



Twin Falls Planning & Zoning Commission Agenda

Tuesday, July 14, 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; Alexis Gadsby

Area of Impact: Jeff Bulkley

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Conflict of Interest Declaration
- 3) Consent Calendar
 - a) Request to approve minutes from the following meeting: April 28, 2026.
- 4) Items of Consideration
 - a) **ACTION ITEM:** Request for the consideration of the Preliminary Plat for Cook's Corner Subdivision consisting of 3 lots on 39 (+/-) acres located at 3683 N 3000 E. c/o Justin Scheel on behalf of Chris Brann (PZ26-0067).
By: Lisa Strickland, City Planner
 - b) **ACTION ITEM:** Request for the consideration of the Preliminary Plat for Kemp Subdivision consisting of 8 lots on 4 (+/-) acres located at the 2500 Block of Stadium Blvd c/o David Thibault on behalf of David Kemp.
By: William Klaver, Senior City Planner
- 5) Public Hearings
 - a) **ACTION ITEM:** Request for a recommendation to City Council for a Zoning District Change from Central City (CC) to Town Neighborhood-3 (TN-3) on property located at 451 Russet St., c/o Juan Torress. (PZ26-0057) -rescheduled from June 9, 2026 PZC meeting
By: Kelli Ebersole, City Planner
 - b) **ACTION ITEM:**

Request for a recommendation to City Council on the appropriate zoning district for a proposed annexation of 2.42 acres of property located at 857 Hankins Road North. c/o Goeffrey Wardle on behalf of Mountain West Council — Boy Scouts of America. (PZ26-0069)

By: Lisa Strickland, City Planner
 - c) **ACTION ITEM:**

Request for a Special Use Permit to allow a Storage Yard (Impound Yard) on property located at 1560 Eldridge Avenue. c/o Victor Gomez on behalf of Prime Towing and Recovery (PZ26-0074)

By: Kelli Ebersole, City Planner

d) **ACTION ITEM:**

Request for a Special Use Permit to allow for Outdoor Amplified Sound on property located at 602 2nd Avenue South. c/o Tara Rueda (PZ26-0075). **Rescheduled for July 28, 2026**

By: Lisa Strickland, City Planner

6) **Upcoming Meeting(s)**

a) July 28, 2026

7) **Adjournment**

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Jody Green (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, April 28, 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; Alexis Gadsby

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, Gadsby, Rambur

Staff Attending: Spendlove, Klaver, Strickland, Ebersole, Green, Stowe

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Request to approve the minutes from the following meeting: April 14, 2026.

MOTION: Commissioner Rambur moved to approve the minutes from the April 14, 2026, meeting. Commissioner Gomes seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

4) Election of Chairperson and Vice-Chairperson

Motion for Chairperson as Cortney Campbell

Motion for Vice-Chairperson as Tiffany Zimmerman

MOTION: Vice-Chairperson Zimmerman moved to have Cortney Campbell remain as Chairperson. Commissioner Gadsby seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

MOTION: Commissioner Gomes moved to have Tiffany Zimmerman remain as Vice-Chairperson. Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

5) Items of Consideration

- a) Request for approval of a Preliminary Plat for Evening Star No. 3 Subdivision, consisting of 10 lots of approximately 27 (+/-) acres on property located at 22202 Kimberly Rd., c/o EHM Engineers, Inc. on behalf of Gerald Martens, Champ LLC. (PZ26-0033)

Staff Presentation:

Planner Ebersole presented the request for approval of a Preliminary Plat for Evening Star No. 3 Subdivision, consisting of 10 lots of approximately 27 (+/-) acres on property located at 22202 Kimberly Rd., c/o EHM Engineers, Inc. on behalf of Gerald Martens, Champ LLC. (PZ26-0033)

Per City Code 10-12-2-4: The Commission shall review the preliminary plat. The Commission's decision is final unless appealed to the City Council. The final plat is reviewed by the City Council.

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

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

Action On Preliminary Plat: The Commission may approve, conditionally approve, disapprove, or table for additional information when acting on the preliminary plat. This property was annexed into the City of Twin Falls in August 2025, with a C-1 designation. Title 10 was updated and adopted on January 1, 2026, and the zone name was changed to COM, Commercial. This zone is intended for commercial uses. The property is currently undeveloped.

The proposed development will consist of ten (10) commercial lots with access from Champlin Rd (3300 E) and Kimberly Rd. The COM zoning district allows for a wide range of commercial uses along major arterial roads. With the proposed configuration, new roads will be built for lots to access; Twilight Trail and 3813 N Road. Twilight Trail will be built to Minor Collector standards, per the Engineering memo.

The water model indicates that adequate capacity exists to serve the proposed development.

The sewer model has also been completed. Results indicate that the proposed lift station, located at the northwest corner of the property, is intended as a temporary solution. Per direction from the City Engineer, a gravity sewer main must be extended north from the lift station to allow for future connection to the Eastern Sun Subdivision. This connection will serve as the long-term solution, as lift stations are not considered acceptable for permanent wastewater service.

Staff has reviewed the preliminary plat based on the proposed development plan, the

zoning regulations and comprehensive plan and find the preliminary plat in within compliance should the applicant conform to Staff's recommended conditions. Upon conclusion, should the Commission approve this request as presented, staff recommends approval be subject to the following conditions:

1. Subject to site plan amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards; and
2. Subject to submittal of a preliminary plat submitted prior to final plat submittal, showing compliance with all conditions and comments in the Engineering Memorandum dated March 9, 2026.

Applicant Presentation:

Gerald Martens presented the request. He explained the initial start up for this request with the City. He has no issues with the conditions in the staff report.

PZ/Questions & Comments:

- Chairperson Campbell asked about the temporary lift station and if the city is paying for it.
- Planner Ebersole stated it will be a private lift station.
- Engineer Staff Palmer explained that notes on the preliminary plat states that the lift station will be private and run through the HOA.
- Commissioner Rambur asked if there was any concern with the upkeep of the lift station.
- Gerald Martens stated they have several private lift stations and went through how the lift station will run with the subdivision.

Discussions Followed:

The Commission likes this idea and feels it is a good project. It was approved by the county originally and should fit in this area.

MOTION: Vice-Chairperson Zimmerman moved to approve the request for approval of a Preliminary Plat for Evening Star No. 3 Subdivision, consisting of 10 lots of approximately 27 (+/-) acres on property located at 22202 Kimberly Rd., c/o EHM Engineers, Inc, on behalf of Gerald Martens, Champ LLC. (PZ26-0033). Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- b) Request for approval of a Preliminary Plat for The Residences No. 2 Subdivision, consisting of 17 lots of approximately 3.45 (+/-) acres on property located at 1851 Fillmore Street, c/o EHM Engineers, Inc. on behalf of Gerald Martens, Concept Investors LLC. (PZ26-0034)

Staff Presentation:

Senior City Planner Klaver presented the request for an approval of a Preliminary Plat for

The Residences No. 2 Subdivision, consisting of 17 lots of approximately 3.45 (+/-) acres on property located at 1851 Fillmore Street, c/o EHM Engineers, Inc. on behalf of Gerald Martens, Concept Investors LLC. (PZ26-0034)

Per City Code 10-12-2-4: The Commission shall review the preliminary plat. The Commission's decision is final unless appealed to the City Council. The final plat is reviewed by the City Council.

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

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

Action On Preliminary Plat: The Commission may approve, conditionally approve, disapprove, or table for additional information when acting on the preliminary plat. This property was zoned C-1 & R-4 PUD in 1992. With the new Title 10 code adopted January 1, 2026, the zoning designations translate to COM & TN-2 PUD. 16 lots have been designed for single family or duplex dwellings. 1 lot has been designated as stormwater retention. The property is currently developed as a parking lot.

The proposed development will consist of 16 residential lots, with 1 lot being reserved for storm water. Access will come from Canyon Falls Drive into a private gated cul-de-sac. The current access point on Fillmore Drive will be permanently closed. The TN-2 zoning district allows for single-family and duplexes by right, with triplex and fourplex units eligible for approval with a special use permit. With the proposed configuration, all residential lots would be eligible for duplexes causing a range from 16 to 32 units to be approved by right.

Per city code, any lot with 7,500 to 8,500 SF could request a Special Use Permit for a Triplex. Lots 1 & 9 would be eligible for this criteria. Per City Code, any lot with 8,500 or more square feet could request a Special Use Permit for a 4-plex. Lots 6, 10, 11, 12, and 14 would be eligible for the 4-Plex criteria. Therefore, if the property was fully developed, with Special Use Permits, the property could be allowed up to 44 units.

Staff has reviewed the preliminary plat based on the proposed development plan, the zoning regulations and the comprehensive plan for compliance.

Water and Sewer models have been performed. These models show adequate capacity for the proposed development.

The only issue of note to report is the proposed stormwater retention facility. The plan shows Lot 13 being reserved for the storm water pond, with an overflow pipe northward toward the existing Breckenridge Subdivision. Historically, this pipe location has

conveyed the 100-year overflow drainage. The elevations of the area are abnormal for our relatively flat topography, causing staff to question the finished product of this stormwater plan. The applicant has stated finished grades of each lot and buildings will be done to accommodate the grade and make the proposed plan follow current engineering standards. The City Engineer has stated they see no significant risk with the proposed stormwater retention plan as designed.

Upon conclusion, the Commission may approve, approve with conditions, table, or deny the request. Should the commission approve the request, as presented, staff recommends the following conditions:

1. Subject to site plan amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards; and
2. Subject to submittal of a preliminary plat submitted, prior to final plat submittal, showing compliance with all conditions and comments in the Engineering Memorandum dated February 23, 2026.

Applicant Presentation:

Gerald Martens presented the request. He gave the history of the project back in 1991 with the PUD. He agrees with the conditions in the staff report.

PZ/Questions & Comments:

- Chairperson Campbell asked about the traffic change.
- Gerald Martens clarified that they will remove the current “entrance” and create a private drive to enter the subdivision.
- Commissioner Gadsby asked how much it will cost to maintain the storm water basin.
- Gerald Martens explained how the basin is built and that the HOA will take care of the cost with them having access to it.

Discussions Followed:

The Commission likes the subdivision, and it fits with the current subdivisions, and will be a nice addition.

MOTION: Vice-Chairperson Zimmerman moved to approve the Preliminary Plat for The Residences No. 2 Subdivision, consisting of 17 lots on approximately 3.45 (+/-) acres on property located at 1851 Fillmore Street, c/o EHM Engineers, Inc. on behalf of Gerald Martens, Concept Investors LLC. (PZ26-0034). Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

6) Public Hearings

- a) Request for a Non-Conforming Building Expansion Permit on property located at 138 7th Ave N.c/o Lindsay Jacobsen (PZ26-0029)

Staff Presentation:

Planner Strickland presented the request for a Non-Conforming Building Expansion Permit on property located at 138 7th Ave N.c/o Lindsay Jacobsen (PZ26-0029) Per City Code 10-2-4 D Nonconforming Expansions: The Planning and Zoning Commission shall hold a public hearing. Notice for public hearings shall be provided as set forth in section 10-2-10 of this title. The commission shall review the facts and circumstances to evaluate the following before approving a nonconforming expansion:

1. Will the proposed expansion be harmonious with and in accordance with the general objectives of the comprehensive plan and/or zoning regulation?
2. Will the proposed expansion be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity?
3. Will the proposed expansion involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare of the surrounding neighborhood by reason of excessive production of traffic, noise, smoke, fumes, glare or odors?
4. Will the proposed expansion have any other adverse impact upon the surrounding neighborhood?
5. Considerations relating to traffic safety
6. Considerations relating to outdoor advertising and noise
7. Considerations relating to landscaping
8. Considerations relating to buildings and site layout
9. Considerations relating to drainage and utilities

This home is on the National Registry of Historic Places. In 2000, it was listed within the Twin Falls Original Townsite District as a contributing property.

The subject property is located within the Town Neighborhood 2 zoning district and classified as Downtown on the Future Land Use Map. The downtown area has been described as having a diverse mix of land uses, including retail, restaurants, community/civic facilities and homes. The objective is to have high density residential areas and to improve the vitality of the neighborhoods in this area, making homes more desirable for families that may require rehabilitation and expansion of such properties. Maintaining the existing residence and allowing for expansion to occur in an area where lot sizes are limited can be a way to accommodate growth with minimal impact.

The proposal is to expand an existing residence to a property that is non-conforming because it is not compliant with the current setback requirements. The setback requirements for the Town neighborhood 2 zoning district are 15 ft from the front and rear property line and 5 ft from the side property line. The property is within the 5 ft setback, making it non-compliant. The addition being proposed would continue along the side property line on the east and would follow the existing line of the building. The expansion would not encroach further into the setback and would have minimal impacts on the abutting commercial parking area. Staff has reviewed the request and does not anticipate any detrimental impacts on this property or the surrounding properties. Full compliance, if approved, will also require the applicant to obtain all the appropriate permits and

inspections to complete the project.

Upon conclusion, should the commission approve the request as presented, staff recommends the following condition:

1. Subject to obtaining the required permits and/or licenses needed to complete the project.

Applicant Presentation:

Lindsay Jacosen presented her request.

PZ/Questions & Comments:

- Chairperson Campbell asked about the National Historic registry and if there are any issues.
- Planner Strickland explained that it's like an index, if you qualify then you get added. It's just a registry of the homes and buildings in the district. There may be some design guidelines if the district is a local district. We have three but residential is not included.
- Chairperson Campbell asked if the alteration will affect the registry.
- Planner Strickland clarified that it may change from contributing to non-contributing. Contributing means it looks similar to when it was built, non would just be because it's more modern.
- Commissioner Rambur asked how far the current house to the parking lot property line is.
- Lindsay Jacosen replied that it's about 4 feet.
- Commissioner Rambur asked if that will change.
- Lindsay Jacosen explained that it will follow the current house and just move back.
- Vice-Chairperson Zimmerman asked if she will have to cut trees down.
- Lindsay Jacosen stated the contractors said she should, so they don't die.
- Chairperson Campbell asked if it will meet the landscape requirements.
- Planner Strickland explained that there are no requirements on residential.

Public Hearing: Opened and closed with no public input

Discussions Followed:

The Commission feels this won't be detrimental and will fit with the rest of the house.

MOTION: Commissioner Rambur moved to approve the request for a Non-Conforming Building Expansion Permit on property located at 138 7th Ave N. c/o Lindsay Jacobsen (PZ26-0029). Vice-Chairperson Zimmerman seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

7) Upcoming Meeting(s)

- a) May 6, 2026 - Work Session
- May 19, 2026 - No Items
- June 3, 2026 - Work Session

8) Adjournment

The meeting adjourned at 06:50 PM

Jody Green, Planning Technician

DRAFT



Date: Tuesday, July 14, 2026
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for the consideration of the Preliminary Plat for Cook's Corner Subdivision consisting of 3 lots on 39 (+/-) acres located at 3683 N 3000 E. c/o Justin Scheel on behalf of Chris Brann (PZ26-0067).

Time Estimate:

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

Background:

The applicant is requesting approval of a preliminary plat located on approximately 39+/- acres at the south-west corner of Blue Lakes Blvd S and Orchard Dr. This project includes a residential development with a community market portion along with infrastructure to support the development.

Approval Process:

Per City Code 10-12-2-4

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

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

- a. The standards and Regulations of this Title;
- b. General Conformance with the Comprehensive Plan;
- c. The availability of public services to accommodate the proposed development;
- d. Other health, safety, or environmental problems that may be brought to the Commission's attention.

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

Budget Impact:

N/A

Regulatory Impact:

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

History:

On January 20, 2026, the council approved a request to annex 39+/- acres located at the south-west corner of Blue Lakes Blvd S and Orchard Drive with a zoning development agreement allowing for a portion of the property to be zoned Town Neighborhood 2 (TN-2) and the portion located at the intersection of Blue Lakes Blvd S and Orchard Drive to be zoned Community Market (CMT). The zoning development agreement would:

- Established the Community Market zoning as the base zone
- Allowed outright the land-use "Gasoline Service Station";
- Allowed by special use for the land-use "Storage Unit Rentals";
- Limited hours of operation for the storage unit rentals from 7:00 AM - 9:00 PM; and
- Modified the rear yard setback on Lot 1, Block 1 of the ZDA master plan. This modification is proposed to be 10 feet from residential zones rather than 15 feet from residential zones.

Analysis:

The proposed development plan is to be completed in multiple phases with approximately 33 +/- acres consisting of residential and approximately 6 +/- acres designated for commercial development within the Community Market zone. The preliminary plat presented in this request is for the commercial portion of the ZDA Master Development Plan and consists of 3 lots. This proposal is consistent with the comprehensive plan that designates this portion of the property as Neighborhood Commercial on the future land use map with the remaining portion as Town Neighborhood. Therefore, the zoning designation was deemed appropriate, and the property was annexed as CMT & TN-2 under a Zoning Development Agreement.

Staff has reviewed the findings of J-U-B Engineering, which determined the city systems have sufficient capacity to serve the development. Dedication of right of way along Orchard Dr and Blue Lakes Blvd South will need to be provided along with the re-construction of Orchard Dr and Blue Lakes Blvd S to city standards as development occurs.

The right of way will be deeded to the city in the first phase and the reconstruction of Orchard Dr and Blue Lakes Blvd S will occur at the time of the residential development. Staff would support the approval of the preliminary plat.

Conclusion:

Upon conclusion, staff finds the preliminary plat compatible with the comprehensive plan and the existing zoning. The existing and planned infrastructure will adequately serve the development. Should the Commission approve this request as presented, staff recommends approval be subject to the following conditions:

1. Subject to site plan amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards;
2. Subject to submission of a preliminary plat complaint with the Engineering Memo dated June 9, 2026;
3. Subject to deeding right of way for the entirety of Blue Lakes Boulevard South & Orchard Drive dedication to the City of Twin Falls on the first final plat; and
4. Subject to Blue Lakes Boulevard South being reconstructed to city standards in a phased approach when development occurs.

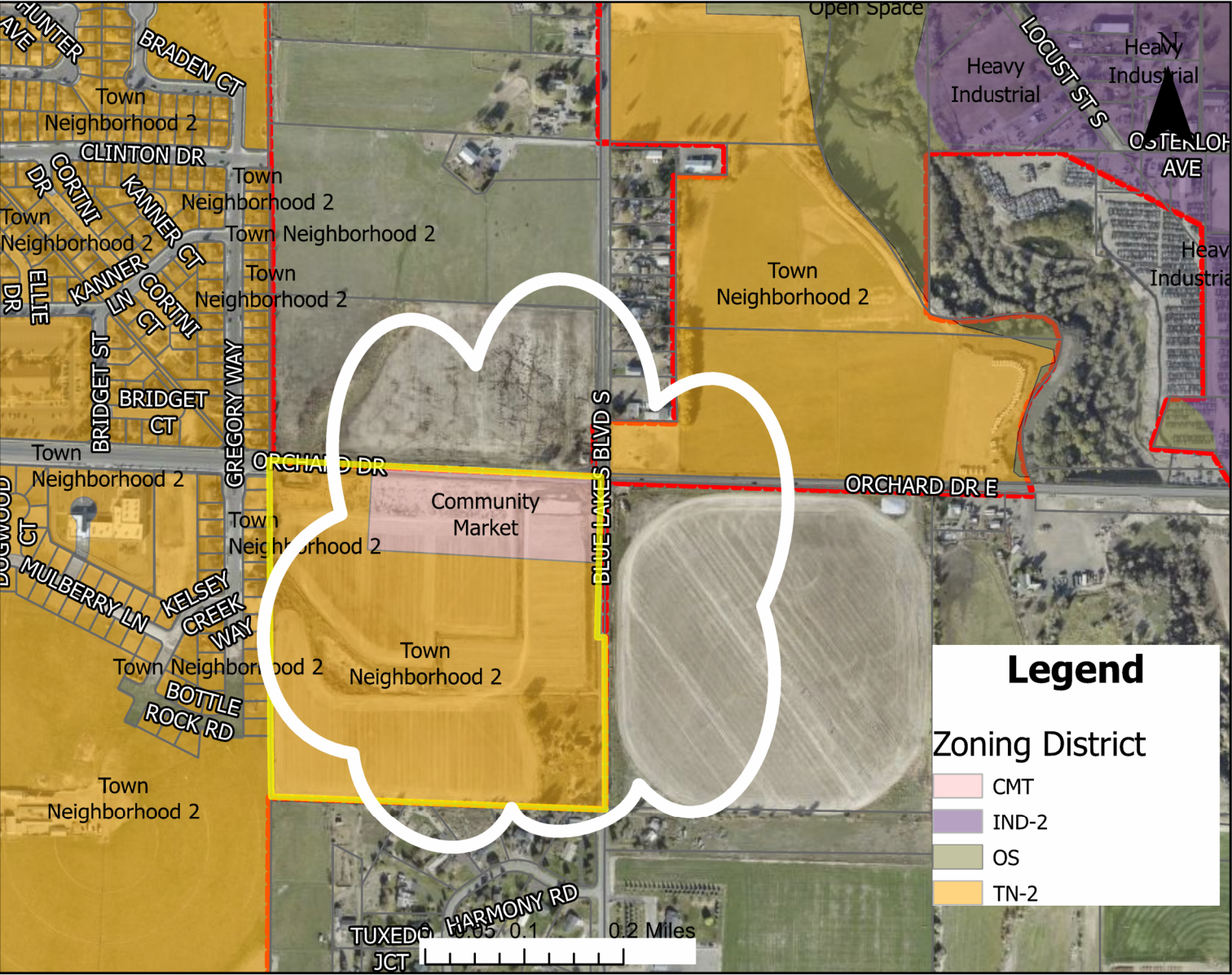
Attachments:

1. PZ26-0067 Vicinity Map
2. PZ26-0067 Zoning & FLU Map
3. PZ26-0067 Preliminary Plat
4. PZ26-0067 Engineering Memo 06-09-26
5. PZ26-0067 Sewer & Water Report

VICINITY MAP



ZONING MAP



Zoning

Current Zoning: CMT & TN 2

Current Land Use: Vacant

Proposed Zoning: NA

Proposed Land Use: Community Market and Residential

Surrounding Area

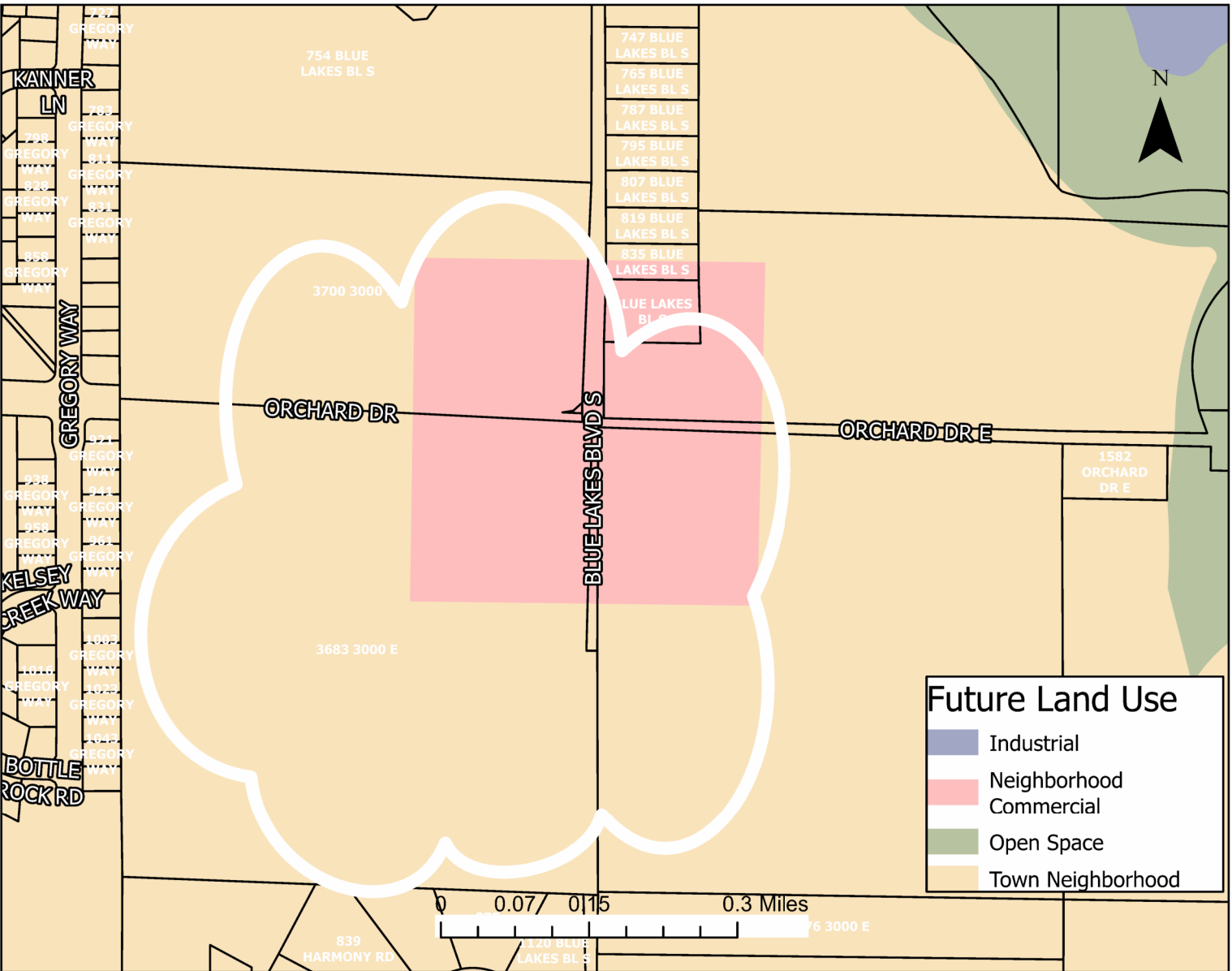
North: Orchard Dr

South: Residential (Area of Impact)

East: Blue Lake Blvd S (Area of Impact)

West: Residential (Area of Impact)

FUTURE LAND USE MAP



Regulations

Title 10-3-10 Community Market

Title 10-3-8 Town Neighborhood

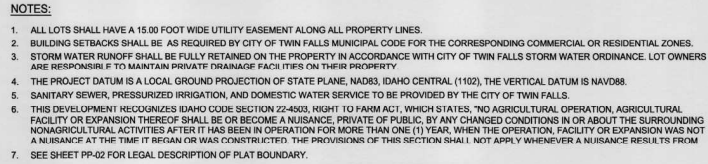
FLU Category

Neighborhood Commercial designation is intended to provide convenient services and small-scale commercial uses that support the surrounding residential areas.

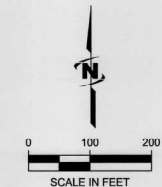
Typical uses include:
Small scale retail, offices and services with some residential uses.

Town Neighborhoods designation is intended to provide primarily residential areas with a mix of housing types and smaller lot sizes arranged in compact, clustered development patterns.

SHEET NUMBER:
PP-01



IRRIGATION:
TWIN FALLS CANAL COMPANY
357 6TH AVE W
TWIN FALLS, ID 83301
208-733-6731



☐ FOUND 1/2" REBAR WITH CAP AS NOTED
☐ FOUND 5/8" REBAR WITH CAP AS NOTED
☒ FOUND COPPER TABLET AS NOTED
☒ FOUND ALUMINUM CAP AS NOTED
☒ COMPUTED POSITION - NOTHING FOUND OR SET THIS SURVEY

_____	SECTION LINE
_____	SIXTEENTH LINE
_____ RW _____	PUBLIC RIGHT-OF-WAY LINE
_____ E/E _____	PERMANENT EASEMENT LINE
_____ F/L _____	PROPERTY LINE
=====	SUBDIVISION BOUNDARY LINE
=====	LOT LINE
=====	CENTERLINE
-----	MAJOR CONTOUR
-----	MINOR CONTOUR
SS ----- SS	<u>EXISTING TOPOGRAPH</u>
----- W ----- W -----	SANITARY SEWER
-----	WATER
-----	IRRIGATION LINE
-----	DIRT ROAD
----- EP ----- EP -----	EDGE OF PAVEMENT
----- CHP -----	OVERHEAD POWER
----- UT ----- UT -----	UNDERGROUND COMMUNICATIONS
----- G ----- G -----	NATURAL GAS
----- X ----- X -----	FENCE LINE
----- FO ----- FO -----	FIBER OPTIC LINE
©	SANITARY SEWER MANHOLE

— SS —	— SS —	SANITARY SEWER
— W —	— W —	WATER
— — — —	— — — —	IRRIGATION LINE
— — — —	— — — —	DIRT ROAD
— — — — EP — — — — EP —		EDGE OF PAVEMENT
— — — — OHP — — — —		OVERHEAD POWER
— — — — UT — — — — UT —		UNDERGROUND COMMUNICATION
— G —	— G —	NATURAL GAS
— X —	— X —	FENCE LINE
— FO —	— FO —	FIBER OPTIC LINE
	⊙	SANITARY SEWER MANHOLE

GAS PIPELINE EASEMENT

THE ABOVE DESCRIBED PARCEL CONTAINS 38.692 ACRES, MORE OR LESS AND IS SUBJECT TO A 25.00 FEET IN WIDTH COUNTY ROAD EASEMENT ALONG THE NORTHERLY BOUNDARY AND A 15.00 FEET IN WIDTH EASEMENT ALONG THE EASTERLY BOUNDARY, AND OTHER EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

PP-02



P.O. Box 1907

203 Main Avenue East

Twin Falls, Idaho 83303-1907

Fax: (208) 736-2293

ENGINEERING

208-735-7248

ENGINEERING MEMORANDUM

To: William Klaver, Senior Planner

From: Jen Jennings, Engineering Technician

Date: 6/09/2026

Re: Preliminary Plat – **Cook's Corner** – Application # PZ26-0067

The Engineering Department has reviewed the Preliminary Plat for **Cook's Corner**. The following changes and items shall be addressed prior to final plat application.

Sewer Comments:

- Follow all sewer modeling comments.

Water Comments:

- Follow all water modeling comments.

Pressure Irrigation Comments:

- All pipe size to follow the City of Twin Fall's standards.

Stormwater Comments:

- No Comments

Streets Comments:

- No Comments

Irrigation Comments:

- No comments.

General Comments:

- More fire hydrants may be required to meet fire code.

- Thirty (30) foot radii will be required on approach and at the corner of Orchard and Blue Lakes Blvd. S.
- Fifteen (15) foot easement required along the south side of lots 1 and 2.

If you have any questions, please contact Jen Jennings at 208-735-7310 or email at jjennings@tfid.org

Cc: Troy Vitek
Kristi Fehringer

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

May 7, 2026

Jen Jennings
City of Twin Falls Engineering
P.O. Box 1907
Twin Falls, ID 83303-1907

RE: Cooks Corner Subdivision – Sewer Flow Analysis

Dear Jen Jennings,

The City of Twin Falls Sewer Model has been used to verify available capacity based on the Cooks Corner Subdivision Preliminary Plat drawings and is located as shown in the enclosed figure. The development will connect to the existing 12-in pipe at the intersection of Orchard Drive and Gregory Way.

An analysis of the system used the modeling criteria in the most recent Facilities Plan. The system appears to have capacity to handle this development. The proposed sewer pipes to be constructed for this development should be no less than 12-in in diameter laid at minimum slope going along Orchard Drive as shown in the figure. While the figure doesn't show it, the sewer should also continue south along Blue Lakes to the SE corner. Sewer loading was added based on the standard composite commercial and composite residential loading. If the land use changes significantly or more sewer connections are proposed, the model will need to be re-run with updated flow loading.

Sincerely,

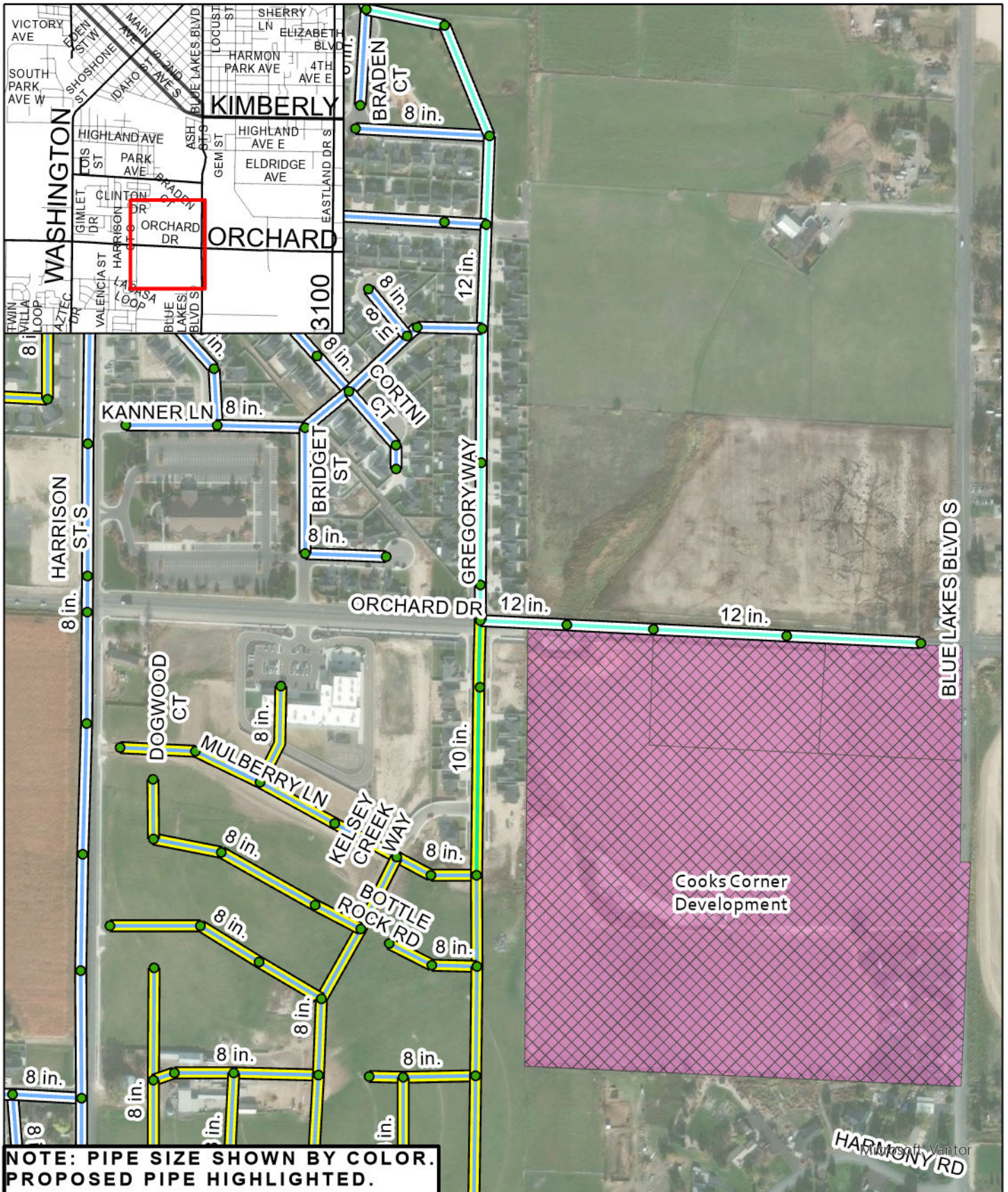
Gary Haderlie, P.E.

J-U-B ENGINEERS, Inc.

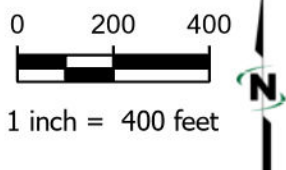
Enclosure: Cooks Corner Subdivision Sewer Analysis

Cc: Justin Scheel, P.E., J-U-B Engineers, Inc.





Cooks Corner Sewer Analysis





J-U-B FAMILY OF COMPANIES

May 7, 2026

Jen Jennings
City of Twin Falls Engineering
P.O. Box 1907
Twin Falls, ID 83303-1907

RE: Cooks Corner Subdivision – Water Flow Analysis

Dear Jen Jennings,

The City of Twin Falls Water Model has been used to identify available capacity based on the proposed drawings. The development is located in the South Pressure Zone (North) and adds 8-in and 12-in pipes looping from the south side of Orchard Drive and Gregory Way along Orchard Drive and around the proposed commercial properties and back to Gregory Way near Kelsy Creek Way, as shown in the attached figure titled: "Cooks Corner Water Flow Analysis". It is important that the water lines connect to the existing 10-in pipe in Gregory south of Orchard as this intersection will be the boundary between the future Rock Creek Pressure Zone and an updated South Pressure Zone (North).

The attached figure shows the peak hour pressures and fire flow results of the model analysis with existing and proposed pipes. The model was run using demands from all other proposed and committed developments assuming that all previously requested developments with associated demands and pipe improvements are built. Note that as future demand from development occurs or instantaneous peak demands occur, actual pressures in this area may fluctuate or vary from the modeled pressures. The pressures shown in this analysis will be positively affected in the future once the South Pressure Zone (South) boundary line with the South Pressure Zone (North) is adjusted to the south. At that point, it is anticipated that all available fire flows will exceed 2,500 gpm. Please feel free to call me if you have any questions.

Sincerely,

Gary Haderlie, P.E.

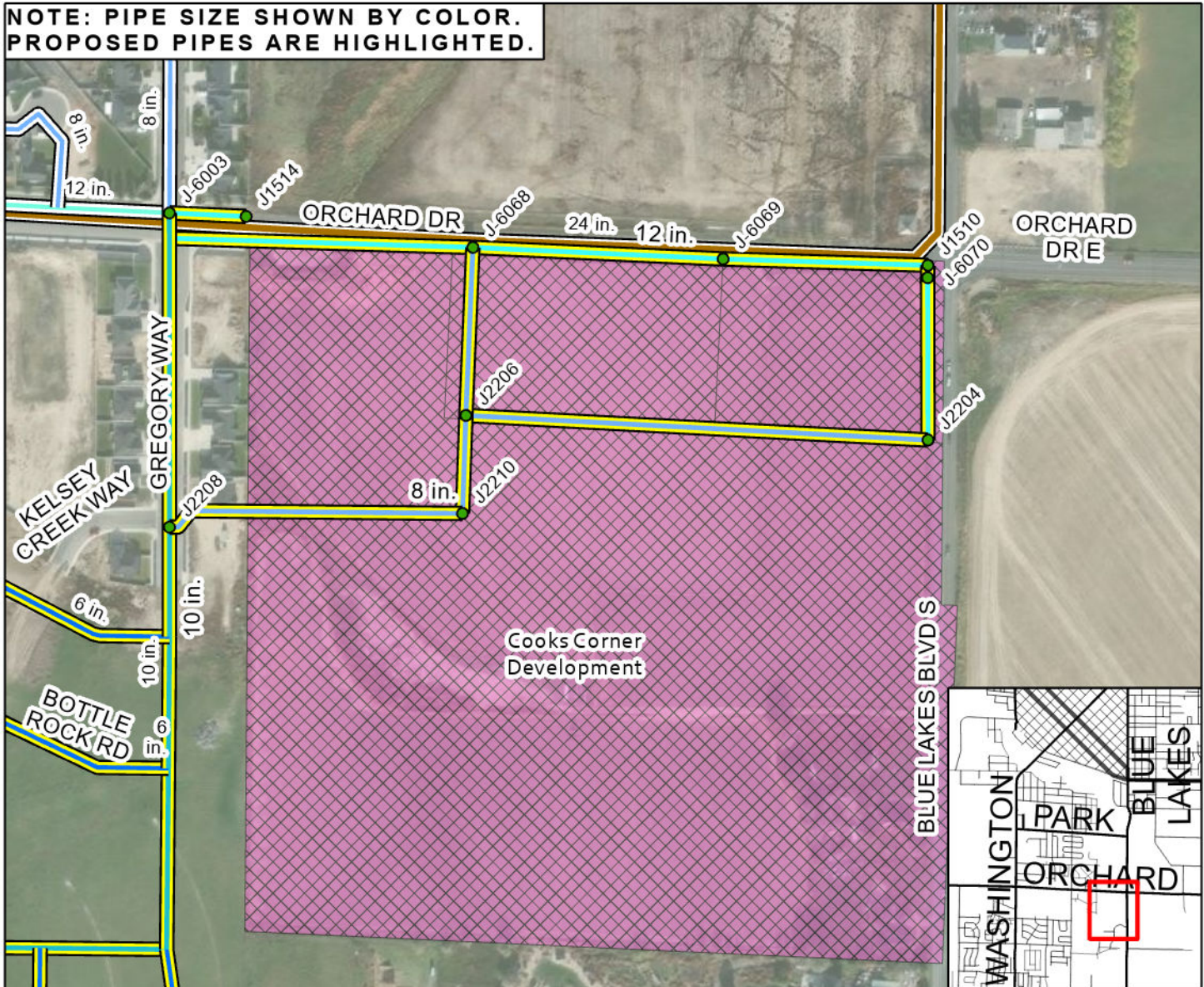
J-U-B ENGINEERS, Inc.

Enclosure: Cooks Corner Subdivision Water Analysis

Cc: Justin Scheel, P.E., J-U-B Engineers, Inc.



**NOTE: PIPE SIZE SHOWN BY COLOR.
PROPOSED PIPES ARE HIGHLIGHTED.**



CASE 1 Max Day Demands					CASE 2 Peak Hour Demands				
Modeled fireflow (limited to 2,500 gpm) and pressure of select junctions					Modeled pressure of select junctions				
ID	Static Demand (gpm)	Static Pressure (psi)	Fireflow (gpm)	Residual Pressure (psi)	ID	Demand (gpm)	Elevation (ft)	Head (ft)	Pressure (psi)
J-6003	5.3	76.1	2,500	35.4	J-6003	7.9	3808.4	3980	74.4
J-6068	0.0	76.6	2,500	32.5	J-6068	0.0	3807.4	3980	74.8
J-6069	0.0	74.7	2,500	27.8	J-6069	0.0	3811.6	3980	73.0
J-6070	0.0	74.6	2,500	25.9	J-6070	0.0	3811.8	3980	72.9
J-1510	0.0	74.7	2,500	26.1	J-1510	0.0	3811.6	3980	73.0
J-1514	0.2	76.5	2,500	34.9	J-1514	0.2	3807.5	3980	74.8
J-2204	0.0	74.0	2,500	24.1	J-2204	0.0	3813.3	3980	72.3
J-2206	9.8	73.0	2,500	24.8	J-2206	14.8	3815.5	3980	71.3
J-2208	0.0	72.1	2,500	29.0	J-2208	0.0	3817.7	3980	70.4
J-2210	0.0	70.6	2,495	20.0	J-2210	0.0	3821.1	3980	68.9



Cooks Corner Water Flow Analysis

0 150 300
1 inch = 300 feet





Date: Tuesday, July 14, 2026
To: Planning and Zoning Commission
From: William Klaver, Senior City Planner

ACTION ITEM

Request:

Request for the consideration of the Preliminary Plat for Kemp Subdivision consisting of 8 lots on 4 (+/-) acres located at the 2500 Block of Stadium Blvd c/o David Thibault on behalf of David Kemp.

Time Estimate:

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

Background:

David Kemp, represented by David Thibault of EHM Engineers, Inc., has submitted an application for a Preliminary Plat called "Kemp Subdivision on the north-west corner of Stadium Boulevard and Carriage Lane. The proposed Preliminary Plat consists of seven (7) residential lots, with one (1) lot for stormwater retention to be dedicated to the City, on 3.9 acres (+/-).

Approval Process:

Per City Code 10-12-2-4

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

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

- a. The standards and Regulations of this Title;
- b. General Conformance with the Comprehensive Plan;
- c. The availability of public services to accommodate the proposed development;
- d. Other health, safety, or environmental problems that may be brought to the Commission's attention.

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

Budget Impact:

N/A

Regulatory Impact:

Approval of the preliminary plat will set many parameters to which the final plat must substantially conform, including total number of lots, street layout, sidewalk connections and other similar items. The Final Plat and Construction Plans shall be substantially conform to the Preliminary Plat.

History:

The subject property was annexed into the City of Twin Falls boundary in November 2025. At that time, the property was given a zoning designation of Town Neighborhood 1 (TN-1).

Analysis:

The subject property is located on the northwest corner of Stadium Boulevard and Carriage Lane North and consists of just under 4 acres. The property was annexed into City Limits in November 2025, where the City Council placed the following conditions to be completed at the time of development:

1. Stadium Boulevard to be constructed to City of Twin Falls Collector standards to the centerline at the time of development; and
2. Carriage Lane North to be constructed to City of Twin Falls Collector standards to the centerline at the time of development.

At this same time, the property was zoned R-2, which translates to the new TN-1 zoning designation. There is currently an existing house on the property along with a detached accessory structure.

The proposed Kemp Preliminary Plat consists of 8 total lots, of which 7 lots are intended to be buildable residential lots and 1 lot will be dedicated to the City to manage storm water retention. The proposed plat provides for a range of buildable lot sizes from 13,642 SF (0.31 acres) to 39,777 SF (0.91 acres); with an average lot size of 20,211 SF (0.46 acres). With the current zoning, all lots will be eligible for either single-family or duplex residences, which provides for a range of 7–14 units permitted by right and a density range from 1.8–3.6 units per acre. This density is a low density as the zoning designation allows, by right, 6.2–8.7 units per acre.

Water and Sewer models were performed with this application. The models show there are adequate facilities and no major change will be necessary to this preliminary plat.

Access is proposed to each lot. Lots 1, 2, 3, and 4 are proposed to be accessed from Stadium Boulevard and Lots 5, 6, and 7 are proposed to be accessed from Carriage Lane North. Access, particularly the action of backing vehicles out, is problematic on collector roads. Collector roads are designed to move traffic, have higher traffic speeds, and access should be limited.

Lots 1, 2, 3, and 4 have proposed driveway turnarounds. These turnarounds have been utilized on other collector and arterial roads, but they are proving to be ineffective at preventing the backing out onto the roadway. People have used these turnarounds as extra parking spaces, rather than being used as intended to have people turn their car around and pull onto the collector or arterial road facing forwards. To force the correct use of these is near impossible and the City Engineer has stated this is no longer an acceptable option. Staff has conveyed this issue multiple times to the applicant in an attempt to reach alternative access options. The applicant has chosen to move forward with the original design as presented in this staff report. Lots 5, 6, and 7 do not show how access will be handled and similar comments, as stated earlier, apply to these lots accessing a collector road. There is one caveat to the lots accessing Carriage Lane North. Staff is not as concerned regarding backing out onto this road due to the existing development pattern and that Carriage Lane North is a dead end road, which is most likely a dead end road for the next +20 years.

Staff believe that the risk of people backing up and causing accidents is too high to approve the proposed development as presented. Furthermore, staff believe changing the access will change the preliminary plat substantially that a conditional approval would be difficult to do. Due to this, Staff would recommend to deny the application as presented or tabling the application to a date certain to in order for the applicant to provide alternative access options. It's also noteworthy that there is a 15 ft access easement on the north end of Lots 3 and 4.

The annexation conditions to rebuild to the centerlines of Stadium Boulevard and Carriage Lane North for the entirety of the property is still in effect. With this proposed preliminary plat, this condition is not met.

The rebuild to centerline includes location of sidewalk, planter strips, pavement widths, and depth. This preliminary plat is not concerned with the depth portion, as this will be taken care of at the time of construction plans. Stadium Boulevard is shown to be rebuilt and updated for most of Stadium Boulevard, with the exception of the right-of-way in front of Lot 1. Furthermore, the existing light pole will need to be moved so the sidewalk does not have the unusual jog. These will need to be corrected and shown as being rebuilt and updated per the condition of annexation from the City Council.

Conclusion:

Upon conclusion, due to access concerns and scope of right-of-way improvements, **Staff recommends the Commission deny the application or table the application** to a date certain for more information.

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

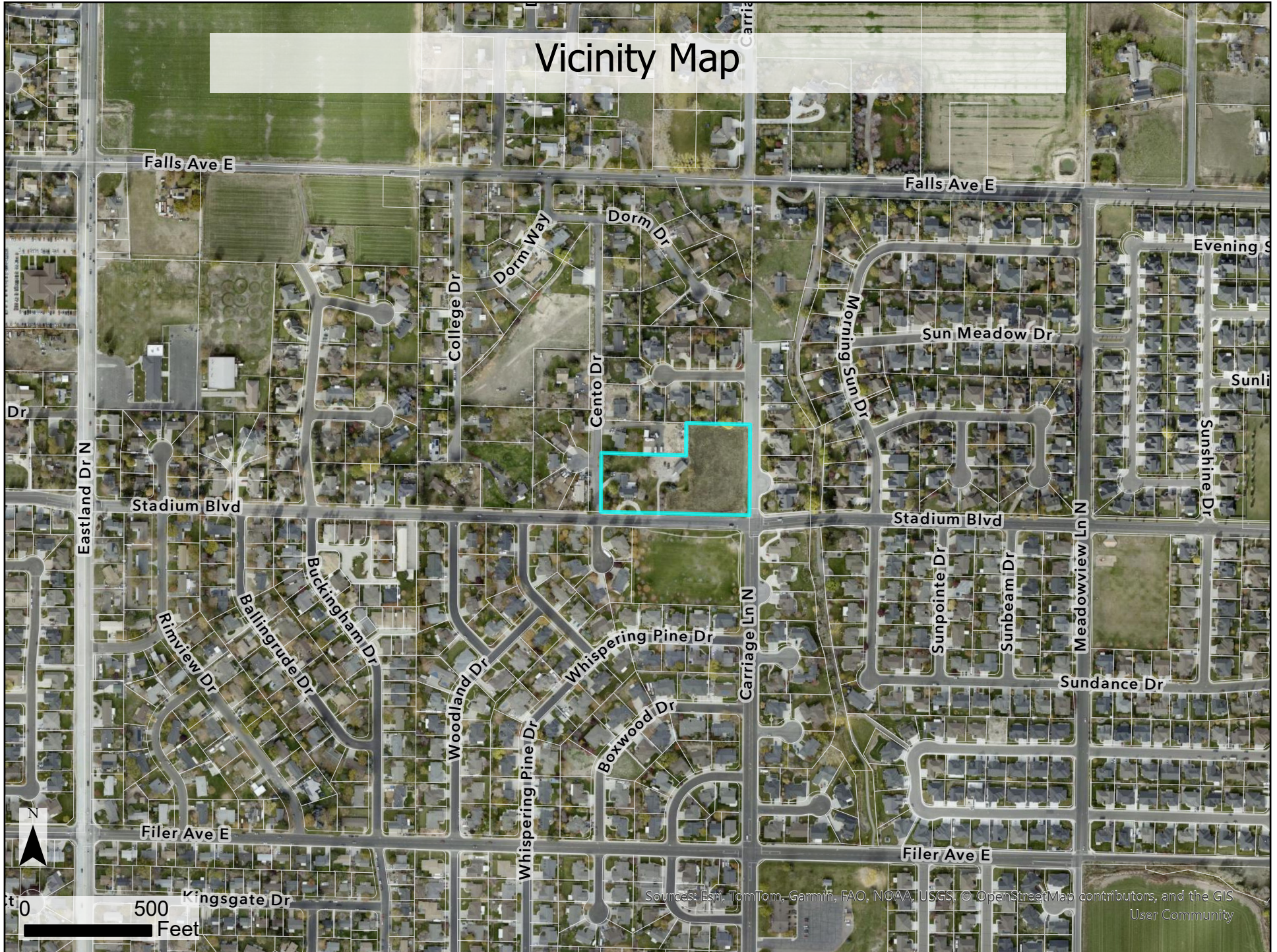
1. Subject to site plan amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards;
2. Subject to submittal of a preliminary plat submitted, prior to final plat submittal, showing compliance with all conditions and comments in the Engineering Memorandum dated May 19, 2026;
3. Stadium Boulevard to have right-of-way improvements, rebuilt to centerline as conditioned at the time of Annexation by City Council; and
4. A condition to prohibit backing onto the Collector streets. The current configuration shall not be used per City Code 10-12-4-2-F

******Staff has not successfully reached consensus with the applicant on how condition #4 will be accomplished. The Commission should table this item to seek additional driveway layout options or deny this plat.******

Attachments:

1. PZ26-0072 Vicinity Map
2. PZ26-0072 Aerial Map
3. PZ26-0072 Presentation Map
4. PZ26-0072 Kemp Subdivision Proposed Preliminary Plat
5. PZ26-0072 Kemp Subdivision Subdivision Concept Review Letter, 4-22-26
6. PZ26-0072 Kemp Subdivision Engineering Memo, 5-19-26
7. PZ26-0072 Application Review Letter, 5-29-26
8. PZ26-0072 Public Comment - R Campbell

Vicinity Map



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Aerial Map

Sunglow Cir

Carriage Ln N

Lee Ct

Cento Dr

Carriage Ln N

Stadium Blvd

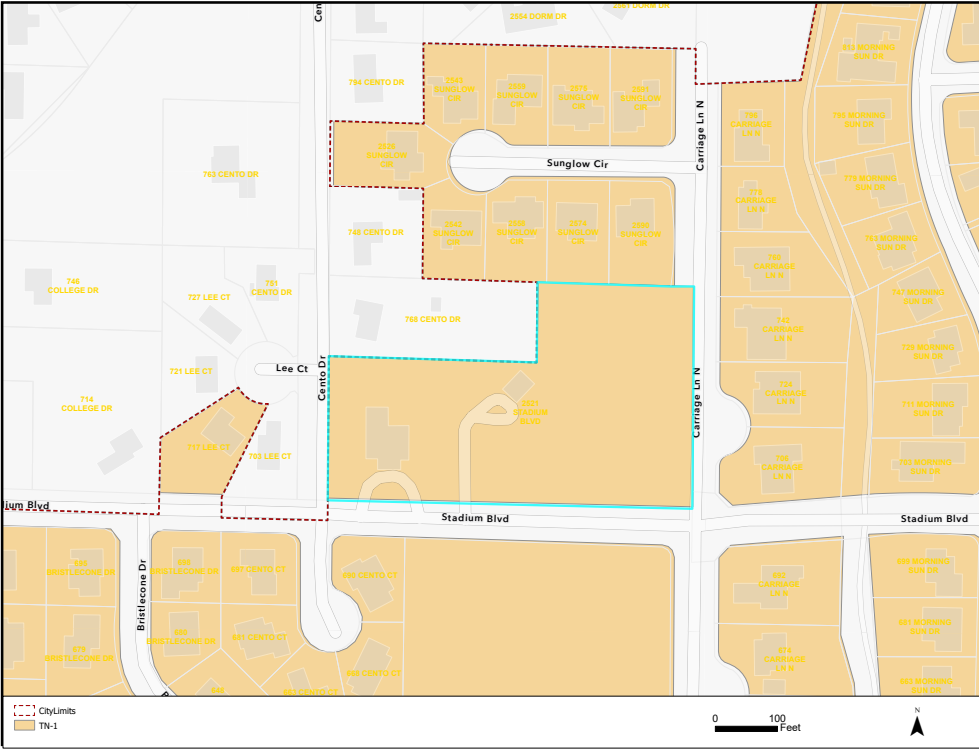
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



0 100 Feet

ZONING MAP

FUTURE LAND USE MAP

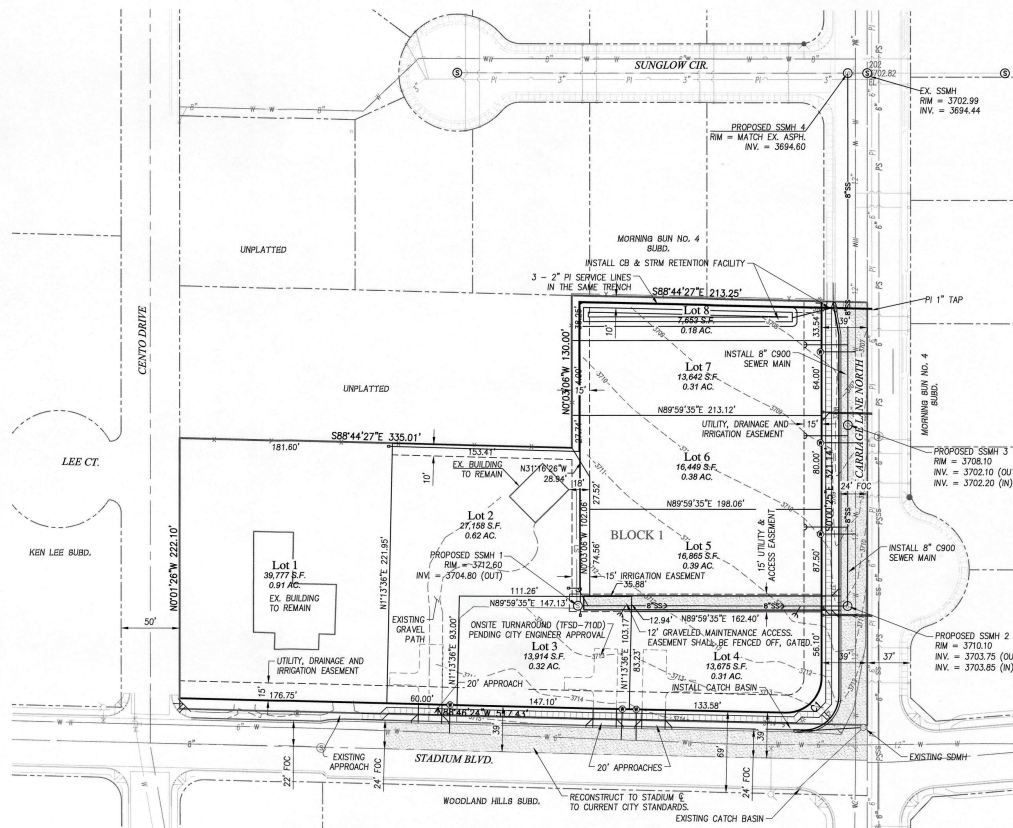


Zoning	
Current Zoning:	TN-1
Current Land Use:	Residential
Proposed Zoning:	TN-1
Proposed Land Use:	Residential

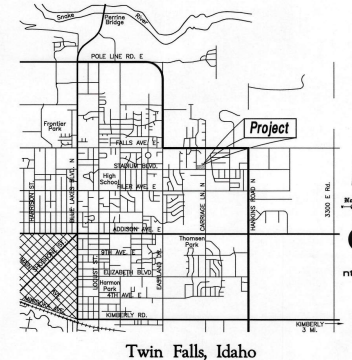
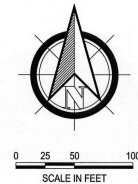
Surrounding Area	
North:	Residential (County / TN-1)
South:	Residential (TN-1)
East:	Residential (TN-1)
West:	Residential (County / TN-1)

Regulations	
Twin Falls Municipal Code Section(s) 10-12-2-4; 10-3-7.	

Future Land Use Category	
Town Neighborhood: Primarily residential in character with a desired land use mixture of single family, duplex, triplex, parks and recreation facilities, schools, and civic facilities.	



Preliminary Plat
KEMP SUBDIVISION
 Located In
 NE 4 NW 4, Section 11
 Township 10 South, Range 17 East,
 Boise Meridian
 Twin Falls County, Idaho
 2026



Legend:

	PROPOSED	EXISTING
PROPERTY BOUNDARY	---	---
ROADWAY CENTERLINE	---	---
EASEMENT LINE	---	---
WATER LINE	---	---
SANITARY SEWER LINE	8" SD	8" SD
STORM SEWER LINE	8" SD	8" SD
PRESSURE IRRIGATION LINE	8" SD	8" SD
GRAVITY IRRIGATION LINE	8" SD	8" SD
FENCE LINE	---	---
STANDARD CURB & GUTTER ROLLED CURB & GUTTER EDGE OF ASPHALT	---	---
SEWALK	---	---
SEWER SERVICE	---	---
WATER SERVICE	---	---
FIRE HYDRANT	---	---
MANHOLE	---	---
LIGHT POLE	---	---
VALVE	---	---

Design Data:

PARCEL NUMBER: RP10517E112501	SEWER: CITY SEWER
OWNER/DEVELOPER: DR. DAVID L. KEMP 2521 STADIUM BLVD. TWIN FALLS, IDAHO 83301 PH: 208-308-1111	WATER: CITY WATER
ENGINEER: EAM ENGINEERS, INC. 621 N. COLLEGE RD., SUITE 100 TWIN FALLS, ID. 83301 (208)734-4888	STREETS: CARRIAGE LANE N. AND STADIUM BLVD. STADIUM BLVD IMPROVEMENTS TO CENTERLINE CARRIAGE LN CONSTRUCTION TO CENTERLINE.
EXISTING ZONE: R-2	SETBACKS: BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE STANDARDS FOR THE R-2 ZONING DISTRICT IN EFFECT AT THE TIME OF ISSUANCE OF BUILDING PERMITS.
PROPOSED ZONE: R-2	EASEMENTS: AS SHOWN
EXISTING USE: SINGLE FAMILY DWELLING	IRRIGATION: CONNECTION TO MORNING SUN PUBLIC PRESSURE IRRIGATION STATION, IF ALLOWED. PROPERTY HAS NO TFCO SHARES.
PROPOSED USE: RESIDENTIAL - SINGLE FAMILY	UTILITIES: UNDERGROUND POWER, TELEPHONE, GAS, & CABLE TELEVISION
VARIANCE: NONE REQUESTED	BENCHMARK: #3980-3151 E SIDE CARRIAGE 200' N OF STADIUM EL.=3711.226

Notes:

- LOT 1, BLOCK 1, HAS EXISTING SANITARY SEWER AND WATER SERVICES PROVIDED BY THE CITY OF TWIN FALLS.
- LOT 8, BLOCK 1, IS RESERVED FOR RETENTION AND WILL BE MAINTAINED BY THE CITY OF TWIN FALLS.

EAM Engineers, Inc.
 ENGINEERS / SURVEYORS / PLANNERS
 621 North College Road, Suite 100, Twin Falls, Idaho 83301
 P: (208) 734-4888 fax: (208) 734-6949 web: eaminc.com

PRELIMINARY PLAT for
DR. DAVID KEMP
TWIN FALLS, IDAHO

REVISIONS
 CITY COMMENTS 9-18-26

STAMP	PRELIMINARY
JOB NO.	064-16
APPROVED	
DESIGN	CSH
DRAWN	MSA
DATE	SEP 2025
SCALE	As Shown
Sheet No.	C 064-16 PP



CITY OF TWIN FALLS
Planning & Zoning Department
203 Main Avenue East
P.O. Box 1907
Twin Falls, ID 83303-1907

Phone: 208-735-7267
Fax: 208-736-2256
www.tfid.org

September 18, 2025

David Kemp
2521 Stadium Blvd
Twin Falls ID, 83301
Delivered via email:
dthibault@ehminc.com

Re: Kemp Subdivision Concept Review

Mr. Kemp,

Upon receiving your application, City Staff have reviewed your proposed development plan for general conformance with the City Code; as required by Title 10 Chapter 12 Section 2.

The items and concerns contained herein should be addressed when you apply for your Preliminary Plat. This list is not inclusive of every item required by City Code, Engineering Standards, ISPWC, or other applicable codes and standards. This is also not a review of the buildings, or associated requirements for a building permit (parking layouts, land uses, landscaping, etc).

General Comments:

- The annexation of this property has not been completed. Prior to submitting a Preliminary Plat the annexation needs to be finished, otherwise the preliminary plat application will be rejected.
- All public infrastructure designs shall follow applicable City Code, Idaho Standards for Public Works Construction (ISPWC), and the currently adopted Twin Falls revisions to ISPWC.
- Applicant will be required to Model the proposed Sewer and Water Systems for verification of proof of concept. Please provide the modeling results with your preliminary plat.
- Canal Company approval is required for changes to irrigation facilities, if any are required for offsite improvements.
- Detached sidewalks along Collectors (Stadium Blvd and Carriage Lane) are required by City Code 10-12-4-2-(O).

Planning and Zoning Comments:

- All conditions from the Annexation approval by City Council must be met.
 - Stadium Boulevard to be constructed to City of Twin Falls Collector standards to the centerline at the time of development.
 - Carriage Avenue to be constructed to City of Twin Falls Collector standards to the centerline at the time of development.

Sewer System Comments:

- The proposed sewer main line within Carriage is too close to the lip of gutter.
- The new sewer main shown between Lot 4 and 5 is recommended to be moved to Stadium Blvd if possible.
 - If not possible, a utility access easement, complete with concrete/asphalt drive, is needed to maintain the sewer main all the way to the western most manhole.

Water System Comments:

- No Comments

Pressurized Irrigation Comments:

- Off-site Improvements to the Morning Sun Pressure Irrigation Station are required to serve this project.
 - City Code 10-12-4-2-P allows for alternatives/variances through authorization by the City Engineer.
 - If this is a desirable path please contact Troy Vitek – City Engineer

Stormwater Comments:

- Residential Subdivisions shall follow City Code 10-11-9 for stormwater retention areas and amounts.
- Stormwater for both subdivision and adjacent Street will need to be accommodated for.
- Drainage calculations are to follow City Code 10-11-10 – (F). These specific calculations will be reviewed with Subdivision Construction Plans, remove from Preliminary Plat Drawings.
- Stormwater Retention/Detention areas shall meet the standards found in City of Twin Falls revisions to ISPWC (Idaho Standard for Public Works Construction) and/or The City of Twin Falls Parks Department Design Manual, whichever is applicable.
- IF you plan to dedicate any stormwater retention facility to the City, THEN please provide draft documentation of the Irrevocable Restrictive Covenants to provide the City with the right to add a fee to the water bill of each account within the development, for the purpose of maintaining stormwater facilities.

Public Streets Comments:

- General Comments:
 - Road Section Details are to follow COTF Revisions to ISPWC - These details are part of Construction Drawings, not to be part of the Preliminary Plat
 - Per Annexation Condition of City Council, rebuild Stadium and Carriage to centerline.
- Stadium Drive Comments:
 - The Single-Family Residence currently has a single approach on Stadium which is allowed to remain.
 - No additional approaches will be allowed on Stadium.
 - The driveway installed on private property from Stadium to the shop in the Northeast area of the property is utilizing an un-approved access (driving over a straight back curb). This access will not be granted onto Stadium.
- Carriage Lane Comments:
 - To be constructed following COTF revisions to ISPWC.
 - Rolled curb will not be allowed.

If you have any questions, or would like to discuss any of the listed items please contact our office to set up an appointment.

Respectfully,



Jonathan Spendlove
Planning & Zoning Director





P.O. Box 1907

203 Main Avenue East

Twin Falls, Idaho 83303-1907

Fax: (208) 736-2293

ENGINEERING

208-735-7248

ENGINEERING MEMORANDUM

To: William Klaver, Senior Planner

From: Jen Jennings, Engineering Technician

Date: 05/19/2026

Re: Preliminary Plat – **Kemp Subdivision** – Application #PZ26-0072

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

Sewer Comments:

- Follow all sewer modeling comments.
- The green sewer line on the east side of Carriage Ln N is abandoned. Please label abandoned.
- The sewer line needs to be centered in the 15' easement and gravel path north of Lot 4.
- The gravel maintenance access along with the accompanying easement should be 15' wide minimum.

Water Comments:

- No comments

Pressure Irrigation Comments:

- The three (3) PI Services for Lots 1, 2, and 3 shall be banked behind the sidewalk along Carriage Lane N so the City can access them.
- Per City Code, all subdivisions are required to transfer water shares to the City of Twin Falls prior to recordation of the Final Plat.

Stormwater Comments:

- Provide stormwater calculations.
- Show the location of the 100 Year Overflow.

- Remove the catch basin on Stadium Blvd. The stormwater should drain to the proposed retention area in the northeast corner.
- The “Common Area” needs its own lot number. It needs to be noted that it is retention only, and that it is a CAM area to be built to City standards and maintained by the City. (City Code 10-12-3-10) CC&Rs should state that CAM fees will be assessed by the City.

Streets Comments:

- Stadium Blvd. shall be rebuilt to City collector standards to centerline the entire frontage of the subdivision- including detached sidewalk in front of Lot 1.
- Carriage Ln N shall be rebuilt to City collector standards to centerline. Please note on the plan view)
- No additional approaches allowed along Stadium Blvd. Remove linework for driveway turnaround areas.

Irrigation Comments:

- No comments.

General Comments:

- Relocate the luminaire and adjust sidewalk at the corner of Stadium Blvd. and Carriage Ln N.
- Lot 9 should be labeled Lot 7

If you have any questions, please contact Jen Jennings at 208-735-7310 or email at jjennings@tfid.org

Cc: Troy Vitek
Kristi Fehringer

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



**City of Twin Falls Engineering and
Planning & Zoning Department**

P.O. Box 1907
203 Main Ave E.
Twin Falls, ID 83301

P: 208.735.7267
F: 208.736.2641

May 29, 2026

Dr. David Kemp
2521 Stadium Boulevard
Twin Falls, ID 83301

Delivered via email to dthibault@ehminc.com

RE: Preliminary Plat – Kemp Subdivision – PZ26-0072

Dear Mr. Kemp and Thibault,

City Staff has reviewed your preliminary plat application for Kemp Subdivision on parcel(s) RPT00107112900 (formerly RP0S17E112501). The concept review letter on September 18, 2025 stated no additional approaches will be permitted on Stadium Boulevard. This comment was not addressed, and City Staff is still of the opinion that approaches on Stadium Boulevard will not be acceptable. It is our recommendation you resubmit so that the question of access can be addressed.

As always, you have the right to continue as presented. **Should you wish to proceed as presented, we will need your request to move forward by 5:00 PM on June 8, 2026 and you will be scheduled for the July 14, 2026 Planning and Zoning Commission meeting.**

Should you move forward, **Staff will either recommend denial** of the application for the reasons stated above or ask the commission to table the item until access is addressed. For your review I have also attached the Engineering Memorandum dated May 19, 2026.

I appreciate your time and attention to this matter and look forward to your response.

Please let me know if you have any questions.

Best Regards,



William Klaver, AICP, Senior Planner
Planning & Zoning Department
203 Main Ave. E., Twin Falls, ID 83301
208-735-7270 | wklaver@tfid.org

Attachment(s):

1. Engineering Memorandum dated May 19, 2026

Jody Green

From: rdiamondc@aol.com
Sent: Friday, July 10, 2026 9:02 AM
To: Planning and Zoning
Subject: KEMP SUBDIVISION, NW CORNER OF STADIUM BLVD / CARRIAGE LN N.

⚠ Caution: EXTERNAL SENDER – Be cautious opening any links or attachments from unknown or unexpected senders.
If the sender appears to be from tfid.org, do not trust the email.

Dear Planning and Zoning Commission:

In the Notice from EHM Engineers, Inc. it states there will be 7 lots and 1 retention lot. Are these lots going to be 55+ community? It seems to be a lot of homes in a small amount of land, is this normal? Are we (meaning Twin Falls) cramming houses into small areas? this does not seem to fit into this area.

This is a beautiful community with beautiful homes and properties, PLEASE let us keep it that way. Please take a drive and take a look at the area they are proposing to STUFF these homes in..... to accommodate the owner and let him sell this property, less homes? bigger lots? or are you making it a 55+ community?

Thank you for considering my opinion.

Ron and Debby Campbell
516 Boxwood Drive
Twin Falls, Idaho



Date: Tuesday, July 14, 2026
To: Planning and Zoning Commission
From: Kelli Ebersole, City Planner

ACTION ITEM

Request:

Request for a recommendation to City Council for a Zoning District Change from Central City (CC) to Town Neighborhood-3 (TN-3) on property located at 451 Russet St., c/o Juan Torress. (PZ26-0057) -rescheduled from June 9, 2026 PZC meeting

Time Estimate:

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

Background:

The applicant, Juan Omar Torress, is requesting to change the zoning from CC, Central City to TN-3, Town Neighborhood 3, for the property located at 451 Russett Street.

This item was originally scheduled for the June 9, 2026, Planning and Zoning Commission meeting. It has been rescheduled for tonight due to public notice issues.

Approval Process:

Per City Code 10-2-5 F(1) Authority to Amend: Whenever the public necessity, convenience, general welfare or good zoning practices require, the council may, by ordinance, after receipt of recommendation thereon from the commission and subject to procedures provided by law, amend, supplement, change or repeal the regulations, restrictions and boundaries or classification of property. (Ord. 2012, 7-6-1981)

Per City Code 10-2-5 F(3) The planning and zoning commission and city council shall review the facts and circumstances of each proposal in terms of the following standards:

- A. How the requested zoning at the location in question would be in the community's best interest;
- B. How the list of uses permitted by the zoning ordinance would blend with surrounding land uses;
- C. If the subject site is physically suitable for the type and intensity of land uses permitted under the proposed zoning district;
- D. If the uses permitted in the proposed zoning district would be adequately served by public facilities and services such as thoroughfares, police and fire protection, drainage, refuse disposal, water, sewer, and schools, to ensure the public health, safety and general welfare;
- E. If the uses permitted in the proposed zoning district would be compatible in terms of their scale, mass, coverage, density, and intensity with adjacent land uses;
- F. Whether the proposed zoning designation is consistent with the comprehensive plan land use map designation.

Per City Code 10-2-5 F(4) The commission may recommend that the amendment be granted as requested, or it may recommend a modification of the amendment requested, or it may recommend that the amendment be denied. The commission shall ensure that any favorable recommendations for amendments are in accordance with a comprehensive plan and established goals and objectives.

Per City Code 10-2-5 F(5) The council, prior to adopting, revising or rejecting the amendment to this title

as recommended by the commission shall conduct at least one public hearing using the same notice and hearing procedures as the commission. Following the council hearing, if said council makes a material change from what was presented at the public hearing, further notice and hearing shall be provided before the council adopts the amendment.

Upon granting or denying an application to amend this title, the council shall specify:

1. The regulations and standards used in evaluating the application.
2. The reasons for approval or denial.
3. The actions, if any, that the applicant could take to obtain a permit.

In the event the council shall approve an amendment, such amendment shall thereafter be made a part of this title upon the preparation and passage of an ordinance.

Budget Impact:

N/A

Regulatory Impact:

If approved, the proposed zoning would allow consideration of the uses allowed in the TN-3, Town Neighborhood 3, zone. The outright permitted residential uses include a single-family dwelling, duplexes, triplexes, fourplexes, and multi-family (5 or more units).

History:

According to County records, the property was purchased in April 2026. The property had a residence on it that has since been demolished. The residence was demolished prior to the current purchase of the property.

Analysis:

The property is currently zoned, CC, Central City, and is located near the Rock Creek Canyon.

While the Central City zoning district is established to be a mixed-use environment to serve as the economic, cultural and civic heart of the city, new residential uses are limited in the zone. Multi-Family dwellings (5 units or more) are outright permitted, while townhome construction requires a Zoning Use Permit. Detached single family, duplex, triplex, and fourplex units are not allowed uses in the Central City zone.

The TN-3, Town Neighborhood 3, zone allows for detached single-family, duplex, triplex, and fourplex units as outright permitted uses. Individual properties are limited to the amount of units based on the size of the property as outlined in code.

This property is in one of the original parts of town. The original residential properties in this area date back to the 1930's. The zoning map shows the properties to the West and Northwest of the property are zoned TN-3, while the block closest to Washington St. is zoned Central City.

This area of town has a range of land uses from single family residential to Commercial and Industrial uses. There is a truck depot to the south, residences to the North, Rock Creek Canyon to the west, and a pipe company, hair salon, and a local park located east of the property along Washington Street.

The 2016 Comprehensive Plan, "Grow With Us", shows this area as Downtown/High Density Residential. This designation is defined as being the central business district serving the local and regional area, with a diverse mix of land uses, encouraging redevelopment and infill.

This area of town has seen many residential rebuilds, as well as having many of the original 1930's residences. Having this property rezoned for a future residential use is in line with the neighborhood and the surrounding property uses, and with the lot currently being vacant, it would fulfill the goal of redevelopment and infill.

The TN-3 zoning designation also allows for smaller lot sizes for residential uses. A duplex would require a minimum 5,500 square foot lot. This property sits on about a 6,000 square foot lot. Therefore, should the property be rezoned to TN-3 only 1 residential unit would be allowed to be built on the property.

This request must meet the criteria for a zoning change for the commission to consider per Title 10-2-5-F for a Zoning District Change and Zoning Map Amendment. Staff believes this request follows the criteria as follows:

- A. This property is in a diverse area of downtown with a mix of residential and commercial uses. This property was previously used as a residence. A duplex on this property would fit this diverse area of town.
- B. A residential building on this small lot will help with current housing supply needs in the city. This lot originally had a single-family dwelling on it. Building a duplex on this lot would add another living unit to the area.
- C. Rezoning this property to TN-3, Town Neighborhood 3, is consistent with the Comprehensive Plan Future Land Use Map designation of Downtown/High Density Residential, which encourages medium and high-density residential development within a mixed-use downtown environment. This area of town contains a diverse mix of residential, commercial, and industrial land uses. Allowing additional residential development permitted within the TN-3 zoning district is complementary to the transitional character of the surrounding neighborhood.
- D. Rezoning this property to TN-3 is not spot zoning, as the property is contiguous to existing TN-3 zoning.
- E. A duplex would not create an undue burden on neighboring properties, due to traffic, noise, glare, etc. The ITD Trip Generation Manual indicates trip counts are fewer during peak PM travel periods for residential use than for industrial and/or commercial use.

City Staff finds the proposed zoning district change to be compliant with the comprehensive plan by supporting desired land use patterns and housing guidelines.

Conclusion:

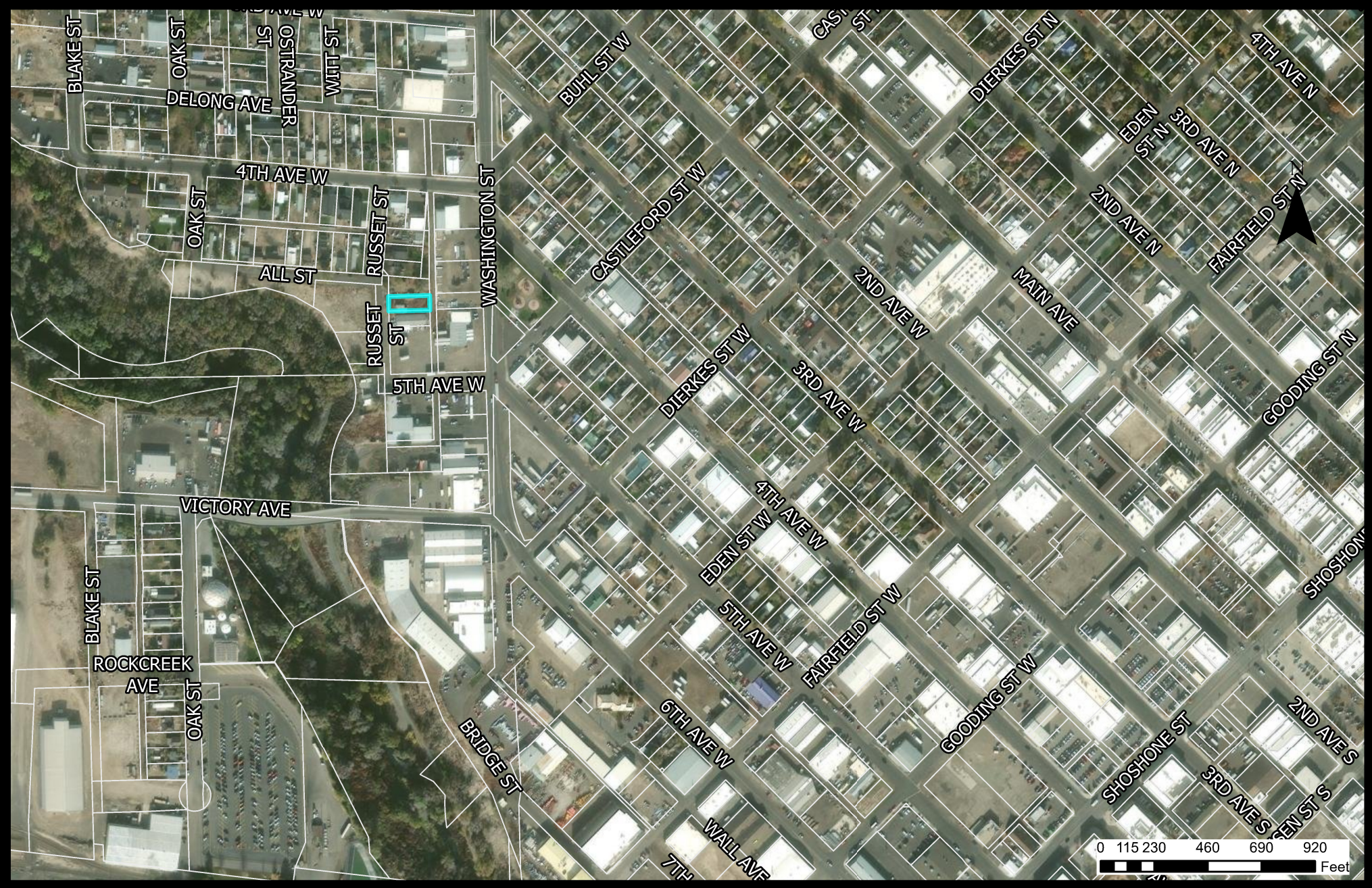
Regarding the proposed Zoning District Change, the Commission may:

- 1. Choose to modify the proposed Zoning District Change (which may require another public hearing before the Commission).
- 2. Recommend the proposed Zoning District Change to the City Council.
- 3. Recommend the proposed Zoning District Change be denied.

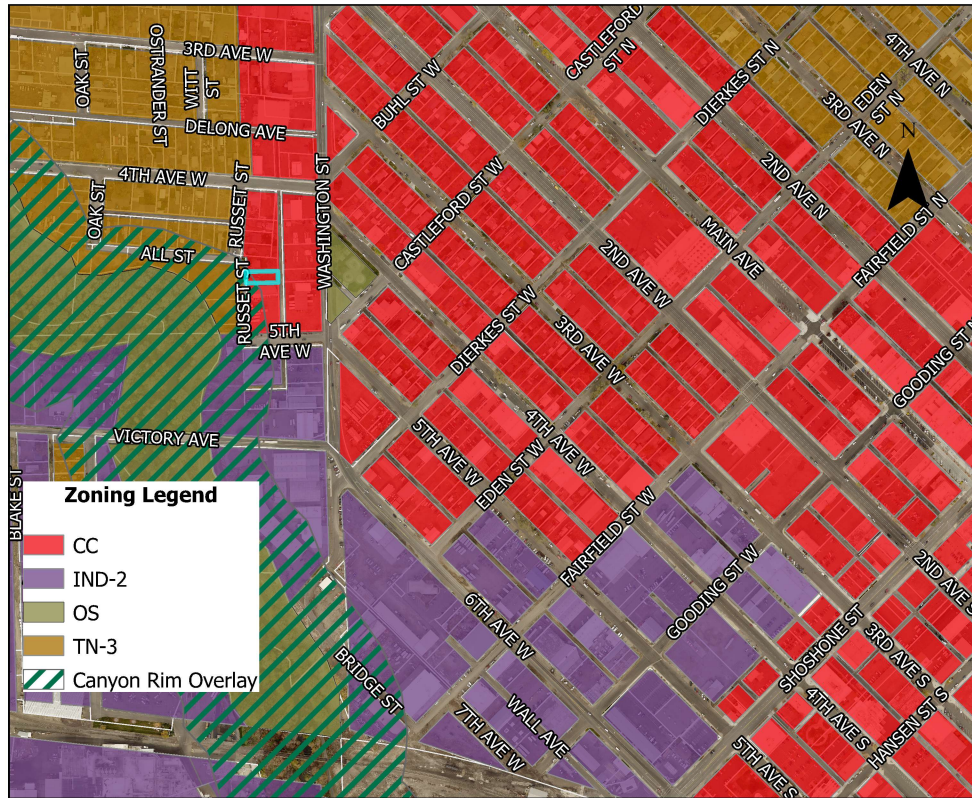
Attachments:

- 1. PZ26-0057 Vicinity Map
- 2. PZ26-0057 Presentation Map
- 3. PZ26-0057 Aerial Map
- 4. PZ26-0057 NSEW Street View
- 5. PZ26-0057 Applicant Narrative
- 6. PZ26-0057 TN3 AND CC 6-2026

VICINITY MAP



ZONING MAP



Zoning

Current Zoning: CC, Central City

Current Land Use: Vacant/Residence Demo'd

Proposed Zoning: TN-3, Town Neighborhood 3

Proposed Land Use: Residential

Surrounding Area

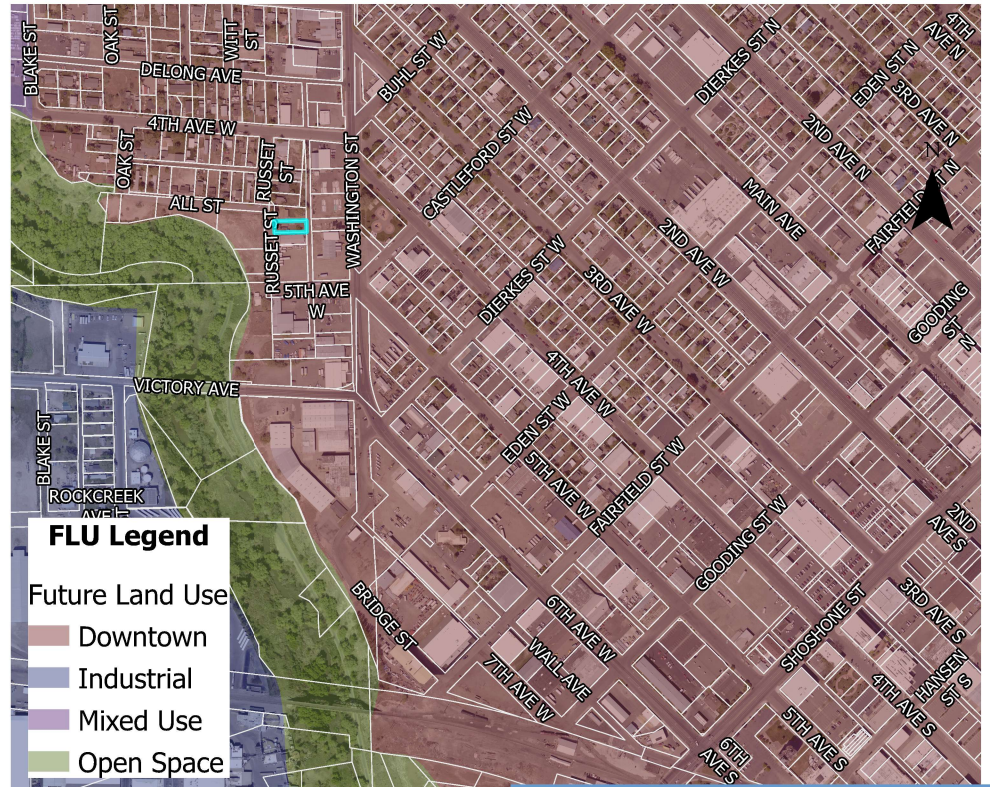
North: Residential/Commercial/Industrial

South: Commercial/Industrial

East: Residential/Commercial/Industrial

West: Vacant/Rock Creek Canyon

FUTURE LAND USE MAP



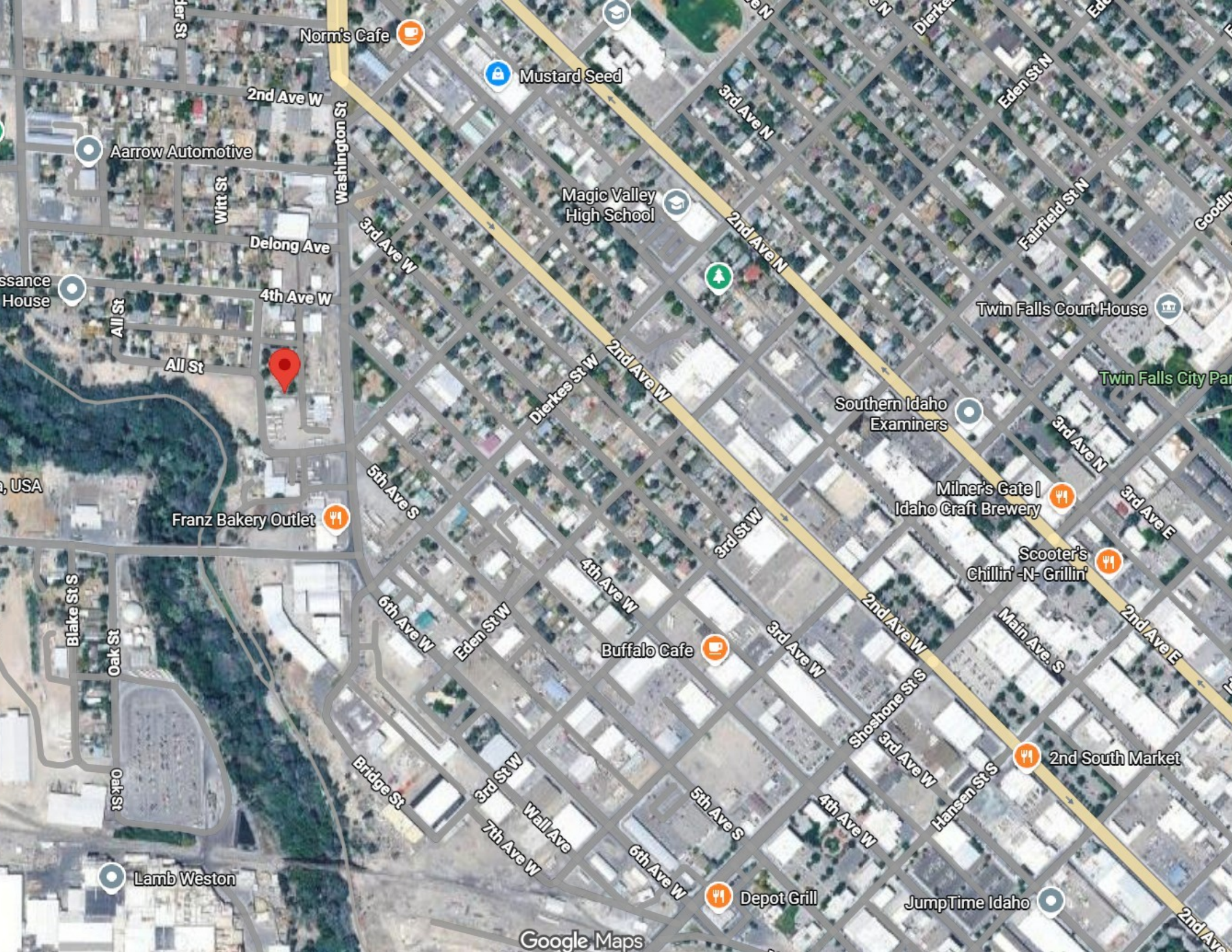
Regulations

Twin Falls Municipal Code Section(s)
10-12-2-5(F), 10-3-9, 10-3-2(K)

FLU Category

Downtown/High Density Residential:

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



Norm's Cafe



Mustard Seed



Aarrow Automotive

2nd Ave W

Washington St

Witt St

Delong Ave

3rd Ave W

4th Ave W

All St

All St

4th Ave W

Magic Valley High School



3rd Ave N

2nd Ave N

Eden St N

Fairfield St N

Twin Falls Court House



Twin Falls City Park

Southern Idaho Examiners



Milner's Gate | Idaho Craft Brewery



Scooter's Chillin' -N- Grillin'



Franz Bakery Outlet



Buffalo Cafe



2nd South Market



Depot Grill



JumpTime Idaho



Google Maps

Street View

North



South



East



West



April 28,2026

To Whom this may concern,

We are submitting a request to rezone the subject property from its current Central City designation to TN-3 (Traditional Neighborhood) or another appropriate residential classification. The intent of this request is to align the zoning with both the surrounding land uses and the practical development potential of the lot.

At present, the property is zoned for Central City use; however, due to the limited size of the lot, it is not well-suited for viable commercial development. Constructing a functional commercial building on this parcel would be challenging and likely impractical, given space constraints for structure, access, and required parking. As a result, the property has remained underutilized in its current zoning designation.

In contrast, the surrounding area demonstrates a clear pattern of residential use and development. Directly across the street are residential properties zoned TN-3, and there has been recent investment in the neighborhood with the construction of three new homes, including one at 392 Russet and two additional homes on 4th Avenue. This ongoing residential growth supports the suitability of transitioning this parcel to a similar zoning classification.

We are proposing to develop the property as a duplex with an attached or detached garage or storage structure located at the rear of the lot for personal use. Access to the garage would be provided via the existing alley, which allows for a more efficient and neighborhood-compatible site layout. This type of development is consistent with the scale and character of nearby properties and would contribute positively to the area.

Additionally, we plan to make site improvements that will enhance both the property and the surrounding streetscape. These improvements include the installation of hard-surfaced parking spaces, as well as curb and gutter infrastructure. These upgrades will help support better drainage, improve access, and contribute to the overall quality and appearance of the neighborhood.

Given the constraints of the lot and the established residential character of the area, we believe that rezoning to TN-3 or a similar residential designation is both appropriate and beneficial. This change would allow for a practical, well-designed use of the property that complements existing development patterns while supporting continued neighborhood improvement.

We respectfully request consideration and approval of this rezoning proposal.

Thanks in advance for your time and consideration,

Omar Torres

Land Use Comparison Chart

CC Zoning District (current zone)	TN-3, Town Neighborhood 3 (requested zone)
Agriculture & Animals - Community Garden - Kennel-indoor (SUP) - Nursery-minor - Veterinary clinic-minor (SUP) Assembly - Botanical gardens and arboretums - Convention center (>500) (SUP) - Event Center-major (100-500 people) (SUP) - Event Center-minor (<100) (ZUP) - Funeral Center - Museum/Learning Center-major (SUP) - Museum/Learning Center-minor (ZUP) - Religious Facility Civic/Institutional - City of Twin Falls facilities, owned & operated - College, University, Trade or Boarding School (SUP) - Emergency Service Stations - Judicial Facility - School (SUP) Commercial Sales & Services - Administrative or Professional office – major - Administrative or Professional office – minor - Artisans workshop-major (ZUP) - Artisans workshop-minor - Auction Services and/or Public Sales Establishment (ZUP) - Bar/Night Club/Smoking Lounge - Barber & Cosmetology Services - Body Art Studio (ZUP) - Car Wash (ZUP) - Consumer Goods Repair (SUP) - Drive-thru (ZUP) - Dry Cleaning Laundering-major (SUP) - Dry Cleaning Laundering-minor - Equipment and machinery repair-major (SUP) - Equipment and Machinery sales/rental-major (SUP) - Equipment and Machinery sales/rental-minor (SUP) - Financial Institution - Fuel/charging station (ZUP) - Health/fitness facility (SUP)	Agricultural & Animals - Community Garden (ZUP) Assembly - Botanical Gardens and Arboretums (SUP) - Religious Facility (ZUP) Civic/Institutional - City of Twin Falls facilities, owner or operated - School (SUP) Health/Human Care - Assisted care/living facility-major (SUP) - Assisted care/living facility-minor (SUP) - Daycare Facility (ZUP) - Daycare Home - Shelter Home (SUP) Lodging - Bed & Breakfast facility (SUP) Recreation/Entertainment - Athletic arena or Stadium-Public Owned (SUP) - Park/Playgrounds-Private (SUP) - Park/Playgrounds-Public Residential - Accessory buildings (ZUP) - Dwellings-accessory dwelling unit (ZUP) - Dwelling attached-Townhome (ZUP) - Dwelling - detached single dwelling unit - Dwelling-duplex (2 units on 1 lot) - Dwelling - multiple dwelling unit (5+) - Dwelling-triplex (3 units on 1 lot) - Dwelling-fourplex (4 units on 1 lot) - Group Home (see Idaho statute) - Home Occupation (ZUP) Other - Utility collection/distribution facility (ZUP) - Utility collection/distribution line - Wireless communication equipment colocation (ZUP)

- Health/fitness facility-minor
- Laundromat self-serve
- Manufactured Home sales
- Mortuary (ZUP)
- Paint Booth (ZUP)
- Pawnshop (ZUP)
- Payday loan/check cashing service (ZUP)
- Pet grooming (ZUP)
- Photography studio
- Print shop-major (SUP)
- Print shop-minor
- Restaurant
- Retail shop
- Retail store-major (SUP)
- Retail store-minor (ZUP)
- Seamstress/tailler
- Theater-indoor
- Theater-outdoor (SUP)
- Vehicle Rental Facility (SUP)
- Vehicle Sales (SUP)
- Vehicle Sales-Heavy Trucks (SUP)
- Vehicle sales Temporary (ZUP)

Health/Human Care

- Assisted care/living facility-major
- Assisted care/living facility-minor
- Daycare center
- Daycare facility
- Hospital (SUP)
- Medical clinic-major
- Medical clinic-minor
- Shelter Home (SUP)
- Substance abuse treatment facility

Industrial

- Manufacturing-light (SUP)
- Storage facility, self service (SUP)
- Storage Yard (SUP)
- Taxidermy Studio (SUP)
- Testing laboratories-minor
- Vehicle repair services-major (SUP)
- Vehicle repair services-minor (SUP)
- Warehouse distribution center (SUP)

Lodging

- Bed & Breakfast facility
- Hotel
- Motel (SUP)

Recreation/Entertainment

- Athletic area or stadium-public owned (SUP)
- Athletic area or stadium-private owned (SUP)
- Fun Center-minor
- Fun Center-major (ZUP)
- Fun Park (SUP)

• Park/Playground-Private (SUP) • Park/Playground-Public • Sport shooting range-indoor (ZUP) • Zoo (SUP) Residential • Dwelling-attached single dwelling unit (Townhome) (ZUP) • Dwelling-multi dwelling unit (5+) • Dwelling-caretaker unit • Dwelling-mixed use building • Group Home (see Idaho statute) • Home Occupation (ZUP) Other • Outdoor amplified sound or music (SUP) • Parking Structure (SUP) • Utility collection/distribution facility (ZUP) • Utility collection/distribution line • Wireless communication equipment colocation (ZUP) • Wireless Communication Tower (SUP) • Wireless Communication Tower stealth or alternative design (ZUP)	





Date: Tuesday, July 14, 2026
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a recommendation to City Council on the appropriate zoning district for a proposed annexation of 2.42 acres of property located at 857 Hankins Road North. c/o Goeffrey Wardle on behalf of Mountain West Council — Boy Scouts of America. (PZ26-0069)

Time Estimate:

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

Background:

The applicant is requesting annexation of approximately 2.42 acres located at 857 Hankins Rd N with a zoning designation of Commercial Market. To the north of the property is Falls Ave E and residential properties. To the south is a residential development zoned Town Neighborhood 2, to the east is Hankins Rd N and residential properties, and to the west is a residential development and there is currently an office building onsite.

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.

History:

N/A

Analysis:

The property is designated as Neighborhood Commercial on the Future Land Use Map. The applicant is proposing Community Market (CMT) as the zoning designation. Neighborhood Commercial areas are intended to provide supporting services, neighborhood scale retail, office uses, civic facilities and similar uses that serve nearby residential areas. The Community Market zoning designation is designed to provide the services listed in the future land use category while maintaining compatibility with surrounding neighborhoods and permits a variety of land use with development standards intended to provide an appropriate transition to adjacent residential developments.

The requested Community Market zoning appears to be in line with the future land use plan for this area. The site is already developed with an office building and has historically functioned as an office for the Boy Scouts of America. Annexation and zoning would bring the property under City jurisdiction. The Community Market district allows a mixture of retail, office, service, civic uses, allowing the existing office use to continue. The property is located at the south-west corner of Falls Avenue and Hankins Rd N. These are two major corridors with residential properties adjacent. The existing office use has operated at this location for many years and provides a good transition between residential development and the arterial roadways. Community Market uses would generally be compatible with the surrounding area provided all development standards are followed upon expansion or redevelopment of the site. The Community Market does allow for other uses that may be more intense than the current office use. However, these uses would undergo review by staff or the commission for either a zoning use permit or a special use permit. A list of land uses has been provided for the Community Market zoning district in the packet for review.

The +/-2.4-acre parcel is developed with an existing single-story office building and associated parking facilities and would be physically suitable for uses permitted in the proposed zone and allow for infill that is compatible with the area. The property is served by major arterial corridors to accommodate anticipated traffic counts and allow for good access for police and fire. City services, such as sewer and water, are already to the site. The current office use has no significant impact on public services and any future redevelopment would be reviewed for compliance with standards to address possible impacts. The applicant has been informed of the need to deed a portion of the property for right of way along both arterial roadways, with the requirement to reconstruct these roadways to arterial standards upon expansion/redevelopment of the property. Further development or modification would be subject to this standard, as well as any setbacks, landscaping, building heights and land use restrictions. Given the site's location along an arterial roadway and the existing office building, the proposed zoning appears compatible with the current land use and future land uses as dictated by the Community Market zoning district.

As for consistency with the comprehensive plan, the area is within the City's future development boundaries. By recommending the proposed zoning, it allows for infill development and neighborhood serving land uses to occur. The existing land use pattern demonstrates the viability of having higher intensity zoning designations to buffer the residential units from the major arterial roadways and could encourage future development within the surrounding area using the same zoning designation. The community market zoning designation provides a classification that is closest to the neighborhood commercial category within the comprehensive plan while allowing development standards to be manageable and allowing for low-impact retail, office or services that would benefit and support the adjacent residential development and future development in the area.

Conclusion:

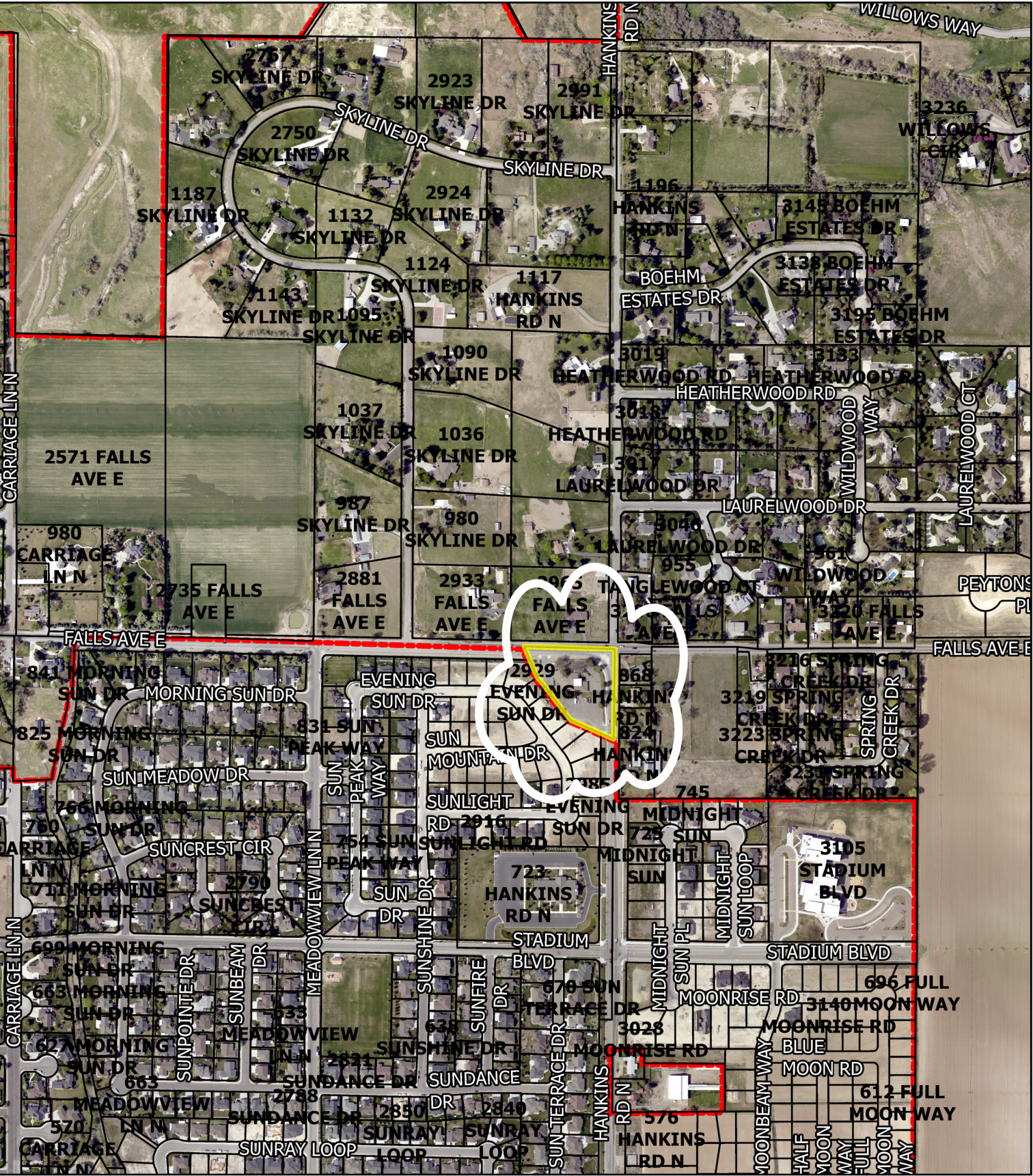
Upon conclusion, prior to annexation of an unincorporated area, the council shall receive a recommendation from the commission allowing the council to hold a public hearing and make a final decision on the zoning and annexation of the property. The commission may recommend approval as presented, recommend denial, recommend an alternative zoning designation or table the request to acquire new information. Based on the staff analysis of the request, the zoning designation of Community Market is compatible with the comprehensive plan and would be supported if recommended.

1. Subject to right of way being deeded to the City of Twin Falls prior to signing of the annexation ordinance.
2. Subject to road reconstruction to arterial city standards upon redevelopment or reconstruction of the site.

Attachments:

1. PZ26-0069 Vicinity Map
2. PZ26-0069 Narrative
3. PZ26-0069 Presentation Map
4. CMT Zoning Chapter
5. CMT Land Uses

VICINITY MAP



SUBJECT PROPERTY





Geoffrey M. Wardle
(208) 388-3321
gwardle@clarkwardle.com

Via Electronic Mail (tfplanning@tfid.org)

May 20, 2026

City of Twin Falls
Planning and Zoning Department
203 Main Ave E
Twin Falls, ID 83301

RE: Mountain West Council, Inc., Boy Scouts of America – Annexation Application
CW File #: 23304.5

A. Applicant and Property Information

Owner/Applicant: Mountain West Council, Inc., Boy Scouts of America is the successor by merger of Snake River Council, Inc., Boy Scouts of America and the Ore-Ida Council, Inc., Boy Scouts of America.

Property Location: 857 Hankins Rn N, Twin Falls, ID 83301

Parcel Number: RP10S17E110001

Acreage: 2.418

Existing Use: Office Building

Requested Action: Annexation and Zoning as Community Market Zoning District

Comprehensive Plan Land Use Map Designation: Impact Area

B. Introduction

This application is submitted on behalf of Mountain West Council of the Boy Scouts of America. In 2020, the Snake River Council, Inc., Boy Scouts of America and the Ore-Ida Council, Inc., Boy Scouts of America

merged. The Mountain West Council, Inc., Boy Scouts of America, is the successor by merger of the Snake River Council, Inc., Boy Scouts of America and the Ore-Ida Council, Inc., Boy Scouts of America. The property at 857 Hankins had long served as the council service center for the Snake River Council.

With the departure of the LDS Church from Scouting, the lingering effects of COVID 19, and the impacts upon Scouting Councils everywhere in their participation in the global settlement of the BSA's bankruptcy to fund their obligations under the settlement trust for victims of abuse, Scouting Councils throughout the West have merged, restructured, and made important decisions for the future of the movement as a whole. The Mountain West Council has worked to ensure that the Scouting program is sustainable and available to youth throughout Southern Idaho and Eastern Oregon. It has invested extensively in Camp Bradley, the historic Snake River Council camp. It has sold various other properties including Camp Morrison, in McCall, Idaho, the historic Ore-Ida Council camp.

C. Annexation Standards

Due to the fact that this property is located in the unincorporated portion of Twin Falls County the ability to reuse or dispose of this property in its current nonconforming condition has been limited. With the recent planning efforts of the City of Twin Falls and the County, there is now a clear direction to address what would otherwise be a continuing non-conforming use within the County. The reason for this application is to annex the property into the City of Twin Falls pursuant to the recently added Comprehensive Plan and Zoning scheme. The existing land use, as well as its future use, more closely aligns with the City's Plan and Zoning classifications. Annexing the property and zoning it as Community Market will maintain the character of the surrounding properties. Annexing the property will be mutually beneficial for the Applicant and the City for the following reasons:

1. Community's Best Interest. The proposed annexation and zoning of the property as Community Market advances the community's best interest by: (a) adapting an existing, well-located office building for a broader range of neighborhood-serving and community-serving uses; (b) promoting efficient use of already developed land and infrastructure at a highly visible arterial corner; (c) supporting economic vitality through flexible commercial and service opportunities that can expand local employment and services; and (d) reinforcing orderly growth by aligning entitlements with the site's urban context and Comprehensive Plan goals for infill, walkability, and multimodal access. By zoning the site as a Community Market district, the City can guide site transitions, ensure appropriate design and buffering, and secure public benefits through conditions and standards applicable at the time of annexation and future permits.

2. Compatibility of Permitted Uses with Surrounding Land Uses. The Community Market district's permitted, and conditional uses are designed to blend neighborhood-scale retail, office, civic, and service uses with adjacent residential and commercial areas. The subject corner along Hankins Road and Falls Avenue is a logical location for uses such as professional services, small-format retail, health and wellness services, and civic/assembly functions that complement nearby residential neighborhoods and existing corridor uses. The office building's established character provides a low-impact envelope

for such activities, with typical peak-hour patterns consistent with corridor traffic. Where more active uses are introduced, the site can incorporate operational limits, screening, lighting controls, and access management to maintain compatibility with adjacent parcels. Transitional design standards of the Community Market district will provide additional safeguards to ensure harmonious edges with any nearby residential development.

3. Physical Suitability of the Site. The site is physically suitable for the type and intensity of uses contemplated in the Community Market district. It is already developed with a single-story office building (with a garage basement), on-site parking, established drive approaches, and utility connections. We recognize that a sizable portion of this property is located within existing prescriptive rights of way that will need to be addressed. That said, the corner location is currently improved and provides adequate frontage and sight distances. Additionally, the parcel configuration supports internal circulation, ADA-compliant access, refuse service areas, and required landscaping. Topography is generally level, with no known physical constraints that would preclude the continuation of office or neighborhood-serving commercial uses at comparable intensities. Any minor site modifications required to meet current Community Market development standards—such as bicycle parking, pedestrian connectivity, or updated landscaping—can be accommodated within the existing site boundary.

4. Public Facilities and Services Adequacy. Public facilities and services are available and adequate to serve the use permitted in the Community Market district at the subject location:

- a) **Thoroughfares:** Falls Avenue functions as a principal corridor capable of accommodating modest increases in trip generation associated with neighborhood-serving commercial and office uses. Access points can be managed to meet applicable access spacing and safety standards.
- b) **Police and Fire Protection:** The site is within established police and fire service areas, with response routes along arterial roadways and existing hydrant coverage.
- c) **Drainage:** Existing on-site stormwater facilities can be maintained or upgraded to current standards; any incremental improvements will be designed to comply with City and County drainage criteria and best management practices.
- d) **Refuse Disposal:** The site has adequate space for screened refuse and recycling enclosures; service can be provided along existing drive aisles without impact to public right-of-way operations.
- e) **Water and Sewer:** Municipal water and sewer lines are available in the vicinity; and in the future, connecting to these systems can occur if and when the property is redeveloped.
- f) **Schools:** While Community Market uses are not school-intensive trip generators, any incidental impacts are expected to be negligible and offset by improved neighborhood services that reduce longer vehicle trips, especially where this has been a long existing use.

Collectively, the existing infrastructure and service networks ensure protection of public health, safety, and general welfare for the range of uses permitted in the Community Market district.

5. Compatibility of Scale, Mass, Coverage, Density, and Intensity. The existing office building reflects the intended and appropriate scale and massing for the corner, with building coverage, height, and intensity consistent with corridor development patterns. The Community Market district anticipates low to moderate intensities that align with this built form. Future tenanting or minor site enhancements will occur within the current building envelope or with modest additions subject to district bulk standards, setbacks, landscaping, and buffering. Operational characteristics—hours of operation, loading, and customer traffic—can be conditioned to maintain compatibility with any adjacent residential properties. The result is a context-sensitive transition that preserves neighborhood character while enabling needed services.

6. Consistency with the Comprehensive Plan. The proposed annexation and Community Market designation are consistent with the Comprehensive Plan's land use map designation for the area and with policy objectives encouraging: (a) strategic infill along established corridors; (b) neighborhood-serving commercial nodes at arterial intersections; (c) adaptive reuse of existing structures; and (d) multimodal accessibility. The request aligns the zoning toolset with the Plan's vision for mixed commercial and service uses at appropriate locations, ensuring that future site activity advances the community's long-term land use framework. Confirmation of the applicable map designation and any sub-area policies will be provided in the staff report and final annexation ordinance.

D. Conclusion

Annexation with Community Market designation for this property at Hankins Road and Falls Avenue will: (a) further the community's best interest by enabling adaptive reuse and neighborhood-serving services; (b) blend permitted uses with surrounding land uses through established district standards; (c) utilize a physically suitable, already developed site; (d) rely on adequate public facilities and services to safeguard health, safety, and welfare; (e) maintain compatibility in scale and intensity with adjacent uses; and (f) implement the Comprehensive Plan's land use direction for the corridor.

May 20, 2026

Page: 5

The Applicant respectfully requests approval of the annexation and zoning of the property Community Market as proposed. In support of this request, we provide the following additional information:

Application

Warranty Deed

Annexation Boundary Map

Legal Description of Property in Metes and Bounds & Quit Claim Deed

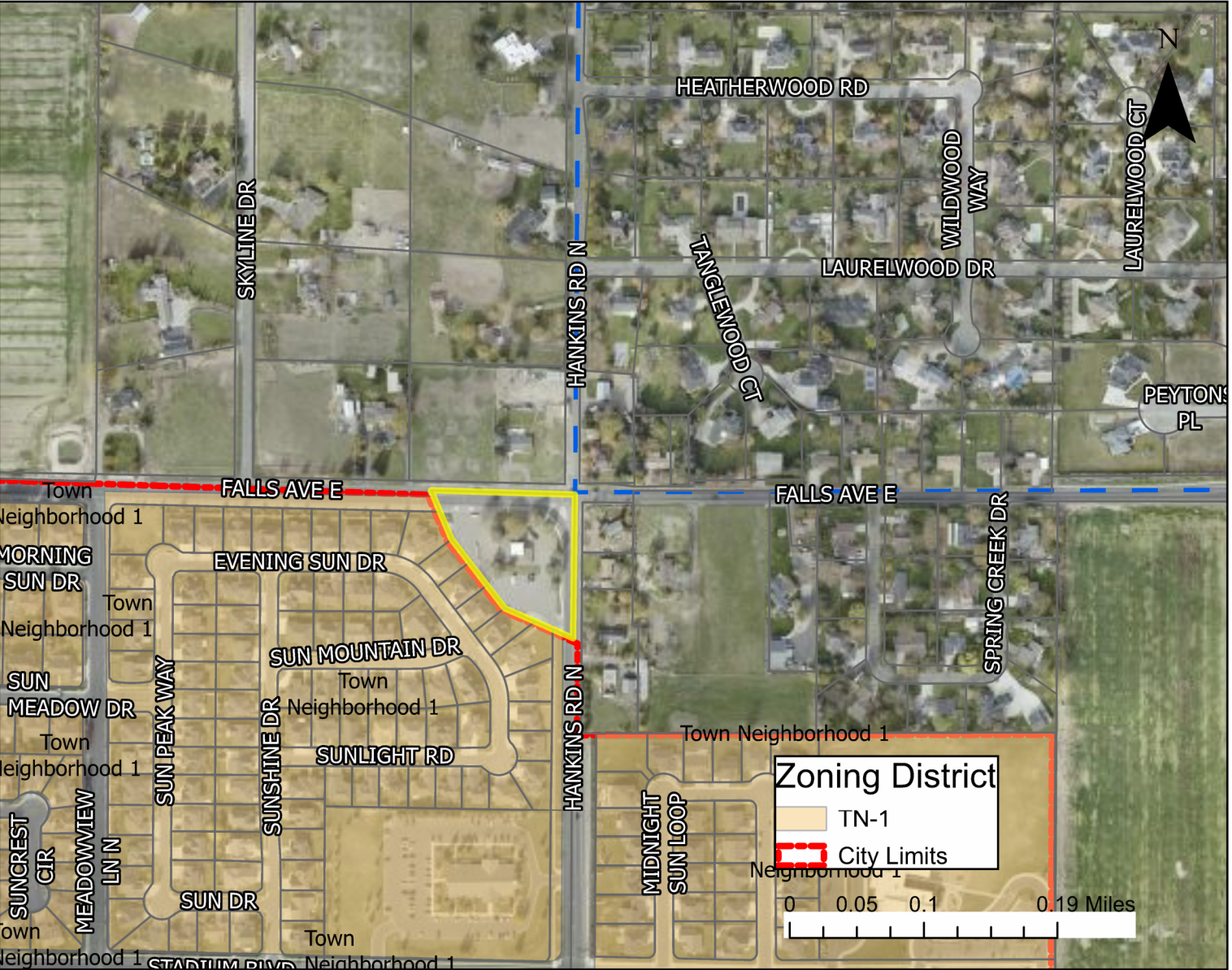
Public Notification Materials: List of Property Owners within a 750 Foot Radius

Sincerely,

A handwritten signature in blue ink, appearing to read 'Geoffrey M. Wardle', with a long horizontal flourish extending to the right.

Geoffrey M. Wardle

ZONING MAP



Zoning

Current Zoning: NA (Area of Impact)

Current Land Use: Office

Proposed Zoning: CMT

Proposed Land Use: NA

Surrounding Area

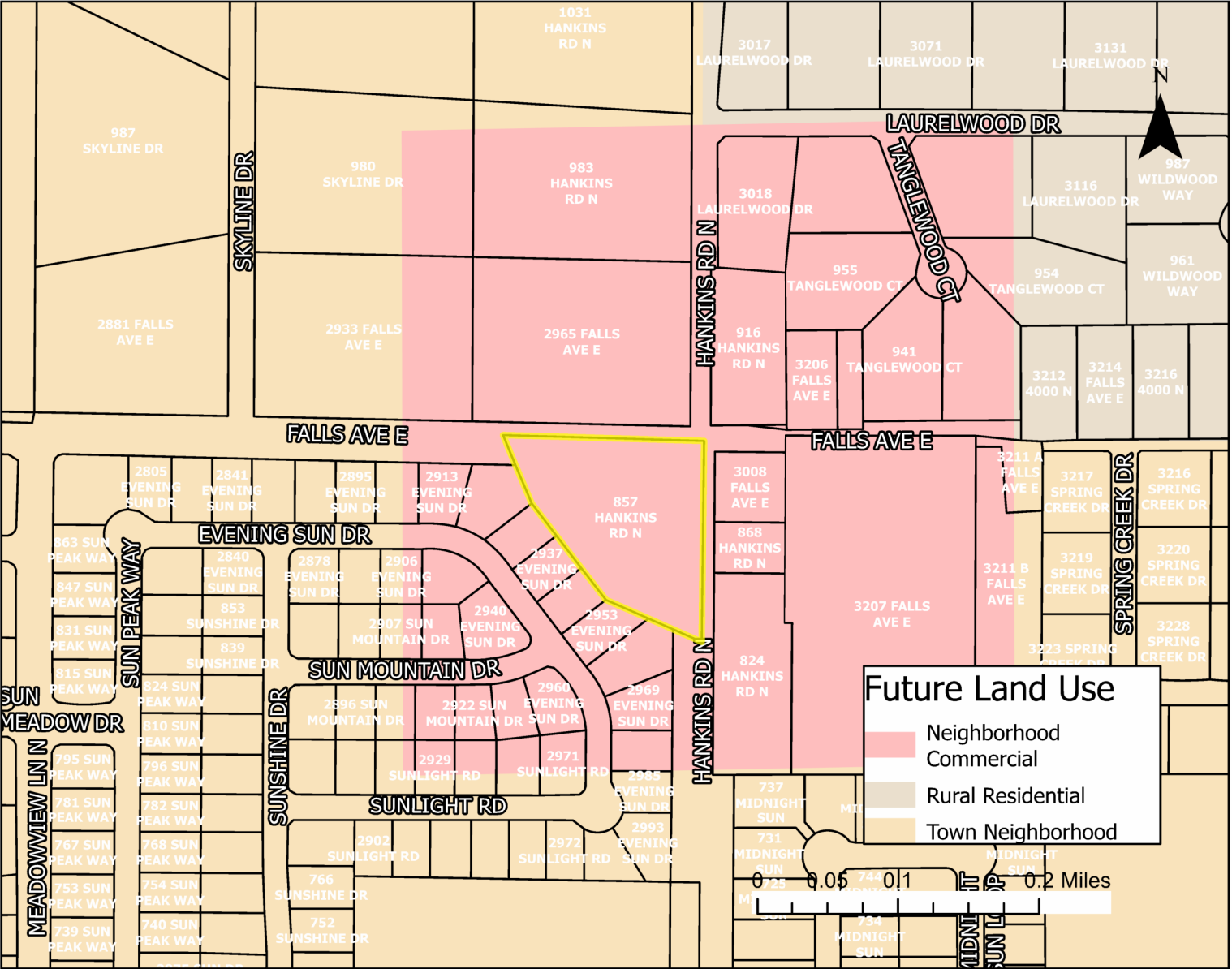
North: Falls Ave E

South: Residential

East: Hankins Rd N

West: Residential

FUTURE LAND USE MAP



Regulations

Title 10-2-5 A - Annexation

If approved:
Title 10-3-10 Community Market

FLU Category

Neighborhood Commercial:
Provides supporting services and small-scale commercial for the surrounding neighborhood. Designed to complement the neighborhoods character.

Land Use Mix: Neighborhood services, townhomes, condominium, apartments, senior/ student housing, small scale office and retail, Civic community facilities

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.

Community Market	
AGRICULTURE & ANIMALS	
Community garden	Z
Nursery-minor	S
Veterinary clinic-minor	S
ASSEMBLY	
Botanical gardens and arboretums	S
Event center - minor (<100)	Z
Funeral center	S
Museum / learning center - major	S
Museum / learning center - minor	Z
Religious facility	Z
CIVIC/INSTITUTIONAL	
City of twin falls facilities owned or operated	P
School	S
COMMERCIAL SALES & SERVICES	
Administrative or professional office major	S
Administrative or professional office minor	P
Artisans workshop major	Z
Artisans workshop minor	Z
Barber & cosmetology services	P
Body art studio	Z
Consumer goods repair	S
Drive-thru	S
Dry cleaning laundering minor	S
Equipment and machinery sales/rental, minor	Z
Financial institution	S
Fuel/charging station	S
Health/fitness facility major	S
Health/fitness facility minor	S
Laundromat self serve	S
Pet grooming	S
Photography studios	P
Print shop minor	P
Restaurant	S
Retail shop	Z
Retail store minor	S
Seamstress/tailor	P
HEALTH/HUMAN CARE	
Assisted care/living facility major	S
Assisted care/living facility minor	P
Daycare center	P
Daycare facility	P
Medical clinic minor	P
Shelter home	S
Testing laboratories minor	S
LODGING	
Bed & breakfast facility	P
RECREATION/ENTERTAINMENT	
Athletic arena or stadium-public owned	S
Fun center minor	P
Fun center major	S
Park/playground private	S
Park/playground public	P
RESIDENTIAL	
Dwellings attached single dwelling unit (Townhome)	Z
Dwelling unit triplex (3 units on 1 lot)	S
Dwelling unit fourplex (4 units on 1 lot)	S
Dwelling caretake unit	P
Dwelling mixed use building	S
OTHER	
Outdoor amplified sound or music	S
Utility collection/distribution facility	Z
Utility collection/distribution line	P
Wireless communication equipment colocation	Z
Wireless communication tower stealth or alternative design	S*

*Shall follow the criteria listed in 10-6 Land Use Regulations for Stealth Tower.



Date: Tuesday, July 14, 2026
To: Planning and Zoning Commission
From: Kelli Ebersole, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow a Storage Yard (Impound Yard) on property located at 1560 Eldridge Avenue. c/o Victor Gomez on behalf of Prime Towing and Recovery (PZ26-0074)

Time Estimate:

Approximately 5-10 minutes for presentation and questions.

Background:

The applicant requests approval of a Special Use Permit to allow a vehicle impound facility on property at 1560 Eldridge Avenue. The applicant has a lease to use the northern portion of the property. The southern portion of the property is currently being used as an eleven unit storage facility with a recreational vehicle storage Yard.

Approval Process:

Per City Code 10-2-4(E) The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regard to the application. The Commission shall decide on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void.

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

Standards Applicable to Special Uses:

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

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

Conditions and Restrictions

In granting any special use, the commission may prescribe appropriate conditions, bonds and safeguards in conformity with this title. Violations of such conditions, bonds or safeguards, when made a part of the terms under which the special use is granted, shall be deemed a violation of this title. Conditions of approval may include but not be limited to:

- Minimizing adverse impact on other developments.
- Controlling the sequence and timing of development.
- Controlling the duration of development.
- Assuring the development is maintained properly.
- Designating the exact location and nature of development.
- Requiring the provision for onsite or off-site public facilities or services.
- Requiring more restrictive standards than those generally required in this title.

Budget Impact:

N/A

Regulatory Impact:

Per City Code 10-3 Table of Land Uses, a special use permit is required for "Vehicle Impound Facility" in the required within the IND 2, Industrial zoning district. Should this Special Use Permit be granted, a vehicle impound facility would be permitted on the subject property and subject to any conditions of approval associated with the request.

History:

The applicant requests approval of a Special Use Permit to allow a vehicle impound facility on property at 1560 Eldridge Avenue. The applicant has a lease to use the northern portion of the property. The southern portion of the property is currently being used as an eleven (11) bay storage facility with a recreational vehicle storage yard.

The county records show a pending lot split for this parcel, with the southern portion of the parcel addressed as 1602 Eldridge Avenue.

According to the applicant's site plan, this requested use will encompass approximately 40% of this parcel, or 288,600 sf of the 2.6 acre lot. The front portion of the subject property is proposed to be used as a vehicle impound facility. This area is fully enclosed by a security fence and is accessed through a controlled entry gate located on Eldridge Avenue. All impounded and towed vehicles will be stored within the secured, fenced area.

The southern portion of the property, which serves the existing storage facility at 1602 Eldridge Avenue, has an independent vehicle access located along the westernmost portion of the site. This access is separate from the proposed vehicle impound facility and will continue to function independently. Accordingly, the proposed vehicle impound use will not interfere with or adversely affect access to, or the ongoing operation of, the existing storage facility at 1602 Eldridge Avenue.

Analysis:

The subject property consists of a parcel located on Eldridge Avenue, in the IND 2, Heavy Industrial zone. The property is developed with an existing office building and a large parking area proposed to be used as a Vehicle Impound Facility. The surrounding area has a mix of industrial uses, with a few commercial uses.

The applicant states that the business will be open Monday to Friday from 8:00 am to 5:00 pm., with two full-time employees onsite. The applicant does not address whether there will be night calls for vehicle pick-up and drop-offs.

The applicant estimates that the proposed vehicle impound facility will generate approximately three to five vehicle trips per day, consisting primarily of tow truck deliveries, two employee commute trips, and occasional customer visits to retrieve impounded vehicles. The Institute of Transportation Engineers (ITE) Trip Generation Manual does not include a specific land use classification for vehicle impound or tow yard facilities; therefore, the proposed use is most appropriately compared to General Light Industrial (ITE Land Use Code 110) or Warehousing (ITE Land Use Code 150). Based on ITE trip generation rates, a conventional General Light Industrial use generates approximately 5.6 average weekday vehicle trip ends per 1,000 square feet of gross floor area. Applied to the proposed 665-square-foot office, this equates to approximately 3.7 average weekday trip ends, which is generally consistent with the applicant's estimate. Because the facility functions primarily as a secured vehicle storage yard with only two employees, limited customer activity, and infrequent vehicle turnover, actual traffic volumes are expected to remain low and comparable to, or below, those of other industrial uses permitted within the IND-2 Industrial District. Accordingly, the proposed use is not anticipated to adversely affect the capacity or operation of the surrounding street network.

The Future Land Use Map designates the subject property as Industrial/Flex/Employment, an area intended to accommodate office parks, corporate campuses, warehousing, general manufacturing, food processing, and industrial campuses adjacent to the railway. While a vehicle impound facility is not specifically identified as an example use within this designation, it is an industrial service use that supports transportation, towing, law enforcement, insurance, and other commercial and industrial activities. The Future Land Use Map designates the subject property as Industrial/Flex/Employment, an area intended to accommodate office parks, corporate campuses, warehousing, general manufacturing, food processing, and industrial campuses adjacent to the railway. While a vehicle impound facility is not specifically identified as an example of use within this designation, it is an industrial service use that supports transportation, towing, law enforcement, insurance, and other commercial and industrial activities.

The proposed vehicle impound facility is consistent with the intent of the Industrial/Flex/Employment designation because it functions as an industrial support use that is appropriately located within an established industrial area. The use involves the temporary storage of vehicles and is operationally similar to other outdoor industrial storage and service uses commonly found within industrial districts. Locating the facility on property designated for industrial development helps preserve industrial land for employment-generating and industrial-related activities while avoiding potential land use conflicts with residential and commercial areas. Therefore, the proposed Special Use Permit is consistent with the Comprehensive Plan and the intent of the Industrial/Flex/Employment future land use designation.

The proposed vehicle impound facility is compatible with the purpose and intent of the IND 2 Industrial zoning district. The district is intended to accommodate manufacturing, light industrial, and other industrial-related uses while limiting the encroachment of non-industrial development into established industrial areas. A vehicle impound facility is an industrial service that supports transportation, towing, law enforcement, insurance, and vehicle recovery operations, making it consistent with the function and

character of an industrial district.

The use is limited to the temporary outdoor storage of vehicles in accordance with the zoning ordinance. Vehicles will be stored only for the maximum time periods established by the code, with claimed vehicles remaining onsite for no more than forty-five (45) days and wrecked vehicles for no more than fourteen (14) days. As defined by the ordinance, the facility is not intended for long-term vehicle storage or dismantling operations.

The proposed use does not introduce residential, retail, or other non-industrial activities that would be inconsistent with the purpose of the IND 2 district. Rather, it represents a service-oriented industrial use that is commonly associated with industrial areas due to its operational characteristics and need for outdoor storage.

The Special Use Permit process provides an opportunity to ensure the use remains compatible with surrounding properties through conditions of approval addressing site design, screening, lighting, circulation, security, and other operational standards as appropriate. In compliance with the zoning ordinance and any applicable conditions of approval, the proposed vehicle impound facility is consistent with the intent of the IND 2 district and is compatible with surrounding industrial development.

The proposed vehicle impound facility constitutes a new use of the property and, as such, is subject to the City's applicable site development standards. The City Engineer has determined that the development will be required to install curb and gutter improvements and provide an approved stormwater retention system in accordance with City engineering standards. These improvements will ensure the site is developed in compliance with applicable infrastructure and stormwater management requirements.

Conclusion:

Upon conclusion this request is consistent with the Twin Falls Comprehensive Plan, and compatible with the IND 2, Industrial, zoning district. The property is served adequately by public service, utilities, roadways, and railways. Staff does not anticipate detrimental outcomes for the surrounding properties if operated in compliance with any conditions of approval.

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

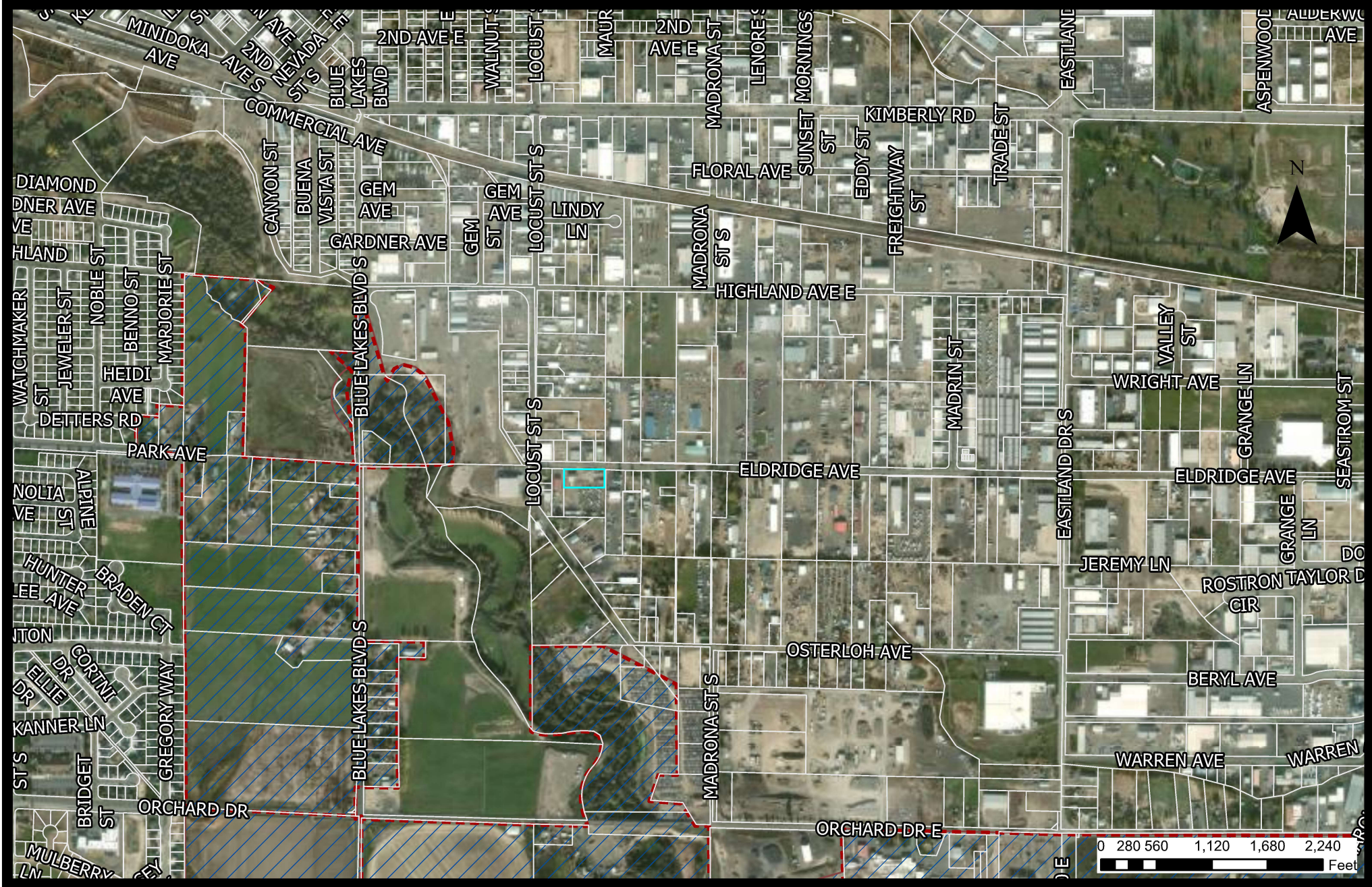
Should the commission approve the request as presented, staff would recommend the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, fire and zoning Officials to comply with applicable city Codes and standards.
2. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

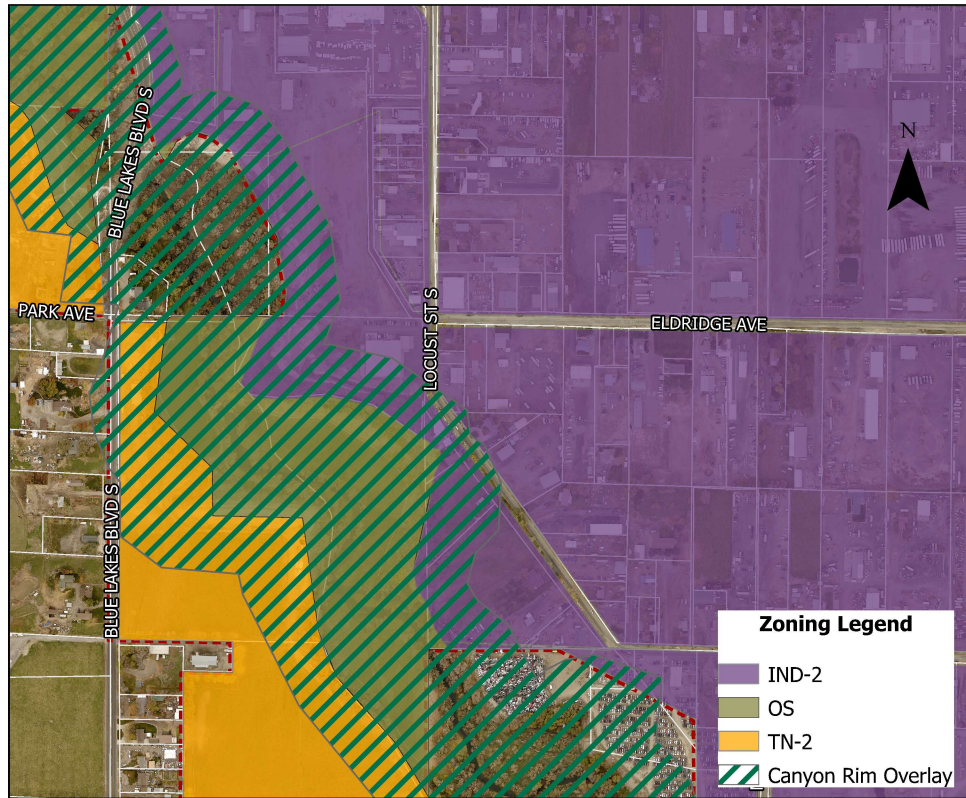
Attachments:

1. PZ26-0074 Vicinity Map
2. PZ26-0074 Presentation Map
3. PZ26-0074 Street View
4. PZ26-0074 Applicant Site Plan
5. PZ26-0074 Narrative

VICINITY MAP



ZONING MAP



Zoning

Current Zoning: IND 2, Industrial

Current Land Use: Truck Yard

Proposed Zoning: IND 2

Proposed Land Use: Tow Yard

Surrounding Area

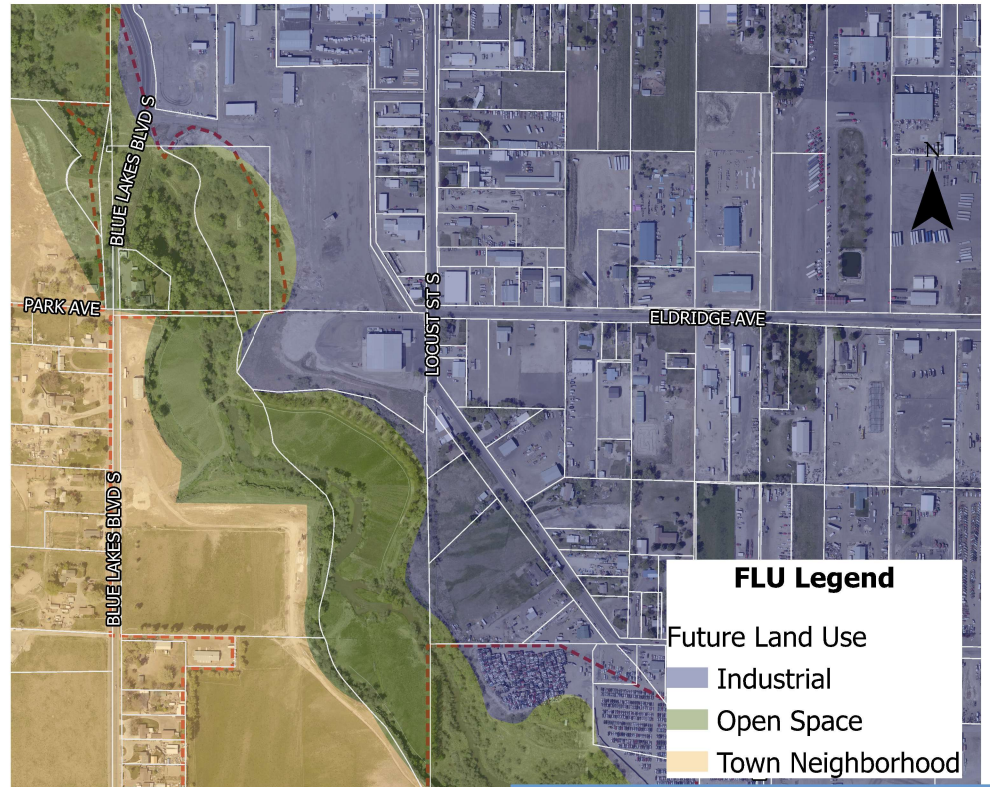
North: Industrial

South: Industrial

East: Industrial

West: Industrial/Open Space/Rock Creek Canyon

FUTURE LAND USE MAP



Regulations

Twin Falls Municipal Code Section(s)
10-12-2-4(E), 10-3-14, 10-3-2(K)

FLU Category

Industrial/Flex/Employment:

- Non Retail Employment
- Supporting uses, including hotels, restaurants, and other retail are integrated into the land use
- Suitable sites have excellent access to regional roads
- Adjacent to the railway
- Office parks, corporate campus, Warehousing, General manufacturing, Food processing, Industrial campus

PZ26-0074 Google Street View 1560 Eldridge Avenue





Written Project Description

Project Description

- Zoning requires that we obtain a conditional use permit to operate a tow yard.

Operational & Site Specifications

- **Hours of Operation:** Monday – Friday: 8:00 AM to 5:00 PM
- **Anticipated Traffic: Low** - Approximately 3 to 5 vehicular trips daily, consisting of light duty commercial vehicles, employee commutes, and standard parts deliveries.
- **Number of Employees:** 2 full-time employees standard on-site.



Date: Tuesday, July 14, 2026
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow for Outdoor Amplified Sound on property located at 602 2nd Avenue South. c/o Tara Rueda (PZ26-0075). **Rescheduled for July 28, 2026**

Time Estimate:

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

Background:

The applicant requests approval of a Special Use Permit to allow outdoor amplified sound associated with outdoor entertainment, community events, markets, festivals, and public gatherings at Terra Cotta Park, located at 602 2nd Avenue South. The proposed venue is intended to function as a community gathering space and amplified sound would be utilized periodically in conjunction with these activities.

Approval Process:

Per City Code 10-2-4E The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard with regard 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

The commission shall review the particular facts and circumstances of each proposed special use in terms of the following standards:

- a. Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
- b. Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- c. 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.
- d. Will not be hazardous or disturbing to existing or future neighboring uses.
- e. 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.

- f. 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.
- g. 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 noise, smoke, fumes, glare or odors.
- h. Will have vehicular approaches to the property which shall be so designed as not to create interference with traffic on surrounding public thoroughfares.
- i. Will not result in destruction, loss or damage to a natural, scenic or historic feature of major importance.

Conditions and Restrictions

In granting any special use, the commission may prescribe appropriate conditions, bonds and safeguards in conformity with this title. Violations of such conditions, bonds or safeguards, when made a part of the terms under which the special use is granted, shall be deemed a violation of this title.

Conditions of approval may include but not be limited to:

- a. Minimizing adverse impact on other developments.
- b. Controlling the sequence and timing of development.
- c. Controlling the duration of development.
- d. Assuring the development is maintained properly.
- e. Designating the exact location and nature of development.
- f. Requiring the provision for onsite or off-site public facilities or services.g.
- g. Requiring more restrictive standards than those generally required in this title.

Budget Impact:

NA

Regulatory Impact:

Per City Code 10-3 Table of Land Uses, a special use permit is required for "Outdoor Amplified Music" in the required within the Central City zoning district. Should this Special Use Permit be granted, outdoor amplified sound would be permitted on the subject property and subject to any conditions of approval associated with the request.

History:

This property at one time housed a pizza restaurant and has been vacant for a considerable amount of time. Recently, planning and zoning was notified that someone was operating a commercial vending market at this location with outdoor music and entertainment. Upon review of the property and the information provided, it was determined that the property is zoned Central City and would require approval of a special use permit to allow for outdoor amplified sound. The applicant was notified of this requirement around May 7, 2026, with instructions for submitting a special use permit application with submission deadlines. The applicant submitted the application and after some back and forth communication, a complete application was obtained and scheduled for tonight's meeting.

Analysis:

Conclusion:

Attachments:

None