



Twin Falls Planning & Zoning Commission Agenda

Tuesday, December 16, 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: December 2, 2025.
- 4) Items of Consideration
- 5) Public Hearings
 - a) **ACTION ITEM:** 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. c/o Justin Scheel on behalf of CA Development Group, LLC (PZ25-0111).
By: William Klaver, Senior City Planner
 - b) **ACTION ITEM:** Request for a Special Use Permit for Indoor Recreation Facility (Night Club) with extended hours of operation on property located at 320 Main Ave N. c/o Juan Martinez on behalf of The Smokey Bone LLC (PZ25-0134).
By: Kelli Ebersole, City Planner
- 6) Upcoming Meeting(s)
 - a) January 7, 2025 - Work Session - Cancelled
January 13, 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, 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

Chairperson Campbell called the meeting to order at 05:59 PM

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

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

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Request to approve the minutes from the following meeting: November 18, 2025.

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

Commissioner Gomes seconded the motion.

4) Items of Consideration

- a) 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.

Staff Presentation:

Senior Planner Klaver presented the 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.

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)

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

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.

Applicant Presentation:

Justin Scheel presented some more details of the project.

PZ/Questions & Comments:

- Commissioner Bulkley asked for clarification about the roof and setbacks and if that was what was being asked to change.
- Senior Planner Klaver replied that the land use to allow gas station, storage units, reduce setbacks, modify the landscaping boundary and allow the shed style roof.
- Commissioner Bulkley asked why the Commission would want to change the rules for roofs, setbacks and landscaping.

- b) 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).

Staff Presentation:

Senior Planner Klaver presented the 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).

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.

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.

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.

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).

Applicant Presentation:

Shawn Allen explained why they are requesting the change.

PZ/Questions & Comments:

- Commissioner Bulkley asked if there was an exit on Caswell.
- Shawn Allen said there is already a driveway.

Public Hearing: Opened and closed with no public input

Discussions Followed:

The Commission feels this will work and makes sense for the property.

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

Approved 5 to 0.

- c) 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).

Staff Presentation:

Planner Ebersole presented the 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)

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.

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.

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.

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.

Applicant Presentation:

Trent Smith explained why they are asking for the split.

Public Hearing: Opened and closed with no public input

Discussions Followed:

The Commission feels this is a good fit.

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

Approved 5 to 0.

- d) 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).

Staff Presentation:

Senior Planner Klaver presented the 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).

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.

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.

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.

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.

PZ/Questions & Comments:

- Commissioner Bulkley asked about ownership currently and how the exchange will take place.
- Director Spendlove replied that the city has a lease agreement currently and holds the liability. The city wants to own the property before they put too much money into the facility.
- Dave Thibault explained that both entities are tax exempt.
- Commissioner Gomes asked about the parking agreement and if there is one.
- Dave Thibault replied that to his knowledge there isn't.

Public Hearing: Opened

Peter Clark asked about the tennis courts and who is responsible for those. He asked about the current development and if there will be future development.

Public Hearing: Closed

Director Spendlove clarified the tennis courts will stay with the school district.

Discussions Followed:

The Commission feels this is a good fit.

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

Approved 5 to 0.

5) Public Hearings

6) Upcoming Meeting(s)

- a) December 3, 2025, Work Session — Cancelled
December 16, 2025.

7) Adjournment

The meeting adjourned at 06:53 PM

Jody Green, Planning Technician



Date: Tuesday, December 16, 2025
To: Planning and Zoning Commission
From: William Klaver, Senior City Planner

ACTION ITEM

Request:

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. c/o Justin Scheel on behalf of CA Development Group, LLC (PZ25-0111).

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. Establish NCO;
2. Allow by right the land-use "Gasoline Service Station";
3. Allow by special use the land-use "Storage Unit Rentals";
4. Modify rear yards to have 10 ft minimum setback;
5. Modify front yards to have a 20 ft minimum setback;
6. Modify exterior boundary landscaping requirement;
7. Allow shed style roofs; and
8. 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:

The property is in Twin Falls County jurisdiction. The property has been in the Twin Falls Planning area since at least 2016.

Analysis:

The subject property is currently in the jurisdiction of Twin Falls County with County zoning regulations. The property is adjacent to the City of Twin Falls Boundary on the west of the property, making the property eligible for annexation.

The 2016 Comprehensive Plan designates the desired context as "Town Neighborhood" with "Neighborhood Commercial" on the northeast portion of the property. 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.

The applicant request the zoning designation be zoned R-4 for a majority of the property and R-4 with a Zoning Development Agreement (ZDA) to establish the Neighborhood Commercial Overlay (NCO) on roughly 5.75 acres.

The surrounding properties within the City of Twin Falls Limit are zoned R-4 and would match the context or intent of the 2016 Comprehensive Plan. Staff is supportive of the request for R-4 Zoning Designation as

presented. As a note, with the new zoning code that was adopted on December 8th, 2025 going into effect January 1, 2026, the R-4 district will translate to the TN-2 zoning designation.

The ZDA on roughly 5.75 acres request the following exception:

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

Staff has provided review below of the requested exceptions.

1. The NCO designation is eliminated in the zoning code, effective January 1, 2026, due to the creation of a variety of other zoning designations to take its place such as the Community Market (CMT) and Mixed Use (MU) zoning designations. The CMT zone is intended to "provide supporting services and neighborhood-scale commercial and office development for surrounding residential uses." These developments are meant to "be designed to complement the surrounding neighborhood character". The MU zone is intended to "promote a vibrant, inclusive, and sustainable neighborhood that balances residential, commercial, and recreational uses. This district encourages a sense of place and community through thoughtful design, diverse housing options, accessible public spaces, and walkable connectivity to nearby amenities." Both the MU and CMT zoning designations have the same front setback of 35' from arterial roads and 15' from all other roads. However, the CMT zoning designation increases the side and rear setback to 15' from residential zoning designations. Both zoning designations would be appropriate, however, the CMT is a little less intense with uses and provides more protections for the residential properties, staff would lean to the CMT zone as more appropriate.
2. Both the CMT and MU zoning designations allow the use of "Fuel/charging station" by Special Use Permit. The applicant has provided examples of intended architecture of the gas station. These renderings appear to be more residential in nature with the pitched roofs and mixture of materials. Should the commission wish to make this use approved, staff do not see detrimental impacts to the use of "Fuel/charging station" being allowed by right.
3. Both the CMT and MU zoning designations do not permit the use of "storage facility, self-service" in any form. The least "intense" zoning designation that would allow the use with is the central city or commercial designations, and that is with a special use permit. When looking at trips per PM Peak hour in the Institute of Transportation Engineers Trip Generational Manual, the average trip is 0.18 trips per 1,000 SF. This trip generation is very low and would make for reasonable neighbors. However, there is a desirability aspect to the use. If the use is permitted with a Special Use Permit for this location, the surrounding area would then be notified of the use aspects such as landscaping or how the buildings interact with the public realm may be talked about and, if necessary, implemented. Staff sees no detrimental impact to allowing the owner of the property ask for permission through the Special Use Permit process at a later date.
4. The CMT zoning designation has the side and rear setback as 15' from residential zoning designations. The MU zoning designation has the rear and side setbacks as 0'. Both zoning designations would be appropriate, however, the CMT is a little less intense with uses and provides more protections for the residential properties, staff would lean to the CMT zone as more appropriate. Reduction of this setback by five (5') feet would not have significant impacts, however, having the commercial uses five (5') feet closer to residential may have more chance for

noise issues. This may be solved by required landscaping buffers between residential and commercial properties.

5. CMT and MU zoning designations have a required front yard setback of 35 feet on arterial roads. Reducing the front yard setback to fifteen (15') feet is problematic for sure on the lot that is in the corner and has the proposed use of a gas station. This is due to the major intersection for the two arterial roads. Staff would recommend this condition be removed or reduced for only the lot that would house the storage units.
6. Staff does not recommend eliminating Arterial Landscaping requirements. This regulation, on January 1, 2026, is modified to be more flexible. Staff anticipates this recently modified regulation would align with the desires of the applicant.
7. Roof styles were limited in the NCO. Should the request change to MU or CMT, staff would recommend removing this language in the ZDA text.
8. The new zoning code, effective January 1, 2026, eliminates the centerline setback. Therefore, Staff has no problem with the reduction in this setback and would recommend removing this language in the ZDA text.

Conclusion:

The Planning and Zoning Commission has two (2) items for consideration.

1. Annexation — What is the appropriate zone(s) for the subject property?
2. Zoning Development Agreement (ZDA) — Is the proposed ZDA appropriate?

The Commission may recommend to the City Council the property be zoned as presented, with modification, or a different zoning designation. Should the commission recommend as presented, staff has added the following conditions:

1. Where the property is requested to be R-4 NCO, have as CMT or MU zoning designation;
2. R-4 zoning designation to be translated to TN-2;
3. Have front yard setback revert to minimum city code;
4. Have Landscaping buffers follow minimum city code;
5. Remove Roof Style requirement; and
6. Remove modification of centerline setback requirement.

Attachments:

1. PZ25-0111 Vicinity Map
2. PZ25-0111 Presentation Map
3. PZ25-0111 Aerial Map
4. PZ25-0111 Proposed ZDA Document
5. PZ25-0111 Applicant Narrative
6. PZ25-0111 TN-2 District Regulations
7. PZ25-0111 CMT District Regulations
8. PZ25-0111 MU District Regulations

Vicinity Map

2nd Ave S

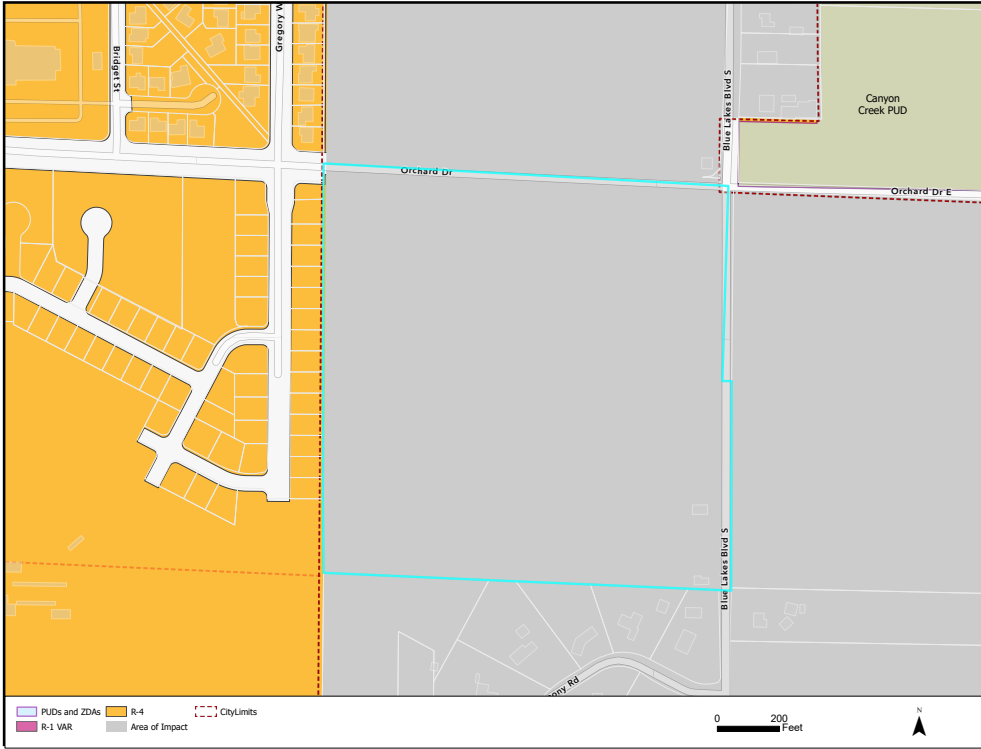
Kimberly Rd



0 2,000 Feet

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

ZONING MAP



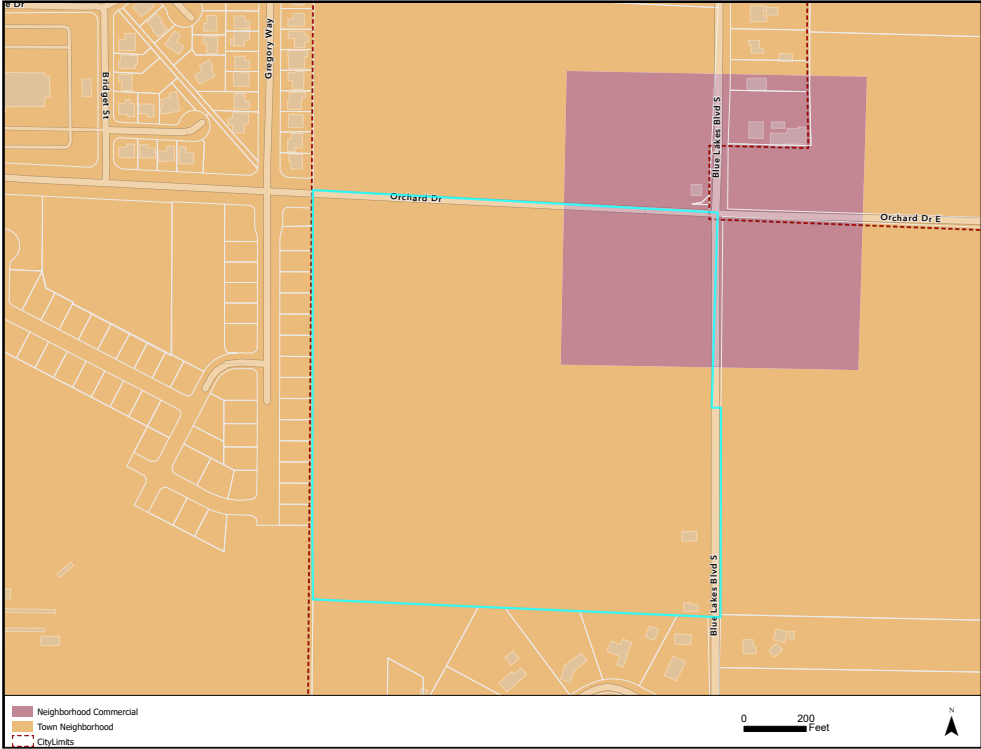
Zoning

<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

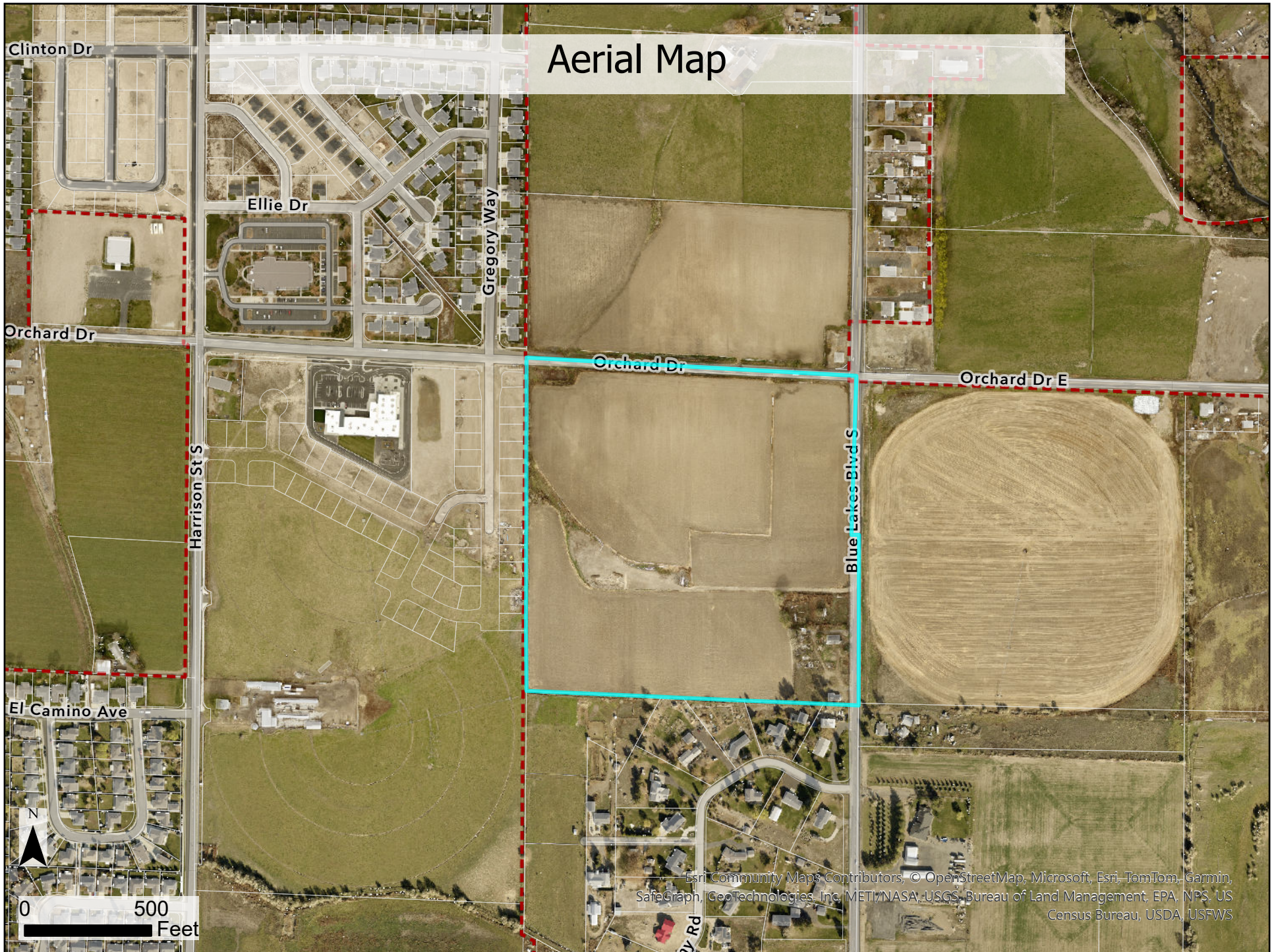
Twin Falls Municipal Code Section(s) 10-6; 10-15

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.

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

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.

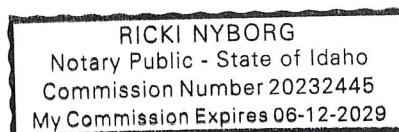
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

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: _____

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

**HELPING EACH OTHER
CREATE BETTER COMMUNITIES**



**THE
LANGDON
GROUP**



**GATEWAY
MAPPING
INC.**

J-U-B FAMILY OF COMPANIES

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:

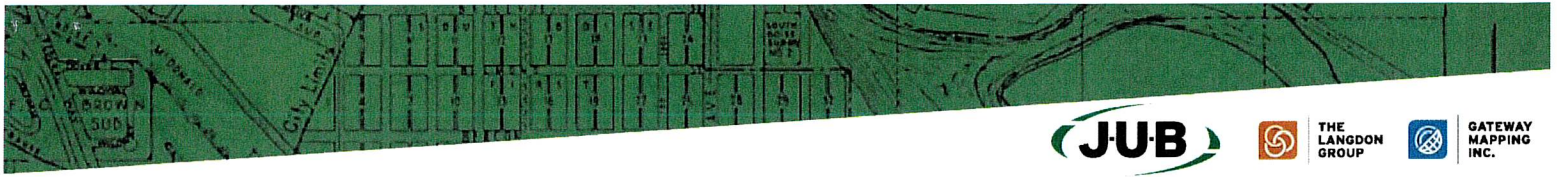
On behalf of CA Development, LLC (Owner), we are pleased to submit this request for a Zoning Development Agreement (ZDA) in conjunction with the future annexation and subdivision for the "Cook's Corner" project. This letter is provided to describe the project and purpose for the ZDA request, and relay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

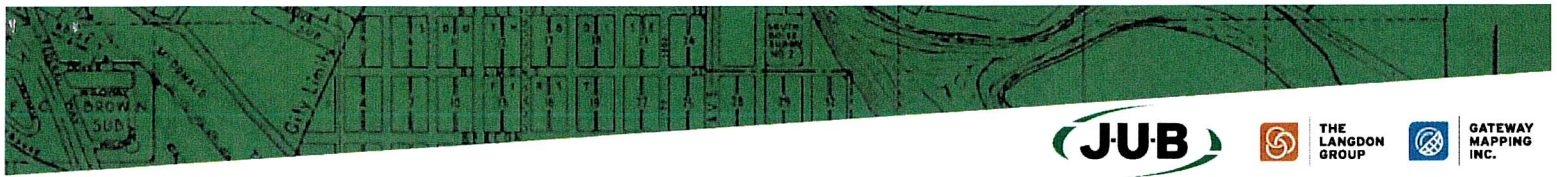
The current application proposes to create two commercial lots on the property totaling approximately 5.7-acres (Lots 1 and 2), with a remainder parcel (Lot 3) that will be further subdivided in the future via the standard Preliminary and Final Plat process. Lot 1 is proposed to include a mix of uses 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.



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GROUP



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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

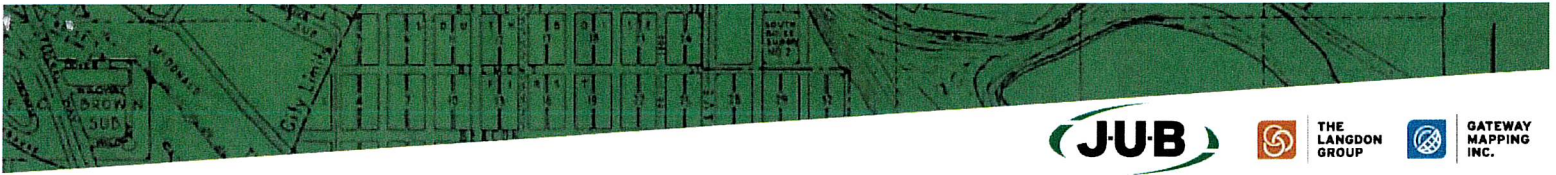
Site drainage will adhere to City code requirements and is anticipated to consist of underground seepage beds under paved areas and/or surface swales with landscape areas, subject to final site design.

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.

CHAPTER 3 ZONING DISTRICTS

10-3-8: TOWN NEIGHBORHOOD 2 DISTRICT (TN-2)

- A. Purpose. This district is intended to promote and preserve medium density residential development and to provide a residential environment to allow the present and future residents to live and play in an area with space for personal privacy, minimum vehicular traffic, and free from encroachment by commercial and industrial activities. Centralized water and sewer facilities are required.
- B. Use of Lots: Each building, except accessory structures, shall be located on a separate lot and each such lot and the buildings or structures thereon shall conform to the minimum dimensional standards contained herein. For the purpose of this chapter, a "lot" shall be one or more lots platted in accordance with this title or shall be a parcel that includes parts of platted or unplatted lands existing at the effective date hereof.

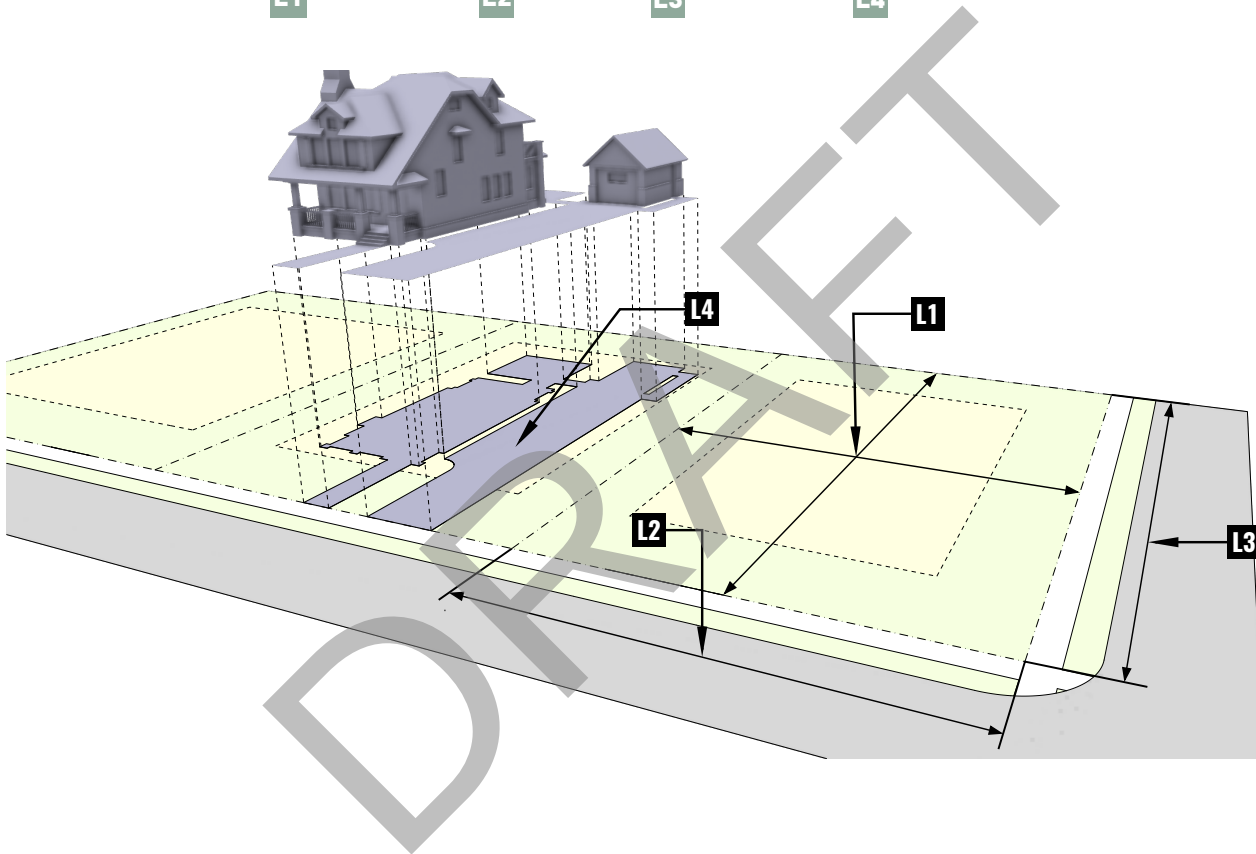


C. Property Development Standards.

1. Lot Area. The minimum lot area per single household dwelling shall be 4,000 square feet, 6,500 square feet for a duplex and the lot area for multiplex dwelling units will increase over the duplex area by 2,000 square feet per dwelling unit or 1,000 square feet per unit above or below the ground level unit.

Table 13 Lot Dimensions

Min. Area (sq. ft.)	Min. Width (ft.)	Min. Depth (ft.)	Max. Coverage
4,000/6,500	n/a	n/a	n/a%
L1	L2	L3	L4



2. Building Height. No building shall exceed 35 feet in height.

Table 14 Building Height

Building / Structure	Max. Height (ft.)	Key
Main building	35	H1
Accessory structure	35	H2



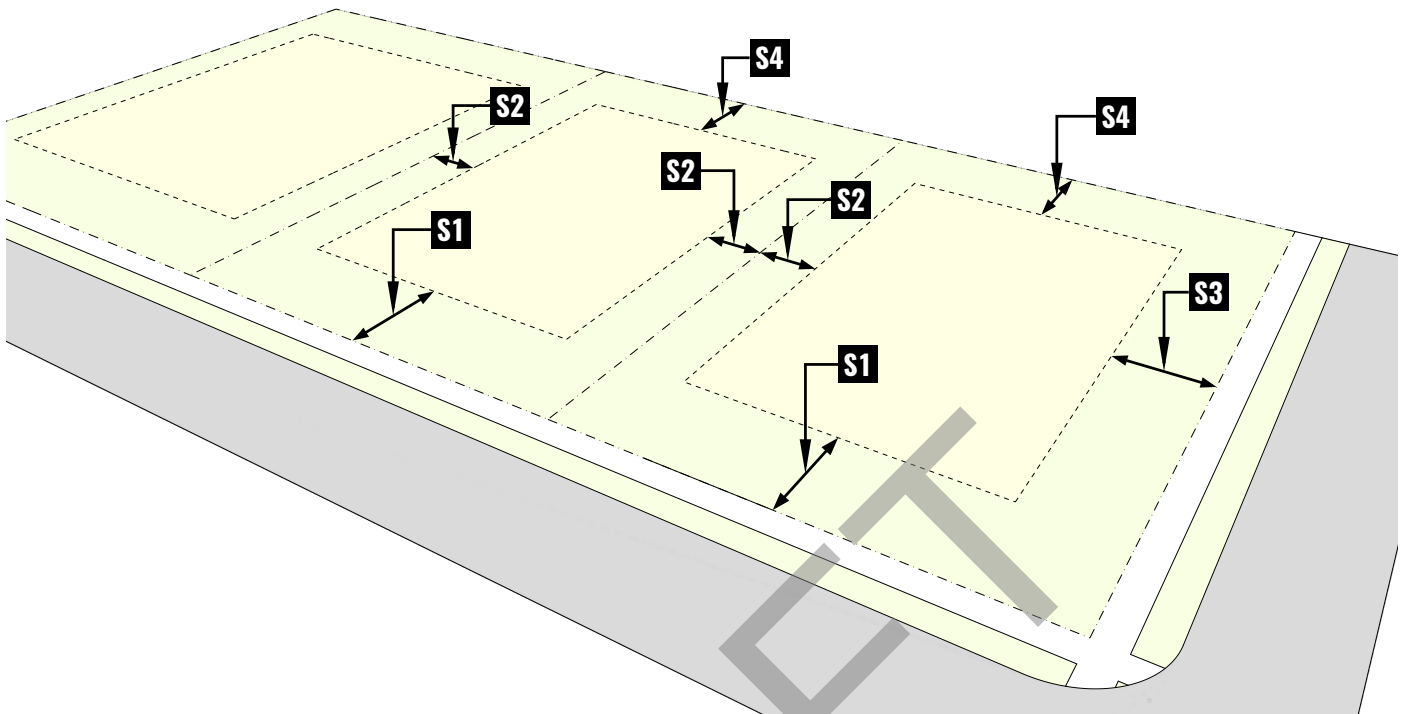


Table 15 Building Setbacks

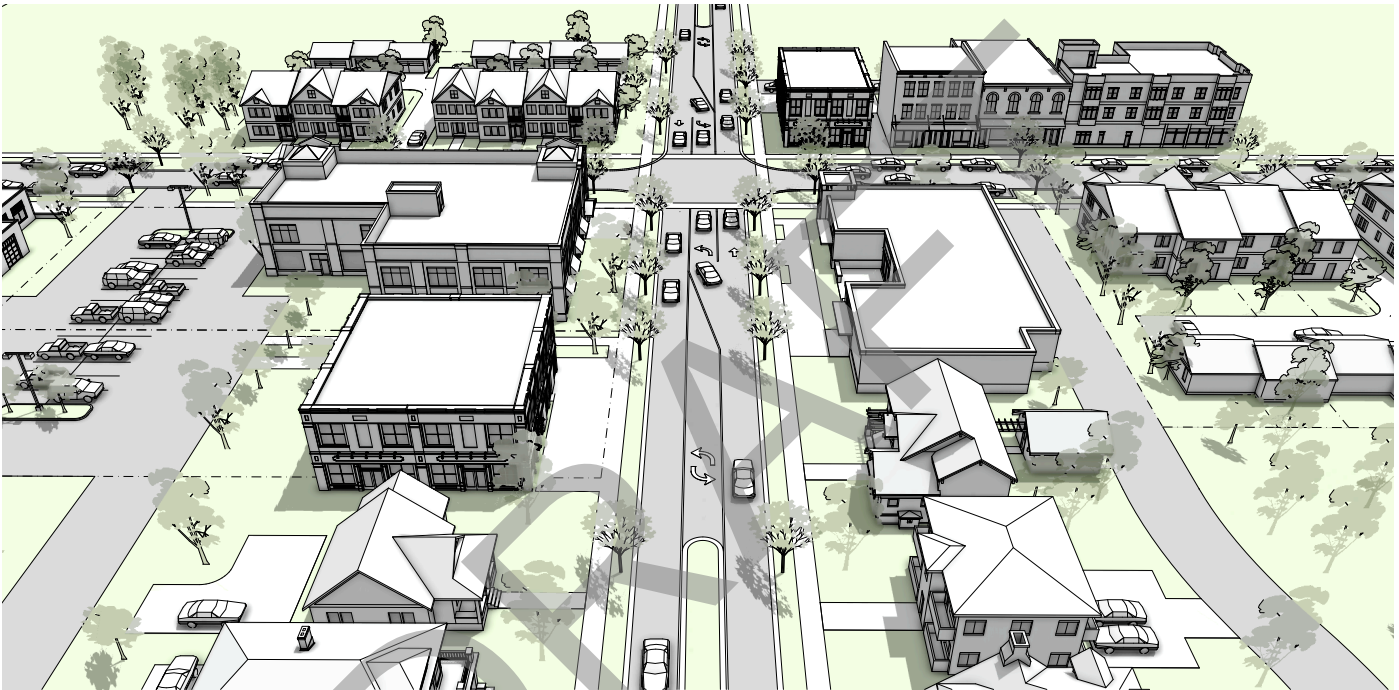
Building Setbacks	Main	Accessory	Diagram Key
Front	15'/20'	15'/20'	S1
Side	5' 15'	3'	S2/S3
Rear	15'/20'	5'	S4

3. Building Setbacks:
 - a. Front Setbacks: The front building line for the primary dwelling shall not be closer than 15 feet to the front property line.
 - i. Garages facing any street shall not be closer than 20 feet to the property line.
 - b. Side Setbacks: The side building line shall not be closer than ~~five~~ **Spacing needs corrected.** ~~feet~~ **5** to the side property line.
 - c. Rear Setbacks: The rear building line shall not be closer than 15 feet to the rear property line ~~for residential uses and 15 feet for other uses.~~
 - i. **Garages facing any street shall not be closer than 20 feet to the property line.**
4. Off-Street Parking. Off-street parking shall meet the requirements of section ~~10-5~~ **10-8** of this title.
5. Landscaping. Landscaping shall meet the requirements of section ~~10-6~~ **10-9** of this title.

CHAPTER 3 ZONING DISTRICTS

10-3-11: COMMUNITY MARKET DISTRICT (CMT)

- A. Purpose. The purpose of the Community Market District is to provide supporting services and neighborhood-scale commercial and office development for surrounding residential uses. Such development should be designed to complement the surrounding neighborhood character.
- B. Use of Lots: Each building, except accessory structures, shall be located on a separate lot and each such lot and the buildings or structures thereon shall conform to the minimum dimensional standards contained herein. For the purpose of this chapter, a "lot" shall be one or more lots platted in accordance with this title or shall be a parcel that includes parts of platted or unplatted lands existing at the effective date hereof.



C. Property Development Standards.

1. Lot Area.

- spacing**
- a. Commercial Uses: The lot area shall be of sufficient size to provide for the building, off street parking and landscaping.
 - b. Residential Uses: Residential uses less than five units and not attached to a commercial use shall provide the minimum lot area of the Town Neighborhood 2 (TN-2) district.

2. Building Height. No building shall exceed 35 feet in height except as provided by ~~section 10-8-#~~ **10-2** of this title.

3. Building Setbacks.

- spacing**
- a. Front Setbacks: A setback of 35 feet shall be maintained on major arterials and 15 feet on all other streets.
 - b. Side Setbacks:
 - i. Commercial and residential over 5 units: 0' or 15' from residential zones
 - ii. Residential: 15'
 - c. Rear Setbacks:
 - i. Commercial and residential over 5 units: 0' or 15' from residential zones
 - ii. Residential: 15'
4. Off-Street Parking. Off-street parking shall meet the requirements of section ~~10-5~~ **10-8** of this title.
5. Landscaping. Landscaping shall meet the requirements of section ~~10-6~~ **10-9** of this title.

CHAPTER 3 ZONING DISTRICTS

10-3-10: MIXED-USE DISTRICT (MU)

- A. Purpose. The Mixed-Use District is established to promote a vibrant, inclusive, and sustainable neighborhood that balances residential, commercial, and recreational uses. This district encourages a sense of place and community through thoughtful design, diverse housing options, accessible public spaces, and walkable connectivity to nearby amenities. It supports smart growth principles to enhance livability, foster economic opportunities, and preserve the distinct character of Twin Falls.



B. Property Development Standards.

1. Lot Area:

- spacing** a. Commercial Uses: The lot area shall be of sufficient size to provide for the building, the required setbacks, off street parking and landscaping.
- b. Residential Uses: Residential uses not attached to a commercial use shall provide the minimum lot area of the TN-3 district or as determined by the ZDA process.

2. Building Height. No building shall exceed 40 feet in height except as provided by ~~section 10-8~~ # of this title.

10-2

3. Building Setbacks.

a. Front Setbacks:

- i. Commercial and residential over 5 units: 35' on major arterials, 15' all other roads.
- ii. Residential: Standards for TN-3 Zone apply.

b. Side Setbacks:

- i. Commercial and residential over 5 units: 0'
- ii. Residential: Standards for TN-3 Zone apply.

c. Rear Setbacks:

- i. Commercial and residential over 5 units: 0'
- ii. Residential: Standards for TN-3 Zone apply.

4. Off-Street Parking. Off-street parking shall meet the requirements of section ~~10-5~~ of this title.

10-8

5. Landscaping. Landscaping shall meet the requirements of section ~~10-6~~ of this title.

10-9



Date: Tuesday, December 16, 2025
To: Planning and Zoning Commission
From: Kelli Ebersole, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit for Indoor Recreation Facility (Night Club) with extended hours of operation on property located at 320 Main Ave N. c/o Juan Martinez on behalf of The Smokey Bone LLC (PZ25-0134).

Time Estimate:

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

Background:

The Smokey Bone LLC, has requested a Special Use Permit for an indoor recreation facility (nightclub) with extended hours of operation on property located at 320 Main Avenue North.

This property was most recently used as a reception hall called Rock Creek Celebration Center.

Previous uses of the property include a law office, furniture store, a second hand store, and an accounting office.

Approval Process:

Per City Code 10-13-2-2 The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall decide on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void.

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

Standards Applicable to Special Uses:

- Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or

that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.

- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage to a natural, scenic or historic feature of major importance.

City Code 10-4-7.2 (B) states a special use permit is required for an indoor recreation facility and permitted retail/trade uses operating outside the hours of seven o'clock (7:00) AM to ten o'clock (10:00) PM.

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

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

Budget Impact:

N/A

Regulatory Impact:

If this request is approved, as requested, the applicant will be allowed to operate as a nightclub until 2:00 AM, Wednesday through Saturdays, as well as other days of the week as events are scheduled.

History:

The property is zoned C-B, Commercial Central Business, with a P-1 Parking overlay.

Although the P-1 parking overlay allows for no onsite parking, this property does have a customer parking lot on site, with approximately ten (10) parking spaces.

Analysis:

The property is located on Main Avenue North, in the City's Downtown. The current Certificate of Occupancy for the property is for an event center. There is no record that the business, Rock Creek Celebration Center, was allowed to operate outside City Code required retail hours of 7:00 AM – 10:00 PM.

The 2016 Comprehensive Plan; "Grow With Us" designates this area as appropriate for "Downtown/High Density Residential." This category encourages redevelopment and infill, with a diverse mix of land uses, including restaurants, retail, community and civic facilities, and residential.

This area of town is a mix of commercial, industrial, and residential. There are several restaurants and bars located within a few miles of the location. Staff has determined that alcoholic beverages, when consumed on premises where sold, is an allowed use in the C-B zone. A nightclub falls under the use of an indoor recreation facility, which requires a Special Use Permit, along with extended hours of operation past 10:00 PM. Staff has determined that the proposed use may be compatible with the Comprehensive Plan, if the applicant can meet the conditions set by this Special Use Permit approval.

City Code Title 3-9 addresses liquor licenses, and the requirements for an establishment to obtain a license to allow for alcohol consumption on premises. The applicant has obtained the required liquor license for this location.

According to City Code 3-9-9 it is "unlawful to sell, offer for sale, give away, consume or permit or allow to be consumed, any liquor upon any licensed premises" from 1:00 AM – 10:00 AM on any given day. On Christmas, alcohol sales are prohibited from 1:00 AM on December 25th through 10:00 AM on December 26th. This local ordinance was established in 2015 as a result of increased police activity at locations that were open "after hours." For this reason, staff does not support extending retail hours of operation past 1:00 AM. Furthermore, staff would support a condition to limit all hours of operation to 1:00 AM.

This establishment has been allowed to operate since October, under the City's Alcohol Catering Permit process (Title 3-19-1). This process is intended to allow for temporary alcohol sales/service at locations, such as a party or convention, not to exceed five (5) consecutive days. During this transition time, there have been numerous incidents reported to staff by the police department, including burglary, fake ID's, and operating past the allowed alcohol sales time of 1:00 AM. The business owner is currently working towards obtaining a building permit and is under review. Approval of this Special Use Permit request does not negate the requirements to fulfill and complete the building permit for the remodel.

As of the agenda publication date, there have been no neighbor complaints made to the police, and no written public comments submitted to staff, for or against this request.

Conclusion:

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

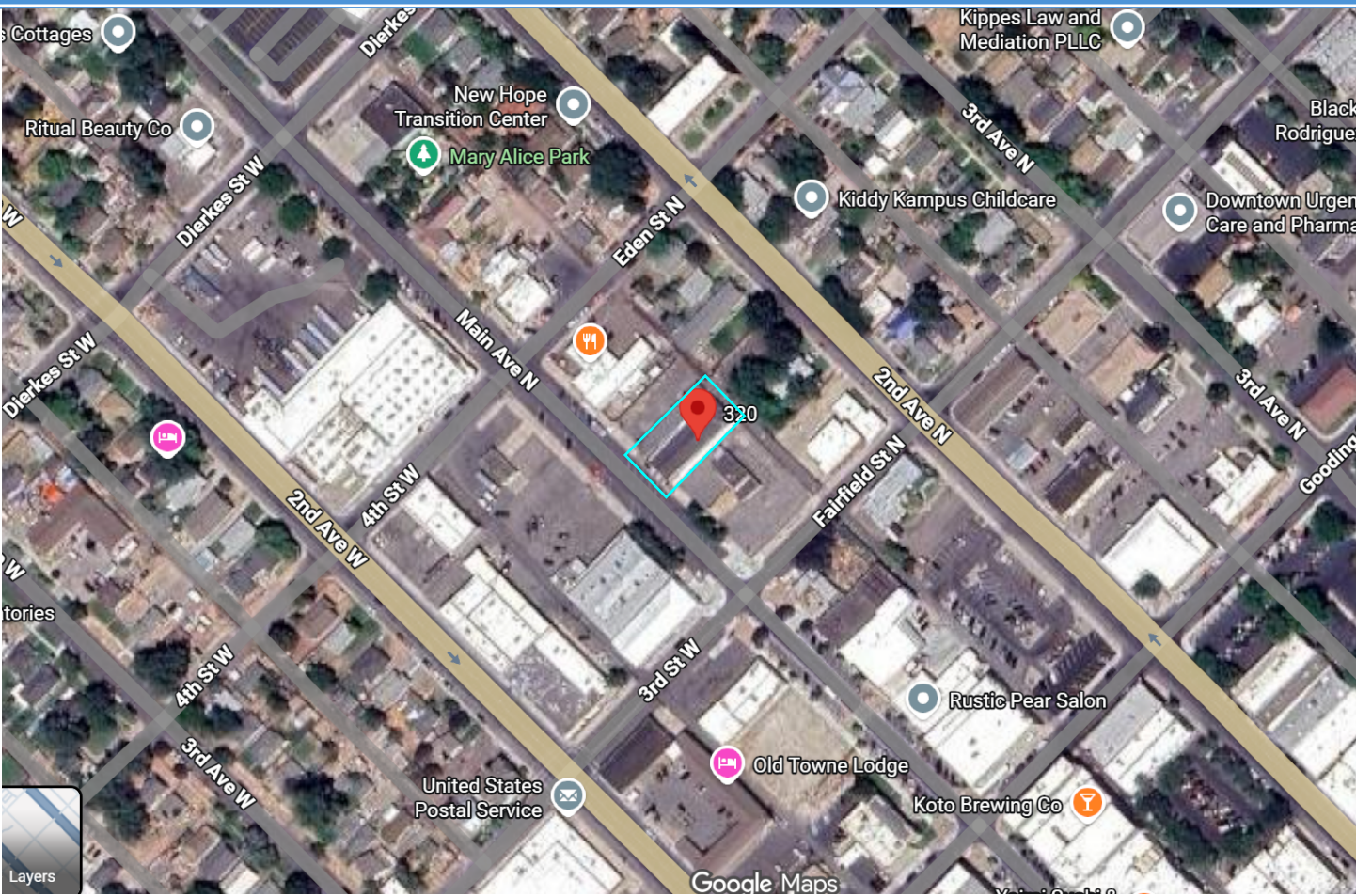
Upon conclusion, should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to the business operate no later than 1:00 AM to be in compliance with Twin Falls City Code 3-9-9.

Attachments:

1. PZ25-0134 Aerial View
2. PZ25-0134 Street View
3. PZ25-0134 Vicinity Map
4. PZ25-0134 Presentation Map
5. PZ25-0134 Site Plan
6. PZ25-0134 Narrative

Aerial View

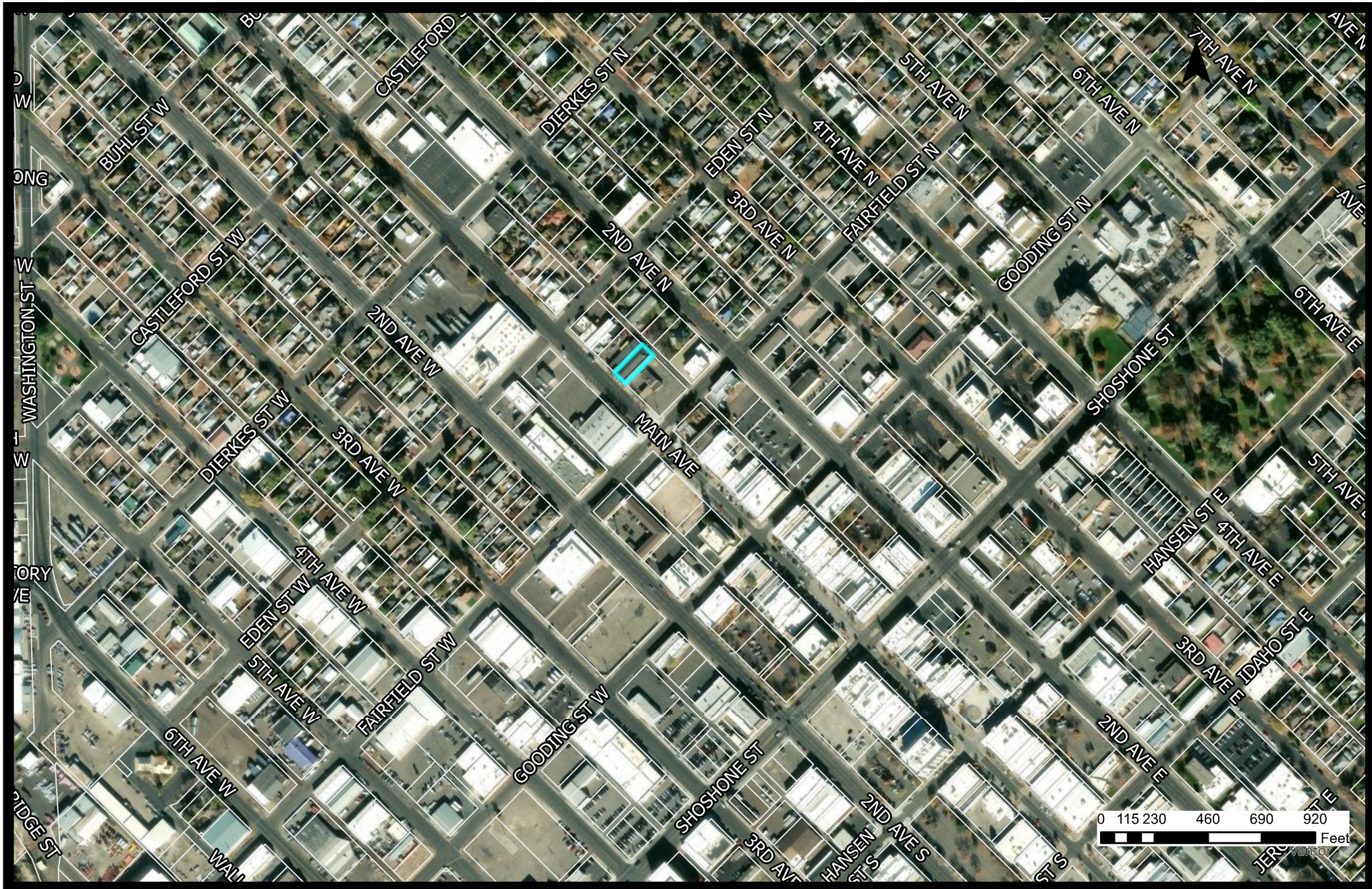


Street View

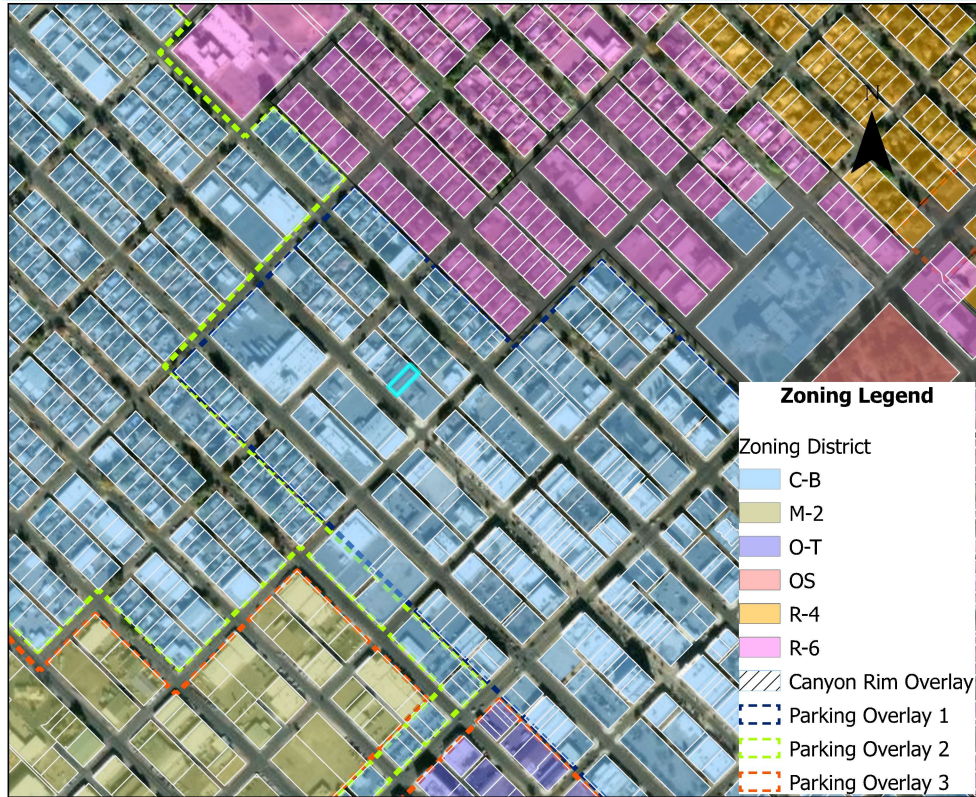




VICINITY MAP



ZONING MAP



Zoning

Current Zoning: C-B, Central Business

Current Land Use: Reception Hall

Proposed Zoning: C-B, Central Business

Proposed Land Use: Nightclub

Surrounding Area

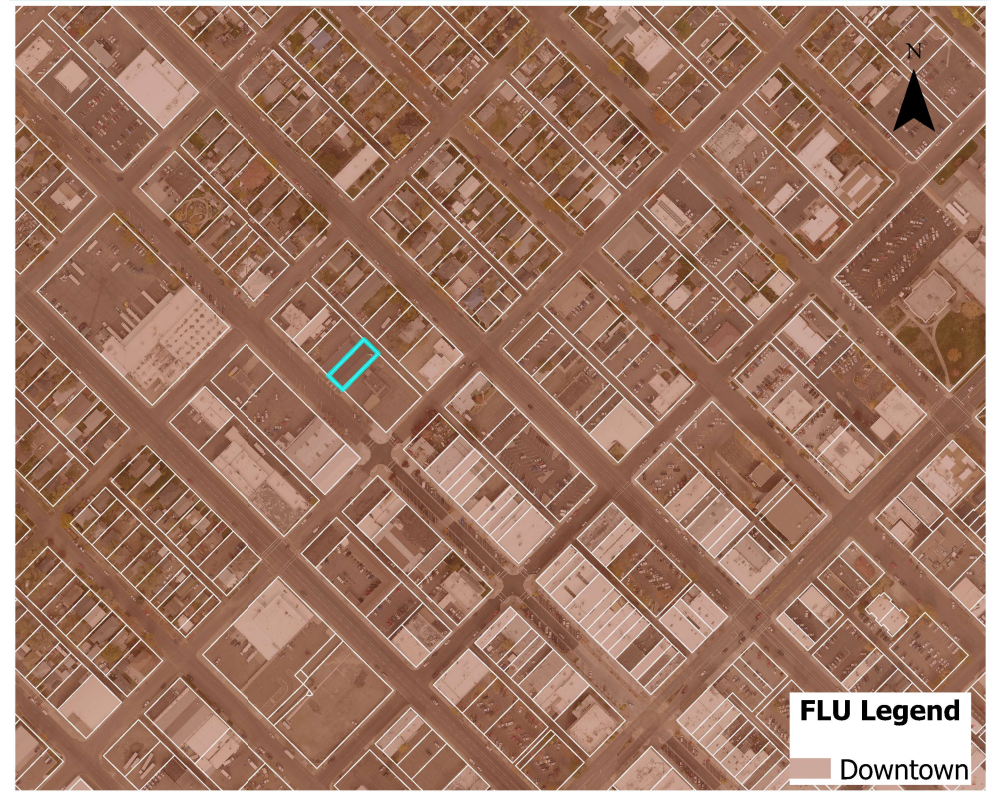
North: Commercial/Residential

South: Commercial

East: Residential

West: Commercial

FUTURE LAND USE MAP



Regulations

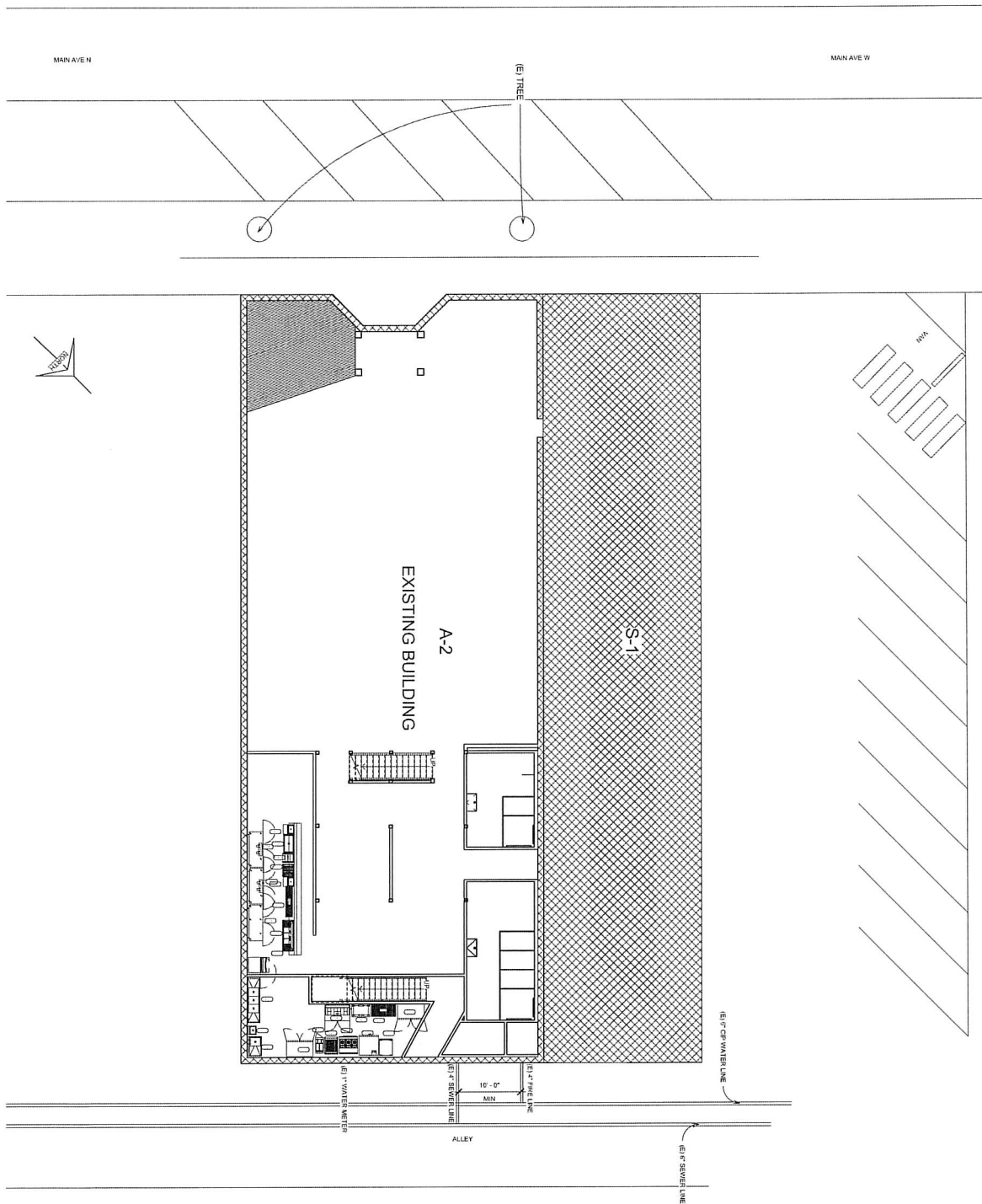
10-4-7, 10-13-4, 10-10-12

FLU Category

Downtown/High Density Residential:

- * Central business district serving the local and regional area
- * Diverse mix of land use, including restaurants, retail, community and civic facilities, and residential
- * Encourages redevelopment and infill
- * Scaled to create a functional, walkable, pedestrian friendly environment
- * Civic and community facilities that are open to the public
- * Regional and local educational and community serving facilities

① NEW SITE PLAN PHASE II
1/8" = 1'-0"



2A1-0

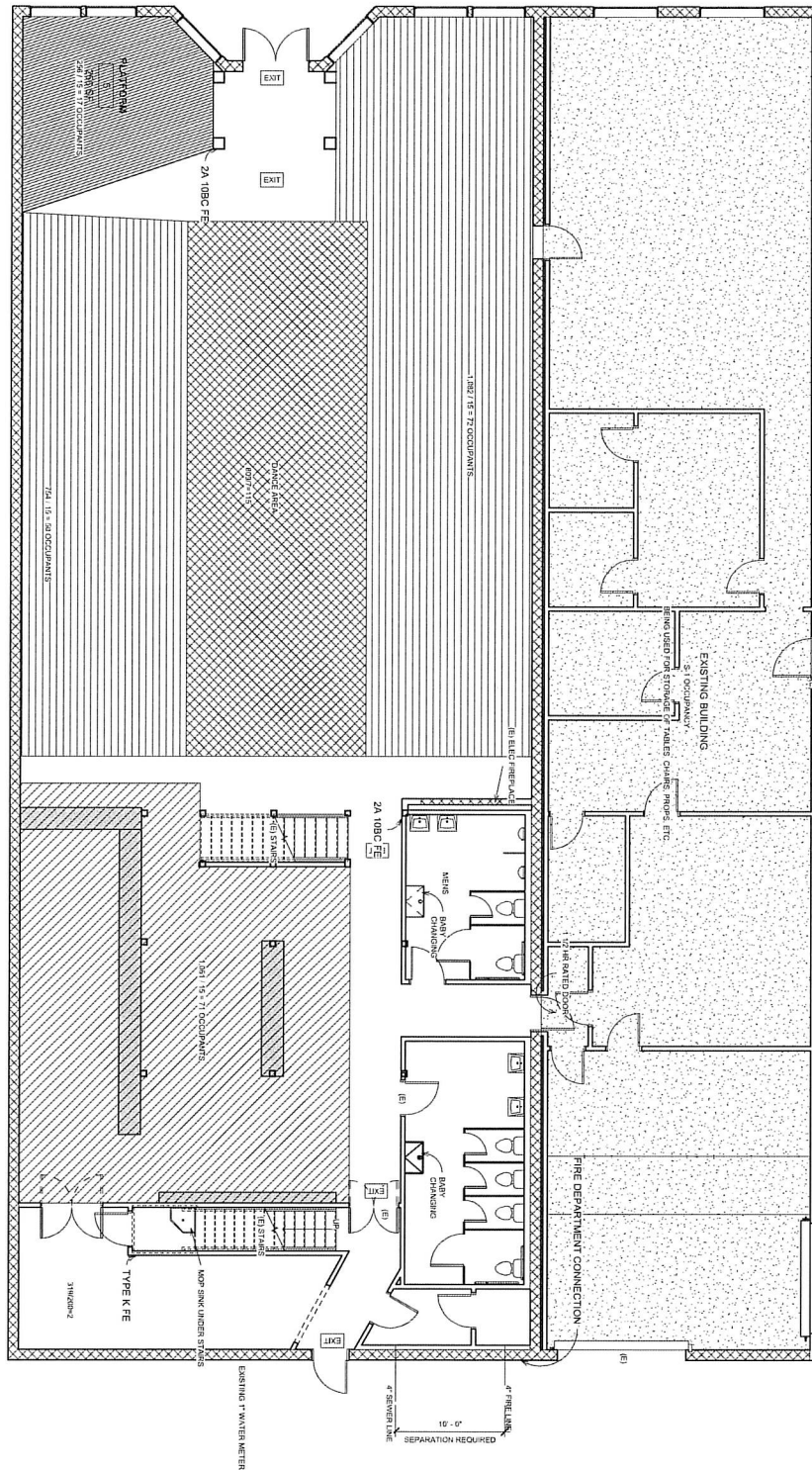
DATE: 10/14/2023
DRAWN BY: RICK
CHECKED BY: RICK

Laughlin Ricks Architecture
architecture/planning
935 Shoshone Street North • Twin Falls, Idaho 83301
(208) 736-8050 Fax: (208) 733-0950

A TI FOR:
EVENT SPACE
320 Main Ave N, Twin Falls ID 83301
NEW SITE PLAN PHASE 2

DATE: _____

10/14/2023



① NEW FLOOR PLAN PHASE II
3/16" = 1'-0"

327 TOTAL OCCUPANTS
327 x .15 = 49* REQUIRED
687 + 14* = 102* PROVIDED

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Taphouse Event Center Special Use Permit Request:

A. Reason for the Request

This request is being submitted to seek approval for the proposed project, which aims to contribute to the economic development and community enhancement of the area as well as bring a new, unique, and safe nightlife venue to the Magic Valley. The project requires special consideration due to its scope and potential impact on the surrounding properties.

B. Explanation of the Project

The project involves the establishment of an event venue & social nightlife. The key details of the project are as follows:

- i. Hours of Operation: We wish to operate from 7:00 PM to 2:00AM (liquor sales will stop at 1:00AM and food sales will end at 2:00am) Wednesday-Saturday as well as other days based on event bookings. These hours have been selected to balance accessibility for customers seeking food in our establishment and to allow them adequate time to find means of transportation and finish their meals. (EXAMPLE: MIAS BAKERY AND RESTAURANT and MUSIC MAGIC EVENTS)
- ii. Number of Employees: The project will employ approximately 2 full-time and 5-7 part-time staff members. We also expect to have 7-8 part-time security sub-contractors. This employment level is expected to have a positive impact on local job opportunities in the area.
- iii. Traffic Anticipated: Based on projected business activity, the facility is expected to generate an average of 45-75 customers per week-day and 100-175 people on weekends. Adequate parking and access roads have been planned to minimize congestion and ensure smooth traffic flow. We also plan to utilize Idaho Power's parking lot on the back end of the building.
- iv. Noise: Operations will comply with local noise ordinances. Less than 90 decibels inside. Equipment and activities generating significant noise will be limited to business hours, and sound barriers or landscaping may be utilized to further reduce impact. Decibel meters show 45-58 decibels of sound with doors closed which is equivalent to a normal conversation or faint background music. All doors are expected to remain closed during all hours of operation per health code

C. Evaluation of Effects on Adjoining Property

- i. Glare: Outdoor lighting will be designed with shielding and directed downward to prevent glare affecting adjacent properties. Window covers are in place. No indoor light should reflect outdoors unless blinds are open, Very minimal
- ii. Odor: This project does not involve processes or operations that produce significant odors.
- iii. Fumes and Vibration: The facility will utilize equipment that meets modern environmental standards, minimizing vibration. Regular maintenance and monitoring will ensure compliance with all regulations.
- iv. General Compatibility: The design and operation of the project have been planned to harmonize with adjoining and nearby properties. Architectural styles, landscaping, and operational procedures have been selected to ensure the project complements the character of the district and does not disrupt existing uses.

In summary, the proposed project has been thoughtfully designed to support local development while creating little to no potential negative impacts on neighboring properties. All foreseeable concerns regarding traffic, noise, environmental effects, and compatibility have been addressed to promote a positive relationship with the surrounding community and our neighbors