



Twin Falls City Council Agenda

Tuesday, January 20, 2026, 5:00 PM

City Council Chambers
203 Main Ave E, Twin Falls, ID 83301

Members: Mayor Jason Brown, Vice Mayor Craig Hawkins, Council Members Christopher Reid, Grayson Stone, Cherie Vollmer, Ruth Pierce, Nathan Murray

- 1) Call Meeting to Order/Confirmation of Quorum
- 2) Pledge of Allegiance
- 3) Consent Calendar
 - a) **ACTION ITEM:** Request to approve City Council 2026 January 12, minutes.
By: Amy Luna, City Clerk
 - b) **ACTION ITEM:** Request to approve Accounts Payable for January 8-14, 2026.
By: Amy Luna, City Clerk
 - c) **ACTION ITEM:** Request to approve an Alcohol License for Tacos El Paisa, LLC.
By: Amy Luna, City Clerk
 - d) **ACTION ITEM:** Request to approve January 14, 2026, Travel Requests.
By: Amy Luna, City Clerk
 - e) **ACTION ITEM:** Request to approve 2025 November Wells Fargo Credit Card Summary
By: Amy Luna, City Clerk
- 4) Items of Consideration
 - a) **ACTION ITEM:** Request for the Council to approve two contract amendments with Cole Architecture for the design and engineering of a police evidence storage facility and to authorize the Mayor to sign the agreements.
By: Mandi Thompson, Assistant to the City Manager
 - b) **ACTION ITEM:** Request to adopt ordinance #O-2026-001 for Vacation of the alley located in Ritchey Subdivision Annex.
By: William Klaver, Senior City Planner
- 5) General Public Input
- 6) Advisory Board Report/Announcements
- 7) Public Hearings
 - a) **ACTION ITEM:** Request 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
- 8) Adjournment

Any person needing special accommodation to participate in the above-noticed meeting could contact Josh Palmer (208) 735-7312 at least two working days before the meeting. Si Desae Esta information in Español, Por favor llama a Josh Palmer al telephone (208) 735-7312.

Public Input Procedures

1. Individuals wishing to provide public input regarding matters relevant to the City of Twin falls shall:
 - a. Wait to be recognized by the Mayor or Chairman.
 - b. Approach the microphone/podium.
 - c. State their name, and whether they are a resident or property owner of the City of Twin Falls and proceed with their input.
2. All public input will be limited to two (2) minutes. Individuals are not permitted to give their time to other speakers.
3. All presenters shall remain respectful.

Public input will not be about any of the items that were on this agenda, personnel, or a personnel-related issue. All issues involving City personnel should be directly communicated with the mayor and/or the City Manager.

Anyone failing to follow these rules will be provided with one (1) warning. Should the speaker continue to disregard these rules after the warning, they will have the microphone muted and they will be asked to return to their seats.

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 should 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 is the request 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 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, shall be received 2 business days prior to the date of the hearing to be accepted for consideration by the hearing body.**
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, applicants 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 City Council Minutes

Monday, January 12, 2026, 5:00 PM Council

Chambers
203 Main Avenue East, Twin Falls, Idaho 83301

1) Call Meeting to Order/Confirmation of Quorum

Present: Mayor Jason Brown, Vice Mayor Craig Hawkins, Council Members Ruth Pierce, Christopher Reid, Nathan Murray, Cherie Vollmer & Grayson Stone.

Absent:

Staff Present: City Manager Travis Rothweiler, Deputy City Managers Mitch Humble & Gretchen Scott, City Attorney Bruce Castleton, City Clerk Amy Luna, Deputy City Clerk Rachael Long, Police Chief Matt Hicks, Fire Chief Mitchell Brooks, Police Captain Brent Wright, Parks & Recreation Director Wendy Davis, Water Supply Technician Austin Allen, Engineering Technician Jen Jennings, Staff Engineer Sam O'Leary.

Mayor Brown called the meeting to order at 5:00 PM. A quorum was present.

2) Pledge of Allegiance

Mayor Brown invited all present, who wished, to recite the Pledge of Allegiance to the Flag.

3) Invocation

a) Pastor David Graham

Mayor Brown thanked Pastor Thomson for their invocation.

4) Consent Calendar

MOTION: Council Member Pierce moved to approve the Consent Calendar as presented. **Council Member Stone** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

a) Request to approve City Council 2026 January 05, Minutes.

b) Request to approve Accounts Payable for January 01-08, 2026.

c) Request to approve December 10, 2025, Travel Requests.

5) Items of Consideration

a) Present the check in the amount of \$2621.00 to the Twin Falls School district from the City Retreat committee.

City Retreat Committee Member Allen presented the check in the amount of \$2,621.00 to the Twin Falls School district from the City Retreat committee.

Mayor Brown thanked Austin Allen and the Twin Falls School district for their presentation.

b) Consider a recommendation from Mayor Brown to appoint Catherine Walworth to fill a partial term on the Public Art Commission.

Parks and Recreation Director Davis presented a recommendation from **Mayor Brown** to appoint Catherine Walworth to fill a partial term on the Public Art Commission.

Discussion ensued with the following: None.

MOTION: Council Member Pierce moved to approve the request to appoint Catherine Walworth to fill a partial term on the Public Art Commission. **Vice Mayor Hawkins** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

6) General Public Input

Citizen Mike Leon came to ask a few questions about Twin Falls, and its area.

7) Advisory Board Report/Announcements

City Manager Rothweiler advised that Monday, January 19, 2025, is a holiday, and we will be closed, and the next city council meeting will be held on Tuesday, January 20, 2026.

8) Adjournment

The meeting adjourned at 05:18 PM.

Amy Luna, City Clerk

****If you wish to have a full account of this meeting, please listen to the recording that is located on our website. **** [Tfid.org](https://www.tfid.org)



Date: Tuesday, January 20, 2026
To: Honorable Mayor and City Council
From:

ACTION ITEM

Request:

Request for the Council to approve two contract amendments with Cole Architecture for the design and engineering of a police evidence storage facility and to authorize the Mayor to sign the agreements.

Time Estimate:

5 minutes for presentation and questions from Council.

Background:

On March 17, 2025, the Council approved a contract with Cole Architects for the first phase of design of the new police long-term evidence storage facility. City staff have worked with the design team over the last nine months to determine the feasibility of the project site as well as basic needs for short-term and long-term evidence storage and training for the police department. Agreement 001 is to complete schematic design for two potential future phases — police training and short-term evidence/processing. This work will be done in order to ensure that the design of the long-term storage facility factors in these potential future uses. Agreement 002 addresses the remainder of the phases for the design and engineering of the long-term storage facility — design development, construction documents and ultimately construction administration.

Approval Process:

A majority approval of the Council.

Budget Impact:

The total budget impact for these amendments is \$265,505 (\$18,600 for Agreement 001 and \$246,905 for Agreement 002). There is funding in FY2026 for this project.

Regulatory Impact:

None.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends the approval of both agreements in order to complete the design and engineering for the project.

Attachments:

1. 24-117 - Twin Falls Evidence Facility - Amendment 001 - G802-2017_DRAFT
2. 24-117 - Twin Falls Evidence Facility - Amendment 002 - G802-2017_DRAFT

DRAFT

AIA® Document G802® – 2017

Amendment to the Professional Services Agreement

PROJECT: *(name and address)*

Twin Falls Police Storage and
Evidence Facility
420 Victory Avenue
Twin Falls, ID 83301

AGREEMENT INFORMATION:

Date: March 5, 2025
AIA B101-2017

AMENDMENT INFORMATION:

Amendment Number: 001

Date: November 26, 2025

OWNER: *(name and address)*

City of Twin Falls
203 Main Avenue East
Twin Falls, ID 83301

ARCHITECT: *(name and address)*

Cole Architects, PLLC
404 S 8th Street #250
Boise, ID 83702

The Owner and Architect amend the Agreement as follows:
See Exhibit A

The Architect's compensation and schedule shall be adjusted as follows:

Compensation Adjustment:
See Exhibit A

Schedule Adjustment:
See Exhibit A

SIGNATURES:

Cole Architects, PLLC
ARCHITECT *(Firm name)*

City of Twin Falls
OWNER *(Firm name)*

SIGNATURE

SIGNATURE

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

DATE

DATE

Exhibit A

PROJECT:	Twin Falls Police Storage and Evidence Facility	AMENDMENT NO.:	001
CLIENT:	City of Twin Falls 203 Main Avenue East Twin Falls, ID 83301 (208)786-2296 Email:	DATE:	11/26/2025
		CONTRACT DATE:	03/05/2025
ARCHITECT:	Cole Architects, PLLC 404 S 8 th Street #250 Boise, ID 83702	COLE ARCHITECTS PROJECT NUMBER:	24-117

The Client and Architect agree that the terms and conditions governing the Architect's services and responsibilities under the Agreement referred to above shall be amended to include the following services under that Agreement:

Scope:

Under this Amendment 001, the Architect shall perform studies and evaluations related to program adjacencies, circulation, and spatial relationships for the future Training Facility and the Short-Term Evidence/Evidence Processing addition. These services are intended to establish building congruency between the base scope (Long-Term Evidence Storage). The expected future additions and shall serve as preliminary design groundwork for subsequent phases to be authorized by the Client at a later date.

The Architect's services under this Amendment shall include the following deliverables:

- Preparation of conceptual design documents for Client review, consisting of:
 - Up to two (2) conceptual floor plans for the future Training Facility;
 - Up to two (2) exterior building design options for the future Training Facility;
 - Up to two (2) conceptual floor plans for the future Short-Term Evidence/Evidence Processing addition;
 - Up to two (2) exterior building design options for the Short-Term Evidence/Evidence Processing addition.

The Architect shall conduct one (1) design review meeting with the Client to present the conceptual options, receive Client direction, and refine the design as appropriate, and shall provide the management, coordination, and related administrative services necessary to complete the foregoing scope of work and maintain alignment with overall project objectives.

These services shall be limited to the conceptual-level studies described herein and shall not include detailed design, construction documents, or other services unless authorized by the Client through a separate amendment.

Schedule:

Refer to the Detailed Project Schedule (Attached)

Compensation:

The Architect agrees to provide the outlined scope of services for the fees listed below. This fee will be billed as a separate task on the Architect's invoice to the client. The Architect's monthly invoice will reflect the percentage complete of the task.

Refer to the Detailed Fee Schedule (attached)

Agreement Amendment:

The Original Contract Sum (B101-2017: Basic & Supplemental services) ...\$73,095.00
 Net change by previously authorized amendments or directives \$0.00
 The Revised Contract Sum prior to this directive was \$73,095.00
The Adjusted Contract Sum will be ☒ increased ☐ decreased by\$18,600.00
 The Adjusted Contract Sum\$91,695.00

Approval Signatures:

Architect

Date

Owner

Date

Exhibit A



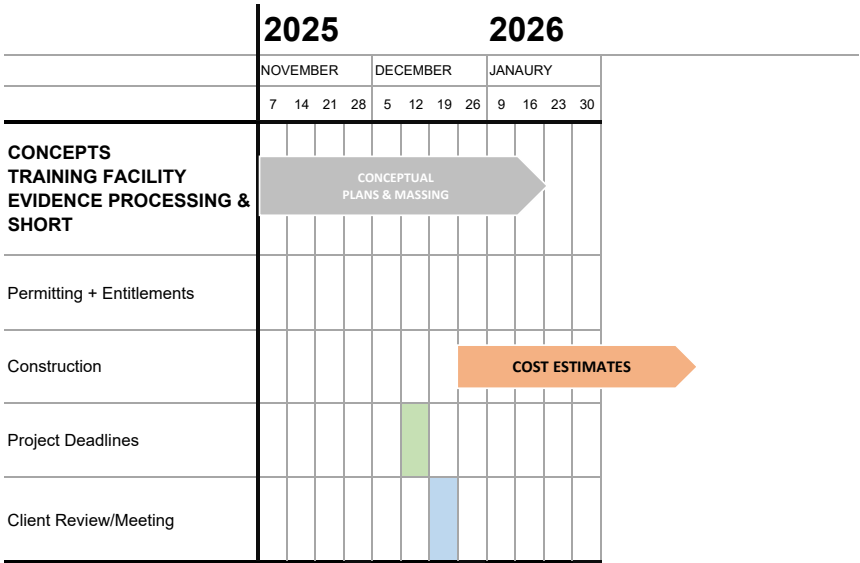
City of Twin Falls

Police Storage and Evidence Facility

Amendment 001 Compensation Adjustment
11/26/2025

	<u>Facility</u>	<u>Estimated Hours</u>	<u>Average Billing Rate</u>	<u>Total</u>
	Training Building			
<u>Responsibility</u>	<u>Task</u>			
Cole	Conceptual Floor Plan (Interior)	20	\$150	\$3,000
Cole	Building Massing (Exterior)	20	\$150	\$3,000
Cole	Owner Review Meeting	2	\$150	\$300
Cole	Project Management/Coord.	10	\$150	\$1,500
Consultants	Consultant Feedback/Coord.	10	\$150	\$1,500
	<u>Facility</u>			
	Evidence Processing and Short-Term Storage			
<u>Responsibility</u>	<u>Task</u>			
Cole	Conceptual Floor Plan (Interior)	20	\$150	\$3,000
Cole	Building Massing (Exterior)	20	\$150	\$3,000
Cole	Owner Review Meeting	2	\$150	\$300
Cole	Project Management/Coord.	10	\$150	\$1,500
Consultants	Consultant Feedback/Coord.	10	\$150	\$1,500
	<u>Total Estimated Hours</u>	124		
<u>Lump Sum Amendment 1 Compensation Adjustment</u>				\$18,600

Exhibit A



DRAFT

AIA® Document G802® – 2017

Amendment to the Professional Services Agreement

PROJECT: *(name and address)*

Twin Falls Police Storage and
Evidence Facility
420 Victory Avenue
Twin Falls, ID 83301

AGREEMENT INFORMATION:

Date: March 5, 2025
AIA B101-2017

AMENDMENT INFORMATION:

Amendment Number: 002

Date: January 13, 2026

OWNER: *(name and address)*

City of Twin Falls
203 Main Avenue East
Twin Falls, ID 83301

ARCHITECT: *(name and address)*

Cole Architects, PLLC
404 S 8th Street #250
Boise, ID 83702

The Owner and Architect amend the Agreement as follows:
See Exhibit A

The Architect's compensation and schedule shall be adjusted as follows:

Compensation Adjustment:
See Exhibit A

Schedule Adjustment:
See Exhibit A

SIGNATURES:

Cole Architects, PLLC

ARCHITECT *(Firm name)*

City of Twin Falls

OWNER *(Firm name)*

SIGNATURE

SIGNATURE

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

DATE

DATE

Exhibit A

PROJECT:	Twin Falls Police Storage and Evidence Facility	AMENDMENT NO.:	002
CLIENT:	City of Twin Falls 203 Main Avenue East Twin Falls, ID 83301 (208)786-2296 Email:	DATE:	01/13/2026
		CONTRACT DATE:	03/05/2025
ARCHITECT:	Cole Architects, PLLC 404 S 8 th Street #250 Boise, ID 83702	COLE ARCHITECTS PROJECT NUMBER:	24-117

The Client and Architect agree that the terms and conditions governing the Architect's services and responsibilities under the Agreement referred to above shall be amended to include the following services under that Agreement:

Scope:

Under this Amendment 002, the Architect shall advance the Long-Term Evidence Storage Facility through Design Development and Construction Documents, including refinement of the design, coordination of all consultant disciplines, and preparation of a comprehensive set of documents suitable for permitting and construction. The Architect shall further provide services during the permitting and bidding phases, including responses to agency review comments, preparation of clarifications, and addressing bidder inquiries. During the construction phase, the Architect shall perform Construction Administration services as defined in the Agreement, including observing the Work, reviewing submittals, responding to RFIs, and assisting the Owner in administering the Contract for Construction, all in accordance with the B101-2017 Agreement executed on 03/05/2025.

Schedule:

Refer to the Detailed Project Schedule (Attached)

Compensation:

The Architect agrees to provide the outlined scope of services for the fees listed below. This fee will be billed as a separate task on the Architect's invoice to the client. The Architect's monthly invoice will reflect the percentage complete of the task.

Refer to the Detailed Fee Schedule (attached)

Agreement Amendment:

The Original Contract Sum (B101-2017: Basic & Supplemental services) ...\$73,095.00
 Net change by previously authorized amendments or directives \$0.00
 The Revised Contract Sum prior to this directive was \$73,095.00
The Adjusted Contract Sum will be ☒ increased ☐ decreased by ...\$246,905.00
 The Adjusted Contract Sum \$320,000.00

Approval Signatures:

 Architect

 Date

 Owner

 Date

Exhibit A



City of Twin Falls

Police Storage and Evidence Facility

Amendment 2 Compensation Adjustment

1/13/2026

Facility

Long-Term Police Evidence Storage

(Design Development - Construction Administration)

A&E Fees Based on

Original Scope & Budget

Construction Budget

\$3,200,000

Facility Square Footage - Original Scope

11,000

A&E Fee %

10%

\$320,000

Task

Schematic Design - Phase I completion 12/2025 ~ 23%

\$73,095

(Per B101-2017)

Design Development

15%

\$48,000

Construction Documents

32%

\$102,400

Procurement

~ 5%

\$16,505

Construction Administration

25%

\$80,000

Total Basic Compensation

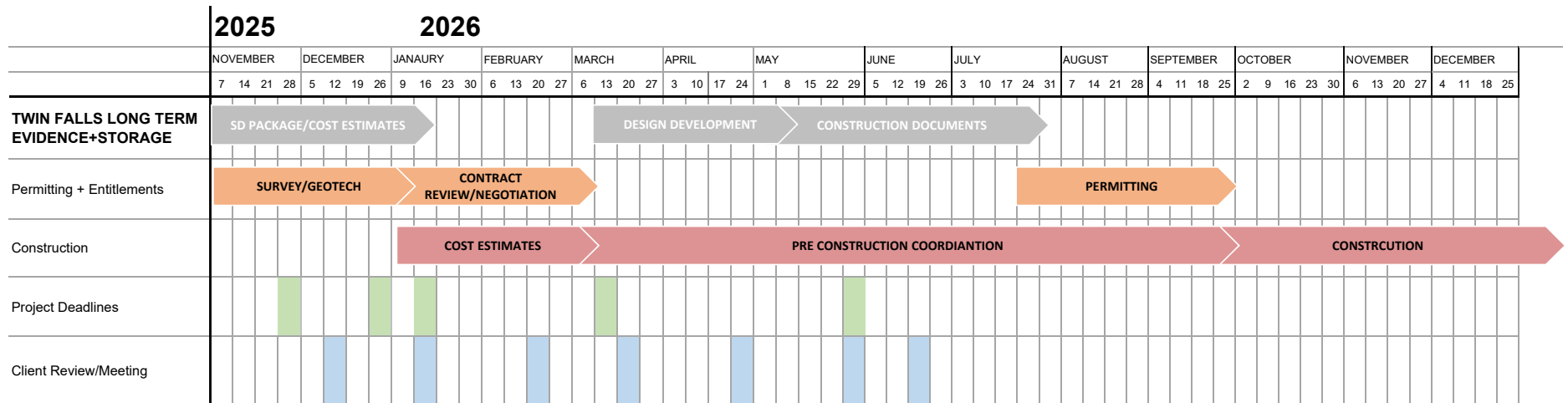
100%

\$320,000

Total Amendment 2 Compensation Adjustment

\$246,905

Exhibit A





Date: Tuesday, January 20, 2026
To: Honorable Mayor and City Council
From: William Klaver, Senior City Planner

ACTION ITEM

Request:

Request to adopt ordinance #O-2026-001 for Vacation of the alley located in Ritchey Subdivision Annex.

Time Estimate:

Approximately five (5) minutes for presentation and questions.

Background:

On September 30, 2025, the Planning and Zoning Commission sent a positive recommendation of this request.

On October 27, 2025, the City Council conducted a Public Hearing on this item. At the conclusion of the Public Hearing and deliberation, the City Council approved the Vacation request.

Approval Process:

Idaho Code requires that an ordinance be read on three separate days prior to its passage. Two of the readings can be satisfied by reading the title only. Further, Idaho Code allows the reading rules to be dispensed if "one half (1/2) plus one (1) of the members of the full council" authorize the action. Should the council wish to approve the ordinance this evening a motion to dispense with the rules would have to be approved by five or more council members, prior to a vote on the passage of the ordinance.

Suggested motion language if dispensing the rules: *I move that we dispense with the reading rules and place Ordinance 2026-001 on third and final reading by title only.*

If five or more council members approve dispensing with the rules, then the title must be read, followed by a motion on approval of Ordinance 2026-001: *I move that we approve Ordinance 2026-001 as presented.*

Budget Impact:

N/A

Regulatory Impact:

Approval of this request will remove the limitation, or entitlement, for the specific area, as described on the plat or in other recorded documents. This area will become private property, and subject to current rules and regulation for taxes, zoning code compliance, and development.

History:

N/A

Analysis:

N/A

Conclusion:

As directed by Council, staff has prepared an ordinance to finalize the process.

Attachments:

1. O-2026-001 PZ25-0104 Vacation

ORDINANCE NO.O-2026-001

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, **VACATING** THE REAL PROPERTY DESCRIBED BELOW AND PROVIDING FOR VESTING OF TITLE TO THE PROPERTY SO VACATED.

WHEREAS, River Sound Investments, LLC has made an application for the vacation of the alley located in Ritchey Subdivision Annex in the City of Twin Falls; and,

WHEREAS, the City Planning and Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 30th day of September 2025, to consider the vacation of the real property below described; and,

WHEREAS, the City Planning and Zoning Commission has made recommendations to the City Council for the City of Twin Falls, Idaho; and,

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing to consider the same matter on the 27th day of October 2025.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

SECTION 1. That the following described real property be and the same is hereby VACATED:

SEE EXHIBIT "A"

SECTION 2. That title to the real property by this Ordinance vacated shall revert to the adjoining property owner(s) as described below:

<u>NAME</u>	<u>ADDRESS</u>	<u>PROPERTY</u>
River Sound Investments	3586 E 4000 N	Lot 4
	Kimberly ID	
River Sound Investments		

Page 1 of 3
PZ Application No. PZ25-0104

	3586 E 4000 N	Lot 5
	Kimberly ID	
River Sound Investments	3586 E 4000 N	Lot 6-B
	Kimberly ID	
River Sound Investments	3586 E 4000 N	Lot C
	Kimberly Id	
River Sound Investments	3586 E 4000 N	1535 Kimberly Rd
	Kimberly ID	

SECTION 3. That the City Clerk immediately upon the passage and publication of this Ordinance as required by law certify a copy of the same and deliver said certified copy to the County Recorder's Office for indexing and recording, in the same manner as other instruments affecting the title to real property, as required by Idaho Code 50-1324(2).

PASSED BY THE CITY COUNCIL _____, 20____

SIGNED BY THE MAYOR _____, 20____

Mayor

ATTEST:

Deputy City Clerk

PUBLISH: Saturday, _____, 2026

Legal Description
Alley Vacation (Ritchey Subdivision Annex)
Twin Falls County, Idaho

Being a portion of the Alley as shown on that certain Map entitled "RITCHEY SUBDIVISION ANNEX" recorded June 18, 1946 as Instrument No. 0000-361575 in the office of the County Recorder of Twin Falls County, Idaho, more particularly described as follows:

Beginning at the Southwest Corner of Lot 4 as shown on said Map and being the REAL POINT OF BEGINNING;

Thence, along the North Boundary of said Alley, South $89^{\circ}20'56''$ East 264.79 feet to the Southeast Corner of Lot C as shown on said Map;

Thence, along the East Boundary of said Alley, South $00^{\circ}17'09''$ East 21.92 feet to the Southeast Corner of said Alley;

Thence, along the South Boundary of said Alley, North $89^{\circ}30'49''$ West 99.30 feet;

Thence, continuing along said South Boundary, North $00^{\circ}17'42''$ West 2.23 feet;

Thence, continuing along said South Boundary, North $89^{\circ}32'06''$ West 165.47 feet to the Southwest Corner of said Alley;

Thence, along the West Boundary of said Alley, North $00^{\circ}17'45''$ West 20.52 feet to said REAL POINT OF BEGINNING.

Containing approximately 5,541 square feet.

End of Description



Date: Tuesday, January 20, 2026
To: Planning and Zoning Commission
From: William Klaver, Senior City Planner

ACTION ITEM

Request:

Request 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 South and Orchard Drive, on approximately 40 acres (more or less). The request is to have majority of the property zoned of Town Neighborhood 2 (TN-2) and a Zoning Development Agreement with a base zoning designation of Community Market (CMT), with the following modifications:

1. Establish Community Market as base zone;
2. Allow by right the land-use "Gasoline Service Station";
3. Allow by special use the land-use "Storage Unit Rentals";
4. Limit hours of operation for the storage unit rentals from 7:00 AM - 9:00 PM; and
5. Modify rear yard setback on Lot 1, Block 1. This modification is proposed to be 10 feet from residential zones rather than 15 feet from residential zones.

This project is anticipated to utilize multiple phases.

On December 16, 2025, the Planning and Zoning Commission approved this recommendation with a vote of 4–0.

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 TN-2 Zoning designation with a CMT 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 requests the zoning designation be zoned Town Neighborhood 2 (TN-2) for a majority of the property and Community Market (CMT) with a Zoning Development Agreement (ZDA) on roughly 5.75 acres.

The surrounding properties within the City of Twin Falls Limit are zoned TN-2 and would match the context or intent of the 2016 Comprehensive Plan. Staff is supportive of the request for TN-2 Zoning Designation as presented.

The ZDA on roughly 5.75 acres requests the following exception:

1. Establish Community Market as base zone;
2. Allow by right the land-use "Gasoline Service Station";
3. Allow by special use the land-use "Storage Unit Rentals" with limited hours of operation (7:00 AM - 9:00 PM); and
4. Modify rear yard setback on Lot 1, Block 1. This modification is proposed to be 10 feet from residential zones rather than 15 feet from residential zones.

Staff has provided review below of the requested exceptions.

1. The Community Market (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 CMT zoning designations has a front setback of 35' from arterial roads and 15' from all other roads. The CMT zoning designation has side and rear setback of 0' or 15' from residential zoning designations. The CMT zoning designation would be appropriate for the Neighborhood Commercial future land use designation.
2. The CMT zoning designation 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 pitched roofs and mixture of materials. Should the Council wish to make this use approved, staff does not see detrimental impacts on the use of "Fuel/charging station" being allowed by right.
3. The CMT zoning designation does not permit the use of "storage facility, self-service" in any form. The least "intense" zoning designation that would allow the use 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. The applicant has restricted the use further by limiting hours of operation from 7:00 AM - 9:00 PM. 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 request, to reduce this setback down to 10', is for Lot 1, Block 1 or the lot where the storage units are proposed. 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 chances for noise issues. This may be solved by required landscaping buffers between residential and commercial properties that may be required now or at the time of special use permit.

Conclusion:

The City Council has two (2) items for consideration.

- Annexation — Does the City want to annex the property?
- Is the requested zoning appropriate for this area? or Is the proposed ZDA appropriate?

The City Council may approve as presented, with modification, a different zoning designation, or deny the request. Should the Council approve as presented, Staff has added the following conditions:

1. Right-of-Way to be dedicated along Orchard Drive prior to the ordinance being signed and recorded;
2. Right-of-Way to be dedicated along Blue Lakes Boulevard South prior to the ordinance being signed and recorded;
3. Orchard Drive to be constructed to City of Twin Falls standards at the time of development;
4. Blue Lakes Boulevard South to be constructed to City of Twin Falls standards at the time of development;

Attachments:

1. PZ25-0111 Vicinity Map
2. PZ25-0111 Presentation Map
3. PZ25-0111 Aerial Map
4. PZ25-0111 TN-2 District Regulations
5. PZ25-0111 CMT District Regulations
6. PZ25-0111 Proposed ZDA Document
7. PZ25-0111 Applicant Narrative
8. PZ25-0111 Planning & Zoning Commission Minutes - December 16, 2025

Vicinity Map

2nd Ave S

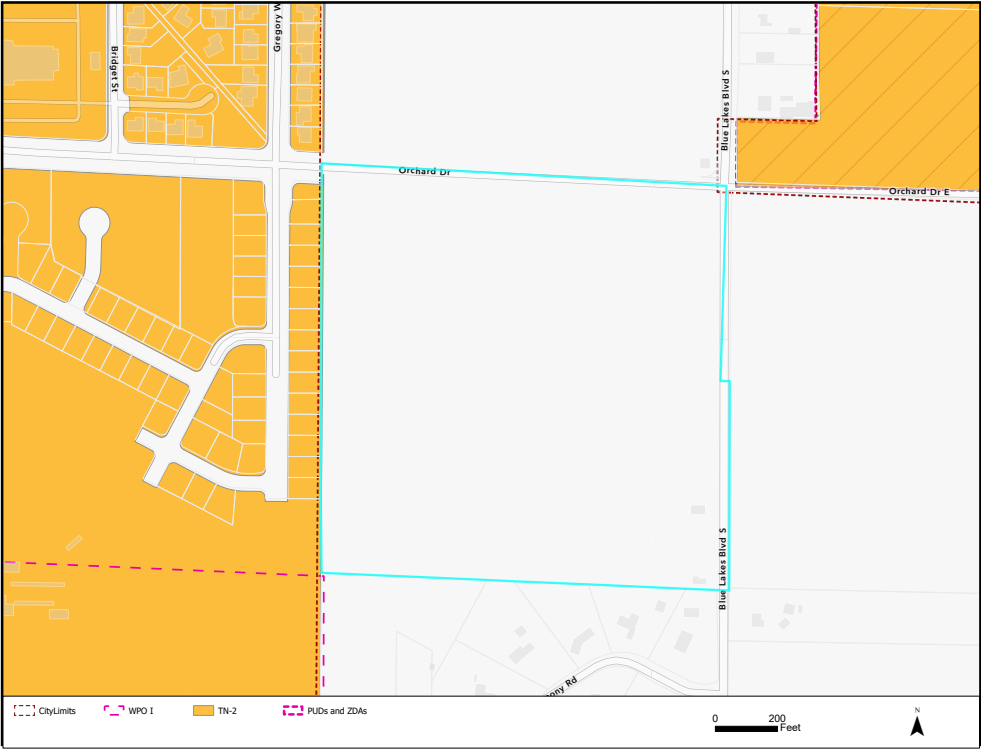
Kimberly Rd



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



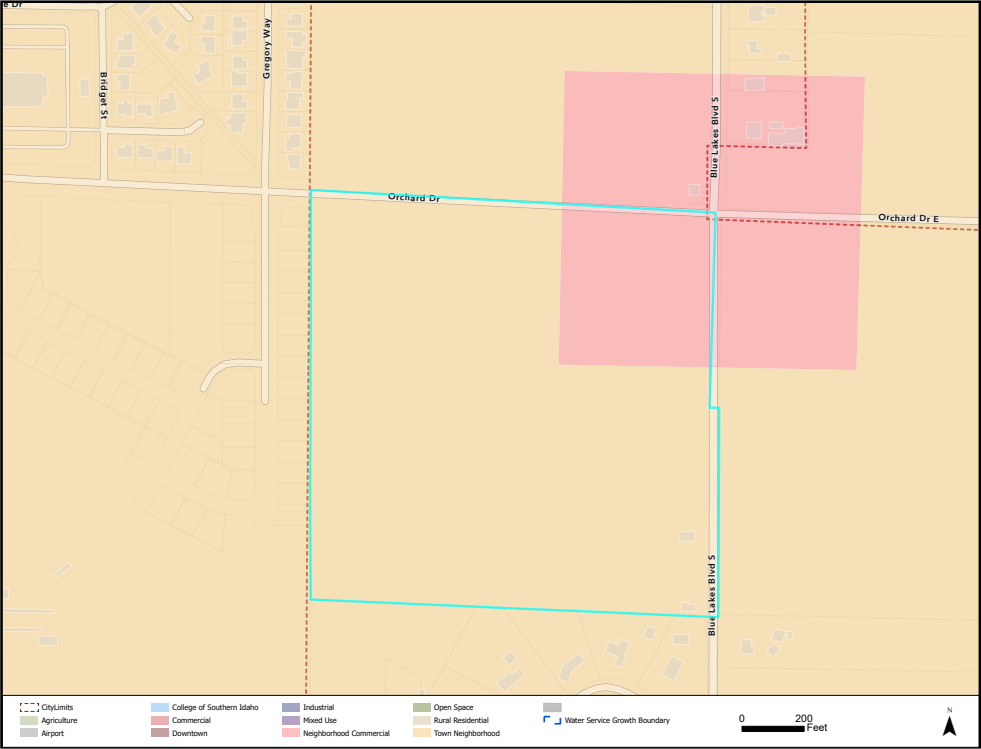
Zoning

<u>Current Zoning:</u>	County Jurisdiction
<u>Current Land Use:</u>	Agricultural / Undeveloped
<u>Proposed Zoning:</u>	CMT ZDA & TN-2
<u>Proposed Land Use:</u>	Residential, Gas Station, & Storage Units

Surrounding Area

<u>North:</u>	Residential (County Jurisdiction)
<u>South:</u>	Residential (County Jurisdiction)
<u>East:</u>	Agricultural (County Jurisdiction)
<u>West:</u>	Residential (TN-2)

FUTURE LAND USE MAP



Regulations

Twin Falls Municipal Code Section(s) 10-3-8; 10-3-10; & 10-2-5-A; & 10-2-5-E.

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

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.

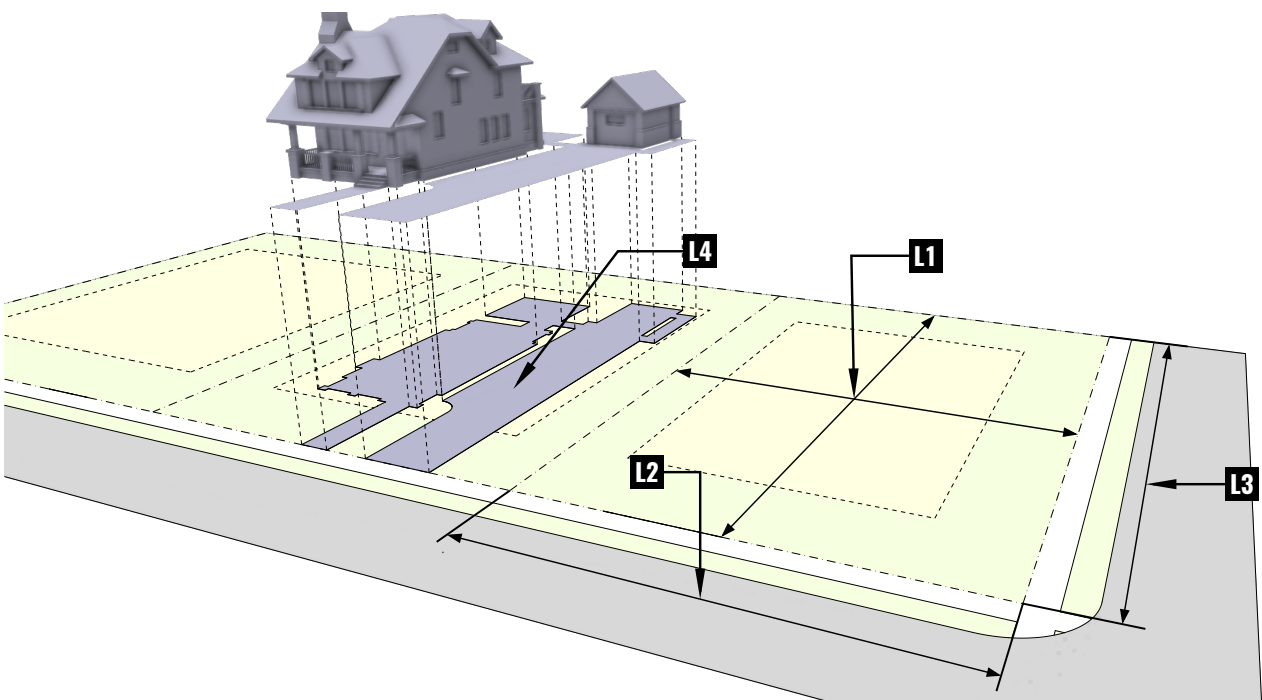


C. Property Development Standards.

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 14 Lot Dimensions

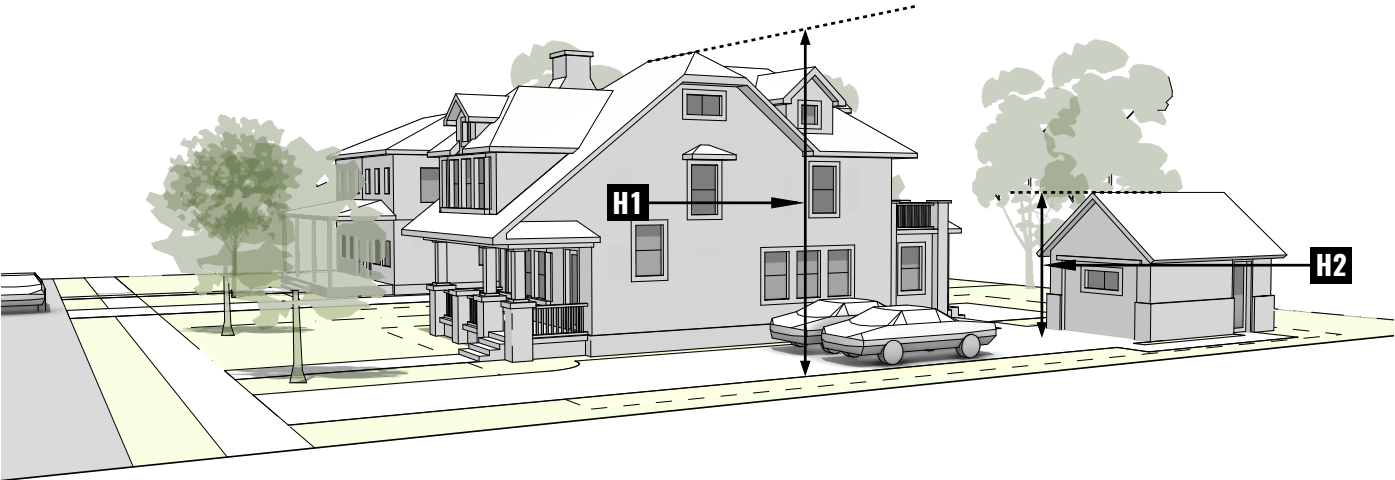
Min. Area (sq. ft.)	Min. Width (ft.)	Min. Depth (ft.)	Max. Coverage
4,000/6,500	n/a	n/a	n/a
L1	L2	L3	L4



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

Table 15 Building Height

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



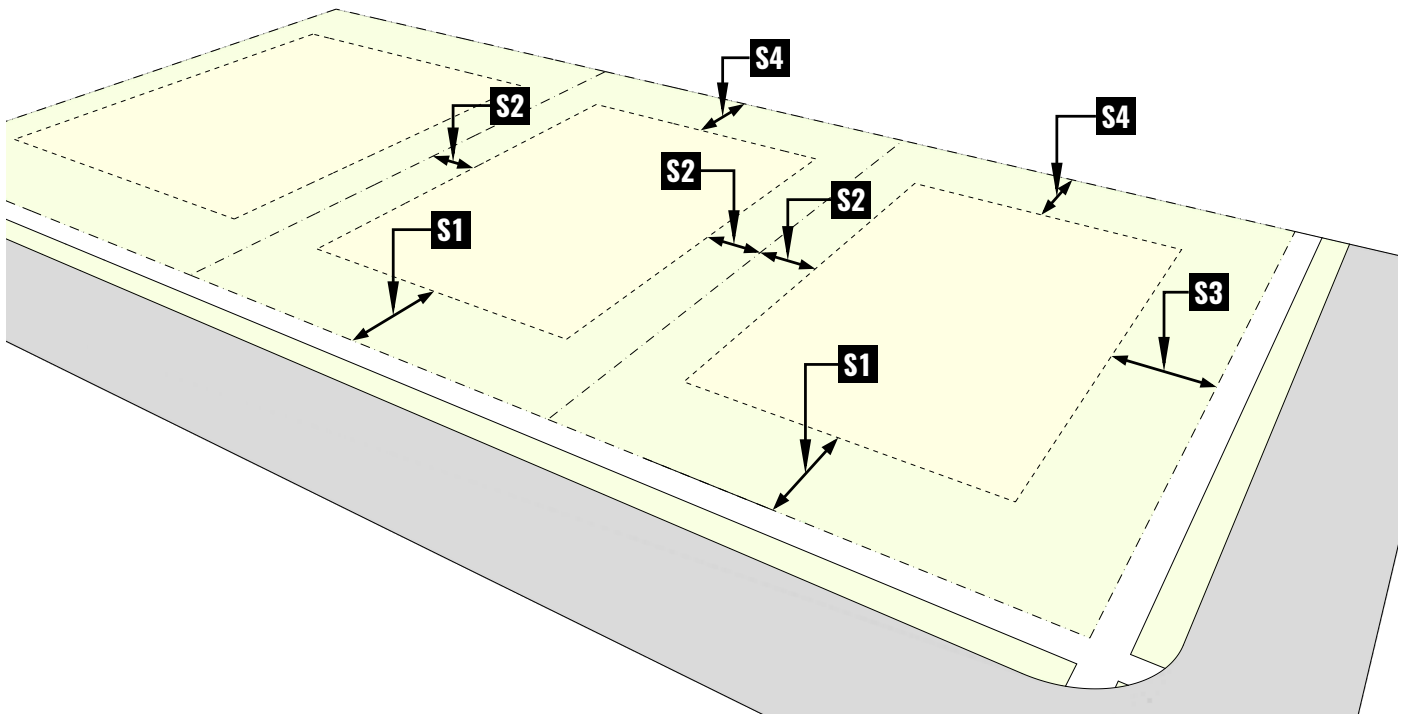


Table 16 Building Setbacks

Building Setbacks	Main	Diagram Key
Front	15'/20'	S1
Side	5'	S2/S3
Rear	15'/20'	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 5 feet to the side property line.
 - c. Rear Setbacks: The rear building line shall not be closer than 15 feet to the rear property line.
 - 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 10-8 of this title.
5. Landscaping. Landscaping shall meet the requirements of section 10-9 of this title.

CHAPTER 3 ZONING DISTRICTS

10-3-10: 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.
 - 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 10-2 of this title.
3. Building Setbacks.
 - 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 feet or 15 feet from residential zones
 - ii. Residential: 15 feet
 - c. Rear Setbacks:
 - i. Commercial and residential over 5 units: 0 feet or 15 feet from residential zones
 - ii. Residential: 15 feet
4. Off-Street Parking. Off-street parking shall meet the requirements of section 10-8 of this title.
5. Landscaping. Landscaping shall meet the requirements of section 10-9 of this title.

EXHIBIT B

Cook's Corner Subdivision

A Community Market District (CMT) and Residential Development

This Zoning Development Agreement (ZDA) is made and entered into this ____ day of _____, 2026, 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 3 – Section 2 (K); Uses by Zoning District, and Title 10 – Chapter 3 – Section 10; Community Market District (CMT) Rear Setbacks for the area designated as "Block 1 Lot 1 Community Market District", solely for the Storage Facility, Self-Service use, as shown 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 10-3-2 (K) – Table of Uses by Zoning District:
 - Include "Fuel/Charging Station" as a Permitted Use (P) under Community Market District (CMT) instead of a Special Use (S).
 - Limit hours of operation for "Fuel/Charging Station" use in CMT to 6:00am – 11:00pm
2. Amend 10-3-2 (K) – Table of Uses by Zoning District:
 - Include "Storage Facility, Self-Service" as a Special Use (S) under Community Market District (CMT) instead of a Prohibited Use.
 - Limit hours of operation for "Storage Facility, Self-Service" use in CMT to 7:00am – 9:00pm
3. Amend 10-3-10 (C) – Property Development Standards:
 - Modify sub-item 3.c – Rear Setback to read:
 - i. Commercial and residential over 5 units: 0 feet or 10 feet from residential zones. (For the area designated as "Block 1 Lot 1 Community Market District", solely for the Storage Facility, Self-Service use, as shown on the ZDA Conceptual Development Plan)

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)
)ss
County of _____)

On this ____ day of _____, 2026, before me, a Notary Public in and for said County and State, personally appeared _____, known or identified to me to be the 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 Community Market District (CMT) and Residential Development

IN WITNESS WHEREOF, the City has affixed its seal and caused these presents to be executed by its Mayor
on this _____ day of _____, 2026.

CITY OF TWIN FALLS

ATTEST: _____

By: _____

Mayor

STATE OF IDAHO)
)ss
County of _____)

On this ____ day of _____, 2026, before me, a Notary Public in and for said County and State, personally
appeared _____, known or identified to me to be the 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.

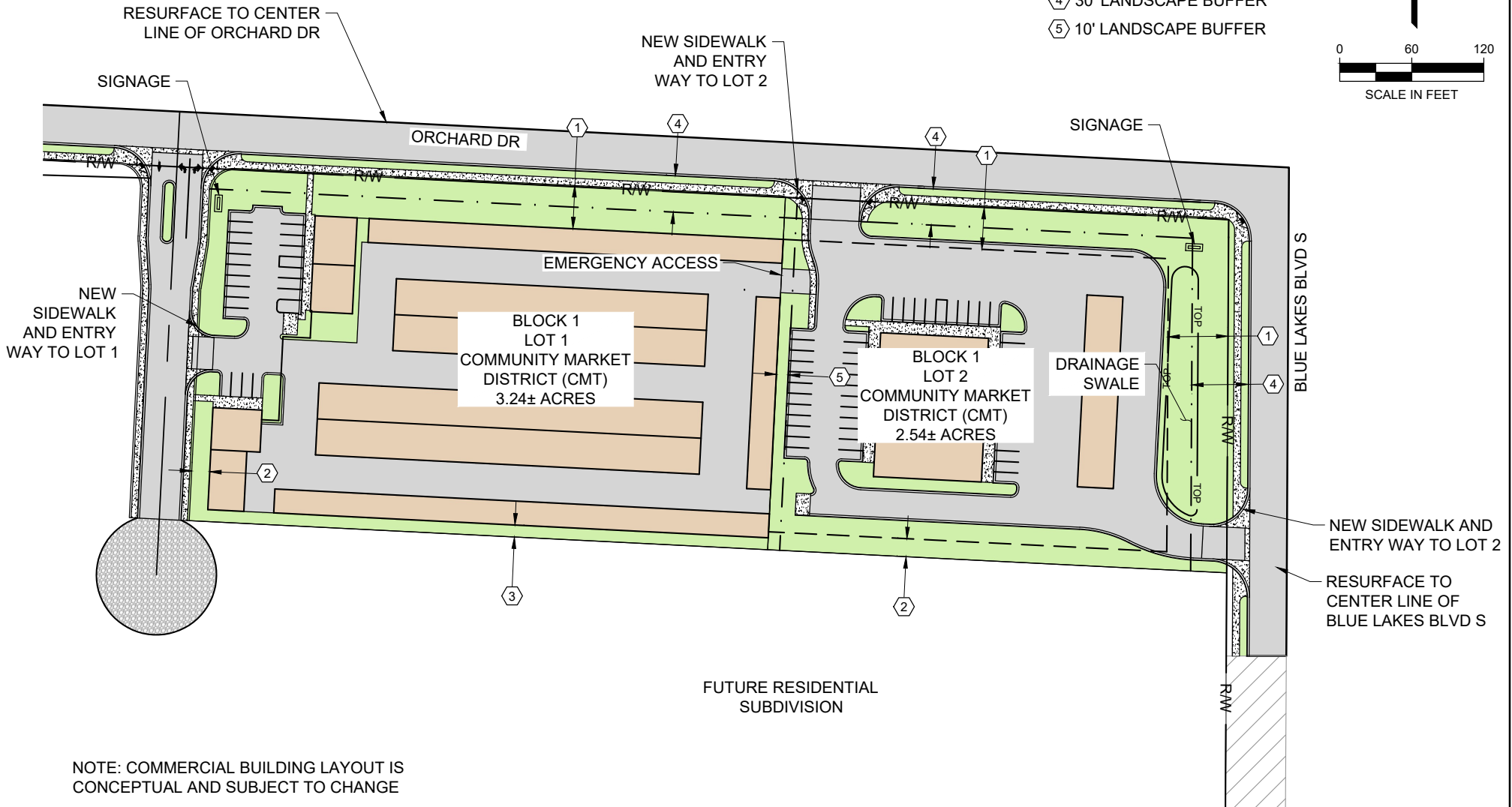
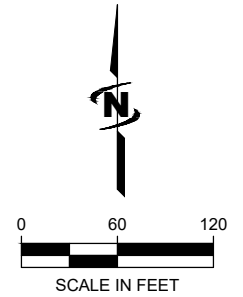
Notary Public for Idaho

Residing at _____

My Commission Expires: _____

SETBACK/BUFFER KEY

- ① 35' BUILDING SETBACK
- ② 15' BUILDING SETBACK
- ③ 10' BUILDING SETBACK
- ④ 30' LANDSCAPE BUFFER
- ⑤ 10' LANDSCAPE BUFFER



Cook's Corner Subdivision

A Development of Neighborhood Commercial Facilities



*Figure 1 - Sample Elevation of similar style storage facility
Example facility is Extra Space Storage located at 5100 N Dwyer Ave, Meridian, ID 83646*

Cook's Corner Subdivision

A Development of Neighborhood Commercial Facilities



Figure 2 - Sample Elevation of similar style storage facility
Example facility is Extra Space Storage located at 5100 N Dyver Ave, Meridian, ID 83646

Cook's Corner Subdivision

A Development of Neighborhood Commercial Facilities



Figure 3 - Sample Elevation of similar style storage facility

Example facility is Bach Self Storage Twin Falls located at 1830 Washington St N, Twin Falls, ID 83301

Cook's Corner Subdivision

A Development of Neighborhood Commercial Facilities



Figure 4 - Sample Elevation of similar style storage facility

Example facility is Bach Self Storage Twin Falls located at 1830 Washington St N, Twin Falls, ID 83301

Cook's Corner Subdivision

A Development of Neighborhood Commercial Facilities



*Figure 5 – 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 6 - Sample Elevation of similar style service station
Example facility is Base Camp Twin Falls located at 915 Magic Rd, Twin Falls, ID 83301*

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:

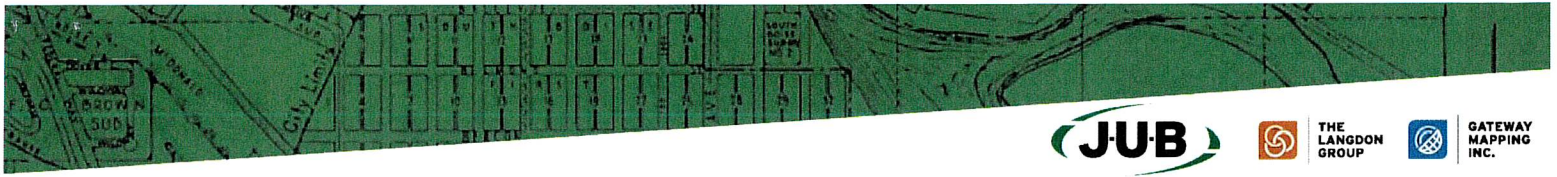
On behalf of CA Development, LLC (Owner), we are pleased to submit this request for a Zoning Development Agreement (ZDA) in conjunction with the future annexation and subdivision for the "Cook's Corner" project. This letter is provided to describe the project and purpose for the ZDA request, and relay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

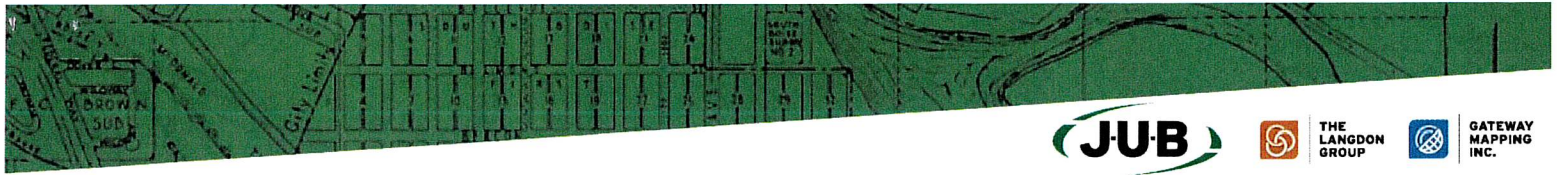
The current application proposes to create two commercial lots on the property totaling approximately 5.7-acres (Lots 1 and 2), with a remainder parcel (Lot 3) that will be further subdivided in the future via the standard Preliminary and Final Plat process. Lot 1 is proposed to include a mix of uses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



J-U-B FAMILY OF COMPANIES

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

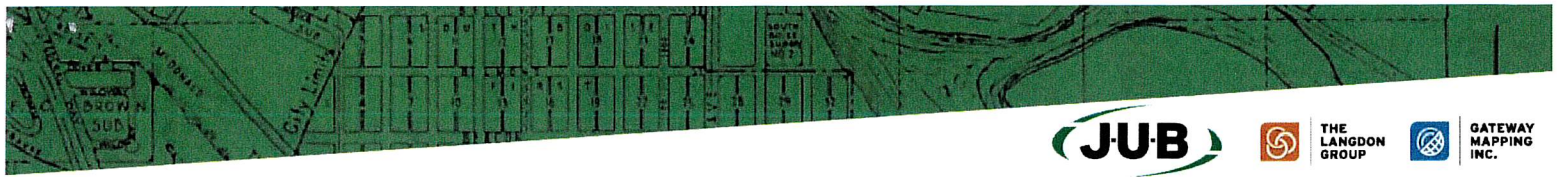
Site drainage will adhere to City code requirements and is anticipated to consist of underground seepage beds under paved areas and/or surface swales with landscape areas, subject to final site design.

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.



Twin Falls Planning & Zoning Commission Minutes

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

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

Members Attending: Campbell, Zimmerman, 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: December 2, 2025.

MOTION: Commissioner Bulkley moved to approve the minutes from the December 2, 2025, meeting. Commissioner Gomes seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

4) Items of Consideration

5) Public Hearings

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

Staff Presentation:

Senior Planner Klaver presented the 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).

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)

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

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 requests 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.

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.

Applicant Presentation:

Justin Scheel presented on behalf of the applicant giving more details about the project.

PZ/Questions & Comments:

- Chairperson Campbell asked for clarification about what was being voted on tonight.
- Senior Planner Klaver clarified that it is for the zoning for the whole lot. TN2 for 34 acres and CMT for the 6 remaining acres.
- Chairperson Campbell asked the applicant if he had any issues with the conditions.
- Justin Scheel replied that they want to maximize the space for drive isles. By reducing the setback, a little on the south residential side, it would allow the space they need.
- Chairperson Campbell asked if the items would have been allowed under the previous code.
- Senior Planner Klaver replied that it would allow more neighborhood commercial.
- Justin Scheel clarified that the client wants to keep the structures to blend in with the surrounding.
- Senior Planner Klaver stated the client needs to keep to the overall look of what is being presented.
- Vice-Chairperson Zimmerman asked about gas stations being permitted and would they still need to go through the building process.
- Senior Planner Klaver replied yes.
- Commissioner Bulkley asked about the setbacks
- Senior Planner Klaver explained that they are asking for a reduction of 5 feet on the south side.

Public Hearing: Opened

Linda Baker asked if they see any issues with a gas station for parking and traffic.

Justin Scheel responded to the traffic concern. He stated there are improvements that need to be made. There is no parking allowed along the road.

Public Hearing: Closed

Discussions Followed:

The Commission likes the project. They like the CMT zone for the northwest corner.

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

Approved 4 to 0.

- b) Request for a Special Use Permit 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).

6) Upcoming Meeting(s)

- a) January 7, 2025 - Work Session - Cancelled
January 13, 2025

Both January meetings have no applications. January 27 - Will be a work session to go over Title 10.

7) Adjournment

The meeting adjourned at 07:45 PM

Jody Green, Planning Technician