



Twin Falls Planning & Zoning Commission Agenda

Tuesday, February 24, 2026, 6:00 PM

203 Main Ave East
Twin Falls, ID 83303

Council Chambers

Members -

City Limits: Cortney Campbell, Chairperson; Tiffany Zimmerman, Vice-Chairperson; Todd Rambur; Robyn Weatherford; Rui Gomes

Area of Impact: Jeff Bulkley

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Conflict of Interest Declaration
- 3) Consent Calendar
 - a) **ACTION ITEM:** Request to approve the minutes from the following meeting: December 16, 2025.
By:
- 4) Items of Consideration
- 5) Public Hearings
 - a) **ACTION ITEM:** Request for recommendation to City Council on the appropriate zoning district for a proposed Annexation of 41.44 acres of property located at 1651 Sunway Dr N. c/o EHM Engineers, Inc on behalf of Mark McAllister (PZ26-0002).
By: Lisa Strickland, City Planner
- 6) Upcoming Meeting(s)
 - a) March 4, 2026 - Work Session
March 10, 2026
- 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, 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, 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 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).

Staff Presentation:

Planner Ebersole presented the 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).

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.

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. 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. 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.

Applicant Presentation:

Sheaylyn Parton gave some background and more information about what they have planned for the event center.

PZ/Questions & Comments:

- Chairperson Campbell asked if there were any other bars open until 2 am.
- Sheaylyn Parton stated she didn't know of any and they are ok with being open until 1.
- Chairperson Campbell asked Planner Ebersole if this has been seen before.
- Planner Ebersole explained that the city has a special event process that the applicant has been using.
- Sheaylyn Parton stated they were under the impression they could use the location for their business and were later told they needed to get a special use permit, so they used what they could.
- Chairperson Campbell asked about the measured decibels and who did that.
- Sheaylyn Parton replied that a sound engineer came in and set up the equipment and helped them set that up.
- Commissioner Gomes asked if they were wanting to be open 5 days a week.
- Sheaylyn Parton replied that they would like to be open Thursday-Saturday and are wanting to extend the hours.
- Commissioner Gomes asked if they have a liquor license.
- Sheaylyn Parton stated that they do.
- Commissioner Bulkley talked about the complaints and issues that have already happened.
- Sheaylyn Parton replied that the complaints are from a competitor. She is not aware of any local neighbors complaining about them.
- Director Spendlove clarified that the calls were calls of service. That is any time the police department is called out.

- Commissioner Gomes asked for clarification if the applicant is wanting to be open until 2, does the liquor need to be consumed by 1:30.
- Sheaylyn Parton stated yes, must be consumed. They cut off at 12:50 to make sure everyone is cut off.
- Commissioner Bulkley asked Planner Ebersole about the building permit.
- Planner Ebersole responded that yes, the city is in the middle of a review for the remodel of the interior of the building.
- Chairperson Campbell asked about the location at 2nd South Market and how long it has been open
- Sheaylyn Parton replied it's been open since 2021.
- Vice-Chairperson Zimmerman asked how long the taxi service is open.
- Sheaylyn Parton replied she believes until 3 am.

- Captain Wright explained what calls for service are. He explained a few of the calls and why they were there. He explained that City Code wants selling, serving and consuming stopped by 1 am.

- Commissioner Bulkley asked about the condition for 1 am close time for the permit.
- Planner Ebersole stated yes, per code.
- Commissioner Bulkley asked what happens if this becomes a problem.
- Captain Wright replied that a code change was made for this very reason. A revocation can be made if there are problems.
- Director Spendlove clarified that Planning and Zoning can revoke a permit.
- Chairperson Campbell asked Captain Wright if the applicant is working with city staff.
- Captain Wright stated they are.
- Chairperson Campbell asked about the calls to service and how many.
- Captain Wright stated there were 8 calls for service.
- Chairperson Campbell asked about being open until 2 and how the Police Department felt about that.
- Captain Wright stated the Police Department would be opposed to that.
- Sheaylyn Parton spoke about consumption and said they are wanting to be in full compliance with the law.

Public Hearing: Opened and closed with no public input

Discussions Followed:

The Commission feels having this kind of local establishment would be good. They would like to make sure closing times are followed.

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

Approved 4 to 0.

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

DRAFT



Date: Tuesday, February 24, 2026
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for recommendation to City Council on the appropriate zoning district for a proposed Annexation of 41.44 acres of property located at 1651 Sunway Dr N. c/o EHM Engineers, Inc on behalf of Mark McAllister (PZ26-0002).

Time Estimate:

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

Background:

This request is to annex approximately 40 acres with a zoning designation of Commercial – (COM) and Townneighborhood-1 (TN-1).

Approval Process:

Per City Code 10-02-05 2a, 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.

Per City Code 10-02-05 2b, the Council shall not hold a public hearing, give notice of a proposed hearing or act upon the plan, amendment, or repeal until recommendations have been received from the Commission.

Budget Impact:

N/A

Regulatory Impact:

Annexation of the property will affect the regulations by which this property is enforced. Currently the area of impact is managed by Twin Falls County. If annexed, the property will fall under the regulatory policies of the City of Twin Falls.

The Planning and Zoning Commission will forward a recommendation on what zoning would be most appropriate should the property be annexed into the City.

History:

Currently, the subject property is undeveloped with no significant history. However, the surrounding properties have recently been annexed and rezoned. To the south, the property has been zoned as Town Neighborhood-1. To the east is dual zoning where Commercial abuts Pole Line Rd W and Town Neighborhood-1 further south along Sunway Dr N. This request is asking for a similar zoning designation mixture.

Analysis:

The subject property is located within the City's Area of Impact, is contiguous to the City Limits along three boundaries and is part of Twin Falls Planning Boundary. The property is designated as Commercial and Town Neighborhood on the Future Land Use Map. The applicant is proposing two zoning designations for this property Commercial and Town Neighborhood-1.

- **Commercial District** is typically highway oriented, intended for retail, office, services and restaurants and is designed to support businesses, employment and serve residential neighborhoods.
- **Town Neighborhood-1 District** is primarily meant to support low-density neighborhoods with a mix of single-family homes and duplexes. Properties in this district must be located within city limits and be served by centralized water and sewer systems.

These two zoning designations are compatible with the Comprehensive Plan. Keeping in mind that the designation does not have specific boundaries but represents a guide to what would be compatible with the surrounding area. Commercial along Pole Line Rd W and along Sunway Dr N provides a buffer for the residential zone and offers opportunity for a mix of supporting services for the neighborhood. The residential zone is compatible with the property to the south and would be compatible with the area.

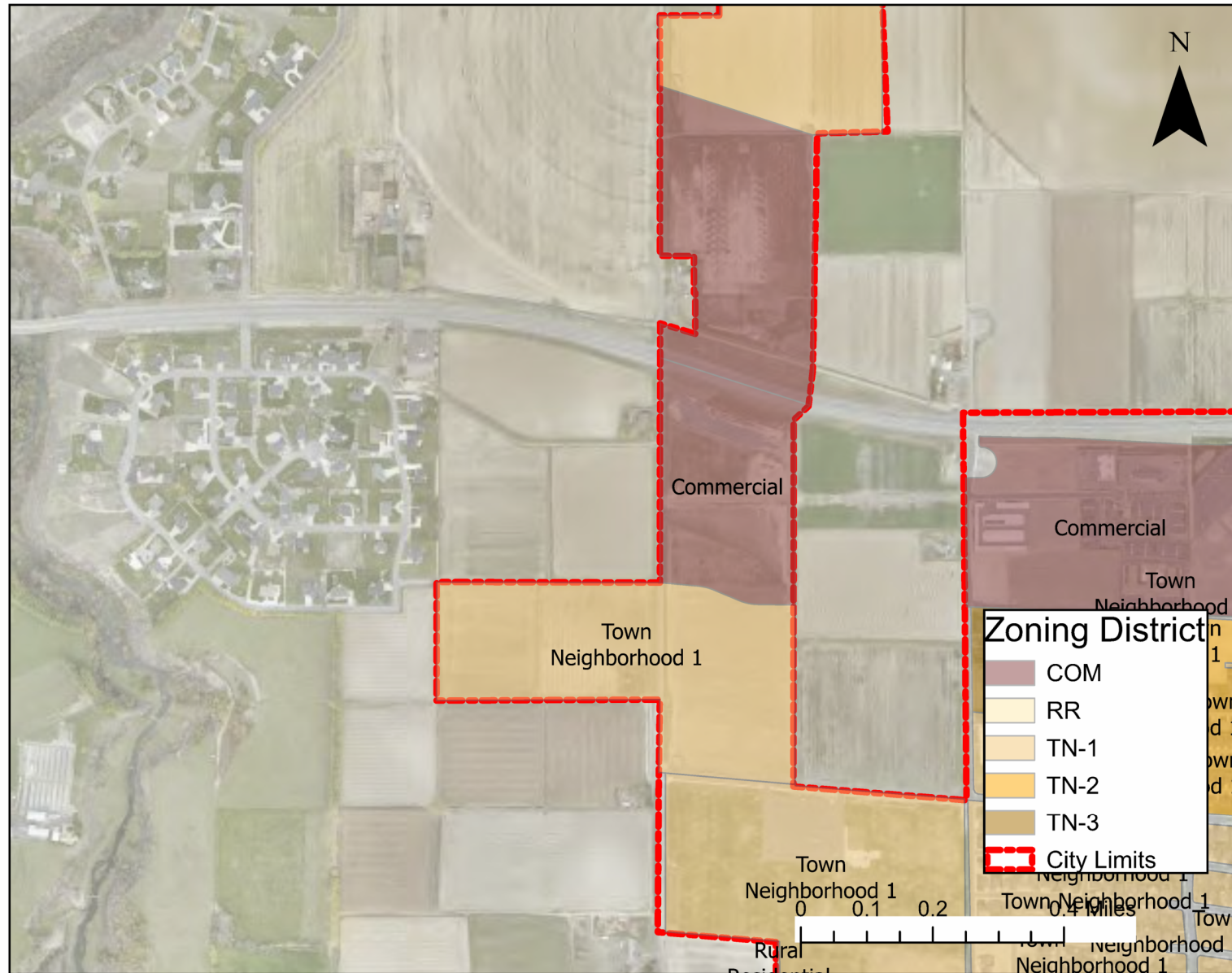
Conclusion:

Upon conclusion, prior to annexation of an unincorporated area, the council shall receive a recommendation from the commission allowing the council to hold a public hearing and make a final decision on the zoning and annexation of the property. The commission may recommend approval as presented, recommend denial, recommend an alternative zoning designation or table the request to acquire new information.

Attachments:

1. PZ26-0002 Zoning & FLU Map
2. PZ26-0002 Exhibit
3. PZ26-0002 Annexation Narrative

ZONING MAP



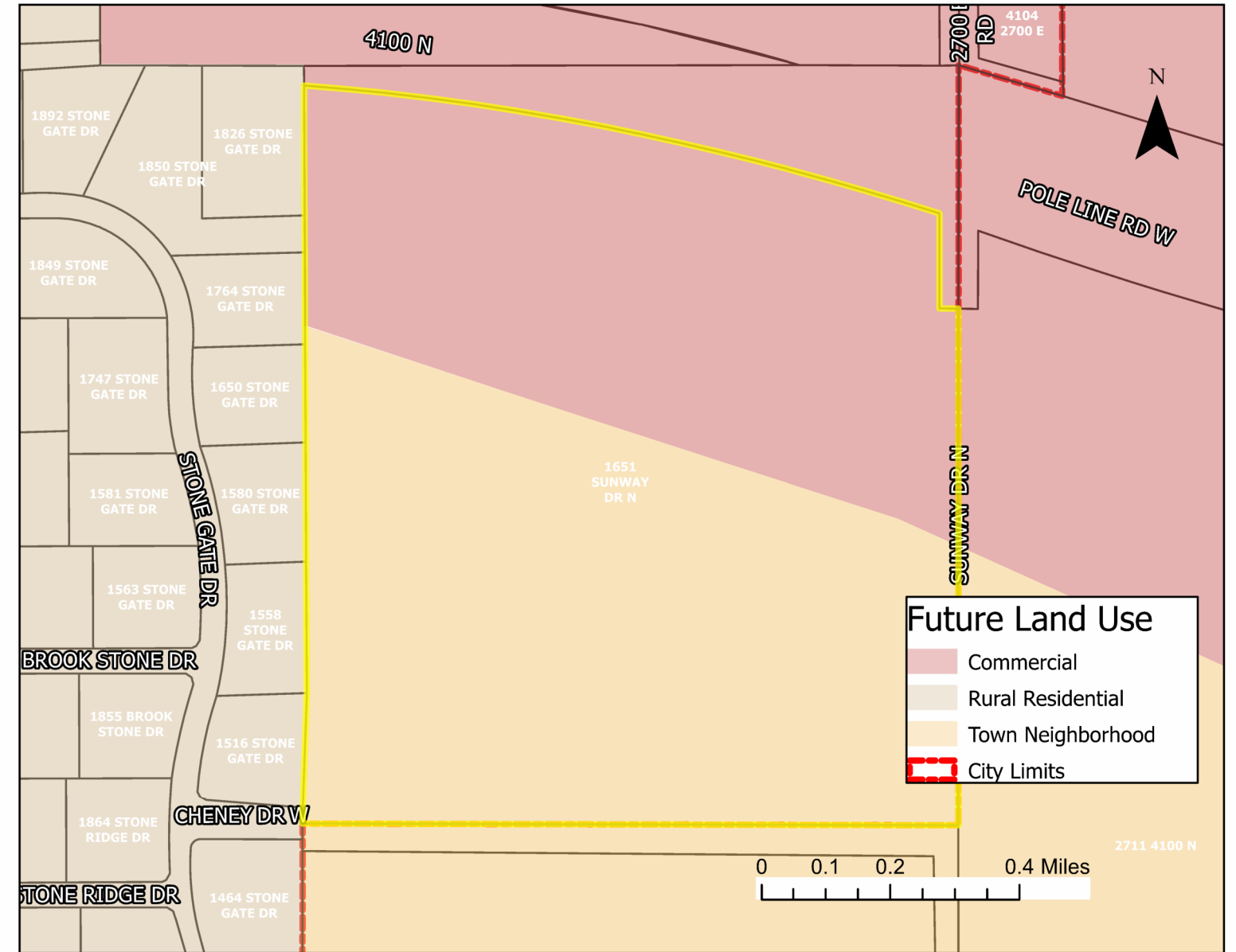
Zoning

Current Zoning: Area of Impact
 Current Land Use: Undeveloped
 Proposed Zoning: TN-1 & C-1
 Proposed Land Use: Residential & Commercial

Surrounding Area

North: Pole Line Rd W
 South: Undeveloped
 East: Undeveloped
 West: Residential

FUTURE LAND USE MAP

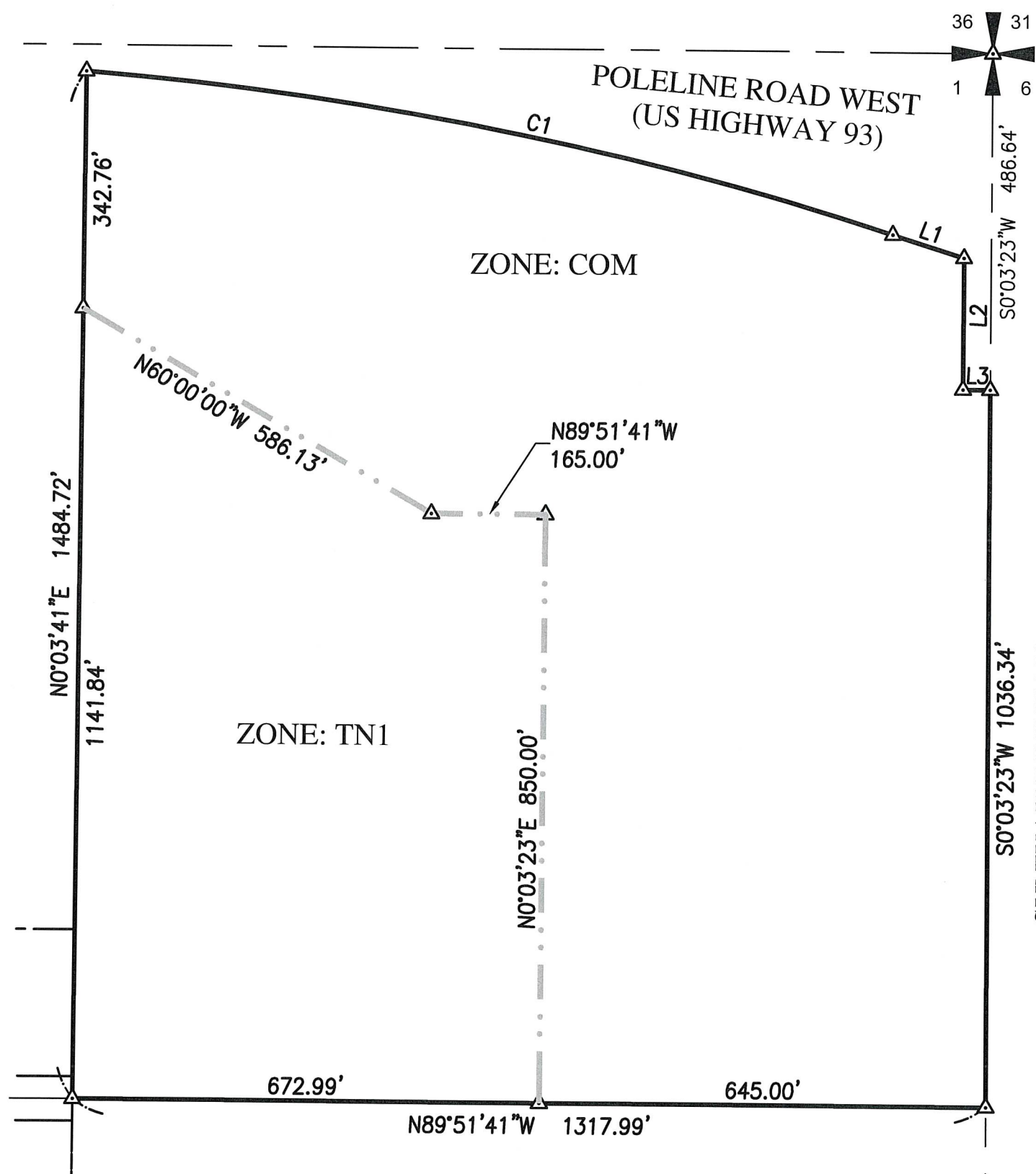


Regulations

Title 10 -2-5

FLU Category

Town Neighborhood: Primarily residential, small lot sizes, clustered development.
 Land Use Types: Single Family, Duplex, Townhomes, Parks, Recreational Areas, Schools, Civic Facilities
 Commercial: Highway Oriented, Large Scale, Connects Business to Customers
 Land Use Types: Retail, Hotels, Offices, Restaurants



Located In
 A Portion of
 Gov't Lot 1, Section 1
 Township 10 South, Range 16 East
 Boise Meridian
 Twin Falls County, Idaho
 2026



Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	13°21'15"	5147.78'	1199.81'	1197.10'	602.64'	S79°00'38"E

Line Table

LINE #	BEARING	DISTANCE
L1	S72°20'01"E	108.18'
L2	S0°03'23"W	190.38'
L3	S89°57'41"E	39.37'



EHM Engineers, Inc.
 BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE
 Engineers / Surveyors / Planners
 621 North College Road, Suite 100, Twin Falls, Idaho 83301
 P (208)-734-4888 fax (208)-734-6049 web: ehminc.com

**EXHIBIT
 ANNEXATION
 TWIN FALLS COUNTY, IDAHO**

JOB NUMBER:	226-25
APPROVED	
DESIGN	
DRAWN	CSH
DATE	DECEMBER 2025
SCALE	SHOWN
V 226-25 EXH-ZONING	
Sheet No.:	1



City of Twin Falls, Idaho

Applicant: Mark D. McAllister c/o EHM Engineers, Inc

Parcel Number: RP10S16E010010

Proposed Use: Commercial/Residential

Annexation and Zoning Request Statement

This request is for the annexation of Parcel #RP10S16E010010 into the City of Twin Falls, with proposed zoning of **COM (Commercial Highway District)** on the north end and **TN-1 (Residential)** on the south end of the property.

Relation to the Comprehensive Plan:

The proposed annexation and zoning are consistent with the City of Twin Falls Comprehensive Plan, which encourages a balanced mix of residential and commercial development in appropriate locations, promotes orderly growth within the urban area, and supports infill development adjacent to existing city limits. The placement of C-1 zoning along the northern portion supports the plan's goal of concentrating commercial uses along arterial streets and high-visibility areas, while the R-2 zoning on the southern portion provides for compatible residential neighborhoods in close proximity to city services.

Compatibility with the Surrounding Area:

The property is bordered by both commercial and residential uses, making the split-zoning designation a compatible transition between the two. The C-1 area will align with nearby commercial zoning and existing businesses, while the R-2 area will integrate with surrounding residential properties, minimizing potential land use conflicts and creating a natural buffer between uses.

Intended Use/Development of the Property:

The northern C-1 portion is intended for neighborhood-scale commercial development that will provide goods and services to local residents, while the southern R-2 portion is planned for residential development consistent with low-density housing patterns in the area. This approach will provide both economic opportunities and needed housing, while ensuring the property is developed in harmony with surrounding land uses.

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