



Twin Falls Planning & Zoning Commission Minutes

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

Commissioner Gomes called the meeting to order at 06:00 PM

Members Attending: Gomes, Weatherford, Gadsby, Rambur

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

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Request to approve minutes from the following meeting: April 28, 2026.

MOTION: Commissioner Weatherford moved to approve minutes from the April 28, 2026, meeting. Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

4) Items of Consideration

- a) 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).

Staff Presentation:

City Planner Strickland presented the 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).

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.

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.

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.

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.

Applicant Presentation:

Justin Scheel from JUB Engineers presented the request on behalf of the applicant.

PZ/Questions & Comments:

- Commissioner Gomex asked for clarification on what portion was being platted today.
- Planner Strickland pulled up the map and clarified.
- Commissioner Gomes asked about the west property and if it was commercial
- Director Spendlove stated that the west portion is residential, and the only commercial zones are the 2 pieces.

Discussions Followed:

The Commission feels that it follows the annexation and zoning that was requested and approve the plat.

MOTION: Commissioner Weatherford moved to approve the 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) with staff recommendations. Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

- b) 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.

Staff Presentation:

Senior City Planner Klaver presented the 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.

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.

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).

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. 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.******

Applicant Presentation:

Matt Ahrens from EHM Engineers Inc presented on behalf of the applicant.

PZ/Questions & Comments:

- Commissioner Gomes asked if multifamily is available for the lots.
- Senior Planner Klaver stated that the zoning doesn't allow for multifamily.
- City Engineer Vitek explained that the City doesn't allow backing onto Stadium Blvd and they have found that side facing garages have people backing in the driveway and facing the road to pull out.

Discussions Followed:

The Commission feels this will work for the area.

Condition #4 - require lots 3 & 4 have side entry garages for the purpose of prohibiting backing onto Stadium Boulevard.

MOTION: Commissioner Rambur moved to add condition #4 to have lots 3 & 4 have side entry garages for the purpose of prohibiting backing onto Stadium Boulevard. Commissioner Gadsby seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

MOTION: Commissioner Rambur moved to approve the 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 with staff recommendations and added condition. Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

5) Public Hearings

- a) 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

Staff Presentation:

City Planner Ebersole presented the 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

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.

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.

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.

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.

Applicant Presentation:

Juan Torres is the applicant Javier Beltran is the representative for the applicant. The applicant would like to build a duplex with garages that have access from the alley.

Public Hearing: Opened and closed with no input.

Discussions Followed:

The commission feels this will work well in the area and have no issues recommending approval with the request.

MOTION: Commissioner Weatherford moved to approve the 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 Street. c/o Juan Torress. (PZ26-0057). Commissioner Gadsby seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

b)

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)

Staff Presentation:

City Planner Strickland presented the 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)

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.

N/A

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.

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.

Applicant Presentation:

Goeffrey Wardel presented on behalf of the applicant.

Public Hearing: Opened

- Mark Lambert is a neighbor that had a few questions about the difference between current use and what would be allowed.
- Planner Strickland showed the Commission the list of uses for the CMT zone.
- Commissioner Rambur asked about the CMT zone and if cars and trucks parked at the property would be allowed.
- Director Spendlove stated that if it is for the use of the business it's allowed. If it turned into storage, it would require a different use.

Public Hearing: Closed

Discussions Followed:

- Commissioner Rambur stated he didn't like the CMT zone and the allowed uses in that zone.
- Commissioner Weatherford asked for clarification and what makes the current use non-conforming.
- Director Spendlove clarified that currently the property is in the county jurisdiction and because of the changes since it was established, this is now a non-conforming use if annexed into the city because of the residential zone.
- Commissioner Gomes stated he liked the CMT zone and the fact that the higher density items would need to come back for a Special Use Permit.

Public Hearing opened:

- David Walker talked about the school down the street and feels like this will increase traffic.
- Goeffrey Wardel disagreed with the comments and concerns. He stated that this site has been a running office for several years and they are annexing to conform to city standards.

- Commissioner Rambur asked about the current designation and would similar uses be allowed.
- Director Spendlove responded that this is in county jurisdiction if not annexed and he doesn't know what the county allows.
- Senior Planner Klaver explained that the commission needs to recommend a zone if they disagree with the recommendation from staff.

Public Hearing closed:

Discussion Followed:

Commissioner Weatherford likes the TN-1 w/ PRO

Commissioner Rambur wants the special use requests to allow other uses.

Commissioner Gomes feels like the permitted uses in the CMT zone aren't very impactful but would like the TN-1 w/ overlay

zone TN-1 with PRO

MOTION: Commissioner Rambur moved to approve the 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 with a TN-1 zone with Professional Office Overlay. c/o Goeffrey Wardle on behalf of Mountain West Council - Boy Scouts of America (PZ26-0069). Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

c)

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)

Staff Presentation:

City Planner Ebersole presented the 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)

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 provision for onsite or off-site public facilities or services.
- Requiring more restrictive standards than those generally required in this title.

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.

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. 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.

Applicant Presentation:

Jesus Keegan spoke on behalf of the applicant.

PZ/Questions & Comments:

- Commissioner Gadsby asked what type of fence was up.
- Jesus Keegan replied it was chain-link.

Public Hearing: Opened and closed with no public input.

Discussions Followed:

Commission feels this is a good fit for this area.

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

Approved 4 to 0.

d)

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**

6) Upcoming Meeting(s)

a) July 28, 2026.

7) Adjournment

The meeting adjourned at 08:00 PM

Jody Green

Jody Green, Planning Technician

