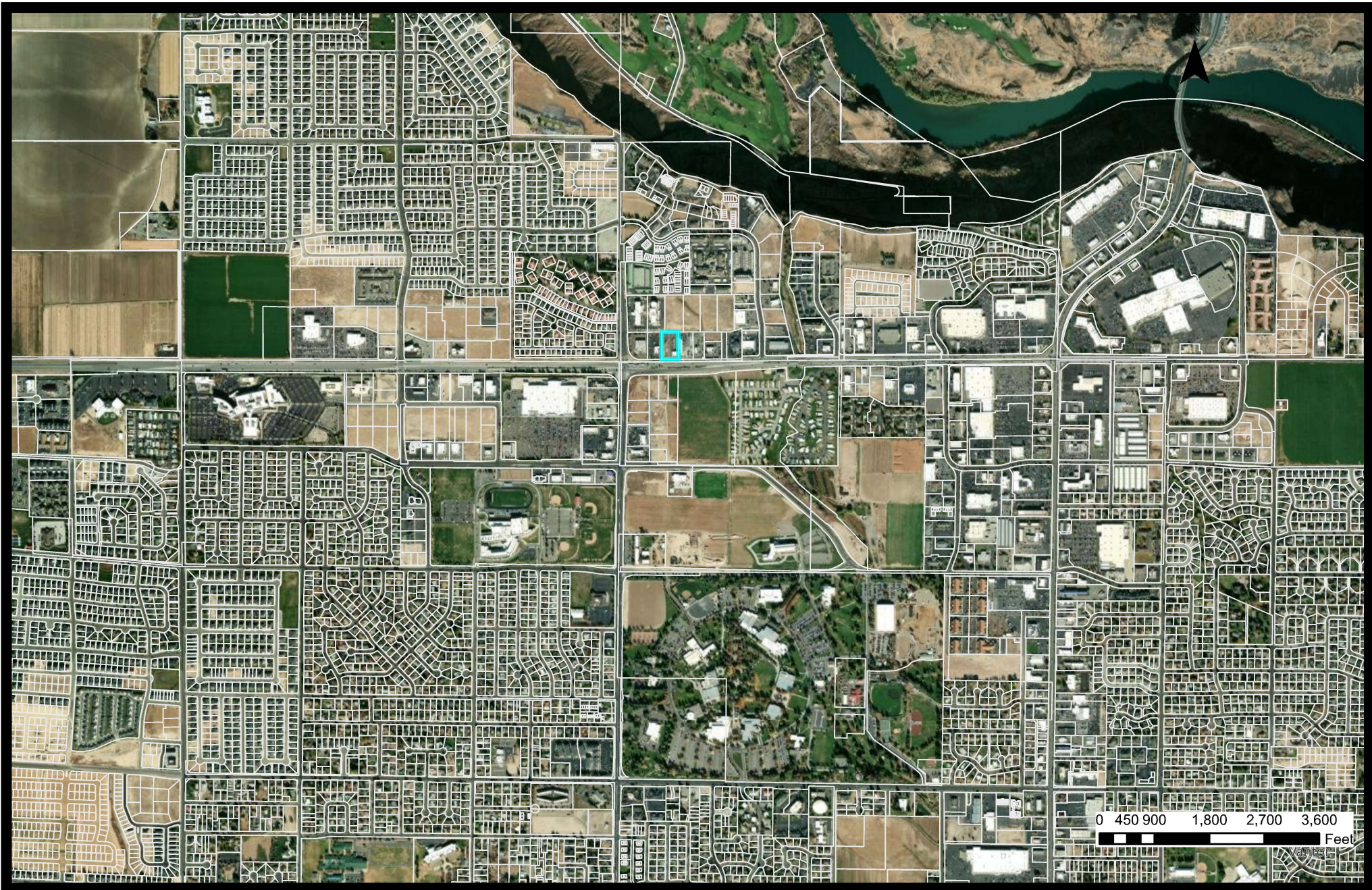
Should the Commission approve this request as presented, staff recommends approval be subject to the following conditions:

- a. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.
- b. Subject to submittal of a preliminary plat submitted, prior to final plat submittal, showing compliance with all conditions and comments in the Engineering Memorandum dated October 6, 2025.

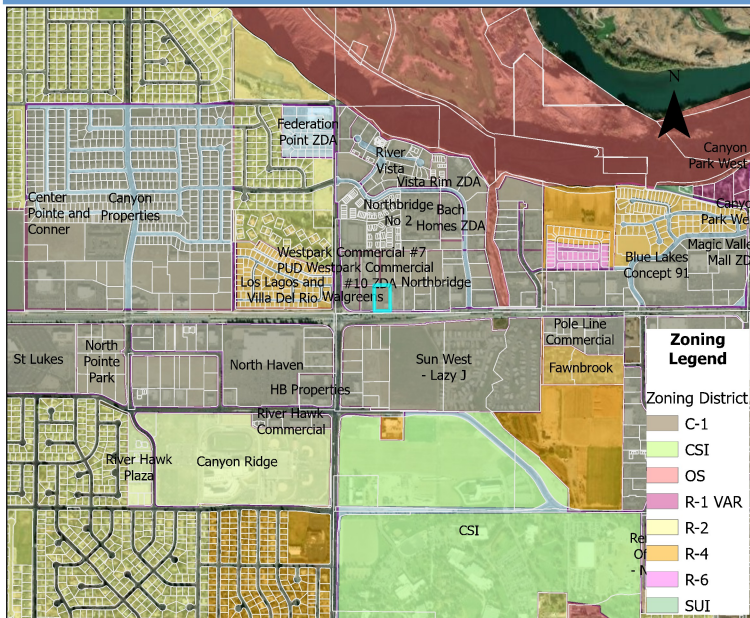
Attachments:

1. PZ25-0129 Vicinity Map
2. PZ25-0129 Presentation Map
3. PZ25-0129 Applicant Narrative
4. PZ25-0129 Mason Subdivision- Preliminary Plat, 8-13-25
5. PZ25-0129 Mason Subdivision - Engineering Memo 10-6-25

VICINITY MAP



ZONING MAP



Zoning

Current Zoning: C-1 PUD, Northbridge PUD

Current Land Use: One lot undeveloped/one lot Oil Change facility

Proposed Zoning: C-1 PUD

Proposed Land Use: N/A

Surrounding Area

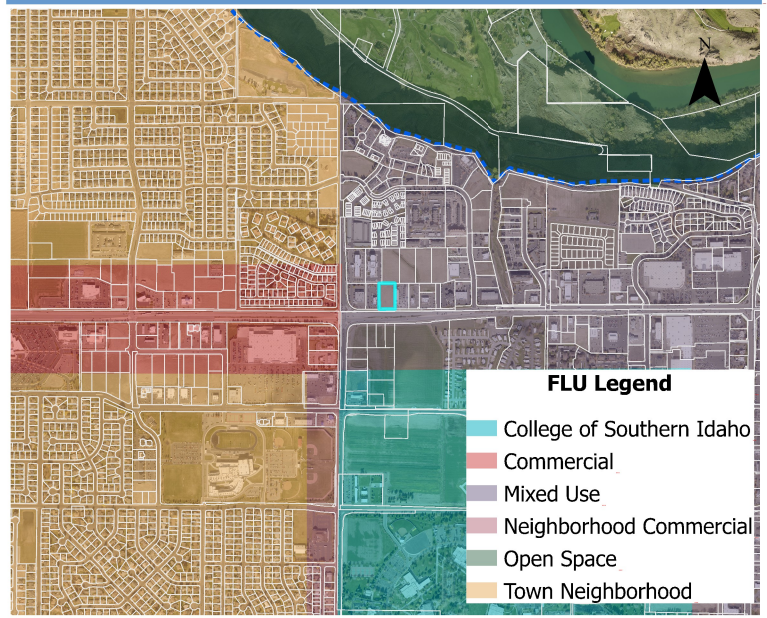
North: Avenida Del Rio/Hotel

South: Pole Line Rd/Commercial

East: Restaurants

West: Restaurant

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.



1001 N. Rosario Street Suite 100
Meridian, ID 83642
P (208) 974-0075

8/13/2025

Mike Washburn
FOCUS Engineering & Surveying
1001 N Rosario St STE 100
208-974-0075
mwashburn@focus-es.com

RE: Mason Subdivision – Prelim/Final Application

Dear City of Twin Falls,

Please find the documents included for the submittal for the Preliminary/Final Plat of Mason Subdivision in the City of Twin Falls, located at 191 Pole Line Rd E. The primary parcel to be subdivided is RPT5699001002BA.

The intended use for the subdivision will remain Commercial. There currently resides an existing Oil Changers that will remain and encompass Lot #2 of Block 1. There are no building plans as of yet for the undeveloped proposed Lot #1 of Block 1.

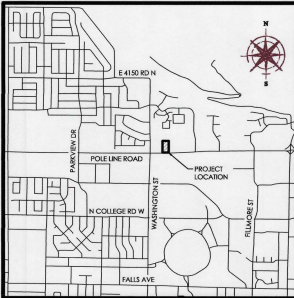
No variance is requested with respect to any provision in the included Title.

No improvements will be made to existing utilities or any on-site features.

We are looking forward to collaborating with you on this project. Thanks for the help!

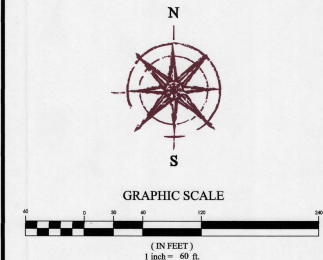
Sincerely,

Mike Washburn
Survey Technician
FOCUS Engineering & Surveying



VICINITY MAP
N.T.S.

TABULATIONS:
CURRENT ZONE: C-1
TOTAL AREA: 1.54 ACRES
DEVELOPMENT TYPE: COMMERCIAL



LEGEND	
	BOUNDARY LINE
	SECTION LINE
	EXIST. EASEMENT LINE
	EXIST. PROPERTY LINE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. IRRIGATION
	EXIST. NATURAL GAS
	EXIST. OVERHEAD POWER
	EXIST. UNDERGROUND POWER
	EXIST. CONCRETE CURB & GUTTER, SIDEWALK
	EXIST. EDGE OF ASPHALT
	SECTION MONUMENT (GROUND)
	FOUND 5/8" REBAR AND CAP KNS 11120
	FOUND 5/8" REBAR AND CAP KNS 15100
	FOUND 5/8" REBAR 3/4" DIA. CAP
	FOUND 5/8" REBAR NO CAP
	EXIST. 80 MANHOLE & INLET
	EXIST. SEWER MANHOLE
	EXIST. SEWER CLEAN OUT
	EXIST. WATER VALVE & WATER METER
	EXIST. FIBR HYDRANT
	EXIST. IRRIGATION VALVE
	EXIST. GAS VALVE & GAS METER
	EXIST. STREET LIGHT
	EXIST. POWER POLE
	EXIST. ELECTRICAL BOX & TRANSFORMER/CONVERTER
	EXIST. COMMUNICATIONS BOX
	EXIST. CONCRETE

PRELIMINARY PLAT MASON SUBDIVISION

A RE-SUBDIVISION OF LOT 3 AND A PORTION OF LOT 2, WESTPARK COMMERCIAL SUBDIVISION NO. 9
SITUATED IN A PART OF THE SOUTHWEST QUARTER OF SECTION 33,
TOWNSHIP 9 SOUTH, RANGE 17 EAST, BOISE MERIDIAN,
CITY OF TWIN FALLS, TWIN FALLS COUNTY, IDAHO
2025

AS SURVEYED LEGAL DESCRIPTION
ALL OF LOT 3 AND A PORTION OF LOT 2, BLOCK 1, AS SAID LOTS ARE SHOWN AND DESIGNATED ON THAT CERTAIN PLAT ENTITLED "WESTPARK COMMERCIAL SUBDIVISION NO. 9", RECORDED OCTOBER 5TH, 2015, AS INSTRUMENT NO. 2015-017292 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF TWIN FALLS COUNTY, IDAHO, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, LOCATED IN TWIN FALLS, TWIN FALLS COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 17 EAST, BOISE MERIDIAN;
THENCE S89°53'01"E 469.47 FEET ALONG THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 33, T9S, R17E, B1M; THENCE N0°04'59"E 24.76 FEET TO A 5/8" REBAR AND CAP KNS 11120, SAID POINT ALSO BEING THE POINT OF BEGINNING;
THENCE N0°06'05"E 330.21 FEET TO A FOUND 5/8" REBAR WITH AN ILLEGIBLE CAP;
THENCE S89°32'02"E 203.19 FEET TO A 5/8" REBAR WITH NO CAP;
THENCE S00°05'38"W 328.64 FEET TO A 5/8" REBAR AND CAP PLS 13550;
THENCE N89°58'39"W 203.23 FEET TO THE POINT OF BEGINNING.

CONTAINS: 66,942 SQUARE FEET OR 1.54 ACRES+/-

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE LOT 3 AND A PORTION OF LOT 2 OF WESTPARK COMMERCIAL SUBDIVISION NO. 9 INTO 2 LOTS. THE BASIS OF BEARING IS S89°53'01"E FROM THE SOUTHWEST CORNER TO THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, TAKEN FROM RECORD OF SURVEY NO. 2024-004079, RECORDS OF TWIN FALLS COUNTY, IDAHO. THE VERTICAL DATA IS BASED ON THE NAVD83 ELEVATION OF 3643.48' DERIVED BY GPS STATIC OBSERVATION ON THE ILLEGIBLE REBAR AND CAP MARKING THE NORTHWEST CORNER OF THE PROPOSED LOT 1, BLOCK 1. THE FOLLOWING DOCUMENTS WERE REVIEWED AND/OR UTILIZED IN THE PREPARATION OF THIS SURVEY, ALL LOCATED WITHIN TWIN FALLS COUNTY, IDAHO:

- IDAHO POWER EASEMENT, INST. NO. 2018-015786, RECORDED OCT 05, 2018
- RECORD OF SURVEY FOR JOPAL & SONS, LLC, INST. NO. 2019-000702, RECORDED JAN 17, 2017
- RECIPROCAL EASEMENT AGREEMENT, INST. NO. 2022-008095, RECORDED APR 26, 2022
- RECIPROCAL EASEMENT AGREEMENT, INGRESS-ACCESS EASEMENT, INST. NO. 2008-023713, RECORDED OCT 31, 2008
- RECIPROCAL EASEMENT AGREEMENT, SANITARY SEWER SYSTEM, INST. NO. 2008-023713, RECORDED OCT 31, 2008
- PUBLIC UTILITY EASEMENT AGREEMENT, INST. NO. 2022-017529, RECORDED SEPT 28, 2022
- RECORD OF SURVEY FOR ALRUS USA LLC, INST. NO. 2024-004079, RECORDED APR 10, 2024
- WESTPARK COMMERCIAL SUBDIVISION NO. 9, INST. NO. 2015-017292, RECORDED SEPT 5, 2015
- WESTPARK COMMERCIAL SUBDIVISION NO. 3, INST. NO. 2006-011944, RECORDED JAN 5, 2010
- MAGIC VALLEY MARKETPLACE SUBDIVISION, INST. NO. 2010-000491, RECORDED FEB 17, 2017
- WESTPARK COMMERCIAL SUBDIVISION NO. 10, INST. NO. 2017-002413, RECORDED FEB 17, 2017
- WESTPARK COMMERCIAL SUBDIVISION NO. 7, INST. NO. 2013-016471, RECORDED JUL 29, 2013
- SUN WEST SUBDIVISION NO. 2, INST. NO. 2022-008104, RECORDED APR 27, 2022
- SPECIAL WARRANTY DEED INST. NO. 2025-008198, KURT MASON
- DEED INST. NO. 2022-008096, TWIN FALLS RETAIL MANAGEMENT
- WARRANTY DEED INST. NO. 2006-021865, KLS&M FAMILY LIMITED
- DEED INST. NO. 2022-008104, BCM&W FAMILY LIMITED
- DEED INST. NO. 2022-009099, SUN WEST DEVELOPMENT PARTNERS
- DEED INST. NO. 2023-008083, 4 ASPEN FAMILY LLC
- DEED INST. NO. 2019-009316, 4 ASPEN FAMILY LLC
- SPECIAL WARRANTY DEED INST. NO. 2024-013095, COBBLESTONE IDAHO PROPCO, LLC
- OUTCLAIM DEED INST. NO. 2014-003411, POLE LINE ROAD LLC
- SPECIAL WARRANTY DEED INST. NO. 2010-000896, WALGREEN CO #12286
- DEED INST. NO. 2017-002413, WESTPARK PARTNERS
- SPECIAL WARRANTY DEED INST. NO. 2023-015827, SCS HOTEL TP11 LLC
- SPECIAL WARRANTY DEED INST. NO. 2023-015827, PENNSBRIDGE TP, LLC

NOTES

- THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.
- 5/8" REBAR AND CAP (FOCUS ENGINEERING PLS 3271644) TO BE SET AT ALL BOUNDARY CORNERS UNLESS NOTED OTHERWISE.

ENGINEER		SURVEYOR	
KURT MASON 18554 HWY 30 HAGERMAN, ID 83328		TRENTON SMITH, PLS 3271644 FOCUS ENGINEERING & SURVEYING 1001 N. ROSARIO ST STE 100 MIDVALD, UT 84047 (208) 352-0075	

OWNER/DEVELOPER	
KURT MASON 18554 HWY 30 HAGERMAN, ID 83328	

REVISION BLOCK	
#	DATE
1	07/03/2025
2	
3	
4	
5	
6	

REVISION BLOCK	
#	DATE
1	07/03/2025
2	
3	
4	
5	
6	

ENGINEERING AND SURVEYING, LLC
MIDVALD, IDAHO 84042 PH: (208) 974-0075
www.focus-es.com

PROFESSIONAL LAND SURVEYOR
STATE OF IDAHO
3271644
TRENTON SMITH

PRELIMINARY PLAT
MASON SUBDIVISION
A RE-SUBDIVISION OF LOT 3 AND PORTION OF LOT 2,
WESTPARK COMMERCIAL SUBDIVISION NO. 9
SITUATED IN A PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 17 EAST,
BOISE MERIDIAN, CITY OF TWIN FALLS, TWIN FALLS COUNTY, IDAHO

REVISION BLOCK	
#	DATE
1	07/03/2025
2	
3	
4	
5	
6	

REVISION BLOCK	
#	DATE
1	07/03/2025
2	
3	
4	
5	
6	



P.O. Box 1907

203 Main Avenue East

Twin Falls, Idaho 83303-1907

Fax: (208) 736-2293

ENGINEERING

208-735-7248

ENGINEERING MEMORANDUM

To: William Klaver, Senior Planner

From: Kristi Fehringer, Engineering Development Coordinator

Date: 10/6/2025

Re: Preliminary Plat – **Mason Subdivision** – Application # 25-

The Engineering Department has reviewed the Preliminary Plat for the **Mason Subdivision**. The following changes and items shall be addressed prior to final plat submittal.

Sewer Comments:

1. The southern-most sewer service stub-out is shown connected to the manhole. Sewer services are not allowed to be tied into manholes. Please revise.

Water Comments:

2. Please indicate the size of the existing water main in Avenida Del Rio.

Pressure Irrigation Comments:

3. Please indicate the location of the existing pressure irrigation service that serves Lot 2.
4. Please show the location of the proposed pressure irrigation service that will serve Lot 1.
5. Please indicate the size of the pressure irrigation main that is located along the western boundary of Lot 1.

Stormwater Comments:

6. It appears that only a portion of the stormwater retention system was installed on Lot 1. Please indicate if there will be additional stormwater retention facilities installed.

Streets Comments:

7. Please remove the word "Drive" from Avenida Del Rio. There is no "Drive" designation.

General Comments:

8. Please delineate a fire truck turn-around on the south end of Lot 1 and Lot 2.
9. Please delineate a Benchmark location.
10. A cross-use agreement will be required for the stormwater retention maintenance.
11. An easement will be required for the water service that serves Lot 2. This service line crosses Lot 1 and therefore will need an easement from Lot 1.
12. An easement will be required for the pressure irrigation service that will serve Lot 2.

If you have any questions, please contact Kristi Fehringer at 208-735-7332 or email at kfehringer@tfid.org

Cc: Mike Washburn, FOCUS Engineering, mwashburn@focus-es.com
Trenton Smith, FOCUS Engineering, tsmith@focus-es.com
Jonathan Spendlove, P&Z Dept. Director, City of Twin Falls, jspendlove@tfid.org
Troy Vitek, City Engineer, City of Twin Falls, tvitek@tfid.org

Note: During the preliminary plat review process, the City of Twin Falls Engineering Department will make every attempt to notify the developer of any code or design standard issues that may cause any zoning concerns. The purpose of the review is to check compliance of the proposed development with existing local and state policies, goals and objectives or comprehensive plans; it is not a technical engineering review. Design standards will be reviewed as part of the final platting process. The City of Twin Falls reserves the right to require compliance with all relevant federal, state and local codes as part of the final plat review process.



Date: Tuesday, December 2, 2025
To: Planning and Zoning Commission
From: William Klaver, Senior City Planner

ACTION ITEM

Request:

Request for the consideration of the Preliminary Plat for the City Pool, consisting of 2 lots on 20 acres on property located at 756 Locust St N/ 1771 Stadium Blvd. c/o City of Twin Falls (PZ25-0130).

Time Estimate:

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

Background:

The City of Twin Falls, represented by David Thibault of EHM Engineers, Inc., has submitted an application for a Preliminary Plat titled "City Pool on Locust". This preliminary plat consists of two (2) lots, on approximately 20 acres (+/-).

Approval Process:

Per City Code 10-12-2-3: The Commission shall review the preliminary plat. The Commission's decision is final unless appealed to the City Council. The final plat is reviewed by the City Council.

Commission's Findings: In determining the acceptance of a proposed subdivision the Commission shall consider the objectives of this Title and at least the following:

1. The conformance of the subdivision with a Comprehensive Plan.
2. The availability of public services to accommodate the proposed development.
3. The continuity of the proposed development with the capital improvement program.
4. The public financial capability of supporting services for the proposed development; and
5. The other health, safety or environmental problems that may be brought to the Commission's attention.

Action On Preliminary Plat: The Commission may approve, conditionally approve, disapprove, or table for additional information when acting on the preliminary plat.

Budget Impact:

N/A

Regulatory Impact:

This preliminary plat shall comply with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3 and all regulatory zoning standards.

All general criteria for approval shall be met, per State Statute 50 - Chapter 13 and shall be compatible with the Comprehensive Plan.

Approval of the preliminary plat will set many parameters to which the final plat must substantially conform, including total number of lots, street layout, sidewalk connections and other similar items.

History:

The City pool is located on the same property as Sawtooth Elementary School. This property is owned by the School District. Because the City Pool is owned and operated by the City of Twin Falls, the City is subdividing the land for to own the land as well. The only way to do this in the City of Twin Falls is through the subdivision process. All utilities and street network is in place and would not need to be increased. This application would allow the City to have property ownership of the pool and the Twin Falls School District would have ownership of the Sawtooth Elementary School property.

This subdivision proposed to create two (2) lots. Lot 1 is the property the City Pool is located on. This would be just under 4.5 acres. Lot 2 is the property Sawtooth Elementary would be on and consist just under 14 acres.

Staff does not see detrimental impacts to the proposed preliminary plat.

Analysis:

Staff has reviewed the preliminary plat based on the proposed development plan, zoning regulations and the Comprehensive Plan. Staff finds the preliminary plat is within compliance should the applicant conform to Staff recommended conditions.

Conclusion:

Upon conclusion, this preliminary plat complies with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding R-2, and the 2016 comprehensive plan. All general criteria for approval have been met, per State Statute 50 - Chapter 13.

Should the Commission approve this request as presented, Staff recommends approval be subject to the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards; and
2. Subject to submittal of a preliminary plat, submitted prior to final plat submittal, showing compliance with all conditions and comments in the Engineering Memorandum dated October 7, 2025.

Attachments:

1. PZ25-0130 Vicinity Map
2. PZ25-0130 Aerial Map
3. PZ25-0130 Presentation Map
4. PZ25-0130 City Pool on Locust - Preliminary Plat
5. PZ25-0130 City Pool on Locust - Engineering Memo 10-7-25

Vicinity Map

Blue Lakes Blvd N

Blue Lakes Blvd N



CASCADE PARK



0 1,000 Feet

Esri, Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI, NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USQA, USEWS

Aerial Map



Stadium Blvd

Madrona St N

Walnut St N

Locust St N

Alturas

Chase Dr

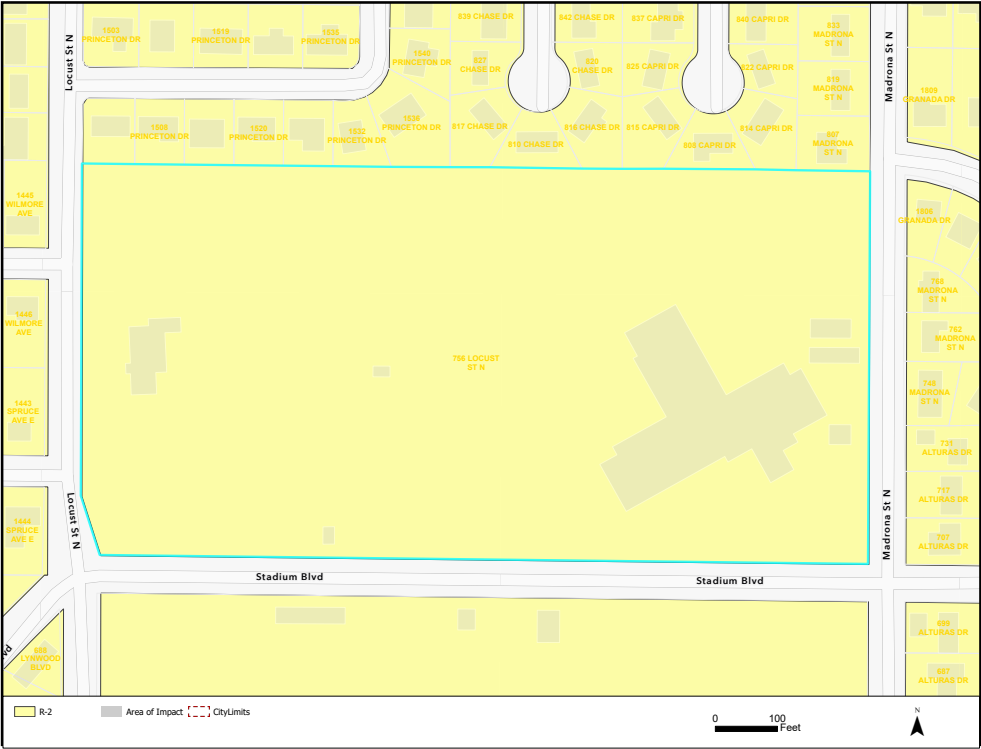
Capri Dr



0 200 Feet

Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

ZONING MAP



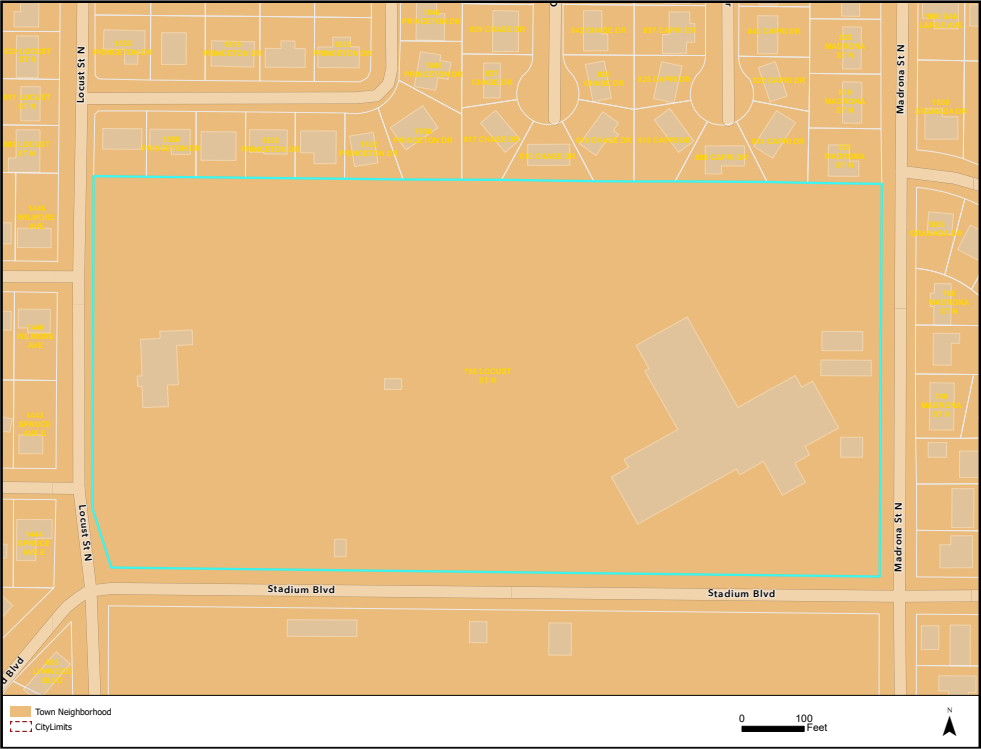
Zoning

<u>Current Zoning:</u>	R-6 ZDA (Kemp ZDA)
<u>Current Land Use:</u>	Residential
<u>Proposed Zoning:</u>	R-6 ZDA (Kemp ZDA)
<u>Proposed Land Use:</u>	Residential

Surrounding Area

<u>North:</u>	Residential (R-2)
<u>South:</u>	Twin Falls High School (R-2)
<u>East:</u>	Residential (R-2)
<u>West:</u>	Residential (R-2)

FUTURE LAND USE MAP



Regulations

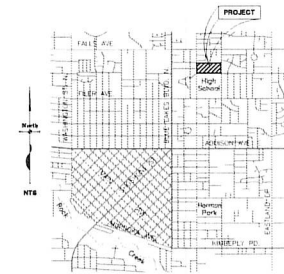
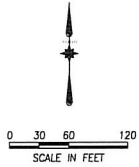
Twin Falls Municipal Code Section(s) 10-12-2-3; & 10-4-4

Future Land Use Category

Town Neighborhood calls for a primarily residential area which is contiguous and clustered to maximize open space and community gathering areas with uses such as single family, duplexes, triplexes, townhomes, schools, civic facilities, etc.

Preliminary Plat CITY POOL ON LOCUST

Located In
A Portion
NW ⁴, Section 10
Township 10 South, Range 17 East, Boise Meridian
Twin Falls County, Idaho
2025



Vicinity Map n.t.s.



Legend:

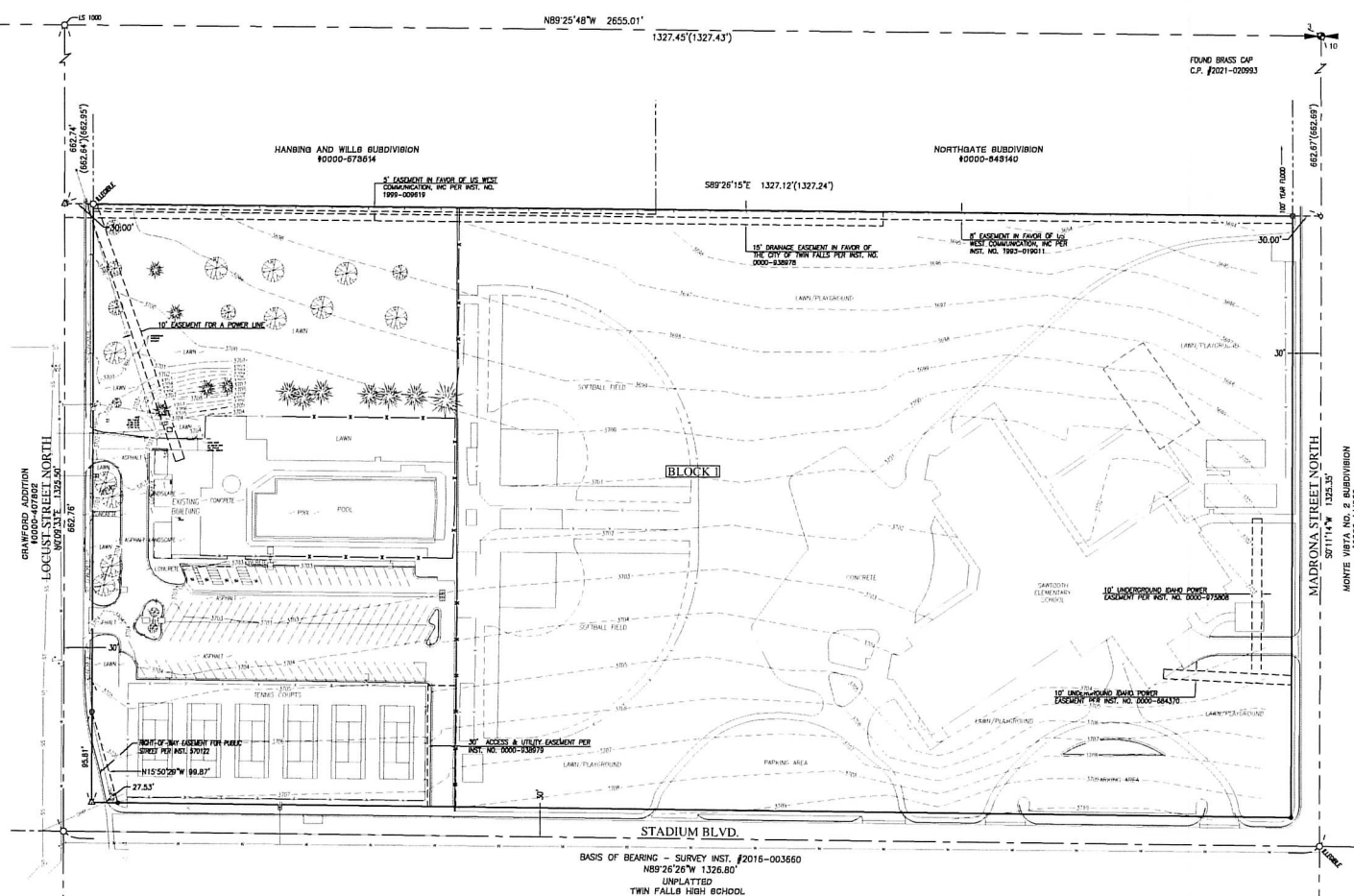
	PROPOSED	EXISTING
PROPERTY BOUNDARY	---	---
ROADWAY CENTERLINE	---	---
EASEMENT LINE	---	---
WATER LINE	---	---
SANITARY SINKER LINE	---	---
STORM SINKER LINE	---	---
PRESSURE IRRIGATION LINE	---	---
GRAVITY IRRIGATION LINE	---	---
OVERHEAD POWER LINE	---	---
STANDARD CURB & GUTTER	---	---
ROLLED CURB & GUTTER	---	---
EDGE OF ASPHALT	---	---
SEWER SERVICE CLEAN-OUT	---	---
FIRE HYDRANT	---	---
SEWER MANHOLE	---	---
IRRIGATION BOX	---	---
WATER VALVE	---	---
POWER POLE	---	---
IRRIGATION VALVE	---	---
STORM DRAIN MANHOLE	---	---

Development Notes:

- ALL LOTS ADJACENT TO COLLECTOR STREETS ARE REQUIRED TO HAVE AN ONSITE TURNAROUND AND BE CONSTRUCTED TO THE REQUIREMENTS OF THE CITY OF TWIN FALLS STANDARD DRAWING 1032-1100 OR AN ALTERNATE LAYOUT TO BE APPROVED BY THE CITY SHOWN ON A SITE PLAN INCLUDED WITH THE BUILDING PERMIT APPLICATION.
- TRACT A SHALL BE DEVELOPED AS A STORM WATER RETENTION BASIN. SAID TRACT A SHALL BE OWNED AND MAINTAINED BY THE TWIN FALLS COUNTRY ESTATES HOMEOWNERS ASSOCIATION.

Design Data:

PARCEL NUMBER:	APR0107102400	STREETS:	LOCUST STREET NORTH AND STADIUM BLVD. ARE EXISTING STREETS.
OWNER/DEVELOPER:	TWIN FALLS SCHOOL DISTRICT #411 201 MAIN AVE N. TWIN FALLS, ID 83301 PRE (208)733-6900	SETBACKS:	BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE STANDARDS FOR THE R-2 ZONING DISTRICT IN EFFECT AT THE TIME OF ISSUANCE OF BUILDING PERMITS.
ENGINEER:	EHM ENGINEERS, INC. 621 N. COLLEGE BLVD., SUITE 100 TWIN FALLS, ID 83301 (208) 734-4888	EASEMENTS:	15' UTILITY EASEMENT ALONG ALL BOUNDARY PROPERTIES. ALL OTHER EASEMENTS ARE LABELED.
EXISTING ZONE:	R-2	UTILITIES:	UNDERGROUND POWER, TELEPHONE, GAS, & CABLE TELEVISION
PROPOSED ZONE:	R-2	BENCHMARK:	SE 1/4 1/4, 1/4, SE CORNER LOCUST & STADIUM ELEVATION: 7205.705 3689-3026 DATUM
EXISTING USE:	CITY POOL / ELEMENTARY SCHOOL		
PROPOSED USE:	CITY POOL / ELEMENTARY SCHOOL		
DEVELOPMENT AREA:	18.40 +/- ACRES		
VARIANCE:	NONE REQUESTED		
SEWER:	CITY SEWER		
WATER:	CITY WATER		
IRRIGATION:	CITY PRESSURE IRRIGATION		



EHM Engineers, Inc.
REGISTERED PROFESSIONAL ENGINEER
Engineers / Surveyors / Planners
621 North College Blvd., Suite 100
Twin Falls, ID 83301
P (208) 734-4888 Fax (208) 734-6849 web: ehm-inc.com

PRELIMINARY PLAT
for
CITY POOL ON LOCUST

REVISIONS

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

STAMP

APPROVED: D. THEBAULT

DESIGN: D. THEBAULT

DRAWN: V. SMITH

DATE: 9/25/2025

SCALE: AS SHOWN

DWG. NO.: 378-24 PP

SHEET

PPI COTF



P.O. Box 1907

203 Main Avenue East

Twin Falls, Idaho 83303-1907

Fax: (208) 736-2293

ENGINEERING

208-735-7248

ENGINEERING MEMORANDUM

To: William Klaver, Senior Planner

From: Kristi Fehringer, Engineering Development Coordinator

Date: 10/7/2025

Re: Preliminary Plat – **City Pool on Locust** – Application # 25-0130

The Engineering Department has reviewed the Preliminary Plat for the **City Pool on Locust**. The following changes and items shall be addressed prior to final plat submittal.

General Comments:

1. Please label the subdivision boundary linework.
2. Please label the individual lots.
3. Please label the lot areas.

If you have any questions, please contact Kristi Fehringer at 208-735-7332 or email at kfehringer@tfid.org

Cc: David Thibault, EHM Engineers,
Val Smith, EHM Engineers,
Jonathan Spendlove, P&Z Dept. Director, City of Twin Falls, jspendlove@tfid.org
Troy Vitek, City Engineer, City of Twin Falls, tvitek@tfid.org

Note: During the preliminary plat review process, the City of Twin Falls Engineering Department will make every attempt to notify the developer of any code or design standard issues that may cause any zoning concerns. The purpose of the review is to check compliance of the proposed development with existing local and state policies, goals and objectives or comprehensive plans; it is not a technical engineering review. Design standards will be reviewed as part of the final platting process. The City of Twin Falls reserves the right to require compliance with all relevant federal, state and local codes as part of the final plat review process.