



Twin Falls City Council Agenda

Monday, February 3, 2025, 5:00 PM

Council Chambers
203 Main Avenue East, Twin Falls, Idaho

Members: Mayor Ruth Pierce, Vice Mayor Jason Brown, Council Members Craig Hawkins, Spencer Cutler, Christopher Reid, Grayson Stone, Cherie Vollmer

- 1) Call Meeting to Order/Confirmation of Quorum
- 2) Pledge of Allegiance
- 3) Proclamations
 - a) **PRESENTATION:** Tuner Syndrome Awareness Month
- 4) Consent Calendar
 - a) **ACTION ITEM:** Request to Approve Minutes for City Council Meeting 2025 January 27 Minutes By:
By: Amy Luna, Deputy City Clerk
 - b) **ACTION ITEM:** Request to approve Accounts Payable for January 23-29, 2025.
By: Amy Luna, Deputy City Clerk
 - c) **ACTION ITEM:** Request for the Mayor to sign an Acceptance of Land for the recording of the Quitclaim Deed associated with the Property Agreement dated January 13, 2025, between the City and David Henry and Mary Sligh.
By: Bruce Castleton, City Attorney
 - d) **ACTION ITEM:** Request to accept the Improvement Agreement for the purpose of developing **Western Horizon Development** public infrastructure for a future subdivision.
By: Troy Vitek, City Engineer
 - e) **ACTION ITEM:** Request for approval of Final Plat for "Federation Point Subdivision NO. 2, a ZDA" Consisting Of 26 lots on 6.16 (+/-) acres located at approximately 2035 Washington St N c/o Tim Vawser (PZ24-0128).
By: William Klaver, Senior Planner
 - f) **ACTION ITEM:** Request to approve Findings of Facts and Conclusions of Law for the following: Gartner Properties Condominium Final Plat PZ25-0006.
By: Jonathan Spendlove, Planning and Zoning Director
 - g) **ACTION ITEM:** Request to approve the disposal of surplus equipment by online auction.
By: Gretchen G. Scott, Deputy City Manager
 - h) **ACTION ITEM:** Consider a recommendation from the Parks and Recreation Commission to accept a bench donation from Linda and Duane Stands to be placed along the Canyon Rim Trail in memory of "Barney J. Lewis 1927-2022"
By: Wendy Davis, Parks and Recreation Director
- 5) Items of Consideration
 - a) **PRESENTATION:** Presentation of the donation from City of Twin Falls employees to the Twin Falls School District Angel Fund.
By: Shawn Barigar, Economic Development Director
 - b) **ACTION ITEM:** Request to appoint members of the Twin Falls Multi-Use Event Center Citizen Involvement Ad Hoc Committee.
By: Shawn Barigar, Economic Development Director
 - c) **ACTION ITEM:** Request to enter negotiations with Cole Architects for the design and engineering of a police evidence storage facility.
By: Mandi Thompson, Assistant to the City Manager
 - d) **PRESENTATION:** Presentation on the EECBG funding award to the City of Twin Falls for the replacement of streetlights with LED bulbs.
By: Mandi Thompson, Assistant to the City Manager
 - e) **PRESENTATION:** Presentation from Jacobs Engineering and GGLO regarding the Rock Creek Restoration project and current progress.
By: Mandi Thompson, Assistant to the City Manager
 - f) **ACTION ITEM:** Consider a recommendation from the Parks and Recreation Commission to name the Fire Training Building at the Fire Training Center after James "Jim" Olson.
By: Wendy Davis, Parks and Recreation Director

- 6) General Public Input
- 7) Advisory Board Report/Announcements
- 8) Executive Session

Request to Convene to Executive Session pursuant to Idaho Code § 74-206(1) (a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need. This paragraph does not apply to filling a vacancy in an elective office or deliberations about staffing needs in general

- 9) Adjournment

Any person(s) needing special accommodation to participate in the above-noticed meeting could contact Josh Palmer (208) 735-7312 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

Public Input Procedures

1. Individuals wishing to provide public input regarding matters relevant to the City of Twin Falls shall:
 - a. Wait to be recognized by the Mayor or Chairman.
 - b. Approach the microphone/podium.
 - c. State their name, and whether they are a resident or property owner of the City of Twin Falls and proceed with their input.
2. All public input will be limited to two (2) minutes. Individuals are not permitted to give their time to otherspeakers.
3. All presenters shall remain respectful.

Public input will not be about any of the items that were on this agenda, personnel, or a personnel-related issue. All issues involving City personnel should be directly communicated with the mayor and/or the City Manager.

Anyone failing to follow these rules will be provided with one (1) warning. Should the speaker continue to disregard these rules after the warning, will have the microphone muted and they will be asked to return to their seats.

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chairman 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 Chairman, 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 Chairman 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 Chairman. The spokesperson shall be limited to 15 minutes.
 - Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.
8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond to Public Testimony.
9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chairman, 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 Chairman may limit the time permitted for the answer.
10. The Mayor or Chairman 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

*Office of the Mayor of the
City of Twin Falls*

Proclamation

*Turner Syndrome Month
February 2025*

WHEREAS: Turner Syndrome (TS) is a non-inheritable chromosomal disorder that affects one in 2,500 live female births; and

WHEREAS: earlier diagnosis will help these girls and women get a complete evaluation by the doctors necessary to treat and prevent further complications; and

WHEREAS: early diagnosis facilitates prevention or remediation of growth failure, hearing problems, and learning difficulties; and

WHEREAS: individuals with TS have an increased risk of non-verbal learning disorders (NLD), and in school and work these impairments can cause problems in math, visual-spatial skills, executive function skills and job retention; and

WHEREAS: with the help of medical specialists and a good social support system, a woman with TS can live a happy, healthy life; and

WHEREAS: the establishment of TS Awareness Month will also provide the opportunity to share experience and information with the public and the media to raise public awareness about Turner Syndrome. and

THEREFORE, I, Ruth Pierce, Mayor of the City of Twin Falls, do hereby proclaim the February 2025, to be

TURNER SYNDROME MONTH

in Twin Falls and encourage all citizens to recognize this special observance.

*In witness whereof we have hereunto set our
hand and caused this seal to be affixed this 3rd
day of February 2025.*

Ruth Pierce, Mayor
City of Twin Falls

Amy Luna
Deputy City Clerk



Twin Falls City Council Minutes

Monday, January 27, 2025, 5:00 PM

Council Chambers
203 Main Avenue East, Twin Falls, Idaho

1) Call Meeting to Order/Confirmation of Quorum

Present: Mayor Ruth Pierce, Vice Mayor Jason Brown, Council Members Craig Hawkins, Christopher Reid, Spencer Cutler, & Grayson Stone.

Absent: Cherie Vollmer

Staff Present: City Manager Travis Rothweiler, Deputy City Managers Mitch Humble & Gretchen Scott, City Attorney Bruce Castleton, Deputy City Clerk Amy Luna, Administrative Assistant Rachael Long, Captain Brent Wright, Police Chief Craig Kingsbury, Planning and Zoning Director Jonathan Spendlove, City Engineer Troy Vitek, City Planner William Klaver, Network Administrator Dee Davidson, Captain Matthew Hicks, Waste Water Superintendent Doug Gonzalez, Public Information Coordinator Josh Palmer, HR Director Kristen Kohntopp

Mayor Pierce called the meeting to order at 5:00 PM. A quorum was present.

2) Pledge of Allegiance

Mayor Pierce invited all present, who wished, to recite the Pledge of Allegiance to the Flag.

3) Consent Calendar

MOTION: Council Member Hawkins moved to approve the Consent Calendar as presented. **Council Member Reid** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

- a) Request to Approve minutes from City Council 13 January 2025 Meeting
- b) Request to approve Accounts Payable for January 9-22, 2025.
- c) Request to accept the Improvement Agreement for the purpose of developing **Ellis Subdivision**.
- d) Request for approval of Final Plat for "Gartner Properties Condominium" consisting of 1 lots with 3 condo units on 0.497 (+/-) acres located at 1122 Eastland Dr N. c/o EHM Engineers, Inc. (PZ25-0006).
- e) Request to approve Findings of Facts and Conclusions of Law for the following: PZ24- 0151 Final Plat for Jack's 612 Subdivision

4) Items of Consideration

- a) Request to adopt Ordinance #O-2025-0001 for an amendment to the current Twin Falls City Code Title 3, Chapter 4.

Captain Brent Wright requested to adopt Ordinance #O-2025-001 for an amendment to the current Twin Falls City Code Title 3, Chapter 4.

Discussion ensued on the following:

Council Member Stone asked about classification of weapons.

City Attorney Castleton clarified questions about classification and explained about the gun registry.

MOTION: Council Member Reid made a motion to dispense with reading the rules and put Ordinance #O-2025-001 on third and final reading by title only. **Council Member Hawkins** seconded the motion. The Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

Mayor Pierce read Ordinance #2025-001 by title only.

MOTION: Council Member Reid moved to approve the request to adopt Ordinance #O-2025- 001 for an amendment to the current Twin Falls City Code Title 3, Chapter 4. **Vice Mayor Brown** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

- b) A request to approve the ranking of Construction Manager/General Contractor candidates for the City Pool remodel project and authorize staff to negotiate a contract with the top ranked firm, Core Construction.

Deputy City Manager Mitch Humble requests to approve the ranking of Construction Manager/General Contractor candidates for the City Pool remodel project and authorize staff to negotiate a contract with the top-ranked firm, Core Construction.

Discussion ensued on the following: None

MOTION: Vice Mayor Brown moved to approve the request to approve the ranking of Construction Manager/General Contractor candidates for the City Pool remodel project and authorize staff to negotiate a contract with the top ranked firm, Core Construction. **Council Member Stone** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

- c) Request to adopt ordinance #O-2025-0002 for a Zoning Development Agreement Amendment on property located at 2035 Washington St N.

City Planner Jonathan Spendlove request to adopt ordinance #O-2025-002 for a Zoning Development Agreement Amendment on property located at 2035 Washington St N.

Discussion ensued on the following: none

MOTION: Council Member Reid made a motion to dispense with reading the rules and put Ordinance #O-2025-002 on third and final reading by title only. **Vice Mayor Brown** seconded the motion. The Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

Mayor Pierce read Ordinance #2025-002 by title only.

MOTION: Council Member Reid moved to approve the request to adopt ordinance #O-2025-002 for a Zoning Development Agreement Amendment on property located at 2035 Washington St N. **Vice Mayor Brown** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

- d) A request to adopt an ordinance #O-2025-0003 amending City Code Title 7, Chapter 8, Sections 3 and 4 regarding the use of potable water for irrigation purposes.

City Engineer Troy Vitek requests to adopt an ordinance #O-2025-003 amending City Code Title 7, Chapter 8, Sections 3 and 4 regarding the use of potable water for irrigation purposes.

Discussion ensued on the following:

Vice Mayor Brown asked about the funding on how the stations would work.

Council Member Reid asked if there has been conversation with developers about this change.

Council Member Cutler thanked for clarification about this he was not sure how all this worked

MOTION: Vice Mayor Brown made a motion to dispense with reading the rules and put Ordinance #O-2025-003 on third and final reading by title only. **Council Member Reid** seconded the motion. The Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

Mayor Pierce read Ordinance #2025-003 by title only

MOTION: Vice Mayor Brown moved to approve the request to adopt an ordinance #O-2025-003 amending the City Code Title 7, Chapter 8, Sections 3 and 4 regarding the use of potable water for irrigation purposes. **Council Member Reid** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

- e) A request to negotiate on the open market for the Rock Creek Sewer Crossing project and to use wastewater reserves to complete the project in the amount of \$550,890.

City Engineer Troy Vitek requested to negotiate on the open market for the Rock Creek Sewer Crossing project and to use wastewater reserves to complete the project in the amount of \$550,890.

Discussion ensued on the following:

Council Member Stone asked about the amount if it's enough to get it done

Council Member Reid would like to know a time frame and thanked Troy for his work on this

MOTION: Vice Mayor Brown moved to approve the request to negotiate on the open market for the Rock Creek Sewer Crossing project and to use wastewater reserves to complete the project in the amount of \$550,890. **Council Member Stone** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

- f) A request to confirm the mayor's appointment of City Manager Travis Rothweiler to serve as a member of the policy board for the Magic Valley Metropolitan Planning Organization.
Mayor Ruth Pierce requests to confirm the mayor's appointment of City Manager Travis Rothweiler to serve as a member of the policy board for the Magic Valley Metropolitan Planning Organization.

Discussion ensued on the following: none

MOTION: Vice Mayor Brown moved to approve the request to confirm the mayor's appointment of City Manager Travis Rothweiler to serve as a member of the policy board for the Magic Valley Metropolitan Planning Organization. **Council Member Hawkins** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

5) General Public Input

6) Advisory Board Report/Announcements

Travis Rothweiler talked about Association of Idaho Cities board will start have meetings for city to communicate with Legislation

7) Public Hearings

- a) Request for a Zoning Title Amendment to repeal and replace Title 10, focusing on Chapter 5 "Parking Regulations".

City Planner Jonathan Spendlove requested a Zoning Title Amendment to repeal and replace Title 10, focusing on Chapter 5 "Parking Regulations"

Public Hearing Opened: 6:12 pm **Public Hearing Closed:** 6:32 pm **Discussion ensued on the following:**

Citizen Fran Florence spoke against changing the parking downtown too much to not lose the landscaping aspect to keep downtown clean

Council Member Stone asked what the average length of car for the 300 ft. is

Council Member Cutler asked if developers want landscaping in the parking lots downtown will Planning and zoning work with them to allow it.

Vice Mayor Brown is for this if we are looking at scenarios that downtown developers will want.

Council Member Reid would like to know why we do not have drive-through downtown.

MOTION: Council Member Reid moved to approve the request for a Zoning Title Amendment to repeal and replace Title 10, focusing on Chapter 5 "Parking Regulations". **Vice Mayor Brown** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

- b) Request for a Zoning Title Amendment to repeal and replace Title 10, focusing on Chapter 7, "Required Improvements of Development".

City Planner Jonathan Spendlove requested a Zoning Title Amendment to repeal and replace Title 10, focusing on Chapter 7, "Required Improvements of Development".

Public Hearing Opened: 6:37 pm **Public Hearing Closed:** 6:38 pm **Discussion ensued on the following:**

MOTION: Council Member Reid moved to approve the request for a Zoning Title Amendment to repeal and replace Title 10, focusing on Chapter 7, "Required Improvements of Development". **Vice Mayor Brown** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

- c) Request for a Zoning Title Amendment to repeal and replace Title 10, focusing on Chapter 12, "Floodplain Regulations".

City Planner Jonathan Spendlove requested a Zoning Title Amendment to repeal and replace Title 10, focusing on Chapter 12, "Floodplain Regulations".

Public Hearing Opened: 6:39 pm

Public Hearing Closed: 6:40 pm

Discussion ensued on the following: None

MOTION: Council Member Stone moved to approve the request for a Zoning Title Amendment to repeal and replace Title 10, focusing on Chapter 12, "Floodplain Regulations". **Council Member Reid** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

8) Executive Session

- a) Convene into Executive Session § 74-206 (C) To acquire an interest in real property not owned by a public agency (F) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement.

MOTION: Council Member Reid moved to adjourn to Executive Session 74206(1)(c) to acquire an interest in real property not owned by a public agency. (F) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement. **Council Member Hawkins** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

9) Adjournment

The meeting adjourned into Executive Session at 6:43 PM. The regular meeting adjourned at 07:31 PM

Rachael Long, Administrative Assistant

****If you wish to have a full account of this meeting, please listen to the recording that is located on our website. **** [Tfid.org](https://www.tfid.org)

IMPROVEMENT AGREEMENT

for

DEVELOPMENTS

This Agreement made and entered into this ____ day of _____, 20____, by and between the CITY OF TWIN FALLS, State of Idaho, a municipal corporation, hereinafter called "City" and Indigo Investments Limited, LLC c/o Gary N. Nelson, Mgr. hereinafter called "Developer" for the purpose of constructing certain improvements on property sought to be developed for the following Development Western Horizon Development.

WHEREAS, Developer desires to develop said real property for the following purposes: Residential and Commercial Development.

WHEREAS, the Developer is obligated to construct certain improvements pursuant to City Code Section 10-12-4.2, and;

WHEREAS, the Developer has committed to construct special features as part of the development, and;

WHEREAS, the City has certain policies, ordinances, rules and regulations governing the construction of public improvements, and;

WHEREAS, it is in the best interest of the City and Developer to clearly establish in one concise document the policies, ordinances, rules and regulations which apply to developments of the type contemplated herein.

W I T N E S S E T H

That for and in consideration of the mutual promises, conditions, and covenants contained herein the parties agree as follows:

I.

City agrees: (1) to operate and maintain all approved streets, alleys, service roads, excluding state highways, constructed under the terms of this Agreement in any public rights-of-way and which are presently within or subsequently annexed into the City limits. (2) To operate and

maintain all approved public water lines, public pressure irrigation lines, public storm drainage lines, and public sewer lines constructed under the terms of this Agreement in any public rights-of-way or public easements and to provide water, sewer, and pressure irrigation service to the Developer's real property, subject to all ordinances, rules and regulations governing sewer, water service, and pressure irrigation. (3) To maintain non-pressure irrigation lines only where they cross City streets. (4) Public Storm Water facilities will be located in an exclusive stormwater easement. All other maintenance of non-pressurized irrigation lines is the responsibility of the Twin Falls Canal Company or the property on which the utility resides.

II.

In lieu of the actual installation of required public improvements before recording of the final plat, the Council may permit the subdivider to provide a financial guarantee of performance in one (1) or a combination of the following arrangements for those requirements which are over and beyond the requirements of any other agency responsible for the administration, operation and maintenance of the applicable public improvement.

a. Surety Bond

1. Accrual - The Bond shall accrue to the City covering construction, operation and maintenance of the specific public improvement.
2. Amount - the bond shall be in an amount equal to one hundred twenty percent (120%) of the total estimated cost for completing construction, including engineering design, inspection, and oversight, of the specific public improvements, as estimated by the Developer's Engineer and approved by the City Engineer.
3. Term Length – The minimum term length shall be two (2) years or until the bond is released by the City, whichever is later.
4. Bonding for Surety Company - The bond shall be with a surety company authorized to do business in the State of Idaho, acceptable to the City Council.

b. Cash Deposit, Certified Check, Negotiable Bond, or Irrevocable Bank Letter of Credit.

1. Treasurer or Trust Company - A cash deposit or certified check shall be deposited by the City. After the improvements have been accepted, the funds will be reimbursed. A negotiable bond or an irrevocable bank letter of credit, shall be held by the City until the improvements are accepted.
 2. Dollar Value - The dollar value of the cash deposit, certified check, negotiable bond or irrevocable bank letter of credit shall be equal to one hundred twenty percent (120%) of the total estimated cost for completing construction, including engineering design, inspection, and oversight, of the specific public improvements, as estimated by the Developer's Engineer and approved by the City Engineer.
 3. Time - The time for the cash deposit, certified check, negotiable bond or irrevocable bank letter of credit shall be until all required improvements are completed and accepted by the City Engineer.
 4. Progressive Payment - In the case of cash deposits or certified checks, an agreement between the City and the subdivider may provide for progressive payment out of the cash deposit or reduction of the certified check, negotiable bond or irrevocable bank letter of credit, to the extent of the cost of the completed portion of the public improvement, in accordance with a previously entered into agreement.
- c. Trust Agreements.
1. Per the terms of the trust agreement.
 2. Trust agreement must be approved by City Council.

III.

Developer agrees to retain a Professional Engineer, hereinafter called the Developer's Engineer, licensed by the State of Idaho to perform the following minimum Engineering Services in accordance with Title 10 Chapter 12 Section 4-1 of the City Code:

- a. Prepare a master utility plan showing the location of all existing and proposed utility lines to include but not be limited to sewer, water, gas, electricity, telephone, irrigation, pressure irrigation, and storm sewer.

- b. Prepare detailed plans and specifications for construction of all improvements required by this Agreement and shall include but not be limited to a complete set of construction plans, including profiles, cross-sections, specifications, and other supporting data, for all required public streets, utilities and other facilities. Such construction plans shall be based on preliminary plans which have been approved with the preliminary plat and shall be prepared in conjunction with the final plat. Construction plans are subject to approval by the responsible public agencies. All construction plans shall be prepared in accordance with the public agencies' standards and specifications. If improvements are not completed within two (2) years, the Developer shall provide an updated, current version of the updated plans and specifications to current city standards. The Developer may request one extension of the approvals previously given for another two (2) years.
- c. Engineer of record shall hold a pre-construction meeting, including the City Engineering Department, design engineer and contractor. Engineer of record will notify the City in writing of schedule before construction begins.
- d. Perform construction surveying, staking, testing, inspection and administer the construction of all facilities required by this contract.
- e. Submit all test reports, inspection reports, request for change orders and construction diaries to the City Engineering department every week during the construction of the development or subdivision.
- g. Submit to the City Engineer As-builts for the City records showing any approved changes to the original plans and specifications. A 24" x 36" complete plan set (stamped & signed), a pdf, and an AutoCAD file of the plans shall be provided within thirty (30) days after completion of the project.
- h. The developer's engineer shall submit an Engineer's Check-off and certification form stating that the work has been constructed in conformance to the plans and specifications, and thereby certifying that improvements were constructed to the lines and grades shown.

The above work shall be subject to the approval of the City Engineer.

It shall be the responsibility of the Developer's Engineer or other certified individuals to provide all necessary quality control and required testing during construction. All tests shall be

taken at a frequency based upon Idaho Standard for Public Works Construction (ISPWC) and the City of Twin Falls Revisions to the ISPWC.

The Developer agrees to: (1) allow the City full and complete access to the work (2) provide all materials necessary to conduct independent testing (3) supply all water necessary to test pipe joints and (4) provide the equipment and perform or have performed any testing of manufactured materials required by the City Engineer.

The Developer shall submit a letter identifying lots and blocks associated with construction phase to the City Engineer upon completion of the project, requesting that the City assume the responsibility for maintenance and operation of all public improvements as stated herein.

IV.

The Developer agrees to obtain a permit or letter of approval from the Twin Falls Highway District or the Idaho Transportation Department (ITD) prior to constructing improvements on their respective right-of-ways. The original or a certified copy of said permit or letter shall be submitted to the City Engineer prior to beginning of construction thereon.

V.

The Developer agrees to dedicate rights-of-way to the public for the development of all streets and alleys in accordance with the City Transportation Master Plan and to dedicate easements for the maintenance and operation of all public utilities. The size and location of said rights-of-way and easements shall be determined by the City Engineer.

VI.

The Developer and the City agree that the improvements listed herein are required unless specifically waived by action of the City Council and that said improvements will be constructed on any public rights-of-way or easements approved and accepted by the City Council all as designed by the Developer's Engineer and approved by the City Engineer and in accordance with standards established by the City Engineer and that all required improvements will be completed in a timely manner. If improvements are not completed within two (2) years, the Developer shall provide an updated, current version of the developer's agreement and financial guarantee for City Council consideration along with updated plans and specifications to current city standards. The Developer may request an extension of the approvals previously given for another two (2) years.

VII.

The Developer agrees to pay the total actual costs of all materials, labor and equipment necessary to completely construct all of the improvements required herein, except those costs specifically shown to be paid by the City and to construct or contract for the construction of such improvements.

VIII.

Developer agrees to pay the total extra cost of all additional materials, labor and equipment necessary to construct any streets the City requires to be wider or deeper than a standard street or any water, sewer lines, or pressure irrigation the City requires to be larger than the size required to properly serve the development. The requirement for wider and deeper streets shall be based on the Transportation Master Plan. Requirements for larger water, sewer and pressure irrigation lines shall be based on the citywide sewer, water, and pressure irrigation system sizing guidelines and based on modeling, if applicable.

IX.

The City shall provide no compensation for the cost of an oversize water, sewer line, and pressure irrigation. In the case of water, sewer, or pressure irrigation lines extended adjacent to or outside the limits of development, the Developer shall be eligible for payback from adjacent property owners pursuant to Ordinance No. 2979. The Developer shall also be eligible for compensation when a private developer extends or connects to any water, sewer, pressurized irrigation or street system previously installed by private developer, pursuant to Resolutions 2017-13.

X

Developer agrees to request in writing that the Developer's Engineers make the inspections required herein and the Developer or his Contractors shall not proceed with the next construction phase until the required inspections are complete and the work has been accepted by the Developer's Engineer and the City Engineer. All such inspections shall be scheduled in accordance with Idaho Standard for Public Works Construction (ISPWC) and the City of Twin Falls Revisions to ISPWC, as adopted at time of construction plan approval. The developer agrees to pay all costs resulting from: 1) his failure to properly schedule and request a required test or inspection or 2) proceeding with work before receiving approval to proceed. Developer agrees to remove or correct any rejected, unapproved or defective work or materials as required by the Developer's Engineer or the City Engineer. Any such defective work whether the result of poor workmanship, use of defective

materials, damage through carelessness or any other cause, shall be removed within ten (10) days after written notice is given by the Developer's Engineer or the City Engineer, and the work shall be re-executed by the Contractor at his expense. The fact that either Engineer may have previously overlooked such defective work or materials shall not be a basis for acceptance of any part of it.

The issuance or approval of plans, specifications and computations shall not be construed as an approval of any violation of any provisions of City code, specifications, standards, policy, or any other ordinance of the City. Approvals of plans that may violate City code, specifications or departmental policies will not be valid.

The approval of construction plans, specifications, and other data shall not prevent the City from thereafter requiring the correction of errors or omissions in said plans or specifications prior to or during actual construction or final acceptance by the City.

The Developer shall remove from all public property all temporary structures, rubbish, and waste materials resulting from their operation or caused by his employees.

The Developer shall guarantee all materials, workmanship and equipment furnished for a period of one (1) year from the date of written acceptance of the work by the City Engineer or authorized representative.

The Developer shall be responsible for any damage to any existing public improvements and shall repair or replace any such damage as required by the City Engineer, during or after completion of this project. The Developer's contractor shall apply for a Right-of-Way permit with a Traffic Control Plan to be approved by the City of Twin Falls prior to any road, lane, or sidewalk closures.

XI.

The City and the Developer agree to the following minimum for Required Improvements, City Costs, Required Inspections and any other improvements; which are approved or required by the City Council and shown on the approved construction plans.

PUBLIC WAYS

(a) Required Improvements

- (1) Curb, gutter and sidewalk on all public street rights-of-way.
- (2) A standard local street constructed on all public street rights-of-way serving residential use property.

- (3) Local and private streets shall be constructed as per the current standards, adopted at time of construction plan approval. These include City of Twin Falls Master Transportation plan, ISPWC and City of Twin Falls Revisions to ISPWC.
- (4) Minor and Major collector streets shall be constructed as per the current standards, adopted at time of construction plan approval. These include City of Twin Falls Master Transportation plan, ISPWC and City of Twin Falls Revisions to ISPWC.
- (5) Arterial typical sections will be designed by the developer's Engineer and approved by the City Engineer, with width determined on the Master Transportation Plan.
- (6) A sidewalk, per Idaho Standard for Public Works Construction (ISPWC) and the City of Twin Falls Revisions to the ISPWC, is required on all public pedestrian rights-of-way. Four foot (4') sidewalks, by special permission of the City Engineer, shall be constructed per ISPWC and the City of Twin Falls Revisions to the ISPWC for local streets under certain conditions.
- (7) Landscaping and sidewalk placement required adjacent to arterial and collector streets: A portion of land eleven feet (11') in depth behind the back of curb will be dedicated as part of any residential development adjacent to arterial and collector streets as Right-of-Way. Within that Right-of-Way the developer shall install a landscape strip with a sprinkler system to the City of Twin Falls Parks and Recreation standards and shall also install a sidewalk to current adopted standards. The landscaping will be maintained by the city and funded through a fee added to the utility bill of each account within the development. Irrevocable restrictive covenants for this development and maintenance shall provide for this funding. TFCC §10-12-4.2(O).
- (8) Streetlights as determined by City policy for street light installation.
- (9) The cost of any street signs or traffic control devices installed by the City on new or existing streets.

(b) City Costs

- (1) None

(c) Required Inspections and Testing

- (1) All inspections and testing shall be as required per ISPWC and the City of Twin Falls revisions to the ISPWC.

WATER SYSTEM

(a) Required Improvements

- (1) Pursuant to City Code Section 7-8-3, 7-8-10 and 10-12-4.2 water line and fittings eight inch (8") minimum diameter that will transport a flow of water, which will satisfy fire, domestic, other water demands of the development, based upon the City water pipe sizing plan and computer water model. Water line extension shall include connection from the existing City Water System to each building site and fire hydrants and then loop back to the City System in a manner that will provide a properly functioning system approved by the City Engineer, Water Superintendent and Fire Marshall. If the development is to be constructed in phases, the water system shall be looped back to the City system during the first phase. Any water main connections closer than 150' to each other will not be considered looped without prior City approval. No dead-end lines longer than 150 feet will be allowed during any phase of the project.
- (2) Water lines and fittings adjacent to and internal to the development shall be sized to continue the orderly expansion of the City water distribution network in accordance with existing sizing guidelines.
- (3) Water valves that will allow temporary suspension of water flow for maintenance and repair of portions of water system without causing undue inconvenience to a large number of users or creating a critical situation in the suppression of fires.
- (4) Fire hydrant connections and fire hydrants spacing shall comply with the minimum standards set by the Fire Rating Bureau, American Water Works Association, and the International Fire Code. The maximum length of dead end water lines shall be one hundred and fifty feet (150'). Fire hydrants with STORZ connectors are required in all developments.

- (5) One water service line shall be constructed to each building site at the time the water mains are installed. The design shall minimize the length of the service line and shall terminate at the Right-of-Way. Service taps are not allowed in intersections.

Meters shall be grouped at adjacent side lot lines when possible or at another location if requested by the Developer and approved by the City Engineer and Water Superintendent. Water meter boxes will not be allowed in driveway approaches or sidewalks. Any cost associated with relocating meters from driveway approaches will be the responsibility of the Developer or Lot Owner.

All new water service lines made from new water mains to serve any new development will be the responsibility of the Developer. The developer shall complete all work except when connecting to a live waterline. The City will make the necessary main line taps after payment of the required water connection permit fees.

- (6) One water service line tap, meter box, and service line shall be constructed for each building connected to the City water system. Multi-units less than three may be approved for additional service lines. It is understood and agreed that the City will make all service line taps on live lines, and that the fee paid by the developer for a Water Connection Permit will reimburse the City for such work. All other work to be completed by the Developer.
- (7) It is further understood and agreed that the City will make all connections to the existing water system. The developer will disinfect the water system and submit testing results to the City prior to making the system live.
- (8) All water valves shall be provided with a gravel access 12" thick where no public roadway currently exists.

(b) City Costs

- (1) None.

(c) Required Inspections

- (1) All inspections and testing shall be as required per ISPWC and the City of Twin Falls Revisions thereto.

WASTE WATER COLLECTION SYSTEM

(a) Required Improvements

- (1) Pursuant to City Code Section 10-12-4.2 a wastewater collection system (eight-inch (8")) minimum diameter) that will transport a flow of wastewater, under conditions of maximum and minimum discharge from the development to the existing City waste water system.
- (2) Wastewater lines adjacent to or internal to the development will be sized to continue the orderly expansion of the City Wastewater Collection System in accordance with existing sizing guidelines and computer sewer model.
- (3) Manholes to provide access for maintenance and cleaning of the sewer lines located at any change of grade or alignment of the sewer, at the end of each sewer and spaced not more than four hundred feet (400') apart.
- (5) All manholes shall be provided with a gravel access 12" thick where no public roadway currently exists.

(b) City Costs

- (1) The City will perform the CCTV inspection on waste water lines which are part of the construction phase.

(c) Required Inspections and Testing

- (1) All inspections and testing shall be as required per ISPWC and the City of Twin Falls revisions to the ISPWC.

STORM DRAINAGE SYSTEM

(a) Required Improvements

- (1) Any valley-gutters, ditching, grading or other surface drainage facilities necessary to convey any storm run-off originating from or traversing across the proposed development over the land surface to a point of retention, detention or discharge approved by the City Engineer.
- (2) Any catch basin, storm sewer and other sub-surface drainage facilities necessary to convey any storm run-off, originating from or traversing across the proposed development, to a point of retention, detention or discharge approved by the City Engineer.

- (3) If storm run-off cannot be conveyed without causing damage to public or private property or without being an unreasonable inconvenience or hazard to a private individual, a group of individuals, or the general public, the storm drain shall be piped to the retention facility.
- (4) All retention areas are to be on a designated lot to be maintained by the owner or when applicable, in a dedicated/exclusive storm water easement, granted to the City of Twin Falls.

(b) City Costs

- (1) The City will perform the CCTV inspection on storm water lines which are part of the construction phase.

(c) Required Inspections and Testing

- (1) The City will inspect all dry wells for geometry and materials. Rock will be submitted to the Developer's Engineer for confirmation of void space prior to placement in dry wells. Documentation of confirmation shall be provided to the city engineering department. A request for inspection shall be called in, forty eight (48) hours in advance or two (2) working days whichever is greater.

GRAVITY IRRIGATION SYSTEM

(a) Required Improvements

- (1) Any pipe, boxes or other appurtenances necessary to convey all irrigation water in underground pipe across the development and any adjacent public property. Privately owned Irrigation facilities shall be constructed on private property except where it is necessary for irrigation water to cross the public right-of-way and all such crossings shall be perpendicular to the center line of said right-of-way unless otherwise approved by the City Engineer due to some unusual condition. Fences, sidewalks or other permanent features will not be located on top of irrigation facilities. Irrigation facilities shall not be located in City Right-of-Way, except in crossings perpendicular to the right-of-way.

(b) City Costs

(1) None.

(c) Required Inspections and Testing

(1) All inspections and testing shall be as required per ISPWC and the City of Twin Falls revisions to the ISPWC.

PRESSURE IRRIGATION SYSTEM

(a) Required Improvements

- (1) Pursuant to Section 10-12-4-2 of the City Code, the use of the City's potable water supply as the primary source of irrigation water in all new developments shall be prohibited. For purposes of this subsection, the term "new development" means any new subdivision or ZDA, or any development of any parcel of land of three-fourths (3/4) of an acre or larger that is not part of a subdivision or ZDA. One (1) share of Twin Falls Canal Company Water for each acre of property within the subdivision shall be transferred to the City of Twin Falls, before the filing of the final plat or receiving an improvement acceptance letter, for use in the City's pressurized irrigation system.
- (2) Pressure irrigation water mains and fittings shall satisfy the currently adopted Pressurized Irrigation master plan.
- (3) Pressure irrigation lines and fittings adjacent to and internal to the development shall be sized to continue the orderly expansion of the City Pressure Irrigation water distribution network in accordance with currently adopted Pressurized Irrigation Master Plan sizing guidelines.
- (4) Pressurized irrigation valves that will allow temporary suspension of water flow for maintenance and repair of portions of water system without causing undue inconvenience to more than 30 users. One pressure irrigation water service line shall be constructed to each lot at the time the pressure irrigation water lines are installed. The design shall minimize the length of the service line and shall terminate at the Right-of-Way. Service taps will not be allowed in the intersection.

One Pressure irrigation water service line tap, irrigation box, and service line shall be constructed for each lot connected to the City pressure irrigation water system.

- (5) The Developer shall be responsible for all costs incurred in designing and installing the public pressure irrigation station to City Standards and Specifications or as an agreement negotiated with the City Engineer. This includes the land, pumps, motors, filters, enclosures, delivery system to the station from the TFCC head gate and away from the station on the historical path, storage, Supervisory Control and Data Acquisition (SCADA) system, and power to the station.
- (6) All pressure irrigation system plans must be prepared by the Developer's engineer and shall be according to the Idaho Standard for Public Works Construction (ISPWC) and the City of Twin Falls Revisions to the ISPWC
- (7) The Pressure Irrigation System shall be located within easements, right-of-ways and/or property deeded to the City of Twin Falls.
- (8) Private Pressure Irrigation Systems shall be located outside City Right-of-Way and within easements. No Public infrastructure will be associated with a private Pressure Irrigation System.
- (b) City Cost.
 - (1) None
- (c) Required Inspections and Testing
 - (1) All inspections and testing shall be as required per ISPWC and the City of Twin Falls revisions to the ISPWC.

SPECIAL FEATURES

Pursuant to commitments made by the Developer as conditions of approval of the development, the following special features shall be constructed:

- a) Required Improvements

n/a

- b) City Costs
- (1) None.

XIII.

The developer shall submit an Improvement Agreement with each individual construction phase.

The two (2) year time limit, (indicated in Section VI of the Agreement) for completing the required improvements shall begin from the date of the recordation of this agreement. The Developer may request an extension of the approvals previously given for another two (2) years.

XIV.

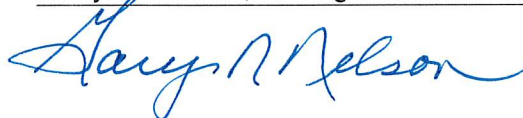
This agreement shall bind the parties hereto, their heirs, successors in interest, and lawful assigns.

XV .

In the event of a breach of Agreement, or should legal action of any kind be taken to enforce the provisions, hereof, the prevailing party shall be entitled to reasonable attorney fees and costs awarded by the Court.

Attest:

CITY OF TWIN FALLS, IDAHO

City Clerk_____
Mayor_____
Developer
Indigo Investments Limited, LLC_____
Gary N. Nelson, ManagerSTATE OF IDAHO)
)ss.
County of Twin Falls)

On this ____ day of _____, 20____, before me, the undersigned, a Notary Public for Idaho, personally appeared _____, known to me to be the persons whose names are subscribed to the within instrument on behalf of said Owner and acknowledged to me that said Owner executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Notary Public for Idaho
Residing

CORPORATION

STATE OF IDAHO)
)ss.
County of Twin Falls)

On this ____ day of _____, 20____, before me, the undersigned, a Notary Public for Idaho, personally appeared _____, known or identified to me (or proved to me on the oath of _____) to be the president, or vice-president, or secretary or assistant secretary, of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

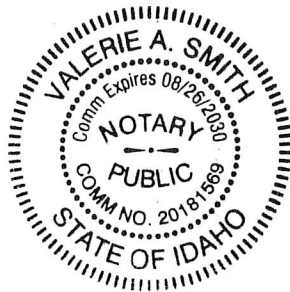
Notary Public for Idaho
Residing _____

PARTNERSHIP

STATE OF IDAHO)
)ss.
County of Twin Falls)

On this 27th day of DECEMBER, 2024, before me, the undersigned, a Notary Public for Idaho, personally appeared Gary N. Nelson, known or identified to me (or proved to me on the oath of _____) to be one of the partners in the partnership of Indigo Investments Limited, LLC, and the partner or one of the partners who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.



Notary Public for Idaho
Residing TWIN FALLS, ID
EXP: 8-26-2030

NOTICE OF DEVELOPER'S AGREEMENT

NOTICE IS HEREBY GIVEN, that a document entitled "Improvement Agreement for Developers" (hereafter "Agreement") has been executed and filed with the City of Twin Falls, Idaho, for the following named subdivision or development:

Western Horizon Development

The Agreement imposes certain obligations upon the developer for the development of the subject property, and upon the developer's heirs, successors in interest and lawful assigns. Details of the conditions and obligations may be found by examining or photocopying the Agreement at the Office of the City Engineer, 203 Main Ave E, Twin Falls, Idaho 83301.

CITY OF TWIN FALLS, IDAHO

City Clerk

Mayor

Developer

Indigo Investments Limited, LLC

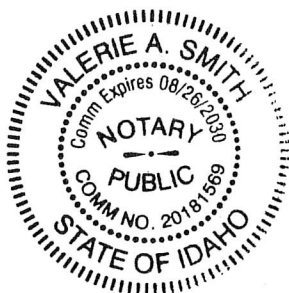
Gary N. Nelson, Manager

STATE OF IDAHO)
)ss.
County of Twin Falls)

Gary N. Nelson

On this 27th day of DECEMBER, 2024, before me, the undersigned, a Notary Public for Idaho, personally appeared Gary N. Nelson, known to me to be the persons whose names are subscribed to the within instrument on behalf of said Owner and acknowledged to me that said Owner executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.



[Signature]

Notary Public for Idaho

Residing TWIN FALLS, ID

EXP: 8.26.2030



Date: Monday, February 3, 2025
To: Honorable Mayor and City Council
From: William Klaver, Senior Planner

ACTION ITEM

Request:

Request for approval of Final Plat for "Federation Point Subdivision NO. 2, a ZDA" Consisting 26 lots on 6.16 (+/-) acres located at approximately 2035 Washington St N c/o Tim Vawser (PZ24-0128).

Time Estimate:

Consent Agenda Item.

Background:

David Scaggs, represented by Tim Vawser of EHM Engineers, Inc., has submitted an application for a Final Plat for "Federation Point Subdivision NO. 2, a ZDA". This final plat consist of twenty-six (26) lots on 6.16 acres (+/-).

Approval Process:

Per City Code 10-12-2-4

After the approval or conditional approval of the preliminary plat, the subdivide may cause the total parcel or any part thereof, to be surveyed and a final plat prepared in accordance with the approved preliminary plat. Upon the determination that the final plat is in compliance with the preliminary plat and all conditional requirements have been met, the administrator shall place the final plat on the council agenda at the next regular meeting.

The council shall approve, approve conditionally, disapprove or table the final plat for additional information. A copy of the approved plat shall be filed with the administrator. Upon granting or denying the final plat the council shall specify: Approval Period: Final plat shall be filed with the county recorded within two years after written approval by the council, otherwise such approval shall become null and void unless prior to said expiration date an extension of time is applied for by the subdivider and granted by by the council. Only one extension may be granted by the council for a term of two years.

Budget Impact:

N/A

Regulatory Impact:

After a final plat is approved by the Council and construction plans approved, the final plat may be recorded, and lots sold for development. All general criteria for approval must be met per State Statute 50-Chapter 13 and shall be compatible with the Comprehensive Plan.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends approval of this plat with the following condition:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards; and
2. Subject to submittal of a final plat, submitted prior to the signing of the final plat, showing compliance with all conditions and comments in Engineering Memorandum dated October 25, 2024.

Attachments:

1. PZ24-0128 Vicinity Map
2. PZ24-0128 Aerial Map
3. PZ24-0128 Presentation Map
4. PZ24-0128 Federation Point Subdivision No. 2 - Engineering Memorandum 10-25-24
5. PZ24-0128 Federation Point Subdivision No. 2 - FP Review Map

Vicinity Map



Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

Aerial Map

Federation Rd

Washington St N

Northern Sky Dr

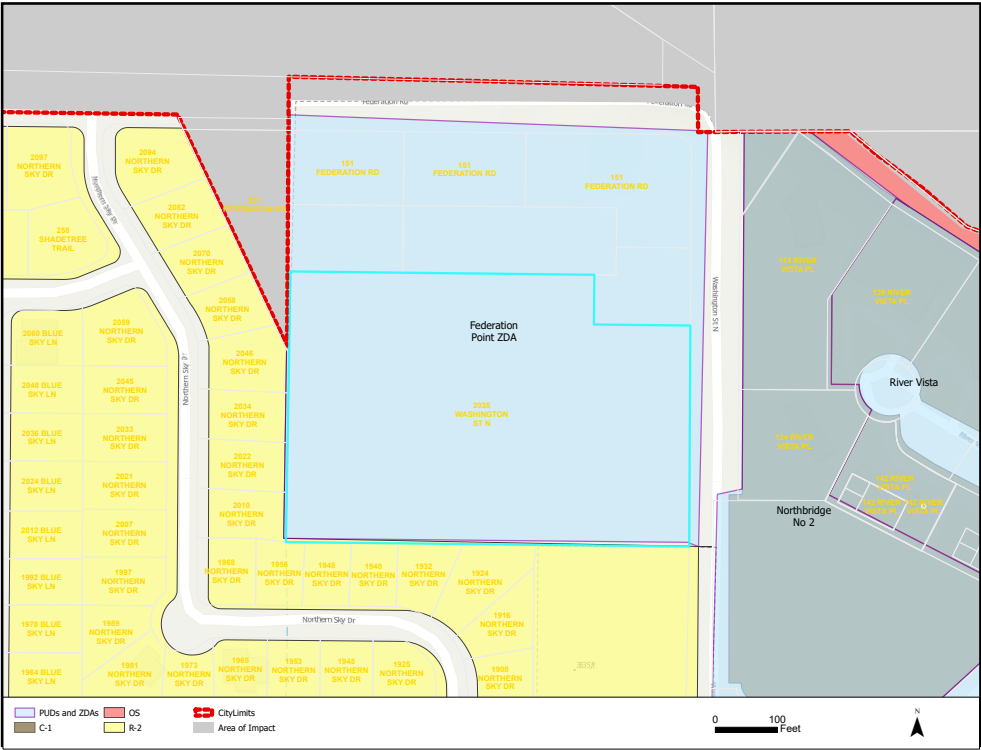
Parcels_City



0 200 Feet

Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

ZONING MAP



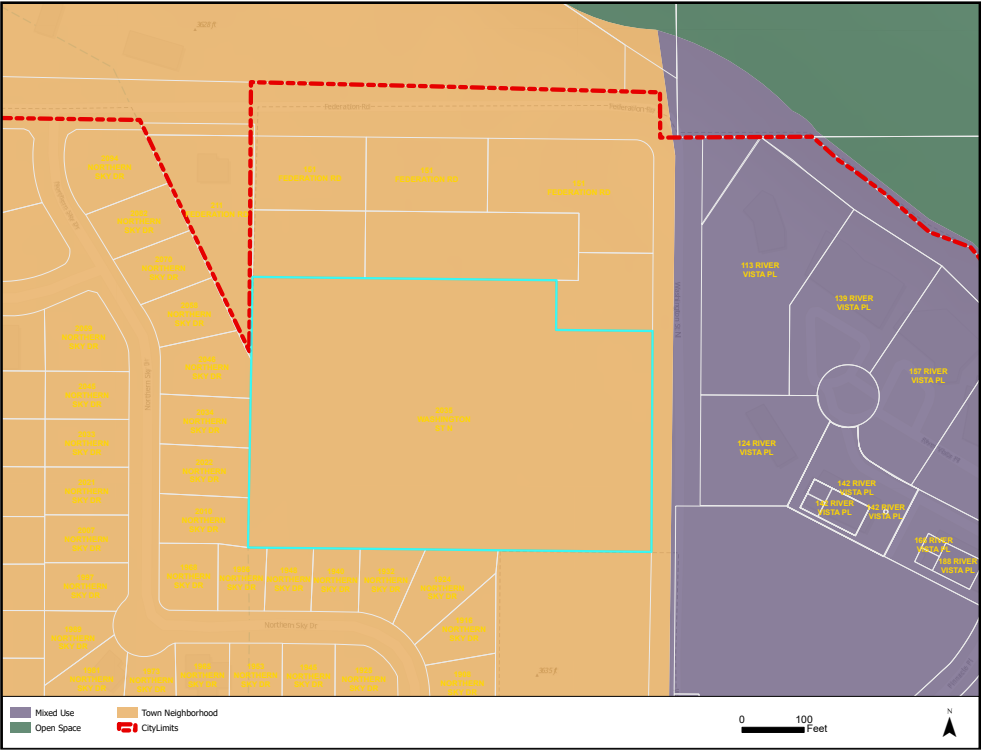
Zoning

<u>Current Zoning:</u>	Federation Point ZDA
<u>Current Land Use:</u>	Vacant
<u>Proposed Zoning:</u>	Federation Point ZDA
<u>Proposed Land Use:</u>	Residential

Surrounding Area

<u>North:</u>	County Jurisdiction - Area of Impact
<u>South:</u>	Residential (R-2)
<u>East:</u>	Northbridge No. 2 PUD
<u>West:</u>	Residential (R-2)

FUTURE LAND USE MAP



Regulations

Twin Falls Municipal Code Section(s) 10-12-2- 4; 10-6

Future Land Use Category

Town Neighborhood: Primarily residential in character with a desired land use mixture of single family, duplex, triplex, parks and recreation facilities, schools, and civic facilities.



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: Kristi Fehringer, Engineering Development Coordinator

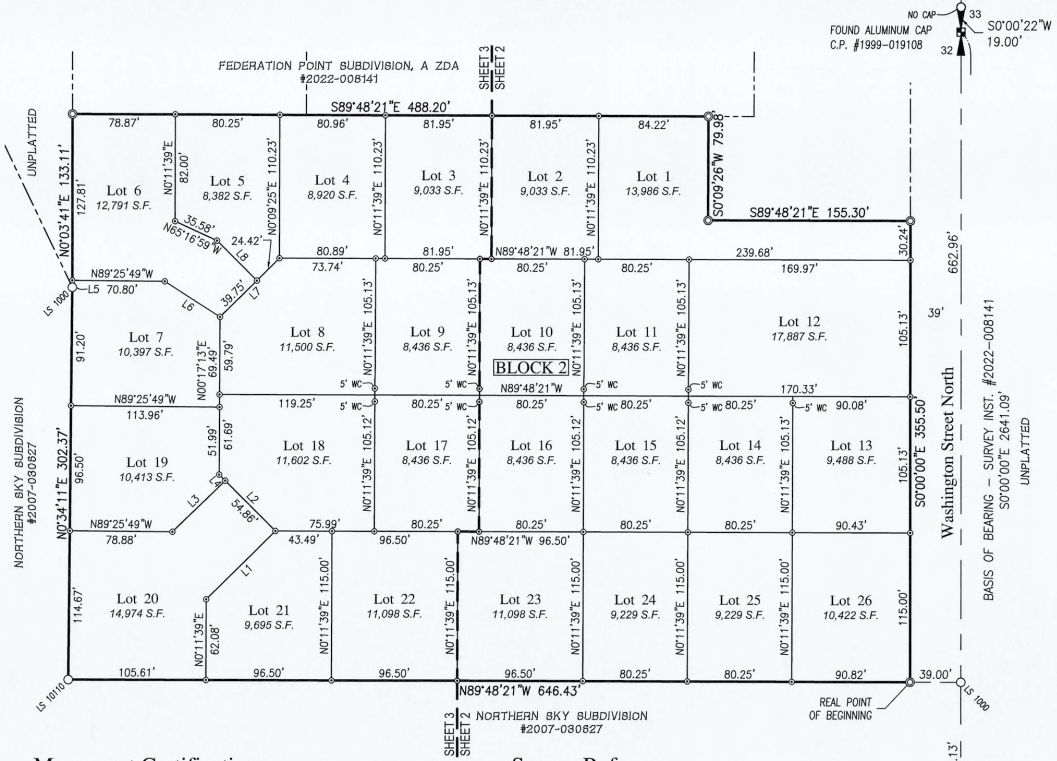
Date: 10/25/2024

Re: Final Plat – **Federation Point Subdivision No. 2** – Application # 24-0128

The Engineering Department has reviewed the Final Plat for the Federation Point Subdivision No. 2. The following changes shall be addressed prior to the signature on the Final Plat by the City of Twin Falls. This Conditional Approval is contingent on compliance with all applicable City Standards.

1. Please add a bearing label.
2. Please add note indicating “No lots shall have direct access to Washington Street North.
3. The legend indicates these are witness corner symbols. Please use an alternative symbol for the lot corners.
4. Please delineate the point-to-point easement dimensions. It is hard to determine the start point and end point of these dimensions.
5. Please indicate what type of easement this is.
6. The potable water easement shown on Lot 7 does not provide for the service to be extended to serve Lot 6. Please provide an additional easement across Lot 7 for the purpose of serving Lot 6.
7. Please add a space after the 7.
8. Please add “Deputy” in front of City Clerk.

If you have any questions, please contact Kristi Fehringer at 208-735-7332 or email at kfehringer@tfid.org



Monument Certification
IN ACCORDANCE WITH SECTION 50-1333, IDAHO CODE, THE INTERIOR MONUMENTS ON THIS PLAT SHOWN AS "TO BE SET" SHALL BE SET IN ACCORDANCE WITH SECTION 50-1303, IDAHO CODE, ON OR BEFORE 1 YEAR AFTER THE RECORDATION OF THE FINAL PLAT OR AS DETERMINED BY THE CITY OF TWIN FALLS.

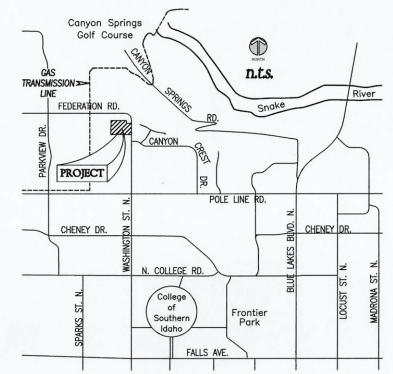
Survey References
#2022-008141 - FEDERATION POINT SUBDIVISION, A ZDA
#2007-030627 - NORTHERN SKY SUBDIVISION
#2005-025135
#1996-014850 - THE PINNACLE SUBDIVISION
#0000-841036

Deed References
#2020-013073

Health Certificate
THE STATE OF IDAHO, DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF SANITARY RESTRICTIONS. BUYER IS CAUTIONED AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED."

DISTRICT HEALTH DEPARTMENT, EHS

Notes:
SEE SHEET 2 AND 3 OF 5 FOR EASEMENT DETAILS.



Vicinity Map n.t.s

**FEDERATION POINT SUBDIVISION
NO. 2, A ZDA**
A Re-Subdivision and Re-Numbering of a
Lot 7, Block 1
Federation Point Subdivision, a ZDA
Located In
NE 4 SE 4, Section 32
Township 9 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2024

0 30 60 120
SCALE IN FEET
RECEIVED
JUL 31 2024
CITY OF TWIN FALLS
ENGINEERING DEPT

Line Table		
LINE #	BEARING	DISTANCE
L1	S45°14'26"W	74.91'
L2	S44°45'34"E	61.37'
L3	S45°35'40"W	56.50'
L4	N44°45'34"W	6.51'
L5	N0°03'41"E	5.30'
L6	N57°12'43"W	50.66'
L7	S45°14'26"W	64.17'
L8	S44°45'34"E	43.40'

- Legend**
- SUBDIVISION BOUNDARY LINE
 - SECTION LINE
 - EXISTING EASEMENT LINE
 - NEW EASEMENT LINE
 - ADJACENT PROPERTY LINE
 - LOT LINE
 - FOUND BRASS CAP
 - FOUND ALUMINUM CAP
 - FOUND 5/8" REBAR (AS NOTED)
 - SET 5/8" x 24" REBAR & CAP - LS 10110
 - SET 1/2" x 24" REBAR & CAP - LS 10110
 - FOUND 1/2" REBAR - REPLACED WITH 5/8" x 24" REBAR & CAP - LS 10110
 - 1/2" x 24" REBAR & CAP TO BE SET - LS 10110, WITNESS CORNER IMPRINTED "WC"

Surveyor's Narrative
THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT LOT 7, BLOCK 1, FEDERATION POINT SUBDIVISION, A ZDA, RECORDED AS INSTRUMENT NO. 2022-008141 FOR A FINAL RE-SUBDIVISION PLAT.
MONUMENTS WERE FOUND AT THE NORTHEAST AND SOUTHEAST BOUNDARY CORNERS, SECTION AND QUARTER CORNERS SHOWN HEREON.
PIPELINES SUBJECT TO 50-1304.2(1) ARE SHOWN ON THE VICINITY MAP. THE NEAREST PIPELINE IS APPROXIMATELY 640'±.



EHM Engineers, Inc.

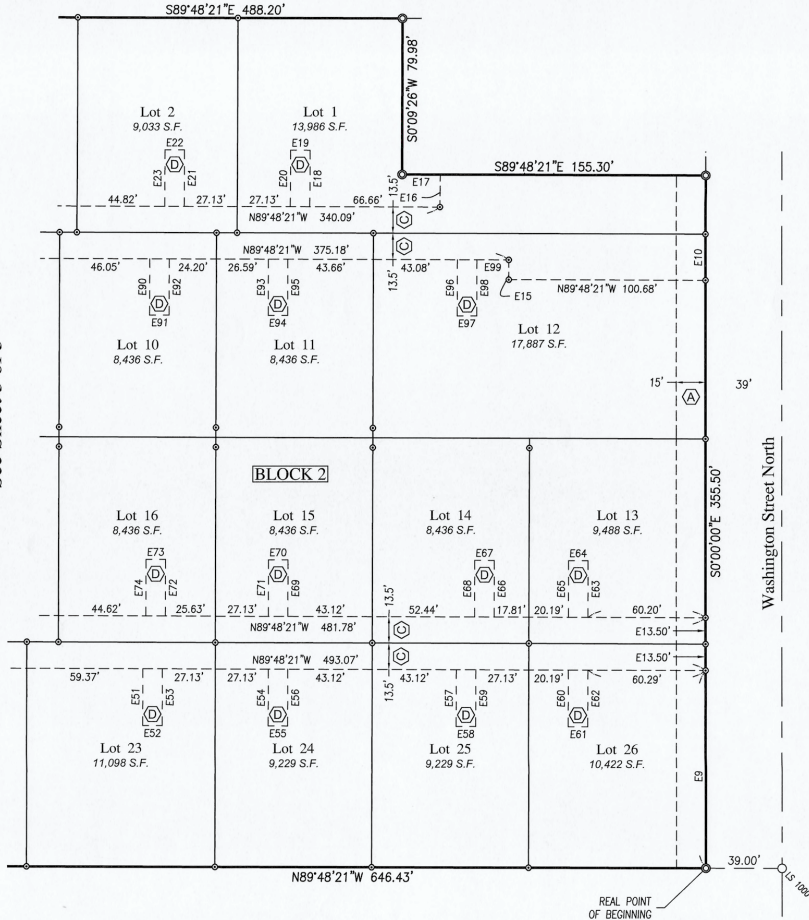
4

4

4



See Sheet 3 of 5



Easement Line Table

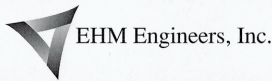
LINE E#	BEARING	DISTANCE
E9	N0°00'00\"W	101.50'
E10	N0°00'00\"W	23.76'
E15	N0°00'00\"W	10.26'
E16	N0°09'24\"E	16.74'
E17	N89°48'21\"W	19.50'
E18	N0°11'39\"E	29.00'
E19	N89°48'21\"W	10.00'
E20	S0°11'39\"W	29.00'
E21	N0°11'39\"E	29.00'
E22	N89°48'21\"W	10.00'
E23	S0°11'39\"W	29.00'
E51	S0°11'39\"W	29.00'
E52	S89°48'21\"E	10.00'
E53	N0°11'39\"E	29.00'
E54	S0°11'39\"W	29.00'
E55	S89°48'21\"E	10.00'
E56	N0°11'39\"E	29.00'
E57	S0°11'39\"W	29.00'
E58	S89°48'21\"E	10.00'
E59	N0°11'39\"E	29.00'
E60	S0°11'39\"W	29.00'
E61	S89°48'21\"E	10.00'
E62	N0°11'39\"E	29.00'

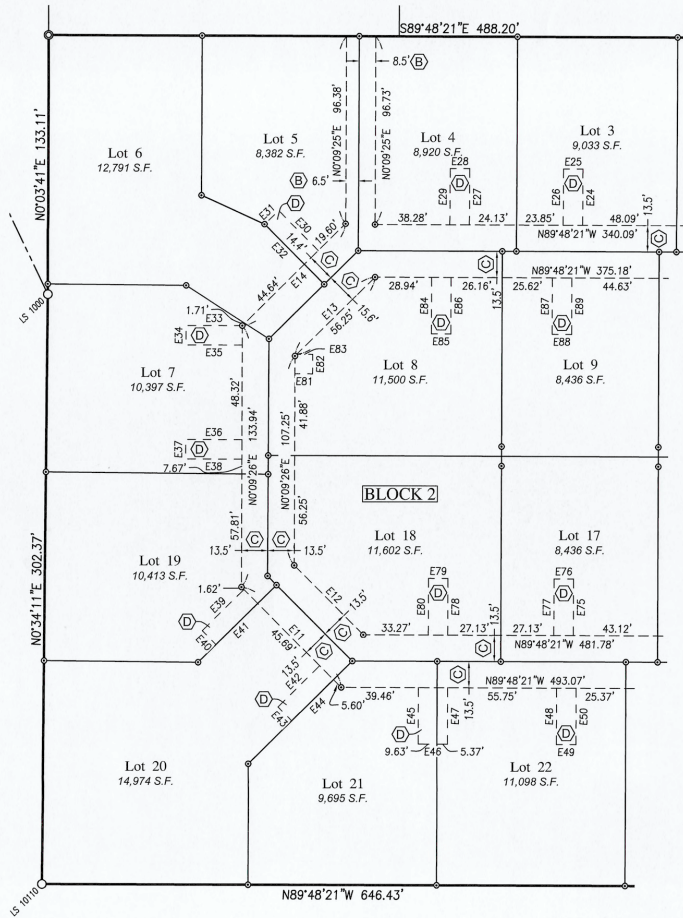
Easement Line Table

LINE E#	BEARING	DISTANCE
E63	N0°11'39\"E	29.00'
E64	N89°48'21\"W	10.00'
E65	S0°11'39\"W	29.00'
E66	N0°11'39\"E	29.00'
E67	N89°48'21\"W	10.00'
E68	S0°11'39\"W	29.00'
E69	N0°11'39\"E	29.00'
E70	N89°48'21\"W	10.00'
E71	S0°11'39\"W	29.00'
E72	N0°11'39\"E	29.00'
E73	N89°48'21\"W	10.00'
E74	S0°11'39\"W	29.00'
E90	S0°11'39\"W	29.00'
E91	S89°48'21\"E	10.00'
E92	N0°11'39\"E	29.00'
E93	S0°11'39\"W	29.00'
E94	S89°48'21\"E	10.00'
E95	N0°11'39\"E	29.00'
E96	S0°11'39\"W	29.00'
E97	S89°48'21\"E	10.00'
E98	N0°11'39\"E	29.00'
E99	S89°48'21\"E	16.25'

Easement Key

- (A) EXISTING PUBLIC UTILITY & DRAINAGE EASEMENT #2022-008141
- (C) EXISTING ACCESS, PUBLIC UTILITY & DRAINAGE EASEMENT #2022-008141
- (D) POTABLE WATER EASEMENT





See Sheet 2 of 5

Easement Line Table

LINE E#	BEARING	DISTANCE
E11	S44°45'34"E	72.35'
E12	S44°45'34"E	49.99'
E13	S45°14'26"W	57.50'
E14	S45°14'26"W	74.24'
E24	N0°11'39"E	29.00'
E25	N89°48'21"W	10.00'
E26	S0°11'39"W	29.00'
E27	N0°11'39"E	29.00'
E28	N89°48'21"W	10.00'
E29	S0°11'39"W	29.00'
E30	N44°45'34"W	29.00'
E31	S45°14'26"W	10.00'
E32	S44°45'34"E	29.00'
E33	N89°48'21"W	29.00'
E34	S0°09'26"W	10.00'
E35	S89°48'21"E	29.00'
E36	N89°48'21"W	29.00'
E37	S0°09'26"W	10.00'
E38	S89°48'21"E	29.00'
E39	S45°35'40"W	30.00'
E40	S44°45'34"E	10.00'
E41	N45°35'40"E	30.00'
E42	S45°14'26"W	30.00'

Easement Line Table

LINE E#	BEARING	DISTANCE
E43	S44°45'34"E	10.00'
E44	N45°11'26"E	30.00'
E45	S0°11'39"W	29.00'
E46	S89°48'21"E	15.00'
E47	N0°11'39"E	29.00'
E48	S0°11'39"W	29.00'
E49	S89°48'21"E	10.00'
E50	N0°11'39"E	29.00'
E75	N0°11'39"E	29.00'
E76	N89°48'21"W	10.00'
E77	S0°11'39"W	29.00'
E78	N0°11'39"E	29.00'
E79	N89°48'21"W	10.00'
E80	S0°11'39"W	29.00'
E81	S89°42'47"E	9.00'
E82	N0°09'26"E	10.00'
E83	N89°42'47"W	8.12'
E84	S0°11'39"W	29.00'
E85	S89°48'21"E	10.00'
E86	N0°11'39"E	29.00'
E87	S0°11'39"W	29.00'
E88	S89°48'21"E	10.00'
E89	N0°11'39"E	29.00'

Easement Key

- (B) EXISTING SANITARY SEWER EASEMENT
#2022-008141
- (C) EXISTING ACCESS, PUBLIC UTILITY & DRAINAGE
EASEMENT #2022-008141
- (D) POTABLE WATER EASEMENT

CERTIFICATE OF OWNERS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OR REPRESENTATIVE OF THE OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED PROPERTY, BEING ALL OF LOT 7, BLOCK 1 AS SHOWN ON THAT CERTAIN MAP ENTITLED "FEDERATION POINT SUBDIVISION", RECORDED APRIL 27, 2022 AS INSTRUMENT NO. 2022-008141 IN THE OFFICE OF THE COUNTY RECORDER OF TWIN FALLS COUNTY, SAID LOT 7 BEING A PORTION OF THE NE4 SE4 OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 32;
THENCE, ALONG THE EAST BOUNDARY OF THE SE4 OF SAID SECTION 32, SOUTH 00°00'00" EAST 662.96 FEET TO THE SOUTHEAST CORNER OF SAID MAP;
THENCE, ALONG THE SOUTH BOUNDARY OF SAID MAP, NORTH 89°48'21" WEST 39.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7 AND BEING THE REAL POINT OF BEGINNING;
THENCE, ALONG THE SOUTH BOUNDARY OF SAID LOT 7, NORTH 89°48'21" WEST 646.43 FEET TO THE SOUTHWEST CORNER THEREOF;
THENCE, ALONG THE WEST BOUNDARY OF SAID LOT 7, NORTH 00°34'11" EAST 302.37 FEET;
THENCE, CONTINUING ALONG SAID WEST BOUNDARY, NORTH 00°03'41" EAST 133.11 FEET TO THE NORTHWEST CORNER THEREOF;
THENCE, ALONG THE NORTH BOUNDARY OF SAID LOT 7, SOUTH 89°48'21" EAST 488.20 FEET;
THENCE, CONTINUING ALONG SAID NORTH BOUNDARY, SOUTH 00°09'26" WEST 79.98 FEET;
THENCE, CONTINUING ALONG SAID NORTH BOUNDARY, SOUTH 89°48'21" EAST 155.30 FEET TO THE NORTHEAST CORNER THEREOF;
THENCE, ALONG THE EAST BOUNDARY OF SAID LOT 7, SOUTH 00°00'00" EAST 355.50 FEET TO SAID REAL POINT OF BEGINNING.

THE GROSS AREA CONTAINED IN THIS PLATTED LAND AS DESCRIBED IS 6.16 ACRES.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THAT THE UNDERSIGNED BY THESE PRESENTS DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE ROAD RIGHT OF WAY AS SHOWN ON THIS PLAT. THE EASEMENTS INDICATED ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES DESIGNATED ON THIS PLAT.

PURSUANT TO IDAHO CODE 50-1334, WE, THE UNDERSIGNED, AS OWNERS, DO HEREBY STATE THAT THE LOTS ON THIS PLAT ARE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF TWIN FALLS MUNICIPAL WATER SYSTEM.

PURSUANT TO IDAHO CODE 31-3805, WE, THE UNDERSIGNED, AS OWNERS, DO HEREBY STATE THAT THE IRRIGATION WATER RIGHTS APPURTENANT AND THE ASSESSMENT OBLIGATION OF THE LANDS IN THIS PLAT HAVE NOT BEEN TRANSFERRED FROM SAID LANDS AND THAT A SATISFACTORY IRRIGATION WATER DELIVERY SYSTEM IS PROVIDED FOR AND HAS BEEN APPROVED BY THE TWIN FALLS CITY COUNCIL. LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE TWIN FALLS CANAL COMPANY.

FEDERATION POINT PROPERTY, LLC, AN IDAHO LIMITED LIABILITY COMPANY

BY: DAVID H. SCAGGS, MEMBER

BUCKLEY REAL ESTATE INC., AN IDAHO CORPORATION

BY: STANLEY BUCKLEY, PRESIDENT

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF TWIN FALLS } ss

ON THIS _____ DAY OF _____, 2024, AT _____ M., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID H. SCAGGS, KNOWN OR IDENTIFIED TO ME TO BE A MEMBER OF FEDERATION POINT PROPERTY, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THE LIMITED LIABILITY COMPANY THAT EXECUTED THIS CERTIFICATE OR THE PERSON WHO EXECUTED THE CERTIFICATE ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC _____
RESIDING AT _____
COMMISSION EXPIRES _____

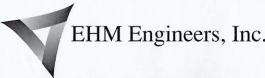
ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

ON THIS _____ DAY OF _____, 2024, AT _____ M., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED STANLEY BUCKLEY, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF BUCKLEY REAL ESTATE INC., AN IDAHO CORPORATION, THE CORPORATION THAT EXECUTED THIS CERTIFICATE OR THE PERSON WHO EXECUTED THE CERTIFICATE ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC _____
RESIDING AT _____
COMMISSION EXPIRES _____



CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, CHRISTOPHER S. HARMISON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, MADE THE SURVEY OF THE LAND DESCRIBED IN THE CERTIFICATE OF OWNER AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY AS MADE AND STAKED UNDER MY SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



APPROVAL OF CITY COUNCIL

THIS PLAT WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF TWIN FALLS, IDAHO AT THEIR MEETING ON THIS _____ DAY OF _____, 2024.

MAYOR CITY CLERK

APPROVAL OF CITY ENGINEER

I HAVE REVIEWED THE ACCOMPANYING PLAT AND HEREBY CERTIFY THAT IT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF TWIN FALLS, IDAHO.

CITY ENGINEER ATTEST

COUNTY SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR TWIN FALLS COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATED TO PLATS AND SURVEYS.

GEORGE A. YERION PLS# DATE
PROFESSIONAL LAND SURVEYOR

ACKNOWLEDGMENT

STATE OF }
COUNTY OF } ss
ON THIS _____ DAY OF _____, 2024, AT _____ M., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GEORGE A. YERION, PERSONALLY KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC
RESIDING AT
COMMISSION EXPIRES

COUNTY TREASURER'S CERTIFICATE

I, _____, COUNTY TREASURER IN AND FOR THE COUNTY OF TWIN FALLS, IDAHO PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ALL COUNTY PROPERTY TAXES DUE FOR THE PROPERTY INCLUDED IN THIS PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY.

COUNTY TREASURER DATE

COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NO. _____
STATE OF IDAHO }
COUNTY OF TWIN FALLS } ss
ON THIS _____ DAY OF _____, 2024, AT _____ M., THE FOREGOING PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF TWIN FALLS COUNTY, IDAHO AND DULY RECORDED IN PLAT BOOK _____, ON PAGE _____.

DEPUTY EX-OFFICIO RECORDER





BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:	)	
<u>Final Plat</u> Application,	)	FINDINGS OF FACT,
<u>Gartner Properties Condominium</u>	)	CONCLUSIONS OF LAW,
Applicant(s).	)	AND DECISION

This matter having come before the City Council of the City of Twin Falls, Idaho on January 27, 2025, for consideration of the final plat of the Gartner Properties Condominium, approximately 0.5 (+/-) acres located at 1122 Eastland Dr N, and the City Council having heard testimony from interested parties, having received written Findings from the Planning and Zoning Commission and being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has requested approval of the final plat of the Gartner Properties Condominium, approximately 0.5 (+/-) acres located at 1122 Eastland Dr N.
2. The property in question is zoned Eastridge PRO PUD pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Town Neighborhood in the duly adopted Comprehensive Plan of the City of Twin Falls.
3. The existing neighboring land uses in the immediate area of this property are: to the north, Professional Offices; to the south, Professional Offices; to the east, R-2; to the west, Professional Offices.
4. The City Engineering Office has reviewed the final plat and has approved the proposed street accesses and public utility extensions, subject to availability of such services at the time of development. The developer will pay all costs of public improvements, including but not limited to streets, curb gutter and sidewalks, sewer, water and pressurized irrigation systems. The proposed development includes dedication of additional right-of-way in compliance with the Master Street Plan.

Based on the foregoing Findings of Fact and the regulations and standards set forth below, the City Council hereby makes the following

CONCLUSIONS OF LAW

1. The final plat of the Gartner Properties Condominium, approximately 0.5 (+/-) acres located at 1122 Eastland Dr N is in conformance with the objectives of the zoning ordinance and the policy for developments in Twin Falls City Code §10-1-4. Specifically, the land can be used safely for building purposes without danger to health or peril from fire, flood or other menace, proper provision has been made for drainage, water sewerage and capital improvements including schools, parks, recreation facilities, transportation facilities and improvements, all existing and proposed public improvements conform to the Comprehensive Plan.

2. The final plat is in conformance with the Comprehensive Plan as required by Twin Falls City Code §10-12-2.3(H)(2)(a).

3. Public services are currently available to accommodate the proposed development, as required by Twin Falls City Code §10-12-2.3(H) (2) (b). Public services may not be available at the time of development, depending upon the speed of development of this and other subdivisions and the ability of the City to obtain additional water and/or sewer capacity.

4. The development of streets, sewer, water, irrigation, dedication of park land and other public improvements at the cost of the developer will not adversely affect any capital improvement plan and will integrate with existing public facilities, as required by Twin Falls City Code §10-12-2.3(H)(2)(c).

5. There is sufficient public financial capability of supporting services for the proposed development, as required by Twin Falls City Code §10-12-2.3(H)(2)(d).

6. There are no other health, safety or environmental problems associated with the proposed development that were brought to the City Council's attention, per Twin Falls City Code §10-12- 2.3(H)(2)(e).

7. The final plat is in conformance with the Preliminary Plat. Based on the foregoing Conclusions of Law, the Twin Falls City Council hereby enters the following

DECISION

The request for approval of the final plat of the Gartner Properties Condominium, approximately 0.5 (+/-) acres located at 1122 Eastland Dr N is hereby granted, subject to final technical review by the City Engineer's Office and subject to the conditions which are attached as "Exhibit No. A" and incorporated by reference as though fully set forth herein. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls.

MAYOR - TWIN FALLS CITY COUNCIL

DATE

"EXHIBIT NO. A"

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards;
2. Subject to submittal of a final plat, submitted prior to the signing of the final plat, showing compliance with all conditions and comments in Engineering Memorandum dated January 9, 2025; and
3. Subject to compliance with Idaho State Code 55-1505 through 55-1507 prior to the signing of the final plat.



Date: Monday, February 3, 2025
To: Parks and Recreation Commission
From: Wendy Davis, Parks and Recreation Director, Parks and Recreation Director

ACTION ITEM

Request:

Consider a recommendation from the Parks and Recreation Commission to accept a bench donation from Linda and Duane Stands to be placed along the Canyon Rim Trail in memory of "Barney J. Lewis 1927-2022"

Time Estimate:

N/A

Background:

On July 20, 2009, Twin Falls City Council approved the Parks and Recreation Department's donation policy. The policy states: All proposed donations shall be reviewed by the Twin Falls Parks and Recreation Commission and a recommendation made to the Twin Falls City Council. Council approval shall happen through the consent calendar, unless deemed necessary for consideration. Park Equipment – this type consists of the purchase and installation of equipment typical to parks and recreation facilities such as benches, drinking fountains, permanent picnic tables, and playground equipment, as may be consistent with the Master Plan for the Twin Falls Parks & Recreation Department or approved by the Twin Falls Parks & Recreation Department or the Twin Falls Parks & Recreation Commission. Inscription –The text of memorials to individuals may include the name of the person being dedicated to, honored, or memorialized, the dates of the birth and death of that person or the date of the dedication or when honored. Plaque inscriptions may include the following language in addition to the name of the person and the date. "In Memorium", "In Memory of", "In Honor of" or "Donated by"

On January 14, 2025, the Parks and Recreation Commission deemed this request appropriate and recommends council approve the request.

Please see the attached Donation Request from Linda and Duane Stands. The donor is requesting the plaque inscription "Barney J. Lewis 1927-2022". Parks staff has reviewed this request and determined a suitable location.

Approval Process:

A simple majority will approve the request.

Budget Impact:

Any budget impact will be reimbursed by donor.

Regulatory Impact:

Approval of this request will accept this donation, and allow the department and donor to move forward with this project.

History:

N/A

Analysis:

N/A

Conclusion:

The Parks and Recreation Commission recommends council approval of this request.

Attachments:

1. Stands - Barney Lewis Bench Donation - CRT_redacted



TWIN FALLS PARKS AND RECREATION

136 Maxwell Ave. • PO Box 1907 • Twin Falls, ID 83303 • Phone: 208-736-2265 • Fax: 208-736-1548

DONATION REQUEST FORM

Date: 10-21-24

Requested by: Linda and Duane Stands

Address: [REDACTED]

Street Address

Buhl

City

Idaho

State

83316

Zip Code

Home Phone: [REDACTED]

(Area Code)

Work Phone: [REDACTED]

(Area Code)

Donation Requested: Park Bench

(Tree, bench, drinking fountain, picnic tables, playground equipment, picnic shelters, etc.)

Location Requested: Canyon Trails - Snake River, ^{Canyon} Pillar Falls, or Perrine Coulee or Canyon Rim

Alternative Location: Anywhere along the trails where one can enjoy the view

Plaque Inscription: Barney J. Lewis
1927 - 2022

Send this form to Twin Falls Parks & Recreation, P.O. Box 1907, Twin Falls, ID 83303.
For further information, please contact the Parks & Recreation office at (208) 736-2265.

FOR OFFICE USE ONLY

Donation Name: _____

Site: _____ Type: _____

Completion Date: _____



The Benefits are Endless...



Date: Monday, February 3, 2025
To: Honorable Mayor and City Council
From: Shawn Barigar, Economic Development Director

PRESENTATION

Request:

Presentation of donation from City of Twin Falls employees to the Twin Falls School District Angel Fund.

Time Estimate:

5 minutes

Background:

Each year, the City of Twin Falls holds a "One City" Retreat for all city employees. This education and training session also includes a raffle comprised of items donated by individual employees. Funds raised from the sale of raffle tickets are donated to a local charitable cause as selected by the Retreat Planning Committee.

This year - the committee chose to support the Twin Falls School District Angel Fund. Employee contributions raised \$2,213. Tonight, the committee is here to present a ceremonial check for that amount to the School District. We also have Jenny Herzog and Eva Craner from the School District here to share more about the program that will be supported by this contribution.

Approval Process:

N/A

Budget Impact:

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

N/A

Attachments:

None



Date: Monday, February 3, 2025
To: Honorable Mayor and City Council
From: Shawn Barigar, Economic Development Director

ACTION ITEM

Request:

Request to appoint members of the Twin Falls Multi-Use Event Center Citizen Involvement Ad Hoc Committee.

Time Estimate:

5 minutes

Background:

As part of the State and Local Fiscal Recovery Funds allocated by the U.S. Government to the City of Twin Falls, a proposal was funded by the City Council to conduct a feasibility study to explore development of a multi-use event center. In November, the Council reviewed the attached Charter which outlines the purpose of this citizen involvement committee - in particular its role to select an appropriate consulting firm to complete a feasibility study. The charter also highlights the background on the need, funding, and strategic alignment of the work; identifies the committee objectives; lays out a public process for the work of the group; and identifies an approximately 12-month timeline for the initial work of the committee.

The Charter also identifies the intended membership of this Ad Hoc committee to include individuals with affiliation with local business associations, tourism and hospitality associations, potential end-users of a center, institutional partners, private business, and community members. Based upon the desired characteristics for the committee membership, staff has coordinated with the Mayor to identify the following individuals to be recommended for appointment to serve on the committee:

Jayde Wilson, incoming Chair of the Twin Falls Area Chamber of Commerce Board of Directors and Marketing and Commercial Specialist for Glanbia Nutritionals

Curtis Hansen, member of the Southern Idaho Tourism Board of Directors and VP of Revenue Management and Regional Manager for Pennbridge Hospitality

Michele McFarlane, Community and Economic Development Manager for Frontier Community Resources
Eric Smallwood, Secretary of the Urban Renewal Agency of the City of Twin Falls Board and Chairman of the Twin Falls School Board

Ben Lyda, Property Manager with Ajia Capital with previous employment in the hospitality industry

Anna Scholes, Chair of College of Southern Idaho Board of Directors and Twin Falls Optimist Club member
Kennedy Esume, Geographic Information Systems Technician, Financial Advisor, and Youth Basketball Coach

In addition, Councilman Spencer Cutler has been identified to serve as the Council liaison to this committee.

Tonight, I'm requesting the formal appointment of the committee members. From there, we will coordinate a meeting schedule to convene the group in the coming several weeks and begin the work to develop the solicitation of a feasibility study firm.

Approval Process:

A majority vote of the council to confirm the Mayor's recommended appointments.

Budget Impact:

Funding for the proposed feasibility study is included in the FY 2025 budget in the amount of \$125,000, from the SLFRF allocation.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that the Council approve the recommended appointments by the Mayor to the Multi-Use Event Center Citizen Involvement Ad Hoc Committee as presented.

Attachments:

1. Multi Use Event Center Charter

Twin Falls Multi-Use Event Center Citizen Involvement Ad Hoc Committee Charter

Purpose

The City of Twin Falls is initiating an exploration focused on potential development of a multi-use event center. This committee will evaluate community need, develop event center concepts, prioritize facility features, review potential locations, recruit community partners, and identify funding options for both construction and operation. The committee may also assist in securing funding for this center.

Background

Interest in a multi-use event center for Twin Falls has been growing due to the need for a versatile space accommodating community events, conventions, performances, and activities. The most recent comprehensive study of a potential convention center in Twin Falls was conducted in 1992 – more than 30 years ago – commissioned by the Twin Falls Area Chamber of Commerce. That study concluded that while much of the local meeting demand could be accommodated at that time by existing facilities, many of those facilities no longer exist. The community continues to face limited options for meetings, events, and conferences of all sizes.

Feasibility Study Funding

To assess the feasibility of this multi-use event center, the Twin Falls City Council has allocated up to \$125,000 from State and Local Fiscal Recovery Funds (SLFRF) under the American Rescue Plan Act. This allocation will support the completion of a feasibility study, which is a crucial step in determining the center's potential impact, projected use, and financial sustainability. This study will provide critical insights for the committee as it establishes the facility's design and funding strategies.

Need and Strategic Alignment

Twin Falls continues to experience growth that requires more flexible facilities to support economic development, tourism, and local business initiatives. A multi-use event center would enhance the city's profile as a regional destination, attracting conventions, sports tournaments, cultural events, and other large gatherings that support local businesses, create jobs, and contribute to a vibrant community economy. The facility would also support local organizations for meetings, trainings, and events. The City's Prosperous Community objectives in the Strategic Plan align directly with these goals:

- Prosperous Community Goal, Objective PC1.1: Create conditions that attract businesses to locate, stay, and expand within the city. *A multi-use event center provides a highly flexible venue that enhances the city's capacity to host business conventions, expos, and other events, encouraging both business retention and growth. This facility would help build Twin Falls' reputation as a prime location for regional and business gatherings, directly supporting local economic growth.*

- Prosperous Community Goal, Objective PC1.2B: Enhance tourism offerings and promote Twin Falls as a destination. *A multi-use event center will expand the city's tourism potential by enabling it to host larger events that attract visitors from surrounding areas and beyond. This increased tourism will benefit hotels, restaurants, retail businesses, and services, bringing new revenue to Twin Falls and strengthening the local economy.*

- Prosperous Community Goal, Objective PC1.3A: Increase job opportunities and support workforce development. *The event center's operations and the events it attracts will create job opportunities in hospitality, tourism, facility management, and event services. These positions contribute to workforce expansion and provide options for local employment, supporting the City's goals for a prosperous, sustainable community.*

Committee Objectives

The City has identified the following objectives for this project:

- Prepare a Request for Qualifications (RFQ) for consulting services to conduct the feasibility study.
- Review event center concepts and usage models.
- Establish feature and amenity priorities for the event center.
- Evaluate potential locations for the facility.
- Identify and recruit community partners.
- Research and recommend structure for the center's management and operations.
- Identify funding sources.
- Participate in securing funding to support project development.

Citizen Involvement

Given the significant public interest in creating a facility that serves broad community needs, the Twin Falls City Council has established this Ad Hoc Citizen Committee. This committee will provide a platform for community input on the design, construction, and operation of the event center.

Ad Hoc Committee Name

Twin Falls Multi-Use Event Center Ad Hoc Citizen Advisory Committee

Committee Membership

The committee will represent various interests while remaining a manageable size. It will consist of seven (7) voting members approved by the Mayor and City Council. Representation should consider affiliation with local business associations, tourism and hospitality associations, potential end-users of such a center, institutional partners (such as the College of Southern Idaho, the Twin Falls School District, Frontier Community Resources – formerly Region IV Development, and the Urban Renewal Agency of the City of Twin Falls), private business in the tourism and hospitality industry, and at-large

residents from the City of Twin Falls. A liaison from the Twin Falls City Council will also serve on the committee.

The work of the committee will be supported by City staff, as needed, led by the Economic Development Department.

Committee Meetings

The Ad Hoc Committee will meet monthly, at a time convenient for most members, to maximize participation. Meetings will be publicly noticed, with agendas published and minutes available to the public. Each agenda will provide an opportunity for public comment.

Committee Responsibilities

- Develop an RFQ for feasibility study services.
- Evaluate submitted proposals and select a qualified provider of services.
- Review and refine design and usage concepts for a multi-use event center.
- Establish priorities for amenities and features to support diverse event types.
- Recommend funding sources and partnership opportunities.
- Gather public input, assess alternatives, deliberate, and provide recommendations.
- Present findings to the City Council and community.

Decision-Making

Final decisions on the project's scope, design, funding, and construction will be made by the Twin Falls City Council. The Ad Hoc Committee will seek input from the community, interest groups, and city staff and submit advisory recommendations to the Council. Decisions within the committee will be made by consensus, or by majority vote, if necessary, with minority reports included for City Council consideration.

Duration of the Ad Hoc Committee

This Ad Hoc Committee is expected to operate until final approval of project concepts and funding sources, approximately 12 months from its initiation, unless extended by City Council.



Date: Monday, February 3, 2025
To: Honorable Mayor and City Council
From: Mandi Thompson, Assistant to the City Manager

ACTION ITEM

Request:

Request to enter into negotiations with Cole Architects for the design and engineering of a police evidence storage facility.

Time Estimate:

5 minutes

Background:

Funding was included in the FY2025 budget for the design and engineering services for a new police long-term evidence storage facility. An RFP was released on October 1, 2024 and there were seven respondents to the solicitation. After each proposal was scored and ranked by a three member committee (Mandi Thompson, Brent Wright and David Weigt), four firms were asked to interview in person. After the interviews those four firms were then ranked as follows:

1. Cole Architects
2. Lombard Conrad Architects
3. EDA
4. Hummel Architects

Approval Process:

Majority approval

Budget Impact:

None at this time.

Regulatory Impact:

None

History:

None

Analysis:

None

Conclusion:

Staff requests Council approval to enter into negotiations with the first ranked firm on the list, Cole Architects, for the design and engineering of the police long-term storage facility. In the event that an agreement cannot be reached with the top-ranked firm, staff will contact and enter into negotiations with the second ranked firm on the list.

Attachments:

None



Date: Monday, February 3, 2025
To: Honorable Mayor and City Council
From: Mandi Thompson, Assistant to the City Manager

PRESENTATION

Request:

Presentation on the EECBG funding award to the City of Twin Falls for the replacement of street lights with LED bulbs.

Time Estimate:

5 minutes

Background:

In October 2024, the City Applied for funding through the Department of Energy's EECBG voucher program. This application was approved in January 2025 in the amount of \$115,570. These funds will be used to purchase 332 energy-efficient LED cobra head lights. These expenditures, because of the corresponding unanticipated revenue, will be included in the budget amendment at the end of the fiscal year. The cost of the installation of these lights will be paid out of an existing lighting and maintenance line and will be split between FY2025 and FY2026.

Approval Process:

None

Budget Impact:

\$115,570 expense offset by grant funds in the same amount.

Regulatory Impact:

None

History:

None

Analysis:

None

Conclusion:

Informational presentation to Council.

Attachments:

None



Date: Monday, February 3, 2025
To: Honorable Mayor and City Council
From: Mandi Thompson, Assistant to the City Manager

PRESENTATION

Request:

Presentation from Jacobs Engineering and GGLO regarding the Rock Creek Restoration project and current progress.

Time Estimate:

20 minutes including questions from the City Council

Background:

For the past three years, the City Manager, Council members, and City staff have been working closely with US Congressman Mike Simpson's office to formulate a water quality project for the restoration of Rock Creek. In November 2023, the City entered into a cooperative agreement with the Natural Resources Conservation Services (NRCS), a division of the U.S. Department of Agriculture (USDA) to access the \$5 million in direct appropriations made possible by Congressman Simpson.

The Rock Creek Restoration and Water Quality Project is a "once-in-a-generation" opportunity seeking to enhance water quality, fish & wildlife habitat, urban outdoor recreational opportunities, and provide flood control benefits in the lower Rock Creek watershed. The first step in this project is the creation of a master plan for the restoration of the Rock Creek watershed. Through an RFQ process, the City selected Jacobs Engineering to create the master plan and subsequent list of capitol projects to improve Rock Creek and overall water quality in the area. Work began in April 2024. Erin Cox with Jacobs Engineering and Mark Sindell with GGLO will present the progress made to date on the Rocker Creek Master Plan.

Approval Process:

None.

Budget Impact:

None.

Regulatory Impact:

None.

History:

None.

Analysis:

None.

Conclusion:

None.

Attachments:

1. 2025 01 27 Rock Creek Watershed Restoration Master Plan_GGLO
2. Rock Creek Restoration Overview_CityCouncil_020325



CITY OF TWIN FALLS

ROCK CREEK WATERSHED
RESTORATION MASTER PLAN

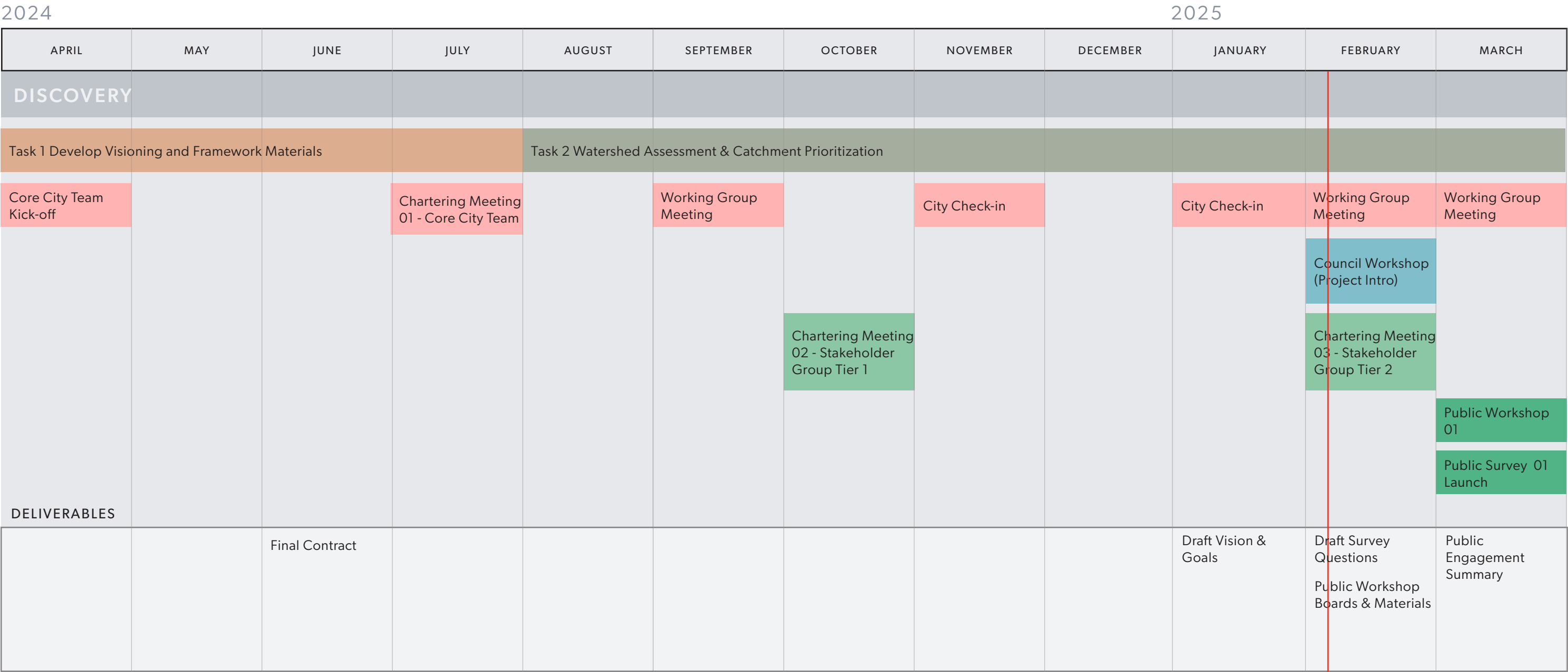
January 27, 2024

DRAFT

GGLO

SEATTLE | LOS ANGELES | BOISE

PROJECT TIMELINE



PROJECT TIMELINE

2025						2026					
APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH
DRAFT PLAN						FINAL PLAN					
Task 3 Watershed Restoration Toolbox and Project Opportunities			Task 4 Rock Creek Watershed Restoration Master Plan								
Working Group Meeting	Working Group Meeting	Working Group Meeting	Working Group Meeting	Working Group Meeting	Working Group Meeting	Working Group Meeting	Working Group Meeting	Working Group Meeting	Working Group Meeting	Working Group Meeting	Working Group Meeting
DELIVERABLES				Council Workshop (Draft Master Plan)					Council Workshop (Final Master Plan)		Council Adoption
				Stakeholder Meetings					Stakeholder Meetings		
					Public Workshop 02					Public Workshop 03	
					Public Survey 02 Launch					Public Survey 03 Launch	
		Draft Restoration Toolbox & Project Summary		Public Workshop Boards & Materials	Draft Prioritization Framework & Criteria Provide Input on Cost Estimates			Draft Prioritization Framework & Criteria Presentation	Public Workshop Boards & Materials Draft Master Plan	Provide Input on Cost Estimates	Final Master Plan

VISIONING AND FRAMEWORK

POTENTIAL SOURCES FOR WATER QUALITY IMPAIRMENT

Rock Creek begins in the South Hills, flowing for miles through mountains, agricultural and grazing lands, and into an urban setting. It passes through historic Downtown Twin Falls, residential neighborhoods, and a winding canyon before reaching the Snake River.

Throughout this watershed, numerous factors pose potential risks to water quality, including erosion from grazing and logging, agricultural runoff, and recreational land use. Additional impairments may arise from temperature changes due to urban runoff and agricultural return flows from irrigation. Excessive nutrients, from sources such as septic systems, urban runoff, and agriculture, also contribute to water quality issues. Bacteria from septic systems and feedlot operations further threaten the creek’s water quality.



Twin Falls Livestock Commission



Recreation



Livestock Grazing



Agriculture

EXISTING DEGRADED CONDITIONS

The impaired condition of the Rock Creek watershed has resulted in a largely unhealthy and unsightly waterway through Twin Falls. Its banks are overgrown with invasive plants like Russian Olives and littered with debris. This neglected, degraded ecosystem has become a dumping ground for waste, leading to underutilized public spaces, such as walking paths and parks, and creating a perception of unsafe conditions within the community.



Impaired Rock Creek watershed



Invasive Russian Olive trees



Invasive Russian Olive trees and debris along canyon wall and Rock Creek



Invasive Russian Olive trees and overgrown multi-use path in Rock Creek Canyon

EXISTING POSITIVE CONDITIONS

Though the waterway of Rock Creek is impaired and in need of restoration, it remains as a valued natural amenity for the residents of Twin Falls and surrounding communities. It offers walking paths, dog-friendly areas, public parks with playgrounds, and scenic views. Through the process of cleaning up the Rock Creek Watershed, the Snake River, and beyond, these positive features set the foundation for further improvements, paving the way for a natural corridor that is safe, healthy, and a true destination.



Rock Creek near Rock Creek Park



Rock Creek near Rock Creek Park



Multi-use path in Rock Creek Canyon



Dogs near Rock Creek

VISION

Improving the water quality of Rock Creek has the potential to transform it into an urban habitat sanctuary running through the heart of Twin Falls. This will positively impact surrounding communities and the health of the Snake River ecosystem, providing substantial benefits in water quality, ecology, and community well-being throughout the Snake River network.

With its restoration, we have the opportunity to transform Rock Creek into an ecological asset and a recreational hub in the center of Twin Falls, offering activities such as walking, biking, swimming, kayaking, nature viewing, and fly fishing. By improving safe and convenient access, we can encourage year-round use, promote healthier lifestyles, and foster a stronger sense of community.

Rock Creek can also become a center for ecological learning, preserving and celebrating the region’s rich natural history. The improvements we make today will leave a legacy, ensuring the environmental health, connectivity, and livability of Twin Falls for generations to come.



Fly Fishing



Kayaking



Improved Livestock Grazing Practices



Swimming



Restored Landscapes



Stormwater Infrastructure



Biking



Wildlife



Nature Viewing

OUTCOMES
FOR THE FUTURE
OF ROCK CREEK

RESTORE HEALTH AND ECOLOGICAL FUNCTION OF ROCK CREEK

Revive native habitats and restore water quality

HONOR THE HISTORY OF ROCK CREEK AND THE SNAKE RIVER

Celebrate the cultural and natural legacy of our local waterways

IMPROVE PUBLIC PERCEPTION OF ROCK CREEK

Promote Rock Creek’s ecological and recreational value through community events and educational initiatives

PROVIDE DIVERSE RECREATIONAL OPPORTUNITIES

Install facilities that make hiking, biking, swimming, nature viewing, boating, kayaking, and fly fishing possible along Rock Creek

ENHANCE ECONOMIC VITALITY

Create a unique urban amenity that provides an economic advantage for the city of Twin Falls

PROMOTE COMMUNITY HEALTH AND WELL-BEING

Improve physical, mental, and social health by making it easy for residents to be active together in the outdoors

BECOME AN URBAN HABITAT SANCTUARY AND FISHERY

Provide a space in downtown that is protected for wildlife and the benefit of people

EVOLVE COMMUNITY CHARACTER AND INCREASE LIVABILITY

Make Rock Creek safe, accessible, enjoyable, and beautiful

GROW THE ROCK CREEK TRAIL INTO A CONNECTIVE PATHWAY

Connect Downtown Twin Falls to the Canyon Rim Trail

Rock Creek Watershed
Restoration Master Plan
Twin Falls, ID

GGLO

City of Twin Falls



Rock Creek Watershed Restoration Master Plan

City of Twin Falls Council Meeting
February 3, 2025



Jacobs

Challenging today.
Reinventing tomorrow.
© Jacobs 2024

Agenda

1. Master Plan Origination and Background
2. Visioning
3. Watershed Understanding
4. Watershed Health and Water Quality Results
5. Next Steps

Rock Creek Background

- Rock Creek is listed as impaired for total phosphorus (TP), total suspended solids (TSS), E.coli, and flow alterations
- Water sources include springs, seeps, tributaries, and runoff
- Once a thriving cold-water fishery became a “**sanctioned dumping ground**” (Matthews, 2018) and “**neglected urban wild space**” (McEuen, 2018)
- Clean up started in 1970s
- EPA facilitate study to reduce TSS and TP from 1987-1990



“Rock Creek contributions to the Snake River showed a 75% decrease in sediment loadings and a 68% decrease in total phosphorous loading. If reductions in pollutants continue as past trends have indicated, Rock Creek could eventually fully support all designated beneficial uses.” (USEPA, 1990)

Rock Creek Watershed Restoration Master Plan

- Twin Falls awarded a NRCS Grant to develop a Master Plan for water quality improvements in Rock Creek
- Funding for Master Plan provided by appropriation from Congressman Simpson
- City of Twin Falls, Twin Falls Canal Company, and regional partners will work together to improve Rock Creek and overall water quality.
 - Collectively, we will make long-term water improvements to enhance water quality and will benefit fisheries, wildlife, and recreational opportunities.
- Master Plan will identify conservation practices on agricultural land and urban practices within City limits to address pollution.



REQUEST FOR QUALIFICATIONS

Rock Creek Watershed Restoration Master Plan

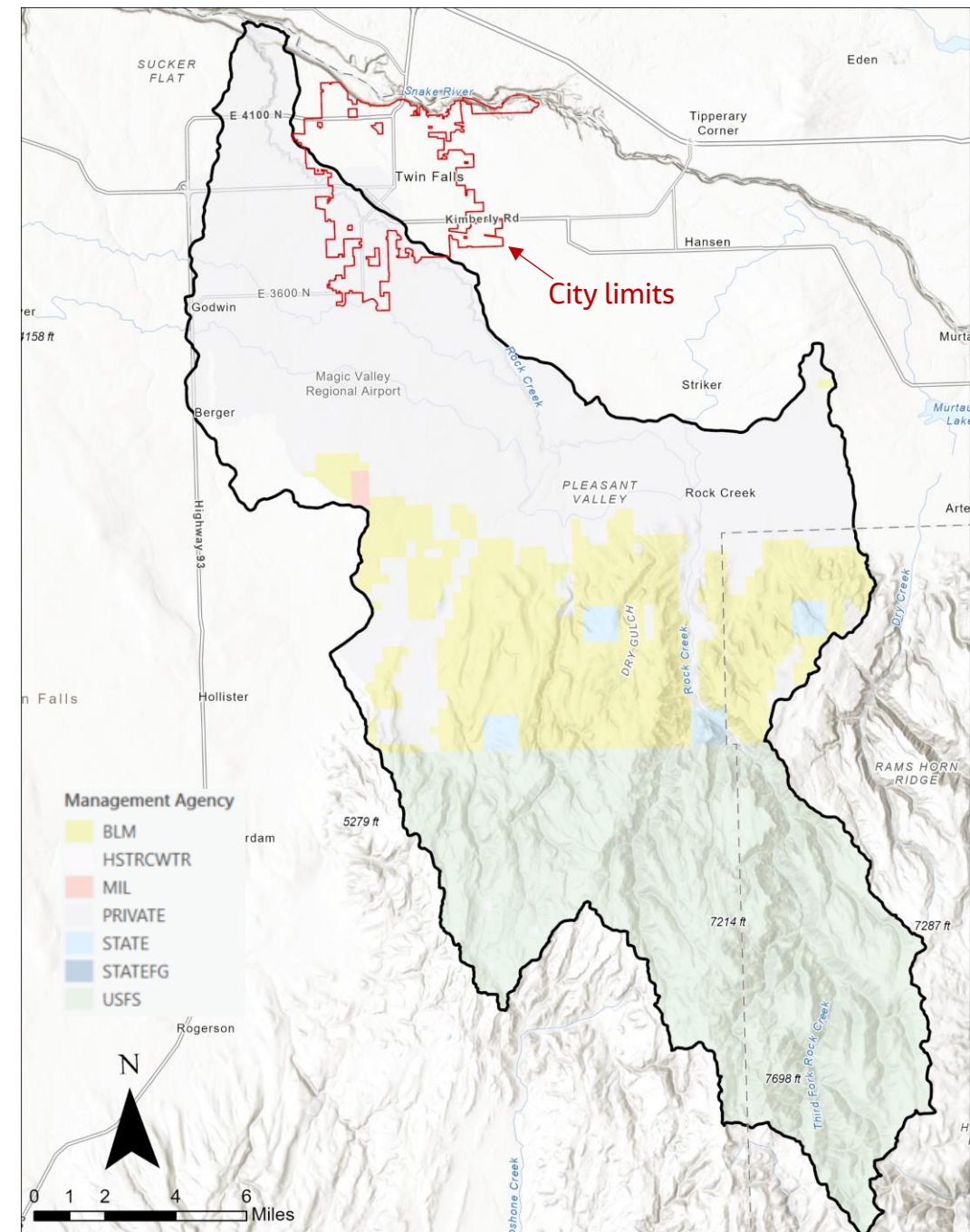
Project Draft Schedule



Rock Creek Watershed Statistics

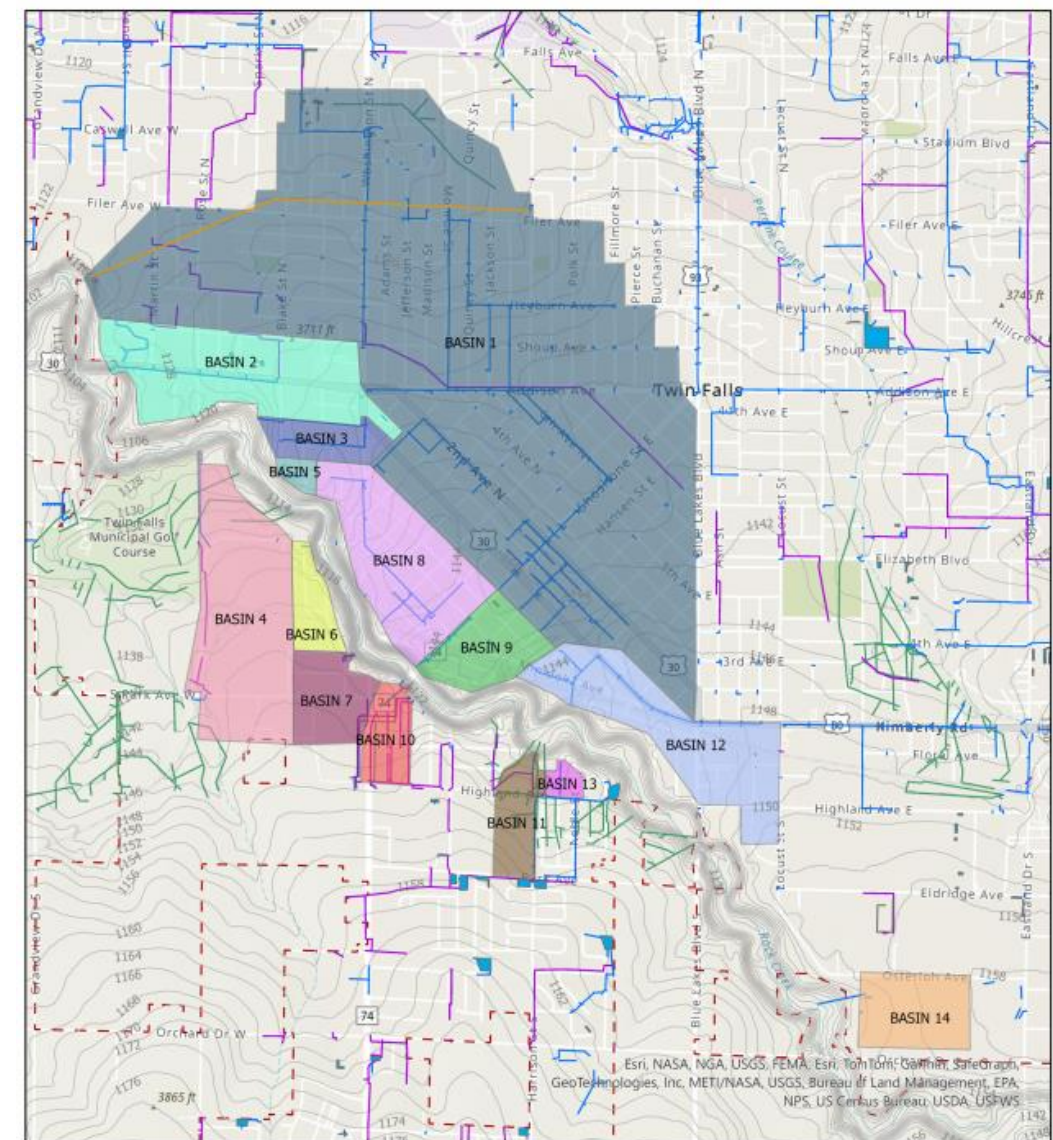
- Total Watershed Area = 307 mi²
- 57% public land
- City of Twin Falls: 5.2 mi² within watershed
- Dominant land cover: Shrub/Scrub
- Most common soil: Silt loam

Land Cover Class	Area (mi ²)	Percentage
Shrub/Scrub	124	41%
Cultivated Crops	97	32%
Grassland/Herbaceous	61	20%
Developed	13	4%
Forested	7	2%
Wetland	0.7	0.2%



Watershed Statistics - Urban Stormwater

- 14 delineated major stormwater basins
- 23.5 miles of stormwater pipe
- 10 miles of tile drains
- 40 stormwater retention areas
- BMP table developed for potential stormwater projects



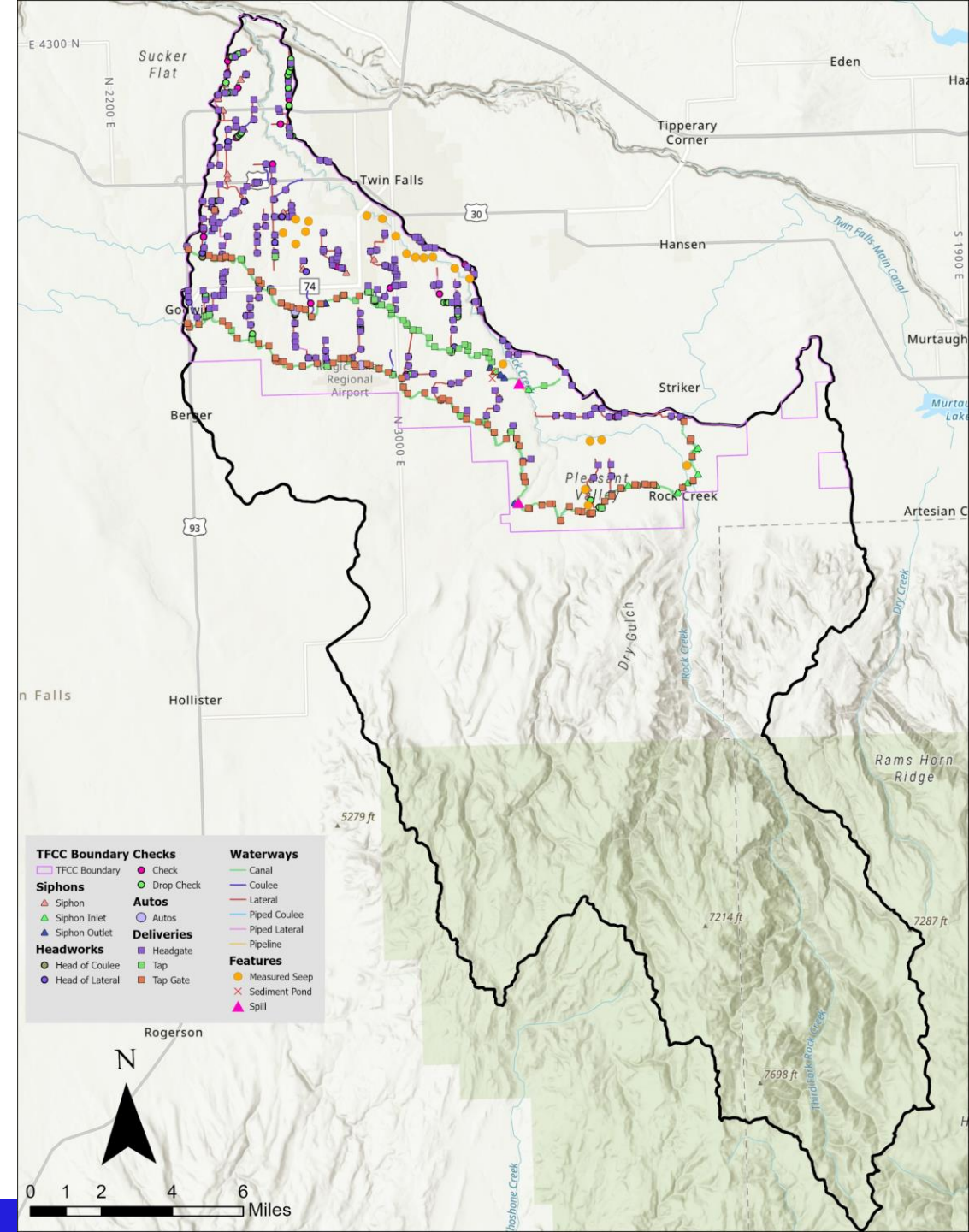
Legend

- | | |
|--------------------------|-------------------|
| — Stormwater Pipelines | — Contour USGS 2m |
| — Gravity Irrigation | ■ Retention Area |
| — Tile Drains | - - - City Limits |
| — Orchard Seepage Tunnel | |

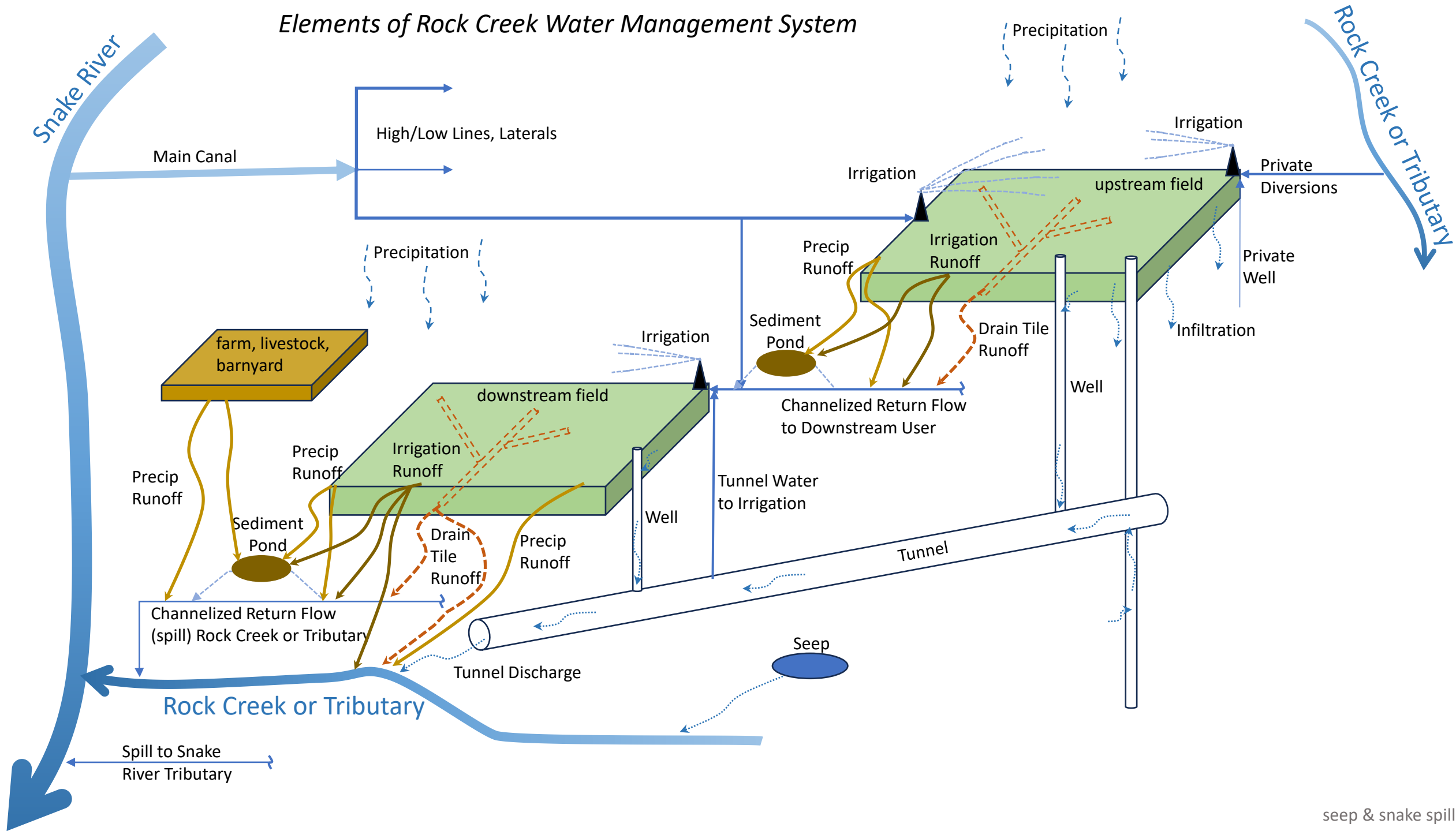
Rock Creek Urban Watershed
Delineation Map DRAFT

Watershed Statistics – TFCC Irrigation Infrastructure

- Service area: 82 mi²
- 55 miles of laterals
- 44 miles of canals
- 749 deliveries
- 60 headworks: 51 laterals, 9 coulees
- 256 check structures
- 110 siphon structures
- 20 measured seeps

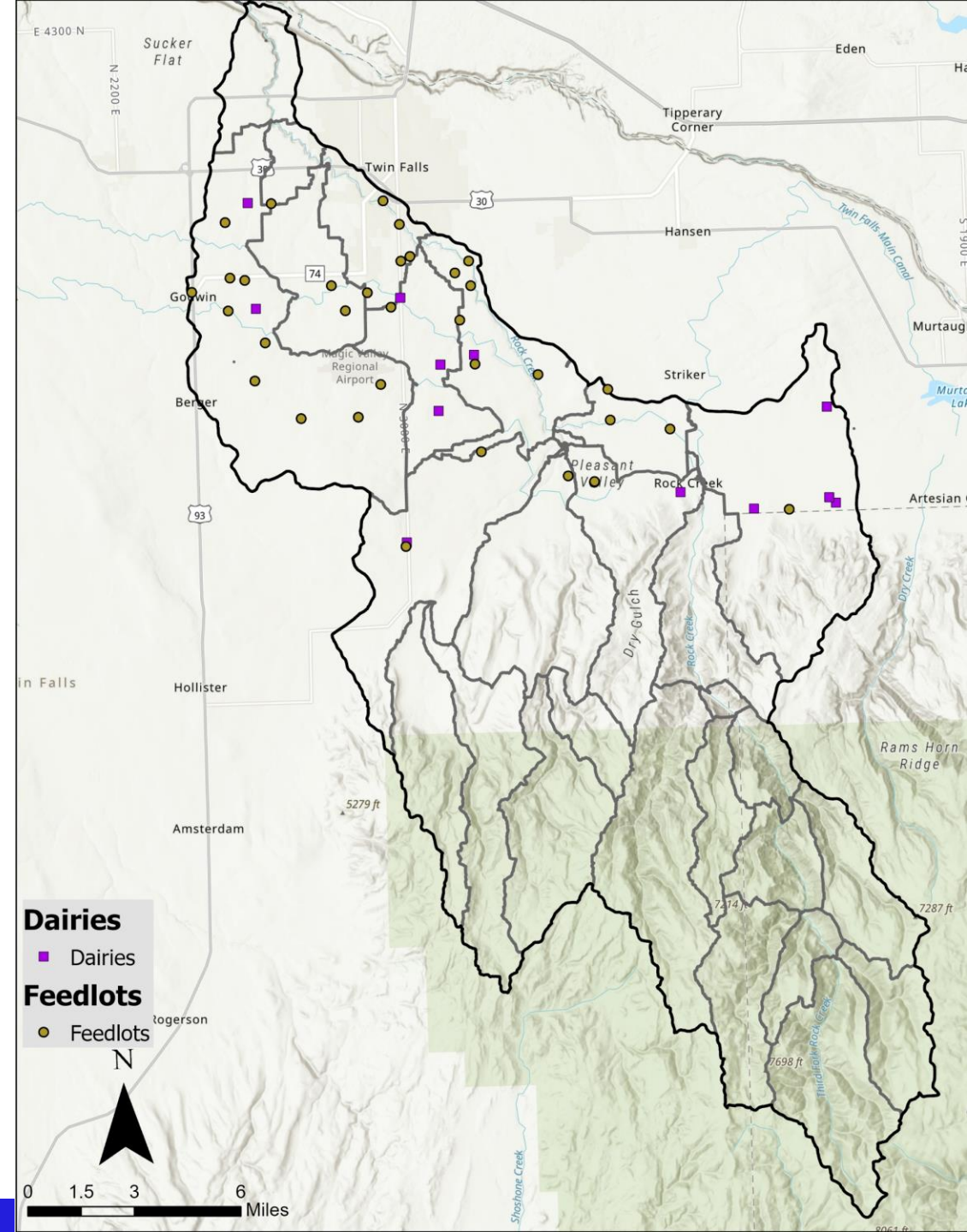


Elements of Rock Creek Water Management System



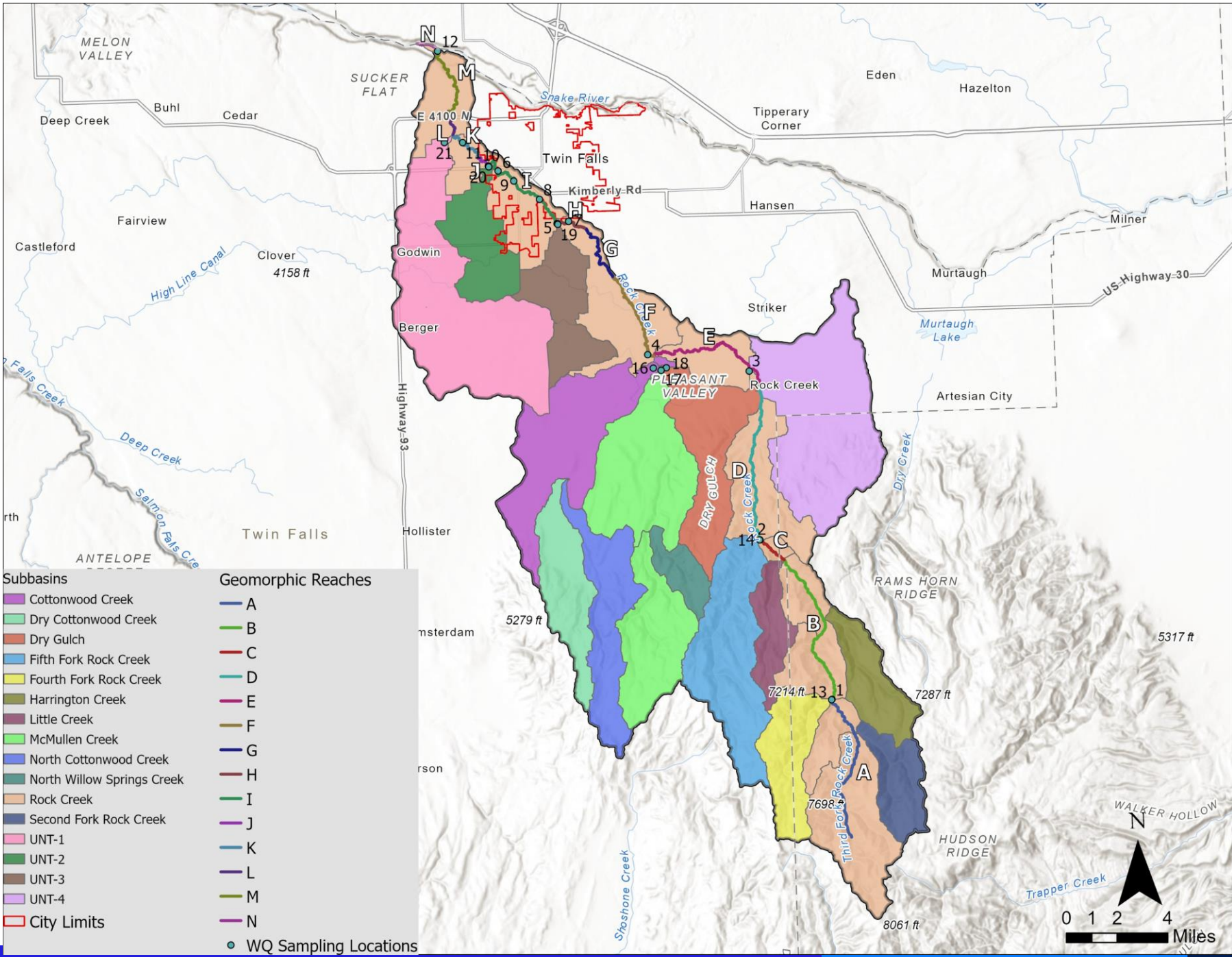
Watershed Statistics – Water Quality

- 11 dairies
 - Size ranges from 290 to 5250 animal units; Median size = 1350 AU
 - Total AU = ~19,000
- 34 feedlots
 - Size ranges from 30 to 5800; Median size = 300
 - Total capacity = 22,800
- 20-25 active IPDES permits
 - 16 stormwater, construction or multi-sector
 - 2 industrial wastewater
 - Amalgamated Sugar Co (has IPDES outfall into Rock Creek)
 - Independent Meat Co
- 59 active injection wells



Subwatersheds and Geomorphic Reaches

- 16 subwatersheds
- 14 geomorphic reaches



Water Quality Sampling Results

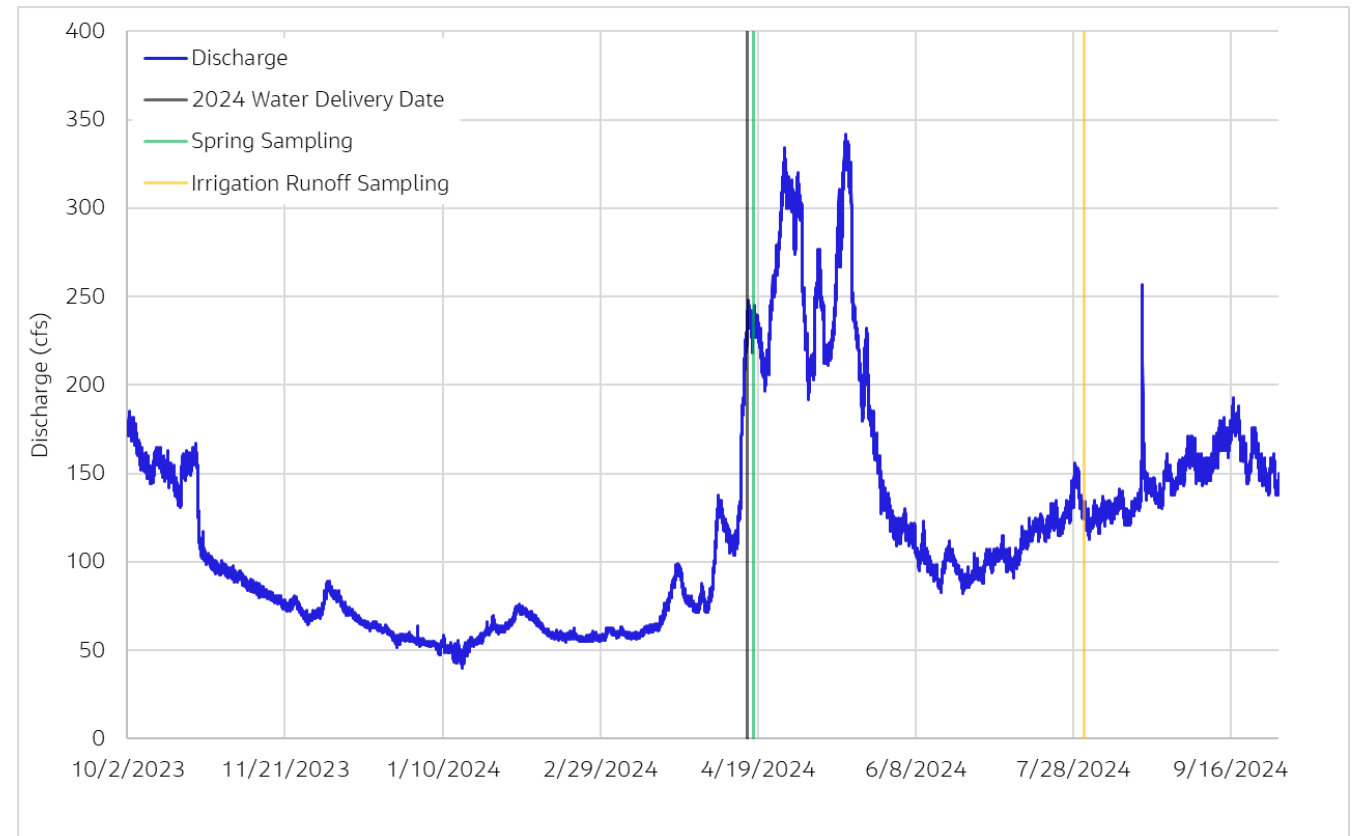
Potential Sources of Water Quality Impairment

- Erosion (sediment)
 - Land management (grazing, logging)
 - Agricultural runoff
 - Recreational land use (OHVs)
- Temperature
 - Urban runoff and ag return flows
 - Loss of riparian habitat
- Nutrients
 - Land management (agriculture, CAFOs), septic, urban runoff
- Bacteria
 - Septic
 - Feedlot operations

Flow During Water Quality Sampling

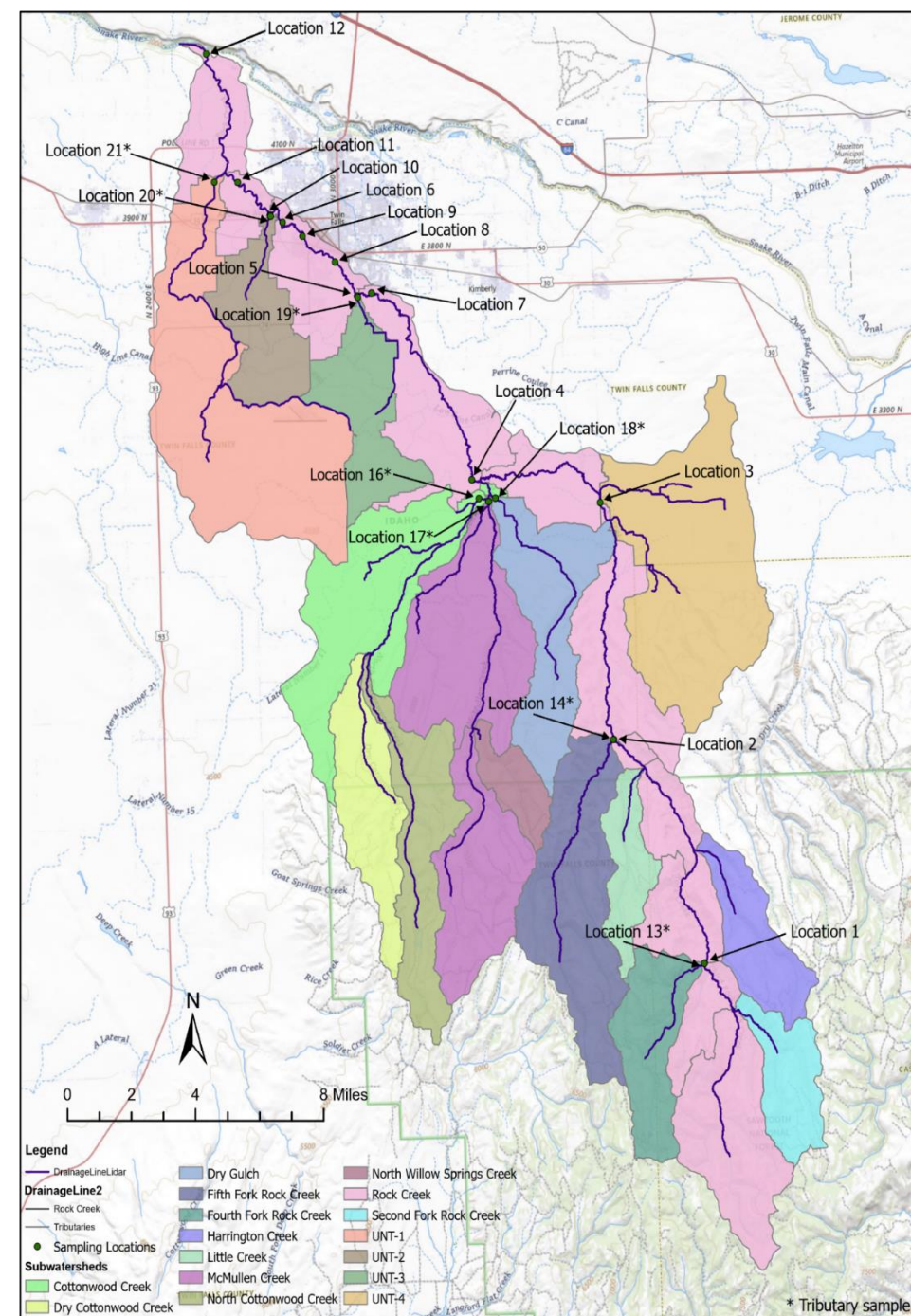
- Completed Sampling Events:
 - April 16-18, 2024 (~240 cfs)
 - July 30 – August 1, 2024 (~126 cfs)
 - November 19-21, 2024 (Data under analysis)
- Upcoming Sampling Events:
 - Spring runoff 2025 (March – June)
 - Irrigation flow 2025 (June – mid-October)
 - Low flow 2025 (mid-October - March)

USGS Gage (13092747) - Rock Creek AB Hwy 30/93 Xing



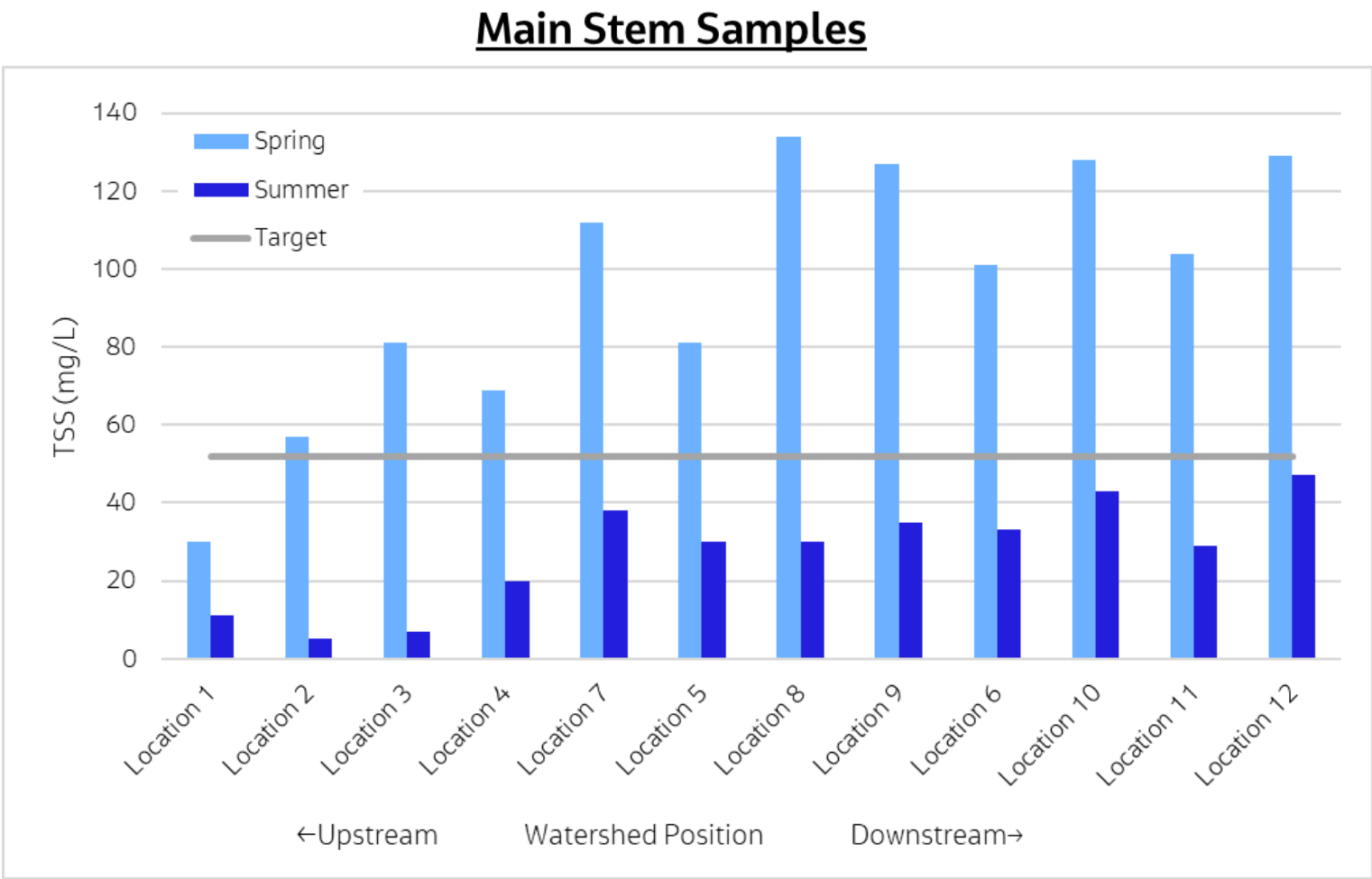
Sampling Locations

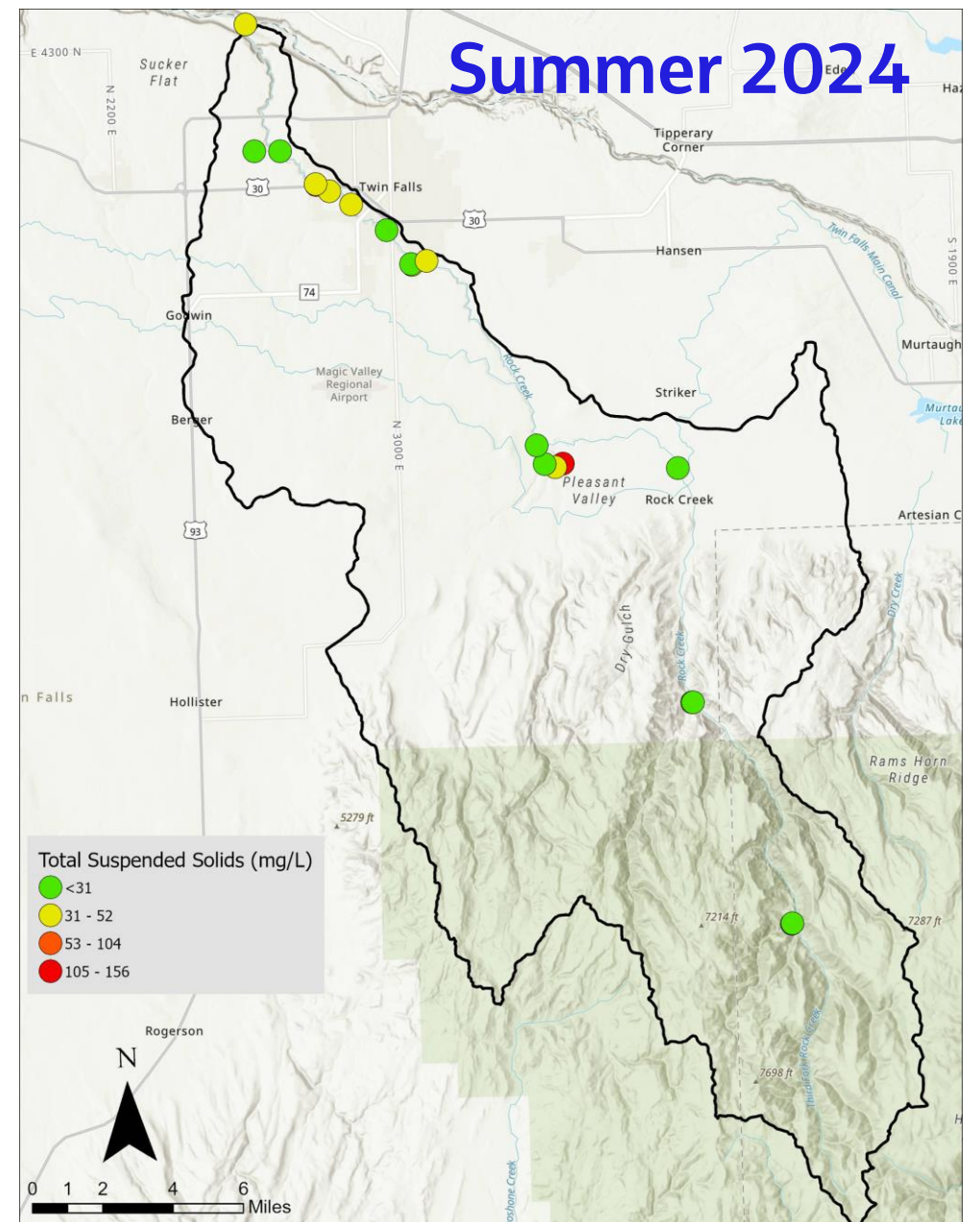
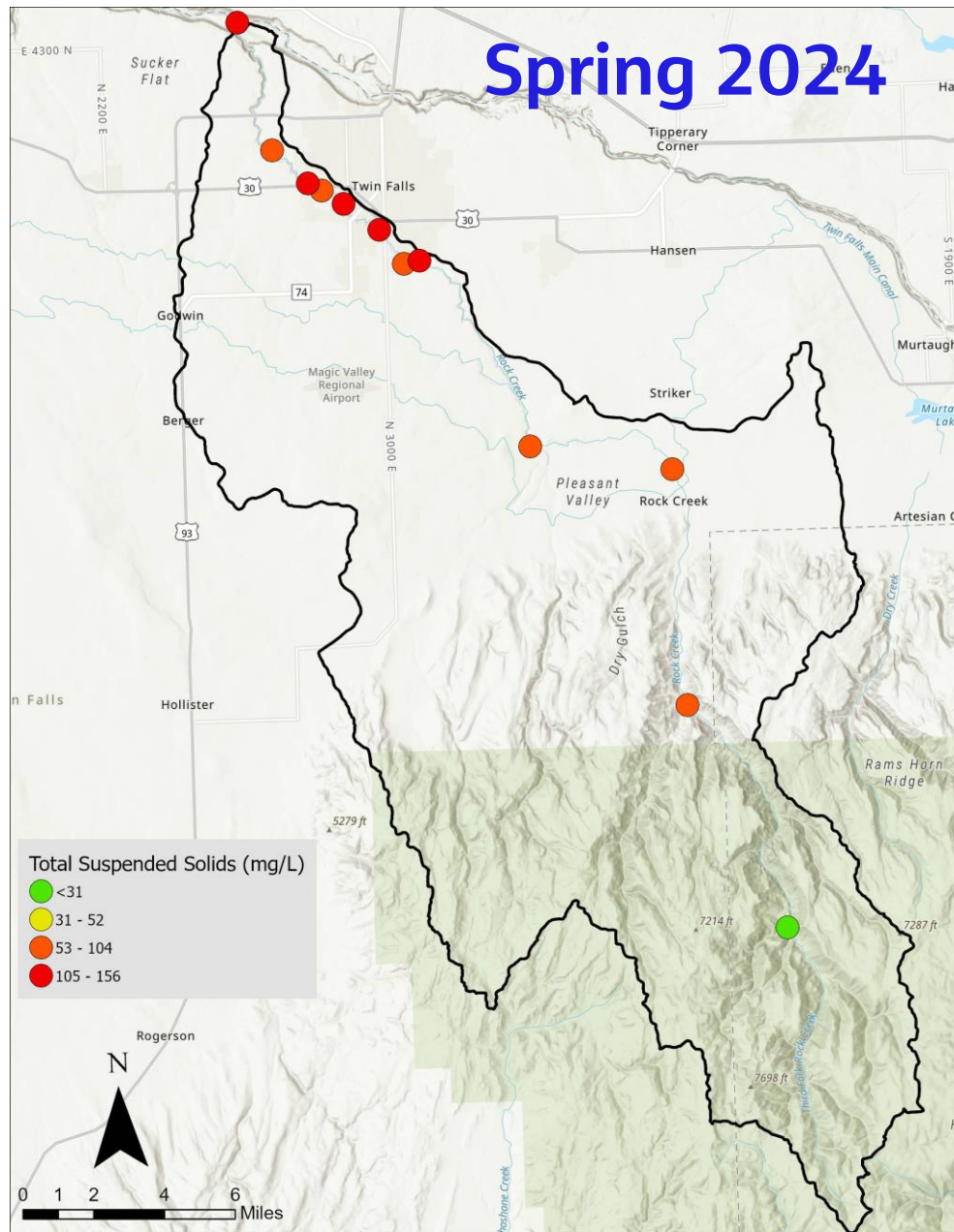
- 20 sampling locations total
 - 12 main stem
 - 8 tributaries



Sampling Results – Sediment

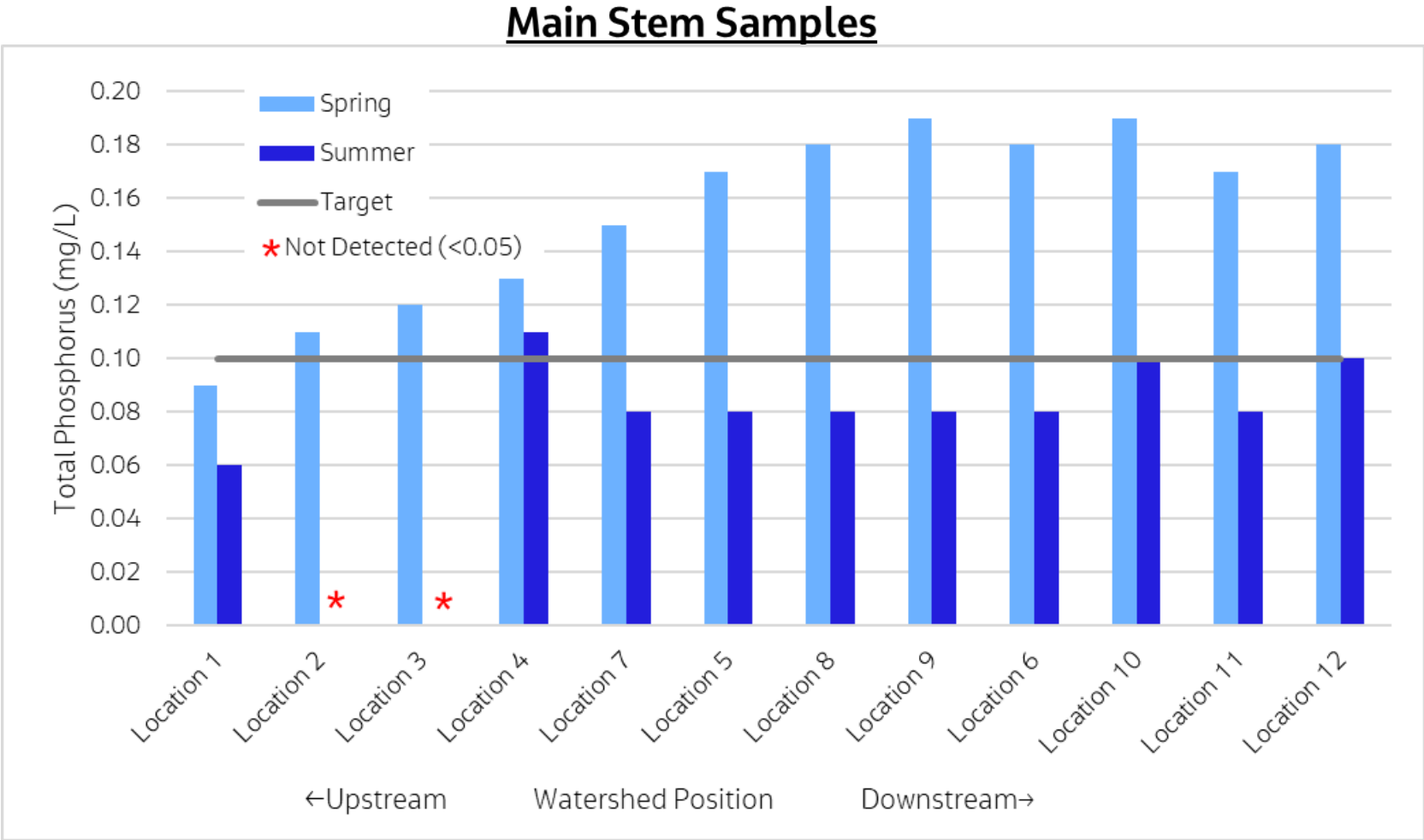
- TMDL target for Total Suspended Solids (TSS) = 52 mg/L

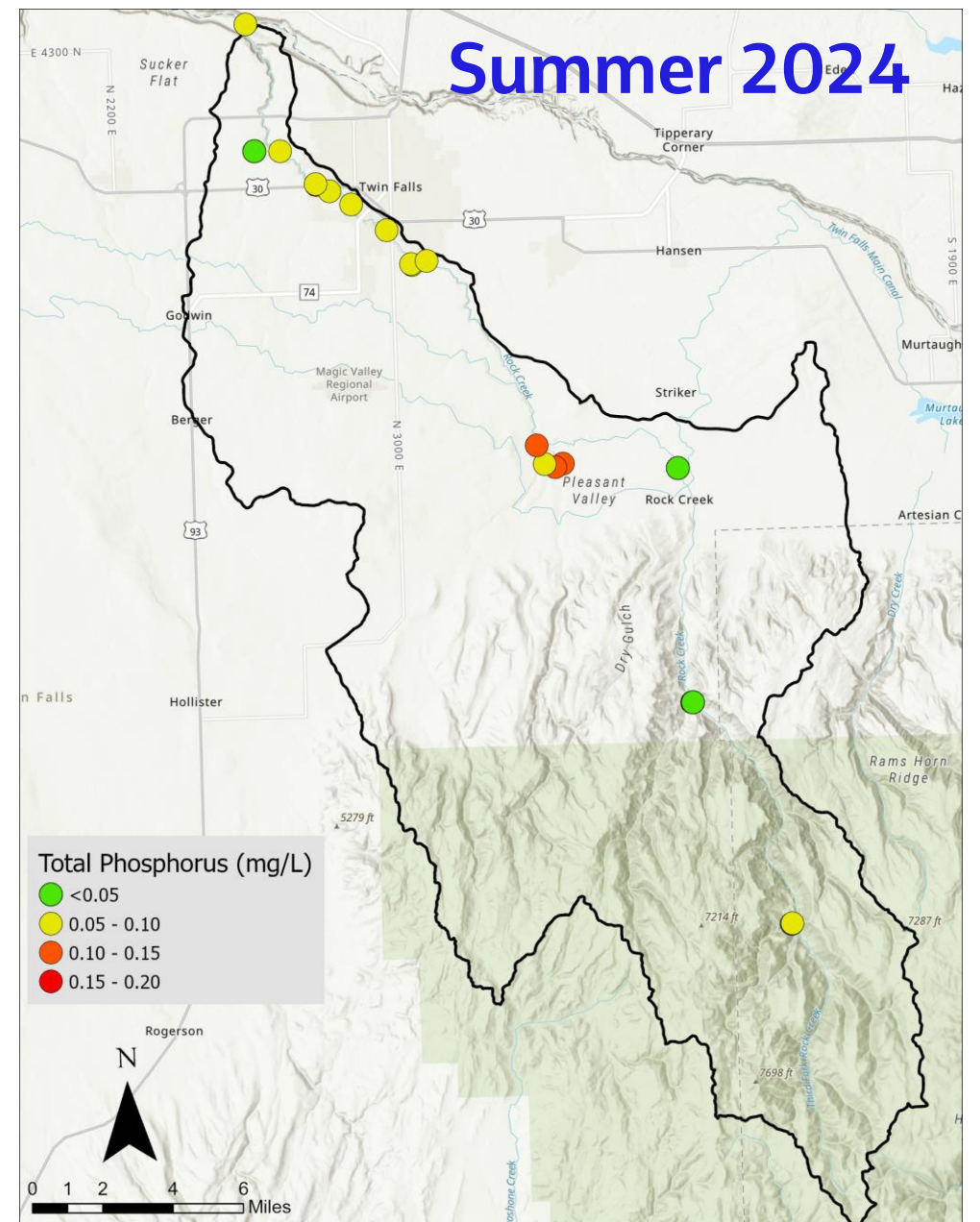
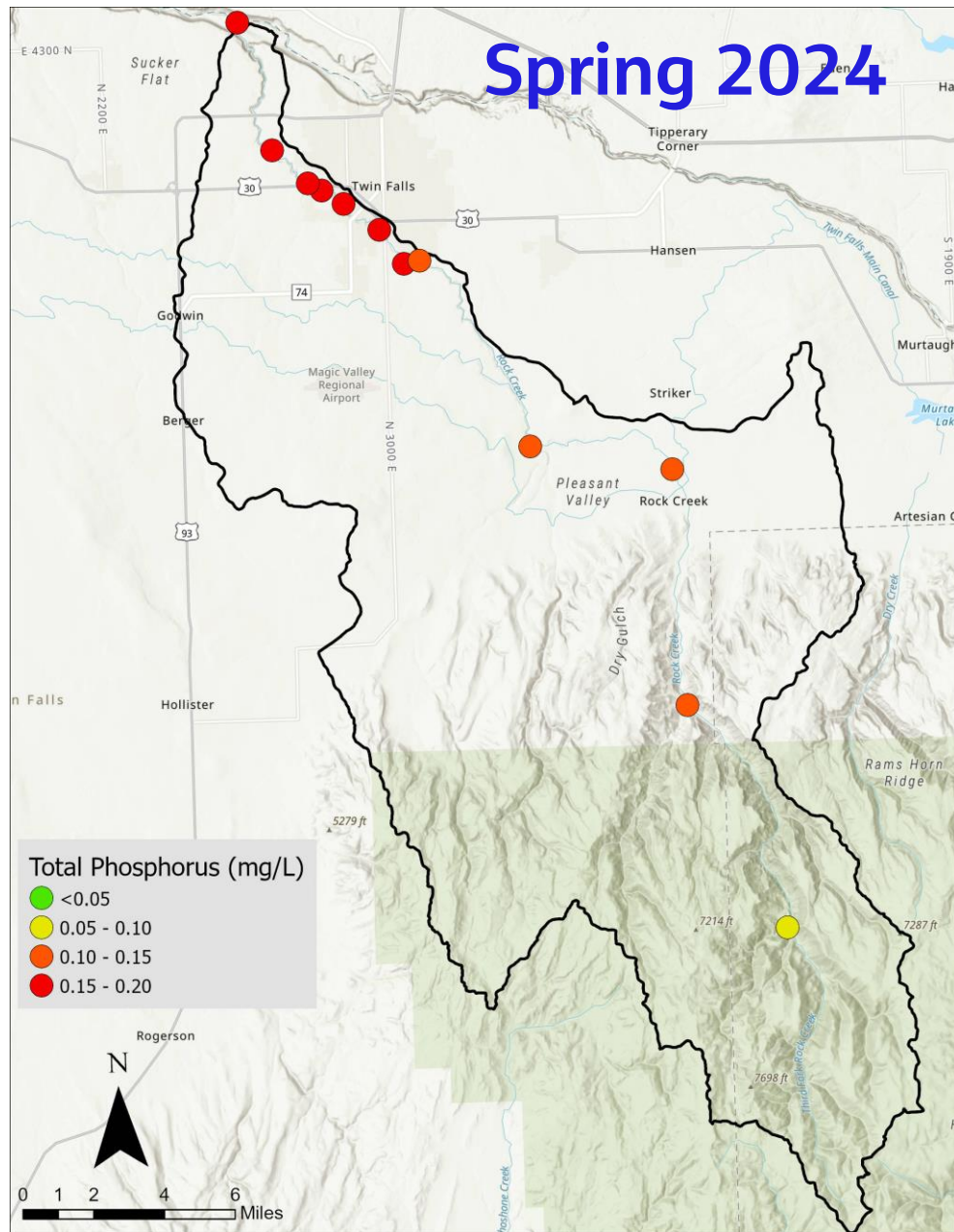




Sampling Results – Nutrients

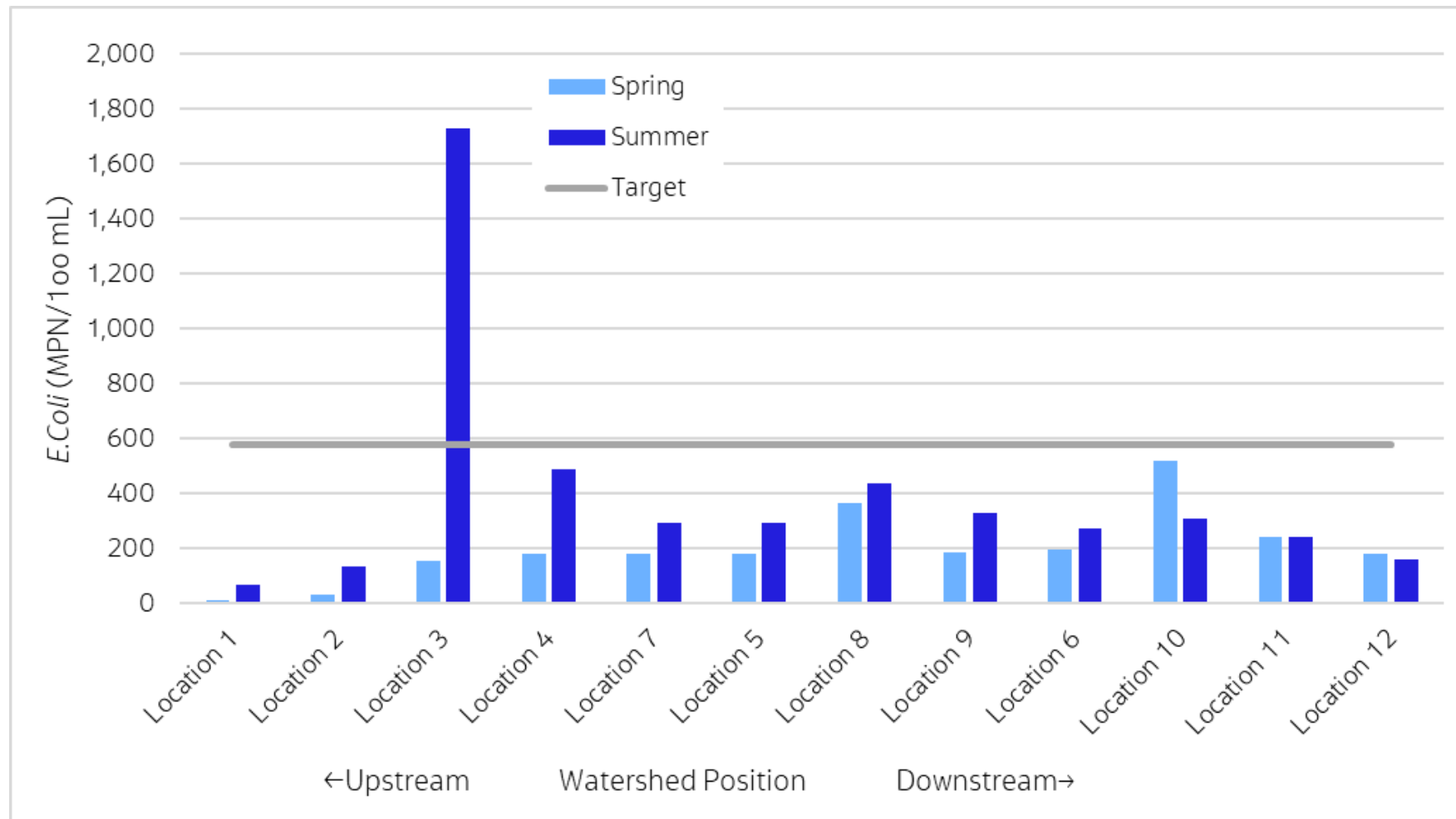
- TMDL Target for Snake River Tributaries Total Phosphorus (TP) = 0.10 mg/L

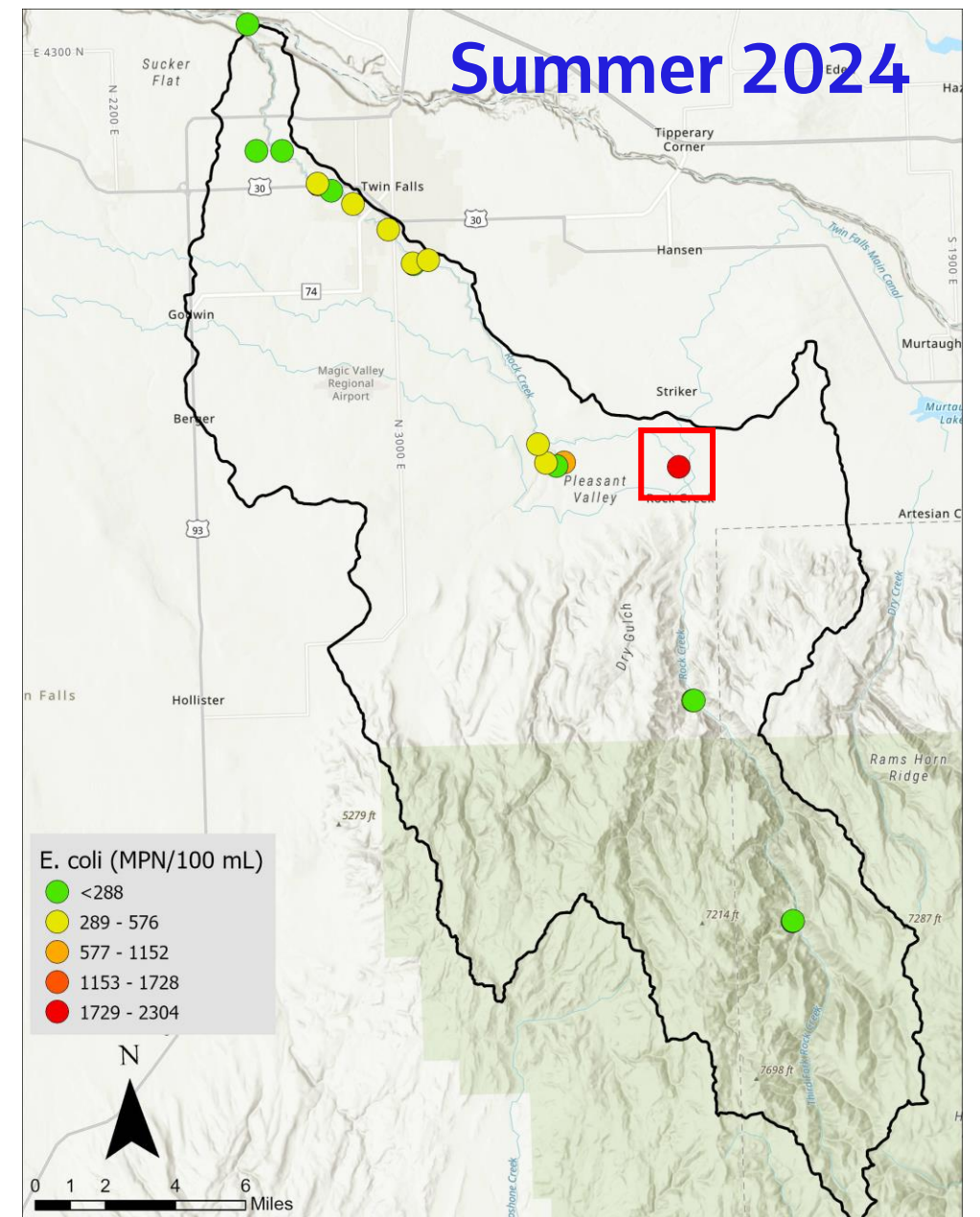
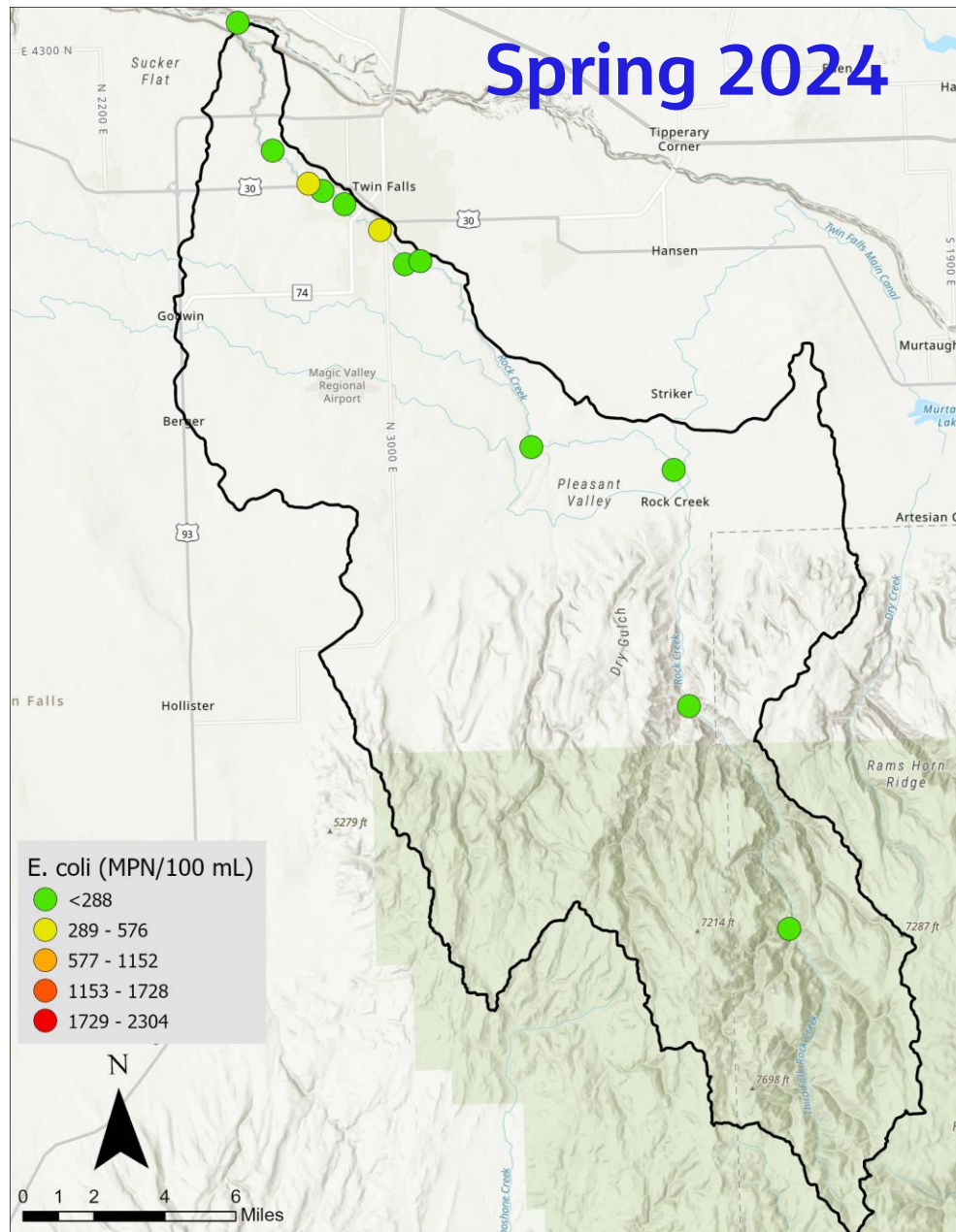




Sampling Results – Bacteria

- IDAPA Water Quality Standards for Aquatic Life Use Designations *E. coli* is not to exceed a single sample for secondary contact recreation of 576 MPN/100 mL





Sampling Results - Summary

- Two rounds of sampling complete (Spring Flow 2024 and Summer Flow 2024)
- Spring sample results above the target levels for TSS and TP
- Summer sample results indicate high bacteria (e. coli) at Location 3
- Microbial results indicate a high level of ruminant microbials throughout the watershed
- Samples collected during the summer indicated human microbials at Location 4
- Additional sampling recommended to monitor water quality and determine the seasonal variability

Thank you



Date: Monday, February 3, 2025
To: Parks and Recreation Commission
From: Wendy Davis, Parks and Recreation Director

ACTION ITEM

Request:

Consider a recommendation from the Parks and Recreation Commission to name the Fire Training Building at the Fire Training Center after James "Jim" Olson.

Time Estimate:

Allow approximately 10 minutes for presentation and deliberation.

Background:

In April of 2012, the Twin Falls City Council adopted a Naming Policy. This policy provides guidelines and a process for naming public properties, streets, buildings, parks and other facilities. Because most of these opportunities occur in parks, the Twin Falls Parks and Recreation Commission is tasked with the duty of hearing these requests and making recommendations to the City Council. Please see the attached copy of the City's Naming Policy.

At the November 12, 2024 Parks and Recreation Commission, Twin Falls Fire Department Chief, Les Kenworthy, submitted a request to name the Fire Training Building located at the Jim Beiri Regional Fire Training Center, after James "Jim" Olson. The building would become the "James 'Jim' Olson Fire Training Building". The Commission Reviewed the request and believes it aligns with #4 in the criteria, and deemed it appropriate with a unanimous vote.

4. A historical figure, individual, family, or organization that has made a significant land, monetary, or service contribution to the acquisition of the property, park system, or the community in general (e.g. Cascade Park, Clyde Thomsen Park, Drury Park, and Harry Barry Park)

- In cases where the person is deceased, the person shall have been deceased for a minimum of six months, and there shall be a lapse of at least three months between the receipt of the name proposal and the final recommendation for its adoption.

Attached please find a letter requesting consideration of the name, acknowledgment and support from the family, and a description of Mr. Olson's contributions. A recommendation to council in February will satisfy the 3 month wait period.

Approval Process:

A simple majority will approve this request.

Budget Impact:

There is no budget impact associated with this request.

Regulatory Impact:

Council approval will name the fire training building the "James 'Jim' Olson Fire Training Building".

History:

N/A

Analysis:

N/A

Conclusion:

The Parks and Recreation Commission finds this recommendation appropriate and in alignment with the Naming Policy and recommends Council approval.

Attachments:

1. Naming Request from Kenworthy for Jim Olson at Fire Training Center
2. Naming Policy Adopted 04-23-2012



345 Second Avenue Easy Avenue East

Twin Falls, Idaho 83303-1907

Fax: (208) 733-3146



Office of the Fire Chief

208 735-7231

October 15, 2024

Parks and Recreation Commission,

I am writing to you as the Fire Chief of the Twin Falls City Fire Department (TFFD) on behalf of my team to propose naming our latest addition to the fire training facility after the late James "Jim" Olson, former Commissioner of the Twin Falls Rural Fire Protection District.

The Twin Falls Rural Fire Protection District (TFRFPD) has been planning, funding, and constructing the Jim Beiri Regional Fire Training Center at 430 Victory Avenue for several years. This facility, owned by the city of Twin Falls, is envisioned as a regional training hub for fire departments across the area.

Jim Olson was a dedicated resident of Twin Falls, deeply connected to the community (please see his service record attached). He was passionate about fire service, supporting wildland firefighters through his field operations. He served as the lead fire commissioner for the Twin Falls Rural Fire District since 2002, playing a crucial role in its development.

Jim joined the Fire District as a Commissioner in December 2002 and became chairman in 2006. He also served as President of the state board of rural fire protection districts and contributed significantly to the growth of the statewide Fire District Association. The vision for the training center was initially conceived by Jim Olson and supported by the Twin Falls Rural Fire Commissioners.

To date, the primary funding for the training center has come from the Twin Falls Rural Fire District. The facility currently features a two-acre training surface, a covered prep area, and a four-story training tower. A new 10,000-square-foot metal building is under construction, with completion expected by February 2025. The center is named in honor of Jim Beiri, the founder of the Twin Falls Rural Fire District.

The training center is just one of Jim's many contributions to the Twin Falls fire community. He played a crucial role in securing approval for several grants that funded vital resources, including a fire department ambulance, a regional Fire Air Unit, fire trucks, and numerous community education programs, among others. Jim's efforts have significantly impacted the safety and well-being of our community, helping to save countless lives and protect property.

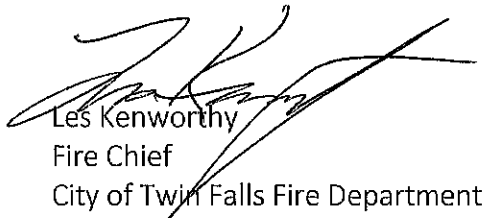
Tragically, we recently lost Jim Olson, the long-serving lead commissioner and the visionary behind this training center. Given his years of service, dedication, and vision for regional fire

training, I respectfully request that the new building be named in his honor. Jim's commitment to establishing this facility was unwavering.

Just two days before his passing, I had the privilege of visiting Jim in the hospital. During our conversation, I expressed my gratitude for his efforts and shared my intention to request this honor. With tears in his eyes, he reached for my hand and, though weak, conveyed his heartfelt appreciation. This moment resonated deeply with his family and attendees at his celebration of life, who were moved by the idea.

I kindly ask that you consider this request to name the new building after Jim Olson, a remarkable man whose legacy will continue to inspire future generations.
Thank you for your consideration.

Sincerely,



Les Kenworthy
Fire Chief
City of Twin Falls Fire Department

Janet Olson
2849A East 3500 N
Twin Falls, ID 83301
208-731-5838

September 27, 2024

Parks and Recreation Commission
City of Twin Falls
Twin Falls, ID 83301

Dear Members of the Parks and Recreation Commission,

I am writing on behalf of our family in response to a request made by Chief Kenworthy of the Twin Falls City Fire Department. We have been approached regarding the proposal to name one of the new buildings at the Jim Bieri Regional Training Center at 430 Victory Avenue after our beloved husband and father, Jim Olson.

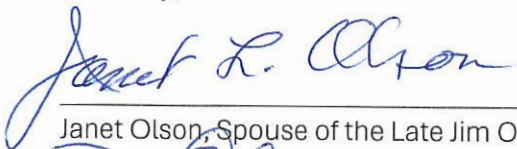
Chief Kenworthy has expressed his desire to honor Jim, by naming one of the three buildings to recognize his significant contributions to our community. As the Lead Commissioner for the Twin Falls Rural Fire District, Jim Olson was instrumental in this project's vision, planning, and funding. His dedication and leadership played a crucial role in developing the training center, a project he was deeply passionate about and worked on behalf of up until his last day with us.

Unfortunately, Jim passed away on May 9, 2024, before witnessing the completion of this phase of the project. Despite his passing, his legacy and impact remain profound, and we believe honoring him in this manner would be a fitting tribute to his many years of service and dedication to the community.

As stipulated in the city policy regarding naming facilities after individuals, please accept this letter as written documentation from our family supporting this proposal. We fully endorse Chief Kenworthy's request and appreciate the opportunity to honor our husband and father in this meaningful way. For the purpose of naming the building we would like his name to be listed as James M. "Jim" Olson.

Thank you for considering this request. Please do not hesitate to contact me if you require any further information or documentation.

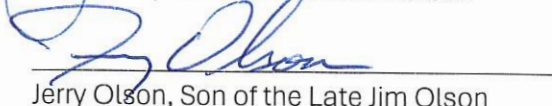
Sincerely,

A handwritten signature in blue ink that reads "Janet L. Olson".

Janet Olson, Spouse of the Late Jim Olson

A handwritten signature in blue ink that reads "Jeff Olson".

Jeff Olson, Son of the Late Jim Olson

A handwritten signature in blue ink that reads "Jerry Olson".

Jerry Olson, Son of the Late Jim Olson



The Community Services

Of James "Jim" Martin Olson

February 11, 1933 - May 9, 2024

Throughout his life, Jim valued service to others. This was evident by his active involvement in numerous state and community organizations. Masonic organizations were a guiding principle in Jim's life. As a young man he was active in and rose to the level of Senior DeMolay. He was initiated into the Porterville Masonic Lodge #303 in 1951 and raised to Master Mason on January 29, 1955. He became a part of the El Korah Shrine in 1968. He was an instrumental part of the El Korah Shrine Circus for 5 years and helped organize and served as the President of the "Magic Mini Patrol" of Twin Falls, traveling to many parades and events throughout the state. In 1980, Jim transferred his membership to Kaylor Lodge #94 in Twin Falls and later to the Jerome Lodge #61. He proudly welcomed both Jeff and Jerry into the Masonic life as Master Masons in the years following and, shortly thereafter, all three joined the Scottish Rite together.

The youth of the Magic Valley have much to honor Jim for. Even before his children were born, he held an active role in forming the Kiwanis 7th Grade Football League of Twin Falls and coached in the league for 7 years. He was also on the YMCA Board of Directors. As his boys grew, they joined the local Demolay Chapter and Jim served on the Advisory Council and as the Dad Advisor, receiving an Honorary Key in 1981. He also traveled nationally with the boys as they each took state offices.

Jim was an Eagle scout in Boy Scouts of America and served as a Merit Badge Counselor for the Methodist Troop #65 and Knull Grange Troop #62. He even took a group of 25 young scouts to Ely, MN for a kayak and touring trip. To say he was active in his boys' lives would be an understatement.

Jim was a member of Kiwanis International, and was the Chairman for the District High School Rodeo and a committee member for the National High School Rodeo. He helped organize the CSI Golden Eagle Booster Club and was a charter member. He served on many committees and boards throughout the state, including the Twin Falls Parks and Waterways Board, Idaho FFA Foundation Golf Advisory Committee and the Southern Idaho Tourism Committee. He served as the Chairman of the State Fire District and most recently was Chairman of Twin Falls Rural Fire Protection District. He was also instrumental in the construction of the new Twin Falls Fire Training Facility.



City of Twin Falls Naming Policy

Public Buildings, Streets, Public Parks, & Park and Recreation Facilities

The City of Twin Falls believes that the designation of names for public buildings, streets, public parks, and park and recreation facilities is in the public interest and should promote & celebrate the community's identity, diversity and pride.

The City Council shall designate the names of public buildings, streets, public parks, and parks and recreation facilities, after receiving a recommendation from the Parks and Recreation Commission which recommendation shall be based on public input and compliance to the standards contained herein.

The selection of names for buildings, streets, parks, and park and recreation facilities shall be based upon the following criteria:

1. Neighborhood or geographical identification (e.g. Harrison and Morning Sun Parks, Albion, Buhl, etc. street names)
2. Natural or geological features (e.g. Shoshone Falls and Dierkes Lake)
3. Local or national historical or cultural significance (e.g. Oregon Trail Youth Complex and Frontier Field)
4. A historical figure, individual, family, or organization that has made a significant land, monetary, or service contribution to the acquisition of the property, park system, or the community in general (e.g. Cascade Park, Clyde Thomsen Park, Drury Park, and Harry Barry Park)
 - Building, parks, and facilities shall not ordinarily be named for living persons, except in the event that an individual, family or organization has made a significant and tangible contribution or donations to, or has performed extraordinary or outstanding public service for the community and/or parks and recreation system, or in cases where such name is stipulated as a condition of the donation or acquisition.

- In cases where the person is living, or the event to be commemorated took place within the last year, there shall be a lapse of at least three months between the receipt of the name proposal and the final recommendation for its adoption.
 - In cases where the person is deceased, the person shall have been deceased for a minimum of six months, and there shall be a lapse of at least three months between the receipt of the name proposal and the final recommendation for its adoption.
 - In cases of outstanding public service; buildings, streets, parks or facilities may be named for a person, provided at least six or more months have lapsed between the service provided and the consideration for naming.
5. In general, portions of a facility typically do not have a name other than that of the entire facility. However, a park's interior features, rooms in a building, sub-elements and/or facilities may have names other than that of the entire park (e.g. Carter Gibb Field at Frontier Field). In naming minor facilities, rooms, and sub-elements or parks, these names are subject to the criteria designated herein.

Elected/appointed City of Twin Falls officials and currently employed staff shall not be eligible for consideration until they are no longer in office or have been retired from city service for at least six months.

6. A name, once adopted, should be bestowed with the intention that it will be permanent, and changes should be strongly resisted.

Procedure

1. A request for naming of a public building, street, public park, or park and recreation facility shall be submitted in writing to the Parks and Recreation Department.
2. Those submitting a naming request should show how the proposed name is consistent with the criteria in this policy. When naming after a person or persons, the application will describe that person's local or national historical or cultural significance. Written documentation of approval by next of kin to be honored (if available) is required as part of the proposal. City staff will review the proposal for adherence to the stated criteria and authentication of statements relative to contributions in the case of an individual before forwarding to the Parks & Recreation commission. If the request is incomplete, staff will contact the applicant, in writing, and provide them with the opportunity to resubmit a revised request.
3. Upon completion of staff review, the request will be scheduled for consideration by the Parks and Recreation Commission. The request will be considered at a public meeting to provide the opportunity for public input on the proposed naming.
4. The Parks and Recreation Commission shall forward their recommendation to the City Council for final decision.

5. If a contest or competition is to be held to determine the name of a building, street, park, or park and recreation facility, the Parks and Recreation Commission and the Parks & Recreation Director or appropriate staff shall establish guidelines and rules for the contest.
6. The City Council and/or the Parks and Recreation Commission can initiate the naming process whenever deemed necessary and/or in the best interest of the City.
7. In the absence of any naming requests, the Parks and Recreation Commission shall adhere to criteria stated in this policy in recommendation of a name.

Renaming of Existing Public Buildings, Public Park, and Park and Recreation Facilities

Renaming of public buildings, streets, public parks, and parks and recreation facilities carries with it a much greater burden of process compared to initial naming. Tradition and continuity of name and community identification are important community values. Each application must meet the criteria in this policy, but meeting all criteria does not ensure renaming. The process for renaming a facility is the same procedure to name a public building, street, public park, or park and recreation facility.

General Naming Regulations

1. Land and/or improvements dedicated to the City as part of a subdivision's development requirements shall not be considered a significant contribution as it relates to this naming policy.
2. This naming policy shall not apply to new streets being proposed and/or constructed as part of a subdivision by a developer.
3. Nothing contained in this policy shall prevent the City from entering into a contractual agreement regarding the naming and sponsorship of a facility. A naming and sponsorship contract shall be subject to the process described in this policy. A facility sponsorship name shall not be considered permanent, but will expire with the expiration of the contract.
4. In the renaming of a street, the applicant shall notify all property owners and residents on that street of a public hearing in front of the City Council.
5. The regulations contained in this policy may be waived in certain circumstances at the discretion of the City Council.

Adopted April 23, 2012