



Twin Falls Planning & Zoning Commission Minutes

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; 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, Rambur, Weatherford, Gomes

Staff Attending: Spendlove, Klaver, Ebersole, Green

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Approve minutes from the following meeting: March 4, 2026, and March 10, 2026.

MOTION: Commissioner Weatherford moved to approve the minutes from the following meeting: March 4, 2026, and March 10, 2026. Commissioner Gomes seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

4) Items of Consideration

- a) 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)

Staff Presentation:

Planner Ebersole presented the 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)

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.

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.

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.

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.

Applicant Presentation:

David Thibault presented on behalf of the applicant.

PZ/Questions & Comments:

- Chairperson Campbell asked about JUB and what they do with the plat.
- David Thibault replied that JUB is hired through the city for the water and sewer models.
- Chairperson Campbell asked if they are checking for what's coming or just the property.
- David Thibault replied that they do look to see what is being proposed and if it will work.
- Commissioner Rambur asked about the east property if it's curb and gutter
- David Thibault replied that it is.
- Commissioner Rambur asked if it will continue west.
- David Thibault responded that the property to the west isn't yet but will eventually be.

Public Hearing: Opened

Dan Kohring is the neighbor to the west. He said that the new proposed subdivision is duplexes and there are no other duplexes around. He is concerned about the traffic that will pass to the west of his property. Sundance was supposed to have a through street and is currently a dead end. He feels that his property on the west side will have to have the sidewalk and street widening and will make his property unusable.

- David Thibault responded to the owner. He explained about the half street at the time of Sundance. All the utilities have been brought in for usage and he feels that it shouldn't keep the neighbor from developing.
- Commissioner Rambur asked how big the lots are to the east.
- David Thibault explained they are around 7000 sq ft.
- Director Spendlove clarified that the alignment of the road was chosen by the City Engineer at the time.
- Chairperson Campbell asked about the zoning and if duplexes are permitted.
- Director Spendlove stated they have been permitted since 1981.
- Chairperson Campbell asked for a reminder of what they are voting for.
- Director Spendlove broke it down – they are voting on the preliminary plat and those specific rules. They are not looking at rezoning or neighbors. They are looking at whether the lots meet the zoning code in terms of size, access and utility delivery. Engineering department reviews the utility access; Zoning department reviews the lot sizes. All requirements that need to be met have been met.

Public Hearing: Closed

Discussions Followed:

The Commission feels this will work well and approve the request.

MOTION: Commissioner Weatherford moved to approve the 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). Commissioner Gomes seconded the motion. Roll call vote showed all members present voted. **Approved 5 to 0.**

5) Public Hearings

6) Upcoming Meeting(s)

- a) April 1, 2026 - Work Session
April 14, 2026 -
Work session is cancelled and training for the new Commissioner will take place.

7) Adjournment

The meeting adjourned at 06:23 PM

Jody Green

Jody Green, Planning Technician