



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

Jody Green, Planning Technician