



Twin Falls Planning & Zoning Commission Agenda

Tuesday, June 9, 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 minutes from the following meeting: April 28, 2026.
- 4) Items of Consideration
- 5) Public Hearings
 - a) **ACTION ITEM:** Request for a recommendation to City Council for a Zoning District Change from Central City (CC) to Town Neighborhood-3 (TN-3) on property located at 451 Russet St., c/o Juan Torress. (PZ26-0057)
By: Kelli Ebersole, City Planner
- 6) Upcoming Meeting(s)
 - a) July 1, 2026 - Work Session
July 14, 2026 - Regular meeting
- 7) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Jody Green (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 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

Chairperson Campbell called the meeting to order at 06:00 PM

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

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

2) Conflict of Interest Declaration

3) Consent Calendar

a) Request to approve the minutes from the following meeting: April 14, 2026.

MOTION: Commissioner Rambur moved to approve the minutes from the April 14, 2026, meeting. Commissioner Gomes seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

4) Election of Chairperson and Vice-Chairperson

Motion for Chairperson as Cortney Campbell

Motion for Vice-Chairperson as Tiffany Zimmerman

MOTION: Vice-Chairperson Zimmerman moved to have Cortney Campbell remain as Chairperson. Commissioner Gadsby seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

MOTION: Commissioner Gomes moved to have Tiffany Zimmerman remain as Vice-Chairperson. Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

5) Items of Consideration

- a) Request for 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)

Staff Presentation:

Planner Ebersole presented the request for 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)

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. This property was annexed into the City of Twin Falls in August 2025, with a 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.

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. 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.

Applicant Presentation:

Gerald Martens presented the request. He explained the initial start up for this request with the City. He has no issues with the conditions in the staff report.

PZ/Questions & Comments:

- Chairperson Campbell asked about the temporary lift station and if the city is paying for it.
- Planner Ebersole stated it will be a private lift station.
- Engineer Staff Palmer explained that notes on the preliminary plat states that the lift station will be private and run through the HOA.
- Commissioner Rambur asked if there was any concern with the upkeep of the lift station.
- Gerald Martens stated they have several private lift stations and went through how the lift station will run with the subdivision.

Discussions Followed:

The Commission likes this idea and feels it is a good project. It was approved by the county originally and should fit in this area.

MOTION: Vice-Chairperson Zimmerman moved to approve the request for 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). Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- b) Request for 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)

Staff Presentation:

Senior City Planner Klaver presented the 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)

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. 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. 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.

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.

Applicant Presentation:

Gerald Martens presented the request. He gave the history of the project back in 1991 with the PUD. He agrees with the conditions in the staff report.

PZ/Questions & Comments:

- Chairperson Campbell asked about the traffic change.
- Gerald Martens clarified that they will remove the current “entrance” and create a private drive to enter the subdivision.
- Commissioner Gadsby asked how much it will cost to maintain the storm water basin.
- Gerald Martens explained how the basin is built and that the HOA will take care of the cost with them having access to it.

Discussions Followed:

The Commission likes the subdivision, and it fits with the current subdivisions, and will be a nice addition.

MOTION: Vice-Chairperson Zimmerman moved to approve the Preliminary Plat for The Residences No. 2 Subdivision, consisting of 17 lots on 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). Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

6) Public Hearings

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

Staff Presentation:

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

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.

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-comforming 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.

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.

Applicant Presentation:

Lindsay Jacosen presented her request.

PZ/Questions & Comments:

- Chairperson Campbell asked about the National Historic registry and if there are any issues.
- Planner Strickland explained that it's like an index, if you qualify then you get added. It's just a registry of the homes and buildings in the district. There may be some design guidelines if the district is a local district. We have three but residential is not included.
- Chairperson Campbell asked if the alteration will affect the registry.
- Planner Strickland clarified that it may change from contributing to non-contributing. Contributing means it looks similar to when it was built, non would just be because it's more modern.
- Commissioner Rambur asked how far the current house to the parking lot property line is.
- Lindsay Jacosen replied that it's about 4 feet.
- Commissioner Rambur asked if that will change.
- Lindsay Jacosen explained that it will follow the current house and just move back.
- Vice-Chairperson Zimmerman asked if she will have to cut trees down.
- Lindsay Jacosen stated the contractors said she should, so they don't die.
- Chairperson Campbell asked if it will meet the landscape requirements.
- Planner Strickland explained that there are no requirements on residential.

Public Hearing: Opened and closed with no public input

Discussions Followed:

The Commission feels this won't be detrimental and will fit with the rest of the house.

MOTION: Commissioner Rambur moved to approve the request for a Non-Conforming Building Expansion Permit on property located at 138 7th Ave N. c/o Lindsay Jacobsen (PZ26-0029). Vice-Chairperson Zimmerman seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

7) Upcoming Meeting(s)

- a) May 6, 2026 - Work Session
- May 19, 2026 - No Items
- June 3, 2026 - Work Session

8) Adjournment

The meeting adjourned at 06:50 PM

Jody Green, Planning Technician

DRAFT



Date: Tuesday, June 9, 2026
To: Planning and Zoning Commission
From: Kelli Ebersole, City Planner

ACTION ITEM

Request:

Request for a recommendation to City Council for a Zoning District Change from Central City (CC) to Town Neighborhood-3 (TN-3) on property located at 451 Russet St., c/o Juan Torress. (PZ26-0057)

Time Estimate:

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

Background:

The applicant, Juan Omar Torress, is requesting to change the zoning from CC, Central City to TN-3, Town Neighborhood 3, for the property located at 451 Russett Street.

Approval Process:

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(3) The planning and zoning commission and city council shall review the facts and circumstances of each proposal in terms of the following standards:

- A. How the requested zoning at the location in question would be in the community's best interest;
- B. How the list of uses permitted by the zoning ordinance would blend with surrounding land uses;
- C. If the subject site is physically suitable for the type and intensity of land uses permitted under the proposed zoning district;
- D. If the uses permitted in the proposed zoning district would be adequately served by public facilities and services such as thoroughfares, police and fire protection, drainage, refuse disposal, water, sewer, and schools, to ensure the public health, safety and general welfare;
- E. If the uses permitted in the proposed zoning district would be compatible in terms of their scale, mass, coverage, density, and intensity with adjacent land uses;
- F. Whether the proposed zoning designation is consistent with the comprehensive plan land use map designation.

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.

Budget Impact:

N/A

Regulatory Impact:

If approved, the proposed zoning would allow consideration of the uses allowed in the TN-3, Town Neighborhood 3, zone. The outright permitted residential uses include a single-family dwelling, duplexes, triplexes, fourplexes, and multi-family (5 or more units).

History:

According to County records, the property was purchased in April 2026. The property had a residence on it that has since been demolished. The residence was demolished prior to the current purchase of the property.

Analysis:

The property is currently zoned, CC, Central City, and is located near the Rock Creek Canyon.

While the Central City zoning district is established to be a mixed-use environment to serve as the economic, cultural and civic heart of the city, new residential uses are limited in the zone. Multi-Family dwellings (5 units or more) are outright permitted, while townhome construction requires a Zoning Use Permit. Detached single family, duplex, triplex, and fourplex units are not allowed uses in the Central City zone.

The TN-3, Town Neighborhood 3, zone allows for detached single-family, duplex, triplex, and fourplex units as outright permitted uses. Individual properties are limited to the amount of units based on the size of the property as outlined in code.

This property is in one of the original parts of town. The original residential properties in this area date back to the 1930's. The zoning map shows the properties to the West and Northwest of the property are zoned TN-3, while the block closest to Washington St. is zoned Central City.

This area of town has a range of land uses from single family residential to Commercial and Industrial uses. There is a truck depot to the south, residences to the North, Rock Creek Canyon to the west, and a pipe company, hair salon, and a local park located east of the property along Washington Street.

The 2016 Comprehensive Plan, "Grow With Us", shows this area as Downtown/High Density Residential. This designation is defined as being the central business district serving the local and regional area, with a diverse mix of land uses, encouraging redevelopment and infill.

This area of town has seen many residential rebuilds, as well as having many of the original 1930's residences. Having this property rezoned for a future residential use is in line with the neighborhood and

the surrounding property uses, and with the lot currently being vacant, it would fulfill the goal of redevelopment and infill.

The TN-3 zoning designation also allows for smaller lot sizes for residential uses. A duplex would require a minimum 5,500 square foot lot. This property sits on about a 6,000 square foot lot.

This request must meet the criteria for a zoning change for the commission to consider per Title 10-2-5-F for a Zoning District Change and Zoning Map Amendment. Staff believes this request follows the criteria as follows:

- This property is in a diverse area of downtown with a mix of residential and commercial uses. This property was previously used as a residence. A duplex on this property would fit this diverse area of town.
- A residential building on this small lot will help with current housing supply needs in the city. This lot originally had a single-family dwelling on it. Building a duplex on this lot would add another living unit to the area.
- Rezoning this property to TN-3, Town Neighborhood 3, is consistent with the Comprehensive Plan Future Land Use Map designation of Downtown/High Density Residential, which encourages medium and high-density residential development within a mixed-use downtown environment. This area of town contains a diverse mix of residential, commercial, and industrial land uses. Allowing additional residential development permitted within the TN-3 zoning district is complementary to the transitional character of the surrounding neighborhood.
- Rezoning this property to TN-3 is not spot zoning, as the property is contiguous to existing TN-3 zoning.
- A duplex would not create an undue burden on neighboring properties, due to traffic, noise, glare, etc. The ITD Trip Generation Manual indicates trip counts are fewer during peak PM travel periods for residential use than for industrial and/or commercial use.

City Staff finds the proposed zoning district change to be compliant with the comprehensive plan by supporting desired land use patterns and housing guidelines.

Conclusion:

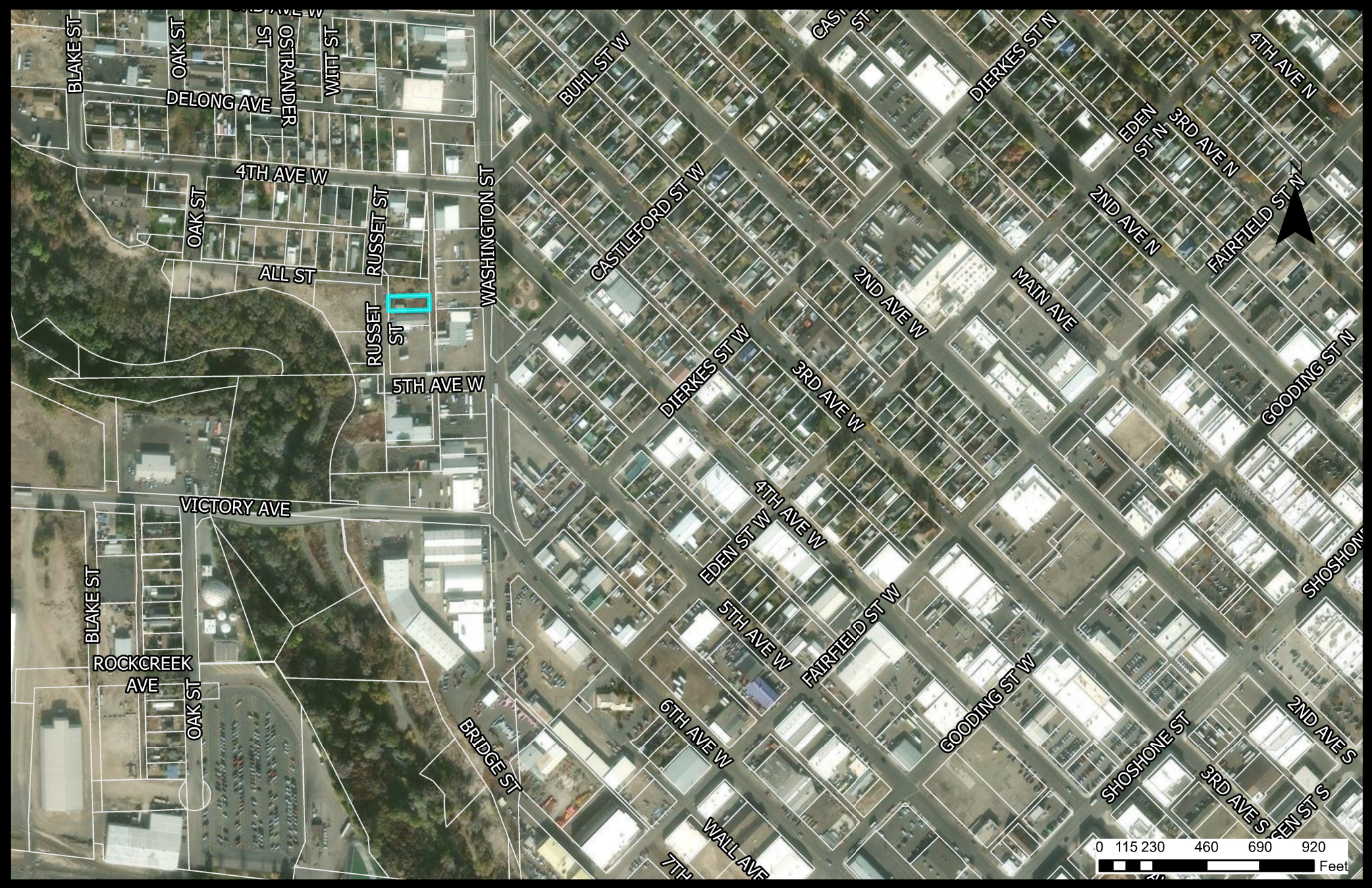
Regarding the proposed Zoning District Change, the Commission may:

- I. Choose to modify the proposed Zoning District Change (which may require another public hearing before the Commission).
- II. Recommend the proposed Zoning District Change to the City Council.
- III. Recommend the proposed Zoning District Change be denied.

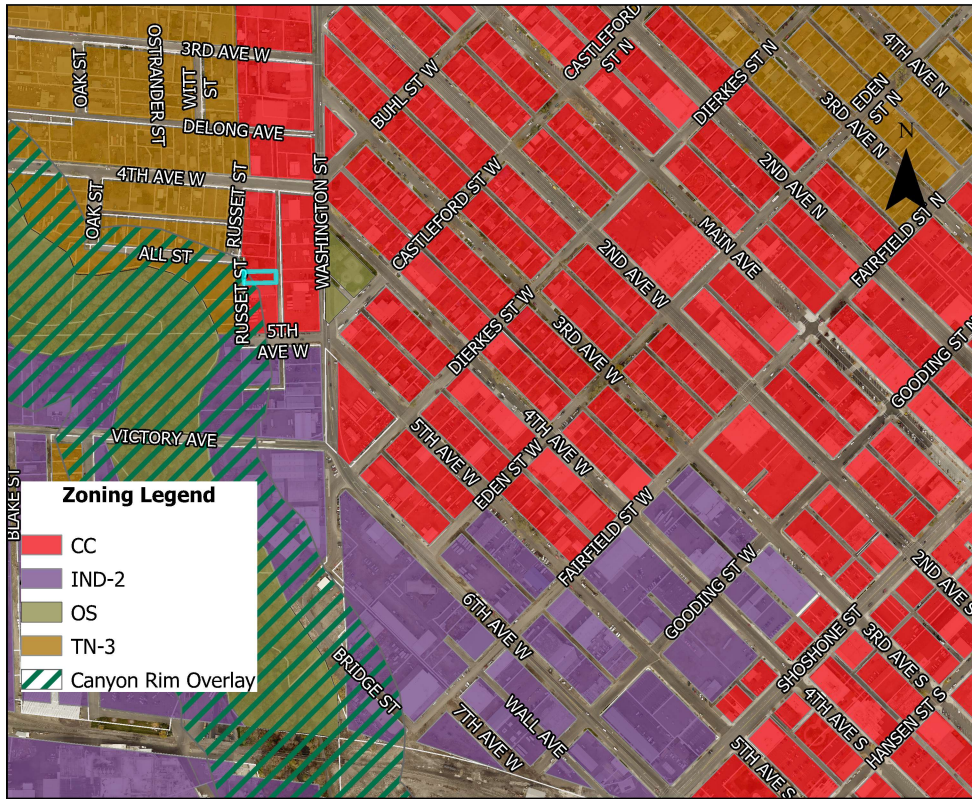
Attachments:

1. PZ26-0057 Vicinity Map
2. PZ26-0057 Presentation Map
3. PZ26-0057 Aerial Map
4. PZ26-0057 NSEW Street View
5. PZ26-0057 Applicant Narrative
6. PZ26-0057 TN3 AND CC 6-2026

VICINITY MAP



ZONING MAP



Zoning

Current Zoning: CC, Central City

Current Land Use: Vacant/Residence Demo'd

Proposed Zoning: TN-3, Town Neighborhood 3

Proposed Land Use: Residential

Surrounding Area

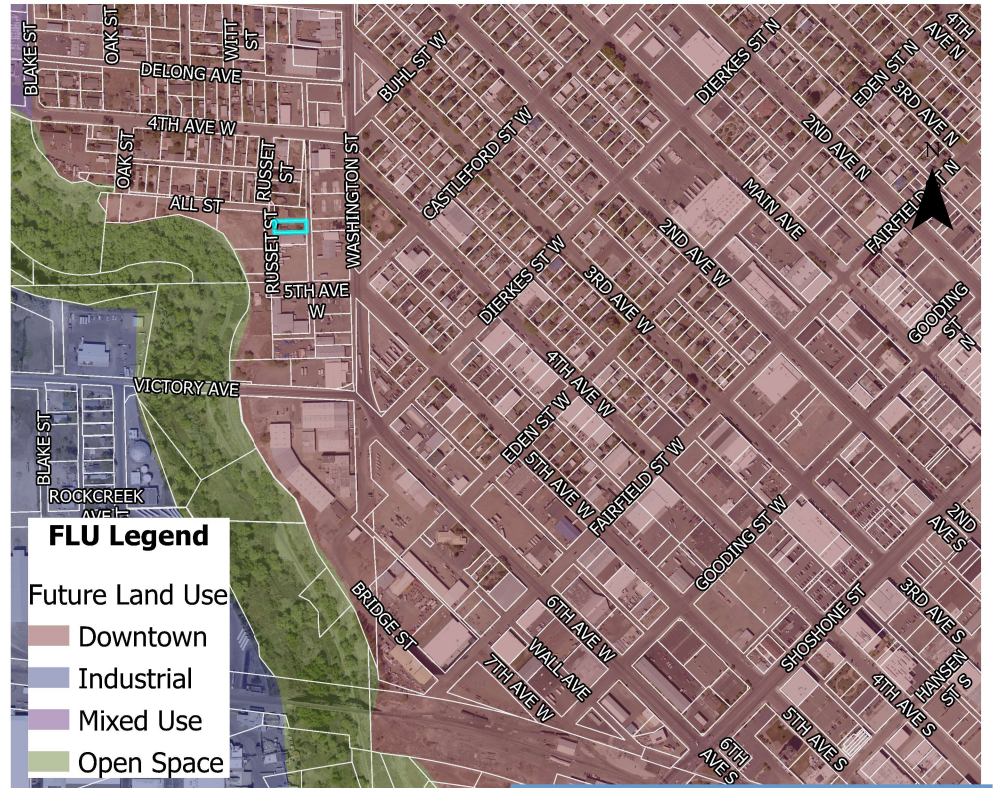
North: Residential/Commercial/Industrial

South: Commercial/Industrial

East: Residential/Commercial/Industrial

West: Vacant/Rock Creek Canyon

FUTURE LAND USE MAP

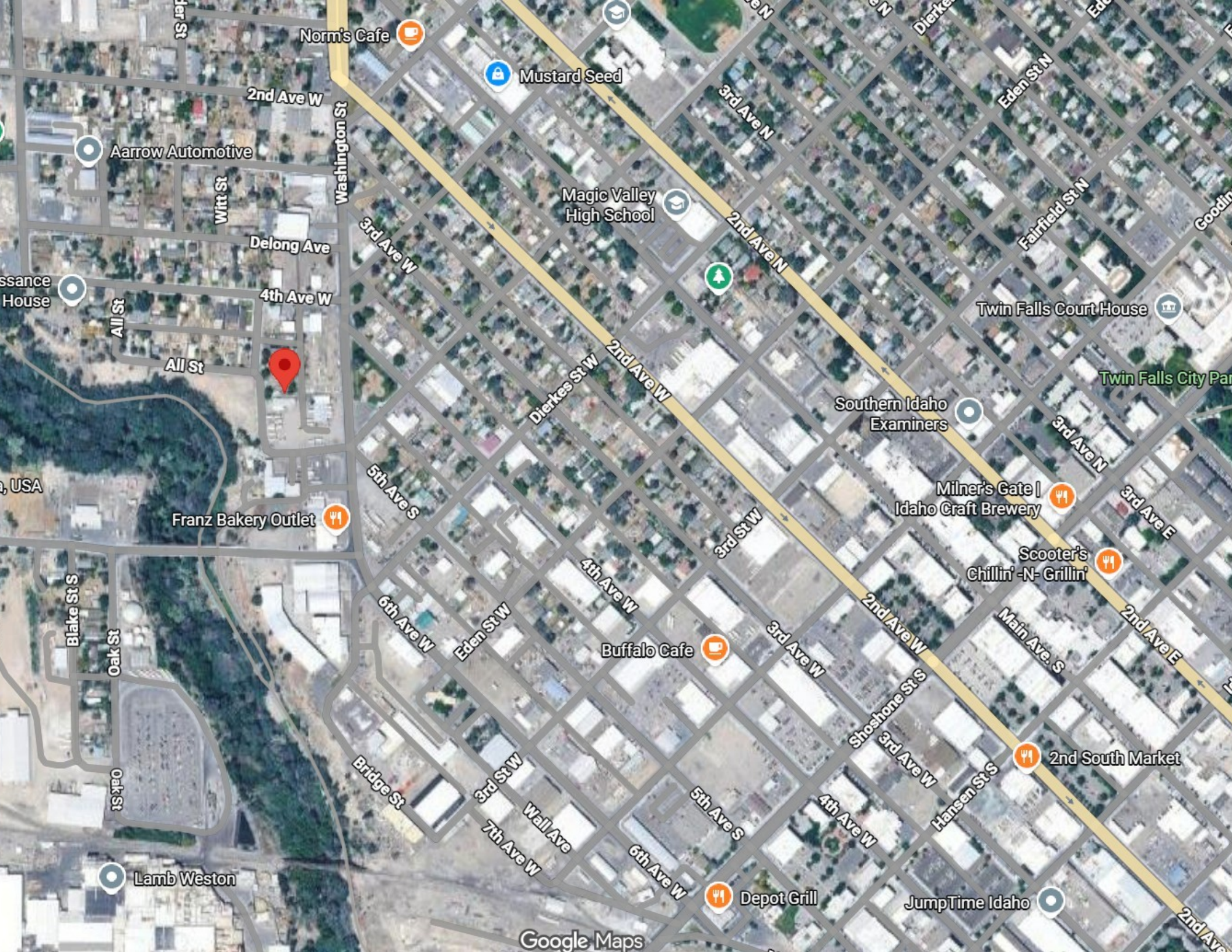


Regulations

Twin Falls Municipal Code Section(s)
10-12-2-5(F), 10-3-9, 10-3-2(K)

FLU Category

- Downtown/High Density Residential:
- 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 facilities



Norm's Cafe

Mustard Seed

Aarrow Automotive

Magic Valley High School

Twin Falls Court House

Twin Falls City Park

Southern Idaho Examiners

Milner's Gate | Idaho Craft Brewery

Scooter's Chillin' -N- Grillin'

Franz Bakery Outlet

Buffalo Cafe

2nd South Market

Depot Grill

JumpTime Idaho

Lamb Weston

Google Maps

Street View

North



South



East



West



April 28,2026

To Whom this may concern,

We are submitting a request to rezone the subject property from its current Central City designation to TN-3 (Traditional Neighborhood) or another appropriate residential classification. The intent of this request is to align the zoning with both the surrounding land uses and the practical development potential of the lot.

At present, the property is zoned for Central City use; however, due to the limited size of the lot, it is not well-suited for viable commercial development. Constructing a functional commercial building on this parcel would be challenging and likely impractical, given space constraints for structure, access, and required parking. As a result, the property has remained underutilized in its current zoning designation.

In contrast, the surrounding area demonstrates a clear pattern of residential use and development. Directly across the street are residential properties zoned TN-3, and there has been recent investment in the neighborhood with the construction of three new homes, including one at 392 Russet and two additional homes on 4th Avenue. This ongoing residential growth supports the suitability of transitioning this parcel to a similar zoning classification.

We are proposing to develop the property as a duplex with an attached or detached garage or storage structure located at the rear of the lot for personal use. Access to the garage would be provided via the existing alley, which allows for a more efficient and neighborhood-compatible site layout. This type of development is consistent with the scale and character of nearby properties and would contribute positively to the area.

Additionally, we plan to make site improvements that will enhance both the property and the surrounding streetscape. These improvements include the installation of hard-surfaced parking spaces, as well as curb and gutter infrastructure. These upgrades will help support better drainage, improve access, and contribute to the overall quality and appearance of the neighborhood.

Given the constraints of the lot and the established residential character of the area, we believe that rezoning to TN-3 or a similar residential designation is both appropriate and beneficial. This change would allow for a practical, well-designed use of the property that complements existing development patterns while supporting continued neighborhood improvement.

We respectfully request consideration and approval of this rezoning proposal.

Thanks in advance for your time and consideration,

Omar Torres

Land Use Comparison Chart

CC Zoning District (current zone)	TN-3, Town Neighborhood 3 (requested zone)
<p>Agriculture & Animals</p> <ul style="list-style-type: none"> • Community Garden • Kennel-indoor (SUP) • Nursery-minor • Veterinary clinic-minor (SUP) <p>Assembly</p> <ul style="list-style-type: none"> • Botanical gardens and arboretums • Convention center (>500) (SUP) • Event Center-major (100-500 people) (SUP) • Event Center-minor (<100) (ZUP) • Funeral Center • Museum/Learning Center-major (SUP) • Museum/Learning Center-minor (ZUP) • Religious Facility <p>Civic/Institutional</p> <ul style="list-style-type: none"> • City of Twin Falls facilities, owned & operated • College, University, Trade or Boarding School (SUP) • Emergency Service Stations • Judicial Facility • School (SUP) <p>Commercial Sales & Services</p> <ul style="list-style-type: none"> • Administrative or Professional office – major • Administrative or Professional office – minor • Artisans workshop-major (ZUP) • Artisans workshop-minor • Auction Services and/or Public Sales Establishment (ZUP) • Bar/Night Club/Smoking Loune • Barber & Cosmetology Services • Body Art Studio (ZUP) • Car Wash (ZUP) • Consumer Goods Repair (SUP) • Drive-thru (ZUP) • Dry Cleaning Laundering-major (SUP) • Dry Cleaning Laundering-minor • Equipment and machinery repair-major (SUP) • Equipment and Machinery sales/rental-major (SUP) • Equipment and Machinery sales/rental-minor (SUP) • Financial Institution • Fuel/charging station (ZUP) • Health/fitness facility (SUP) 	<p>Agricultural & Animals</p> <ul style="list-style-type: none"> • Community Garden (ZUP) <p>Assembly</p> <ul style="list-style-type: none"> • Botanical Gardens and Arboretums (SUP) • Religious Facility (ZUP) <p>Civic/Institutional</p> <ul style="list-style-type: none"> • City of Twin Falls facilities, owner or operated • School (SUP) <p>Health/Human Care</p> <ul style="list-style-type: none"> • Assisted care/living facility-major (SUP) • Assisted care/living facility-minor (SUP) • Daycare Facility (ZUP) • Daycare Home • Shelter Home (SUP) <p>Lodging</p> <ul style="list-style-type: none"> • Bed & Breakfast facility (SUP) <p>Recreation/Entertainment</p> <ul style="list-style-type: none"> • Athletic arena or Stadium-Public Owned (SUP) • Park/Playgrounds-Private (SUP) • Park/Playgrounds-Public <p>Residential</p> <ul style="list-style-type: none"> • Accessory buildings (ZUP) • Dwellings-accessory dwelling unit (ZUP) • Dwelling attached-Townhome (ZUP) • Dwelling - detached single dwelling unit • Dwelling-duplex (2 units on 1 lot) • Dwelling - multiple dwelling unit (5+) • Dwelling-triplex (3 units on 1 lot) • Dwelling-fourplex (4 units on 1 lot) • Group Home (see Idaho statute) • Home Occupation (ZUP) <p>Other</p> <ul style="list-style-type: none"> • Utility collection/distribution facility (ZUP) • Utility collection/distribution line • Wireless communication equipment colocation (ZUP)

- Health/fitness facility-minor
- Laundromat self-serve
- Manufactured Home sales
- Mortuary (ZUP)
- Paint Booth (ZUP)
- Pawnshop (ZUP)
- Payday loan/check cashing service (ZUP)
- Pet grooming (ZUP)
- Photography studio
- Print shop-major (SUP)
- Print shop-minor
- Restaurant
- Retail shop
- Retail store-major (SUP)
- Retail store-minor (ZUP)
- Seamstress/tailer
- Theater-indoor
- Theater-outdoor (SUP)
- Vehicle Rental Facility (SUP)
- Vehicle Sales (SUP)
- Vehicle Sales-Heavy Trucks (SUP)
- Vehicle sales Temporary (ZUP)

Health/Human Care

- Assisted care/living facility-major
- Assisted care/living facility-minor
- Daycare center
- Daycare facility
- Hospital (SUP)
- Medical clinic-major
- Medical clinic-minor
- Shelter Home (SUP)
- Substance abuse treatment facility

Industrial

- Manufacturing-light (SUP)
- Storage facility, self service (SUP)
- Storage Yard (SUP)
- Taxidermy Studio (SUP)
- Testing laboratories-minor
- Vehicle repair services-major (SUP)
- Vehicle repair services-minor (SUP)
- Warehouse distribution center (SUP)

Lodging

- Bed & Breakfast facility
- Hotel
- Motel (SUP)

Recreation/Entertainment

- Athletic area or stadium-public owned (SUP)
- Athletic area or stadium-private owned (SUP)
- Fun Center-minor
- Fun Center-major (ZUP)
- Fun Park (SUP)

<ul style="list-style-type: none"> • Park/Playground-Private (SUP) • Park/Playground-Public • Sport shooting range-indoor (ZUP) • Zoo (SUP) <p>Residential</p> <ul style="list-style-type: none"> • Dwelling-attached single dwelling unit (Townhome) (ZUP) • Dwelling-multi dwelling unit (5+) • Dwelling-caretaker unit • Dwelling-mixed use building • Group Home (see Idaho statute) • Home Occupation (ZUP) <p>Other</p> <ul style="list-style-type: none"> • Outdoor amplified sound or music (SUP) • Parking Structure (SUP) • Utility collection/distribution facility (ZUP) • Utility collection/distribution line • Wireless communication equipment colocation (ZUP) • Wireless Communication Tower (SUP) • Wireless Communication Tower stealth or alternative design (ZUP) 	

