



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

Jody Green, Planning Technician