



Twin Falls Planning & Zoning Commission Agenda

Tuesday, March 24, 2026, 6:00 PM

203 Main Ave East
Twin Falls, ID 83303

Council Chambers

Members -

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

Area of Impact: Jeff Bulkley

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Conflict of Interest Declaration
- 3) Consent Calendar
 - a) Approve minutes from the following meeting: March 4, 2026 and March 10, 2026.
- 4) Items of Consideration
 - a) **ACTION ITEM:** Request for an approval of a Preliminary Plat for the South Ridge Subdivision, consisting of ten (10) residential lots on 3 (+/-) acres, c/o David Thibault, EHM Engineers, Inc. on behalf of Gerald Martens, First Gen Developments, LLC. (PZ26-0015)
By: Kelli Ebersole, City Planner
- 5) Public Hearings
- 6) Upcoming Meeting(s)
 - a) April 1, 2026 - Work Session
April 14, 2026 -
- 7) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Kelli Ebersole (208) 735-7267 at least two working days before the meeting. Si desea esta información en Español, por favor llame a Josh Palmer al teléfono (208) 735-7312.

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chair shall review the public hearing procedures.
2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chair, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
3. A City Staff Report shall summarize the application and history of the request.

4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - **A complete explanation and description of the request.**
 - **Why the request is being made.**
 - **Location of the Property.**
 - **Impacts on the surrounding properties and efforts to mitigate those impacts.**
 5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
 6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
 7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chair may limit public testimony to no less than two (2) minutes per person.
 - **Individuals are not permitted to give their time to other speakers.**
 - **However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chair. The spokesperson shall be limited to 15 minutes.**
 - **Written comments, including e-mail, shall be received 2 business days prior to the date of the hearing to be accepted for consideration by the hearing body.**
 8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
 9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chair may limit the time permitted for the answer.
 10. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.
- * Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and thereafter removed from the room by order of the Mayor or Chairman.



Twin Falls Planning & Zoning Commission Minutes

Wednesday, March 4, 2026, 12:00 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 12:02 PM

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

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

2) Conflict of Interest Declaration

3) Consent Calendar

4) Items of Consideration

- a) Request for Planning and Zoning Commission to Initiate a Zoning Title Amendment to correct identified errors and omissions found in Title 10.

Staff Presentation:

Requet for Planning and Zoning Commission to Initiate a Zoning Title Amendment to correct identified errors and omissions found in Title 10.

Twin Falls Municipal Code 10-2-5(F)(2) authorizes specific individuals and bodies to initiate amendments to the Zoning Title, including the Planning and Zoning Commission. Approval by a simple majority of the Commission will direct staff to begin preparing corrective amendments. Upon completion of the draft amendments, staff will initiate the required public hearing and adoption process for Commission consideration and action.

The Commission may approve, approve with condition or deny the request as presented. A simple majority approval will suffice.

A sample motion may be worded as follows: "I move to direct City Staff to initiate the Zoning Title Amendment to correct identified errors as presented."

MOTION: Commissioner Bulkley moved to approve the request for Planning and Zoning Commission to Initiate a Zoning Title Amendment to correct identified errors and omissions found in Title 10. Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

b) **General Training**

Training on Chapter 2-6-4-(F) Variance

Training on Chapter 2-6-4-(G) Zoning Use Revocation

Training on Chapter 2-6-4-(?) ZDC

5) Public Hearings

6) Upcoming Meeting(s)

7) Adjournment

The meeting adjourned at 12:51 PM

Jody Green, Planning Technician

DRAFT



Twin Falls Planning & Zoning Commission Minutes

Tuesday, March 10, 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 06:00 PM.

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

Staff Attending: Spendlove, Klaver, Ebersole, Green

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Request to approve the minutes from the following meeting: February 24, 2026. 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 a recommendation to City Council for a Zoning District Change to add "Professional Office Overlay" to property located at 2111 Addison Ave E. c/o Mark Jones on behalf of Carolyn Matsuoka.

Staff Presentation:

Planner Ebersole presented the request for a recommendation to City Council for a Zoning District Change to add "Professional Office Overlay" to property located at 2111 Addison Ave E. c/o Mark Jones on behalf of Carolyn Matsuoka.

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(2): Zoning districts, zoning subdistricts and overlay districts shall be amended in the following manner:

- A. Requests for an amendment to this title shall be submitted to the commission which shall evaluate the request to determine the extent and nature of the amendment requested.
- B. If the request is in accordance with a comprehensive plan, the commission may recommend and the council may adopt or reject the ordinance amendment under the notice and hearing procedures as herein provided; and (Ord. 2012, 7-6-1981)
- C. If the request is not in accordance with a comprehensive plan, the request shall be submitted to the commission or, in its absence, the council, which shall recommend, and the council may adopt or reject an amendment to a comprehensive plan under the notice and hearing procedures provided in section 10-2-10 of this title. (Ord. 3091, 3-2-2015)

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:

- A. The regulations and standards used in evaluating the application.
- B. The reasons for approval or denial.
- C. 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. (Ord. 2012, 7-6-1981)

According to County records, the residence was built in 1954, and the family has owned the property since the 1970's.

The applicant has proposed to rezone the property to add the Professional Office Overlay to the property. The property is currently zoned, TN-1, Town Neighborhood 1 District.

Adding the Professional Office Overlay district does not make this a commercial property. The PRO overlay district is intended to provide for professional office uses along or near specifically designated major arterial where increased traffic has impacted residential uses and in areas near large public or private medical facilities.

This residential property is unique, as it is located on an arterial roadway, Addison Avenue

East. This area of town has a range of land uses from single family residential to Commercial uses. The zoning map shows the PRO overlay properties on the same block as the subject property, with the property directly to the east being a professional photography studio.

This property sits about an eighth of a mile from the intersection of Addison Avenue East and Eastland Drive. At this intersection there are two banks, Webb Nursery, a gas station, and D&B Supply. To the west of the property are residences, as well as a supermarket, restaurants, and medical and professional offices.

The 2016 Comprehensive Plan, "Grow With Us", shows this area as Neighborhood Commercial. This designation is defined as providing supporting services and small-scale commercial for the surrounding neighborhood, designed to complement the neighborhood's character. Adding the PRO overlay to this property is in line with the Neighborhood Commercial designation and the surrounding property uses.

A request for a Zoning District Change and Zoning Map Amendment must meet the criteria listed in Title 10-2-5-F-3. Staff believes this request meets the criteria as follows:

- This residential property is located on a very busy arterial street with many commercial uses. Adding the PRO overlay to this property would make it more compliant with the surrounding properties that either have the PRO overlay on them or are commercial properties.
- Addison Avenue East is a prime location for the PRO overlay district. This property is located near the intersection of Addison Avenue East and Eastland Drive. Adding the PRO overlay to the property opens a list of uses that could serve the surrounding community.
- Addison Avenue East is a 4-lane roadway, capable of handling any excess traffic brought on by this zoning change.
- As most of the neighboring properties have the PRO overlay on them, adding this property would enhance what is already there and not create an undue burden on neighboring residential properties, due to traffic, noise, glare, etc.

City Staff finds the proposed zoning district change to be compliant with the comprehensive plan by supporting desired land use patterns and housing guidelines. This request requires a recommendation from this commission to City Council. The Commission may recommend the following:

- A. Choose to modify the proposed Zoning District Change (which may require another public hearing before the Commission).
- B. Recommend approval of the proposed Zoning District Change to the City Council.
- C. Recommend denial of the proposed Zoning District Change.

Applicant Presentation:

Mark Jones presented on behalf of the applicant.

PZ/Questions & Comments:

- Commissioner Bulkley asked why the other properties do not have the overlay.
- Planner Ebersole replied that originally, they were residential so they can request the overlay to fit into the Future Land Use Map.
- Senior Planner Klaver explained that staff or council initiation could happen. The city likes to give the owners the right to decide if they want to change the zone. A group of properties could submit one application for a request.

Public Hearing: Opened and closed with no public input

Discussions Followed:

The Commission feels the request is appropriate for the property.

MOTION: Commissioner Bulkley moved to approve the request for a recommendation to City Council for a Zoning District Change to add "Professional Office Overlay" to property located at 2111 Addison Ave E. c/o Mark Jones on behalf of Carolyn Matsuoka (PZ25-0008. Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

6) **Upcoming Meeting(s)**

- a) March 24, 2026.

7) **Adjournment**

The meeting adjourned at 06:16 PM

Jody Green, Planning Technician



Date: Tuesday, March 24, 2026
To: Planning and Zoning Commission
From: Kelli Ebersole, City Planner

ACTION ITEM

Request:

Request for an approval of a Preliminary Plat for the South Ridge Subdivision, consisting of ten (10) residential lots on 3 (+/-) acres, c/o David Thibault, EHM Engineers, Inc. on behalf of Gerald Martens, First Gen Developments, LLC. (PZ26-0015)

Time Estimate:

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

Background:

Gerald Martens of First Gen Developments, LLC, represented by David Thibault, EHM Engineers, Inc., has submitted an application for a Preliminary Plat called "South Ridge Subdivision".

This preliminary plat consists of ten (10) residential lots, on 3 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 conformance of the subdivision with a Comprehensive Plan.
- b. The availability of public services to accommodate the proposed development.
- c. The continuity of the proposed development with the capital improvement program.
- d. The public financial capability of supporting services for the proposed development; and
- e. 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.

Budget Impact:

N/A

Regulatory Impact:

This preliminary plat must comply with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 4 and all regulatory zoning standards.

All general criteria for approval must be met, per State Statute 50 - Chapter 13 and shall be compatible with the Comprehensive Plan.

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.

History:

This property was annexed into the City of Twin Falls in September 2025, with an R-2 designation. Title 10 was updated and adopted on January 1, 2026, and the zone was changed to TN-1, Town Neighborhood 1. This zone is intended for single-family dwellings and duplexes. The property is currently undeveloped.

Analysis:

The proposed development will consist of ten (10) residential lots with access from South Hills Road (3600 N) to a private road, South Ridge Drive. The TN-1 district allows for duplexes on lots with 10,000 square feet or more. With the proposed configuration, every lot will be entitled to 1 or 2 units. This means this preliminary plat is planning for 10 to 20 dwelling units.

Staff has reviewed for 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.

Conclusion:

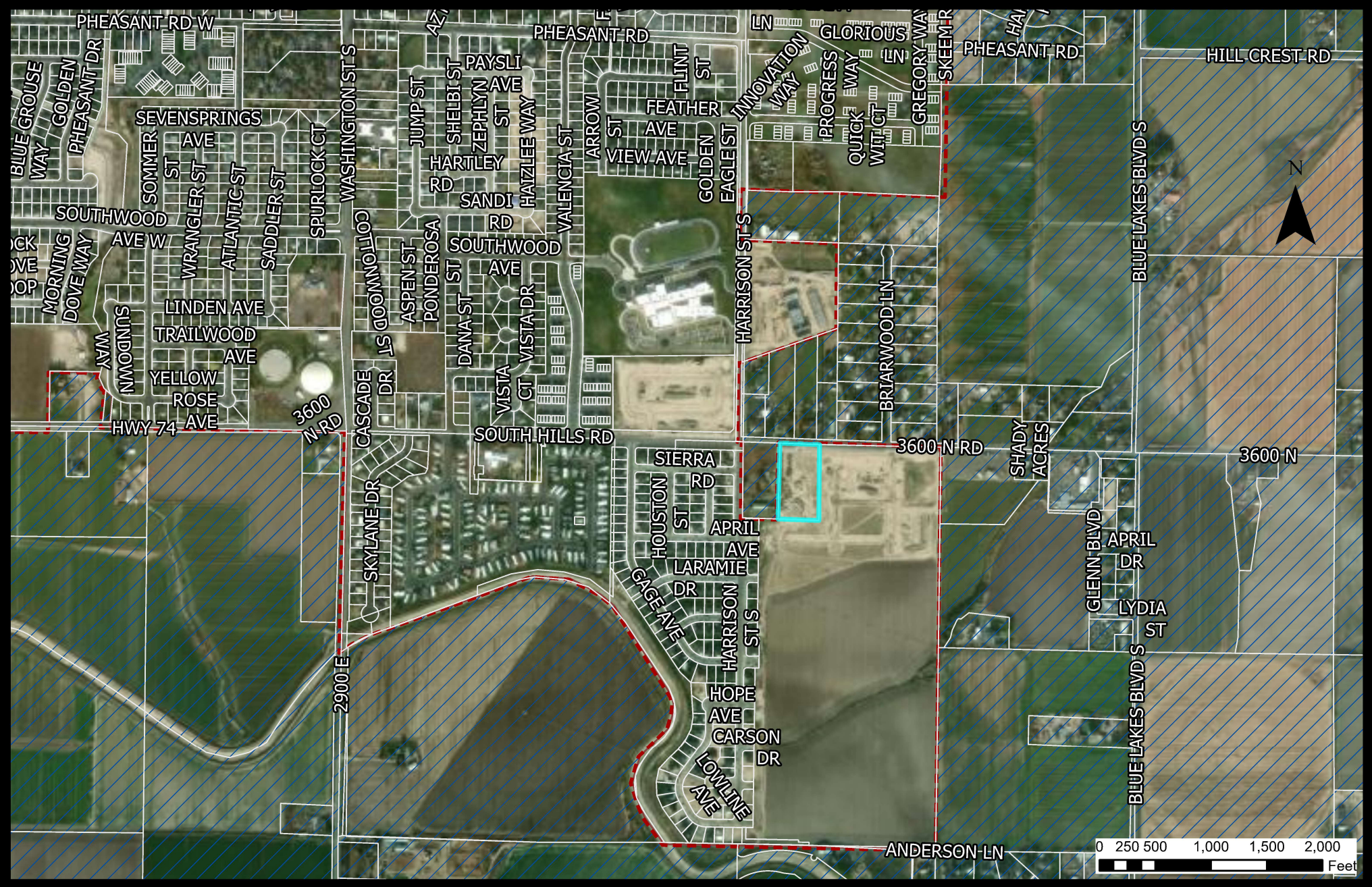
Upon conclusion, should the Commission approve this request as presented, staff recommends approval be subject to the following conditions:

- a. 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
- b. Subject to submittal of a preliminary plat submitted, with water and sewer modeling, prior to final plat submittal, showing compliance with all conditions and comments in the Engineering Memorandum dated February 4, 2026.

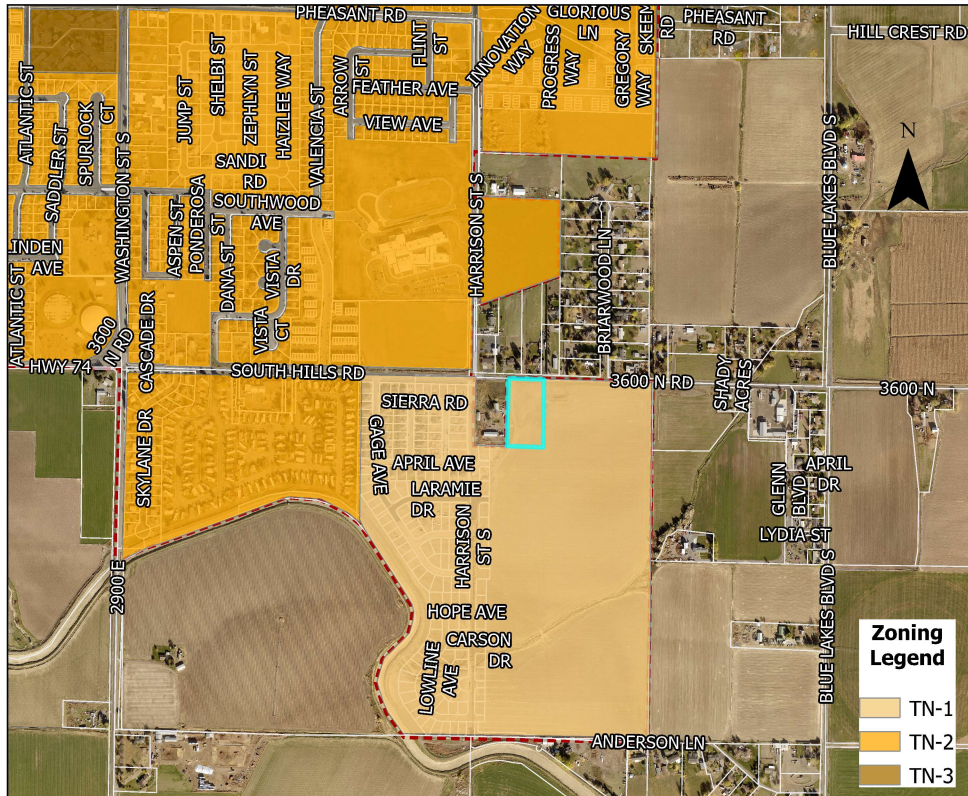
Attachments:

1. PZ26-0015 Vicinity Map
2. PZ26-0015 Presentation Map
3. PZ26-0015 South Ridge Subdivision Preliminary Plat Drawing
4. PZ26-0015 South Ridge Subdivision Preliminary Plat Engineering Memo 2-3-26

VICINITY MAP



ZONING MAP



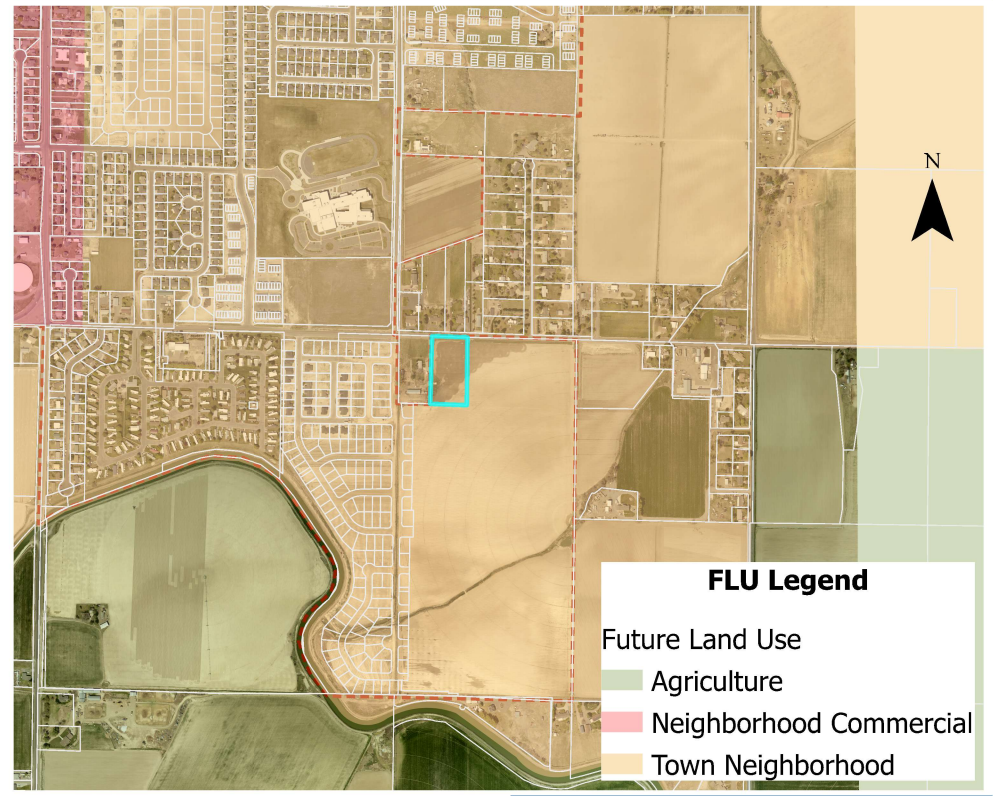
Zoning

Current Zoning: TN-1, Town Neighborhood 1
 Current Land Use: Agricultural - Undeveloped
 Proposed Zoning: TN-1
 Proposed Land Use: Residential

Surrounding Area

North: Residential
 South: Residential
 East: Residential
 West: Residential

FUTURE LAND USE MAP

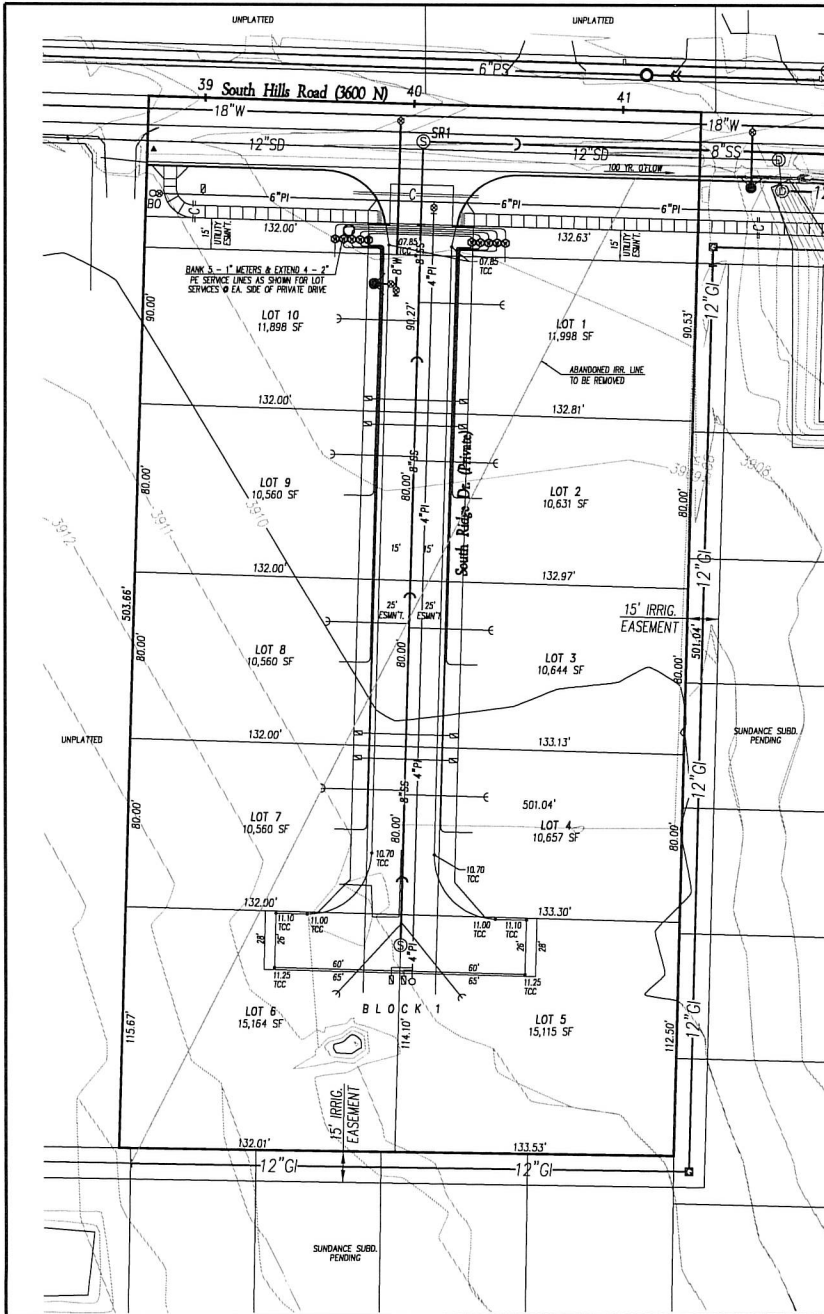


Regulations

Twin Falls Municipal Code Section(s)
 10-12-2-4, 10-3-7, 10-3-2 (K)

FLU 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.



Site Data

OWNER'S REP: GERALD MARTENS
 621 N. COLLEGE RD., STE. 100
 TWIN FALLS, ID 83301
 208-736-9394

ENGINEER: EHM ENGINEERS, INC.
 621 N. COLLEGE RD., SUITE 100
 TWIN FALLS, ID 83301
 (208) 734-4888

EXISTING USE: 10 DUPLEX RESIDENTIAL LOTS
 PROPOSED USE: 3,054 ACRES
 EXISTING ZONE: P-2
 PROPOSED ZONE: NO CHANGE
 VARIANCE: PRIVATE DRIVE TO SERVE INDIVIDUAL LOTS
 BENCHMARK: SHOWN
 UTILITIES: UTILITIES WILL BE LOCATED UNDERGROUND AND SHALL INCLUDE GROUND POWER, LUMEN, WATER, MOUNTAIN GAS, AND CABLE ONE.

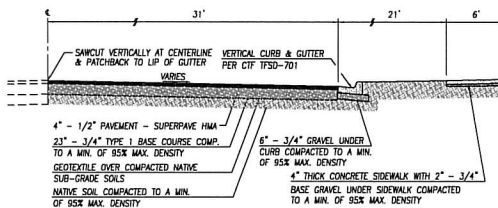
PRESSURE IRR.: PUBLIC PRESSURIZED IRRIGATION WATER SHALL BE THROUGH THE PRESSURIZED PUMP STATION LOCATED ON SITE.
 STORM WATER: STORM WATER SHALL BE DETAINED IN THE SUNDANCE RETENTION POND LOCATED EAST OF THIS SITE.
 SEWER: PUBLIC
 WATER: PUBLIC
 ROWWAYS: PRIVATE STREET, 30" WIDE, 5" CONCRETE OVER 6" OF 3/4" TYPE 1 AGRICULTURE BASE SOUTH HILLS RD. TO BE PUBLIC. ALL BUILDING AND YARD SETBACKS WILL BE IN ACCORDANCE WITH THE CITY OF TWIN FALLS R2 ZONE.
 SETBACKS: A 15' WIDE UTILITY, DRAINAGE, & RETENTION EASEMENT WILL BE DESIGNATED ALONG SOUTH HILLS ROAD. ALL OTHERS WILL BE AS NOTED ON THE PLAN. ALL LOTS ARE CONCEPTUAL AND SUBJECT TO CHANGE IN FINAL PLAN.
 LANDSCAPING: LANDSCAPING STRIPS WILL BE MAINTAINED BY A COMMON AREA MAINTENANCE (CAM) AGREEMENT BETWEEN HOMEOWNERS AND THE CITY OF TWIN FALLS PER COBTS.

Notes

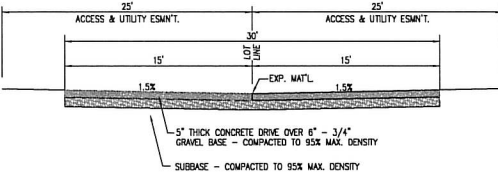
A 15 FT. WIDE UTILITY EASEMENT EXISTS ALONG ALL PUBLIC RIGHT OF WAYS. ALL OTHERS AS DESIGNATED.
 ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF TWIN FALLS STANDARDS & SPECS, UNLESS NOTED OTHERWISE.
 LOT LINES ARE CONCEPTUAL AND SUBJECT TO CHANGE IN FINAL LAYOUTS. ALL DIMENSIONS ARE APPROXIMATE.
 EASEMENTS SHOWN WITHIN THIS DEVELOPMENT AND DESIGNATED FOR ACCESS AND/OR UTILITIES WILL BE FOR THE BENEFIT OF THE ALL PROPERTY OWNERS OF THOSE DESIGNATED AND WILL BE SUBJECT TO A CROSS-USE MAINTENANCE AGREEMENT BETWEEN THE BENEFACTORIES.
 THE STORM WATER RETENTION FOR THIS DEVELOPMENT WILL BE WITHIN THE SUNDANCE SUBDIVISION RETENTION BASIN AS A PART OF THAT AGREEMENT. LOTS WITHIN THIS DEVELOPMENT WILL BE SUBJECT TO A MAINTENANCE AGREEMENT AS NOTED WITH FEES ASSESSED BY THE CITY. THE RETENTION AREA SHALL BE IN PLACE PRIOR TO DEVELOPMENT.
 THE LANDSCAPE MEDIAN WITHIN THE SOUTH HILLS ROAD RIGHT OF WAY SHALL BE SUBJECT TO A COMMON AREA MAINTENANCE AGREEMENT AND BE SUBJECT TO FEES ASSESSED BY THE CITY OF TWIN FALLS OR HOMEOWNERS ASSOCIATION FOR MAINTENANCE.

Project Bench Mark

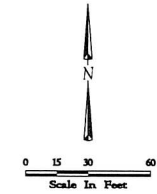
CITY OF TWIN FALLS FIRE HYDRANT DATUM
 TEMPORARY BENCH MARKS TO BE SET BY
 EHM ENGINEERS ON SELECTED LOCATIONS
 PRIOR TO CONSTRUCTION.



Typical Street Cross Section
 South Hills Road (3600 N)



Private Drive Section



Preliminary Plat For
South Ridge Subdivision

Located In
 A Portion Of NW4 NE4, Section 33
 Township 10 South, Range 17 East, R.M.
 Twin Falls County, ID

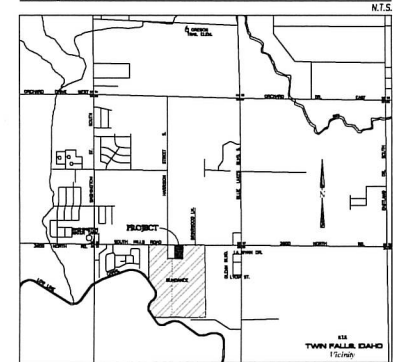
Legend:

	EXISTING	PROPOSED
SUBDIVISION BOUNDARY LINE	---	---
LOT LINE	---	---
STREET CENTERLINE	---	---
EASEMENT AS NOTED	---	---
WATER MAIN	---	---
SEWER MAIN	---	---
PRESSURE IRRIGATION	---	---
GRADY IRRIGATION	---	---
STORM DRAIN	---	---
PERF. PIPE	---	---
STANDARD CURB & GUTTER	---	---
ROLL CURB & GUTTER	---	---
CONTOUR LINE	---	---
MANHOLE	---	---
FIRE HYDRANT	---	---
GATE VALVE	---	---
IRRIG. ASSEMBLY (AIR INL OR BLOWOFF)	---	---
WATER SERVICE	---	---
SEWER SERVICE	---	---
PRESSURE IRR. SERVICE	---	---
DRAINAGE ARROW	---	---

Retention Calculations

South Ridge Development 133,131 Sq. Ft. Total Tributary Area:
 Total Lot Impervious: 117,786 x 0.42 x 1.9/12 x 0.95 = 7,441 c.f.
 Total Lot Landscape: 117,786 x 0.58 x 1.9/12 x 0.25 = 2,704 c.f.
 Right of Way Impervious: 11,433 x 1.9/12 x 0.95 = 1,720 c.f.
 Right of Way Landscape: 3,912 x 1.9/12 x 0.25 = 155 c.f.
 Pre-Development Allowance: 133,131 x 1.9/12 x 0.35 = -2,378 c.f.
 Total Retention Required For Tributary Area: 8,842 c.f.
 Total Retention Req'd For Sundance - All Phases @ Build-out: 198,153 c.f.
 Total Retention Req'd For All Development: 202,795 c.f.
 Total Retention Provided For All Development:
 Basin Volume: 1/3(1.75) [72,475 + 50,857 + 72,475 + 50,857] = 230,254 c.f.

Vicinity Sketch



EHM Engineers, Inc.
 LICENSED PROFESSIONAL ENGINEER
 ENGINEERING / SURVEYING / PLANNING
 621 North College Road, Suite 100 Twin Falls, Idaho 83301
 P (208) 734-4888 fax (208) 734-6409 web: ehm-inc.com

Preliminary Plat For
 South Ridge Subdivision
 Twin Falls, Idaho

DO NOT SCALE DIMENSIONS
 CONTRACTOR SHALL VERIFY ALL
 CONDITIONS AND DIMENSIONS AT
 THE JOB SITE AND NOTIFY THE
 ENGINEER OF ANY DISCREPANCIES,
 ERRORS, OMISSIONS, OR DIS-
 CREPANCIES BEFORE BEGINNING
 OR FABRICATING ANY WORK.

DATE	7/25/25
BY	T. Voser
DATE	January, 2025
SCALE	Not To Scale
GRID FILE	70-15PPSI
JOB NO.	70-15



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: 02/04/2026

Re: Preliminary Plat – **South Ridge Subdivision** – Application # PZ26-0015

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

Sewer Comments:

1. Address sewer model comments.

Water Comments:

1. Address water model comments.

Pressure Irrigation Comments:

1. PI needs to be upsized to 6”.

Stormwater Comments:

1. No comments.

Streets Comments:

1. Sidewalks required on South Ridge Dr. from right-of-way of South Hills Rd. to the hammer head.
2. Change street name from South Ridge Dr. to “Court” or “Place”.
3. Remove specifications on Typical Street Cross Section and Private Drive Section. Replace with “Per current ISPWC standards”.

Irrigation Comments:

1. No comments.

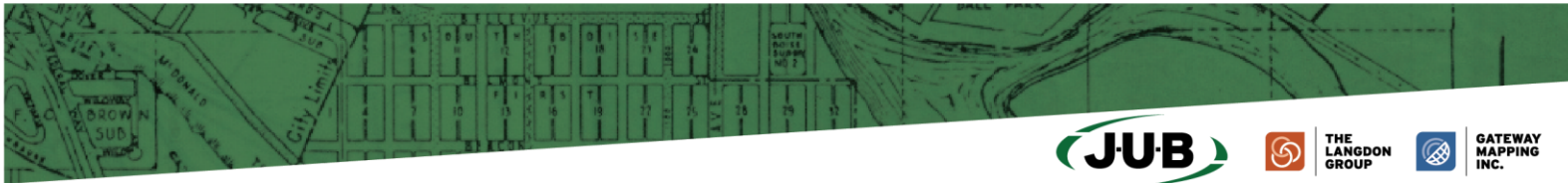
General Comments:

1. Communication riser located in South Hills Road (3600 N) in the pavement must be relocated.
2. A 15' Public Utility Easement is needed for joint trench along the private drive, adjacent to the access and utility easement.
3. Show luminaire at entrance to South Ridge Dr.

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

Cc: David Thibault, EHM Engineers dthibault@ehminc.com
Gerald Martens, First Gen Developments gmartens@ehminc.com
Kristi Fehringer, City of Twin Falls kfehringer@tfid.org
Troy Vitek, City Engineer tvitek@tfid.org

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.



J-U-B FAMILY OF COMPANIES

March 5, 2026

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

RE: South Ridge Subdivision

Dear Jen,

The City of Twin Falls Water Model has been updated to verify the water system capacity based on a slight variation of the proposed drawings. The development is located in the South Pressure Zone (South) and is proposing to route an 8-in. pipe south from the 18-in. pipe in E 3600 N to the front of the development. From there the developer is proposing to run 10 individual water service lines the length of the development to reach each lot. The water system capacity shown in this memo assumes that a full water loop will be completed from E 3600 N south to April Ave. This looping will provide an additional flow path to help prevent low pressure in the zone. Additionally, this loop will help prevent additional numerous problems to the City and customers with the long service lines.

The attached figure titled: "South Ridge Subdivision Water Flow Analysis" shows the water system with existing and proposed pipes. The model was run using model demands from proposed and committed developments assuming that all previously requested developments with associated demands and pipe improvements are built.

The table below lists peak hour pressures and fireflow results of the model analysis which correlates to the junctions shown in the attached figure. Please feel free to call with questions.

Sincerely,

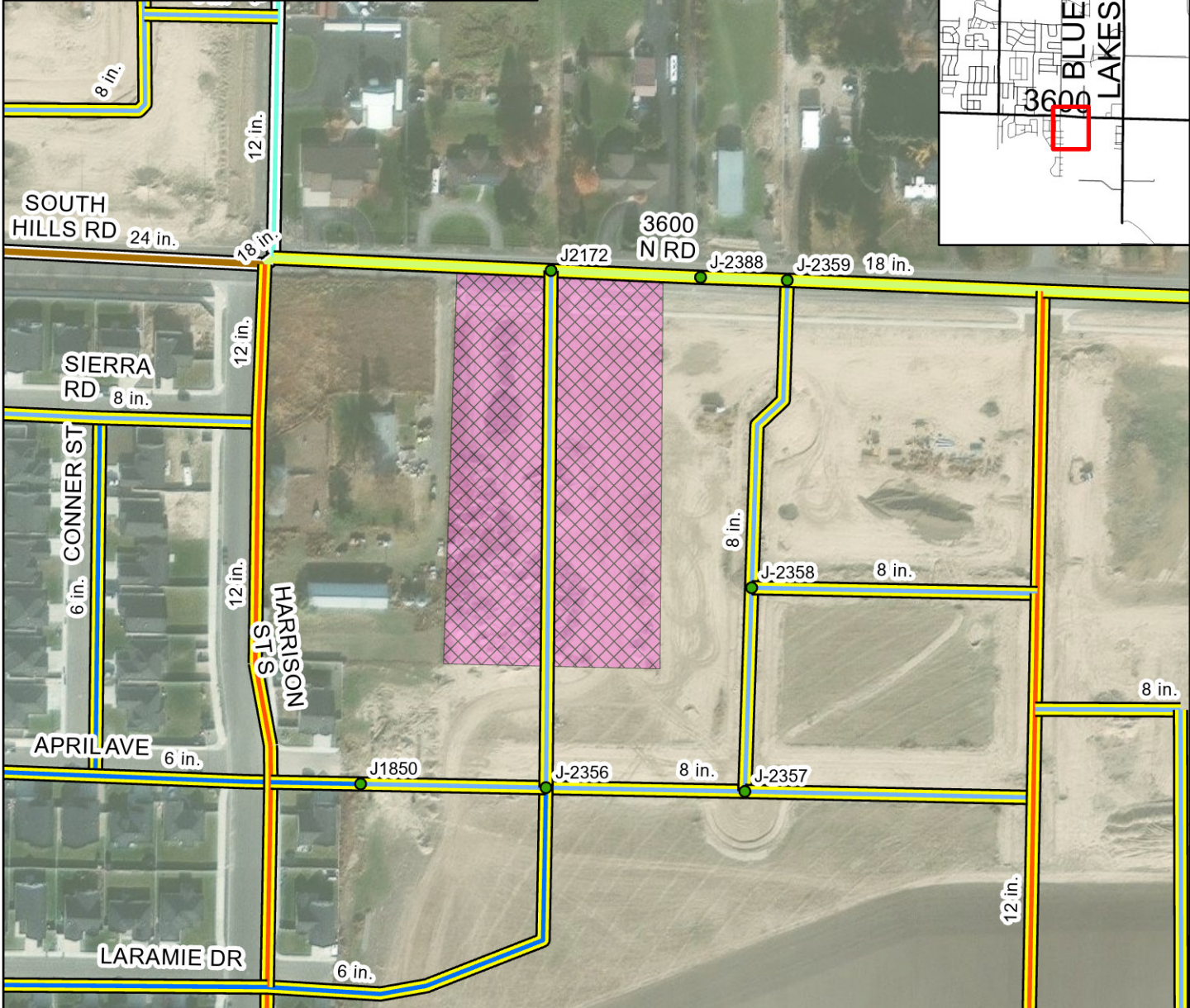
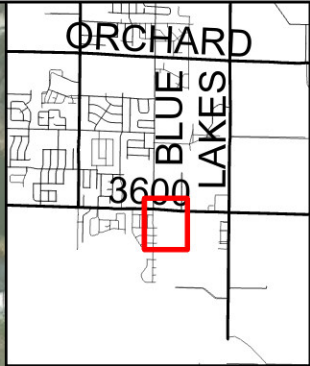
Gary Haderlie, P.E.
J-U-B ENGINEERS, Inc.

Enclosure: South Ridge Subdivision Water Flow Analysis

Cc: EHM Engineers



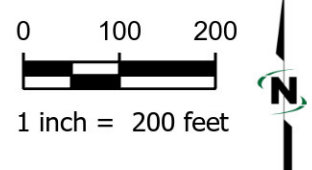
**NOTE: PIPE SIZE SHOWN BY COLOR.
PROPOSED PIPES ARE HIGHLIGHTED.**

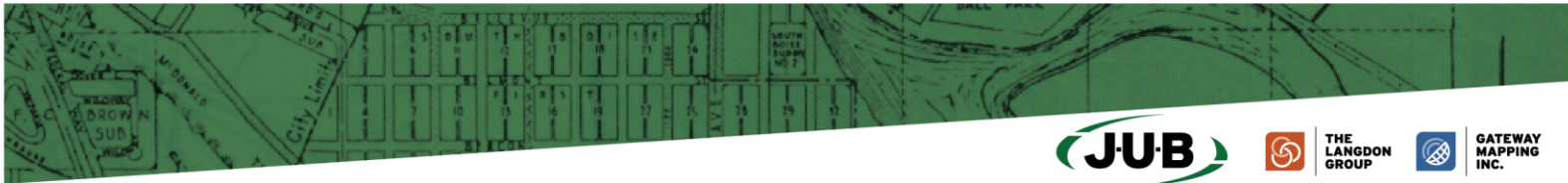


CASE 1 Max Day Demands					CASE 2 Peak Hour Demands				
Modeled fireflow (limited to 2,500 gpm) and pressure of select junctions					Modeled pressure of select junctions				
ID	Static Demand (gpm)	Static Pressure (psi)	Fireflow (gpm)	Residual Pressure (psi)	ID	Demand (gpm)	Elevation (ft)	Head (ft)	Pressure (psi)
J-2356	0.0	62.5	2,500	51.6	J-2356	0.0	3916.7	4060	62.3
J-2357	0.0	64.0	2,353	45.7	J-2357	0.0	3913.4	4060	63.7
J-2358	0.0	65.5	2,500	43.5	J-2358	0.0	3909.8	4060	65.3
J-2359	0.0	65.9	2,500	63.5	J-2359	0.0	3908.9	4060	65.7
J-2388	3.1	65.5	2,500	63.1	J-2388	4.6	3909.9	4060	65.2
J1850	0.0	62.4	1,461	54.2	J1850	0.0	3917.0	4060	62.2
J2172	1.7	64.8	2,500	62.7	J2172	2.6	3911.4	4060	64.6



South Ridge Subdivision Water Flow Analysis





J-U-B FAMILY OF COMPANIES

March 5, 2026

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

RE: South Ridge Subdivision

Dear Jen,

The City of Twin Falls Sewer Model has been used to verify available capacity based on the proposed drawings. The development will connect to the existing 8-in. pipe in E 3600 N routing south through the development.

The attached figure titled: "South Ridge Subdivision Sewer Analysis" shows the sewer system with existing and proposed pipes. The model was run using model demands from proposed and committed developments assuming that all previously requested developments with associated demands and pipe improvements are built. The system appears to have capacity to handle this development.

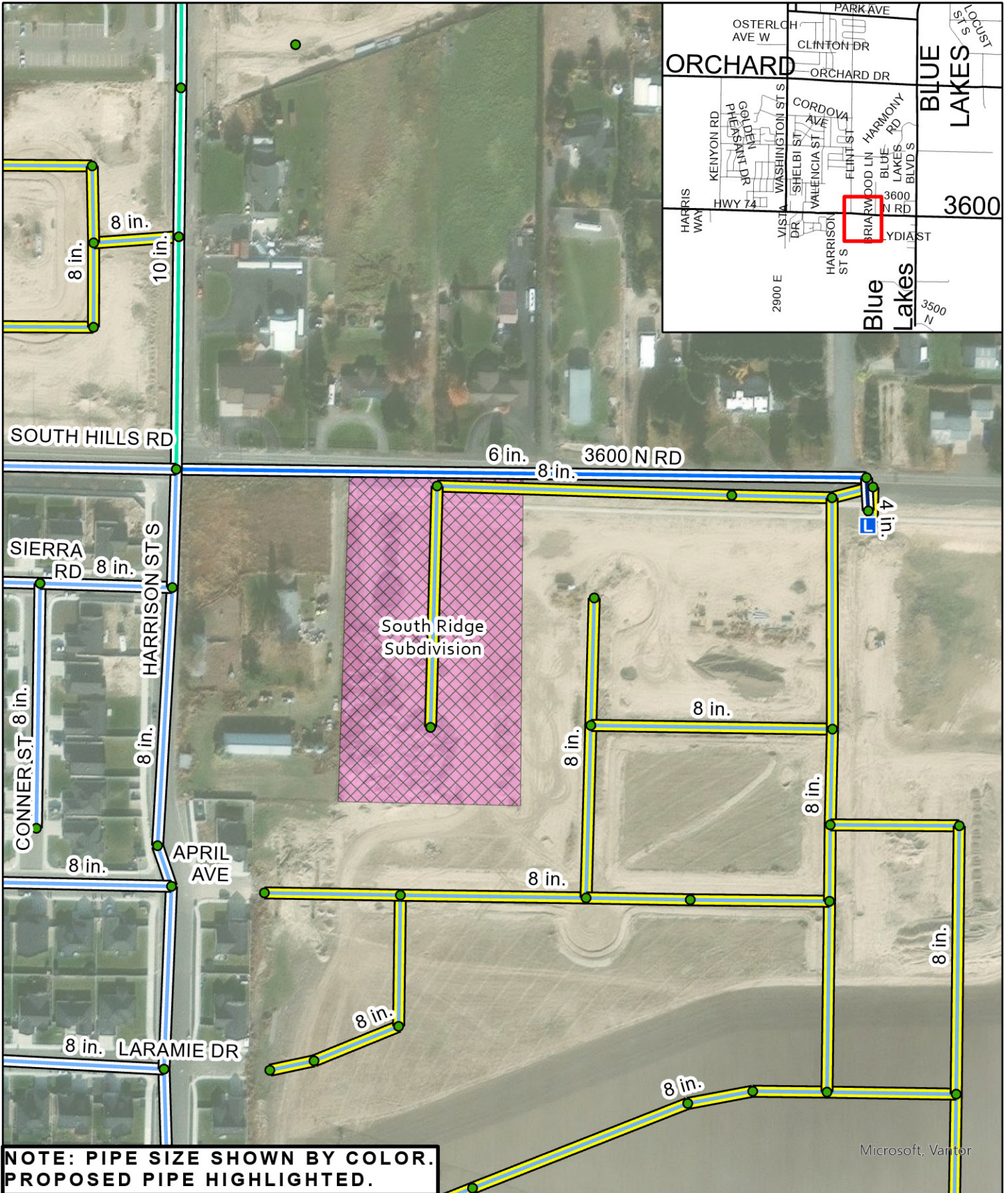
Sincerely,

Gary Haderlie, P.E.
J-U-B ENGINEERS, Inc.

Enclosure: South Ridge Subdivision Sewer Analysis

Cc: EHM Engineers





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

Microsoft, Vantor



South Ridge Subdivision Sewer Analysis

