



Twin Falls Planning & Zoning Commission Minutes

Tuesday, February 24, 2026, 6:00 PM

203 Main Ave East
Twin Falls, ID 83303

Council Chambers

Members -

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

Area of Impact: Jeff Bulkley

1) Confirmation of Quorum/Call Meeting to Order

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

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

Staff Attending: Klaver, Strickland, Green, O'Leary

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Request to approve the minutes from the following meeting: December 16, 2025. Vice-Chairperson Zimmerman made a motion to approve the consent calendar, as presented. Commissioner Gomes seconded the motion.

4) Items of Consideration

5) Public Hearings

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

Staff Presentation:

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

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.

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

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

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

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

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.

Applicant Presentation:

David Thibault presented on behalf of the applicant.

PZ/Questions & Comments:

- Commissioner Bulkley asked about the map and the difference in zoning.
- Dave Tibault explained that the split will work for the property with the surrounding area.
- Commissioner Rambur asked to see the map of the zones and if the city was supportive.
- Senior Planner Klaver replied that the city does approve this proposal.

Public Hearing: Opened and closed with no public input

Discussions Followed:

The Commission feels this will work well with the surrounding area. It fits the Comprehensive plan and is harmonious.

MOTION: Commissioner Bulkley moved to approve the request for recommendation to City Council on the appropriate zoning district for a proposed Annexation of 41.44 acres of property located at 1651 Sunway Dr N. c/o EHM Engineers, Inc on behalf of Mark McAllister (PZ26-0002). Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 6 to 0.

6) Upcoming Meeting(s)

- a) March 4, 2026 - Work Session
March 10, 2026.

7) Adjournment

The meeting adjourned at 06:16 PM

Jody Green

Jody Green, Planning Technician