



Twin Falls Planning & Zoning Commission Agenda

Tuesday, April 28, 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
- 2) Conflict of Interest Declaration
- 3) Consent Calendar
 - a) Request to approve the minutes from the following meeting: April 14, 2026.
- 4) Election of Chairperson and Vice-Chairperson
- 5) Items of Consideration
 - a) **ACTION ITEM:** Request for an approval of a Preliminary Plat for Evening Star No. 3 Subdivision, consisting of 10 lots of approximately 27 (+/-) acres on property located at 22202 Kimberly Rd., c/o EHM Engineers, Inc. on behalf of Gerald Martens, Champ LLC. (PZ26-0033)
By: Kelli Ebersole, City Planner
 - b) **ACTION ITEM:** Request for an approval of a Preliminary Plat for The Residences No. 2 Subdivision, consisting of 17 lots of approximately 3.45 (+/-) acres on property located at 1851 Fillmore Street, c/o EHM Engineers, Inc. on behalf of Gerald Martens, Concept Investors LLC. (PZ26-0034)
By: William Klaver, Senior Planner
- 6) Public Hearings
 - a) **ACTION ITEM:** Request for a Non-Conforming Building Expansion Permit on property located at 138 7th Ave N.c/o Lindsay Jacobsen (PZ26-0029)
By: Lisa Strickland, City Planner
- 7) Upcoming Meeting(s)
 - a) ?????
- 8) 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

Tuesday, April 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

Vice-Chairperson Zimmerman called the meeting to order at 06:00 PM

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

Staff Attending: Spendlove, Klaver, Green

2) Conflict of Interest Declaration

3) Consent Calendar

a) Request to approve minutes from the following meeting: March 24, 2026.

MOTION: Commissioner Weatherford moved to approve minutes from the March 24, 2026, meeting. Commissioner Gomes seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

4) Items of Consideration

5) Public Hearings

a) Request for a recommendation to City Council for a Zoning Title Amendment to clarify policy language and references to improve consistency and implementation; clarify administrative processes such as application submittal requirements, review procedures, and notice procedures; clarify land use regulations/standards and how specific uses are categorized and reviewed.

Staff Presentation:

Planning and Zoning Director Spendlove presented the request for a recommendation to City Council for a Zoning Title Amendment to clarify policy language and references to improve consistency and implementation; clarify administrative processes such as application submittal requirements, review procedures, and notice procedures; clarify land use regulations/standards and how specific uses are categorized and reviewed. City Code 10-2-5 (F) outlines the regulations and process for amending the Zoning Title.

Subsection 4 highlights the role and responsibility of the Planning and Zoning Commission as follows:

- a. The commission shall hold a public hearing and evaluate the request to determine the extent and nature of the amendment requested.
- b. Within 60 days from the receipt of the proposed amendment, the commission shall transmit its recommendation to the council. The commission may recommend that the zoning district change 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 zoning district changes are in general conformance with the comprehensive plan.

The City Council approves or denies the proposed text amendment and shall follow the process in subsection 5 as follows: Action by City Council. Prior to adopting, revising or rejecting the proposed zoning district change as recommended by the commission, the Council shall conduct at least one public hearing. 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 approval of the requested zoning district change.

The Commission may recommend approval as presented, recommend approval with modifications, or recommend denial.

Public Hearing: Opened and closed with no public input

Discussions Followed:

The Commission feels good about the necessary changes and cleaned-up version of code.

MOTION: Commissioner Weatherford moved to approve the request for a recommendation to City Council for a Zoning Title Amendment to clarify policy language and references to improve consistency and implementation; clarify administrative processes such as application submittal requirements, review procedures, and notice procedures; clarify land use regulations/standards and how specific uses are categorized and reviewed. Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

6) Upcoming Meeting(s)

- a) April 28, 2026

7) Adjournment

The meeting adjourned at 06:37 PM

Jody Green, Planning Technician

DRAFT



Date: Tuesday, April 28, 2026
To: Planning and Zoning Commission
From: Kelli Ebersole, City Planner

ACTION ITEM

Request:

Request for an approval of a Preliminary Plat for Evening Star No. 3 Subdivision, consisting of 10 lots of approximately 27 (+/-) acres on property located at 22202 Kimberly Rd., c/o EHM Engineers, Inc. on behalf of Gerald Martens, Champ LLC. (PZ26-0033)

Time Estimate:

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

Background:

Gerald Martens of Champ, LLC, represented by EHM Engineers, Inc., has submitted an application for a Preliminary Plat called "Evening Star No. 3 Subdivision".

This preliminary plat consists of ten (10) commercial lots, on 27 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:

- The conformance of the subdivision with a Comprehensive Plan.
- The availability of public services to accommodate the proposed development.
- The continuity of the proposed development with the capital improvement program.
- The public financial capability of supporting services for the proposed development; and
- 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 August 2025, with an C-1 designation. Title 10 was updated and adopted on January 1, 2026, and the zone name was changed to COM, Commercial. This zone is intended for commercial uses. The property is currently undeveloped.

Analysis:

The proposed development will consist of ten (10) commercial lots with access from Champlin Rd (3300 E) and Kimberly Rd. The COM zoning district allows for a wide range of commercial uses along major arterial roads. With the proposed configuration, new roads will be built for lots to access; Twilight Trail and 3813 N Road. Twilight Trail will be built to Minor Collector standards, per the Engineering memo.

The water model indicates that adequate capacity exists to serve the proposed development.

The sewer model has also been completed. Results indicate that the proposed lift station, located at the northwest corner of the property, is intended as a temporary solution. Per direction from the City Engineer, a gravity sewer main must be extended north from the lift station to allow for future connection to the Eastern Sun Subdivision. This connection will serve as the long-term solution, as lift stations are not considered acceptable for permanent wastewater service.

Staff has reviewed the 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:

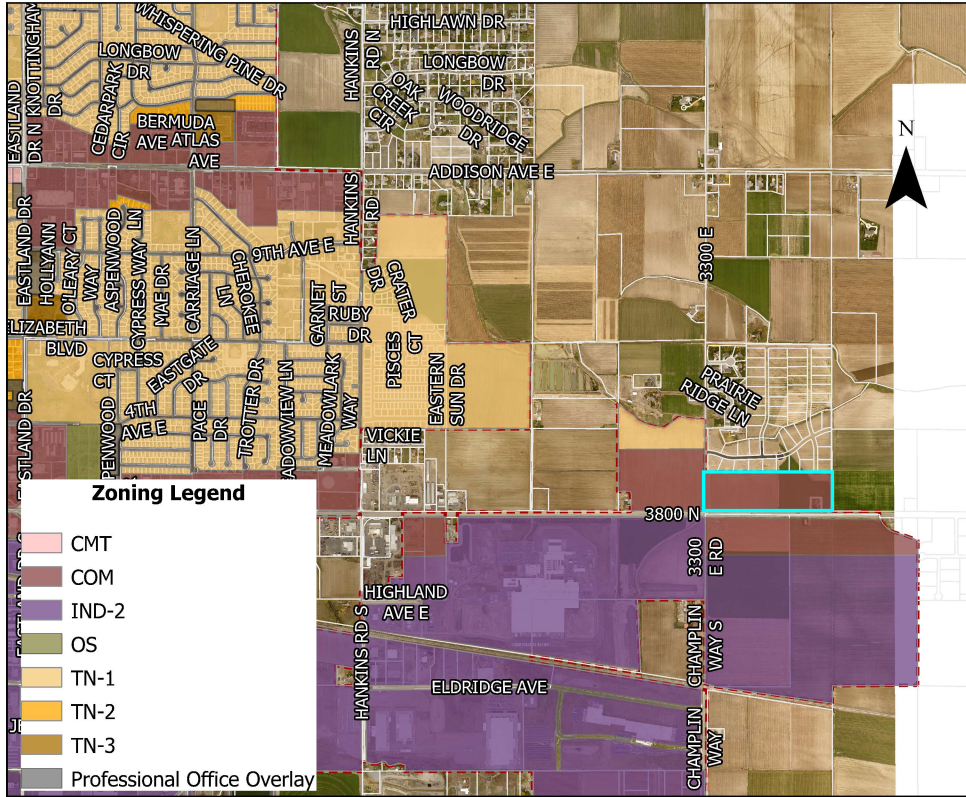
Upon conclusion, should the Commission approve this request as presented, staff recommends approval be subject to the following conditions:

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; and
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 March 9, 2026.

Attachments:

1. PZ26-0033 Vicinity Map
2. PZ26-0033 Presentation Map
3. PZ26-0033 Preliminary Plat Map
4. PZ26-0033 Evening Star No. 3- Preliminary Plat Engineering Memo, 3-9-26
5. PZ26-0033 Evening Star No. 3 Water and Sewer Model, 3-6-26

ZONING MAP



Zoning

Current Zoning: COM, Commercial

Current Land Use: Undeveloped

Proposed Zoning: COM

Proposed Land Use: Commercial

Surrounding Area

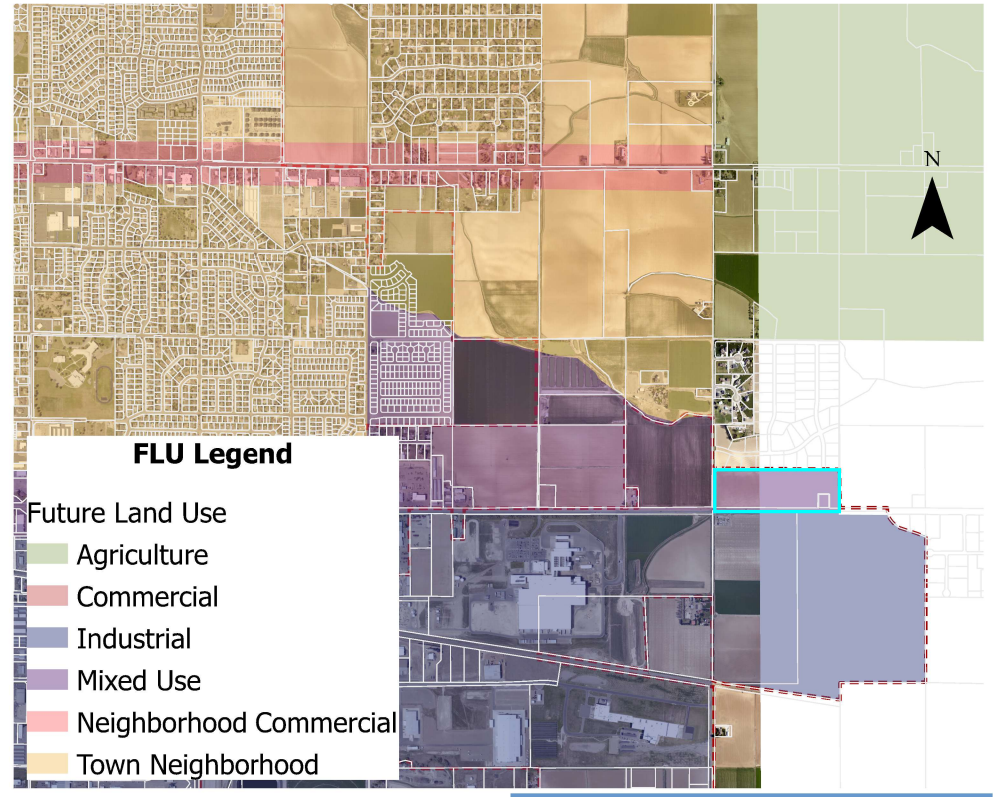
North: Residential

South: Kimberly Rd./Undeveloped

East: Agricultural

West: Undeveloped

FUTURE LAND USE MAP



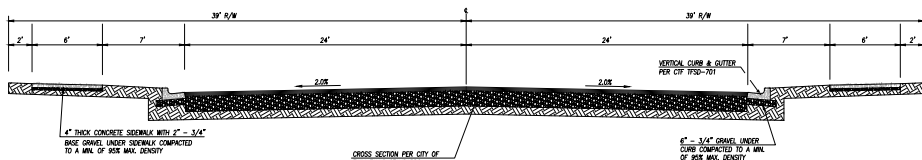
Regulations

Twin Falls Municipal Code Section(s)

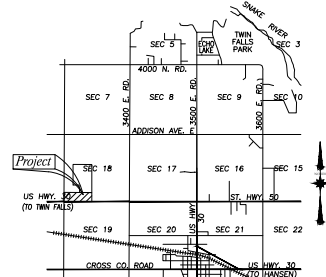
10-12-2-4, 10-3-13

FLU Category

Mixed Use: 10-20 DU per acre
Serves Local and regional commercial, siting at intersections of major arterials, typically anchored by a grocery store, civic, or entertainment uses. Allows high-intensity mixed use development in a compact, pedestrian oriented environment. Retail, office, restaurants, civic, entertainment, arts, and culture, vertical, mixed use, townhomes, condominiums, apartments, senior/student housing, hotels, plazas and parks.



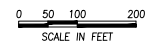
Typical Street Cross Section
Residential Street - 3942 East Road (Twilight Trail)



Vicinity Map nts.

Evening Star Subd. No. 3

Located In
Gov't Lot 4 & E2 SW4, Section 18
T. 10 S., R. 18 E., BM.
Twin Falls County, Idaho
2026



Legend

SUBMISSION BOUNDARY	---
LOT LINE	---
ROAD CENTER LINE	---
PROP. EDGE OF ASPHALT	---
EXIST. EDGE OF ASPHALT	---
EASEMENT (AS NOTED)	---
EXISTING IRR. PIPE	---
PROP. NON-PORTABLE IRRIGATION MAIN	---
CMP CROSS-DRAIN (SIZE TO BE DETERMINED)	---
EXIST. DRAINAGE CHANNEL	---
PROP. DRAINAGE CHANNEL	---
EXIST. OVERHEAD POWER	---
EXISTING CONTOUR LINE	---
PROPOSED STREET LIGHT	---
PROPOSED WATER VALVE	---
PROPOSED WATER METER	---
EXISTING DOMESTIC WELL	---
PROPOSED SEWER MANHOLE	---
PROPOSED SEWER TAP	---
PROP. NON-PORTABLE IRR. RISER	---
PROP. ISOLATION VALVE	---
EXISTING TELEPHONE RISER	---
EXISTING POWER POLE	---

Design Data

OWNER: CHAMP, LLC & EHM ENGINEERS
621 N. COLLEGE RD., STE. 100
TWIN FALLS, IDAHO 83301
PHONE: 208-734-4888

ENGINEER: EHM ENGINEERS, INC.
621 N. COLLEGE RD., STE. 100
TWIN FALLS, IDAHO 83301
PHONE: 208-734-4888

UTILITIES: WATER & SEWER PER CITY OF TWIN FALLS.
UNDERGROUND POWER, GAS & CABLE
TELEVISION, & CANAL CO. IRRIGATION.

DIST. ZONE: AGRICULTURAL AND COMAL GATEWAY

SUBD. AREA: 27.01 AC.

EXIST. USE: VACANT / AG.

PROP. USE: COMMERCIAL

SETBACKS: PER CITY OF TWIN FALLS

EASEMENTS: AS DEPICTED ON PLAT

ROADWAY: ROADWAY COMPLIANCE TO CITY OF TWIN FALLS STANDARDS WITH CURB, GUTTER & SIDEWALK.

Drainage Calculations

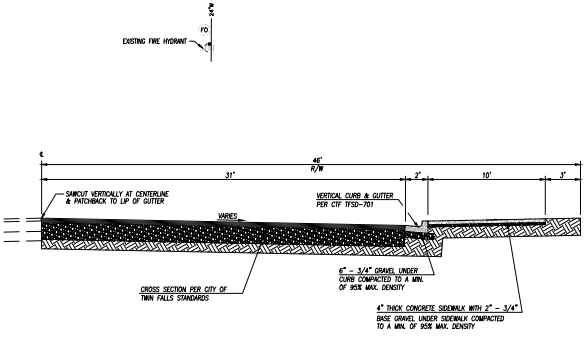
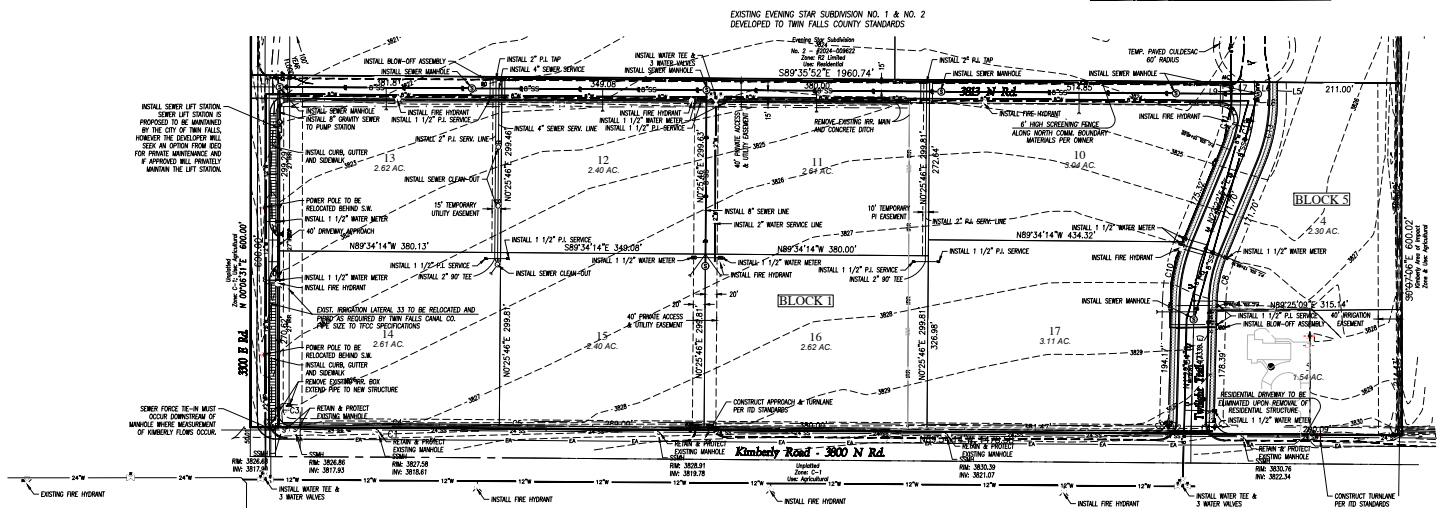
EACH LOT WITHIN THIS SUBDIVISION WILL BE RESPONSIBLE FOR RETENTION OF ITS OWN STORMWATER. INDIVIDUAL SITE PLANS WILL BE PREPARED WITH RETENTION AREAS BASED ON THE FOLLOWING VALUES:

IMPERVIOUS AREA SQUARE FOOTAGE x 1.8/12 x 0.95
LANDSCAPED AREA SQUARE FOOTAGE x 1.8/12 x 0.25
PRE-DEVELOPMENT ALLOWANCE S.F. x 1.8/12 x 0.35

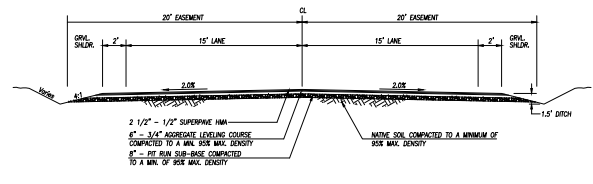
STORMWATER GENERATED BY ROADWAYS WITHIN THIS SUBDIVISION SHALL BE STORED IN ROADSIDE BORROW DITCHES. GRADING OF BORROW AREAS BY INDIVIDUAL LOT OWNERS WILL BE PROHIBITED.

VALUE OF LINEAL FOOT OF COLLECTOR ROAD USED FOR CALCULATIONS - RESIDENTIAL ROADS GENERATING LESS VOLUME.

GENERATED: 18" WIDTH x 1' L.F. x 1.8/12 x 0.95 = 2.71 CF.
BORROW: 4:1 SIDE SLOPES - 1' 1/2" DEEP = 9 CF.



Typical Street Cross Section
3300 East Road



Private Access Cross Section



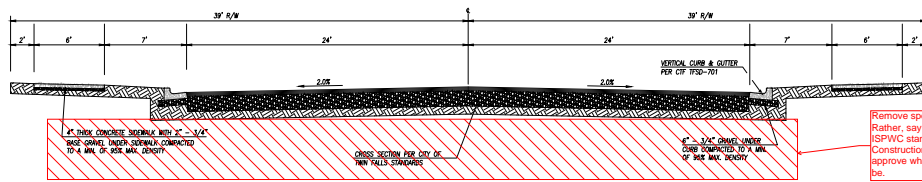
Preliminary Plat & Master Development Plan For
Evening Star Subdivision No. 3
Twin Falls County, Idaho

REVISIONS

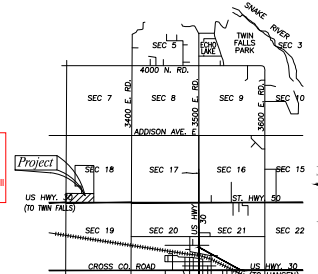
DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE JOB SITE AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

STAMP

APPROVED	G. MARTIN
DESIGN	J. WAMSKI
DRAWN	V. SMIT
DATE	12/24/2022
SCALE	AS SHOWN
DWG. NO.	2023-07BASE REV.
SHEET	



Typical Street Cross Section
Residential Street - 3942 East Road (Twilight Trail)



Vicinity Map nts.

Evening Star Subd. No. 3

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Gov't Lot 4 & E2 SW4, Section 18
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SETBACKS: PER CITY OF TWIN FALLS

EASEMENTS: AS DEPICTED ON PLAT

ROADWAY: ROADWAY COMPLIANCE TO CITY OF TWIN FALLS STANDARDS WITH CURB, GUTTER & SIDEWALK.

Drainage Calculations

EACH LOT WITHIN THIS SUBDIVISION WILL BE RESPONSIBLE FOR RETENTION OF ITS OWN STORMWATER. INDIVIDUAL SITE PLANS WILL BE PREPARED WITH RETENTION AREAS BASED ON THE FOLLOWING VALUES: Stormwater for both the IMPERVIOUS AREA SQUARE FOOTAGE x 1.8/12 x 0.95 subdivision and adjacent street UNSOURCED AREA SQUARE FOOTAGE x 1.8/12 x 0.25 will need to be accommodated PRE-DEVELOPMENT ALLOWANCE 3.6 x 1.8/12 x 0.30 for:

STORMWATER GENERATED BY ROADWAYS WITHIN THIS SUBDIVISION WILL BE STORED IN ROADSIDE BORROW DITCHES. GRADING OF BORROW AREAS BY INDIVIDUAL LOT OWNERS WILL BE PROHIBITED.

VALUE OF LINEAL FOOT OF COLLECTOR ROAD USED FOR CALCULATIONS - PRESIDENTIAL ROADS GENERATING LESS VOLUME.

GENERATED: 18' WIDTH x 1' LF, x 1.8/12 x 0.95 = 2.71 CF.

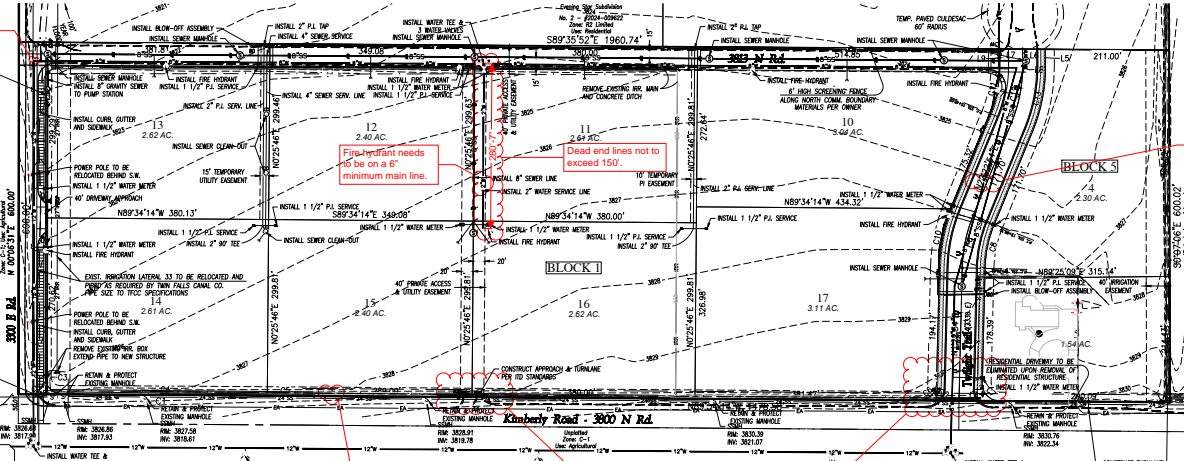
BORROW: 8' SIDE SLOPES = 1' 1/2' DEEP = 8 CF.

Public ROW stormwater must be stored in approved retention facilities, not borrow ditches.

Have T intersection instead of elbow to provide stub-out to the north.

INSTALL SEWER LIFT STATION. SEWER LIFT STATION IS TO BE MAINTAINED BY THE CITY OF TWIN FALLS. HOWEVER THE DEVELOPER WILL SEEK AN OPTION FROM EDC FOR PRIVATE MAINTENANCE AND APPROVAL WILL PRIMARY MAINTAIN THE LIFT STATION.

City will not take ownership of sewer lift station. EDC coordination will be necessary for a private sewer lift station.



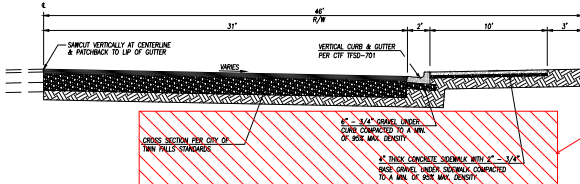
Twilight Trail to be built to Minor Collector Standards

Provide sidewalk along Kimberly Rd.

City would like this to be an Arterial road sized entrance.

Access needs to be coordinated with ITD. Please provide a letter from ITD showing their approval and all other requirements ITD would like to see on Kimberly Rd.

Remove specific standards. Rather, say "Follow currents IS/PVC standards." Construction drawings will approve what cross section will be.



Typical Street Cross Section
3300 East Road

Private Access Cross Section

EHM Engineers, Inc.
Engineers / Surveyors / Planners
621 North College Road, Suite 100 Twin Falls, Idaho 83301
P: (208) 734-4888 Fax: (208) 734-4849 www.ehm.com

Preliminary Plat & Master Development Plan For
Evening Star Subdivision No. 3
Twin Falls County, Idaho

REVISIONS

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ENGINEER OF ANY UNUSUAL CONDITIONS, OMISSIONS, OR DISCREPANCIES BEFORE ORDERING OR FABRICATING ANY WORK.

STAMP

PRELIMINARY

APPROVED: G. MARTIN
DESIGN: T. WANGSEI
DRAWN: Y. SMIT
DATE: 12/24/2022
SCALE: AS SHOWN
SHEET: 00235-078ASE REV. 1
C1.01 PL



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: 03/09/2026

Re: Preliminary Plat – **Evening Star No. 3** – Application # PZ26-0033

The Engineering Department has reviewed the Preliminary Plat for **Evening Star No. 3**. The following changes and items shall be addressed prior to final plat application.

Sewer Comments:

1. Sewer Modeling comments need to be addressed.

Water Comments:

1. Water Modeling comments need to be addressed.
2. Have water lines T, rather than elbow, on 3300 E and Private 3813 N Rd
3. Dead end lines are not to exceed 150'. These will need to be shortened or looped.
4. Fire hydrants need to be on 6" lines minimum.

Pressure Irrigation Comments:

1. No comments.

Stormwater Comments:

1. Public right of way stormwater must be stored in approved retention facilities. Stormwater is not allowed to be stored in borrow ditches.
2. Specific stormwater calculations will be reviewed with the Subdivision Construction Plans.
3. Show 100-Year Flood Route.

Streets Comments:

1. Road section details are to follow CoTF Revisions to ISPWC- these details are part of the construction drawing review and approval process.
2. Access to Kimberly Rd will need to be coordinated with ITD. A letter from ITD approving Kimberly Rd access(es) will be required.
3. Letter from ITD will be required stating what requirements will be necessary for Kimberly Rd. Please have this letter include whether or not Kimberly Rd needs to be rebuilt or not.
4. Preliminary Plat must show curb, gutter, and sidewalk to be built along Kimberly Rd.
5. Twilight Trail to be built as a Minor Collector and the entrance to be an arterial entrance.

Irrigation Comments:

1. No comments.

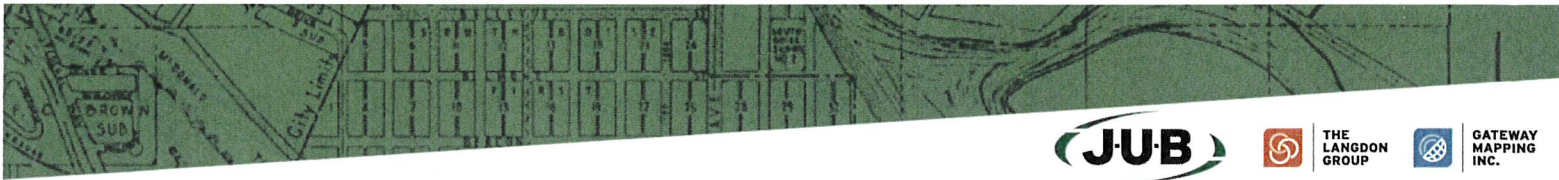
General Comments:

1. All public infrastructure designs shall follow applicable City Code, Idaho Standards for Public Works Construction, and the currently adopted Twin Falls Revisions to ISPWC.
2. Show luminaire at entrance to Twilight Trail off Kimberly Rd.

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, Champ LLC 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 6, 2026

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

RE: Evening Star No. 3–Water Flow Analysis

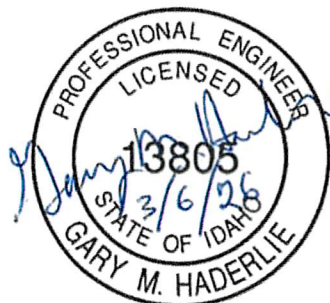
Dear Jen,

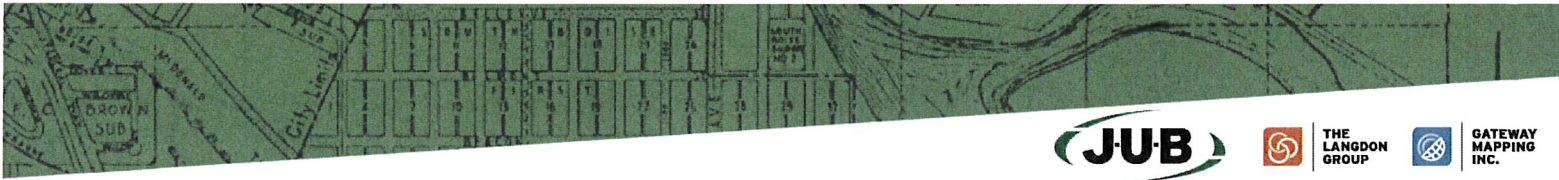
The City of Twin Falls Water Model has been updated to verify the water system capacity based on a slight variation of the proposed drawings. The development will be in the new Hankins Pressure Zone South in an area that had previously been outside the impact area on the most recent water master plan. The development is proposing one connection to the existing system at the intersection of Kimberly Rd and Champlin Rd. (3300 E Rd). However, to provide the proper looping that will be needed, the model was carried out, with an additional loop either to the south of Kimberly Rd (Option 1) or to the north along 3300 E Rd and to the west (Option 2). We anticipate that the pipe in Kimberly Rd will be a 12-inch to 16-inch pipe going east of Champlin Rd. We will verify this pipe size while Option 1 or Option 2 or a similar type of looping option is identified. The other pipe sizing for the options is anticipated to follow 12 inch pipe on the mile roads and 10 inch pipe for the other connection looping to the south and west.

The attached figure titled: "Eastern Sun No. 3 Water Flow Analysis" shows the water system with existing and proposed pipes, loop options, and with pressures and fireflow results of the model analysis. 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. Note that as future demand from development occurs or instantaneous peak demands occur, actual pressures in this area may fluctuate or vary from the modeled pressures.

Sincerely,

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





THE
LANGDON
GROUP



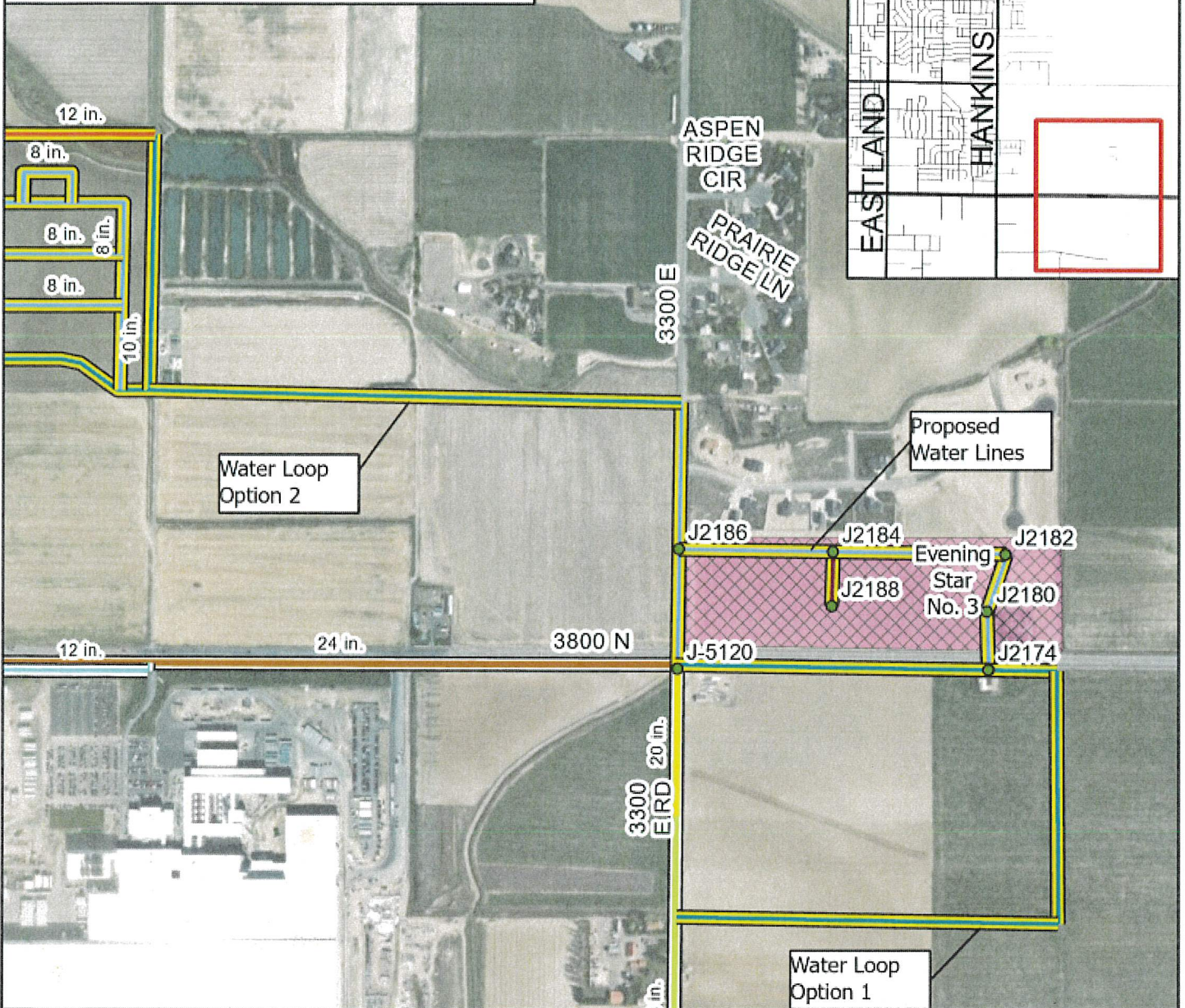
GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

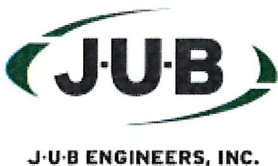
Enclosure: Evening Star No. 3 Water Flow Analysis

Cc: EHM Engineers, Inc.

**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-5120	0.0	62.9	2,500	49.1	J-5120	0.0	3828.6	3956	55.2
J2174	0.0	61.1	2,500	41.5	J2174	0.0	3832.6	3956	53.4
J2180	0.0	63.1	2,135	42.6	J2180	0.0	3828.1	3956	55.4
J2182	0.0	64.7	2,394	32.3	J2182	0.0	3824.4	3956	57.0
J2184	6.7	64.3	2,468	20.0	J2184	10.0	3825.2	3956	56.7
J2186	0.0	65.7	2,313	39.9	J2186	0.0	3822.0	3956	58.1
J2188	0.0	63.6	96	20.0	J2188	0.0	3826.9	3956	55.9



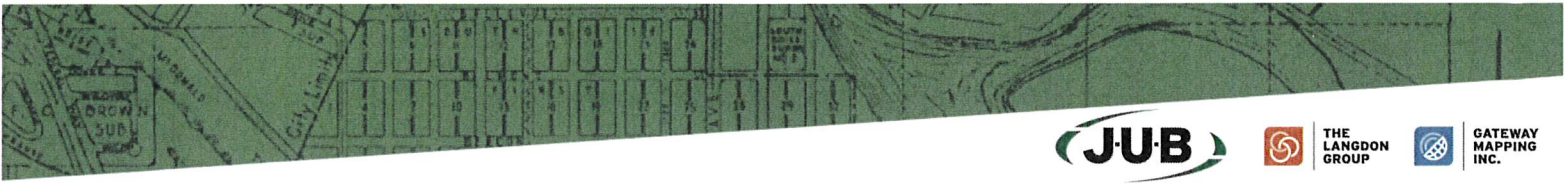
Evening Star No. 3 Water Flow Analysis

0 400 800



1 inch = 800 feet





March 6, 2026

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

RE: Evening Star No. 3–Sewer Flow Analysis

Dear Jen,

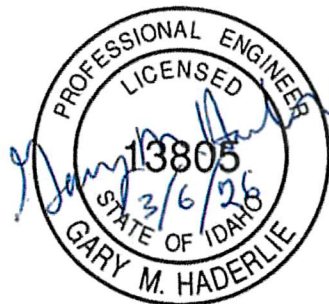
The City of Twin Falls Sewer Model has been used to verify available capacity based on the proposed development drawings. Because the City and local developments also do not want the long-term expense and problems with a lift station where it can reasonably be avoided, gravity sewer options were also considered to the north and west.

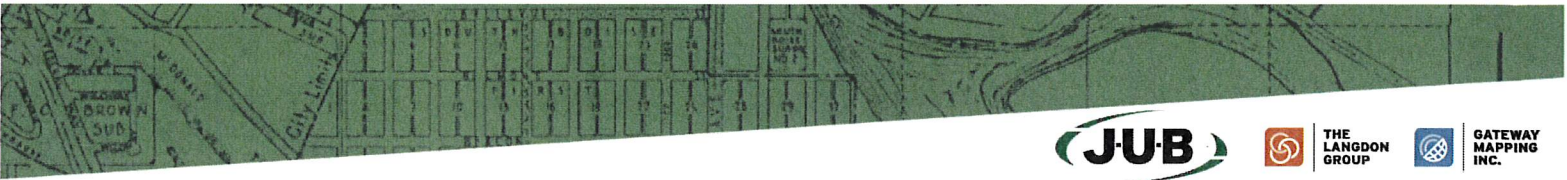
The attached figure titled: "Evening Star No. 3 Sewer Analysis" shows the sewer system with existing and proposed pipes. The Lift Station option can work to Kimberly Rd as a temporary option, but based on anticipated loads would require full DEQ and City approval with licensed operators along with other DEQ required information. For a permanent, long-term connection, Option 1 and Option 2 were analyzed with connections to the north and west that flow to the 18 inch pipe that will need to be built with the Eastern Sun Subdivisions. These options will also work. If the temporary lift station is provided, the gravity sewer to the north from the development should at least be provided along 3300 E Road with this development. The pipe would remain dry until the additional pipe to the west is provided by the additional developments, or the western portion of the sewer connection should also be built.

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.

Sincerely,

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





THE LANGDON GROUP

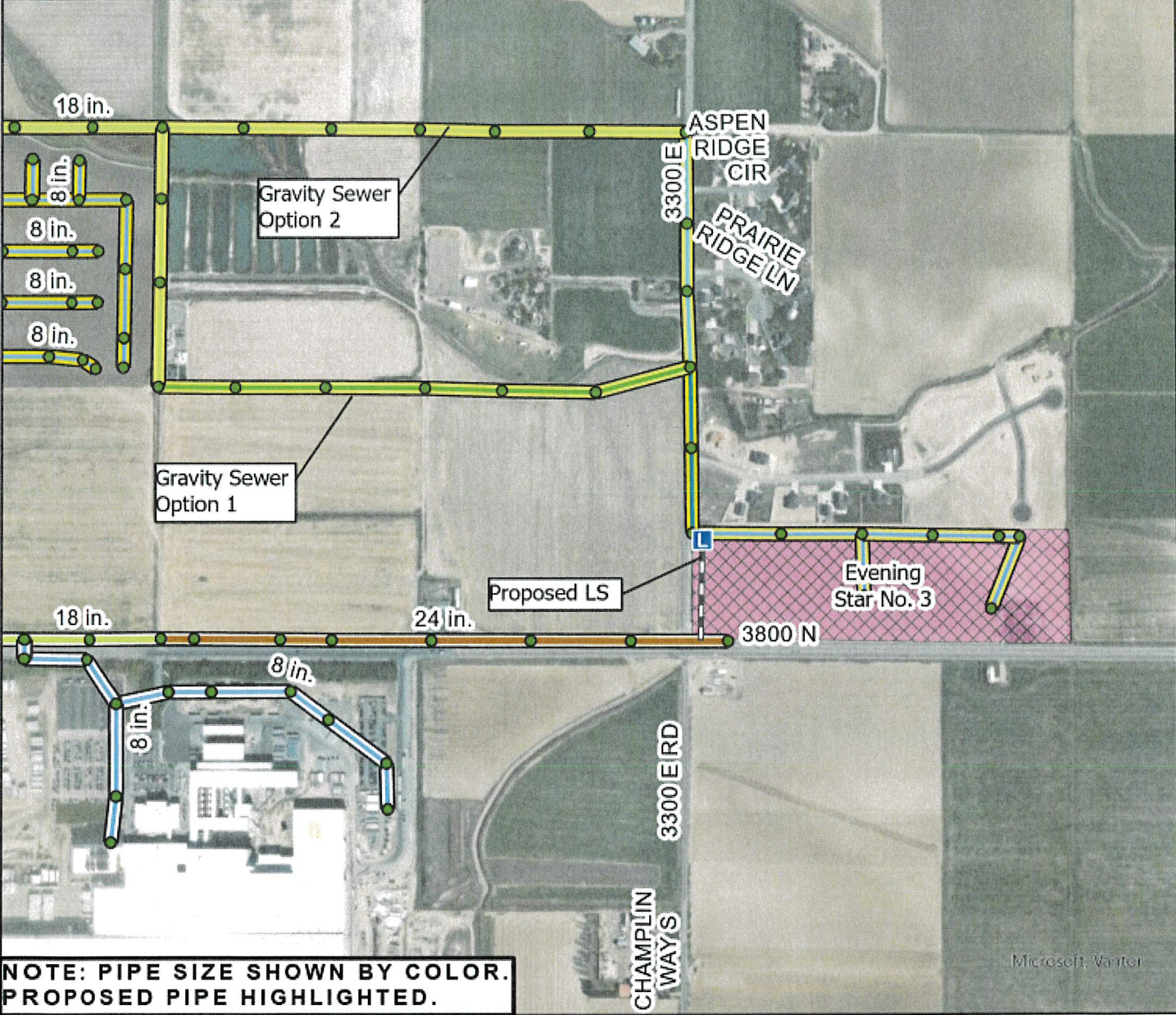
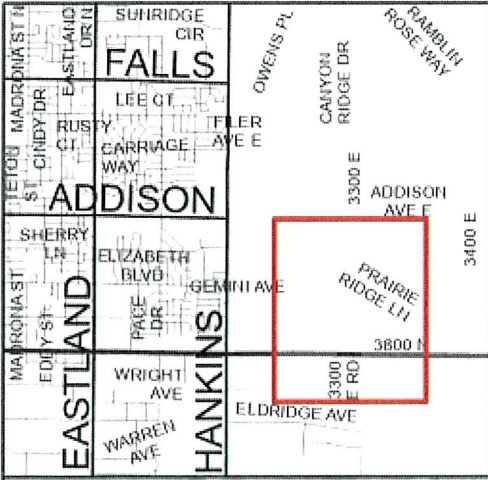


GATEWAY MAPPING INC.

J-U-B FAMILY OF COMPANIES

Enclosure: Evening Star No. 3 Sewer Analysis

Cc: EHM Engineers, Inc.

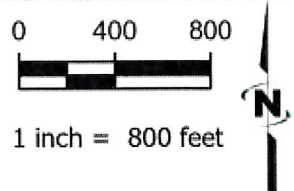


NOTE: PIPE SIZE SHOWN BY COLOR. PROPOSED PIPE HIGHLIGHTED.

Microsoft, Vantor



Evening Star No. 3 Sewer Analysis





Date: Tuesday, April 28, 2026
To: Planning and Zoning Commission
From: William Klaver, Senior Planner

ACTION ITEM

Request:

Request for an approval of a Preliminary Plat for The Residences No. 2 Subdivision, consisting of 17 lots of approximately 3.45 (+/-) acres on property located at 1851 Fillmore Street, c/o EHM Engineers, Inc. on behalf of Gerald Martens, Concept Investors LLC. (PZ26-0034)

Time Estimate:

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

Background:

Gerald Martens of Champ, LLC, represented by EHM Engineers, Inc., has submitted an application for a Preliminary Plat called "The Residence No. 2".

This preliminary plat consists of 16 residential lots & 1 storm water lot on 3.5 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:

- The conformance of the subdivision with a Comprehensive Plan.
- The availability of public services to accommodate the proposed development.
- The continuity of the proposed development with the capital improvement program.
- The public financial capability of supporting services for the proposed development; and
- 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 zoned C-1 & R-4 PUD in 1992. With the new Title 10 code adopted January 1, 2026, the zoning designations translate to COM & TN-2 PUD. 16 lots have been designed for single family or duplex dwellings. 1 lot has been designated as stormwater retention. The property is currently developed as a parking lot.

Analysis:

The proposed development will consist of 16 residential lots, with 1 lot being reserved for storm water. Access will come from Canyon Falls Drive into a private gated cul-de-sac. The current access point on Fillmore Drive will be permanently closed. The TN-2 zoning district allows for single-family and duplexes by right, with triplex and fourplex units eligible for approval with a special use permit. With the proposed configuration, all residential lots would be eligible for duplexes causing a range from 16 to 32 units to be approved by right.

Per city code, any lot with 7,500 to 8,500 SF could request a Special Use Permit for a Triplex. Lots 1 & 9 would be eligible for this criteria. Per City Code, any lot with 8,500 or more square feet could request a Special Use Permit for a 4-plex. Lots 6, 10,11, 12, and 14 would be eligible for the 4-Plex criteria. Therefore, if the property was fully developed, with Special Use Permits, the property could be allowed up to 44 units.

Staff has reviewed the preliminary plat based on the proposed development plan, the zoning regulations and the comprehensive plan for compliance.

Water and Sewer models have been performed. These models show adequate capacity for the proposed development.

The only issue of note to report is the proposed stormwater retention facility. The plan shows Lot 13 being reserved for the storm water pond, with an overflow pipe northward toward the existing Breckenridge Subdivision. Historically, this pipe location has conveyed the 100-year overflow drainage. The elevations of the area are abnormal for our relatively flat topography, causing staff to question the finished product of this stormwater plan. The applicant has stated finished grades of each lot and buildings will be done to accommodate the grade and make the proposed plan follow current engineering standards. The City Engineer has stated they see no significant risk with the proposed stormwater retention plan as designed.

Conclusion:

Upon conclusion, the Commission may approve, approve with conditions, table, or deny the request. Should the commission approve the request, as presented, staff recommends the following conditions:

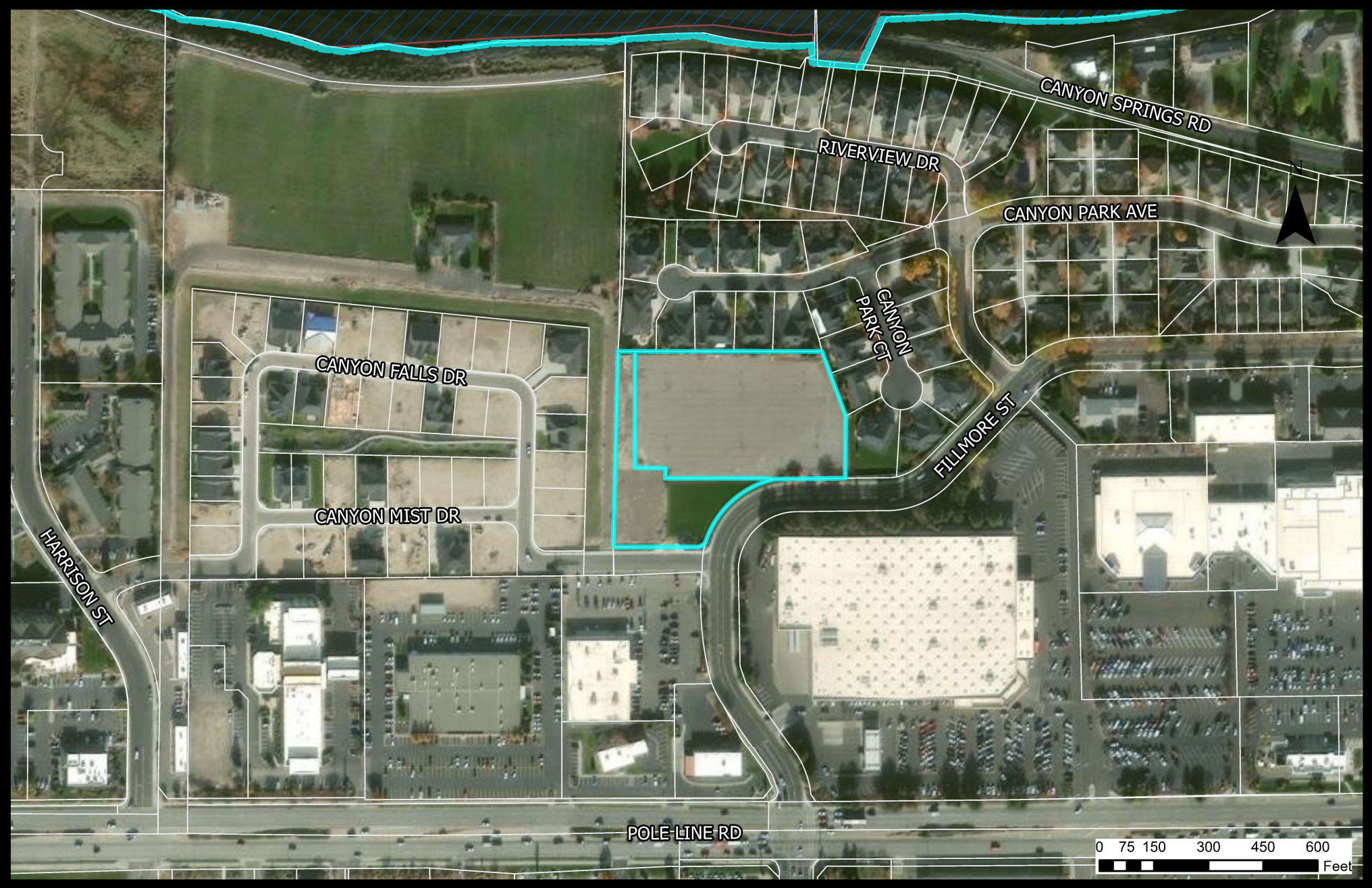
1. Subject to site plan amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards; and
2. Subject to submittal of a preliminary plat submitted, prior to final plat submittal, showing compliance with all conditions and comments in the Engineering Memorandum dated February 23, 2026.

Attachments:

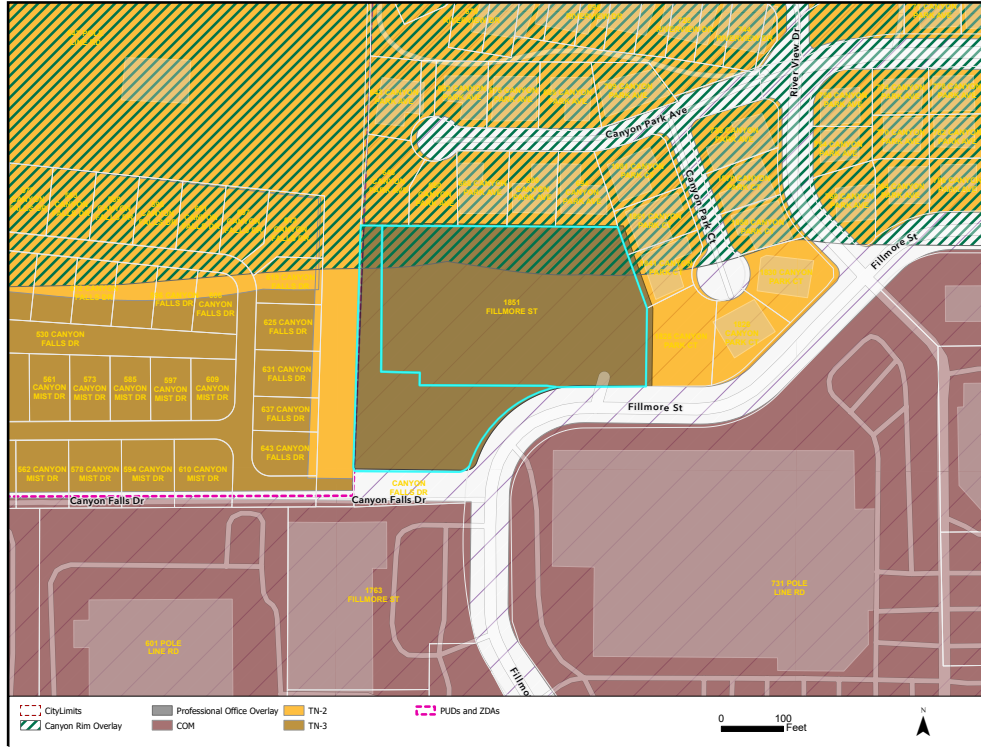
1. PZ26-0034 Vicinity map

2. PZ26-0034 Presentation Map
3. PZ26-0034 The Residences No. 2 Preliminary Plat Map With Engineering Markup
4. PZ26-0034 The Residences Subdivision No. 2- Preliminary Plat Engineering Memo, 2-23-26
5. PZ26-0034 Residences Subdivision No. 2 Water and Sewer Model 3-6-26

VICINITY MAP



ZONING MAP



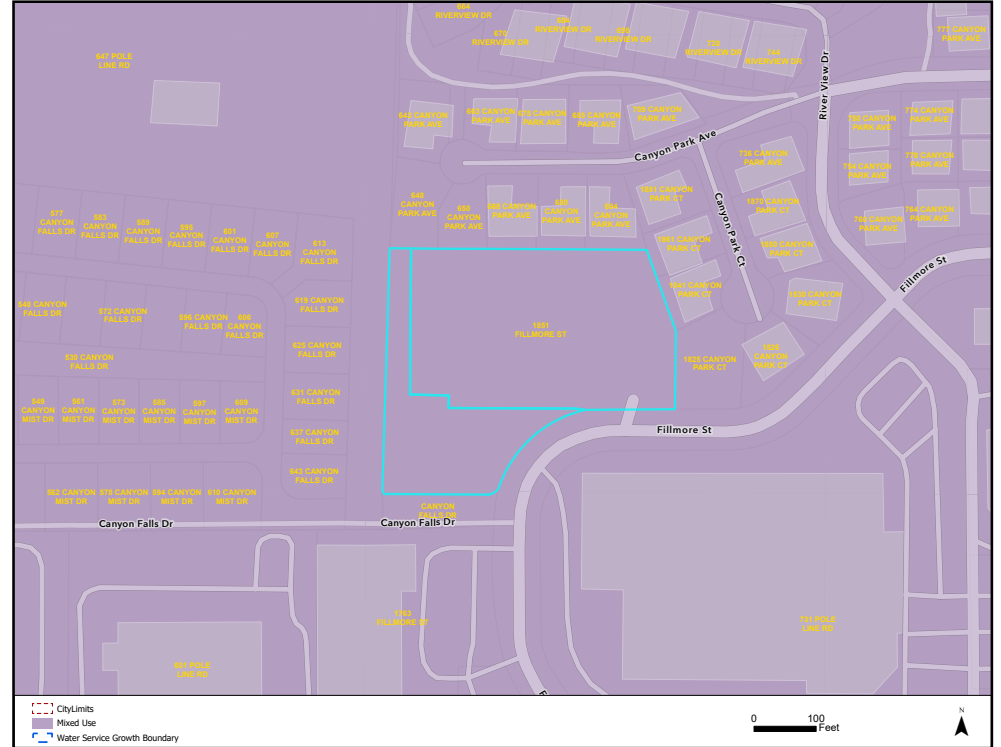
Zoning

Current Zoning:	TN-2 PRO CRO PUD - Concept 91 PUD
Current Land Use:	Parking Lot
Proposed Zoning:	TN-2 PRO PUD - Concept 91 PUD
Proposed Land Use:	Residential

Surrounding Area

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

FUTURE LAND USE MAP



Regulations

Twin Falls Municipal Code Section(s) 10-12-2-4; 10-3-5; 10-3-8; 10-2-5 (E).

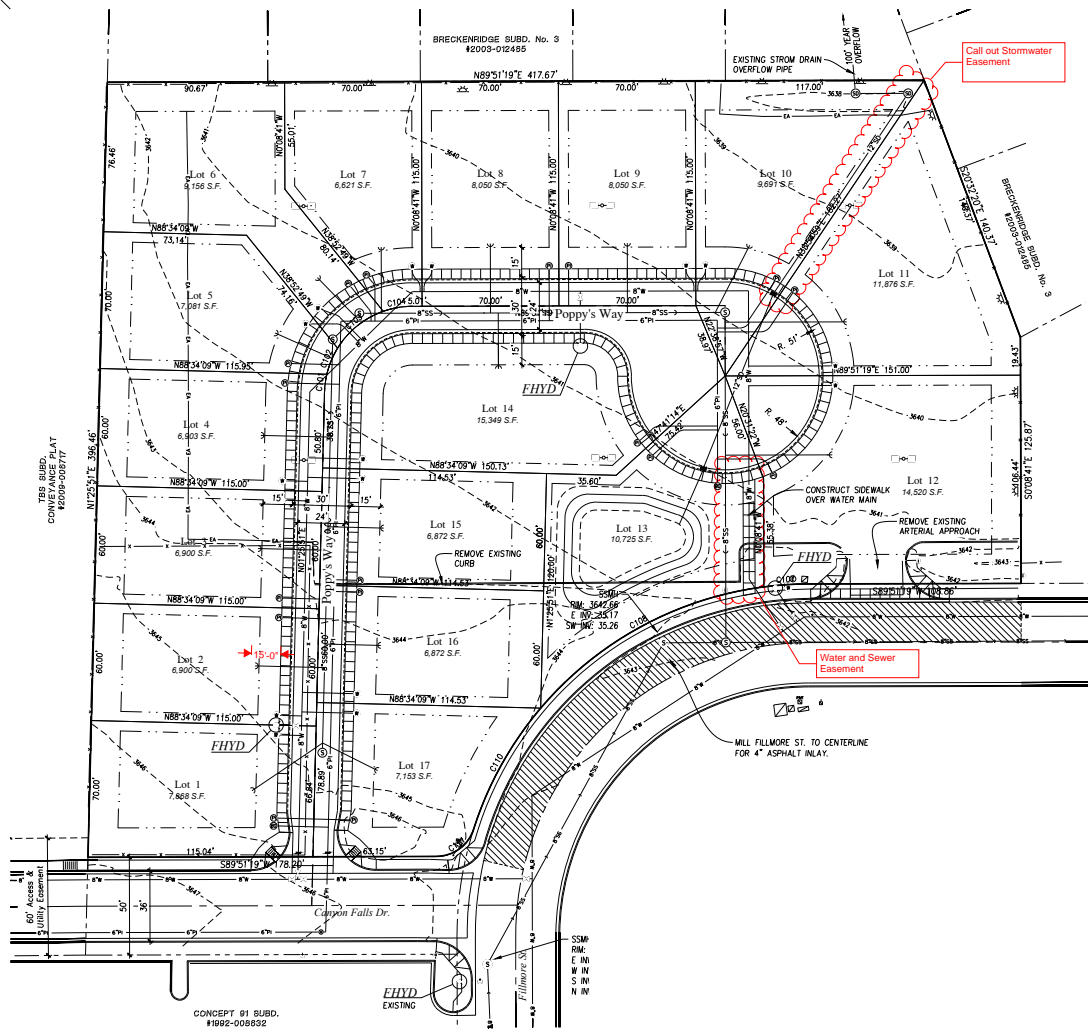
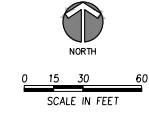
Future Land Use Category

Mixed Use serves local and regional commercial and is sited at intersections of major arterials, typically anchored by a grocery store, civic, or entertainment uses. It allows high-intensity mixed use development in a compact, pedestrian oriented environment. A desired land use mixture of retail, office, restaurants, civic, entertainment, arts, and culture, vertical mixed use, townhomes, condominiums, apartments, hotels, plazas and parks.

**THE RESIDENCES SUBDIVISION No. 2, a ZDA
A Resubdivision and Renumbering of Tracts E & F,
Breckenridge Estates Subdivision No. 3
Located In A Portion of
S² SE ⁴, Section 33
Township 9 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2025**

EHM Engineers, Inc.
REGISTERED PROFESSIONAL ENGINEERS
Engineers / Surveyors / Planners
621 North College Road, Suite 100, Twin Falls, Idaho 83401
P: (208) 734-4888, Fax: (208) 734-4849, www.ehm.com

PRELIMINARY PLAT
for
THE RESIDENCES SUBDIVISION No. 2



Storm Water Calculations:

Note: Drainage Runoff Factor: $W = (A) \cdot (R) / (P)$
 Impervious Area = 0.95
 Landscape Area = 0.25
 Pre-Development = 0.35
 City Rd = 100% = 40E
 Development Area = 150,586 sf
 ROADWAYS: $26,021 + 19,172 + 0.95 = 45,193$
 LOT 13, BLOCK 1: $8,925 + 19,172 + 0.25 = 28,102$
 RESIDENCIAL LOT 40,000: $115,640 + 0.42 + 19,172 + 0.95 = 2,386$
 Impervious: $15,640 + 0.58 + 19,172 + 0.75 = 2,255$
 Landscape: $15,640 + 0.58 + 19,172 + 0.25 = 2,255$
 PRE-DEVELOPMENT: $15,640 + 0.58 + 19,172 + 0.25 = 2,255$
 PDC DEVELOPMENT: $15,640 + 0.58 + 19,172 + 0.25 = 2,255$
 TOTAL DETENTION: $20,000 + 0.80 = 20,800$

Development Notes:

- LOT 13, BLOCK 1 SHALL BE DEVELOPED AS A STORM WATER RETENTION AND OPEN SPACE. SEE LOT 13, BLOCK 1. SHALL BE OWNED AND MAINTAINED BY THE RESIDENCES SUBDIVISION No. 2 HOMEOWNERS ASSOCIATION.
- THE PRIVATE ROADWAY AND SIDEWALKS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THIS DEVELOPMENT WILL BE CONNECTING PRESSURIZED IRRIGATION TO THE HARRISON PI STATION. SEE THE RESIDENCES SUBDIVISION FOR THE CONNECTION TO THE HARRISON PI STATION.

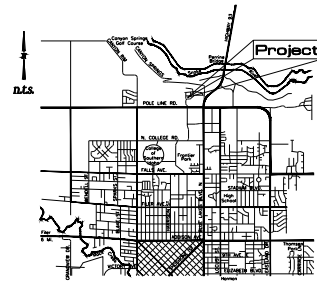
Design Data:

PARCEL NUMBER:	RP03147000000	IRRIGATION:	CITY PRESSURE IRRIGATION
OWNER/DEVELOPER:	CONCEPT INVESTORS, LLC 621 N. COLLEGE RD., SUITE 100 TWIN FALLS, ID. 83401 Ph: (208) 734-4888	STREETS:	INTERVAL ROADS TO BE PRIVATE STREETS BUILT BY THE SECTION HOMEOWNERS ASSOCIATION. THE DEVELOPMENT SHALL BE STANDARD RESIDENTIAL STREETS.
ENGINEER:	EAM ENGINEERS, INC. 621 N. COLLEGE RD., SUITE 100 TWIN FALLS, ID. 83401 (208) 734-4888	SETBACKS:	BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE STANDARDS FOR THE R-4 & R-5 ZONING DISTRICT IN EFFECT AT THE TIME OF ISSUANCE OF BUILDING PERMITS.
EXISTING ZONE:	R-4 PRO ORD	EASEMENTS:	15' UTILITY EASEMENT ALONG ALL ROADWAY FRONTS. ALL OTHER EASEMENTS ARE LABELED.
PROPOSED ZONE:	R-4 PRO ORD	UTILITIES:	UNDERGROUND POWER, TELEPHONE, GAS, & CABLE TELEVISION
EXISTING USE:	PARKING		
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL & DUPLEX		
DEVELOPMENT AREA:	346 ACRES	BENCHMARK:	HOBART #1110-2067 FILMORE ST - 500' N OF POLE LINE RD. # SIDE EL. 3046.52
VARIANCE:	NONE REQUESTED		
SEWER:	CITY SEWER		
WATER:	CITY WATER		

Topographic Legend:

	PROPOSED	EXISTING
CATCH BASIN	⊕	⊕
PRESSURE IRRIGATION METER	⊕	⊕
IRRIGATION VALVE	⊕	⊕
BLOW-OFF ASSEMBLY	⊕	⊕
SEWER MANHOLE	⊕	⊕
CLEAN OUT	⊕	⊕
WATER METER	⊕	⊕
FIRE HYDRANT	⊕	⊕
WATER VALVE	⊕	⊕
LIGHT POLE	⊕	⊕
POWER POLE	⊕	⊕
TELEPHONE RISER	⊕	⊕
MAIL BOX	⊕	⊕
DRAINAGE FLOW ARROW	→	→
BUSH / SHRUB	⊕	⊕
SANITARY SEWER LINE	SS →	SS →
STORM DRAIN LINE	SD →	SD →
WATER LINE	W →	W →
GRAVITY IRRIGATION LINE	GI →	IRR →
PRESSURE IRRIGATION LINE	PI →	PI →
TELEPHONE LINE	T →	T →
FENCELINE	—	X — X
EDGE OF ASPHALT	—	EA —
EDGE OF GRAVEL	—	EG —
VERTICAL CURB AND GUTTER	—	CG —
ROLLED CURB AND GUTTER	—	CG —
CONCRETE SIDEWALK	—	—
BUILDING FOOTPRINT	—	—
EXISTING GROUND CONTOUR	—	—

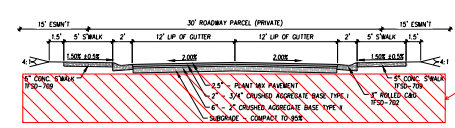
Vicinity Sketch



Boundary Legend:

SURVEY BOUNDARY LINE	—
SECTION LINE	—
SUBDIVISIONAL SECTION LINE	—
PROPOSED EASEMENT LINE	—
ADJACENT PROPERTY LINE	—
CENTERLINE OF STREET	—
PLATTED LOT LINE	—

Doesn't look like the same linetype as on the Plat.



Remove specific standards. Rather, say "Follow curbs as ISFWC standards." Construction drawings will approve what cross section will be.

REVISIONS

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.
STAMP

PRELIMINARY

APPROVED:	D. Thibault
DESIGN:	M. Lee
DRAWN:	M. Lee
DATE:	1/12/2026
SCALE:	AS SHOWN
C 335-20 PPLAT M02 (28.01.12)	
SHEET	

PPLAT



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: 02/23/2026

Re: Preliminary Plat – **The Residences Subdivision No. 2** – Application #PZ26-0034

The Engineering Department has reviewed the Preliminary Plat for **The Residences Subdivision No. 2**. The following changes and items shall be addressed prior to final plat application.

Sewer Comments:

1. Sewer Modeling in process.

Water Comments:

1. Water Modeling in process.

Pressure Irrigation Comments:

1. Approval subject to developer paying a negotiated Pressure Irrigation Fee as agreed to by the City Engineer.

Stormwater Comments:

1. No comments.

Streets Comments:

1. Change street name from “Poppy’s Way” to “Court” or “Place”.
2. 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. Water and Sewer Easement needed for the infrastructure between lots 12 and 13 for future City Maintenance.
2. Stormwater Easement needed for infrastructure between lots 10 and 11 for future City maintenance.
3. Utility Easement needed 15' from back of sidewalk.
4. Show luminaire at entrance to Poppy's Way.

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.

HELPING EACH OTHER
CREATE BETTER COMMUNITIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

March 6, 2026

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

RE: The Residences Subdivision No. 2– Water Flow Analysis

Dear Jen,

The City of Twin Falls Water Model has been used to identify available capacity based on The Residences Subdivision No 2 preliminary plat which is a residential lot that is in the Low Level Pressure Zone. An eight-inch water main is planned to loop through the lot and to connect to the water pipe in Canyon Falls Drive with the waterline that was recently built connecting to the subdivision to the west.

An analysis of the system used the modeling criteria established in the most recent Facilities Plan. The attached figure titled: "The Residences Subdivision No. 2 Water Flow Analysis" shows the peak hour pressures and fireflow results of the model analysis with existing and proposed pipes. The model was run using demands from all other proposed and committed developments assuming that all previously requested developments with associated demands and pipe improvements are built. Note that as future demand from development occurs or instantaneous peak demands occur, actual pressures in this area may fluctuate or vary from the modeled pressures.

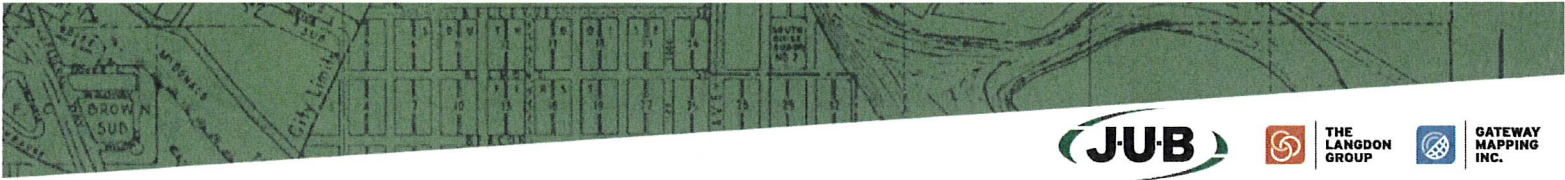
Please feel free to call me if you have any questions.

Sincerely,

Gary Haderlie, P.E.

J-U-B ENGINEERS, Inc.





THE LANGDON GROUP



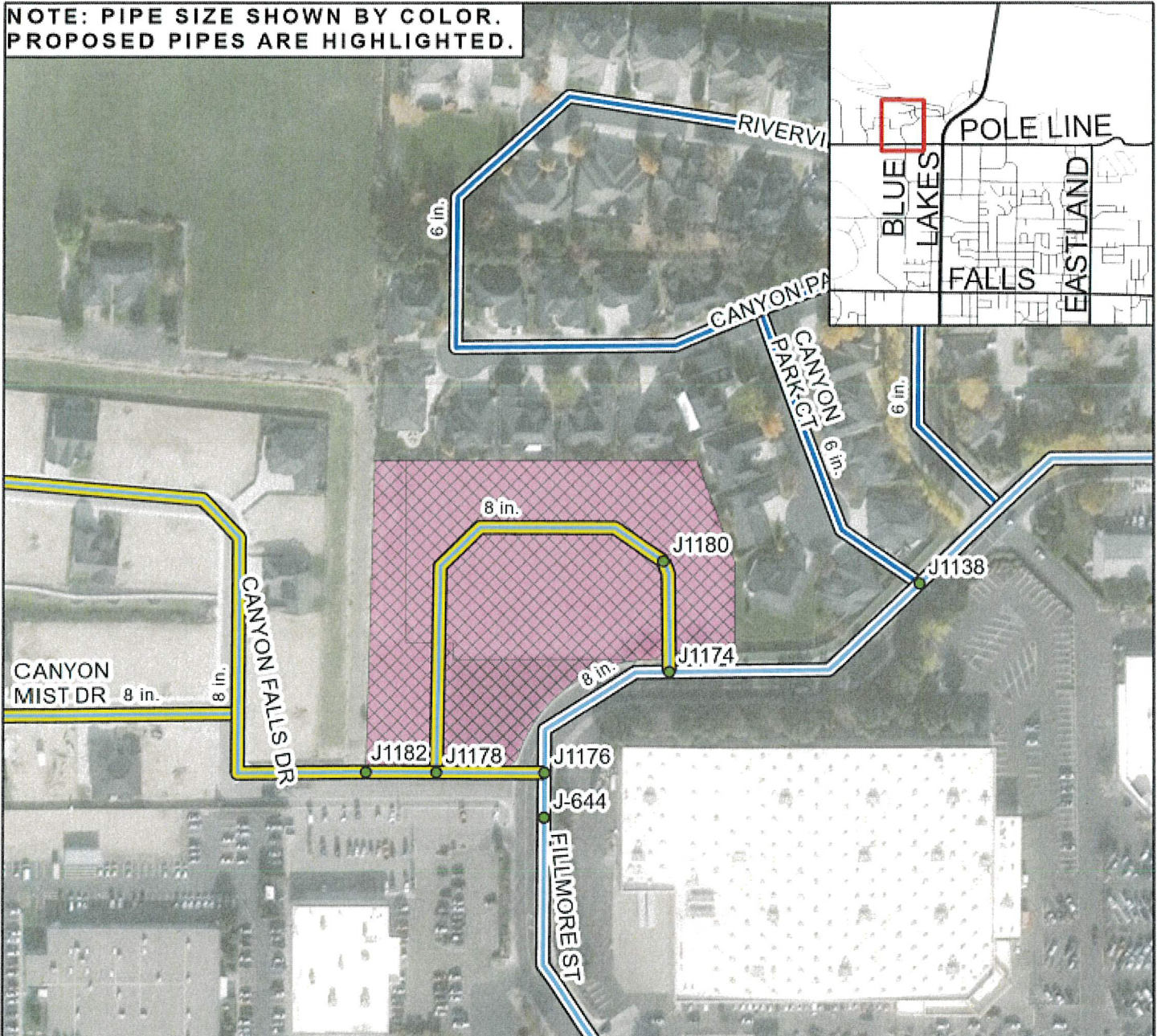
GATEWAY MAPPING INC.

J-U-B FAMILY OF COMPANIES

Enclosure: The Residences Subdivision No. 2 Water Flow Analysis

Cc: EHM Engineers, Inc.

**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-644	2.4	83.9	2,500	55.0	J-644	3.6	3646.7	3834	81.3
J1138	13.4	85.2	2,500	52.2	J1138	20.1	3643.9	3834	82.5
J1174	23.2	83.8	2,500	53.9	J1174	34.8	3647.0	3834	81.1
J1176	0.0	82.6	2,500	54.3	J1176	0.0	3649.8	3834	79.9
J1178	0.0	82.2	2,500	52.9	J1178	0.0	3650.5	3834	79.6
J1180	3.3	84.3	2,439	51.9	J1180	4.9	3645.8	3834	81.7
J1182	0.0	82.1	2,488	51.3	J1182	0.0	3650.8	3834	79.4



J-U-B ENGINEERS, INC.

The Residences Subdivision No. 2 Water Flow Analysis

0 100 200



1 inch = 200 feet



HELPING EACH OTHER
CREATE BETTER COMMUNITIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

March 6, 2026

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

RE: The Residences Subdivision No. 2– Sewer Flow Analysis

Dear Jen,

The City of Twin Falls Sewer Model has been used to verify available capacity based on The Residences Subdivision No. 2 which is a lot that provides flow that eventually goes to the Canyon Springs Rd trunkline. Eight-inch sewer pipes are planned that extend west through the property connecting into Canyon Falls as shown in the enclosed figure. An analysis of the system used the modeling criteria established in the most recent Facilities Plan. It appears that the sewer system has capacity to handle this development.

Please feel free to call me if you have any questions. Please feel free to call me if you have any questions.

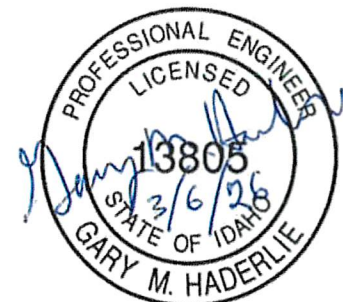
Sincerely,

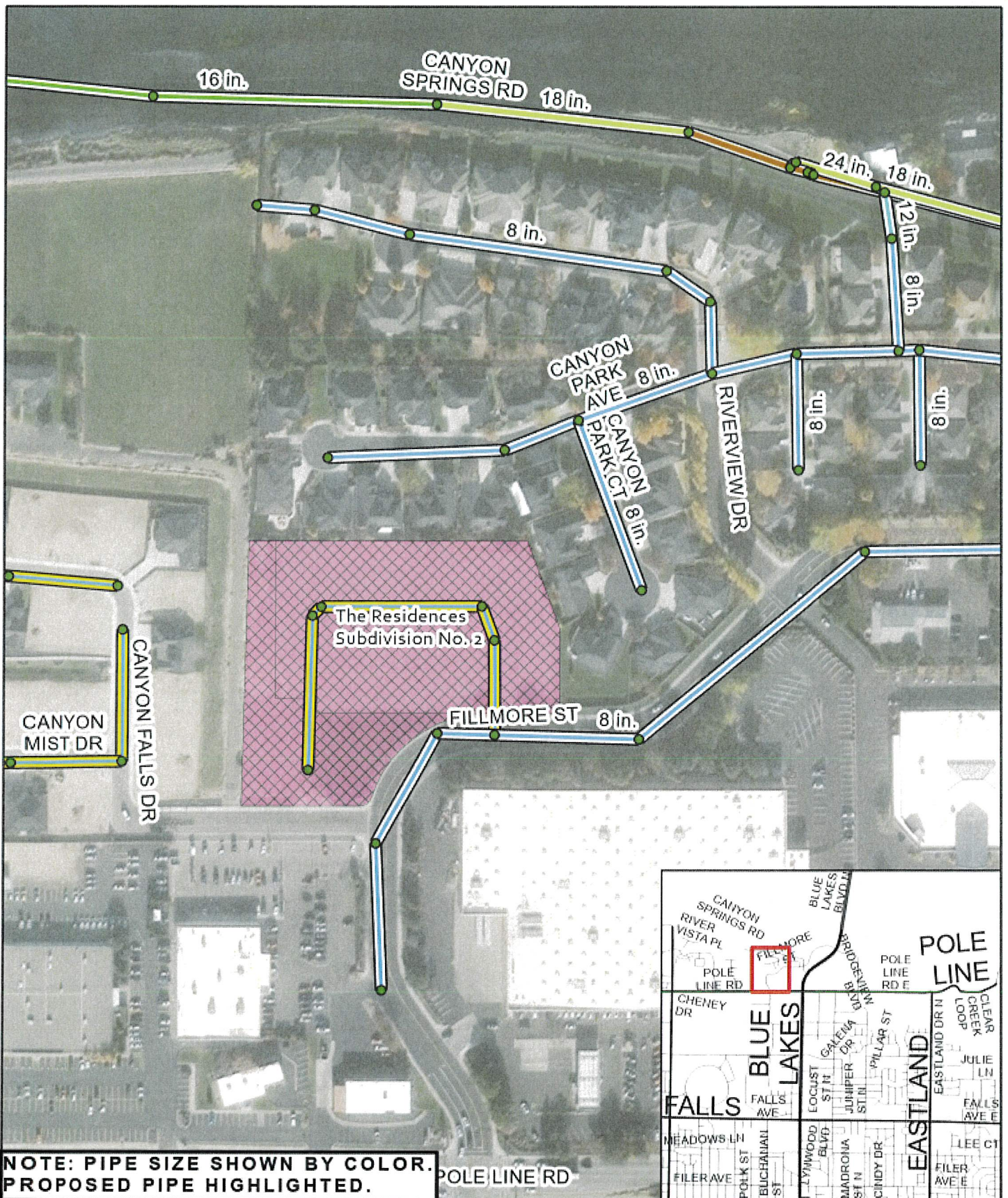
Gary Haderlie, P.E.

J-U-B ENGINEERS, Inc.

Enclosure: The Residences Subdivision No. 2 Sewer Flow Analysis

Cc: EHM Engineers, Inc.

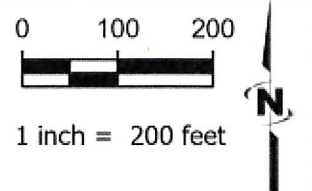




**NOTE: PIPE SIZE SHOWN BY COLOR.
PROPOSED PIPE HIGHLIGHTED.**



The Residences Subdivision No. 2 Sewer Analysis





Date: Tuesday, April 28, 2026
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Non-Conforming Building Expansion Permit on property located at 138 7th Ave N.c/o Lindsay Jacobsen (PZ26-0029)

Time Estimate:

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

Background:

This is a request to expand a non-conforming building permit to expand an existing residence within the original townsite that is zoned Town Neighborhood 2.

Approval Process:

Per City Code 10-2-4 D Nonconforming Expansions: The Planning and Zoning Commission shall hold a public hearing. Notice for public hearings shall be provided as set forth in section 10-2-10 of this title. The commission shall review the facts and circumstances to evaluate the following before approving a nonconforming expansion:

1. Will the proposed expansion be harmonious with and in accordance with the general objectives of the comprehensive plan and/or zoning regulation?
2. Will the proposed expansion be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity?
3. Will the proposed expansion involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare of the surrounding neighborhood by reason of excessive production of traffic, noise, smoke, fumes, glare or odors?
4. Will the proposed expansion have any other adverse impact upon the surrounding neighborhood?
5. Considerations relating to traffic safety
6. Considerations relating to outdoor advertising and noise
7. Considerations relating to landscaping
8. Considerations relating to buildings and site layout
9. Considerations relating to drainage and utilities

Budget Impact:

N/A

Regulatory Impact:

The commission may impose special conditions designed to lessen the impact of the proposed expansion on the surrounding neighborhood and to make the proposed expansion more compatible

with the same. Violation of such special conditions, when made a part of the terms under which the nonconforming building expansion permit is granted, shall be deemed a violation of this Title.

History:

This home is on the National Registry of Historic Places. In 2000, it was listed within the Twin Falls Original Townsite District as a contributing property.

Analysis:

The subject property is located within the Town Neighborhood 2 zoning district and classified as Downtown on the Future Land Use Map. The downtown area has been described as having a diverse mix of land uses, including retail, restaurants, community/civic facilities and homes. The objective is to have high density residential areas and to improve the vitality of the neighborhoods in this area, making homes more desirable for families that may require rehabilitation and expansion of such properties. Maintaining the existing residence and allowing for expansion to occur in an area where lot sizes are limited can be a way to accommodate growth with minimal impact.

The proposal is to expand an existing residence to a property that is non-conforming because it is not compliant with the current setback requirements. The setback requirements for the Townneighborhood 2 zoning district are 15 ft from the front and rear property line and 5 ft from the side property line. The property is within the 5 ft setback, making it non-compliant. The addition being proposed would continue along the side property line on the east and would follow the existing line of the building. The expansion would not encroach further into the setback and would have minimal impacts on the abutting commercial parking area. Staff has reviewed the request and does not anticipate any detrimental impacts on this property or the surrounding properties. Full compliance, if approved, will also require the applicant to obtain all the appropriate permits and inspections to complete the project.

Conclusion:

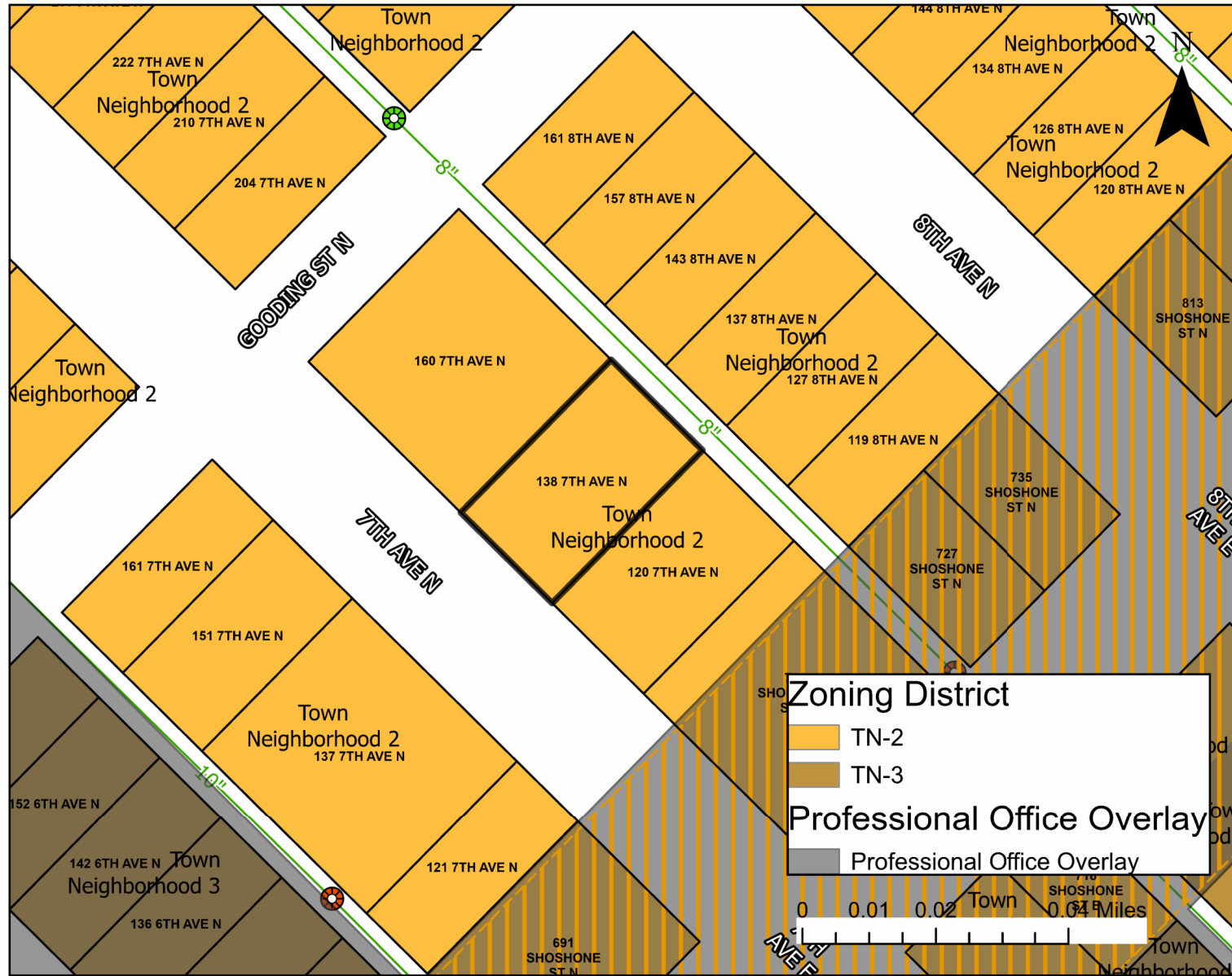
Upon conclusion, should the commission approve the request as presented, staff recommends the following condition:

1. Subject to obtaining the required permits and/or licenses needed to complete the project.

Attachments:

1. PZ26-0029 Vicinity Map
2. PZ26-0029 Zoning & FLU Map
3. PZ26-0029 Narrative
4. PZ26-0029 Exhibit

ZONING MAP



Zoning

Current Zoning: TN2

Current Land Use: Residential

Proposed Zoning: NA

Proposed Land Use: Rezone to TN3

Surrounding Area

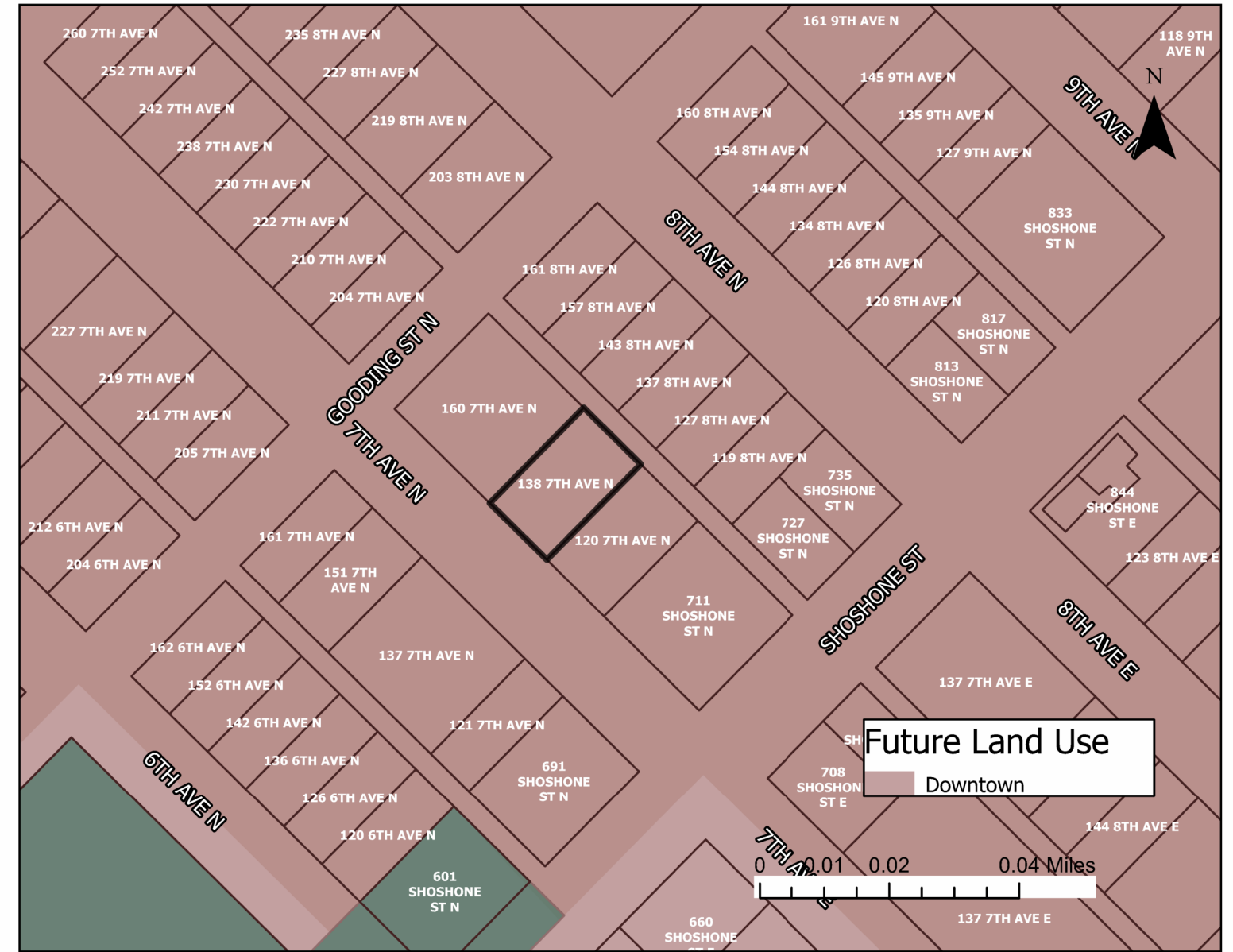
North: Residential

South: Residential

East: Commercial

West: 7th Ave N

FUTURE LAND USE MAP



Regulations

Title 10-2-5 F

FLU Category

Downtown:

- Central business district serving the local and regional area.
- Diverse mix of land use, including restaurants, retail, community, and civic facilities, and residential
- Encourages redevelopment and infill.
- Scaled to create a functional, walkable, pedestrian friendly environment.
- Civic and community facilities that are open to the public.
- Regional and local educational and community serving

Detailed Narrative:

The reason for the request to expand my non-conforming building is as follows:

TLDR: We'd like more living space, and to that end desire to build a bedroom and porch off the rear of the house.

Long form reply: We are a generally happy family of 7 no longer growing in number, but growing in interests, aims, and (in some cases) the size of individual members. Our home has four bedrooms, all on the top floor. We are as well-distributed among those rooms as is reasonable, but it's far from ideal. To illustrate; 2 teen daughters share a total closet space of 4.3 square feet. If we were to be able to add a bedroom to the ground floor, that would enable my husband and myself to have a more private space (less subject to the mischief and shenanigans of young adulthood), as well as a more accessible one (which is less a concern now than it was a year ago). Too, it will enable the progeny to spread out a bit more among the rooms, to say nothing of closet space.

It is interesting to note, and somewhat germane to the conversation, that not that long ago Twin Falls was an easier place to "get started." At some of our offspring's ages, my husband and I bought a home within a few blocks of here, on the income of an unskilled laborer working through a temp agency. That home cost less than three times our annual income at the time. Twenty-five years later that *same small home* with no significant updates, is valued at MORE than three times our *current* annual income, which, with a quarter century of experience, training and certifications in a valuable field, is a reasonable, if not excessive, sum. Since our children don't have that same opportunity, and so far haven't sought such opportunity elsewhere at the cost of family and community, we would like to make our present home as workable and reasonable for as many of us as may have need or interest, and this is one way we think that can happen.

The subject building is non-conforming because:

TLDR: The house is older than the rules.

Long form reply: The five-foot side boundary setback is a more recent invention than the part of my house that encroaches upon it, presumably.

The reason compliance cannot be met is:

TLDR: Compliance would complicate things.

Long form reply: Locating the addition anywhere else on the house would be problematic. Due to the historical character of the “American Foursquare” home, building such an addition anywhere visible from the front would be undesirable. Utilities and infrastructure complicate other areas, as well as ease of access from inside (bathrooms don’t make ideal hallways), and maintaining indoor daylight via exterior windows. Building vertically seems even more difficult. Adding a second story to the already-encroaching part might be ill-advised, since the foundation of that part is made of piers and the interior width of it is only about 9 feet. It also wouldn’t address the accessibility and shenanigans aspects. The northeast corner at ground level is essentially the only reasonable site to locate such an addition. It would not interrupt backyard traffic, would not require interior remodeling, would not deface the street view, and would not measurably reduce usable backyard space, occupying the shadiest and least pleasant corner.

That established, it makes the most sense to extend the existing “encroaching” wall to become the wall of the addition. If we were to narrow the addition, building at the 5 foot setback line, the interior dimensions of the room would be reduced by a foot, which is significant when the planned room will only be 10-11 ft wide at most. Too, and more significantly, to narrow the room to compliance would require a change in the hipped roofline, including a valley, which would look busier than a continuation of a straight, proper roof.

The possible impacts to neighboring properties are:

TLDR: Minimal.

Long form reply: I can’t think of any significant impacts. The adjacent property is an asphalt parking lot. There are a preexisting privacy fence, a garage wall, and 14 tall and ancient juniper trees that are already closer to the property line than even the subject building. It is possible that during construction, up to four juniper trees ¹ could suffer root damage such that they may be lost, but the effect of this will be primarily mine to bear; loss of shade, privacy, and protection from vehicular incursion (and loss of habitat for Eurasian Collared Doves, but they’re invasive anyway). My picket fence has suffered significant automobile damage over the years that the trees don’t tolerate without taking their own revenge. There will be no neighborhood or property impact of any kind regarding traffic,




¹ I believe the juniper trees to be healthy because they are alive, but the fact that they are alive is perplexing, considering their location and (lack of) access to irrigation.

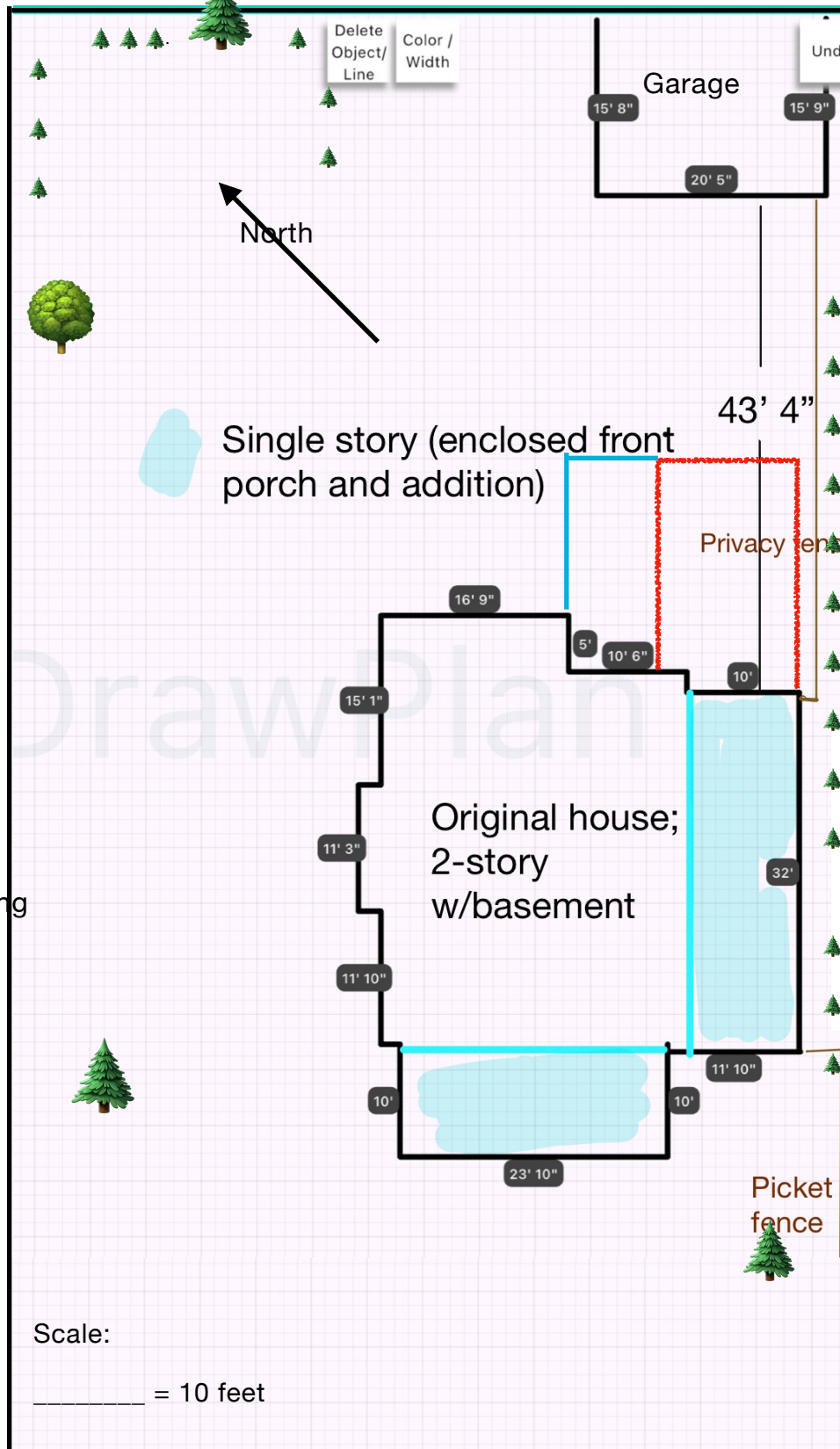
noise, smoke, odors, parking, lighting, signage, chemicals, climate, or electromagnetic radiation.

Due to the movement of our planet, this property's position upon it, and the existing structures and trees, a single-story extension in that area will have no difference in sun exposure to the neighboring property. The only exception to this would be if there is a loss of any trees: Midsummer evenings would cast less shade their direction. As it is an office, people are usually not there in midsummer evenings. I don't expect the proposed addition to significantly affect wind or weather exposure to anyone, considering what is already in the space.

The process of construction is likely to be more impactful, but that is probably to be expected. Access to the site may require temporary removal of part of the privacy fence, exposing my laundry line to anyone passing that way, which they will deserve if they presume to be so nosy. The alley may be blocked temporarily for delivery of materials, etc. As these are things generally tolerated for many reasons, I don't think they should count.

Site Plan:

-  = Juniper trees
-  = Spruce trees
- (Backyard = Scotch pine tree)
-  = Flowering pear tree



Proposed addition; red indicates attached room ≈20x12'; blue indicates covered porch

Non-conforming part. Existing house encroaches ≈1ft into the 5ft easement

Scale:
_____ = 10 feet

Graph lines show 75' x 125' property dimensions

<-- Seventh Avenue North -->





Existing Side Yard View



Existing Side Yard View



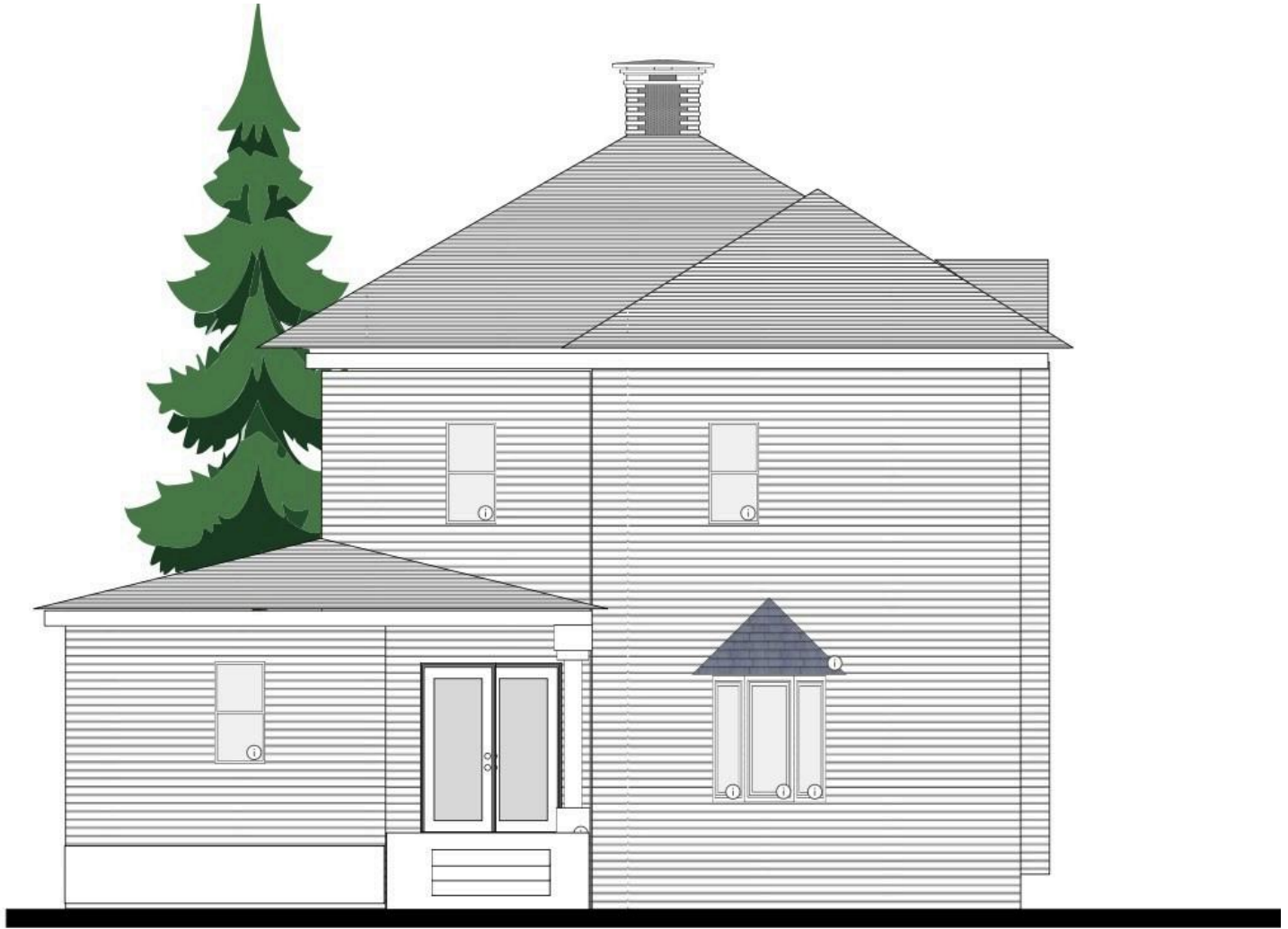
Expansion Side Yard View



Existing Rear Yard View



Expansion Rear Yard View



Expansion Rear Yard View