



Twin Falls City Council Agenda

Monday, April 14, 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:** Twin Falls Optimist Club Youth Appreciation Week
- 4) Consent Calendar
 - a) **ACTION ITEM:** Request to approve City Council 2025 April 07, Minutes.
By: Amy Luna, Deputy City Clerk
 - b) **ACTION ITEM:** Request to approve Accounts Payable for April 3-9, 2025.
By: Amy Luna, Deputy City Clerk
 - c) **ACTION ITEM:** Request City Council approve the Special Event Permit for the organizers of the Walk for Wishes.
By: Wendy Davis, Parks and Recreation Director
 - d) **ACTION ITEM:** Request City Council to approve the Special Event Permit for the organizers of the FLUD's in the Dark 5K.
By: Wendy Davis, Parks and Recreation Director
 - e) **ACTION ITEM:** Request to approve Findings of Facts and Conclusions of Law for the following: PZ25-0003 - Comprehensive Plan Amendment
By: Jonathan Spendlove, Planning and Zoning Director
 - f) **ACTION ITEM:** Request to accept the Improvement Agreement for the purpose of developing **Blackhawk Subdivision No. 2** public infrastructure for a future subdivision.
By: Troy Vitek, City Engineer
 - g) **ACTION ITEM:** Request to accept the Improvement Agreement for the purpose of developing **Sundance Subdivision No. 4 (Phase 6A)** public infrastructure for a future subdivision.
By: Troy Vitek, City Engineer
 - h) **ACTION ITEM:** Request to approve a Trust Agreement for the **Shady Creek No. 1 at The Preserve**, placing all lots in trust.
By: Troy Vitek, City Engineer
- 5) Items of Consideration
 - a) **ACTION ITEM:** Request to approve Resolution No. 2025-007 committing local match for federal 5307 transit funding.
By: Mandi Thompson, Assistant to the City Manager
 - b) **ACTION ITEM:** Request Council consideration to adopt the Title VI Plan and Procedures as required by FTA for federal transportation funding.
By: Mandi Thompson, Assistant to the City Manager
 - c) **ACTION ITEM:** Request to approve Resolution No. 2025-003 - Authorizing the Destruction of Records
By: Amy Luna, Deputy City Clerk
 - d) **ACTION ITEM:** Consideration of Resolution No. 2025-005 authorizing the Lease of Water Shares
By: Travis Rothweiler, City Manager
 - e) **ACTION ITEM:** A request to adopt Resolution No. 2025-006 declaring City-owned property located at 929 Washington Street South as surplus to the City's needs and the City's intent to dispose of that property via public auction.
By: Mitch Humble, Deputy City Manager

- 6) General Public Input
- 7) Advisory Board Report/Announcements
- 8) Public Hearings
 - a) **ACTION ITEM:** Request for an amendment to the Sunwest Lazy J PUD to allow outside storage and display of products on property generally located on the southeast corner of Pole Line Rd and Washington St N. c/o Gerald Martin (PZ25-0016)
By: Lisa Strickland, City Planner
- 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 Desae Esta information in Español, Por favor llama a Josh Palmer al telephone (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, they 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 should 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 is the request 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 should 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, applicants 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
City of Twin Falls, Idaho*

Proclamation



Youth Appreciation Week 2025

Whereas, the vast majority of youth are concerned, knowledgeable, and responsible citizens, and

Whereas, Optimist International and the Twin Falls Optimist Club have developed and promoted a program entitled Youth Appreciation Week, and

Whereas, the citizens of Twin Falls have indicated a desire to join the Optimists in expressing appreciation and approval for the contributions of youth.

*I, **Ruth Pierce**, therefore proclaim the third week of April as **Youth Appreciation Week** in Twin Falls, Idaho.*

By this action, let it be known that we have faith in the ability of today's youth as they assume responsible roles in the future of mankind.



In witness whereof I have hereunto set my hand and caused this seal to be affixed.

Mayor Ruth Pierce

Attest:

Date: April 14, 2025



Twin Falls City Council Minutes

Monday, April 7, 2025, 4:30 PM

*****Special Meeting*****

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, Cherie Vollmer & Grayson Stone.

Absent:

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, Fire Chief Mitchell Brooks, Wastewater Superintendent Doug Gonzalez, Public Information Coordinator Joshua Palmer

Mayor Pierce called the meeting to order at 4:30 PM. A quorum was present.

2) Executive Session

- a) Request to adjourn to Executive Session pursuant to Idaho Code § 74-206(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.

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.

Vice Mayor Brown seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

3) Pledge of Allegiance

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

4) Proclamations

- a) Month of the Military Child

Mayor Pierce read and presented the ***Month of the Military Child Proclamation***.

5) Consent Calendar

MOTION: Council Member Reid moved to approve the Consent Calendar as presented. **Council Member Cutler** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

- a) Request to approve City Council 2025 March 31, Minutes.
- b) Request to approve Accounts Payable for March 27 through April 02, 2025.
- c) Request to approve Finding of Facts and Conclusions of Law for the following: PZ24-0030 Final Plat for Clubhouse 12 at the Preserve.

6) Items of Consideration

- a) Presentation to recognize Twin Falls Fire Department's newest Firefighters, Ashley Palmer, Daniel Hamilton, and Porter Larna for their completion of TFFD's Fire Recruit Academy, take their firefighter oath, and pinning of their badges.

Fire Chief Brooks recognizes the newest Firefighters, Ashley Palmer, Daniel Hamilton, and Larna Porter for their completion of TFFD's Fire Recruit Academy, taking their firefighter oath, and the pinning of their badges.

New Firefighters were sworn in by **Mayor Pierce**.

- b) Request to approve resolution 2025-004 declaring equipment number 9620 surplus and authorize the sale to the City of Gooding in the amount of \$30,000.

Waste Water Superintendent Gonzalez Requests to approve **Resolution #2025-004** declaring equipment number 9620 surplus and authorizing the sale to the City of Gooding in the amount of \$30,000.

Discussion ensued on the following: None.

MOTION: Council Member Vollmer moved to approve the request to approve **Resolution #2025-004** declaring equipment number 9620 surplus and authorize the sale to the City of Gooding in the amount of \$30,000. **Vice Mayor Brown** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

7) General Public Input

Citizen Maria Hernandez spoke about a teacher in Meridian and that she is thankful the City of Twin Falls gives the people a choice.

8) Advisory Board Report/Announcements

9) Public Hearings

- a) Request for a Comprehensive Plan Amendment to modify the Future Land Use Map to expand the Utility Service Boundary and change Future Land Use Categories for properties generally located in the 1100-2400 Blocks of Sunway Drive N (aka 2700 East). c/o EHM Engineers Inc on behalf of South Canyon Farms, LLC (PZ25-0003).

Planning and Zoning Director Spendlove requested a Comprehensive Plan Amendment to modify the Future Land Use Map to expand the Utility Service Boundary and change Future Land Use Categories for properties generally located in the 1100-2400 Blocks of Sunway Drive N (aka 2700 East). c/o EHM Engineers Inc on behalf of South Canyon Farms, LLC (PZ25-0003).

Council Member Stone recused himself due to a conflict of interest and stepped away from the dais.

Discussion ensued on the following: None.

Public Hearing Opened: 6:09 pm

Citizen Mark McCalister: Spoke in favor of this request.

Public Hearing Closed: 6:13 pm

Discussion ensued on the following:

Vice Mayor Brown: Spoke in favor of this request.

Council Member Reid: Spoke in favor of this request.

MOTION: Vice Mayor Brown moved to approve the request to modify the Future Land Use Map to expand the Utility Service Boundary and change Future Land Use Categories for properties generally located in the 1100-2400 Blocks of Sunway Drive N (aka 2700 East). c/o EHM Engineers Inc on behalf of South Canyon Farms, LLC (PZ25-0003). **Council Member Vollmer** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0 with **Council Member Stone** abstaining.

10) Executive Session

- a) Request to adjourn to Executive Session pursuant to Idaho Code § 74-206(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.

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. **Vice Mayor Brown** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

11) Adjournment

The meeting adjourned back into Executive Session at 6:36 PM and Executive Session adjourned at 7:18PM.

Amy Luna, Deputy City Clerk

****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)



Council Agenda Information

Review

Streets



Streets Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Streets *

Engineering



Engineering Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Engineering *

Planning and Zoning



Planning and Zoning Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Planning and Zoning *

Electrical



Electrical Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Electrical *

Police



Police Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Police *

Fire



Fire Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Fire *

Parks



Parks Recommends *

- ☐ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Parks *

Event Coordinator

Charges/Fees

Row	Description	Cost	Quantity
1	Application Fee for Walk for Wishes	\$25.00	1
2	Park Fees Paid - Invoice 215843	\$0.00	0

Total Due *

\$25.00

Special Event Departments *

Which departments should be asked to review this application?

Reviewer Name *

Stacy McClintock

Initial Questions**Will you be using a Park Facility (City Pool and Ballfields included), City Trail, or Downtown Commons/Main Street? ***☒ Yes ☐ No**Type of Event ***

Please select all that apply

- | | | |
|---|--|---|
| ☐ Car Show | ☐ Carnival/Fair | ☐ Dance |
| ☐ Concert/Performance | ☐ Exhibits/Miscellaneous | ☐ Festival |
| ☐ Parade | ☐ Picnic/Family Gathering | ☐ Pool Reservation |
| ☒ Run/Walk/Race | ☐ Special Attraction | ☐ Street Fair |
| ☐ Tournament (Sport Field/Court) | ☐ Other | |

Estimated Number of Attendees *

250

50+ requires permission
250+ requires waste plan
500+ is a special event

Will there be amplified or unusual sound at your event? *☒ Yes ☐ No**Will your event impact or require any street closure? ***☐ Yes ☒ No**Will alcohol be sold or served publicly at your event? ***☐ Yes ☒ No**Will there be tents, canopies, or other temporary structures? (includes inflatables) ***☒ Yes ☐ No**Provide a description of tents or structures.**

No water features allowed. Tent stakes must be less than 12". Fire inspection may be required.

We will have a few "Easy- Up" Canopies for Registration, Arts & Crafts, Beverage Station

Will there be vendors selling goods or services at this event (including lessons or paid activities)? *☒ Yes ☐ No**Will you be driving vehicles into the park or parking on the grass or in the park? ***☐ Yes ☒ No**Will your event require access to or use of the park after hours? (before 6am or after 11pm) ***

Will you be camping overnight in any park facility? *

☐ Yes ☒ No

Will you be operating any type of motorized vehicle on any of the trail system? *

☐ Yes ☒ No

Will you be riding bicycles on any area of the park other than a paved road or trail designated for that purpose? *

☐ Yes ☒ No

Will bicycles or vehicles operate at a rate of speed exceeding fifteen (15) miles per hour? *

☐ Yes ☒ No

Will you have horses or other animals at the event? (other than dogs) *

☐ Yes ☒ No

Will there be hot air balloon(s)? *

☐ Yes ☒ No

Do you plan to scuba dive in designated swim area at Dierkes Lake? *

☐ Yes ☒ No

Will you need to park any vehicles or equipment 1 ½ ton capacity or more in any park parking lots? *

☐ Yes ☒ No

Will you require power? (There may an additional fee for power) *

☐ Yes ☒ No

Contact Information

Event Organizer

First Name *

Kaitlyn

Last Name *

Picard

Onsite Contact

First Name *

Kaitlyn

Last Name *

Picard

Event Information

Event Name *

Event Location (Park or Facility Requested)

Rim Trails Events Center Parking Lot

Is this event indoors or outdoors? *

- ☐ Indoors
- ☒ Outdoors

Event Reoccurrence

- ☐ One Time Event
- ☐ Recurring over several weeks/months

Event Description *

Walk for Wishes is an event that celebrates wishes that have been granted in Idaho, while raising funds for future wishes. Participants sign up as a sponsor, walk team, or volunteer. In the parking lot, we provide food trucks and a kid's zone with games and crafts. We have a quick opening ceremony on the Visitors Center steps, and then participants walk along the rim trail from the Visitor's Center to Pole Line.

Canyon Rim City Park Downtown Commons Sunway Soccer Park
Shoshone Falls Dierkes Harmon Park Thomsen Park Oregon Trail

Download this provided template and add your layout. Upload your completed layout below.

Event Map *

CanyonRim.pdf

1.89MB

Set-up Time Start *

05/17/2025 07:00:00 AM

Set-up Time End *

05/17/2025 09:00:00 AM

Event Time Start *

05/17/2025 09:00:00 AM

Event Time End *

05/17/2025 11:30:00 AM

Take Down Time Start *

05/17/2025 11:30:00 AM

Take Down Time End *

05/17/2025 12:30:00 PM

Important, PLEASE READ: Full payment of all fees, map of event layout and liability insurance (if applicable) must accompany this completed application in order to request a reservation. Complete reservation requests are processed in the order in which they are received with annual events (3 years or more) given first consideration.

Parking Plan

Parking Plan *

Parking will be in the parking lot at the Visitor Center at Canyon Rim where the event will take place.

Parking Plan Map

CanyonRim.pdf

1.89MB

Permits, Licenses and Agreements

Will goods, services, food, or beverages be sold? *

☐ Yes ☒ No

Will you have keg beer at your event? *

☐ Yes ☒ No

Will your event utilize signs, banners, flags, etc.? *

☒ Yes ☐ No

Definitions



*A "banner sign" is a temporary sign having characters, letters, or illustrations applied to plastic, cloth, canvas, or other similar material, with the only purpose of such nonrigid material being for background.

*A "sandwich board sign" is a temporary sign that is generally constructed in such a manner as to form an "A" like shape or is constructed with a base and single upward sign face, forming an upside down "T" but not permanently attached to the ground.

- Sandwich board signs are allowed within multi-tenant developments. Only 1 allowed per business.
- Sandwich board signs shall be located not more than ten feet (10') from the door of the business.

*A Community Event Sign announces a campaign, drive activity or celebration of a civic, political, public, philanthropic, religious or educational organization for noncommercial purposes. Community Event signs are allowed off premise but permission from the owner of the property where the sign will be located is required prior to issuance of a permit. Please provide a list of the locations of where any off premise signs will be located.

*May not be larger than 64 sq. ft. in size with a maximum height not to exceed 10 ft.

*An "inflatable sign" is a temporary ground mounted sign that is manufactured of plastic, cloth, canvas, or other light fabric, inflated with air and held upright, typically by mechanical means.

*The minimum setback from the road right of way shall be one and one-half (1-1/2) times the height of the sign.

A sign permit may be required from the Planning and Zoning Department.

Will your event generate any type of waste? *

☒ Yes ☐ No

Is this an ongoing or seasonal request? *

☐ Yes ☒ No

Will your event include pyrotechnics or fireworks? *

☐ Yes ☒ No

Notification

Event organizers are required to notify any nearby property owners who may be impacted by the holding of their special event. This notification must be made in writing and be given to said property owners no less than fourteen (14) days prior to the planned event. The special event permit will not be issued unless this requirement has been met. The written notice must include the following information:

- Date and time of special event
- Location of the event
- Additional areas affected by the event
- Type of event
- Planned road or parking lot closures
- Noise considerations (loud music, etc.)
- Estimated number of attendees

Notification Acknowledgement *

☒ I have read and understand this requirement

Insurance

It is the responsibility of the special event organizer(s) to secure and provide a **COMMERCIAL GENERAL LIABILITY** insurance policy that covers the planned special event. This policy must provide coverage of no less than \$500,000 combined single limit per occurrence. This insurance policy must include a rider for alcohol if it is to be sold, provided or consumed. Insurance requirements may be increased upon demand of the Twin Falls City Attorney, Twin Falls City Risk Manager and/or other local government entities with jurisdiction.

Each policy shall be written as a primary policy, not contributing to, or in excess of, any coverage which the City may carry. A certificate of Insurance naming the City of Twin Falls as additionally insured and as the certificate holder must be provided with this application. Failure to provide insurance coverage will immediately terminate special event application or approval.

Insurance Documents

Security

As an event organizer, you are required to provide a safe and secure environment for your event. This is accomplished through pre-planning and anticipation of problems or concerns related to event activities.

Most major events require the services of approved security (either paid professional security or a law enforcement agency). The Special Events Coordinator/Sergeant will evaluate each event application and determine the necessity of and type of security. Police Officers may be required depending on the scope of event.

The organizer may also be required to provide additional services (lost child booth, trained medical personnel, etc.) at the discretion of the Special Events Coordinator.

Waste Plan

As an event organizer, you are responsible for the waste generated by your participants, spectators and vendors, as well as the costs

Discarded Materials *

List what materials from your event will be discarded by vendors and attendees (i.e. cardboard, plastic bags, food waste, Styrofoam, plastic bottles, aluminum cans etc.):

Paper products, food waste, plastic bottles, any additional waste participants may bring.

Have you arranged for portable toilets? *

☐ Yes ☒ No

Have you contracted for additional trash receptacles and/or dumpsters? *

☐ Yes ☒ No

Contact person in charge of waste. *

Kaitlyn Picard

Phone number of contact

2082976837

Number of staff assisting in removal.

Any cleanup required by City Personnel following an event will be at the expense of the event organizers.

Restrictions and Signature

Please be aware of the following restrictions:

- Fires are allowed in fireplaces or grills only.
- Dogs must be on leash in parks, with the exception of Baxter Dog Park.
- Dogs are prohibited in the grassy park area of Dierkes Lake Park.
- Alcohol is prohibited at Dierkes Lake Park, Sunway Soccer Fields, First Federal Park & St Luke's Shelter, Oregon Trail Youth Complex, and Sawtooth Softball Fields. Water slides, inflatable water features and dunk tanks are prohibited.
- Hours for amplified music are Mon—Fri 11am-9pm, Sat 8am-9:30pm, Sunday 12:15pm-8pm.

The following are prohibited in parks and on trails:

- Glass containers
- Soliciting
- Loitering and Boisterousness
- Discharging of fireworks and explosives
- Possessing intoxicating beverages where prohibited or be under the influence in any public space
- Throwing objects other than in designated areas
- Climbing trees
- Damaging, cutting, removing, or attaching anything to any trees or plants
- Digging or disturbing grass or natural landscape
- Walking or standing on monuments, fountains, railings, fences, or other features not designed for such use
- Disfiguring or removing any buildings or park amenities
- Endangering the safety of others
- Preventing any person from using any park or its facilities
- Violating park curfew of 11pm
- Hunting, trapping, or pursuing wildlife
- Polluting waters of any kind in parks
- Dumping or depositing trash other than in proper receptacles

1. The prior named Applicant/Organization, in consideration of its use of Twin Falls Parks and Recreation facilities, agrees to release, indemnify and defend the City of Twin Falls, and its agents, employees and representative, from any and all

claims, demands or lawsuits arising out of the Applicant's/Organization's use of said facilities.

2. Groups, individuals and applicants further agree that they have received the City's policies, rules and regulations governing use of said facility and agree to be bound by the same.
3. Effect Of A Permit: A Twin Falls park permittee shall be bound by all park rules and regulations and all applicable ordinances as fully as though the same were inserted in said permit. The person or persons to whom a permit is issued shall be liable for any loss, damage or injuries sustained by any person or property by reason of the negligence of the person or persons to whom such permit shall have been issued. The director, or a duly authorized representative, shall have the authority to revoke a permit upon finding of violation of any rule or ordinance, or upon good cause. (Ord. 2735, 9-16-2002)

****Based on the details of your event, a parks use permit might be issued. By signing below, I agree that this permit may be revoked for reasons outlined above. I further agree that this permit will be revoked if it conflicts with any lawful order issued by a Federal, State, or local government agency, including orders issued in response to the COVID-19 pandemic.**

By signing this application, I certify that the information contained in the foregoing application is true and correct to the best of my knowledge. I understand that this application is made subject to the rules and regulations established by the Twin Falls City Council. I further agree to abide by these rules, and further certify that I, on behalf of the Host Organization, am authorized to commit that organization, and therefore agree to be financially responsible for any costs and fees that may be uncured by, or on behalf of, the Special Event to the City of Twin Falls.

Signature *

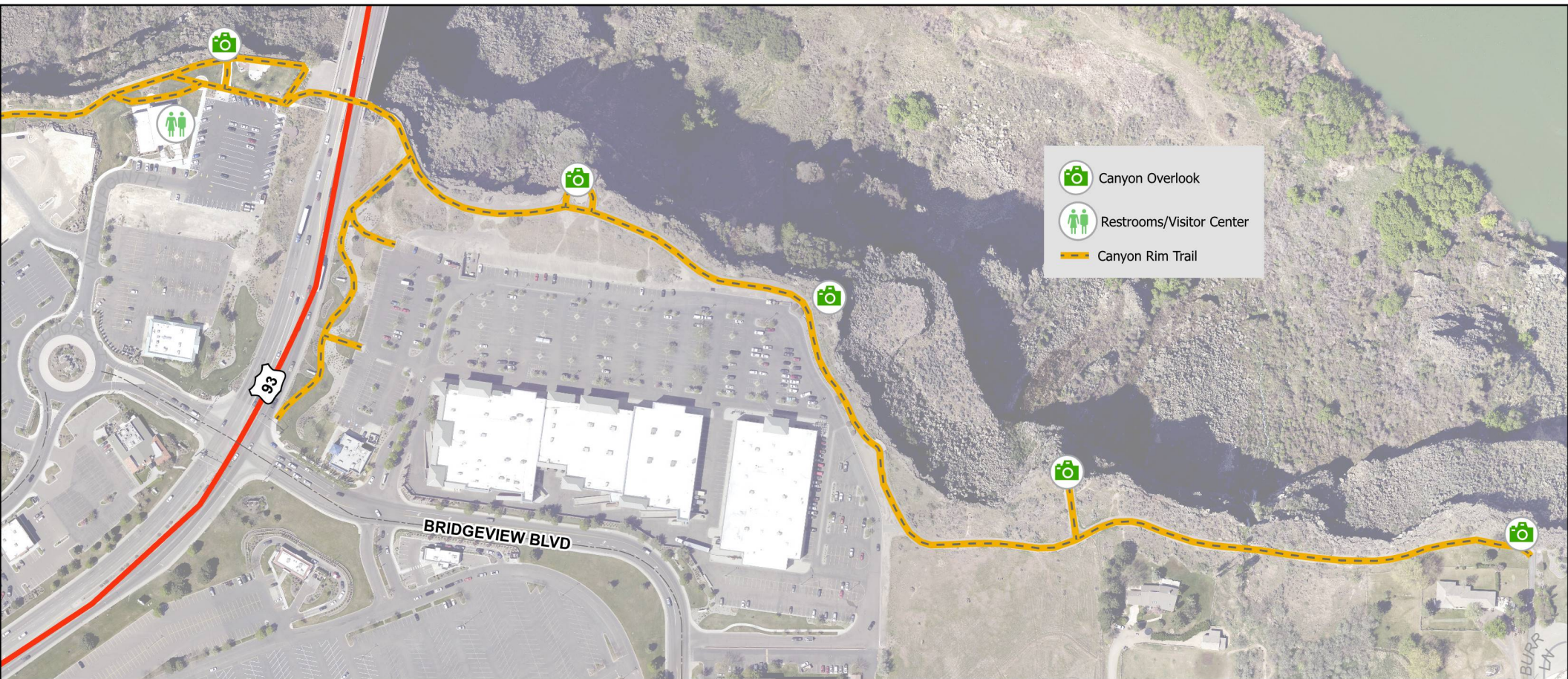


Name *

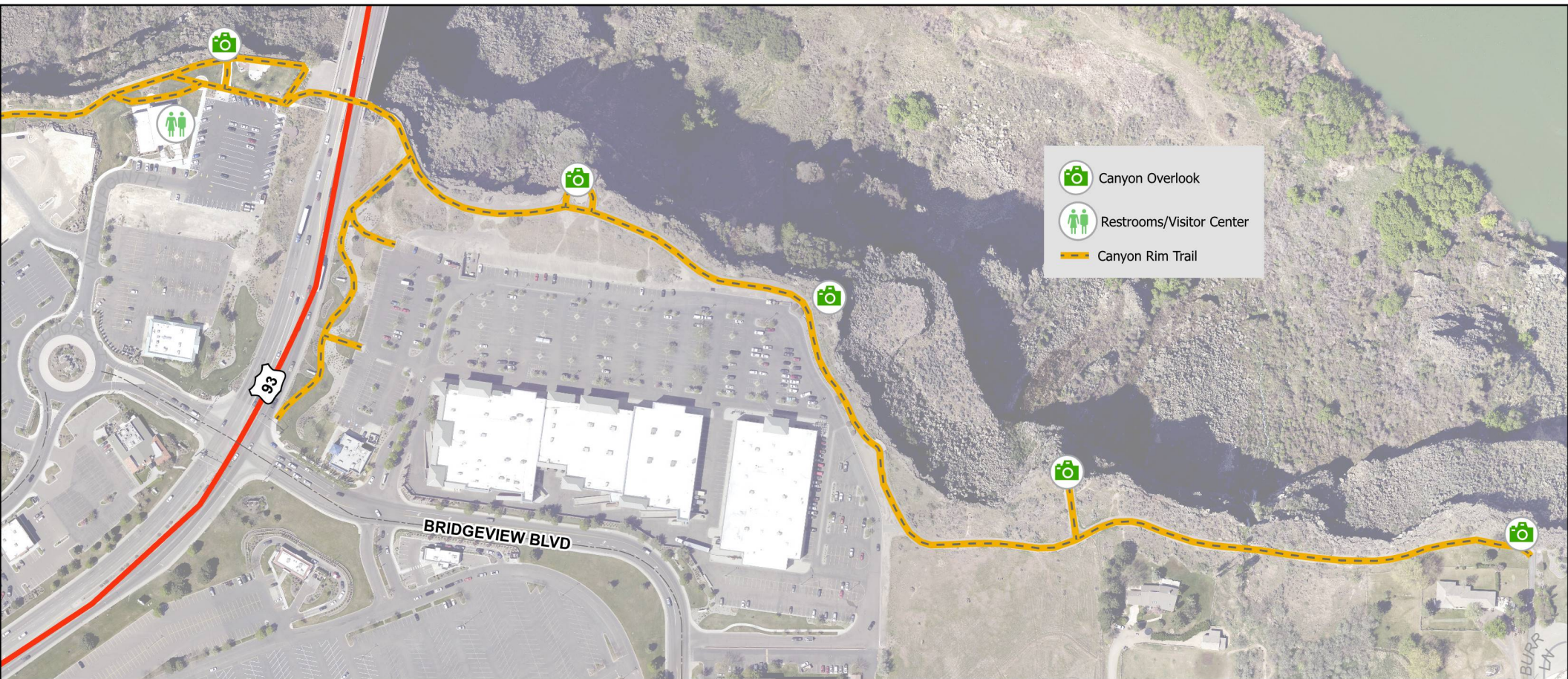
Kaitlyn Picard

Date *

01/22/2025



-  Canyon Overlook
-  Restrooms/Visitor Center
-  Canyon Rim Trail



-  Canyon Overlook
-  Restrooms/Visitor Center
-  Canyon Rim Trail



Council Agenda Information

Review

Streets



Streets Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Streets *

Engineering



Engineering Recommends *

- ☐ Permit this application as is.
- ☒ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Engineering *

The Perrine Bridge is not the City of Twin Falls jurisdiction, so the applicant needs to check with the Idaho Transportation Department to verify if they have any requirements for the portion of the event on the bridge.

Planning and Zoning



Planning and Zoning Recommends *

- ☐ Permit this application as is.
- ☒ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Planning and Zoning *

Map to be submitted and reviewed prior to Council approval

Electrical



Electrical Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Electrical *

Police

Police Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Police *

Fire

Fire Recommends *

- ☐ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Fire *

Parks

Parks Recommends *

- ☐ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Parks *

Event Coordinator

Charges/Fees

Row	Description	Cost	Quantity
1	Application Fee	\$25.00	1
2	Park Fees Paid - Invoice 215838	\$0.00	0

Total Due *

\$25.00

Special Event Departments *

Which departments should be asked to review this application?

☒ Streets

☒ Engineering

☒ Planning and Zoning

☒ Electrical

☒ Police

☒ Fire

Reviewer Name*

Stacy McClintock

Initial Questions

Will you be using a Park Facility (City Pool and Ballfields included), City Trail, or Downtown Commons/Main Street? *

☒ Yes ☐ No

Type of Event*

Please select all that apply

☐ Car Show

☐ Carnival/Fair

☐ Dance

☐ Concert/Performance

☐ Exhibits/Miscellaneous

☐ Festival

☐ Parade

☐ Picnic/Family Gathering

☐ Pool Reservation

☒ Run/Walk/Race

☐ Special Attraction

☐ Street Fair

☐ Tournament (Sport Field/Court)

☐ Other

Estimated Number of Attendees *

250

50+ requires permission
250+ requires waste plan
500+ is a special event

Will there be amplified or unusual sound at your event? *

☒ Yes ☐ No

Will your event impact or require any street closure? *

☐ Yes ☒ No

Will alcohol be sold or served publicly at your event? *

☐ Yes ☒ No

Will there be tents, canopies, or other temporary structures? (includes inflatables) *

☒ Yes ☐ No

Provide a description of tents or structures.

No water features allowed. Tent stakes must be less than 12". Fire inspection may be required.

Tables for sign-up and halfway mark(if that counts)

Invoice 215838. 1/22/25 Will email insurance and map. SLM

Will there be vendors selling goods or services at this event (including lessons or paid activities)? *

☒ Yes ☐ No

Will you be driving vehicles into the park or parking on the grass or in the park? *

☐ Yes ☒ No

Will your event require access to or use of the park after hours? (before 6am or after 11pm) *

☐ Yes ☒ No

Will you be camping overnight in any park facility? *

☐ Yes ☒ No

Will you be operating any type of motorized vehicle on any of the trail system? *

☐ Yes ☒ No

Will you be riding bicycles on any area of the park other than a paved road or trail designated for that purpose? *

☐ Yes ☒ No

Will bicycles or vehicles operate at a rate of speed exceeding fifteen (15) miles per hour? *

☐ Yes ☒ No

Will you have horses or other animals at the event? (other than dogs) *

☐ Yes ☒ No

Will there be hot air balloon(s)? *

☐ Yes ☒ No

Do you plan to scuba dive in designated swim area at Dierkes Lake? *

☐ Yes ☒ No

Will you need to park any vehicles or equipment 1 ½ ton capacity or more in any park parking lots? *

☐ Yes ☒ No

Contact Information

Event Organizer

First Name *

Annalisa

Last Name *

Jepson

Onsite Contact

First Name *

Annalisa

Last Name *

Jepson

Event Information

Event Name*

FLUD's Glow In the Dark 5K

Event Location (Park or Facility Requested)

Canyon Rim Trail

Is this event indoors or outdoors?*

- ☐ Indoors
- ☒ Outdoors

Event Reoccurrence

- ☒ One Time Event
- ☐ Recurring over several weeks/months

Event Description*

This is an event for our nonprofit, The Foundation for Lighting Up the Dark. With it being mental health awareness month, we hope to make this an annual event, but for now, we will put it on one time. We are going to have a glow-in-the-dark 5K to fundraise for our nonprofit, which provides financial aid for mental health therapy. Glow in the dark, meaning this will be in the evening, and people wear proper attire, and we have things like glowsticks. We have communicated with Kyle, and most of our activities will be through the Chamber of Commerce. This includes raffles, auction, booths, and vendors. But obviously, the 5K aspect is through Parks and Rec! We will have people start at the visitors center, turn left and turn around halfway, running back to the 5K. Then people will run up to the bridge with flashlights to light up the bridge. Please let me know if you need any further details.

Will send insurance and map via email - Invoice 215838 SLM 1/27/25

Canyon Rim City Park Downtown Commons Sunway Soccer Park
Shoshone Falls Dierkes Harmon Park Thomsen Park Oregon Trail

Download this provided template and add your layout. Upload your completed layout below.

Event Map*

Set-up Time Start*

05/16/2025 02:00:00 PM

Set-up Time End*

05/16/2025 05:30:00 PM

Event Time Start*

05/16/2025 06:00:00 PM

Event Time End*

05/16/2025 06:00:00 PM

Take Down Time Start*

05/16/2025 10:00:00 PM

Take Down Time End*

05/16/2025 10:55:00 PM

Important, PLEASE READ: Full payment of all fees, map of event layout and liability insurance (if applicable) must accompany this completed application in order to request a reservation. Complete reservation requests are processed in the order in which they are received with annual events (3 years or more) given first consideration.

Parking Plan

Parking Plan *

We will have participants park at the visitor's center parking lot, and that should accommodate the amount of people we have.

Parking Plan Map

Permits, Licenses and Agreements

Will goods, services, food, or beverages be sold? *

☒ Yes ☐ No

*Food Concession and Commercial Activity Permit will be required
Handwashing stations may be required by Health Department
Agreement and fees may be required*

Will you have keg beer at your event? *

☐ Yes ☒ No

Will your event utilize signs, banners, flags, etc.? *

☒ Yes ☐ No

Definitions

*A "banner sign" is a temporary sign having characters, letters, or illustrations applied to plastic, cloth, canvas, or other similar material, with the only purpose of such nonrigid material being for background.

*A "sandwich board sign" is a temporary sign that is generally constructed in such a manner as to form an "A" like shape or is constructed with a base and single upward sign face, forming an upside down "T" but not permanently attached to the ground.

- Sandwich board signs are allowed within multi-tenant developments. Only 1 allowed per business.
- Sandwich board signs shall be located not more than ten feet (10') from the door of the business.

*A Community Event Sign announces a campaign, drive activity or celebration of a civic, political, public, philanthropic, religious or educational organization for noncommercial purposes. Community Event signs are allowed off premise but permission from the owner of the property where the sign will be located is required prior to issuance of a permit. Please provide a list of the locations of where any off premise signs will be located.

*May not be larger than 64 sq. ft. in size with a maximum height not to exceed 10 ft.

*An "inflatable sign" is a temporary ground mounted sign that is manufactured of plastic, cloth, canvas, or other light fabric, inflated with air and held upright, typically by mechanical means.

*The minimum setback from the road right of way shall be one and one-half (1-1/2) times the height of the sign.

A sign permit may be required from the Planning and Zoning Department.

Will your event generate any type of waste? *

☒ Yes ☐ No

Is this an ongoing or seasonal request? *

☐ Yes ☒ No

Will your event include pyrotechnics or fireworks? *

☐ Yes ☒ No

Notification

Event organizers are required to notify any nearby property owners who may be impacted by the holding of their special event. This notification must be made in writing and be given to said property owners no less than fourteen (14) days prior to the planned event. The special event permit will not be issued unless this requirement has been met. The written notice must include the following information:

- Date and time of special event
- Location of the event
- Additional areas affected by the event
- Type of event
- Planned road or parking lot closures
- Noise considerations (loud music, etc.)
- Estimated number of attendees

Notification Acknowledgement *

☒ I have read and understand this requirement

Insurance

It is the responsibility of the special event organizer(s) to secure and provide a **COMMERCIAL GENERAL LIABILITY** insurance policy that covers the planned special event. This policy must provide coverage of no less than \$500,000 combined single limit per occurrence. This insurance policy must include a rider for alcohol if it is to be sold, provided or consumed. Insurance requirements may be increased upon demand of the Twin Falls City Attorney, Twin Falls City Risk Manager and/or other local government entities with jurisdiction.

Each policy shall be written as a primary policy, not contributing to, or in excess of, any coverage which the City may carry. A certificate of Insurance naming the City of Twin Falls as additionally insured and as the certificate holder must be provided with this application. Failure to provide insurance coverage will immediately terminate special event application or approval.

Insurance Documents

Security

As an event organizer, you are required to provide a safe and secure environment for your event. This is accomplished through pre-planning and anticipation of problems or concerns related to event activities.

Most major events require the services of approved security (either paid professional security or a law enforcement agency). The Special Events Coordinator/Sergeant will evaluate each event application and determine the necessity of and type of security. Police Officers may be required depending on the scope of event.

The organizer may also be required to provide additional services (lost child booth, trained medical personnel, etc.) at the discretion of the Special Events Coordinator.

Waste Plan

As an event organizer, you are responsible for the waste generated by your participants, spectators and vendors, as well as the costs associated with proper disposal.

Discarded Materials *

List what materials from your event will be discarded by vendors and attendees (i.e. cardboard, plastic bags, food waste, Styrofoam, plastic bottles, aluminum cans etc.):

Food waste, glow sticks, plastic bottles, cans, other trash

Have you arranged for portable toilets? *

☐ Yes ☒ No

Have you contracted for additional trash receptacles and/or dumpsters? *

☐ Yes ☒ No

Contact person in charge of waste. *

To be Announced

Phone number of contact

Number of staff assisting in removal.

Any cleanup required by City Personnel following an event will be at the expense of the event organizers.

Restrictions and Signature

Please be aware of the following restrictions:

- Fires are allowed in fireplaces or grills only.
- Dogs must be on leash in parks, with the exception of Baxter Dog Park.
- Dogs are prohibited in the grassy park area of Dierkes Lake Park.
- Alcohol is prohibited at Dierkes Lake Park, Sunway Soccer Fields, First Federal Park & St Luke's Shelter, Oregon Trail Youth Complex, and Sawtooth Softball Fields. Water slides, inflatable water features and dunk tanks are prohibited.
- Hours for amplified music are Mon—Fri 11am-9pm, Sat 8am-9:30pm, Sunday 12:15pm-8pm.

The following are prohibited in parks and on trails:

- Glass containers
- Soliciting
- Loitering and Boisterousness
- Discharging of fireworks and explosives
- Possessing intoxicating beverages where prohibited or be under the influence in any public space
- Throwing objects other than in designated areas
- Climbing trees
- Damaging, cutting, removing, or attaching anything to any trees or plants
- Digging or disturbing grass or natural landscape

- Walking or standing on monuments, fountains, railings, fences, or other features not designed for such use
- Disfiguring or removing any buildings or park amenities
- Endangering the safety of others
- Preventing any person from using any park or its facilities
- Violating park curfew of 11pm
- Hunting, trapping, or pursuing wildlife
- Polluting waters of any kind in parks
- Dumping or depositing trash other than in proper receptacles

1. The prior named Applicant/Organization, in consideration of its use of Twin Falls Parks and Recreation facilities, agrees to release, indemnify and defend the City of Twin Falls, and its agents, employees and representative, from any and all claims, demands or lawsuits arising out of the Applicant's/Organization's use of said facilities.
2. Groups, individuals and applicants further agree that they have received the City's policies, rules and regulations governing use of said facility and agree to be bound by the same.
3. Effect Of A Permit: A Twin Falls park permittee shall be bound by all park rules and regulations and all applicable ordinances as fully as though the same were inserted in said permit. The person or persons to whom a permit is issued shall be liable for any loss, damage or injuries sustained by any person or property by reason of the negligence of the person or persons to whom such permit shall have been issued. The director, or a duly authorized representative, shall have the authority to revoke a permit upon finding of violation of any rule or ordinance, or upon good cause. (Ord. 2735, 9-16-2002)

****Based on the details of your event, a parks use permit might be issued. By signing below, I agree that this permit may be revoked for reasons outlined above. I further agree that this permit will be revoked if it conflicts with any lawful order issued by a Federal, State, or local government agency, including orders issued in response to the COVID-19 pandemic.**

By signing this application, I certify that the information contained in the foregoing application is true and correct to the best of my knowledge. I understand that this application is made subject to the rules and regulations established by the Twin Falls City Council. I further agree to abide by these rules, and further certify that I, on behalf of the Host Organization, am authorized to commit that organization, and therefore agree to be financially responsible for any costs and fees that may be uncured by, or on behalf of, the Special Event to the City of Twin Falls.

Signature *

Annalisa Jepson

Name *

Annalisa Jepson

Date *

01/15/2025



BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:	)	
	)	
<u>Comprehensive Plan Amendment</u> , Application,	)	FINDINGS OF FACT,
	)	
	)	CONCLUSIONS OF LAW,
<u>South Canyon Farms, LLC</u>	)	
<u>c/o EHM Engineers Inc</u>	)	
Applicant(s)	)	AND DECISION

This matter having come before the City Council of the City of Twin Falls, Idaho on April 7, 2025, for public hearing pursuant to public notice as required by law for a Comprehensive Plan Amendment to amend the Land Use Map to expand the Utility Service Boundary and change Future Land Use Categories for properties generally located in the 1100-2400 blocks of Sunway Drive N (aka 2700 East) and the City Council having heard testimony from interested parties being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has applied for a Comprehensive Plan Amendment to amend the Land Use Map to expand the Utility Service Boundary and change Future Land Use Categories for properties generally located in the 1100-2400 blocks of Sunway Drive N (aka 2700 East).
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following dates: March 20, 2025.
3. The property in question is zoned SUI pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Rural Residential in the duly adopted Comprehensive Plan of the City of Twin Falls.
4. The existing neighboring land uses in the immediate area of this property are: to the north, Undeveloped Ag; to the south, Undeveloped Ag; to the east, Undeveloped Ag; to the west, Residential.

Based on the foregoing Findings of Fact, the City Council hereby makes the following

CONCLUSIONS OF LAW

1. The application for a Comprehensive Plan Amendment to amend the Land Use Map to expand the Utility Service Boundary and change Future Land Use Categories for properties generally located in the 1100-2400 blocks of Sunway Drive N (aka 2700 East) is consistent with the provisions of the Comprehensive Plan.

2. The application for a Comprehensive Plan Amendment to amend the Land Use Map to expand the Utility Service Boundary and change Future Land Use Categories for properties generally located in the 1100-2400 blocks of Sunway Drive N (aka 2700 East) should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls.

Based on the foregoing Conclusions of Law, the Twin Falls City Planning and Zoning Commission hereby enters the following

DECISION

1. The application for a Comprehensive Plan Amendment to amend the Land Use Map to expand the Utility Service Boundary and change Future Land Use Categories for properties generally located in the 1100-2400 blocks of Sunway Drive N (aka 2700 East) is hereby granted and is subject to the conditions which are attached as "Exhibit No. A" and incorporated by reference as though fully set forth herein.

MAYOR - TWIN FALLS CITY COUNCIL

DATE

Exhibit No. A

1. Subject to the commercial designation along Pole Line Rd W maintaining a similar depth as currently depicted on the map towards the east (approximately 1350 ft total = generally 625 ft on both sides).

APPLICATION # PZ25-0003

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 T5 Idaho Falls RE LLC hereinafter called "Developer" for the purpose of constructing certain improvements on property sought to be developed for the following Development Take 5 Oil Change.

WHEREAS, Developer desires to develop said real property for the following purposes:

Take 5 Oil Change.

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

- 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

T5 Idaho Falls RE LLC

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 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.

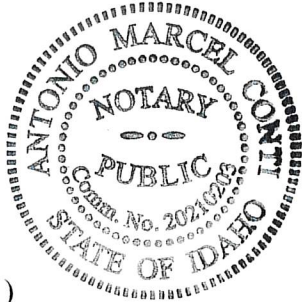
Notary Public for Idaho
Residing

CORPORATION

STATE OF IDAHO)
) ss.
County of ~~Twin Falls~~ ^{ADA})

On this 3rd day of JUNE, 2024, before me, the undersigned, a Notary Public for Idaho, personally appeared RICK PIERCE, 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.



CL
Notary Public for Idaho
Residing MODERON, ID

PARTNERSHIP
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 one of the partners in the partnership of _____, 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 _____

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:

BLACK HAWK SUBDIVISION #2

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



T5 Idaho Falls RE LLC

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

On this 3rd day of JUNE, 2024, before me, the undersigned, a Notary Public for Idaho, personally appeared Rock Pierce, 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 in Preston, ID



IMPROVEMENT AGREEMENT

for

DEVELOPMENTS

This Agreement made and entered into this 24th day of February, 2025, by and between the CITY OF TWIN FALLS, State of Idaho, a municipal corporation, hereinafter called "City" and Sundance Partners, LLC hereinafter called "Developer" for the purpose of constructing certain improvements on property sought to be developed for the following Development Sundance - Phase 6A.

WHEREAS, Developer desires to develop said real property for the following purposes:
Roadway and Utility Improvements for South Hills Road.

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

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.

CITY OF TWIN FALLS, IDAHO

Mayor

Gerald Martens, Sundance Partners



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

CORPORATION

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

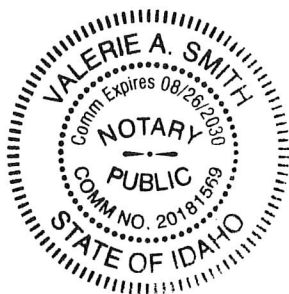
STATE OF IDAHO)

)ss.

County of Twin Falls)

On this 24th day of February, 2025, before me, the undersigned, a Notary Public for Idaho, personally appeared Gerald Martens, known or identified to me (or proved to me on the oath of _____) to be one of the partners in the partnership of Sundance Partners, 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.



[Signature]
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:

Sundance 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

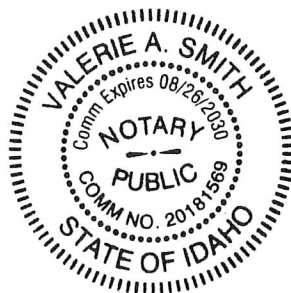
Developer

Gerald Martens, Sundance Partners

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

On this 24th day of February, 2025, before me, the undersigned, a Notary Public for Idaho, personally appeared Gerald Martens, 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

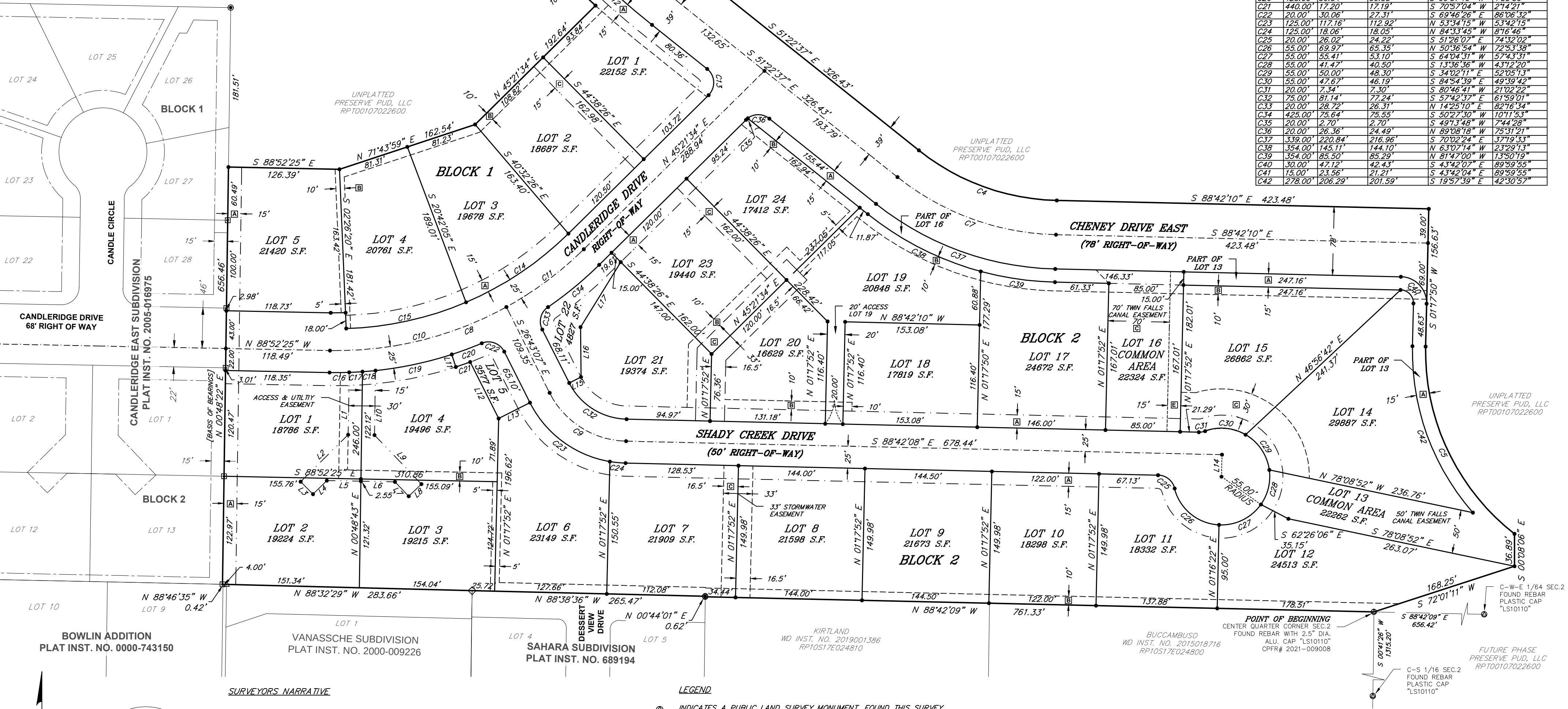
Residing TWIN FALLS, ID

Exp: 8.26.2030

HEALTH DEPARTMENT CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BASED ON 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 THE APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE 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 DATE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°57'14" W	70.97'
L2	N 45°19'54" E	76.02'
L3	N 44°40'06" E	20.00'
L4	N 45°19'54" E	22.04'
L5	S 88°52'25" E	38.81'
L6	S 88°52'25" E	38.81'
L7	N 43°43'12" W	22.59'
L8	N 46°16'48" E	20.00'
L9	S 43°43'12" E	77.19'
L10	S 00°48'21" W	73.42'
L11	N 17°55'46" W	15.00'
L12	S 26°43'07" E	71.95'
L13	S 63°16'53" W	40.00'
L14	S 01°17'52" E	25.00'
L15	S 63°16'53" W	15.00'
L16	S 00°35'41" E	56.78'
L17	S 31°47'20" W	87.07'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1014.00'	55.21'	55.21'	N 46°12'02" W 37°11"11"
C2	989.00'	14.39'	14.39'	N 45°13'26" W 0°50'00"
C3	911.00'	93.86'	93.86'	N 48°25'32" W 5°54'11"
C4	261.00'	170.03'	167.04'	S 70°02'24" E 37°19'33"
C5	263.00'	244.78'	236.04'	N 25°21'57" W 5°31'9.34"
C6	950.00'	97.88'	97.83'	N 48°25'32" W 5°54'11"
C7	300.00'	195.44'	192.00'	N 70°02'24" W 37°19'33"
C8	400.00'	319.51'	311.09'	N 68°14'35" E 4°54'6.01"
C9	100.00'	108.18'	102.98'	S 57°42'30" E 61°59'01"
C10	400.00'	209.21'	206.83'	S 76°08'35" W 29°58'00"
C11	400.00'	110.31'	109.96'	S 53°15'34" W 1°54'8.01"
C12	989.00'	101.89'	101.85'	S 48°25'32" E 5°54'11"
C13	20.00'	33.77'	29.90'	N 03°00'32" W 96°44'11"
C14	375.00'	141.13'	140.30'	N 56°08'27" E 21°33'47"
C15	375.00'	140.38'	139.56'	N 77°38'48" E 21°26'54"
C16	425.00'	22.39'	22.39'	S 89°37'02" W 3°01'07"
C17	425.00'	15.08'	15.08'	S 87°05'29" W 2°01'56"
C18	425.00'	14.85'	14.84'	S 85°04'27" W 2°00'05"
C19	425.00'	89.03'	88.87'	S 78°04'20" W 12°00'11"
C20	425.00'	36.34'	36.33'	S 69°37'16" W 4°53'56"
C21	440.00'	17.20'	17.19'	S 70°57'04" W 2°14'21"
C22	20.00'	30.06'	27.31'	S 89°46'28" E 86°06'32"
C23	125.00'	117.16'	112.92'	N 53°34'15" W 53°42'15"
C24	125.00'	18.06'	18.05'	N 84°33'45" W 6°16'46"
C25	20.00'	26.02'	24.22'	S 51°26'07" E 74°32'02"
C26	55.00'	69.97'	65.35'	N 50°36'54" W 72°53'38"
C27	55.00'	55.41'	53.10'	S 64°04'31" W 57°43'31"
C28	55.00'	41.47'	40.50'	S 13°36'36" W 43°12'20"
C29	55.00'	50.00'	48.30'	S 34°02'11" E 52°05'13"
C30	55.00'	47.67'	46.19'	S 84°54'39" E 49°39'42"
C31	20.00'	7.34'	7.30'	S 80°46'41" W 21°02'22"
C32	75.00'	81.14'	77.24'	S 57°42'37" E 61°59'01"
C33	20.00'	28.72'	26.31'	N 14°25'10" E 82°16'34"
C34	425.00'	75.64'	75.55'	S 50°27'30" W 10°11'53"
C35	20.00'	2.70'	2.70'	S 49°13'48" W 74°42'28"
C36	20.00'	26.36'	24.49'	N 89°08'18" W 75°31'01"
C37	339.00'	220.84'	216.96'	S 70°02'24" E 37°19'33"
C38	354.00'	145.11'	144.10'	N 63°07'14" W 23°29'13"
C39	354.00'	85.50'	85.29'	N 81°47'00" W 13°50'19"
C40	30.00'	47.12'	42.43'	S 43°42'07" E 89°59'55"
C41	15.00'	23.56'	21.21'	S 43°42'07" E 89°59'55"
C42	278.00'	206.29'	201.59'	S 19°57'39" E 42°50'57"

EASEMENT LEGEND

- A 15 FOOT WIDE PUBLIC UTILITY EASEMENT
- B 10 FOOT WIDE PRIVATE PRESSURE IRRIGATION EASEMENT
- C STORM WATER EASEMENT, AS NOTED
- D IRRIGATION EASEMENT, AS NOTED
- E 15 FOOT WIDE CITY OF TWIN FALLS PUBLIC ACCESS & UTILITY EASEMENT
- RECORD EASEMENT LINE

LEGEND

- INDICATES A PUBLIC LAND SURVEY MONUMENT, FOUND THIS SURVEY AS NOTED
- INDICATES A 5/8 INCH DIAMETER REBAR WITH A PLASTIC CAP INSCRIBED "PLS 10110", FOUND THIS SURVEY
- INDICATES A 5/8 INCH DIAMETER REBAR WITH AN ALUMINUM CAP INSCRIBED "PLS 19140", FOUND THIS SURVEY
- INDICATES A 5/8 INCH DIAMETER REBAR, FOUND THIS SURVEY
- INDICATES A REBAR WITH AN ALUMINUM CAP INSCRIBED "LS 13024", FOUND THIS SURVEY
- INDICATES A 5/8 INCH DIAMETER REBAR WITH AN ALUMINUM CAP INSCRIBED "PLS 19140", SET THIS SURVEY
- INDICATES A CALCULATED POINT, NOTHING FOUND OR SET
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJOINING PARCEL LINE
- ROAD CENTERLINE
- TIE LINE

SURVEYORS NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE A PREVIOUSLY UNPLATTED TRACT OF LAND, BEING A PORTION OF THAT TRACT CONVEYED AS PARCEL NUMBER 1 BY THAT DEED RECORDED AS INSTRUMENT NUMBER 2021008729 IN THE OFFICE OF THE CLERK AND RECORDER OF TWIN FALLS COUNTY, IDAHO.

ALL LOTS CONNECTED TO THE CITY OF TWIN FALLS SEWER SYSTEM.

ALL LOTS CONNECTED TO THE CITY OF TWIN FALLS WATER SYSTEM.

ALL LOTS SHALL HAVE ACCESS FROM RESIDENTIAL STREETS ONLY, NO LOTS SHALL HAVE ACCESS TO CHENEY DRIVE EAST OR CLEAR CREEK LOOP.

THE BASIS OF BEARINGS FOR THIS SURVEY IS REFERENCED TO A DIRECT GPS MEASUREMENT AND IS CONSIDERED GEODETIC NORTH (USING NAD83(2011), EPOCH 2010.0000), RESULTING IN THE BEARING OF N 00°48'22" E ALONG THE MONUMENTED EAST LINE OF THE BOWLIN ADDITION FILED AT THE OFFICE OF THE CLERK AND RECORDER OF TWIN FALLS COUNTY, IDAHO AS INSTRUMENT NUMBER 0000-743750, AS SHOWN HEREON.

RECORD INFORMATION IS REFERENCED TO "THE SPRINGS AT THE PRESERVE, A P.U.D." AS RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF TWIN FALLS COUNTY AS INSTRUMENT (REC-A #CLUB HOUSE 12), #2023-008988, (REC-B #2012-000979), 2004-004471, #19920164465.

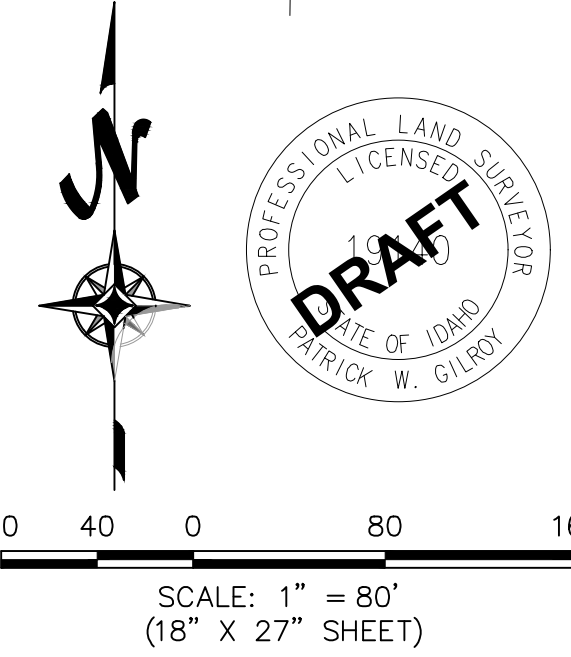
CURRENT ZONING - TWIN FALLS CITY CODE: TITLE 10-4-4: R2, RESIDENTIAL SINGLE HOUSEHOLD OR DUPLEX DISTRICT.

EASEMENTS OF SIGHT AND RECORD NOT SHOWN HEREON MAY EXIST.

MONUMENT CERTIFICATE

MONUMENTS AS SHOWN HEREON INSCRIBED "PLS 19140" WILL BE SET IN ACCORDANCE WITH SECTION 50-1333 IDAHO CODE, ON OR BEFORE 1 YEAR AFTER THE RECORDATION OF THE FINAL PLAT OR AS DETERMINED BY THE CITY OF TWIN FALLS.

FINAL PLAT
SHADY CREEK AT THE PRESERVE PHASE I
A PLANNED UNIT DEVELOPMENT
Located within a portion of
SE1/4NW1/4 and the SW1/4NE1/4 of Section 2
T. 10 S., R. 17 E., BOISE MERIDIAN,
CITY OF TWIN FALLS, TWIN FALLS COUNTY, IDAHO
2025
SHEET 1 OF 2



HARMONY
DESIGN & ENGINEERING
18 N MAIN STE 305 • DRIGGS ID 83422
208.354.1331 • www.harmonydesigninc.com
PROJ. #: 21057_SHADYCREEK_PHASE1; 02/04/2025

CERTIFICATE OF OWNERS

The undersigned owners and proprietors hereby certify that the foregoing subdivision, being a portion of that tract conveyed as Parcel Number 1 by that deed recorded as instrument number 2021008729 in the Office of the Clerk and Recorder of Twin Falls County, Idaho, as illustrated and described hereon is with the free consent and in accordance with our desires;

THAT the name of the subdivision shall be the SHADY CREEK AT THE PRESERVE PHASE I, A PLANNED UNIT DEVELOPMENT; THAT this planned unit development is subject to the Declaration of Covenants, Conditions and Restrictions as recorded in accordance with the plat; THAT this planned unit development is subject to any other easements, restrictions, reservations, rights-of-ways, and conditions of sight and/or record including, but not limited to those shown hereon; THAT access to Candleridge Drive within this Planned Unit Development shall be from the Cheney Drive East Right-Of-Way, as platted this survey, and as illustrated on Plat number 2020-012782, and _____; THAT the extension of Cheney Drive East, Candleridge Drive and Shady Creek Drive, within this Planned Unit Development is hereby dedicated to the City of Twin Falls as public Rights-Of-Way; THAT pursuant to Idaho Code 50-1334, the Lots shown hereon will be eligible to receive water service from the City of Twin Falls municipal water; THAT pursuant to Idaho Code 31-3805, that the irrigation water rights appurtenant and the assessment obligation of the lands in the plat have not been transferred from said lands and that a satisfactory irrigation water delivery system has been provided. Lots within the planned unit development will be entitled to water rights and will be obligated for assessments from the Twin Falls Canal Company; THAT Lot 13, and Lot 16 of Block 2 are designated as Common Areas. Lot 13 and Lot 16 of Block 2 shall be used primarily as Twin Falls Canal Easements, as shown hereon, THAT said Common Areas are maintained by and dedicated to the Homeowners Association as defined in the Declaration of Covenants, Conditions and Restrictions as recorded in accordance with the plat; THAT 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. No structures are to be erected within the lines of said easements; THAT this Plat represents a Planned Unit Development of the following described parcel of land:

A tract of land lying within a portion of the Southeast Quarter of the Northwest Quarter (SE1/4NW1/4) and the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4) of Section 2, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, said tract being more particularly described by metes and bounds as follows:

BEGINNING at the Center One-Quarter Corner of said Section 2, being as described on that Corner Record recorded as instrument number 2021-009008 in the Office of the Clerk and Recorder of Twin Falls County, Idaho;
THENCE N 88°42'09" W, 761.33 feet, along the South line of said SE1/4NW1/4 to a point of intersection with the East line of Sahara Subdivision, recorded as instrument number 0000-689194 in said Office, said point marked by 5/8 inch diameter rebar with a plastic cap inscribed "LS 10110";
THENCE N 00°44'01" E, 0.62 feet, along said East line, to the Northeast corner of said Sahara Subdivision, said corner marked by a spike nail;
THENCE N 88°38'36" W, 265.47 feet, along the North line of said Sahara Subdivision to the North corner common to said Sahara Subdivision and Vanassche Subdivision, recorded as instrument number 2000-009226 in said Office, said corner marked by 5/8 inch diameter rebar;
THENCE N 88°32'29" W, 279.66 feet, along the North line to the Northwest corner of said Vanassche Subdivision, said corner marked by a 5/8 inch diameter rebar with a plastic cap inscribed "LS 13024";
THENCE N 88°32'29" W, 4.00 feet, to the Northeast corner of Bowlin Subdivision, recorded as instrument number 0000-743150 in said Office, said corner marked by a 5/8 inch diameter rebar with a plastic cap inscribed "LS 10110";
THENCE N 88°46'35" W, 0.42 feet, along the Norht line of said Bowlin Subdivision to the Southeast Corner of Candleridge East Subdivision, recorded as instrument number 2005-016975 in said Office, said corner marked by a 5/8 inch diameter rebar with a plastic cap inscribed "LS 1000";
THENCE N 00°48'22" E, 474.95 feet, along the East line of said Candleridge East Subdivision, to a point marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";
THENCE S 88°52'25" E, 126.39 feet, to a point marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";
THENCE N 71°43'59" E, 162.54 feet, to a point marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";
THENCE N 45°21'34" E, 192.64 feet, to a point marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";
THENCE with a curve turning to the right with an arc length of 55.21 feet, with a radius of 1014.00 feet, with a chord bearing of N 46°12'02" W, with a chord length of 55.21 feet, to a point marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";
THENCE N 44°38'26" W, 73.75 feet, to a point marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";
THENCE N 45°21'34" E, 25.00 feet, to a point of intersection with the South line of Clubhouse 12, P.U.D., recorded as instrument number _____ in said Office, to a point marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";
THENCE S 44°38'26" E, 73.75 feet, along said South line, to a point marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";
THENCE continuing along said South Line, with a curve turning to the left with an arc length of 14.39 feet, with a radius of 989.00 feet, with a chord bearing of S 45°03'26" E, with a chord length of 14.39 feet, to the Southeastely corner of said Clubhouse 12, said corner marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";
THENCE N 44°31'34" E, 78.00 feet, along the East line of said Clubhouse 12, to a point marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";
THENCE with a curve turning to the left with an arc length of 93.86 feet, with a radius of 911.00 feet, with a chord bearing of S 48°25'32" E, with a chord length of 93.82 feet, to a point marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";
THENCE S 51°22'37" E, 326.43 feet, to a point marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";
THENCE with a curve turning to the left with an arc length of 170.03 feet, with a radius of 261.00 feet, with a chord bearing of S 70°02'24" E, with a chord length of 167.04 feet, to a point marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";
THENCE S 88°42'10" E, 423.48 feet, to a point marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";
THENCE S 01°17'50" W, 156.63 feet, to a point marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";
THENCE with a curve turning to the left with an arc length of 244.78 feet, with a radius of 263.00 feet, with a chord bearing of S 25°21'57" E, with a chord length of 236.04 feet, to a point marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";
thence S 00°08'06" E, 36.89 feet, to a point marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";
thence S 72°01'11" W, 168.25 feet, to the POINT OF BEGINNING;

Said tract encompasses 17.088 acres, more or less.

TOGETHER WITH AND SUBJECT TO those easements of record as shown on The Springs At The Preserve, a Planned Unit Development, recorded as instrument number 2020-012787 in the Office of the Clerk and Recorder of Twin Falls County, Idaho.

Preserve PUD, LLC, an Idaho Limited Liability Company
By: Mark and Kelly Kelly Trust dated December 18, 1997, Managing Member

By: Mark D. Kelly, Co-Trustee, Date

ACKNOWLEDGEMENT

STATE OF IDAHO)
)ss
COUNTY OF TWIN FALLS)

On this ____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said State, personally appeared Mark D. Kelly known or identified to me to be the person whose name is subscribed to the within instrument, as Co-Trustee of The Mark and Kelly Kelly Trust dated December 18, 1997, said Trust known to me to be a Managing Member of Preserve PUD, LLC, the limited liability company that executed the within instrument and acknowledged to me that he executed the same as Co-Trustee and that such Trust executed it as a Managing Member of the limited liability company and that said limited liability company executed it.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Signature of Notary

Name (printed)

Residing at:
My commission expires:

COUNTY TREASURER 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

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 DATE CITY CLERK, DEPUTY DATE

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 DATE ATTEST DATE

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.

COUNTY SURVEYOR DATE

ACKNOWLEDGEMENT

ON THIS ____ DAY OF _____, 2025, AT _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____, PERSONALLY KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATE AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME.

SIGNATURE OF NOTARY RESIDING AT:
MY COMMISSION EXPIRES:

COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NO. _____

STATE OF IDAHO)
)ss
COUNTY OF TWIN FALLS)

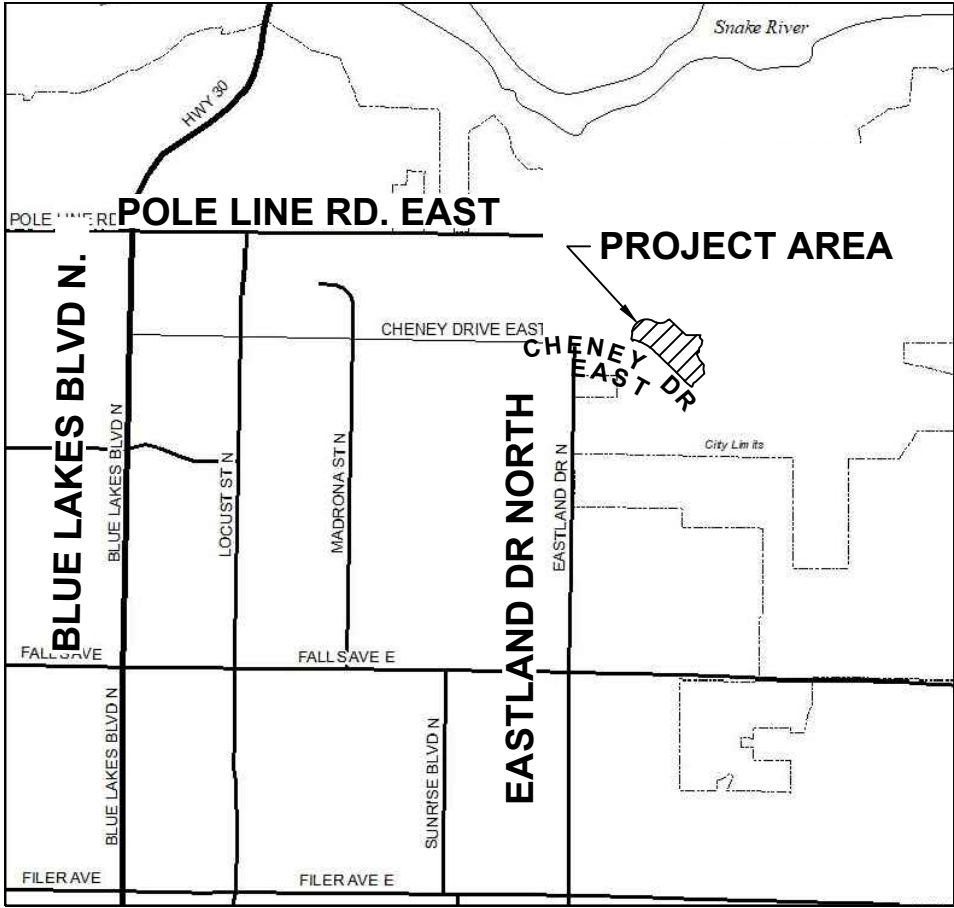
ON THIS ____ DAY OF _____, 2025, AT _____ THE FOREGOING PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF TWIN FALLS COUNTY, IDAHO AND DULY RECORDED IN PLAT BOOK _____, ON PAGE _____.

DEPUTY EX-OFFICIO RECORDER

SURVEYOR'S CERTIFICATE

I, PATRICK W. GILROY, HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION DURING THE MONTHS OF APRIL 2021 THROUGH FEBRUARY, 2025, AND FROM RECORDS ON FILE WITH THE OFFICE OF THE CLERK AND RECORDER, TWIN FALLS COUNTY, IDAHO, AND THAT THIS PLAT REPRESENTS SHADY CREEK AT THE PRESERVE PHASE I, A PLANNED UNIT DEVELOPMENT OF THE PARCEL OF LAND DESCRIBED HEREON, AND THAT THIS PLAT CORRECTLY REPRESENTS THE POINTS AND CORNERS FOUND AT THE TIME OF SAID SURVEY AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS;

PATRICK W. GILROY
IDAHO PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 19140
DATED THIS ____th DAY OF _____, 2025



VICINITY MAP
NOT TO SCALE

OWNER:
PRESERVE PUD, LLC
313 N. MAIN ST
HAILEY, IDAHO

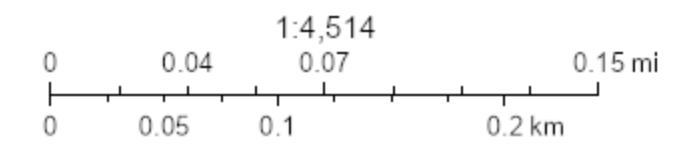
ENGINEER & SURVEYOR:
HARMONY DESIGN & ENGINEERING
18 N. MAIN, STE 305
DRIGGS, ID 83422

FINAL PLAT
SHADY CREEK AT THE PRESERVE PHASE I
A PLANNED UNIT DEVELOPMENT
Located within a portion of
SE1/4NW1/4 and the SW1/4NE1/4 of Section 2
T. 10 S., R. 17 E., BOISE MERIDIAN,
CITY OF TWIN FALLS, TWIN FALLS COUNTY, IDAHO
2025
SHEET 2 OF 2

All Utility



April 8, 2025



Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

TRUST AGREEMENT

This Trust Agreement (the "Agreement") is made and entered into this _____ day of _____, 2025, by and between **PRESERVE PUD, LLC, an Idaho Limited Liability Company**, (hereinafter "Trustor"); **TITLEFACT, INC.**, (hereinafter "Trustee"); and the **CITY OF TWIN FALLS, IDAHO** (hereinafter "Beneficiary"), and is made with respect to the following facts and objectives:

WITNESSETH:

WHEREAS, Trustor is the owner of the real property described below (the "Property"); and

WHEREAS, it is the desire and intent of Trustor to arrange, by and through this Agreement, for the orderly development and sale of the Property, in a manner that is conducive to achieving full compliance with applicable rules and regulations of Twin Falls County, Idaho, and the City of Twin Falls, Idaho, in effect on the date of approval of the subdivision of the property.

NOW THEREFORE, it is agreed between the parties hereto as follows:

1. That upon the execution of this Agreement by both parties, the Trustor agrees to execute and deliver to the Trustee a Warranty Deed, conveying to the Trustee, in Trust, to be held solely for the benefit of the Beneficiary, the Property, to-wit:

Lots 1, 2, 3, 4, 5, Block 1; and
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, Block 2, **SHADY CREEK NO. 1 AT THE PRESERVE, A Planned Unit Development**, Twin Falls County, Idaho, according to the official plat thereof recorded in Book _____ of Plats, page _____, records of Twin Falls County, Idaho.
2. The Trustor and the Trustee agree that the Trustee shall hold said title to the Property in trust, solely for the benefit of the Beneficiary under the terms hereof, and that title to the Property shall be and remain good and marketable and free from any defects, liens, conditions or encumbrances of any kind or nature, other than those appearing of record in the office of the Twin Falls County Recorder, and conditions of the Phase Control Development Notice for lots in **SHADY CREEK NO. 1 AT THE PRESERVE, A Planned Unit Development** Subdivision, a copy of which is attached hereto as Exhibit "A," or those which are placed on the Property with the prior written consent of the Trustee. The Trustee shall not convey, transfer or encumber all or any interest in the Property, save and except to the extent as directed by the Trustor by written instrument delivered to the Trustee.
3. It is understood and agreed that the purpose of this Agreement is to provide Trustor with a convenient means of, subdividing, developing and selling the Property. It shall be the entire responsibility of the Trustor to effect such developing, subdividing and selling of the Property and to provide whatever subdivision plat it may desire and to pay all costs and expenses of said developing, subdividing and selling, and Trustee shall have no liability for any costs or expenses therefor or for any claim, damage, loss or liability sustained to the Property or Trustor or to any other person or persons in connection with said matter, save and except to the extent caused by Trustee's failure or refusal to comply with the terms and conditions of this Agreement.

4. The Trustor may, as it desires from time to time, sell all or any portion of the Property in its sole and complete discretion subject to the restrictions of the Phase Control Development Notice for lots in said subdivision. The Trustee agrees that, when it is so instructed in writing by Trustor, Trustee shall execute and deliver to the person or persons designated by Trustor, a fiduciary deed conveying good and marketable title to the Property or any part thereof as designated, and at said time the Trustor agrees to pay to Trustee any reasonable costs and expenses incurred by the Trustee hereunder and to pay the normal and customary fee for the cost of an owner's title insurance policy to be issued by *TITLEFACT, INC.*
5. It is agreed that Trustee shall not be liable or responsible for the condition of title to the Property, except as may be provided in any title insurance policy issued by the Trustee, and Trustee shall have no liability concerning possession or survey or any taxes, costs or expenses in connection with the Property, other than as herein provided.
6. It is agreed that the term of this Agreement shall expire when all of the above described Lots have been conveyed by the Trustee pursuant to Trustor's written instructions.
7. It is agreed that this Trust Agreement may not be revoked or amended without the prior written approval of the Beneficiary. If Trustee is presented with written notice of Termination by both Trustor and Beneficiary, and Trustee receives Trustor's payment of all reasonable out-of-pocket costs and expenses incurred by Trustee in connection with this Agreement, if any, the Trustee shall immediately reconvey to Trustor the remaining part of the Property; and thereafter no party hereto shall have any further liability to the others in connection with the Property or under the terms of this Agreement.
8. Trustor agrees to indemnify and save harmless Trustee from any claims, demands, judgments, costs and expenses including reasonable attorney's fees and any other obligation or liability of any kind or nature that the Trustee may for any reason suffer, incur or expend by reason of this Trust Agreement or in the administration thereof, other than for or as a result of Trustee's misconduct, breach of this Agreement, or willful neglect.
9. This Agreement shall bind the parties hereto, their heirs, representatives, successors and assigns.
10. It is understood and agreed that the Trustee may charge the Trustor a reasonable fee for serving as Trustee.

Date: 2/28/25

TRUSTOR:

PRESERVE PUD, LLC, an Idaho Limited Liability Company

By: MARK AND KELLY KELLY TRUST, dated December 18, 1997, Managing Member

BY: Mark D. Kelly
Mark D. Kelly, Co-Trustee

Date: March 4, 2025

TRUSTEE:
TITLEFACT, INC.

BY: Rudy Ashenbrener
Rudy Ashenbrener, Vice President

Date: _____

BENEFICIARY:
CITY OF TWIN FALLS, IDAHO

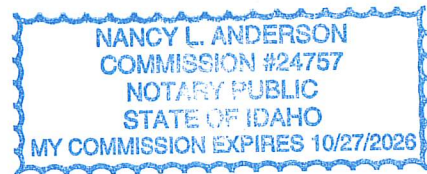
BY: _____

STATE OF Idaho
County of Blaine

On this 28th day of Feb, 2025, before me, a Notary Public in and for said State, personally appeared **Mark D. Kelly** known or identified to me to be the person whose name is subscribed as Co-Trustee of the MARK AND KELLY KELLY TRUST, dated December 18, 1997, as the Managing Member of the **PRESERVE PUD, LLC, an Idaho Limited Liability Company** who executed the instrument and acknowledged to me that he executed the same as Co-Trustee on behalf of MARK AND KELLY KELLY TRUST, dated December 18, 1997, and as Managing Member of the PRESERVE PUD, LLC, an Idaho Limited Liability Company.

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

Nancy L. Anderson
Notary Public
Residing in Hailey
Commission expires 10-27-26



STATE OF IDAHO
County of Twin Falls

On this 4th day of March, 2025, before me, the undersigned, Notary Public in and for said State, personally appeared **Rudy Ashenbrener**, known or identified to me to be the Vice President of the said corporation that executed this 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 affixed my official seal, the day and year in this certificate first above written.

Avery Schutte
Notary Public for Idaho
Residing at: Twin Falls
My Commission expires: 8-26-2030



STATE OF IDAHO
County of Twin Falls

On this _____ day of _____, 2025, before me, the undersigned, Notary Public in
and for said State, personally
appeared _____, known or
identified to me to be the _____ for the City of Twin Falls, Idaho, and known to
me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she
executed the same on behalf of the City of Twin Falls, Idaho.

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 for Idaho
Residing at:
My Commission expires:

LO

TitleFact, Inc.

163 Fourth Avenue North

P.O. Box 486

Twin Falls, Idaho 83303

**** SPACE ABOVE FOR RECORDER ****

WARRANTY DEED

FOR VALUE RECEIVED **PRESERVE PUD, LLC, an Idaho Limited Liability Company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **TITLEFACT, INC., an Idaho corporation**, as Trustee for the benefit of PRESERVE PUD, LLC, an Idaho Limited Liability Company, hereinafter called Grantee, whose address is: 313 N. Main Street, Hailey, Idaho 83333 the following described premises in Twin Falls County, Idaho; to-wit:

Lots 1, 2, 3, 4, 5, Block 1; and

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, Block 2,

SHADY CREEK NO. 1 AT THE PRESERVE, A Planned Unit Development, Twin Falls County, Idaho, according to the official plat thereof recorded in Book _____ of Plats, page _____, records of Twin Falls County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except as described above; and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: February 27, 2025

PRESERVE PUD, LLC, an Idaho Limited Liability Company

By: MARK AND KELLY KELLY TRUST, dated December 18, 1997, Managing Member

BY: _____

Mark D. Kelly, Co-Trustee

STATE OF Idaho

County of Blaine

On this 28th day of Feb, 2025, before me, a Notary Public in and for said State, personally appeared **Mark D. Kelly** known or identified to me to be the person whose name is subscribed as Co-Trustee of the MARK AND KELLY KELLY TRUST, dated December 18, 1997, as the Managing Member of the **PRESERVE PUD, LLC, an Idaho Limited Liability Company** who executed the instrument and acknowledged to me that he executed the same as Co-Trustee on behalf of MARK AND KELLY KELLY TRUST, dated December 18, 1997, and as Managing Member of the PRESERVE PUD, LLC, an Idaho Limited Liability Company.

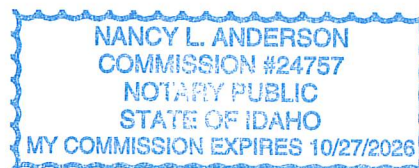
IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.

Nancy L Anderson

Notary Public

Residing in Hailey, ID

Commission expires 10-27-26



"EXHIBIT A"

PHASE CONTROL DEVELOPMENT NOTICE

THIS NOTICE prohibits the conveyance of any undeveloped lot in until such time as an Improvement Agreement for Developments between the City of Twin Falls and the Developer is recorded designating the lots and blocks in each phase which are approved for conveyance.

TITLEFACT, INC., will hold the deed to all undeveloped lots in Escrow with instructions to convey only those lots covered by the recorded Improvement Agreement for Developments.

The real property subject to this notice is **SHADY CREEK NO. 1 AT THE PRESERVE, A Planned Unit Development**

Date: 2/28/25

TRUSTOR:

PRESERVE PUD, LLC, an Idaho Limited Liability Company

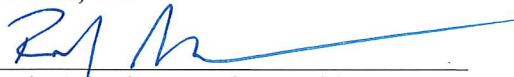
By: MARK AND KELLY KELLY TRUST, dated December 18, 1997, Managing Member

BY: 
Mark D. Kelly, Co-Trustee

Date: March 4, 2025

TRUSTEE:

TITLEFACT, INC.

BY: 
Rudy Ashenbrener, Vice President



Date: Monday, April 14, 2025
To: Honorable Mayor and City Council
From: Mandi Thompson, Assistant to the City Manager

ACTION ITEM

Request:

Request to approve Resolution No. 2025-007 committing local match for federal 5307 transit funding.

Time Estimate:

5 minutes for a brief presentation and questions from Council.

Background:

The Federal Transit Administration (FTA) requires the City of Twin Falls to provide documentation authorizing the non-Federal share of Federal assistance for eligible transportation-related activities. Because local match is not present in the current FY2025 budget, a resolution stating the Council's commitment to including the match in the upcoming FY2026 budget is required. This step is required to access all 5307 for the operation of RIDE TFT.

Approval Process:

Majority approval by the City Council.

Budget Impact:

None at this time.

Regulatory Impact:

None.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that the City Council approve Resolution No. 2025-007 authorizing the inclusion of local match for the City's non-Federal share of transit funding in the FY 2026 budget.

Attachments:

1. Local Match Authority Resolution_City of Twin Falls_DRAFT

RESOLUTION NO. 2025-007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO,
COMMITTING TO FUND THE LOCAL MATCH IN SUPPORT OF ITS LOCAL MICRO-TRANSIT
PROGRAM IN FISCAL YEAR 2025-2026.

WHEREAS, the Federal Transit Administration has been authorized to provide funding to support public transportation under 49 U.S.C. Chapter 53;

WHEREAS, grants or cooperative agreements for Federal financial assistance will impose certain obligations upon the City of Twin Falls and may require the City of Twin Falls to provide the non-Federal share of transportation-related expenses supported with Federal financial assistance;

WHEREAS, the City of Twin Falls is required to provide assurances to the Federal Transit Administration that it has the authority to provide funds for the non-Federal share (local match) of Federal assistance;

NOW, THEREFORE, BE IT RESOLVED BY the City Council of the City of Twin Falls that the City of Twin Falls is committed to providing safe and reliable public transportation services to its citizens through Federal financial assistance and the necessary local funds to support and maintain its micro-transit program.

Furthermore, the City Council of the City of Twin Falls authorizes the inclusion of local match in the Fiscal Year 2025-2026 Budget.

CERTIFICATION

The undersigned duly qualified Mayor, acting on behalf of the City of Twin Falls, certifies that the foregoing is a true and correct copy of a resolution adopted at a legally convened meeting of the City Council held on April 14, 2025.

Mayor Ruth Pierce

Amy Luna
Deputy City Clerk

Date



Date: Monday, April 14, 2025
To: Honorable Mayor and City Council
From: Mandi Thompson, Assistant to the City Manager

ACTION ITEM

Request:

Request Council consideration to adopt the Title VI Plan and Procedures as required by FTA for federal transportation funding.

Time Estimate:

10 minutes for the presentation plus questions from Council.

Background:

Currently, RIDE TFT is funded by a grant from the Idaho Transportation Department (ITD). These funds were for a two-year pilot program. We suspended the pilot after six months due to the widespread success of the program, but the initial two-year period for the grant will end June 30, 2025, although there are sufficient grant funds to last the remainder of this fiscal year. Following the end of the grant from ITD, the city will utilize federal funds through the Federal Transit Administration (FTA) for the operation of RIDE TFT.

Title VI of the Civil Rights Act of 1964 protects people from discrimination based on race, color, and national origin in programs and activities receiving federal financial assistance. The FTA requires that all direct recipients of federal transit funds adopt a Title VI plan in order to ensure nondiscriminatory transportation. The plan must be approved by the City Council and updated every three years in compliance with FTA guidelines. The plan will be valid 2025-2027.

The plan creates a framework for individuals to file a complaint if they feel they have been discriminated against based on their race, color, or national origin. It also includes a LEP (limited English proficiency) plan that outlines how the city works to serve individuals that speak limited English. The requirements of this plan are based on the 2020 census. While we are only required to offer translation and interpretation support for Spanish speakers, the same support can assist individuals that speak other languages.

Approval Process:

Majority approval of the City Council.

Budget Impact:

None.

Regulatory Impact:

None.

History:

None.

Analysis:

None.

Conclusion:

Staff recommends that the City Council approve the Title VI Plan and Procedures, as required by the Federal Transit Administration.

Attachments:

1. Title VI_City of Twin Falls_DRAFT
2. Plan Approval_mayor

**Title VI Plan and Procedures
Title VI of the Civil Rights Act of 1964
City of Twin Falls**



**Adopted Date
April 14, 2025**

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I. INTRODUCTION

Title VI of the Civil Rights Act of 1964 prohibits discrimination on the basis of race, color, or national origin in programs and activities receiving Federal financial assistance. Specifically, Title VI provides that "no person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance." (42 U.S.C. Section 2000d).

The Civil Rights Restoration Act of 1987 clarified the intent of Title VI to include all programs and activities of Federal-aid recipients, sub-recipients, and contractors whether those programs and activities are federally funded or not.

Recently, the Federal Transit Administration (FTA) has placed renewed emphasis on Title VI issues, including providing meaningful access to persons with Limited English Proficiency.

Recipients of public transportation funding from FTA and the Idaho Transportation Department (ITD) are required to develop policies, programs, and practices that ensure that federal and state transit dollars are used in a manner that is nondiscriminatory as required under Title VI.

This document details how the City of Twin Falls incorporates nondiscrimination policies and practices in providing services to the public. The City's policies and procedures are documented in this plan and its appendices and attachments. This plan will be updated periodically (at least every three years) to incorporate changes and additional responsibilities that arise.

II. OVERVIEW OF SERVICES

The City of Twin Falls is a full-service municipal government located in southern Idaho that serves a resident population of 56,521 and a daily population of over 100,000. The city is governed by a Manager-Council form of government, one of only two in the state of Idaho. Council members are elected in citywide elections to four-year terms. The mayor is selected by the City Council, presides over all Council meetings, and is considered the official representative of the city. The City Council sets policy and appoints a City Manager to provide the general supervision and direction for city operations. The city provides a full complement of municipal services, including police, fire, code enforcement, animal control, legal, water, sewer, streets, parks and recreation, planning and zoning, building safety, engineering, airport and public transportation. RIDE TFT is a demand-response micro transit system that operates within the corporate boundaries of Twin Falls. RIDE TFT operates 6 days a week from 6:00 am to 9:00 pm and extends to midnight on Fridays and Saturdays. The service was established on July 1, 2023, in response to the closing of a previous provider. In 2024 RIDE TFT provided over 75,000 rides, averaging 6,000 rides per month.

A. Policy Statement and Authorities

TITLE VI POLICY STATEMENT

The City of Twin Falls is committed to ensuring that no person shall, on the grounds of race, color, national origin, as provided by Title VI of the Civil Rights Act of 1964 and the Civil Rights Restoration Act of 1987 (PL 100.259), be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity, whether those programs and activities are federally funded or not.

The City of Twin Falls Title VI Coordinator is responsible for initiating and monitoring Title VI activities, preparing the required reports, and other responsibilities as required by Title 23 Code of Federal Regulations (CFR) Part 200, and Title 49 CFR Part 21.

Mandi Thompson,
Assistant to the City Manager

April 14, 2025
Date

B. Authorities

Title VI of the 1964 Civil Rights Act provides that no person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity receiving federal financial assistance (refer to 49 CFR Part 21). The Civil Rights Restoration Act of 1987 broadened the scope of Title VI coverage by expanding the definition of the terms “programs or activities” to include all programs or activities of Federal Aid recipients, sub recipients, and contractors, whether such programs and activities are federally assisted or not.

Additional authorities and citations include: Title VI of the Civil Rights Act of 1964 (42 U.S.C. Section 2000d); Federal Transit Laws, as amended (49 U.S.C. Chapter 53 et seq.); Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601, et seq.); Department of Justice regulation, 28 CFR part 42, Subpart F, “Coordination of Enforcement of Nondiscrimination in Federally-Assisted Programs” (December 1, 1976, unless otherwise noted); U.S. DOT regulation, 49 CFR part 21, “Nondiscrimination in Federally-Assisted Programs of the Department of Transportation—Effectuation of Title VI of the Civil Rights Act of 1964” (June 18, 1970, unless otherwise noted); Joint FTA/Federal Highway Administration (FHWA) regulation, 23 CFR part 771, “Environmental Impact and Related Procedures” (August 28, 1987); Joint FTA/FHWA regulation, 23 CFR part 450 and 49 CFR part 613, “Planning Assistance and Standards,” (October 28, 1993, unless otherwise noted); U.S. DOT Order 5610.2, “U.S. DOT Order on Environmental Justice to Address Environmental Justice in Minority Populations and Low-Income Populations,” (April 15, 1997); U.S. DOT Policy Guidance Concerning Recipients’ Responsibilities to Limited English Proficient Persons, (December 14, 2005), and Section 12 of FTA’s Master Agreement, FTA MA 13 (October 1, 2006).

III. NONDISCRIMINATION ASSURANCE TO ITD

In accordance with 49 CFR Section 21.7(a), every application for financial assistance from the Federal Transit Administration (FTA) must be accompanied by an assurance that the applicant will carry out the program in compliance with DOT's Title VI regulations. This requirement is fulfilled when the Idaho Transportation Department (ITD) submits its annual certifications and assurances to FTA. ITD shall collect Title VI assurances from sub-recipients prior to passing through FTA funds.

As part of the Certifications and Assurances submitted to ITD with the Annual Grant Application and all Federal Transit Administration grants submitted to the ITD, the City of Twin Falls submits a Nondiscrimination Assurance which addresses compliance with Title VI as well as nondiscrimination in hiring (EEO) and contracting (DBE), and nondiscrimination on the basis of disability (ADA).

In signing and submitting this assurance, the City of Twin Falls confirms the agency's commitment to nondiscrimination and compliance with federal and state requirements.

A. Plan Approval Document

**Twin Falls City Council
April 14, 20205 City Council Meeting
Agenda and Minutes**

B. Organization and Title VI Program Responsibilities

The Assistant to the City Manager for the City of Twin Falls is responsible for assuring compliance with the provisions of Title VI of the Civil Rights Act of 1964 and related nondiscrimination statutes, and has directed that nondiscrimination is required if all agency employees, contractors, and agents pursuant to 23 CFR Part 200 and 49 CFR Part 21.

Overall Organization for Title VI

The City of Twin Falls has assigned the position of Assistant to the City Manager to perform the duties of Title VI Coordinator. This position is responsible for coordinating the overall administration of the Title VI program, plan, and assurances, including complaint handling, data collection and reporting, annual review and updates, and internal education. The Assistant to the City Manager reports directly to the City Manager and works closely with the City's Executive Leadership Team.

Detailed Responsibilities of the Title VI Coordinator

The Title VI Coordinator is charged with the responsibility for implementing, monitoring, and ensuring compliance with Title VI regulations. Title VI responsibilities are as follows:

1. Submitting an FTA Title VI Plan and Language Assistance Plan to ITD.
2. Responding to and coordinating with any ITD Title VI Compliance Reviews.
3. Developing Title VI complaint procedures and forwarding any Title VI complaints to ITD within three (3) business days.
4. Reviewing, monitoring, and enforcing Title VI responsibilities within the agency.
5. Collecting and analyzing data related to Title VI.
6. Ensuring that staff is adequately trained on Title VI policies.
7. Disseminating Title VI information to the public, including providing notice and opportunities for public participation.
8. Reviewing local directives for Title VI implications.
9. Ensuring that the Title VI Plan remains up to date.
10. Incorporating Environmental Justice principles into programs and activities.

C. General Title VI Responsibilities of The Agency

The Title VI Coordinator is responsible for substantiating that these elements of the plan are appropriately implemented and maintained, and for coordinating with those responsible for public outreach and involvement and service planning and delivery.

1. Data collection

To ensure that Title VI reporting requirements are met, the City of Twin Falls will maintain:

- A database or log of Title VI complaints received. The investigation of and response to each complaint is tracked within the database or log.
- A log of the public outreach and involvement activities undertaken to ensure that minority and low-income people had meaningful access to these activities.

2. Annual Report and Updates

As a recipient of federal funds, the City of Twin Falls will submit documentation of any Title VI complaints received during the preceding year. The City of Twin Falls will also maintain and provide the log of public outreach and involvement activities undertaken to ensure that minority and low-income people had meaningful access to these activities.

Further, we will submit updates to any of the following items since the previous submission, or a statement to the effect that these items have not been changed since the previous submission, indicating date:

- A copy of any compliance review report for reviews conducted in the last three years, along with the purpose or reason for the review, the name of the organization that performed the review, a summary of findings and recommendations, and a report on the status or disposition of the findings and recommendations
- Limited English Proficiency (LEP) plan
- Procedures for tracking and investigating Title VI complaints
- A list of Title VI investigations, complaints or lawsuits filed with the agency since the last submission
- A copy of the agency notice to the public that it complies with Title VI and instructions on how to file a discrimination complaint

3. Annual review of Title VI program

Each year, in preparing for the Annual Report and Updates, the Title VI Coordinator will review the agency's Title VI program to assure implementation of the Title VI plan.

4. Dissemination of information related to the Title VI program

Information on our Title VI program will be disseminated to city employees, contractors, and beneficiaries, as well as to the public, as described in the public outreach and involvement section of this document, and in other languages when needed according to the LEP plan as well as federal and State laws/regulations.

5. Resolution of complaints

The Federal Transit Administration (FTA) requires that the City of Twin Falls report Title VI discrimination complaints. Anyone who believes they have been excluded from participation in, denied the benefits of, or otherwise subjected to discrimination under any City of Twin Falls program because of their race, color, or national origin may file an FTA Title VI complaint.

Discrimination includes lack of access, harassment, retaliation and disparate impacts from a program or activity. Harassment includes a wide range of abusive and humiliating verbal or physical behaviors. Retaliation includes intimidating, threatening, coercing, or engaging in other discriminatory conduct against anyone because they filed a complaint or otherwise participated in a discrimination investigation.

6. Written policies and procedures

Our Title VI policies and procedures are updated periodically to incorporate changes and additional responsibilities that arise. During the Annual Title VI Program Review (item 3 above), the Title VI Coordinator will determine whether an update is needed.

7. Internal education

Employees will receive training on Title VI policies and procedures upon hiring and upon promotion. This training will include requirements of Title VI, our obligations under Title VI (LEP requirements included), and required data that must be gathered and maintained. In addition, training will be provided when any Title VI-related policies or procedures change (agency-wide training), or when appropriate in resolving a complaint.

Title VI training is the responsibility of the Human Resources Department as outlined by the Title VI Coordinator.

8. Title VI clauses in contracts

In all federal procurements requiring a written contract or Purchase Order (PO), the City of Twin Falls' contract/PO will include appropriate non-discrimination clauses.

D. Procedures for Notifying the Public of Title VI Rights and How To File A Complaint

Requirement to Provide a Title VI Public Notice

Title 49 CFR Section 21.9(d) requires recipients to provide information to the public regarding the recipient's obligations under Title VI regulations and apprise members of the public of the protections against discrimination afforded to them by Title VI. At a minimum, the City of Twin Falls shall disseminate this information to the public by posting a Title VI notice on the agency's website and in public areas of the agency's office(s), including the reception desk and in federally-funded vehicles, etc. See appendix A.

SEE APPENDIX A-Title VI Notice to the Public

SEE APPENDIX B-Title VI Notice to the Public List of Locations

IV. TITLE VI COMPLAINT PROCEDURES

Requirement to Develop Title VI Complaint Procedures and Complaint Form

To comply with the reporting requirements established in 49 CFR Section 21.9(b), all recipients shall develop procedures for investigating and tracking Title VI complaints filed against them and make their procedures for filing a complaint available to members of the public. Recipients must also develop a Title VI complaint form. The form and procedure for filing a complaint shall be available on the recipient's website and at their facilities.

Any individual may exercise his or her right to file a complaint with the City of Twin Falls if that person believes that he or she has been subjected to unequal treatment or discrimination in the receipt of transit services.

The City of Twin Falls includes the following language on all printed information materials, on the agency's website, in press releases, in public notices, in published documents, and on posters on the interior of each vehicle operated in passenger service:

The City of Twin Falls is committed to ensuring that no person is excluded from participation in, or denied the benefits of its transportation services on the basis of race, color or national origin, as protected by Title VI of the Civil Rights Act of 1964.

For additional information on the City of Twin Falls non-discrimination policies and procedures, or to file a complaint, please visit the website at www.tfid.org or contact Title VI Coordinator, 203 Main Ave. E, Twin Falls, Idaho 83301.

Who is eligible to file an FTA Title VI complaint?

The Federal Transit Administration (FTA) requires that the City of Twin Falls report Title VI discrimination complaints. Anyone who believes they have been excluded from participation in, denied the benefits of, or otherwise subjected to discrimination under any City of Twin Falls program because of their race, color, or national origin may file an FTA Title VI complaint.

Discrimination includes lack of access, harassment, retaliation and disparate impacts from a program or activity. Harassment includes a wide range of abusive and humiliating verbal or physical behaviors. Retaliation includes intimidating, threatening, coercing, or engaging in other discriminatory conduct against anyone because they filed a complaint or otherwise participated in a discrimination investigation.

How do you file a complaint?

Complaints should be filed in writing and signed, and may be submitted via mail, email, fax or in person to:

City of Twin Falls
Office of the City Manager
203 Main Ave. E (P.O. Box 1907)
Twin Falls, Idaho 83301 (83303)
mthompson@tfid.org
Phone: (208) 735-7237

Complaints may also be filed directly with the following agencies:

Idaho Transportation Department
Office of Civil Rights
11331 W. Chinden Blvd
Boise, ID 83714
CivilRights@itd.idaho.gov
Phone: (208) 334-8884
Federal Highway Administration, Idaho Division
3050 Lakeharbor Lane #126
Boise, ID 83703
Idaho.FHWA@DOT.GOV
Phone: (208) 334-1843

Federal Transit Administration
U.S. Department of Transportation Office of Civil Rights
1200 New Jersey Avenue, SE
5th Floor – TCR
Washington, DC 20590
Phone: (888) 446-4511
www.fta.dot.gov

Procedures for handling and reporting investigations/complaints and lawsuits

Should any Title VI investigation be initiated by FTA, ITD, or if a Title VI lawsuit is filed against the City of Twin Falls, the organization will follow these procedures:

1. Any individual, group of individuals, or entity that believes they have been subjected to discrimination on the basis of race, color, or national origin may file a written complaint with the Title VI Coordinator. The complaint is to be filed in the following manner:
 - a. A formal complaint must be filed within 180 calendar days of the alleged occurrence.
 - b. The complaint shall be in writing and signed by the complainant(s).
 - c. The complaint should include:
 - the complainant's name, address, and contact information
 - date(s) of the alleged act of discrimination (if multiple days, include the date when the

complainant(s) became aware of the alleged discrimination and the date on which the alleged discrimination was discontinued or the latest instance).

- a description of the alleged act of discrimination
 - the location(s) of the alleged act of discrimination (include vehicle number if appropriate)
 - an explanation of why the complainant believes the act to have been discriminatory on the basis of race, color, and national origin
 - if known, the names and/or job titles of those individuals perceived as parties in the incident
 - contact information for any witnesses
 - indication of any related complaint activity (i.e., was the complaint also submitted to ITD or FTA?)
- d. Complaints received by any employee of the City of Twin Falls will be immediately forwarded to the Title VI Coordinator.
- e. In the case where a complainant is unable or incapable of providing a written statement, a verbal complaint of discrimination may be made to the Title VI Coordinator. Under these circumstances, the complainant will be interviewed, and the Title VI Coordinator will assist the complainant in converting the verbal allegations to writing.
2. Upon receipt of the complaint, the Title VI Coordinator will immediately:
- a. notify ITD (no later than 3 business days from receipt)
 - b. notify the City of Twin Falls Authorizing Official
 - c. ensure that the complaint is entered in the complaint database
3. Within 3 business days of receipt of the complaint, the Title VI Coordinator will contact the complainant by telephone to set up an interview.
4. The complainant will be informed that they have a right to have a witness or representative present during the interview and can submit any documentation he/she perceives as relevant to proving his/her complaint.
5. If ITD has assigned staff to assist with the investigation, the Title VI Coordinator will offer an opportunity to participate in the interview.
6. The alleged discriminatory service or program official will be given the opportunity to respond to all aspects of the complainant's allegations.
7. The Title VI Coordinator will determine, based on relevancy or duplication of evidence, which witnesses will be contacted and questioned.
8. The investigation may also include:
- a. investigating contractor operating records, policies or procedures
 - b. reviewing routes, schedules, and fare policies
 - c. reviewing operating policies and procedures

- d. reviewing scheduling and dispatch records
 - e. observing behavior of the individual whose actions were cited in the complaint
9. All steps taken and findings in the investigation will be documented in writing and included in the complaint file.
 10. The Title VI Coordinator will contact the complainant at the conclusion of the investigation, but prior to writing the final report, and give the complainant an opportunity to give a rebuttal statement at the end of the investigation process.
 11. At the conclusion of the investigation and within 60 days of the interview with the complainant, the Title VI Coordinator will prepare a report that includes a narrative description of the incident, identification of persons interviewed, findings, and recommendations for disposition. This report will be provided to the Authorizing Official, ITD, and, if appropriate, the City of Twin Falls' legal counsel.
 12. The Title VI Coordinator will send a letter to the complainant notifying them of the outcome of the investigation. If the complaint was substantiated, the letter will indicate the course of action that will be followed to correct the situation. If the complaint is determined to be unfounded, the letter will explain the reasoning and refer the complainant to ITD in the event the complainant wishes to appeal the determination. This letter will be copied to ITD.
 13. A complaint may be dismissed for the following reasons:
 - a. The complainant requests the withdrawal of the complaint.
 - b. An interview cannot be scheduled with the complainant after reasonable attempts.
 - c. The complainant fails to respond to repeated requests for additional information needed to process the complaint.
 14. ITD will serve as the appealing forum to a complainant that is not satisfied with the outcome of an investigation conducted by the City of Twin Falls. ITD will analyze the facts of the case and will issue its conclusion to the appellant according to their procedures.

Transportation-Related Title VI Investigations, Complaints, and Lawsuits

Background

All recipients shall prepare and maintain a list of any of the following that allege discrimination on the basis of race, color, or national origin:

- Active investigations conducted by FTA and entities other than FTA;
- Lawsuits; and
- Complaints naming the recipient.

This list shall include the date that the transportation-related Title VI investigation, lawsuit, or complaint was filed; a summary of the allegation(s); the status of the investigation, lawsuit, or complaint; and actions taken by the recipient in response, or final findings related to the investigation, lawsuit, or complaint. This list shall be included in the Title VI Program submitted to ITD every three years and information shall be provided to ITD quarterly and annually. See Appendix D.

SEE APPENDIX C – Investigations, Lawsuits, and Complaints Document

A. Public Outreach and Involvement

The City of Twin Falls is a member of the Magic Valley Metropolitan Planning Organization. The MVMPO is responsible for carrying out continuing, cooperative and comprehensive transportation planning and programming process. The MVMPO coordinates the transportation planning activities of the various transportation-related agencies that have both a direct and indirect impact on the Long-Range Plan and Transportation Improvement Program.

Reviewed by:_____ Date:

B. Language Assistance Plan for Persons with Limited English Proficiency (LEP)

Introduction and Legal Basis

LEP is a term that defines any individual not proficient in the use of the English language. The establishment and operation of an LEP program meets objectives set forth in Title VI of the Civil Rights Act and Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency (LEP). This Executive Order requires federal agencies receiving financial assistance to address the needs of non-English speaking persons. The Executive Order also establishes compliance standards to ensure that the programs and activities that are provided by a transportation provider in English are accessible to LEP communities. This includes providing meaningful access to individuals who are limited in their use of English. The following LEP language implementation plan, developed by Region Ten is based on FTA guidelines.

As required, the City of Twin Falls developed a written LEP Plan (below). Using 2020 US Census Bureau data, the City of Twin Falls has evaluated data to determine the extent of need for translation services of its vital documents and materials.

LEP persons can be a significant market for public transit, and reaching out to these individuals can help increase their utilization of transit. Therefore, it also makes good business sense to translate vital information into languages that the larger LEP populations in the community can understand.

Assessment of Needs and Resources

The need and resources for LEP language assistance were determined through a four-factor analysis as recommended by FTA guidance.

Factor 1: Assessment of the Number and Proportion of LEP Persons Likely to be Served or Encountered in the Eligible Service Population

The agency has reviewed census data on the number of individuals in its service area that have limited English Proficiency, as well as the languages they speak.

U.S. Census Data – (2020)

Data from the U.S. Census Bureau's 2020 Census was obtained through www.census.gov by the city of Twin Falls as the service area. The service area includes a total of **3,440** or **4.5%** persons with Limited English Proficiency (those persons who indicated that they spoke English "less than very well").

Information from the 2020 Census also provides more detail on the specific languages that are spoken by those who report that they speak English less than very well. Languages spoken at home by those with LEP are presented below. These data indicate the extent to which translations into other languages are needed to meet the needs of LEP persons.

Total Population 5 years and over = 49,600

Language	Number of individuals speaking a language other than English	Number of individuals speaking English less than very well	% of LEP
Spanish	4,535	1,257	2.5%
Indo-European	1,410	515	1.0%
Asian and Pacific Islander	529	173	0.3%
Other Languages	473	264	0.5%

It is noted that there are relatively low number of LEP persons in the service area - no language is spoken by over 5%.

Factor 2: Assessment of Frequency with Which LEP Individuals Come Into Contact with the Transit Services or System

The City of Twin Falls reviewed the relevant benefits, services, and information provided by the transit department and determined the extent to which LEP persons have come into contact with these functions through the following channels:

- Contact with transit vehicle operators;
- Calls to RIDE TFT's customer service telephone line;
- Contact with the Transit Coordinator;
- Visits to City Hall;
- Access to the City or RIDE TFT's website;
- Attendance at community meetings or public hearings;

We will continue to identify emerging populations as updated Census and American Community Survey data become available for our service area. In addition, when LEP persons contact the city, we attempt to identify their language and keep records on contacts to accurately assess the frequency of contact. To assist in language identification, we use Google Translate.

Factor 3: Assessment of the Nature and Importance of the Transit Services to the LEP Population

This factor measures the impact transit services have on peoples' lives. When determining language assistance needs, the City of Twin Falls should consider how important certain information is on the

health and well-being of an individual. This information includes hours and dates of operation, fare rates and discounts available for elderly and disabled persons, how to request a ride through the dispatch line, how to download and use the app to request a ride, code of conduct when using the service, how to report complaints.

Factor 4: Assessment of the Resources Available to the Agency and Costs

Costs

The following language assistance measures currently being provided by the City of Twin Falls:

Language Line Services, Inc.

- Telephone interpretation service provider: Multi-language interpretation available 24 hours a day, seven days a week, via phone.
 - Cost is accrued by usage.
 - 240+ languages offered
 - For all languages the cost is \$1.00 per minute

Google Translate

- Online translation services called neural machine translation
 - Translates whole sentences at a time
 - Most accurate between English and French, German, Spanish and Chinese
 - Free

Resources

The City of Twin Falls allocates resources toward language assistance expenses as available and appropriate. The current budget for translation services resides in the police department.

Feasible and Appropriate Language Assistance Measures

Based on the available resources, the following language assistance measures are feasible and appropriate for our agency at this time:

- Offer timely availability of interpretation.
- Contract with interpretation services, independent interpreters, or volunteer interpreters who satisfy competency requirements
- Offer telephone interpretation services
- Offer internet-based translation services
- Provide written materials to individuals and the public in English and Spanish
- Develop, maintain, and post notices in key locations of the organization notifying persons of their right to free language assistance.
- Utilize identification cards (I speak” cards) which assists LEP persons in identifying their language needs.
- Document the language of individuals when they initially request services.
- Implement procedures for staff for purposes of accessing in-person and telephone

interpretation.

- Refrain from requesting, encouraging, or requiring LEP or hearing-impaired person to use friends family, or minor children as interpreters.

LEP Implementation Plan

Through the four-factor analysis, the City of Twin Falls has determined that no additional types of language assistance are need at this time. The following details current procedures.

Staff Access to Language Assistance Services

City staff who come into contact with LEP persons can access language services by calling the contract translation services or utilizing Google Translate.

Responding to LEP Callers

Staff utilize the contracted translation and interpretation provider(s) listed on the internal agency SharePoint site for translation services.

Responding to Written Communications from LEP Persons

Staff utilize the contracted translation and interpretation providers listed on the internal agency SharePoint site for translation services.

Responding to LEP Individuals in Person

The following procedures are followed when an LEP person visits our offices:

- Utilize language identification cards ("I Speak" cards) which assists LEP persons in communicating their language needs
- Utilize Google Translate
- Contact the contracted translation and interpretation provider for translation services once the language need has been identified.

Staff Training

All city staff are provided with a list of available language assistance services and additional information and referral resources, updated annually.

Also, all staff who routinely come into contact with customers, as well as their supervisors and all management staff, receive annual refresher training on policies and procedures related to assisting LEP persons.

Providing Notice to LEP Persons

LEP persons are notified of the availability of language assistance through the following approaches:

- On our website (the website was built to allow Google Translate to translate the content of the page to available languages)
- Through signs posted on our vehicles and in our customer service and administrative offices.

LEP persons will also be included in all community outreach efforts related to service and fare changes.

Monitoring/updating the plan

This plan will be updated on a periodic basis (at least every three years), based on feedback, updated demographic data, and resource availability.

As part of ongoing outreach to community organizations, the City of Twin Falls will solicit feedback on the effectiveness of language assistance provided and unmet needs. In addition, we will conduct periodic assessments of updated Census data to determine the adequacy and quality of the language assistance provided, and determine changes to LEP needs.

In preparing the triennial update of this plan, the City of Twin Falls will conduct an internal assessment using the Language Assistance Monitoring Checklist provided in the FTA's "Implementing the Department of Transportation's Policy Guidance Concerning Recipients' Responsibilities to Limited English Proficient (LEP) Persons: A Handbook for Public Transportation Providers."

Based on the feedback received from community members and agency employees, the city will make incremental changes to the type of written and oral language assistance provided as well as to their staff training and community outreach programs. The cost of proposed changes and the available resources will affect the enhancements that can be made. As the community grows and new LEP groups emerge, Region Ten will strive to address the needs for additional language assistance.

C. Minority Representation on Planning and Advisory Bodies

Title 49 CFR Section 21.5(b)(1)(vii) states that a recipient may not, on the grounds of race, color, or national origin, "deny a person the opportunity to participate as a member of a planning, advisory, or similar body which is an integral part of the program."

The City of Twin Falls does not have any transit-related, non-elected planning boards, advisory councils or committees, or similar committees currently. The members of the City Council are chosen by the voters through a general election.

V. MONITORING TITLE VI COMPLAINTS

As part of the complaint handling procedure, the Title VI Coordinator investigates possible inequities in service delivery for the route(s) or service(s) about which the complaint was filed. Depending on the nature of the complaint, the review examines span of service (days and hours), frequency, routing directness, interconnectivity with other routes and/or fare policy. If inequities are discovered during this review, options for reducing the disparity are explored, and service or fare changes are planned if needed.

In addition to the investigation following an individual complaint, the Title VI Coordinator periodically reviews all complaints received to determine if there may be a pattern. At a minimum, this review is conducted as part of preparing the Annual Report and Update for submission to ITD.

APPENDIX A - TITLE VI NOTICE TO THE PUBLIC

The City of Twin Falls includes the following language on transportation related printed information materials, on the city's website, in public notices, and on posters on the interior of each vehicle operated in passenger service.

The City of Twin Falls is committed to ensuring that no person is excluded from participation in or denied the benefits of its transportation services on the basis of race, color, or national origin, as protected by Title VI in Federal Transit Administration (FTA) Circular 4702.1B.

If you feel you are being denied participation in or being denied benefits of the transit services provided by the City of Twin Falls, or otherwise being discriminated against because of your race, color, national origin, gender, age, or disability, our contact information is:

**Title VI Coordinator
City of Twin Falls
203 Main Ave. E
Twin falls, Idaho 83301
(208) 735-7237
mthompson@tfid.org**

APPENDIX B - TITLE VI NOTICE TO THE PUBLIC LIST OF LOCATIONS

- All RIDE TFT vans
- City of Twin Falls City Hall:
 - 203 Main Ave. East Twin Falls, Idaho
- City of Twin Falls website
 - www.tfid.org
- City of Twin Falls public offices/facilities
 - Twin Falls Fire Station 1 – 345 2nd Avenue E, Twin Falls, Idaho 83301
 - Twin Falls Fire Station 2 – 214 Cheney Drive W, Twin Falls, Idaho 83301
 - Twin Falls Fire Station 3 – 1025 Washington Street S, Twin Falls, Idaho 83301
 - Twin Falls Police Department – 321 2nd Avenue E, Twin Falls, Idaho 83301
 - Twin Falls Parks and Rec Department – 136 Maxwell Avenue, Twin Falls, Idaho 83301
 - Twin Falls Public Works Department – 119 South Park Ave W, Twin Falls, Idaho 83301
 - Twin Falls Airport – 492 Airport Loop, Twin Falls, Idaho 83301
 - Twin Falls Public Library – 345 4th Avenue E, Twin Falls, Idaho 83301
 - Twin Falls City Pool – 756 Locust Street N, Twin Falls, Idaho 83301
 - Twin Falls Municipal Golf Club – 545 Grandview Drive, Twin Falls, Idaho 83301

APPENDIX C - INVESTIGATIONS, LAWSUITS AND COMPLAINTS

Appendix C Investigations, Lawsuits and Complaints

Subject	Date (Month, Day, year)	Basis of complaint: race, color, or national origin	Status	Action(s) Taken:
<i>Investigations</i>				
1.				
2.				
<i>Lawsuits</i>				
1.				
2.				
<i>Complaints</i>				
1.				
2.				

None to date.

APPENDIX D – SUMMARY OF OUTREACH EFFORTS

Outreach is provided regarding the City of Twin Falls services in response to community needs or requests from partner agencies. Outreach is specific to services, not transportation, but programs that provide transportation are promoted.



P.O. Box 1907

203 Main Avenue East

Twin Falls, Idaho 83303-1907

Fax: (208) 736-2296

April 14, 2025

Plan Approval Document

I hereby acknowledge the receipt of the City of Twin Falls Title VI Implementation Plan 2025-2027. The City Council has reviewed and approved the plan. We are committed to ensuring that no person is excluded from participation in or denied benefits of transit services on the basis of race, color, national origin, as protected by Title VI according to Federal transit Administration (FTA) Circular 4702.1B Title VI requirements and guidelines for FTA sub-recipients.

Ruth Pierce, Mayor
City of Twin Falls



Date: Monday, April 14, 2025
To: Honorable Mayor and City Council
From: Amy Luna, Deputy City Clerk, Deputy City Clerk

ACTION ITEM

Request:

Request to approve Resolution No. 2025-003 - Authorizing the Destruction of Records

Time Estimate:

Background:

Approval Process:

Budget Impact:

Regulatory Impact:

History:

Analysis:

Conclusion:

Attachments:

1. 2025 Destruction of Records Request

Resolution Number 2025-003
DESTRUCTION OF RECORDS REQUEST

Whereas Idaho Code 50-907(4) requires the City Council to authorize the destruction of public records no longer required by law or for city business, and

Whereas, the Deputy City Clerk of the City of Twin Falls, Idaho, has requested that certain records be authorized for destruction to dispose of them,

Now, therefore, be it resolved by the city council of the City of Twin Falls; Idaho as follows:

Police Department

- 2018-2019 Uniform Citations (only handwritten citations, we don't store electronic e-citation hard copies, we have them in as PDF's)
- 2018-2019 Towed Vehicle Slips
- 2018-2018 False Alarm Reports
- 2018-2019 Cash receipt books/balance sheets
- 2023 Criminal History Logs

Twin Falls Public Library

- | | |
|---|-------------------------------------|
| • 2016-2017 Statistical Reports | 2017 Board Packets |
| • 2018 Visa Invoices | Unused Deposit Slips |
| • 2018 Payables | 2017 Fund Request Reports |
| • 2001-2016 Value of Equipment | 2017-2018 Deposit Reports |
| • 2017-2018 Payroll | Volunteer Timesheets – pre covid |
| • 2017/2018 Bank Statements | 2018 Benefit Checks |
| • 2015-2017 Payroll Tax Reports
old | Employment Applications over a year |
| • 1939-1988 Building Insurance Inventory Values | 2017-2018 Salary Studies |
| • 2005-2020 Credit Card Information | 2016-2020 Credit Requests |
| • 2014-2023 Donations | |

Parks & Recreation

- 2003-2009 Golf Course Tally Charts
- 2003-2007 P&R & City Pool Claims

The administrative staff of the city is authorized to take all necessary steps to carry out the authorization provided by this Resolution.

PASSED BY THE CITY COUNCIL:

SIGNED BY THE MAYOR:

Mayor Ruth Pierce

Attest:

A

Amy Luna, Deputy City Clerk



Date: Monday, April 14, 2025
To: Honorable Mayor and City Council
From: Gretchen Scott, Deputy City Manager

ACTION ITEM

Request:

Consideration of Resolution No. 2025-005 authorizing the Lease of Water Shares

Time Estimate:

10 minutes

Background:

Each year, the City is approached by individuals seeking to lease city water shares. Prior to 2021, water shares were leased without a resolution. The lease agreement was a simple letter on the City Attorney's letterhead to the lessee stating the terms of the lease. In 2021, it was determined that Idaho Code 50-1407 required the City to pass a resolution authorizing the lease of water shares. Since 2021, the City has passed a resolution specific to the lease created between the City and the lessee for that specific growing season. This is the annual resolution in which the City Council authorizes the lease of water shares in general terms, allowing city officials to make the year-to-year decisions on the terms of such leases.

Approval Process:

A motion to approve the resolution should be made. (ie. "I move that resolution 2025-005 be approved.) If the motion is seconded by a council member, a roll call vote should be taken. A simple majority is required to pass a resolution. If the motion does not receive a second and majority approval, the motion will fail and the resolution will not be approved.

Budget Impact:

The revenue generated by the lease of shares is paid into the Water Enterprise Fund.

Regulatory Impact:

None

History:

NA

Analysis:

NA

Conclusion:

In conclusion, I recommend the council approve Resolution 2025-005 authorizing city officials to negotiate and enter into water share leases.

Attachments:

1. 2025 - Lease Resolution - Water Shares

RESOLUTION NO. 2025-005

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO,
AUTHORIZING THE LEASE OF EXCESS WATER SHARES AND AUTHORIZING
CITY OFFICIALS TO NEGOTIATE THE LEASE TERMS.

WHEREAS, Idaho Code §50-1407 authorizes the City Council to lease “real or personal property not otherwise needed for city purposes” by resolution; and,

WHEREAS, Idaho Code §50-1407 further authorizes the City Council to set “such terms as the city council determines may be just and equitable”; and,

WHEREAS, the City possesses water shares that, based on the year, may not be “needed for city purposes”; and,

WHEREAS, the City has been approached by others desiring to lease water shares from the City of Twin Falls; and,

WHEREAS, the City Council believes that leasing the water shares during certain years would be appropriate and that the market value for such shares is “just and equitable”; and,

WHEREAS, the City has staff and personnel that are knowledgeable of the water needs of the City, water levels in a given season, and market values of water shares.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE
CITY OF TWIN FALLS, IDAHO:

Section 1: The Twin Falls City Council hereby authorizes City officials to:

- a. Determine the amount of water shares that are not needed for city purposes,
- b. Negotiate the per share rate to lease unneeded water shares,
- c. Determine the best terms of water share leases, and
- d. Sign water share leases.

PASSED BY THE CITY COUNCIL: _____, 2025

SIGNED BY THE MAYOR: _____, 2025.

MAYOR

ATTEST:

DEPUTY CITY CLERK



Date: Monday, April 14, 2025
To: Honorable Mayor and City Council
From: Mitch Humble, Deputy City Manager

ACTION ITEM

Request:

A request to adopt Resolution No. 2025-006 declaring City-owned property located at 929 Washington Street South as surplus to the City's needs and the City's intent to dispose of that property via public auction.

Time Estimate:

The presentation and discussion of this item should take about five minutes.

Background:

The City had operated Fire Station #3 at 929 Washington Street South for forty years. The City recently completed the construction of a new Station 3 and vacated the building at 929 Washington Street South. That building is no longer needed as a fire station, and the property is now surplus to the City's public purposes. Therefore, staff recommends that the City Council begin the process of disposing of this real property. Idaho Code 50-14 requires cities to follow a certain public process to dispose of surplus real property. The first step in that process is to adopt a resolution declaring the property surplus, declaring the value of the surplus property, and setting a date for a public hearing to consider the disposition of the surplus property.

Staff prepared the attached resolution that accomplishes these three purposes. In March, staff requested an appraisal of the property. That appraisal is attached for your review. It sets the "as-is" value of the property at \$535,000. The attached resolution includes that value as the declared value of the property and the minimum bid amount for the public auction of the property. The resolution also sets the date of the public hearing on this matter as Monday, May 5, 2025, at 5:00 pm. Staff recommends adoption of the attached resolution as presented.

Approval Process:

A simple majority vote of the Council is needed to adopt the attached resolution.

Budget Impact:

Should the Council adopt the resolution as presented, there will be a small cost to publish the resolution in the local newspaper. The City's FY2025 budget includes funding to cover legal publications.

Regulatory Impact:

Should the Council adopt the resolution, staff will publish the resolution in the local newspaper, notifying the public of the May 5th hearing date.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that the Council adopt the attached resolution declaring the City's real property located at 929 Washington Street South as surplus to the City's needs, declaring the value of the property to be \$535,000, and setting a date of May 5, 2025, at 5:00 pm for a public hearing to consider disposal of the surplus property.

Attachments:

1. Industrial-Commercial Use,Twin Falls, 25-2759, Appraisal_RE
2. Resolution of Intention To Dispose of Real Property - 929 Washington St South

McKinlay & Klundt Appraisal Company

(Bus) (208) 734-5522

P.O. Box 5698
Twin Falls, Idaho 83303

(Fax) (208) 734-9755

AN APPRAISAL REPORT OF

Twin Falls Fire Station #3

LOCATED AT

929 Washington Street South
Twin Falls, Idaho 83301

CLIENT

City of Twin Falls

McKinlay & Klundt Appraisal Company

P.O. Box 5698
Twin Falls, Idaho 83303
(Bus) (208) 734-5522
(Fax) (208) 734-9755

March 18, 2025

City of Twin Falls
Attn: Mitch Humble, Deputy City Manager
203 Main Avenue East
Twin Falls, Idaho 83301

Re: Fire Station #3
929 Washington Street South
Twin Falls, Idaho 83301

Dear Mr. Mitch Humble,

At your request, we have appraised a real property interest for the above real estate. Our objective was to form one or more opinions about the market value for a 100% ownership interest in the subject property's leased fee estate assuming no liens or encumbrances other than normal covenants and restrictions of record.

This appraisal contains one individual parcel that contains a total of 1.02+/- acres or 44,431+/- square feet. The subject parcel is located on the south side of Orchard Drive and the east side of Washington Avenue in Twin Falls, Idaho. The subject property is improved with a general-purpose commercial building that contains 3,084+/- square feet and was built in approximately 1974. It is currently vacant as it was occupied by the Twin Falls Fire Department when it was originally built until a new station was built. More physical attributes of the property appraised are presented later in the Subject section of this report.

This valuation contains analyses, opinions, and conclusions along with market data and reasoning appropriate for the scope of work detailed later herein. It was prepared solely for the intended use and intended user(s) explicitly identified in the attached report. Unauthorized users do so at their own risk. The appraisal is communicated in the attached document, which conforms to the version of the Uniform Standards of Professional Appraisal Practice (USPAP) in effect on this report's preparation date of March 18, 2025.

This letter is not an appraisal report hence it must not be removed from the attached 146-page document. If this letter is disjoined from the attached appraisal report, then the value opinions set forth in this letter are invalid because the analyses, opinions, and conclusions cannot be properly understood.

In general, valuation of the subject property involves no atypical issues. All value opinions are affected by all the information, extraordinary assumptions, hypotheses, general limiting conditions, facts, descriptions, and disclosures stated in the attached appraisal report. After careful consideration of all factors pertaining to and influencing value, the data and analysis thereof firmly supports the following final value opinion(s) for the subject property as of February 21, 2025:

\$535,000 Market Value "As Is"

Thank you for your business. Let us know how we may further serve you.

A handwritten signature in blue ink that reads "Dave McKinlay". The signature is fluid and cursive, with the first name "Dave" being more prominent.

Dave McKinlay
Certified General Appraiser-71
McKinlay & Klundt Appraisal Co.
License Expiration Date: 04/08/25

A handwritten signature in blue ink that reads "Travis Klundt". The signature is fluid and cursive, with the last name "Klundt" being more prominent.

Travis Klundt
Certified General Appraiser-2212
McKinlay & Klundt Appraisal Co.
License Expiration Date: 01/13/26

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Overview . . .

Salient Information	
<i>Property Type</i>	Commercial Building
<i>Real Estate Appraised</i>	929 Washington Street South Twin Falls, Idaho 83301
<i>County</i>	Twin Falls
<i>Estate Valued</i>	100% of the Fee Simple
<i>Client</i>	City of Twin Falls
<i>Client File Number</i>	25-2759
<i>Most Likely Buyer</i>	Owner-User/Passive Investor
<i>Effective Value Date</i> <i>(point in time that the value applies)</i>	February 21, 2025
<i>Report Date</i> <i>(date the report is transmitted to client)</i>	March 18, 2025
<i>Value Indication(s) "As Is"</i>	Cost Approach Not Applicable Sales Comparison \$540,000 Income Approach \$530,000
<i>Final Value Conclusion(s)</i>	\$535,000 "As Is"

Noteworthy Issues

This appraisal contains one individual parcel that contains a total of 1.02+/- acres or 44,431+/- square feet. The subject parcel is located on the south side of Orchard Drive and the east side of Washington Avenue in Twin Falls, Idaho. The subject property is improved with a general-purpose commercial building that contains 3,084+/- square feet and was built in approximately 1974. It is currently occupied by the Twin Falls Fire Department. More physical attributes of the property appraised are presented later in the Subject section of this report.

No atypical factors significantly affect value. The real estate appraised is generally typical for this type property in this locale.



Scope of Work . . .

Scope of Work

Introduction

The Uniform Standards of Professional Appraisal Practice (USPAP) defines scope of work as “*the type and extent of research and analysis in an assignment*”. Scope of work includes, but is not limited to:

- the extent to which the property is identified;
- the extent to which tangible property is observed;
- the type and extent of data researched; and
- the type and extent of analyses applied to arrive at opinions or conclusions.

Assignment Elements

The purpose of this assignment (the problem to be solved) is to form one or more opinions about value. This purpose necessitates identification of seven assignment elements listed below.

1. Client Information

Client's Name **	Mr. Mitch Humble, City Manager
Client's Company Name	City of Twin Falls
Appraiser(s) Engaged By	The Client's Agent
Client's Interest In Property Appraised	Onwership

2. Other Intended Users

None Noted

3. Intended Use Of Report (*To aid*)

Decisions By Ownership

4. Value Opinion(s) Developed

Market value

Standard / Definition Of Value Used
To Form The Value Opinion(s)

Advisory Opinion 30 of USPAP, which is the
same definition as the one in FIRREA.

**** *The client is always an intended user.***

Scope of Work

Assignment Elements

5. Key Dates

Effective Value Date (point in time the value applies)	February 21, 2025
Date Property Appraised Was Observed By One Or More Appraisers Signing This Report	Land & Building Observed February 21, 2025

6. Assignment Conditions

Extraordinary Assumptions	One Or More Apply, Detailed Later Herein
Hypothetical Conditions	None Used
Jurisdictional Exceptions	None Used
Expected Public or Private On-Site or Off-Site Improvements Affect Value	Not Expected
Assemblage of Estates or Component Parts Affects Value	Not Expected
Other	None Used

Scope of Work

Relevant Characteristics

The seventh assignment element is relevant characteristics about the property appraised. These characteristics are typically categorized as physical, legal, and economic.

Physical attributes of the property appraised are presented later in the Subject section of this report. Some characteristics are identified below. Atypical issues are listed in the Noteworthy Issues section and may be further detailed elsewhere herein.

Unless specifically stated otherwise, the estate appraised (listed below) assumes no adverse leases, liens or encumbrances other than normal covenants and restrictions of record.

7a. Physical

Existing Property Use	Commercial Use
Property Use Reflected In One Or More Value Opinions	As Is
Sources of Information About the Property Appraised Included	Exterior Observation; Online Public Records; Public Records In Government Office

7b. Legal

Category Of Property Appraised	Real Property
Estate(s) Appraised	Fee Simple
Legal Issues Considered	No Atypical Legal Issues
Environmental Concerns	No Known Environmental Concerns

7c. Economic

Effect Of Lease(s) On Value	Not Applicable
Cost Information	
Type of Reconstruction Cost Used	Replacement Cost New Not Considered
Source of Reconstruction Cost Information	Not Applicable

Scope of Work

Extent of Services Provided

Number of Final Value Opinions Developed	One
Value Opinion(s) Reflect The Worth Of the Property Appraised	As Is
Extent Of Report Preparation	An Appraisal Report
Other Reporting Requirements	Not Applicable
Extent Of Data Research	Typical
Data Sources	Local MLS; Private Data Provider Service; Public Records At Government Office; Online Public Records; Other Appraisers; Real Estate Sales Agents; Buyers and / or Sellers; Landlords and / or Tenants
Documents Considered	County Records
Data Verification	Direct and Indirect Methods
Extent Of Subject Observation By One Or More Appraisers Signing Report	Adequate Interior and Exterior Specifics of this viewing, if any, are detailed in the Extraordinary Assumptions & Disclosures section of this report.

Other Intended Use Considerations

Client's Prior Engagement Of Appraisal Services	Numerous
Loan To Value Ratio	Not Applicable
Atypical Issues	No Atypical Issues
Assignment Complexity	Typical Complexity
FIRREA Compliance	Not Applicable
Insurable Value	Insurable Value Is Not An Intended Use

Miscellaneous Matters

Scope of Work Agreement	Agreement in Addenda
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Scope of Work

Appraisal Development

Appraisal development is the extent of research and analyses that produce one or more credible opinions of value for one or more specifically identified intended users and an explicitly stated intended use. In this context, credible is defined as "worthy of belief".

Depending upon the intended use, intended users, and agreements between the appraiser and the client, the appraisal development process may include several, but not necessarily all of the following tasks.

- observation of the property appraised
- research for appropriate market data
- data verification
- consideration of influential market area, physical, economic, and governmental factors
- determination of the subject's highest and best use(s), if appropriate
- development of one or more applicable approaches to value
- reconciliation of value indications
- preparation of this report

In most cases, the core valuation process begins with a highest and best use analysis. This is essential because it establishes a framework for the proper selection of comparables. Cited comparables should have the same highest and best use as the property appraised.

Scope of Work

Appraisal Development

If some property modification like new construction is contemplated, a feasibility analysis may be appropriate. In some cases, feasibility may simply be justified by inferred market evidence like low vacancy or rising rents.

According to USPAP, all approaches that are applicable to the interest being appraised and necessary to produce credible results must be developed. The type of highest and best use; extent of feasibility considered; and the relevance of each major approach are listed below.

Highest and Best Use	An Inferred Demand Analysis
Feasibility Analysis <i>(a more detailed study separate from highest & best use)</i>	Separate Feasibility Analysis Not Developed
Cost Approach	Not Applicable And Not Included In Report
Sales Comparison	Applicable And Included In Report
Income Approach	Applicable And Included In Report

Quoting "*The Appraisal of Real Estate*" Thirteenth Edition published by the Appraisal Institute, page 186 says

"Highest and best use analysis and feasibility analysis are interrelated, but feasibility analysis may involve data and considerations that are not directly related to highest and best use determinations. Such analyses may be more detailed than highest and best use analysis, have a different focus, or require additional research."

Applicable and necessary approaches were selected for development after consideration of available market data, intended use, and intended user(s). An approach considered not applicable was omitted because this methodology is not appropriate for the property interest being appraised, or sufficient data to properly develop the approach was not available. Any approach judged not applicable, yet included in this report, was developed solely at our client's request. Data used to develop an inapplicable but included approach has a low to nil degree of comparability to the subject. Hence, no emphasis was given an approach deemed not applicable but included. Furthermore, no liability or responsibility is assumed for an approach considered not applicable but included at the client's request.

Scope of Work

Concept Explanations

Intended use and all intended user(s) should be weighed heavily during the scope of work decision. A single intended user who frequently engages appraisal services is likely very knowledgeable about the appraisal process. For this type user, the appraisal development and reporting for less complex property types might be toward the lower end of the spectrum. By contrast, multiple intended users, especially those with opposing motivations, likely need extensive appraisal development and reporting. Litigation is a prime example when a thorough appraisal development and detailed reporting is warranted.

A loan to value ratio reflects risk. For commercial-grade loans, ratios over 75% are generally regarded as risky. If a contemplated loan is viewed as risky, then the extent of appraisal development and the level of report detail should be more comprehensive. Similarly, more complex properties generally warrant more thorough analyses and more extensive report details.

Prior engagement of appraisal services by a client implies a level of awareness about the appraisal process. A greater awareness may justify a less thorough level of report detail whereas the opposite is true for an individual who has never engaged an appraisal.

A Jurisdictional Exception is an assignment condition, which voids a portion of USPAP that is contrary to law or public policy. When a Jurisdictional Exception applies, only the contrary portion is void. The remainder of USPAP remains in full force and effect. Jurisdiction Exceptions always shrink USPAP, not expand it.

Data verification affects reliability. Direct data verification confirms information used in the report with one or more parties who have in-depth knowledge about physical characteristics for the property being appraised, or related financial details. Indirect verification employs information obtained from a secondary source like a data reporting service, a multiple listing service, or another appraiser. Direct verification is generally more time-consuming and costly, but also more reliable.

Information from all data sources was examined for accuracy, is believed reliable, and assumed reasonably accurate. However, no guaranties or warranties for the information are expressed or implied. No liability or responsibility is assumed by McKinlay & Klundt Appraisal Company or the appraiser(s) for any inaccuracy from any seemingly credible information source.

Scope of Work

Concept Explanations

A statement about observation of the subject property by the appraiser(s) is listed above. If the subject was observed, this viewing was not as thorough as a professional property inspection. A professional inspector determines the precise physical condition, remaining useful life, and operability of major building components like the structural system, roof cover, electrical system, plumbing, and heating plant. Inspectors typically do not ascertain size of the building, or characteristics of the land. By contrast, an appraiser commonly ascertains both land and building size. Ordinarily, appraisers do not determine operability, or remaining useful life of building systems. An appraiser typically views real estate to determine only general attributes like physical condition of the building as a whole, site topography and access, building size, construction quality, floor plan, and functionality of the property as a whole. For this appraisal, no probes, investigations, or studies were made to discover unapparent, adverse physical features.

Highest and best use analyses can be categorized into two groups - inferred and fundamental. A fundamental analysis is quantified from broad demographic and economic data such as population, household size, and income. Supply is inventoried. Subject specific characteristics are considered. Then, the relationship between supply and demand is weighed to determine a specific highest and best use for the subject. An inferred analysis uses local trends and patterns to infer a general highest and best use for the subject. For an inferred analysis, market dynamics that might be considered include prices, market exposure times, rents, vacancy, and listings of similar real estate. Inferred analyses emphasize historical data while fundamental analyses are based on future projections. The kind of highest and best use analysis utilized in this assignment is listed above.

Scope of Work Limitation

All readers of this report should be aware the foundation, for conclusions communicated herein, was based on and limited to an **inferred market analysis, not a fundamental market study**. Our scope of work agreement with our client does not include a detailed fundamental analysis.

A *fundamental analysis* forecasts demand from broad demographic and economic data like population and income. Existing supply is inventoried. Then the relationship of supply and demand is weighed to determine net demand. An *inferred analysis* is based on local trends and patterns from which inferences are made. Sales, listings, marketing intervals, and/or price change for other similar land infer there is adequate demand for the subject parcel at a price level congruous with this data.

If the client desires an in-depth analysis regarding the subject's marketability, potential alternate uses, or a numeric demand analysis, it is suggested a detailed fundamental market analysis be prepared.

Report Reliance & Use Restrictions

No liability is assumed, expressed, or implied by McKinlay & Klundt Appraisal Company, or the appraiser(s) for unauthorized use of this report. Only those persons, parties, entities, companies, corporations, partnerships, associations, or groups that are explicitly identified as an intended user on page 7 may rely on, and use this report. There are no implied, suggested, inferred, consequential, or indirect intended users of this report. Unauthorized users should not use, or rely on any portion of this document. Unauthorized users do so at their own risk and peril.

Scope of Work Exclusion - Insurable Value

The cost approach may or may not have been developed herein. Unless explicitly stated otherwise, the cost approach was developed solely to support the subject's market value. Use of this appraisal, in whole or part, for another purpose is not an expected intended use. Nothing in this appraisal should be used, or relied upon to determine the amount or type of insurance coverage to be placed on the subject property. The signatory / signatories to this report assume no liability for, and do not guarantee that any insurable value inferred from this report will result in the subject property being adequately insured for any loss that may be sustained. Since labor costs, material costs, building codes, construction intervals, and governmental regulations are constantly changing, the cost approach may not be a reliable indication of replacement or reproduction cost for any date other than this report's effective value date.

Extraordinary Assumptions & Disclosures

An extraordinary assumption is defined by the Uniform Standards of Professional Appraisal Practice (USPAP) to be “an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser’s opinion or conclusions”.

Extraordinary assumptions presume as fact otherwise uncertain information. In other words, this type assumption involves uncertainty about an underlying premise. An example is a survey that displays a lot size. If the lot size is later found to be much smaller, then the value conclusion may be negatively affected.

USPAP Standard Rule 1-2(f) requires the identification of all extraordinary assumptions that are necessary for credible assignment results. This appraisal employs the following extraordinary assumptions.

- Features of the subject site such as legal description, dimensions, size, etc. were obtained from publicly available sources and provided from our client. All information taken therefrom is assumed reasonably correct.
- Some details of the subject improvements like size and shape were obtained from public records and personal observation. All information taken therefrom is assumed reasonably correct. and provided plans and specs. All are assumed reasonably correct.
- Observation of the subject property was limited to the entire site, most of the roof (not visible from the ground), most exterior walls (as visible from the ground. Unseen spaces are assumed to have physical condition and construction quality similar to that in observed spaces. It is further assumed the subject has no hidden defects. The appraiser(s) did not attempt to study, dig, probe, investigate, detect, remove materials, or discover unfavorable physical features.
- Features of the proposed subject site such as legal split into four individual lots will be allowable and buildable.
- Real estate tax information for the subject was obtained from a reputable online source, so it is assumed reasonably correct. All information from any credible source is assumed reasonably correct. Moreover, this information is assumed the most recent that is expeditiously available to the public.
- A public water system and public sewer main are connected to the subject structure, or available near the subject's lot lines. This appraisal assumes these systems possess sufficient capacity to serve the intended use of the subject improvements, if any. This appraisal also assumes the water is potable and non-contaminated. If these systems were inadequate to serve the subject's intended use, then the subject's value and marketability would be adversely affected.
- Assumptions and presumptions discussed in the Noteworthy Issues section of this report, if any, are incorporated by way of reference into these Extraordinary Assumptions & Disclosures.
- A recently issued title policy was not furnished to the appraiser(s). If a value-impairment is identified or suggested in a title policy, another professional report, or some other document, this appraisal does not address issues that are significantly atypical for a valuation of this type property unless specifically identified in the Scope of Work and/or Noteworthy Issues section of this report.

The above extraordinary assumptions as well as other assumptions anywhere herein are integral premises upon which the conclusions in this document are based. If any of these assumptions are later found to be materially untrue or inaccurate, then this report’s assignment results may or may not be affected.

Hypothetical Conditions

USPAP defines a hypothetical condition as “a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.”

Hypothetical conditions assume conditions that are contrary to known fact. An illustration is the current valuation of a proposed home. For the purpose of a rational analysis, it is assumed the home exists on the effective value date, but it is known the home is nonexistent. Another example is a new zoning classification, that a property does not have today, but the new zoning is assumed for the purpose of a logical current valuation. Uncertainty is not involved with a hypothetical condition. An essential premise underlying the valuation is known not to exist on the effective value date.

USPAP Standard Rule 1-2(g) requires the identification of all hypothetical conditions that are necessary for a credible value opinion. This appraisal employs no hypothetical conditions.

Personal Property & Intangibles

Personal property is movable and **not** permanently affixed to the real estate. Examples of personal property are freestanding ranges, refrigerators, tables, desks, chairs, beds, linen, silverware, hand tools, and small utensils. An intangible is a nonphysical asset like franchises, trademarks, patents, goodwill, and mineral rights. Personal and intangible property included in this appraisal's value opinion, if any, is considered typical for this type real estate, yet insignificant to the value opinion. Therefore, non-realty is not itemized or valued herein. Moreover, this report's final value conclusion(s) **excludes** unaffixed equipment, detached trade fixtures, and chattel unless specifically stated to the contrary.

Definition of Market Value

The definition of *market value* is used in all federally regulated transactions that exceed a minimum amount. This definition is mandated by Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989. The exact same definition was published in the Federal Register several times by different federal agencies. Some printings are: 12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; and 59 Federal Register 29499, June 7, 1994.)

Federal agencies publishing the **exact same definition** include the

- Office of the Comptroller of the Currency (OCC) as 12 CFR 34, subpart C
- Federal Reserve Board (FRB) as 12 CFR 225, Subpart G
- Federal Deposit Insurance Corporation (FDIC) as 12 CFR 323.2, Definition (g) in 55 Federal Register, 33,888 August 20, 1990, Effective September 19, 1990.
- Office of Thrift Supervision (OTS) as 12 CFR 564
- National Credit Union Administration (NCUA) as 12 CFR 722

The **exact same definition** was again published jointly by the OCC, OTS, FRS, and FDIC on page 61 of the "Interagency Appraisal and Evaluation Guidelines". These guidelines were published in the Federal Register on December 10, 2010 as Volume 55, page 77472. All the above citations defined market value as:

"the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- *buyer and seller are both typically motivated;*
- *both parties are well informed or well advised, and acting in what they consider their own best interests;*
- *a reasonable time is allowed for exposure in the open market;*
- *payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
- *the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."*

Virtually the same definition is also cited in Advisory Opinion 30 in the Uniform Standards of Professional Appraisal Practice (USPAP).

Definition of Real Property Estates

One or more of the following underlined legal estates or interests are valued in this report. Definitions of three estates, quoted immediately below, are from *The Dictionary of Real Estate Appraisal*, 6th Edition; published by the Appraisal Institute, copyright 2015.

- Fee Simple Estate *"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*
- Leased Fee Estate *"The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires."*
- Leasehold Estate *"The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease."*

The words "Leased Fee Estate" constitute a real estate term. This term is not defined in Black's Law Dictionary, the Deluxe Eight Edition. However, leased fee estate is defined by USLegal.com as:

"an ownership interest held by a landlord with the right of use and occupancy conveyed by lease to others; usually consists of the right to receive rent and the right to repossession at the termination of lease."

In effect, the definitions of "lease fee estate" by the Appraisal Institute and USLegal.com are equivalent.

Chicago Title Insurance Company, one of the largest in the country, does not use the term "Lease Fee Estate" in their title insurance policies. Chicago Title does insure the "Fee Simple Estate Subject to the Leases".

For all practical purposes, the terms "Leased Fee Estate" and "Fee Simple Estate Subject to the Leases" are equivalent.

Market value of the leased fee estate represents the worth of real property to the landlord (the lessor) as encumbered by terms set forth in one or more leases. A leasehold estate is the tenant's (the lessee's) interest in real property.

A lease is an encumbrance because it limits or precludes the landlord's right of use. If a property is unencumbered, then usage of the term "fee simple estate" could be strictly or narrowly interpreted to mean the property is not encumbered by lease. If there are no leases for a multitenant facility, then the building has no lease income. Under this interpretation, the value of the fee simple (V_{FS}) would be less than the value of the leased fee (V_{LF}). Accordingly, the $V_{FS} < V_{LF}$ because lease-up costs must be paid by a buyer to find tenants.

In effect, total lease-up cost would constitute a penalty to the property's value imposed by a buyer. Components of a total lease-up cost include leasing commissions, rent loss, concessions, tenant improvements, any other cash expenditures, and buyer incentive to undertake the risk of lease-up.

Definition of Real Property Estates

According to the Appraisal Institute course *General Appraiser Income Approach, Part 2* - page 231, there are two interpretations of the term "fee simple estate". A second interpretation for fee simple estate is a value-oriented definition used by many real estate appraisers. For valuation purposes, market value of the fee simple is the worth of the property assuming it is already leased at market rent to a level of stabilized occupancy. Under this interpretation, the $V_{FS} \geq V_{LF}$ because lease-up costs to find tenants are already paid.

An extremely important concept in the valuation of leases is the relationship between market rent or income (I_{FS}) and contract rent, the rent stated in a lease (I_{LF}). If the contract rent is below market rent ($I_{LF} < I_{FS}$), the tenant enjoys an advantageous position called a positive leasehold interest. Then, the value of the leased fee is usually less than the value of the fee simple ($V_{LF} < V_{FS}$). If contract rent exceeds market rent ($I_{LF} > I_{FS}$), then the landlord has an advantage while the tenant has an unfavorable position called a negative leasehold interest. When contract rent equals market rent, then the numerical value of these two estates is equal but the rights of each estate are distinctly different.

In essence, the difference interpretations for the fee simple estate involve lease-up costs. If fee simple is interpreted to mean no leases encumber the property, then a buyer of a multitenant facility would incur lease-up costs. These cost would likely be substantial so a prospective buyer would penalize the property by the amount of the total lease-up cost, which is detailed above. If fee simple is interpreted to mean the value of real property already leased up to stabilized occupancy at market rent, then no lease-up is necessary so no lease-up penalty is appropriate.

For valuation purposes in this report, three estates are defined below.

- *Market value of the **fee simple estate** for a single-user property like a one-user building or vacant land represents the worth to the most probable buyer via the sales comparison approach. Income generation on a rental basis is not an important factor to this buyer. Property suitability for the buyer's own use or use control are the primary purchasing criteria. Lease-up costs are not relevant. In this context, fee simple means the property is not encumbered by lease.*
- *The **fee simple estate** for a multiple-tenant facility is different from the one immediately above. A different interpretation is appropriate for a building designed to generate real estate rental income like a shopping center or apartment building. This estate for this type property is defined as the worth to the most probable buyer assuming the property is already leased to a level of stabilized occupancy at normal market terms including market rent. Lease-up costs are assumed already paid so a lease-up penalty is not appropriate.*
- *An investment grade, leased, single-user building is best valued in a fashion that is similar to a multiple-tenant property. Hence, the interpretation for fee simple in the immediately preceding paragraph is best for an investment grade, leased, single-user building.*
- *Market value of the **leased fee estate** is defined as the worth of real property to its current owner as encumbered by terms specified in one or more leases.*
- *Lastly, a **leasehold estate** is defined as one tenant's interest in real property as defined by a lease.*

These definitions are crucial valuation concepts in this report.

Non-Disclosure State

Idaho is a non-disclosure state. This means essential information like grantor, grantee, sale prices and sale dates for real estate transactions are not listed in public records. Hence, appraisers must gather key details from parties involved who have no incentive to cooperate. Often appraisers are compelled to obtain the information from secondary sources. This lessens reliability of the data and lengthens the time required to complete a proper appraisal. McKinlay & Klundt Appraisal Company discloses it made reasonable attempts, within the context of the scope of work, to obtain all key information from seemingly reliable sources; but common sense suggests some data may not be completely accurate.

Assemblage

USPAP Standard Rule 1-4(e) requires an analysis of the assemblage of various estates or component parts that affect value. In this case, no assemblage is expected so value is not affected.

Contingent and Limiting Conditions

1. By this notice, all persons, companies, or corporations using or relying on this report in any manner bind themselves to accept these Contingent and Limiting conditions, and all other contingent and limiting conditions contained elsewhere in this report. Do not use any portion of this report unless you fully accept all Contingent and Limiting conditions contained throughout this document.
2. The "Subject" or "Subject Property" refers to the real property that is the subject of this report. An Appraiser is defined as an individual person who is licensed to prepare real estate appraisal-related services in the State of Idaho and affixes his / her signature to this document.
3. Throughout these Contingent and Limiting Conditions, the singular term "Appraiser" also refers to the plural term "Appraisers". The terms "Appraiser" and "Appraisers" also refer jointly / collectively to "McKinlay & Klundt Appraisal Company", its officers, employees, contractors, personnel, staff, shareholders, members, and affiliates. The masculine terms "he" or "his" also refer to the feminine term "she" or "her".
4. In these Contingent and Limiting Conditions, the "Parties" refers to all of the following collectively: (a) the Appraiser(s), (b) McKinlay & Klundt Appraisal Company, (c) the client, and (d) all intended users.
5. These Contingent and Limiting Conditions are an integral part of this report along with all certifications, definitions, descriptions, facts, statements, assumptions, disclosures, hypotheses, analyses, and opinions.
6. All contents of this report are prepared solely for the explicitly identified client and other explicitly identified intended users. The liability of the Appraiser is limited solely to the client. There is no accountability, obligation, or liability to any other third party. Other intended users may read but not rely on this report. In no event, shall the Appraisers be liable for consequential, special, incidental or punitive loss, damages or expense (including without limitation, lost profits, opportunity costs, etc.) even if advised of their possible existence. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all contingent and limiting conditions, assumptions, and disclosures. Use of this report by third parties shall be solely at the risk of the third party.
7. This document communicates the results of an appraisal assignment. This communication is not an inspection, engineering, construction, legal, or architectural report. It is not an examination or survey of any kind. Expertise in these areas is not implied. The Appraiser is not responsible for any costs incurred to discover, or correct any deficiency in the property.

Contingent and Limiting Conditions

8. As part of this appraisal, information was gathered and analyzed to form opinion(s) that pertain solely to one or more explicitly identified effective value dates. The effective value date is the only point in time that the value applies. Information about the subject property, neighborhood, comparables, or other topics discussed in this report was obtained from sensible sources. In accordance with the extent of research disclosed in the Scope of Work section, all information cited herein was examined for accuracy, is believed to be reliable, and is assumed reasonably accurate. However, no guaranties or warranties are made for this information. No liability or responsibility is assumed for any inaccuracy which is outside the control of the Appraiser, beyond the scope of work, or outside reasonable due diligence of the Appraiser.
9. Real estate values are affected by many changing factors. Therefore, any value opinion expressed herein is considered credible only on the effective value date. Every day that passes thereafter, the degree of credibility wanes as the subject changes physically, the economy changes, or market conditions change. The Appraiser reserves the right to amend these analyses and/or value opinion(s) contained within this appraisal report if erroneous, or more factual-information is subsequently discovered. No guarantee is made for the accuracy of estimates or opinions furnished by others, and relied upon in this report.
10. In the case of limited partnerships, syndication offerings, or stock offerings in the real estate, the client agrees that in case of lawsuit (brought by the lender, partner, or part owner in any form of ownership, tenant, or any other party), the client will hold McKinlay & Klundt Appraisal Company, its officers, contractors, employees and associate appraisers completely harmless. Acceptance of, and/or use of this report by the client, or any third party is prima facie evidence that the user understands and agrees to all these conditions.

Contingent and Limiting Conditions

11. For appraisals of multiunit residential, only a portion of all dwellings was observed. A typical ratio of observed dwellings roughly approximates 10% of the total number of units, and this ratio declines as the number of dwellings grows. It is assumed the functionality, physical condition, construction quality, and interior finish of unseen units are like the functionality, physical condition, construction quality, and interior finish of observed units. If unobserved dwellings significantly differ from those that were viewed in functionality, physical condition, quality, or finish, the Appraiser reserves the right to amend these analysis and/or value opinion(s).
12. If the appraised property consists of a physical portion of a larger parcel is subject to the following limitations. The value opinion for the property appraised pertains only to that portion defined as the subject property. This value opinion should not be construed as applying with equal validity to other complementary portions of the same parcel. The value opinion for the physical portion appraised + the value of all other complementary physical portions may or may not equal the value of the whole parcel.
13. Unless specifically stated otherwise herein, the Appraiser is unaware of any engineering study made to determine the bearing capacity of the subject land, or nearby lands. Improvements in the vicinity, if any, appear to be structurally sound. It is assumed soil and subsoil conditions are stable and free from features that cause supernormal costs to arise. It is also assumed existing soil conditions of the subject land have proper load bearing qualities to support the existing improvements, or proposed improvements appropriate for the site. No investigations for potential seismic hazards were made. This appraisal assumes there are no conditions of the site, subsoil, or structures, whether latent, patent, or concealed that would render the subject property less valuable. Unless specifically stated otherwise in this document, no earthquake compliance report, engineering report, flood zone analysis, hazardous substance determination, or analysis of these unfavorable attributes was made, or ordered in conjunction with this appraisal report. The client is strongly urged to retain experts in these fields, if so desired.
14. If this report involves an appraisal that values an interest, which is less than the whole fee simple estate, then the following disclosure applies. The value for any fractional interest appraised + the value of all other complementary fractional interests may or may not equal the value of the entire fee simple estate.
15. If this appraisal values the subject as though construction, repairs, alterations, remodeling, renovation, or rehabilitation will be completed in the future, then it is assumed such work will be completed in a timely fashion, using non-defective materials, and proper workmanship. All previously completed work is assumed completed in substantial conformance with plans, specifications, descriptions, or attachments made or referred to herein. It is also assumed all planned, in-progress, or recently completed construction complies with the zoning ordinance, and all applicable building codes. A prospective value opinion has an effective value date that is beyond or in the future relative to this report's preparation date. If this appraisal includes a prospective valuation, it is understood and agreed the Appraiser is not responsible for an unfavorable value effect caused by unforeseeable events that occur before completion of the project.

Contingent and Limiting Conditions

16. This valuation may or may not include an observation of the appraised property by an Appraiser. The extent of any observation is disclosed in the Scope of Work section of this report. Any observation by an Appraiser is not a professional property inspection. Viewing of the subject was limited to components that were not concealed, clearly observable, and readily accessible without a ladder on the property observation date. As used herein, readily accessible means within the Appraiser's normal reach without the movement of any man made or natural object. Comments or descriptions about physical condition of the improvements are based solely on a superficial visual observation. These comments are intended to familiarize the reader with the property in a very general fashion.
17. The allocation of value between the subject's land and improvements, if any, represents our judgment only under the existing use of the property. A re-evaluation should be made if the improvements are removed, substantially altered, or the land is utilized for another purpose.
18. The Client and all intended users agree to all the following. (A) This appraisal does not serve as a warranty on the physical condition or operability of the property appraised. (B) All users of this report should take all necessary precautions before making any significant financial commitments to or for the subject. (C) Any estimate for repair or alternations is a non-warranted opinion of the Appraiser.
19. Electric, heating, cooling, plumbing, water supply, sewer or septic, mechanical equipment, and other property systems were not tested. No determination was made regarding the operability, capacity, or remaining physical life of any component in, on, or under the real estate appraised. All building components are assumed adequate and in good working order unless stated otherwise. Private water wells and private septic systems are assumed sufficient to comply with federal, state, or local health safety standards. No liability is assumed for the soundness of structural members since structural elements were not tested or studied to determine their structural integrity. The roof cover for all structures is assumed water tight unless otherwise noted. This document is not an inspection, engineering or architectural report. If the client has any concern regarding structural, mechanical, or protective components of the improvements, or the adequacy or quality of sewer, water or other utilities, the client should hire an expert in the appropriate discipline before relying upon this report. No warranties or guarantees of any kind are expressed or implied regarding the current or future physical condition or operability of any property component.
20. Any exhibits in the report are intended to assist the reader in visualizing the subject property and its surroundings. The drawings are not surveys unless specifically identified as such. No responsibility is assumed for cartographic accuracy. Drawings are not intended to be exact in size, scale, or detail.
21. Value opinions involve only real estate, and inconsequential personal property. Unless explicitly stated otherwise, value conclusions do not include personal property, unaffixed equipment, trade fixtures, business-good will, chattel, or franchise items of material worth.

Contingent and Limiting Conditions

22. All information and comments concerning the location, market area, trends, construction quality, construction costs, value loss, physical condition, rents, or any other data for the subject represent estimates and opinions of the Appraiser. Expenses shown in the Income Approach, if used, are only estimates. They are based on past operating history, if available, and are stabilized as generally typical over a reasonable ownership period.
23. No liability is assumed for matters of legal nature that affect the value of the subject property. Unless a clear statement to the contrary is made in this report, value opinion(s) formed herein are predicated upon the following assumptions. (A) The real property is appraised as though, and assumed free from all value impairments including yet not limited to title defects, liens, encumbrances, title claims, boundary discrepancies, encroachments, adverse easements, environmental hazards, pest infestation, leases, and atypical physical deficiencies. (B) All real estate taxes and assessments, of any type, are assumed fully paid. (C) It is assumed ownership of the property appraised is lawful. (D) It is also assumed the subject property is operated under competent and prudent management. (E) The subject property was appraised as though, and assumed free of indebtedness. (F) The subject real estate is assumed fully compliant with all applicable federal, state, and local environmental regulations and laws. (G) The subject is assumed fully compliant with all applicable zoning ordinances, building codes, use regulations, and restrictions of all types. (H) All licenses, consents, permits, or other documentation required by any relevant legislative or governmental authority, private entity, or organization have been obtained, or can be easily be obtained or renewed for a nominal fee.
24. Conversion of the subject's income into a market value opinion is based upon typical financing terms that were readily available from a disinterested, third party lender on this report's effective date. Atypical financing terms and conditions do not influence market value, but may affect investment value.
25. This appraisal was prepared by McKinlay & Klundt Appraisal Company and consists of trade secrets and commercial or financial information, which is privileged, confidential, and exempt from disclosure under 5 U.S.C. 522 (b) (4).
26. The Appraiser is not required to give testimony or produce documents because of having prepared this report unless arrangements are agreed to in advance. If the Appraiser is subpoenaed pursuant to court order or required to produce documents by judicial command, the client agrees to compensate the Appraiser for his appearance time, preparation time, travel time, and document preparation time at the regular hourly rate then in effect plus expenses and attorney fees. In the event the real property appraised is, or becomes the subject of litigation, a condemnation, or other legal proceeding, it is assumed the Appraiser will be given reasonable advanced notice, and reasonable additional time for court preparation.

Contingent and Limiting Conditions

27. Effective January 26, 1992, the Americans with Disabilities Act (ADA) - a national law, affects all non-residential real estate or the portion of any property, which is non-residential. The Appraiser has not observed the subject property to determine whether the subject conforms to the requirements of the ADA. It is possible a compliance survey, together with a detailed analysis of ADA requirements, could reveal the subject is not fully compliant. If such a determination was made, the subject's value may or may not be adversely affected. Since the Appraiser has no direct evidence, or knowledge pertaining to the subject's compliance or lack of compliance, this appraisal does not consider possible noncompliance or its effect on the subject's value.
28. McKinlay & Klundt Appraisal Company and the Appraiser have no expertise in the field of insect, termite, or pest infestation. We are not qualified to detect the presence of these or any other unfavorable infestation. The Appraiser has no knowledge of the existence of any infestation on, under, above, or within the subject real estate. No overt evidence of infestation is apparent to the untrained eye. However, we have not specifically inspected or tested the subject property to determine the presence of any infestation. No effort was made to dismantle or probe the structure. No effort was exerted to observe enclosed, encased, or otherwise concealed evidence of infestation. The presence of any infestation would likely diminish the property's value. All value opinions in this communication assume there is no infestation of any type affecting the subject real estate or the Appraiser is not responsible for any infestation or for any expertise required to discover any infestation. Our client is urged to retain an expert in this field, if desired.
29. All opinions are those of the signatory Appraiser based on the information in this report. No responsibility is assumed by the Appraiser for changes in market conditions, or for the inability of the client, or any other party to achieve their desired results based upon the appraised value. Some of the assumptions or projections made herein can vary depending upon evolving events. We realize some assumptions may never occur and unexpected events or circumstances may occur. Therefore, actual results achieved during the projection period may differ from those set forth in this report. Compensation for appraisal services is dependent solely on the delivery of this report, and no other event or occurrence
30. No warranties are made by the Appraiser concerning the property's conformance with any applicable government code or property covenant including but not limited to all laws, ordinances, regulations, agreements, declarations, easements, condominium regulations, restrictions, either recorded or unrecorded. The client is urged to engage the services of a licensed attorney to confirm any legal issue affecting the property appraised. No liability or responsibility is assumed by the Appraiser to determine the cost of replacing or curing any supposedly defective physical component.
31. In the event of an alleged claim due to some defective physical component, the client must notify McKinlay & Klundt Appraisal Company and allow its representatives and experts to examine and test the alleged defective component before any repairs or modifications are made. If any type of repair or modification is made without the knowledge of the Appraisers, the Appraiser is released from all liability, real or alleged.

Contingent and Limiting Conditions

32. The client and all explicitly identified intended users agree to notify in writing McKinlay & Klundt Appraisal Company, within one year of this report's preparation date, of any claim relating to or arising from this report regardless of any statute of limitations. If McKinlay & Klundt Appraisal Company does not receive this written notification within the year period defined in the paragraph, then the claimant releases the Appraiser from all claims arising from or related to this report.
33. The client and all explicitly identified intended users acknowledge that any claim relating to this report shall be settled in accordance with the commercial arbitration rules of the American Arbitration Association with the Parties each paying an equal share of all associated costs.
34. Any alleged claim must be filed in the Circuit Court for the County that encompasses most of or all of Twin Falls, Idaho 83303 where the Appraiser's business office is located. If a court of law voids any portion of these Contingent and Limiting Conditions, then the remainder remains in full force and effect. The claimant(s) agree not to contest the venue set forth herein and to submit to, and not contest, the exercise of personal jurisdiction over them by the foregoing court. The claimant(s) waive all rights concerning the exercise of personal jurisdiction of them by the foregoing courts and all claims of or concerning forum non-conveniences in the foregoing forum.
35. Superseding all comments to the contrary regardless of the date, this report may not be transferred or assigned without the prior written consent of McKinlay & Klundt Appraisal Company, the copyright holder.
36. No part of this report shall be published or disseminated to the public by advertising media, public relations media, news media, sales media, electronic devices, or other media without the prior written consent of McKinlay & Klundt Appraisal Company. This restriction applies particularly as to analyses, opinions, and conclusions; the identity of the Appraiser; and any reference to the Appraisal Institute or its MAI, SRPA, or SRA designations. Furthermore, no part of this report may be reproduced or incorporated into any information retrieval system without prior written permission from McKinlay & Klundt Appraisal Company, the copyright holder.



Professional Standards

All leading professional appraisal organizations, the U.S. Congress, all state legislatures, and numerous legal jurisdictions recognize the Uniform Standards of Professional Appraisal Practice (USPAP), promulgated by the Appraisal Foundation. Revised biennially to keep it contemporary, these standards set forth ethical practices and proper procedures for a competent appraisal. This appraisal fully complies with all relevant portions of the USPAP version in effect on the report date. It also complies with the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA), a federal law. The report date is shown in the Salient Information.

Competency

The persons signing this report are licensed to appraise real property in the state the subject is located. They affirm they have the experience, knowledge, and education to value this type property. They have previously appraised similar real estate.



Area Data . . .

Regional Map



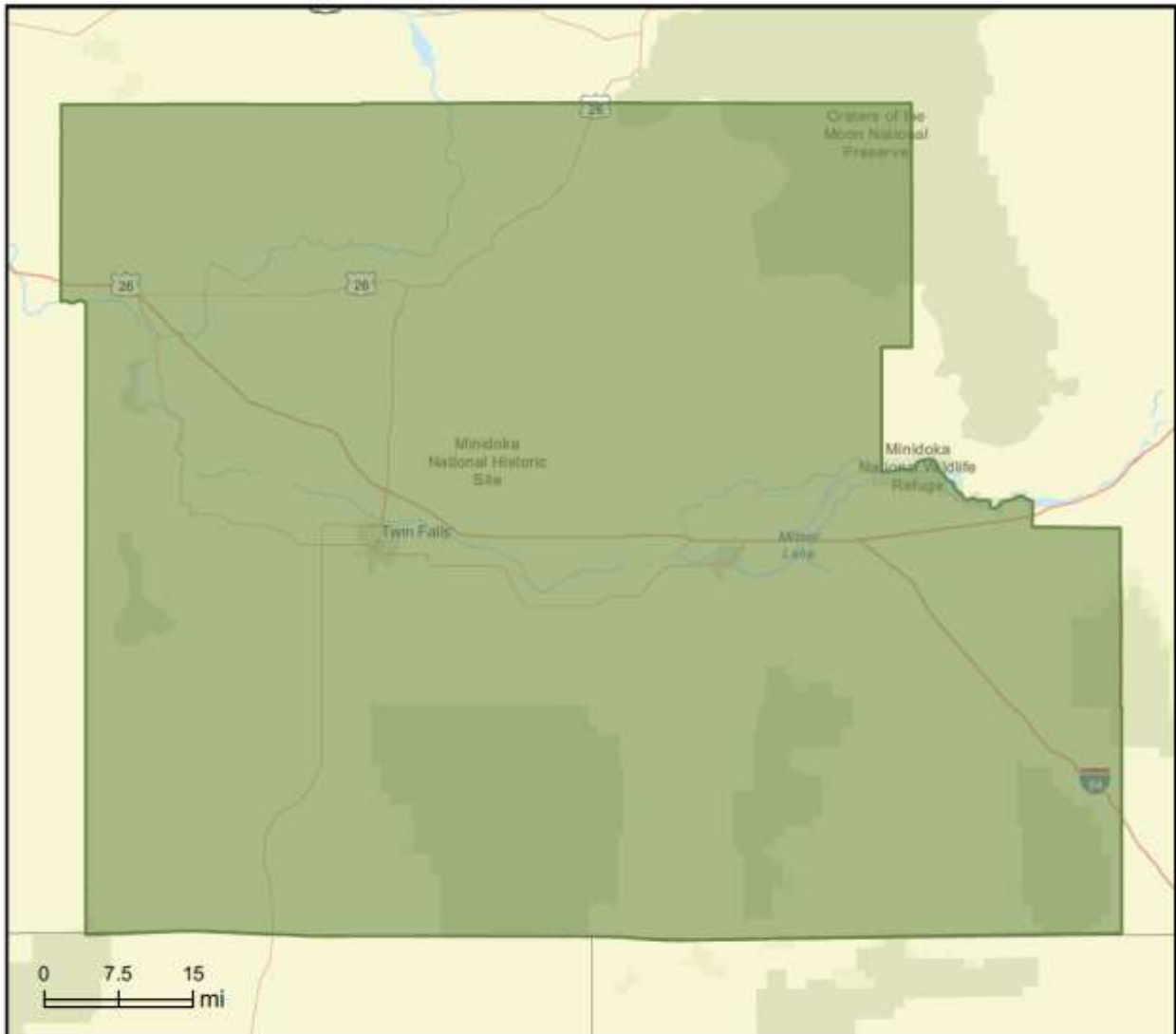
Regional Data



Site Map

6 Counties
Cassia County, ID (16031) et al.
Geography: County

Prepared by Esri



January 10, 2025

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ACS Key Population & Household Facts

6 Counties
Cassia County, ID (16031) et al.
Geography: County

Prepared by Esri

	2018-2022 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	182,274		0	
Total Households	64,365		560	
Housing Units	68,901		146	
POPULATION 15+ BY MARITAL STATUS				
Total	140,147	100%	142	
Never married	37,320	26.6%	958	
Married	79,383	56.6%	1,391	
Widowed	7,629	5.4%	662	
Divorced	15,815	11.3%	952	
POPULATION 25+ BY EDUCATIONAL ATTAINMENT				
Total	114,960	100%	272	
No schooling	2,276	2.0%	435	
Nursery School	74	0.1%	68	
Kindergarten	19	0.0%	21	
1st to 4th Grade	1,366	1.2%	347	
5th to 8th Grade	4,885	4.2%	601	
Some High School	9,800	8.5%	839	
High School Diploma	28,562	24.8%	1,396	
GED	5,967	5.2%	592	
Some College	27,190	23.7%	1,241	
Associates degree	11,973	10.4%	894	
Bachelors degree	14,207	12.4%	971	
Masters degree	6,123	5.3%	638	
Professional school degree	1,477	1.3%	307	
Doctorate degree	1,041	0.9%	298	

Source: U.S. Census Bureau, 2018-2022 American Community Survey

Reliability: high medium low

January 10, 2025

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ACS Key Population & Household Facts

6 Counties
Cassia County, ID (16031) et al.
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	2018-2022 ACS Estimate	Percent	MOE(±)	Reliability
CIVILIAN EMPLOYED POPULATION 16+ BY OCCUPATION				
Total	85,002	100%	1,196	
Management	9,396	11.1%	768	
Business and financial operations	2,427	2.9%	489	
Computer and mathematical	794	0.9%	230	
Architecture and engineering	628	0.7%	192	
Life, physical, and social science	975	1.1%	261	
Community and social services	1,238	1.5%	259	
Legal	548	0.6%	166	
Education, training, and library	5,121	6.0%	531	
Arts, design, entertainment, sports, and media	1,036	1.2%	251	
Healthcare practitioner, technologists, and technicians	3,694	4.3%	430	
Healthcare support	2,458	2.9%	421	
Protective service	880	1.0%	210	
Food preparation and serving related	4,919	5.8%	640	
Building and grounds cleaning and maintenance	3,638	4.3%	509	
Personal care and service	1,910	2.2%	361	
Sales and related	7,045	8.3%	700	
Office and administrative support	7,991	9.4%	672	
Farming, fishing, and forestry	5,408	6.4%	572	
Construction and extraction	4,856	5.7%	549	
Installation, maintenance, and repair	3,830	4.5%	487	
Production	6,793	8.0%	693	
Transportation and material moving	9,417	11.1%	784	
CIVILIAN EMPLOYED POPULATION 16+ BY INDUSTRY				
Total	85,002	100%	1,196	
Agriculture, forestry, fishing and hunting	9,765	11.5%	707	
Mining, quarrying, and oil and gas extraction	220	0.3%	100	
Construction	6,780	8.0%	622	
Manufacturing	11,179	13.2%	842	
Wholesale trade	1,979	2.3%	328	
Retail trade	10,230	12.0%	886	
Transportation and warehousing	4,160	4.9%	482	
Utilities	781	0.9%	188	
Information	802	0.9%	241	
Finance and insurance	2,237	2.6%	408	
Real estate and rental and leasing	1,059	1.2%	275	
Professional, scientific, and technical services	2,401	2.8%	357	
Management of companies and enterprises	25	0.0%	43	
Administrative and support and waste management services	3,057	3.6%	452	
Educational services	7,005	8.2%	585	
Health care and social assistance	9,641	11.3%	705	
Arts, entertainment, and recreation	943	1.1%	240	
Accommodation and food services	5,749	6.8%	682	
Other services, except public administration	3,812	4.5%	500	
Public administration	3,177	3.7%	439	

Source: U.S. Census Bureau, 2018-2022 American Community Survey

Reliability: high medium low

January 10, 2025



ACS Key Population & Household Facts

6 Counties
Cassia County, ID (16031) et al.
Geography: County

Prepared by Esri

	2018-2022 ACS Estimate	Percent	MOE(±)	Reliability
TOTAL POPULATION BY AGE				
Total Population	162,274	100%	0	
Under 5 years	12,583	6.9%	151	
5 to 9 years	14,008	7.7%	680	
10 to 14 years	15,536	8.5%	685	
15 to 19 years	13,495	7.4%	341	
20 to 24 years	11,692	6.4%	745	
25 to 29 years	11,717	6.4%	199	
30 to 34 years	11,682	6.4%	292	
35 to 39 years	11,702	6.4%	614	
40 to 44 years	11,702	6.4%	624	
45 to 49 years	9,699	5.3%	203	
50 to 54 years	9,493	5.2%	189	
55 to 59 years	9,617	5.3%	545	
60 to 64 years	11,235	6.2%	708	
65 to 69 years	9,375	5.1%	611	
70 to 74 years	7,150	3.9%	513	
75 to 79 years	5,422	3.0%	402	
80 to 85 years	3,300	1.8%	359	
85 years and over	2,866	1.6%	287	

Source: U.S. Census Bureau, 2018-2022 American Community Survey

Reliability: high medium low

January 10, 2025

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ACS Key Population & Household Facts

6 Counties
Cassia County, ID (16031) et al.
Geography: County

Prepared by Esri

	2018-2022 ACS Estimate	Percent	MOE(±)	Reliability
POPULATION BY SEX BY AGE				
Total	182,274	100%	0	
Male Population	92,016	50.5%	212	
Under 5 years	6,461	3.5%	99	
5 to 9 years	7,137	3.9%	500	
10 to 14 years	7,902	4.3%	499	
15 to 19 years	7,009	3.8%	263	
20 to 24 years	6,017	3.3%	551	
25 to 29 years	5,802	3.2%	78	
30 to 34 years	5,910	3.2%	191	
35 to 39 years	5,748	3.2%	441	
40 to 44 years	6,459	3.5%	474	
45 to 49 years	4,950	2.7%	139	
50 to 54 years	5,134	2.8%	118	
55 to 59 years	5,030	2.8%	376	
60 to 64 years	5,381	3.0%	474	
65 to 69 years	4,497	2.5%	426	
70 to 74 years	3,494	1.9%	368	
75 to 79 years	2,426	1.3%	254	
80 to 85 years	1,488	0.8%	247	
85 years and over	1,171	0.6%	182	
Female Population	90,258	49.5%	212	
Under 5 years	6,122	3.4%	114	
5 to 9 years	6,871	3.8%	461	
10 to 14 years	7,634	4.2%	470	
15 to 19 years	6,486	3.6%	217	
20 to 24 years	5,675	3.1%	501	
25 to 29 years	5,915	3.2%	183	
30 to 34 years	5,772	3.2%	221	
35 to 39 years	5,954	3.3%	427	
40 to 44 years	5,243	2.9%	406	
45 to 49 years	4,749	2.6%	149	
50 to 54 years	4,359	2.4%	147	
55 to 59 years	4,587	2.5%	394	
60 to 64 years	5,854	3.2%	526	
65 to 69 years	4,878	2.7%	436	
70 to 74 years	3,656	2.0%	357	
75 to 79 years	2,996	1.6%	311	
80 to 85 years	1,812	1.0%	261	
85 years and over	1,695	0.9%	222	

Source: U.S. Census Bureau, 2018-2022 American Community Survey

Reliability: high medium low

January 10, 2025

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ACS Key Population & Household Facts

6 Counties
Cassia County, ID (16031) et al.
Geography: County

Prepared by Esri

	2018-2022 ACS Estimate	Percent	MOE(±)	Reliability
TOTAL HOUSEHOLDS BY INCOME				
Total	64,365	100%	560	
Less than \$10,000	1,889	2.9%	308	
\$10,000 to \$14,999	3,164	4.9%	401	
\$15,000 to \$19,999	2,961	4.6%	459	
\$20,000 to \$24,999	2,700	4.2%	432	
\$25,000 to \$29,999	2,745	4.3%	444	
\$30,000 to \$34,999	3,434	5.3%	508	
\$35,000 to \$39,999	2,452	3.8%	351	
\$40,000 to \$44,999	2,833	4.4%	391	
\$45,000 to \$49,999	2,630	4.1%	413	
\$50,000 to \$59,999	5,836	9.1%	624	
\$60,000 to \$74,999	8,139	12.6%	629	
\$75,000 to \$99,999	9,014	14.0%	648	
\$100,000 to \$124,999	6,014	9.3%	692	
\$125,000 to \$149,999	3,677	5.7%	454	
\$150,000 to \$199,999	3,727	5.8%	439	
\$200,000 or more	3,150	4.9%	394	
Median Household Income	\$62,307		N/A	
Average Household Income	\$39,304		\$1,885	
HOUSEHOLDS WITH HOUSEHOLDER AGE <25 YEARS BY INCOME				
Total	3,086	100%	392	
Less than \$10,000	130	4.2%	87	
\$10,000 to \$14,999	11	0.4%	22	
\$15,000 to \$19,999	115	3.7%	85	
\$20,000 to \$24,999	242	7.8%	127	
\$25,000 to \$29,999	191	6.2%	114	
\$30,000 to \$34,999	242	7.8%	133	
\$35,000 to \$39,999	178	5.8%	90	
\$40,000 to \$44,999	156	5.1%	90	
\$45,000 to \$49,999	200	6.5%	132	
\$50,000 to \$59,999	534	17.3%	262	
\$60,000 to \$74,999	386	12.5%	162	
\$75,000 to \$99,999	384	12.4%	125	
\$100,000 to \$124,999	155	5.0%	99	
\$125,000 to \$149,999	44	1.4%	57	
\$150,000 to \$199,999	81	2.6%	59	
\$200,000 or more	37	1.2%	40	
Median Household Income for HHR <25	N/A		N/A	
Average Household Income for HHR <25	\$57,156		\$10,868	

Source: U.S. Census Bureau, 2018-2022 American Community Survey

Reliability: high medium low

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ACS Key Population & Household Facts

6 Counties
Cassia County, ID (16031) et al.
Geography: County

Prepared by Esri

	2018-2022 ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS WITH HOUSEHOLDER AGE 25-44 YEARS BY INCOME				
Total	22,313	100%	527	
Less than \$10,000	375	1.7%	150	
\$10,000 to \$14,999	573	2.6%	178	
\$15,000 to \$19,999	813	3.6%	251	
\$20,000 to \$24,999	735	3.3%	266	
\$25,000 to \$29,999	868	3.9%	328	
\$30,000 to \$34,999	1,097	4.9%	355	
\$35,000 to \$39,999	591	2.6%	178	
\$40,000 to \$44,999	896	4.0%	197	
\$45,000 to \$49,999	1,010	4.5%	283	
\$50,000 to \$59,999	2,293	10.3%	376	
\$60,000 to \$74,999	3,297	14.8%	477	
\$75,000 to \$99,999	3,708	16.6%	463	
\$100,000 to \$124,999	2,783	12.5%	474	
\$125,000 to \$149,999	1,300	5.8%	289	
\$150,000 to \$199,999	1,090	4.9%	254	
\$200,000 or more	884	4.0%	237	
Median Household Income for HHR 25-44	\$67,715		N/A	
Average Household Income for HHR 25-44	\$82,322		\$5,484	
HOUSEHOLDS WITH HOUSEHOLDER AGE 45-64 YEARS BY INCOME				
Total	22,110	100%	500	
Less than \$10,000	677	3.1%	183	
\$10,000 to \$14,999	1,256	5.7%	311	
\$15,000 to \$19,999	786	3.6%	235	
\$20,000 to \$24,999	650	2.9%	226	
\$25,000 to \$29,999	579	2.6%	173	
\$30,000 to \$34,999	744	3.4%	194	
\$35,000 to \$39,999	816	3.7%	251	
\$40,000 to \$44,999	841	3.8%	210	
\$45,000 to \$49,999	742	3.4%	182	
\$50,000 to \$59,999	1,509	6.8%	303	
\$60,000 to \$74,999	2,854	12.9%	366	
\$75,000 to \$99,999	3,166	14.3%	377	
\$100,000 to \$124,999	2,076	9.4%	338	
\$125,000 to \$149,999	1,800	8.1%	315	
\$150,000 to \$199,999	1,861	8.4%	288	
\$200,000 or more	1,753	7.9%	288	
Median Household Income for HHR 45-64	\$72,452		N/A	
Average Household Income for HHR 45-64	\$100,372		\$7,216	

Source: U.S. Census Bureau, 2018-2022 American Community Survey

Reliability: high medium low

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ACS Key Population & Household Facts

6 Counties
Cassia County, ID (16031) et al.
Geography: County

Prepared by Esri

	2018-2022 ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS WITH HOUSEHOLDER AGE 65+ BY INCOME				
Total	16,856	100%	477	
Less than \$10,000	707	4.2%	175	
\$10,000 to \$14,999	1,324	7.9%	244	
\$15,000 to \$19,999	1,247	7.4%	296	
\$20,000 to \$24,999	1,073	6.4%	217	
\$25,000 to \$29,999	1,107	6.6%	232	
\$30,000 to \$34,999	1,351	8.0%	283	
\$35,000 to \$39,999	867	5.1%	206	
\$40,000 to \$44,999	940	5.6%	245	
\$45,000 to \$49,999	678	4.0%	189	
\$50,000 to \$59,999	1,500	8.9%	347	
\$60,000 to \$74,999	1,602	9.5%	219	
\$75,000 to \$99,999	1,756	10.4%	267	
\$100,000 to \$124,999	1,000	5.9%	269	
\$125,000 to \$149,999	533	3.2%	158	
\$150,000 to \$199,999	695	4.1%	205	
\$200,000 or more	476	2.8%	136	
Median Household Income for HHR 65+	\$43,907		N/A	
Average Household Income for HHR 65+	\$65,302		\$5,600	

Data Note: N/A means not available.

2018-2022 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2018-2022 ACS estimates, five-year period data collected monthly from January 1, 2018 through December 31, 2022. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

Source: U.S. Census Bureau, 2018-2022 American Community Survey

Reliability: high medium low

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Market Profile

6 Counties
Cassia County, ID (16031) et al.
Geography: County

Prepared by Esri

ID(16031),ID(...	
Population Summary	
2010 Total Population	163,297
2020 Total Population	181,276
2020 Group Quarters	2,520
2024 Total Population	191,421
2024 Group Quarters	2,517
2029 Total Population	200,231
2024-2029 Annual Rate	0.90%
2024 Total Daytime Population	190,209
Workers	87,090
Residents	103,119
Household Summary	
2010 Households	58,372
2010 Average Household Size	2.77
2020 Total Households	64,161
2020 Average Household Size	2.79
2024 Households	67,862
2024 Average Household Size	2.78
2029 Households	71,108
2029 Average Household Size	2.78
2024-2029 Annual Rate	0.94%
2010 Families	41,881
2010 Average Family Size	3.27
2024 Families	47,084
2024 Average Family Size	3.35
2029 Families	49,118
2029 Average Family Size	3.35
2024-2029 Annual Rate	0.85%
Housing Unit Summary	
2000 Housing Units	54,823
Owner Occupied Housing Units	65.5%
Renter Occupied Housing Units	26.9%
Vacant Housing Units	7.6%
2010 Housing Units	63,279
Owner Occupied Housing Units	62.7%
Renter Occupied Housing Units	29.6%
Vacant Housing Units	7.8%
2020 Housing Units	68,296
Owner Occupied Housing Units	64.1%
Renter Occupied Housing Units	29.9%
Vacant Housing Units	6.1%
2024 Housing Units	71,899
Owner Occupied Housing Units	66.5%
Renter Occupied Housing Units	27.9%
Vacant Housing Units	5.6%
2029 Housing Units	75,133
Owner Occupied Housing Units	68.8%
Renter Occupied Housing Units	25.8%
Vacant Housing Units	5.4%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Market Profile

6 Counties
Cassia County, ID (16031) et al.
Geography: County

Prepared by Esri

		ID(16031),ID(...)
2024 Households by Income		
Household Income Base		67,862
<\$15,000		7.3%
\$15,000 - \$24,999		7.3%
\$25,000 - \$34,999		9.9%
\$35,000 - \$49,999		11.7%
\$50,000 - \$74,999		18.0%
\$75,000 - \$99,999		15.7%
\$100,000 - \$149,999		17.3%
\$150,000 - \$199,999		6.6%
\$200,000+		6.2%
Average Household Income		\$88,961
2029 Households by Income		
Household Income Base		71,108
<\$15,000		5.7%
\$15,000 - \$24,999		5.6%
\$25,000 - \$34,999		7.8%
\$35,000 - \$49,999		9.5%
\$50,000 - \$74,999		17.1%
\$75,000 - \$99,999		16.7%
\$100,000 - \$149,999		20.7%
\$150,000 - \$199,999		9.1%
\$200,000+		7.9%
Average Household Income		\$105,030
2024 Owner Occupied Housing Units by Value		
Total		47,779
<\$50,000		6.2%
\$50,000 - \$99,999		4.5%
\$100,000 - \$149,999		5.9%
\$150,000 - \$199,999		7.0%
\$200,000 - \$249,999		9.7%
\$250,000 - \$299,999		8.4%
\$300,000 - \$399,999		21.6%
\$400,000 - \$499,999		14.6%
\$500,000 - \$749,999		16.1%
\$750,000 - \$999,999		4.0%
\$1,000,000 - \$1,499,999		1.0%
\$1,500,000 - \$1,999,999		0.6%
\$2,000,000 +		0.4%
Average Home Value		\$378,566
2029 Owner Occupied Housing Units by Value		
Total		51,714
<\$50,000		3.7%
\$50,000 - \$99,999		2.7%
\$100,000 - \$149,999		3.0%
\$150,000 - \$199,999		3.5%
\$200,000 - \$249,999		5.1%
\$250,000 - \$299,999		4.2%
\$300,000 - \$399,999		14.3%
\$400,000 - \$499,999		18.4%
\$500,000 - \$749,999		31.9%
\$750,000 - \$999,999		8.6%
\$1,000,000 - \$1,499,999		1.8%
\$1,500,000 - \$1,999,999		1.5%
\$2,000,000 +		1.4%
Average Home Value		\$521,581

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Market Profile

6 Counties
Cassia County, ID (16031) et al.
Geography: County

Prepared by Esri

		ID(16031),ID(...
Median Household Income		
2024		\$67,368
2029		\$80,101
Median Home Value		
2024		\$338,667
2029		\$473,086
Per Capita Income		
2024		\$31,560
2029		\$37,320
Median Age		
2010		33.8
2020		35.2
2024		35.5
2029		36.3
2020 Population by Age		
Total		181,276
0 - 4		7.0%
5 - 9		8.0%
10 - 14		8.6%
15 - 24		13.5%
25 - 34		12.5%
35 - 44		12.5%
45 - 54		10.3%
55 - 64		11.5%
65 - 74		9.2%
75 - 84		4.9%
85 +		1.9%
18 +		71.5%
2024 Population by Age		
Total		191,421
0 - 4		7.1%
5 - 9		7.5%
10 - 14		8.0%
15 - 24		14.4%
25 - 34		12.4%
35 - 44		12.9%
45 - 54		10.8%
55 - 64		10.4%
65 - 74		9.4%
75 - 84		5.3%
85 +		2.0%
18 +		72.7%
2029 Population by Age		
Total		200,231
0 - 4		7.1%
5 - 9		6.9%
10 - 14		7.3%
15 - 24		13.9%
25 - 34		13.0%
35 - 44		12.9%
45 - 54		11.5%
55 - 64		9.6%
65 - 74		9.5%
75 - 84		6.1%
85 +		2.2%
18 +		74.2%

Source: Esri forecasts for 2024 and 2029, U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Market Profile

6 Counties
Cassia County, ID (16031) et al.
Geography: County

Prepared by Esri

	ID(16031),ID(...
2020 Population by Sex	
Males	91,079
Females	90,197
2024 Population by Sex	
Males	97,480
Females	93,941
2029 Population by Sex	
Males	101,283
Females	98,948

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri forecasts for 2024 and 2029, U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Market Profile

6 Counties
Cassia County, ID (16031) et al.
Geography: County

Prepared by Esri

		ID(16031),ID(...
2020 Population by Relationship and Household Type		
Total		181,276
In Households		98.6%
Householder		35.4%
Opposite-Sex Spouse		18.8%
Same-Sex Spouse		0.1%
Opposite-Sex Unmarried Partner		2.4%
Same-Sex Unmarried Partner		0.1%
Biological Child		30.3%
Adopted Child		0.8%
Stepchild		1.6%
Grandchild		2.4%
Brother or Sister		1.0%
Parent		0.9%
Parent-in-law		0.3%
Son-in-law or Daughter-in-law		0.5%
Other Relatives		1.2%
Foster Child		0.1%
Other Nonrelatives		2.7%
In Group Quarters		1.4%
Institutionalized		0.9%
Noninstitutionalized		0.5%
2024 Population 25+ by Educational Attainment		
Total		120,769
Less than 9th Grade		7.2%
9th - 12th Grade, No Diploma		6.9%
High School Graduate		25.9%
GED/Alternative Credential		4.9%
Some College, No Degree		21.5%
Associate Degree		11.0%
Bachelor's Degree		14.0%
Graduate/Professional Degree		8.4%
2024 Population 15+ by Marital Status		
Total		148,258
Never Married		27.2%
Married		57.3%
Widowed		5.6%
Divorced		9.9%
2024 Civilian Population 16+ in Labor Force		
Civilian Population 16+		90,956
Population 16+ Employed		97.7%
Population 16+ Unemployment rate		2.3%
Population 16-24 Employed		17.6%
Population 16-24 Unemployment rate		5.2%
Population 25-54 Employed		61.1%
Population 25-54 Unemployment rate		1.8%
Population 55-64 Employed		14.0%
Population 55-64 Unemployment rate		0.4%
Population 65+ Employed		7.3%
Population 65+ Unemployment rate		2.5%

Source: Esri forecasts for 2024 and 2029, U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Market Profile

6 Counties
Cassia County, ID (16031) et al.
Geography: County

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		ID(16031),ID(...
2024 Employed Population 16+ by Industry		
Total		88,878
Agriculture/Mining		9.7%
Construction		8.0%
Manufacturing		12.3%
Wholesale Trade		2.0%
Retail Trade		12.2%
Transportation/Utilities		5.7%
Information		1.1%
Finance/Insurance/Real Estate		3.7%
Services		41.3%
Public Administration		4.0%
2024 Employed Population 16+ by Occupation		
Total		88,878
White Collar		52.0%
Management/Business/Financial		15.4%
Professional		19.4%
Sales		8.1%
Administrative Support		9.1%
Services		15.8%
Blue Collar		32.2%
Farming/Forestry/Fishing		4.8%
Construction/Extraction		5.7%
Installation/Maintenance/Repair		4.2%
Production		6.4%
Transportation/Material Moving		11.1%
2020 Households by Type		
Total		64,161
Married Couple Households		53.5%
With Own Children <18		22.9%
Without Own Children <18		30.7%
Cohabiting Couple Households		7.0%
With Own Children <18		3.1%
Without Own Children <18		4.0%
Male Householder, No Spouse/Partner		17.5%
Living Alone		11.2%
65 Years and over		3.9%
With Own Children <18		2.0%
Without Own Children <18, With Relatives		2.8%
No Relatives Present		1.6%
Female Householder, No Spouse/Partner		21.9%
Living Alone		12.0%
65 Years and over		6.7%
With Own Children <18		4.6%
Without Own Children <18, With Relatives		4.3%
No Relatives Present		0.9%
2020 Households by Size		
Total		64,161
1 Person Household		23.2%
2 Person Household		33.6%
3 Person Household		14.3%
4 Person Household		13.1%
5 Person Household		8.2%
6 Person Household		4.6%
7 + Person Household		3.1%

Source: Esri forecasts for 2024 and 2029, U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Market Profile

6 Counties
Cassia County, ID (16031) et al.
Geography: County

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		ID(16031),ID(...
2020 Households by Tenure and Mortgage Status		
Total		64,161
Owner Occupied		68.2%
Owned with a Mortgage/Loan		44.7%
Owned Free and Clear		23.5%
Renter Occupied		31.8%
2024 Affordability, Mortgage and Wealth		
Housing Affordability Index		81
Percent of Income for Mortgage		31.5%
Wealth Index		75
2020 Housing Units By Urban/ Rural Status		
Total		68,296
Urban Housing Units		53.2%
Rural Housing Units		46.8%
2020 Population By Urban/ Rural Status		
Total		181,276
Urban Population		52.7%
Rural Population		47.3%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: Esri forecasts for 2024 and 2029, U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Market Profile

6 Counties
Cassia County, ID (16031) et al.
Geography: County

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		ID(16031),ID(...)
Top 3 Tapestry Segments		
1.		Middleburg (4C)
2.		Prairie Living (6D)
3.		Southern Satellites (10A)
2024 Consumer Spending		
Apparel & Services: Total \$		\$126,857,920
Average Spent		\$1,869.35
Spending Potential Index		78
Education: Total \$		\$85,770,542
Average Spent		\$1,263.90
Spending Potential Index		73
Entertainment/Recreation: Total \$		\$223,796,744
Average Spent		\$3,297.82
Spending Potential Index		81
Food at Home: Total \$		\$395,723,576
Average Spent		\$5,831.30
Spending Potential Index		80
Food Away from Home: Total \$		\$210,638,902
Average Spent		\$3,103.93
Spending Potential Index		80
Health Care: Total \$		\$445,805,202
Average Spent		\$6,569.29
Spending Potential Index		85
HH Furnishings & Equipment: Total \$		\$174,026,774
Average Spent		\$2,564.42
Spending Potential Index		81
Personal Care Products & Services: Total \$		\$51,676,836
Average Spent		\$761.50
Spending Potential Index		76
Shelter: Total \$		\$1,372,592,148
Average Spent		\$20,226.23
Spending Potential Index		76
Support Payments/Cash Contributions/Gifts in Kind: Total \$		\$200,465,633
Average Spent		\$2,954.02
Spending Potential Index		84
Travel: Total \$		\$159,076,712
Average Spent		\$2,344.12
Spending Potential Index		77
Vehicle Maintenance & Repairs: Total \$		\$83,491,965
Average Spent		\$1,230.32
Spending Potential Index		83

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Retail Market Potential

6 Counties
Cassia County, ID (16031) et al.
Geography: County

Prepared by Esri

Demographic Summary		2024	2029
Population		191,421	200,231
Population 18+		139,101	148,667
Households		67,862	71,108
Median Household Income		\$67,368	\$80,101
Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
Apparel (Adults)			
Bought Men's Clothing/12 Mo	89,231	64.1%	102
Bought Women's Clothing/12 Mo	72,723	52.3%	100
Bought Shoes/12 Mo	105,687	76.0%	101
Bought Fine Jewelry/12 Mo	29,296	21.1%	97
Bought Watch/12 Mo	17,472	12.6%	95
Automobiles (Households)			
HH Owns or Leases Any Vehicle	63,391	93.4%	103
HH Bought or Leased New Vehicle/12 Mo	6,135	9.0%	98
Automotive Aftermarket (Adults)			
Bought Gasoline/6 Mo	128,983	92.7%	103
Bought or Changed Motor Oil/12 Mo	80,870	58.1%	109
Had Vehicle Tune-Up/12 Mo	33,181	23.9%	99
Beverages (Adults)			
Drank Non-Diet (Regular) Cola/6 Mo	55,436	39.9%	107
Drank Beer or Ale/6 Mo	52,300	37.6%	98
Cameras (Adults)			
Own Digital Point and Shoot Camera/Camcorder	13,298	9.6%	98
Own Digital SLR Camera or Camcorder	13,672	9.8%	95
Printed Digital Photos/12 Mo	37,186	26.7%	103
Cell Phones (Adults/Households)			
Bought Cell Phone/12 Mo	50,965	36.6%	101
Have a Smartphone	131,101	94.2%	100
Have Android Phone (Any Brand) Smartphone	58,907	42.3%	110
Have Apple iPhone Smartphone	74,668	53.7%	94
HH Owns 1 Cell Phone	19,078	28.1%	94
HH Owns 2 Cell Phones	27,319	40.3%	102
HH Owns 3+ Cell Phones	20,251	29.8%	104
HH Has Cell Phone Only (No Landline Telephone)	50,438	74.3%	103
Computers (Households)			
HH Owns Computer	55,718	82.1%	98
HH Owns Desktop Computer	26,016	38.3%	99
HH Owns Laptop or Notebook	45,689	67.3%	97
HH Owns Apple/Mac Brand Computer	14,110	20.8%	84
HH Owns PC/Non-Apple Brand Computer	47,968	70.7%	101
HH Purchased Most Recent Home Computer at Store	25,378	37.4%	100
HH Purchased Most Recent Home Computer Online	17,686	26.1%	95
HH Spent \$1-499 on Most Recent Home Computer	10,478	15.4%	112
HH Spent \$500-999 on Most Recent Home Computer	12,666	18.7%	98
HH Spent \$1K-1499 on Most Recent Home Computer	7,032	10.4%	91
HH Spent \$1500-1999 on Most Recent Home Computer	2,193	3.2%	80
HH Spent \$2K+ on Most Recent Home Computer	3,464	5.1%	84

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2024 and 2029.

January 10, 2025



Retail Market Potential

6 Counties
Cassia County, ID (16031) et al.
Geography: County

Prepared by Esri

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
Convenience Stores (Adults)			
Shopped at C-Store/6 Mo	96,434	69.3%	106
Bought Brewed Coffee at C-Store/30 Days	18,464	13.3%	106
Bought Cigarettes at C-Store/30 Days	10,119	7.3%	120
Bought Gas at C-Store/30 Days	64,716	46.5%	116
Spent \$1-19 at C-Store/30 Days	9,217	6.6%	98
Spent \$20-39 at C-Store/30 Days	11,725	8.4%	101
Spent \$40-50 at C-Store/30 Days	9,213	6.6%	100
Spent \$51-99 at C-Store/30 Days	8,964	6.4%	114
Spent \$100+ at C-Store/30 Days	38,338	27.6%	117
Entertainment (Adults)			
Attended Movie/6 Mo	58,940	42.4%	96
Went to Live Theater/12 Mo	10,989	7.9%	91
Went to Bar or Night Club/12 Mo	23,832	17.1%	97
Dined Out/12 Mo	77,809	55.9%	100
Gambled at Casino/12 Mo	15,774	11.3%	95
Visited Theme Park/12 Mo	20,277	14.6%	93
Viewed Movie (Video-on-Demand)/30 Days	11,337	8.2%	87
Viewed TV Show (Video-on-Demand)/30 Days	7,989	5.7%	87
Used Internet to Download Movie/30 Days	7,670	5.5%	88
Downloaded Individual Song/6 Mo	25,926	18.6%	96
Used Internet to Watch Movie/30 Days	43,864	31.5%	92
Used Internet to Watch TV Program/30 Days	28,815	20.7%	92
Played (Console) Video or Electronic Game/12 Mo	17,283	12.4%	98
Played (Portable) Video or Electronic Game/12 Mo	9,512	6.8%	99
Financial (Adults)			
Have 1st Home Mortgage	52,395	37.7%	103
Used ATM or Cash Machine/12 Mo	83,780	60.2%	98
Own Any Stock	17,693	12.7%	85
Own U.S. Savings Bonds	9,682	7.0%	94
Own Shares in Mutual Fund (Stocks)	16,970	12.2%	91
Own Shares in Mutual Fund (Bonds)	10,326	7.4%	89
Have Interest Checking Account	54,211	39.0%	100
Have Non-Interest Checking Account	53,032	38.1%	103
Have Savings Account	100,167	72.0%	99
Have 401(k) Retirement Savings Plan	34,118	24.5%	100
Own or Used Any Credit/Debit Card/12 Mo	128,903	92.7%	100
Avg \$1-110 Monthly Credit Card Expenditures	15,215	10.9%	107
Avg \$111-225 Monthly Credit Card Expenditures	9,639	6.9%	100
Avg \$226-450 Monthly Credit Card Expenditures	12,902	9.3%	106
Avg \$451-700 Monthly Credit Card Expenditures	12,745	9.2%	99
Avg \$701-1000 Monthly Credit Card Expenditures	10,134	7.3%	93
Avg \$1001-2000 Monthly Credit Card Expenditures	15,435	11.1%	93
Avg \$2001+ Monthly Credit Card Expenditures	14,824	10.7%	85
Did Banking Online/12 Mo	77,739	55.9%	98
Did Banking by Mobile Device/12 Mo	65,698	47.2%	98

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2024 and 2029.

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Retail Market Potential

6 Counties
Cassia County, ID (16031) et al.
Geography: County

Prepared by Esri

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Grocery (Adults)			
HH Used Bread/6 Mo	64,714	95.4%	101
HH Used Chicken (Fresh or Frozen)/6 Mo	53,126	78.3%	102
HH Used Turkey (Fresh or Frozen)/6 Mo	14,401	21.2%	103
HH Used Fish or Seafood (Fresh or Frozen)/6 Mo	38,967	57.4%	98
HH Used Fresh Fruit or Vegetables/6 Mo	60,338	88.9%	100
HH Used Fresh Milk/6 Mo	57,878	85.3%	104
HH Used Organic Food/6 Mo	14,672	21.6%	85
Health (Adults)			
Exercise at Home 2+ Times/Wk	64,972	46.7%	96
Exercise at Club 2+ Times/Wk	14,434	10.4%	89
Visited Doctor/12 Mo	111,006	79.8%	100
Used Vitamins or Dietary Supplements/6 Mo	89,888	64.6%	98
Home (Households)			
HH Did Home Improvement/12 Mo	26,556	39.1%	108
HH Used Maid/Prof Cln Svc (+ Furn/Carpet)/12 Mo	22,601	33.3%	95
HH Purchased Low Ticket HH Furnishing/12 Mo	14,795	21.8%	97
HH Purchased Big Ticket HH Furnishing/12 Mo	16,983	25.0%	97
HH Bought Small Kitchen Appliance/12 Mo	16,909	24.9%	100
HH Bought Large Kitchen Appliance/12 Mo	11,262	16.6%	103
Insurance (Adults/Households)			
Currently Carry Life Insurance	73,785	53.0%	104
Personally Carry Any Med/Hosp/Accident Insur	118,957	85.5%	100
Homeowner Carries Home/Personal Property Insurance	90,309	64.9%	107
Renter Carries Home/Pers Property Insurance	15,428	11.1%	87
HH Has 1 Vehicle Covered w/Auto Insurance	20,505	30.2%	94
HH Has 2 Vehicles Covered w/Auto Insurance	21,610	31.8%	101
HH Has 3+ Vehicles Covered w/Auto Insurance	20,178	29.7%	115
Pets (Households)			
HH Owns Any Pet	39,085	57.6%	114
HH Owns Cat	18,881	27.8%	118
HH Owns Dog	30,766	45.3%	118
Psychographics (Adults)			
Represents adults who "completely agree" with the statement:			
Am Interested in How to Help Env: 4-Agr Cmpl	20,935	15.1%	88
Buying American Is Important: 4-Agr Cmpl	45,976	33.1%	114
Buy Based on Quality Not Price: 4-Agr Cmpl	18,963	13.6%	94
Buy on Credit Rather Than Wait: 4-Agr Cmpl	16,430	11.8%	95
Only Use Coupons Brands Usually Buy: 4-Agr Cmpl	14,439	10.4%	102
Will Pay More for Env Safe Prods: 4-Agr Cmpl	13,175	9.5%	84
Buy Based on Price Not Brands: 4-Agr Cmpl	38,861	27.9%	105
Reading (Adults)			
Bought Digital Book/12 Mo	24,231	17.4%	95
Bought Hardcover Book/12 Mo	36,331	26.1%	97
Bought Paperback Book/12 Mo	46,742	33.6%	98
Read Daily Newspaper (Paper Version)	14,129	10.2%	94
Read Digital Newspaper/30 Days	74,077	53.3%	91
Read Magazine (Paper/Electronic Vers)/6 Mo	118,452	85.2%	98

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2024 and 2029.

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Retail Market Potential

6 Counties
Cassia County, ID (16031) et al.
Geography: County

Prepared by Esri

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
Restaurants (Adults)			
Went to Family Restrnt/SteakHse/6 Mo	101,425	72.9%	102
Went to Family Restrnt/SteakHse 4+ Times/30 Days	32,929	23.7%	102
Went to Fast Food/Drive-In Restaurant/6 Mo	128,053	92.1%	101
Went to Fast Food/Drive-In Rest 9+ Times/30 Days	57,579	41.4%	104
Ordered Eat-In Fast Food/6 Mo	41,870	30.1%	104
Ordered Home Delivery Fast Food/6 Mo	16,874	12.1%	94
Take-Out/Drive-Thru/Curbide Fast Food/6 Mo	79,228	57.0%	108
Ordered Take-Out/Walk-In Fast Food/6 Mo	28,875	20.8%	91
Television & Electronics (Adults/Households)			
Own Tablet	77,468	55.7%	97
Own E-Reader	19,332	13.9%	88
Own E-Reader/Tablet: Apple iPad	46,584	33.5%	91
HH Owns Internet Connectable TV	28,383	41.8%	102
Own Portable MP3 Player	12,806	9.2%	103
HH Owns 1 TV	11,295	16.6%	90
HH Owns 2 TVs	18,518	27.3%	98
HH Owns 3 TVs	15,480	22.8%	102
HH Owns 4+ TVs	16,870	24.9%	112
HH Subscribes to Cable TV	18,230	26.9%	87
HH Subscribes to Fiber Optic TV	2,323	3.4%	67
HH Owns Portable GPS Device	13,812	20.4%	110
HH Purchased Video Game System/12 Mo	4,503	6.6%	85
HH Owns Internet Video Device for TV	36,361	53.6%	101
Travel (Adults)			
Took Domestic Trip in Continental U.S./12 Mo	80,720	58.0%	99
Took 3+ Domestic Non-Business Trips/12 Mo	22,175	15.9%	98
Spent \$1-999 on Domestic Vacations/12 Mo	17,060	12.3%	100
Spent \$1K-1499 on Domestic Vacations/12 Mo	9,072	6.5%	95
Spent \$1500-1999 on Domestic Vacations/12 Mo	6,022	4.3%	97
Spent \$2K-2999 on Domestic Vacations/12 Mo	7,665	5.5%	106
Spent \$3K+ on Domestic Vacations/12 Mo	13,281	9.5%	99
Used Intrnt Travel Site for Domestic Trip/12 Mo	7,550	5.4%	87
Took Foreign Trip (Ind Alaska & Hawaii)/3 Yrs	35,247	25.3%	84
Took 3+ Foreign Trips by Plane/3 Yrs	5,633	4.0%	74
Spent \$1-999 on Foreign Vacations/12 Mo	6,799	4.9%	88
Spent \$1K-2999 on Foreign Vacations/12 Mo	4,129	3.0%	89
Spent \$3K+ on Foreign Vacations/12 Mo	6,466	4.6%	78
Used General Travel Site: Foreign Trip/3 Yrs	5,666	4.1%	73
Spent Night at Hotel or Motel/12 Mo	69,993	50.3%	99
Took Cruise of More Than One Day/3 Yrs	10,946	7.9%	93
Member of Frequent Flyer Program	31,601	22.7%	82
Member of Hotel Rewards Program	38,425	27.6%	95

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2024 and 2029.

January 10, 2025



Business Summary

6 Counties
Cassia County, ID (16031) et al.
Geography: County

Prepared by Esri

Data for all businesses in area		ID(16031),ID(...			
Total Businesses:		7,347			
Total Employees:		78,621			
Total Population:		191,421			
Employee/Population Ratio (per 100 Residents)		41			
by NAICS Codes		Businesses		Employees	
		Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting		302	4.1%	3,126	4.0%
Mining		10	0.1%	232	0.3%
Utilities		46	0.6%	598	0.8%
Construction		498	6.8%	2,915	3.7%
Building Construction		164	2.2%	961	1.2%
Heavy/Civil Eng Construction		50	0.7%	452	0.6%
Specialty Trade Contractor		284	3.9%	1,502	1.9%
Manufacturing		324	4.4%	6,739	8.6%
Wholesale Trade		367	5.0%	5,122	6.5%
Durable Goods		211	2.9%	1,518	1.9%
Nondurable Goods		141	1.9%	3,399	4.3%
Trade Broker		15	0.2%	205	0.3%
Retail Trade		978	13.3%	11,109	14.1%
Motor Vehicle & Parts Dealers		169	2.3%	2,025	2.6%
Furniture & Home Furnishings Stores		48	0.7%	321	0.4%
Electronics & Appliance Stores		24	0.3%	129	0.2%
Building Material & Garden Equipment & Supplies Dealers		106	1.4%	1,131	1.4%
Food & Beverage Stores		137	1.9%	2,955	3.8%
Health & Personal Care Stores		82	1.1%	1,213	1.5%
Gasoline Stations & Fuel Dealers		98	1.3%	726	0.9%
Clothing, Clothing Accessories, Shoe and Jewelry Stores		71	1.0%	363	0.5%
Sporting Goods, Hobby, Book, & Music Stores		152	2.1%	883	1.1%
General Merchandise Stores		91	1.2%	1,363	1.7%
Transportation & Warehousing		272	3.7%	3,271	4.2%
Truck Transportation		131	1.8%	2,030	2.6%
Information		130	1.8%	1,485	1.9%
Finance & Insurance		273	3.7%	1,506	1.9%
Central Bank/Credit Intermediation & Related Activities		125	1.7%	915	1.2%
Securities & Commodity Contracts		59	0.8%	210	0.3%
Funds, Trusts & Other Financial Vehicles		89	1.2%	381	0.5%
Real Estate, Rental & Leasing		277	3.8%	1,255	1.6%
Professional, Scientific & Tech Services		442	6.0%	2,378	3.0%
Legal Services		95	1.3%	415	0.5%
Management of Companies & Enterprises		12	0.2%	96	0.1%
Administrative, Support & Waste Management Services		201	2.7%	1,125	1.4%
Educational Services		211	2.9%	6,536	8.3%

Source: Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

January 10, 2025



Business Summary

6 Counties
Cassia County, ID (16031) et al.
Geography: County

Prepared by Esri

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Health Care & Social Assistance	718	9.8%	13,234	16.8%
Ambulatory Health Care	463	6.3%	5,404	6.9%
Hospital	42	0.6%	4,020	5.1%
Nursing/Residential Care	71	1.0%	2,050	2.6%
Social Assistance	142	1.9%	1,760	2.2%
Arts, Entertainment & Recreation	154	2.1%	2,053	2.6%
Accommodation & Food Services	468	6.4%	6,346	8.1%
Accommodation	82	1.1%	1,213	1.5%
Food Services & Drinking Places	386	5.3%	5,133	6.5%
Other Services (except Public Administration)	937	12.8%	4,106	5.2%
Repair & Maintenance	250	3.4%	1,293	1.6%
Automotive Repair & Maintenance	176	2.4%	903	1.1%
Personal & Laundry Service	234	3.2%	1,020	1.3%
Civic and Other Orgs	453	6.2%	1,793	2.3%
Public Administration	484	6.6%	5,307	6.8%
Unclassified Establishments	243	3.3%	82	0.1%
Total	7,347	100.0%	78,621	100.0%

Source: Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

January 10, 2025



Business Summary

6 Counties
Cassia County, ID (16031) et al.
Geography: County

Prepared by Esri

by SIC Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture & Mining	417	5.7%	3,826	4.9%
Construction	473	6.4%	2,809	3.6%
Manufacturing	286	3.9%	6,803	8.7%
Transportation	303	4.1%	3,401	4.3%
Communication	85	1.2%	936	1.2%
Utility	59	0.8%	700	0.9%
Wholesale Trade	372	5.1%	5,181	6.6%
Retail Trade Summary	1,403	19.1%	16,463	20.9%
Home Improvement	108	1.5%	1,142	1.4%
General Merchandise Stores	50	0.7%	1,199	1.5%
Food Stores	164	2.2%	3,147	4.0%
Auto Dealers & Gas Stations	261	3.5%	2,721	3.5%
Apparel & Accessory Stores	54	0.7%	276	0.3%
Furniture & Home Furnishings	90	1.2%	525	0.7%
Eating & Drinking Places	378	5.1%	5,045	6.4%
Miscellaneous Retail	298	4.1%	2,408	3.1%
Finance, Insurance, Real Estate Summary	512	7.0%	2,702	3.4%
Banks, Savings & Lending Institutions	132	1.8%	943	1.2%
Securities Brokers	54	0.7%	179	0.2%
Insurance Carriers & Agents	87	1.2%	376	0.5%
Real Estate, Holding, Other Investment Offices	239	3.3%	1,204	1.5%
Services Summary	2,703	36.8%	30,345	38.6%
Hotels & Lodging	82	1.1%	1,213	1.5%
Automotive Services	222	3.0%	1,048	1.3%
Movies & Amusements	150	2.0%	2,015	2.6%
Health Services	535	7.3%	10,807	13.8%
Legal Services	84	1.1%	333	0.4%
Education Institutions & Libraries	199	2.7%	6,518	8.3%
Other Services	1,431	19.5%	8,411	10.7%
Government	490	6.7%	5,363	6.8%
Unclassified Establishments	244	3.3%	92	0.1%
Totals	7,347	100.0%	78,621	100.0%

Source: Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

January 10, 2025



Executive Summary

6 Counties
Cassia County, ID (16031) et al.
Geography: County

Prepared by Esri

	ID(16031),ID(...
Population	
2010 Population	163,297
2020 Population	181,276
2024 Population	191,421
2029 Population	200,231
2010-2020 Annual Rate	1.05%
2020-2024 Annual Rate	1.29%
2024-2029 Annual Rate	0.90%
2020 Male Population	50.2%
2020 Female Population	49.8%
2020 Median Age	35.2
2024 Male Population	50.9%
2024 Female Population	49.1%
2024 Median Age	35.5

In the identified area, the current year population is 191,421. In 2020, the Census count in the area was 181,276. The rate of change since 2020 was 1.29% annually. The five-year projection for the population in the area is 200,231 representing a change of 0.90% annually from 2024 to 2029. Currently, the population is 50.9% male and 49.1% female.

Median Age	
The median age in this area is 35.5, compared to U.S. median age of 39.3.	

Households	
2024 Wealth Index	75
2010 Households	58,372
2020 Households	64,161
2024 Households	67,862
2029 Households	71,108
2010-2020 Annual Rate	0.95%
2020-2024 Annual Rate	1.33%
2024-2029 Annual Rate	0.94%
2024 Average Household Size	2.78

The household count in this area has changed from 64,161 in 2020 to 67,862 in the current year, a change of 1.33% annually. The five-year projection of households is 71,108, a change of 0.94% annually from the current year total. Average household size is currently 2.78, compared to 2.79 in the year 2020. The number of families in the current year is 47,084 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

January 10, 2025



Executive Summary

6 Counties
Cassia County, ID (16031) et al.
Geography: County

Prepared by Esri

	ID(16031),ID(...
Mortgage Income	
2024 Percent of Income for Mortgage	31.5%
Median Household Income	
2024 Median Household Income	\$67,368
2029 Median Household Income	\$80,101
2024-2029 Annual Rate	3.52%
Average Household Income	
2024 Average Household Income	\$88,961
2029 Average Household Income	\$105,030
2024-2029 Annual Rate	3.38%
Per Capita Income	
2024 Per Capita Income	\$31,560
2029 Per Capita Income	\$37,320
2024-2029 Annual Rate	3.41%
GINI Index	
2024 Gini Index	39.6
Households by Income	

Current median household income is \$67,368 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$80,101 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$88,961 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$105,030 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$31,560 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$37,320 in five years, compared to \$51,203 for all U.S. households.

Housing	
2024 Housing Affordability Index	81
2010 Total Housing Units	63,279
2010 Owner Occupied Housing Units	39,654
2010 Renter Occupied Housing Units	18,718
2010 Vacant Housing Units	4,907
2020 Total Housing Units	68,296
2020 Owner Occupied Housing Units	43,750
2020 Renter Occupied Housing Units	20,411
2020 Vacant Housing Units	4,135
2024 Total Housing Units	71,899
2024 Owner Occupied Housing Units	47,779
2024 Renter Occupied Housing Units	20,083
2024 Vacant Housing Units	4,037
2029 Total Housing Units	75,133
2029 Owner Occupied Housing Units	51,714
2029 Renter Occupied Housing Units	19,394
2029 Vacant Housing Units	4,025
Socioeconomic Status Index	
2024 Socioeconomic Status Index	47.0

Currently, 66.5% of the 71,899 housing units in the area are owner occupied; 27.9%, renter occupied; and 5.6% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 68,296 housing units in the area and 6.1% vacant housing units. The annual rate of change in housing units since 2020 is 1.22%. Median home value in the area is \$338,667, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 6.91% annually to \$473,086.

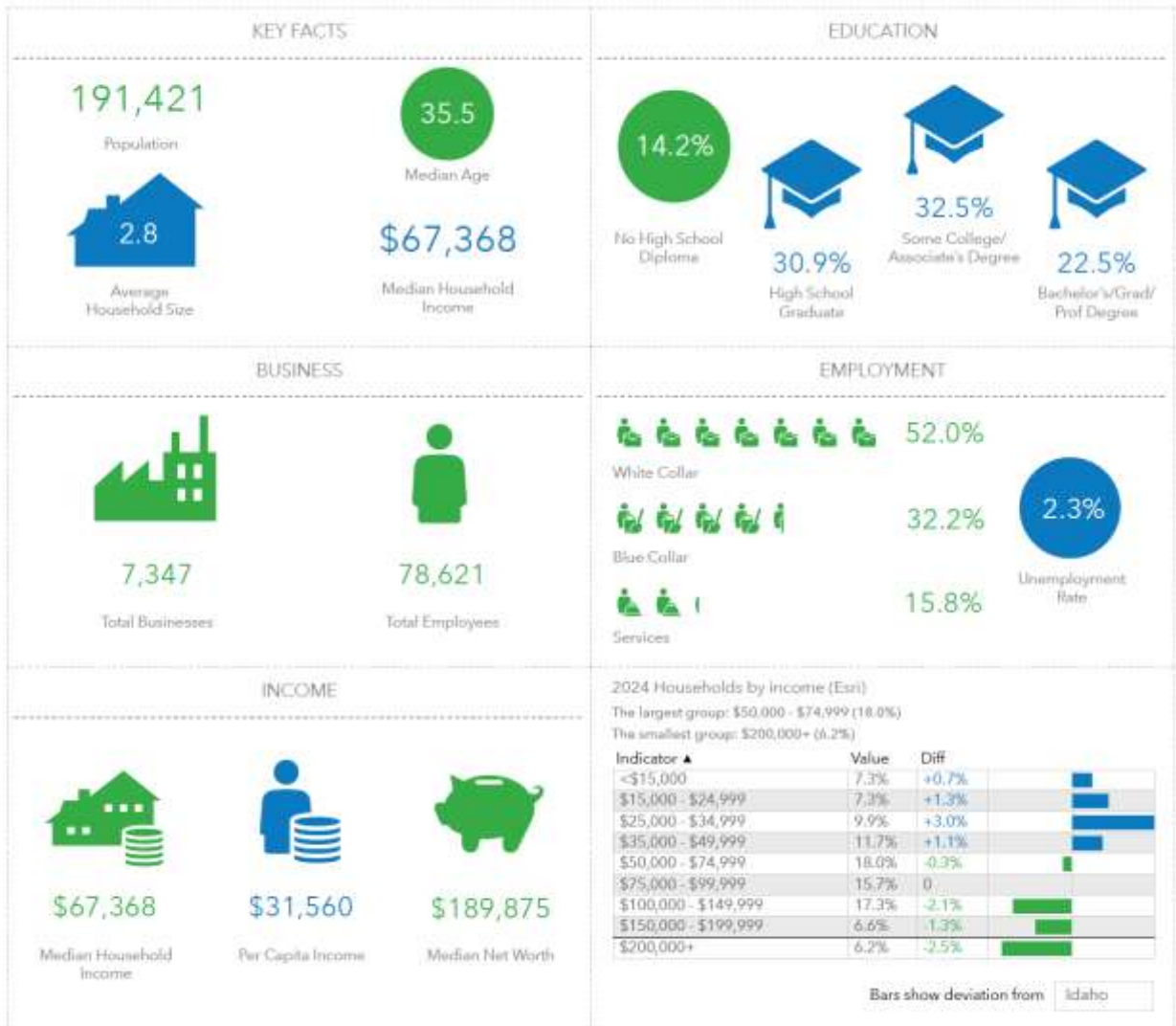
Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

January 10, 2025

Key Facts

6 Counties
Geography: County



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024). © 2025 Esri



Last Updated: January 2025

South Central Idaho Economic Overview

Civilian Labor Force (Dec 2024)	108,356
Unemployment Rate (Dec 2024)	3.6%
Population (2023)	216,595
Median Household Income (2023)	\$67,527
Per Capita Personal Income (2023)	\$70,087
Poverty Rate (2023)	11.4%



Idaho Department of Labor

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1. South Central Demographic Characteristics, 2023 5-Year ACS

	South Central	Region (%)	State of Idaho (%)	United States (%)
Gender				
Male	106,876	50.7%	50.3%	49.5%
Female	103,870	49.3%	49.7%	50.5%
Age				
Median age	36.6	-	37.1	38.7
Under 18 years	57,146	27.1%	24.5%	22.2%
Over 18 years	153,600	72.9%	75.5%	77.8%
21 years and over	135,653	64.4%	65.7%	68.7%
Over 65 years	34,546	16.4%	16.6%	16.8%
Educational Attainment (Population 25 years and Over)				
Less than 9th grade	9,187	4.4%	2.1%	3.2%
High school graduate (with equivalencies)	38,583	6.3%	17.0%	18.0%
Some college, no degree	32,295	15.3%	16.3%	13.3%
Associate's degree	13,343	6.3%	6.4%	6.0%
Bachelor's degree	20,504	9.7%	13.7%	14.6%
Graduate or professional degree	11,146	5.3%	6.8%	9.4%
Median Household Income	\$67,527	-	\$74,636	\$78,538

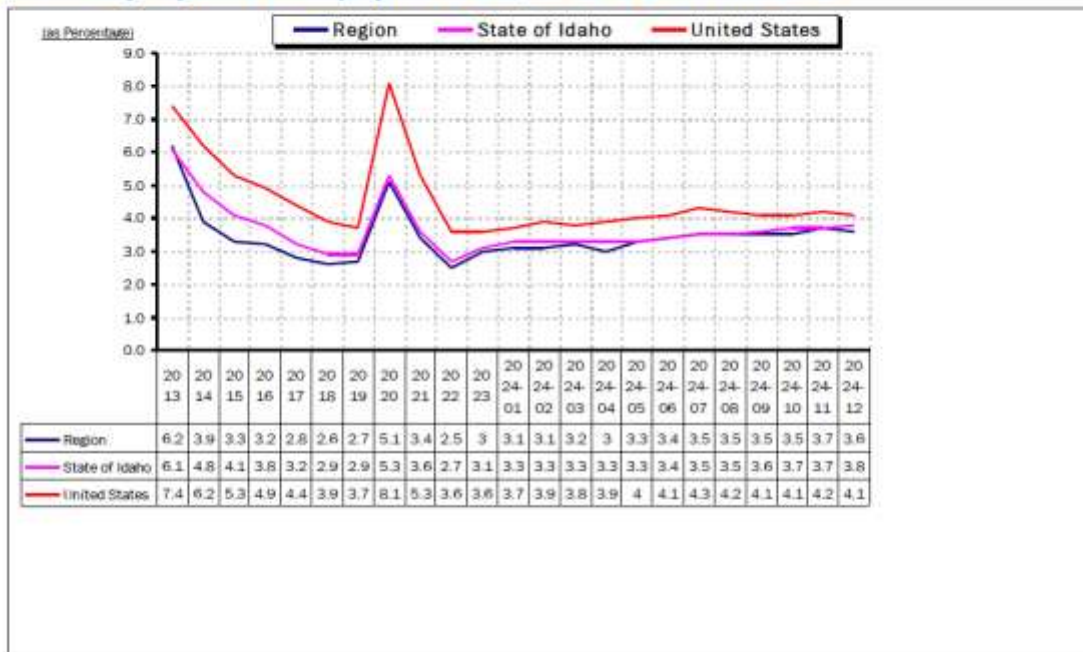
Source: US Census Bureau, American Community Survey 5-Year Estimates

2. Labor Force Growth, December 2023 to December 2024

	Labor Force	Employment	Unemployed	Unemployment Rate
December 2024	108,356	104,417	3,939	3.6%
December 2023	105,778	102,450	3,328	3.1%
YoY % Change	2.4%	1.9%	18.4%	0.5%

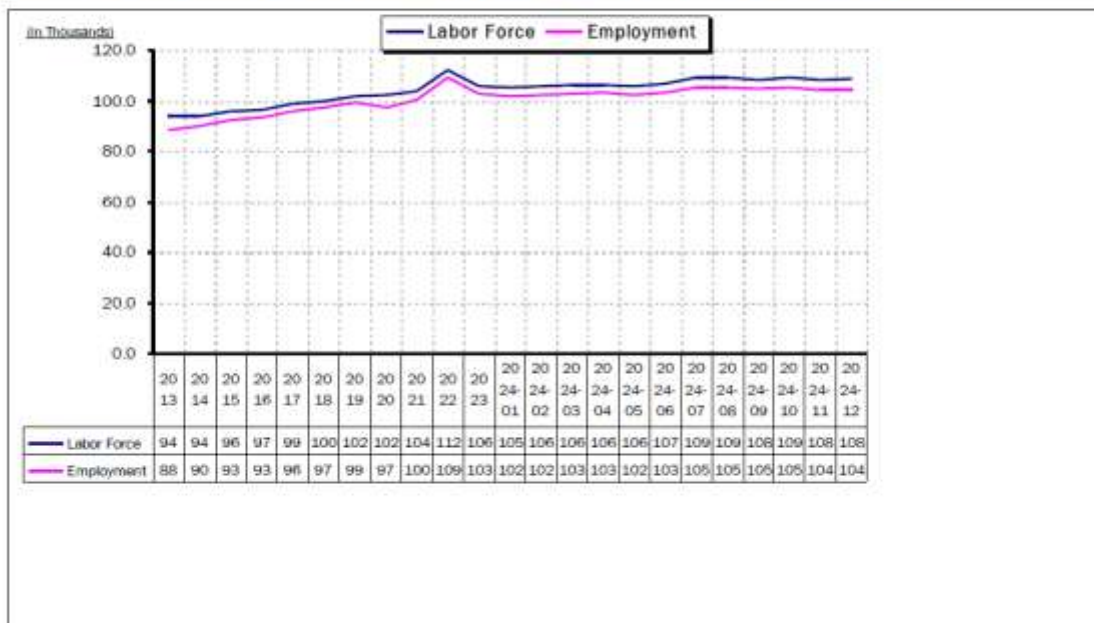
Source: Idaho Department of Labor- Local Area Unemployment Statistics (LAUS)

3. Seasonally-Adjusted Unemployment Rate, 2013 to December 2024



Source: Idaho Department of Labor- Local Area Unemployment Statistics (LAUS)

4. Seasonally-Adjusted Labor Force and Employment 2013 to December 2024



Source: Idaho Department of Labor- Local Area Unemployment Statistics (LAUS)

5. Industry Employment and Wages, 2013, 2022, and 2023

Industry Sector	2013		2022		2023	
	Average Employment	Average Wages	Average Employment	Average Wages	Average Employment	Average Wages
Total Covered Wages	81,130	\$32,286	95,568	\$46,756	97,734	\$48,979
Natural Resources and Mining	9,705	\$30,568	11,105	\$44,164	11,380	\$46,437
Construction	3,742	\$35,502	6,725	\$51,979	7,047	\$55,954
Manufacturing	9,146	\$42,585	11,507	\$57,200	12,102	\$60,471
Trade, Transportation, and Utilities	17,319	\$33,019	19,539	\$47,647	19,765	\$49,432
Information	1,036	\$35,697	908	\$55,673	892	\$61,802
Financial Activities	2,508	\$41,182	2,846	\$73,158	2,840	\$68,080
Professional and Business Services	7,887	\$31,031	7,671	\$50,422	7,586	\$55,276
Education and Health Services	15,357	\$32,982	18,351	\$45,909	18,806	\$47,375
Leisure and Hospitality	8,057	\$15,683	10,275	\$23,746	10,647	\$25,362
Other Services	2,232	\$27,555	2,501	\$41,492	2,494	\$42,904
Public Administration	4,141	\$36,013	4,140	\$49,133	4,175	\$52,574

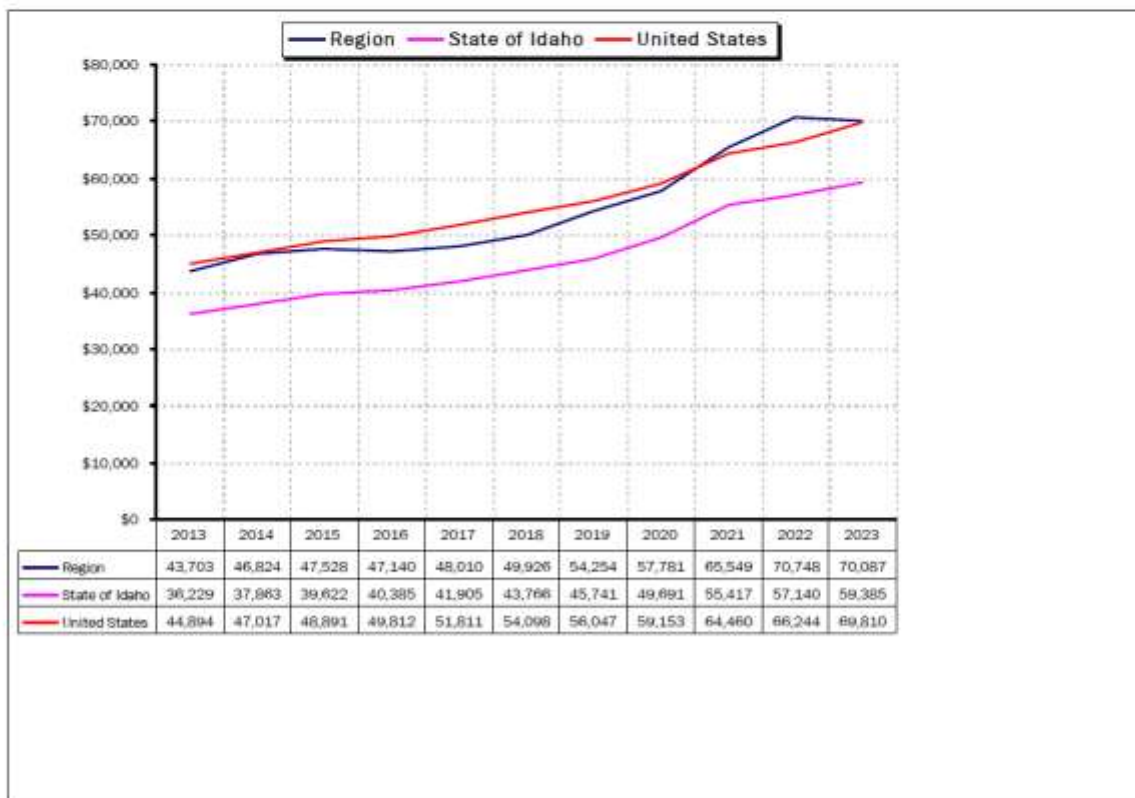
Source: Idaho Department of Labor- Quarterly Census of Employment Wages (QCEW)

6. Top Employers, 2023

Employer	Ownership	Employment Range
St Lukes Magic Valley Regional Medical Center	Private	2,500 - 2,999
Sun Valley Resort	Private	1,000 - 2,499
Twin Falls School District	Local Government	1,000 - 2,499
Chobani	Private	1,000 - 2,499
Amalgamated Sugar Company	Private	1,000 - 2,499
College Of Southern Idaho	Local Government	500 - 999
Wal-Mart	Private	500 - 999
Cassia County Joint School District	Local Government	500 - 999
Lamb Weston Inc	Private	500 - 999
McCain Foods	Private	500 - 999

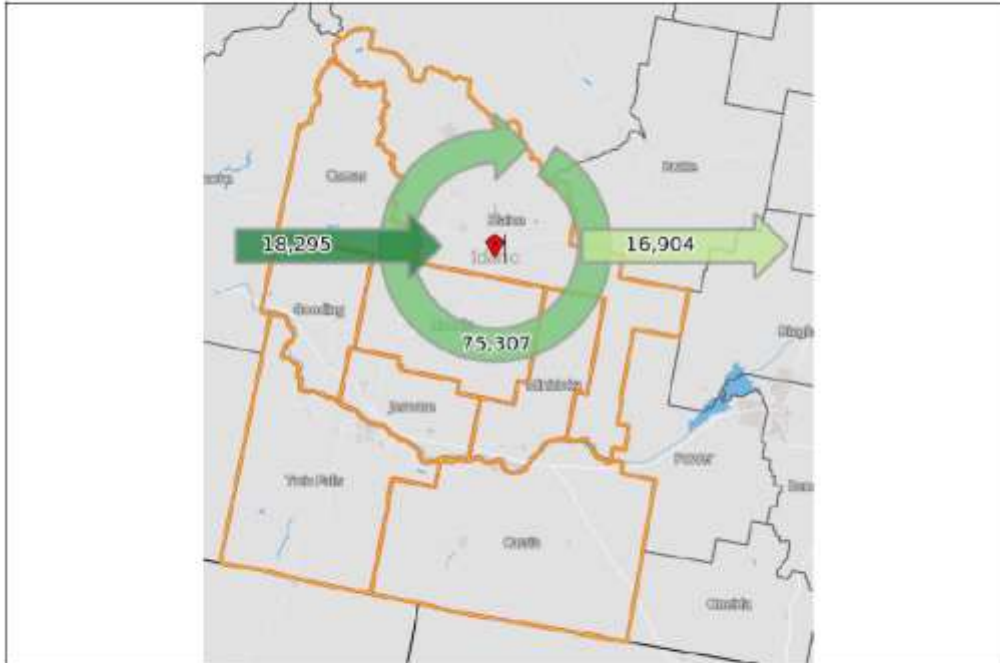
NOTE: Only employers that have given the Department permission to release employment range data are listed.
Source: Idaho Department of Labor- Quarterly Census of Employment Wages (QCEW)

7. Real Per Capita Income, 2013 to 2023



8. Labor Force Commuting Patterns, 2022

It is estimated that 75,307 workers lived and worked in South Central Idaho in . Another 18,295 workers were employed in South Central Idaho but lived outside, while 16,904 workers lived in the area but commuted outside for work.



Source: US Census Bureau

9. Top 10 Cities Where People Who Work in South Central Idaho Live, 2022

City of Residence	Count of All Jobs	Percentage of Total Jobs
Twin Falls	25,394	27.1%
Burley	6,476	6.9%
Boise	4,336	4.6%
Jerome	4,215	4.5%
Ketchum	2,969	3.2%
Hailey	2,929	3.1%
Rupert	1,849	2.0%
Sun Valley	1,368	1.5%
Gooding	1,128	1.2%
Nampa	1,102	1.2%

Note: "All Jobs" includes private and public sector jobs. It also includes a count of workers with multiple jobs. Source: US Census Bureau- Longitudinal Employer-Household Dynamics (LEHD)

10. Top 10 Cities Where People Who Live in South Central Idaho Work, 2022

City of Employment	Count of All Jobs	Percentage of Total Jobs
Twin Falls	18,959	20.6%
Jerome	4,516	4.9%
Burley	4,253	4.6%
Hailey	3,542	3.8%
Rupert	2,124	2.3%
Boise	1,602	1.7%
Buhl	1,584	1.7%
Kimberly	1,420	1.5%
Heyburn	1,200	1.3%
Bellevue	1,025	1.1%

Note: "All Jobs" includes private and public sector jobs. It also includes a count of workers with multiple jobs. Source: US Census Bureau- Longitudinal Employer-Household Dynamics (LEHD)

For more Information, Contact:

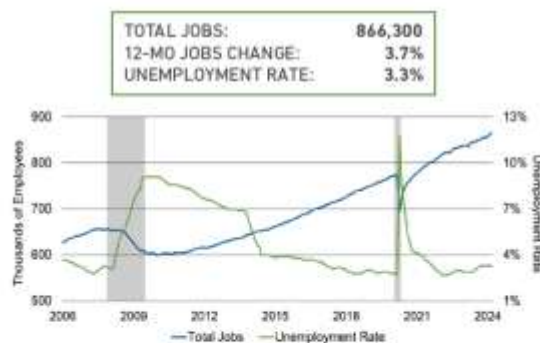
Seth Harrington, Labor Economist, Idaho Department of Labor • 420 Falls Ave., Twin Falls, ID 83301 • (208) 696 - 2364 • seth.harrington@labor.idaho.gov • Labor Market Information website: lmi.idaho.gov

Idaho Statistics



The Gem State's unemployment rate has remained steady at 3.3% for the last six months, and its jobs grew by 30,800, or 3.7%, during the last 12 months. Industry sectors leading the job growth were education and health services (+8,600); government (+5,800); and construction (+5,400). By contrast, the industry sectors with negative job growth were other services (-500); and information (-100).

IDAHO EMPLOYMENT GAINS MOMENTUM



UNITED STATES EMPLOYMENT



U.S. GDP GROWTH

Q1 2023	Q2 2023	Q3 2023	Q4 2023	Q1 2024
2.2%	2.1%	4.9%	3.4%	1.6%

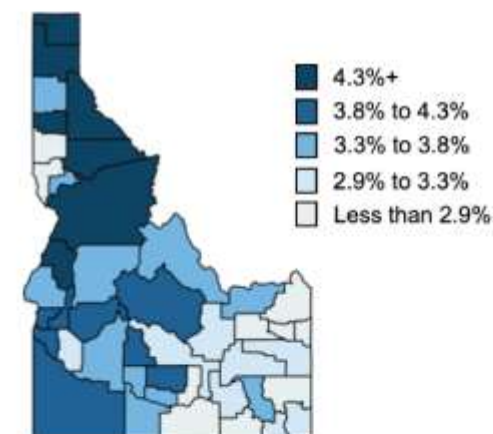
Source: U.S. Bureau of Economic Analysis

INDUSTRY OVERVIEW

SUPERSECTORS	12-Month Net Change	12-Month % Change
Mining & Logging	300	7.3%
Construction	5,400	8.1%
Manufacturing	4,400	5.9%
Trade, Trans., & Utilities	2,500	1.6%
Information	-100	-1.1%
Financial Activities	300	0.7%
Professional & Business Services	1,300	1.2%
Education & Health Services	8,600	7.1%
Leisure & Hospitality	2,800	3.0%
Other Services	-500	-1.8%
Government	5,800	4.5%
TOTAL	+30,800	

Source: Idaho Department of Labor

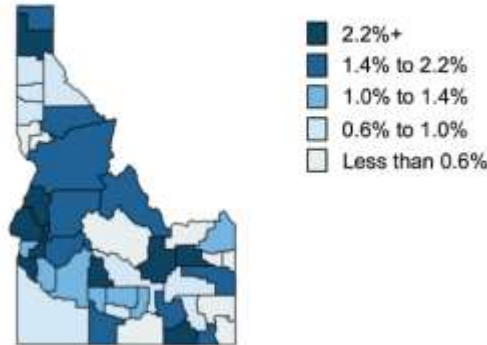
UNEMPLOYMENT BY COUNTY



IDAHO POPULATION GROWTH

Annual Growth Rate by County, 2022-2023

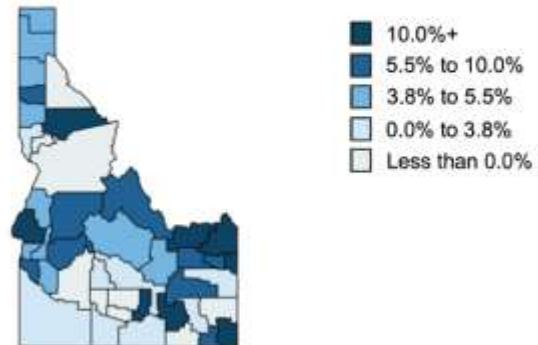
Idaho: 1.3%



Source: U.S. Census Bureau

IDAHO GROSS DOMESTIC PRODUCT GROWTH

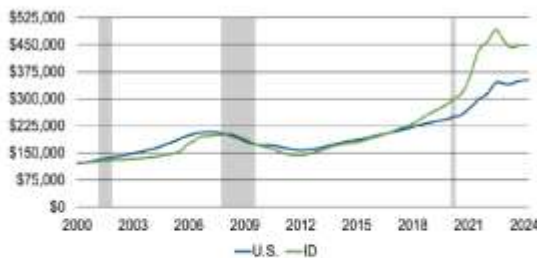
Annual Growth Rate by County, 2021 - 2022 Idaho: 4.2% U.S.: 1.9%



Source: U.S. Bureau of Economic Analysis

TYPICAL IDAHO HOME VALUE INCREASING

Idaho: \$451,298; U.S.: \$354,179



Source: Zions Bank Analysis of Zillow Home Value Index

NATIONAL AND IDAHO HOUSING

Home Prices and Foreclosures

Idaho		United States
\$451,298 ¹	MEDIAN HOME VALUE	\$354,179 ¹
1.5% ¹	% CHANGE IN HOME VALUE	4.1% ¹
0.02% ²	FORECLOSURE RATE	0.02% ²

Sources: ¹Zions Bank Analysis of Zillow Home Value Index, ²SAF, ATTOM

INTEREST RATES

8.50% - WSJ Prime Rate (May 6, 2024)
7.55% - 30-Year Mortgage, Fixed (May 6, 2024)

Source: Wall Street Journal



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Senior Economist

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or to schedule a speaking engagement.

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www.zionsbank.com/economy

STATE FACTS (VALUE & RANK)

- Total Population: 1,811,617 (2021) 38th
- Population Growth Rate: 1.8% (2021-2022) 2nd
- Total Fertility Rate: 1.85 (2017-2021) 8th
- Median Age: 37.3 (2021) 8th
- Household Size: 2.71 (2021) 6th
- Median Household Income: \$76,918 (2021) 18th
- Per Capita Personal Income: \$54,537 (2022) 44th
- Personal Income (% Change): 9.6% (2020-2021) 1st

Sources: U.S. Census Bureau, National Center for Health Statistics,
and U.S. Bureau of Economic Analysis

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As of May 6, 2024

24Q3

Eastern & Southern | Idaho Office Market

Market Overview

The economy is stable in Eastern and Southern Idaho. With population growth holding at just over 1%, the labor market in Idaho overall is growing. From August 2023 to August 2024, employment increased by 2.8% in the Idaho Falls MSA, 3.8% in the Pocatello MSA and 3.4% in the Twin Falls MSA.

Asking Rate

This quarter, asking rates are steady in Southern Idaho and down slightly in Eastern Idaho, with asking rates at an average of \$15.74 and \$15.67 per square foot, respectively. With a U.S. national average cost of \$36-38 per square foot, Eastern and Southern Idaho remain appealing.

Vacancy & Absorption

This quarter, vacancy remained stable in Eastern and Southern Idaho. Absorption increased in Eastern Idaho by 7,758 square feet and decreased in Southern Idaho by 2,438 square feet.

Highlights

- Housing remains a concern for Twin Falls, with growth in all sectors continuing to rise.

Eastern Idaho

	24 Q3	QOQ	Forecast
Vacancy Rate	3.0%	↓	↓
Net Absorption	7,758 SF	↑	↔
Direct Asking Lease Rate (FSG)	\$15.74	↑	↓

Southern Idaho

	24 Q3	QOQ	Forecast
Vacancy Rate	1.1%	↑	↑
Net Absorption	-2,438 SF	↑	↔
Direct Asking Lease Rate (FSG)	\$15.67	↑	↑

Sources: See Page 4

County/Submarket	Total Inventory SF	Vacant SF	Vacant SF (Last Quarter)	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg Direct Asking Rate (NNN)
Eastern Idaho								
Bannock	2,369,093	116,933	116,933	0	16,497	0	0	\$14.38
Bingham	273,452	850	9,850	9,000	17,150	0	0	\$15.02
Bonneville	4,365,280	95,478	94,236	-1,242	-44,820	2,400	17,404	\$16.86
TOTAL	7,007,825	213,261	221,019	7,758	-11,173	2,400	17,404	\$15.74
Southern Idaho								
Cassia	227,988	0	0	0	1,408	0	0	\$16.02
Jerome	209,952	13,133	13,133	0	-4,247	0	0	\$15.50
Twin Falls	2,298,509	17,629	15,191	-2,438	-6,747	0	0	\$15.91
TOTAL	2,736,449	30,762	28,324	-2,438	-9,586	0	0	\$15.67

24Q3

Eastern & Southern | Idaho Retail Market

Market Overview

The retail market in Eastern and Southern Idaho remains steady, and vacancy is under 2% in both markets. This quarter's net absorption is slightly down in Eastern Idaho and steady in Southern Idaho. Asking rates are steady in both Southern Idaho and Eastern Idaho.

Asking Rate

Asking rates are steady this quarter in Eastern and Southern Idaho at \$16.22 and \$15.65 per square foot, respectively.

Vacancy & Absorption

Vacancy remained low this quarter. At 1.6% in Eastern Idaho and 1.8% in Southern Idaho, retail vacancy in both markets is well below the national average of 4.1%. Since the start of the year, occupied square footage has remained relatively steady in both markets, with slight decreases in net absorption this quarter in Eastern Idaho markets and no significant change in Southern Idaho.

Highlights

- ISource, an Apple service provider, has opened a second location in Twin Falls, offering services to Twin Falls customers after the previous Apple provider closed in 2022.
- The Madison County Fairgrounds is moving. The fair board made a deal purchasing approximately 80 acres on part of South 3300 West, allowing for bigger events and accommodating more parking.

Eastern Idaho

	24 Q3	QOQ	Forecast
Vacancy Rate	1.6%	↑	↑
Net Absorption	-10,208 SF	↓	↔
Direct Asking Lease Rate (NNN)	\$18.86	↑	↑

Southern Idaho

	24 Q3	QOQ	Forecast
Vacancy Rate	1.8%	↓	↔
Net Absorption	900 SF	↑	↔
Direct Asking Lease Rate (NNN)	\$15.92	↑	↑

Sources: See Page 4

County/Submarket	Total Inventory SF	Vacant SF	Vacant SF (Last Quarter)	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg Direct Asking Rate (NNN)
Eastern Idaho								
Bannock	5,041,401	126,559	126,559	0	-4,975	0	0	\$21.10
Bingham	1,072,860	21,792	21,792	0	17,150	0	0	\$15.02
Bonneville	8,325,997	75,679	65,671	-10,208	-44,820	0	21,720	\$16.86
TOTAL	14,440,258	224,030	213,922	-10,208	-32,645	0	21,720	\$18.86
Southern Idaho								
Cassia	1,530,120	17,853	17,853	0	-6,232	0	0	\$16.02
Jerome	1,026,754	0	0	0	1,185	0	0	\$15.50
Twin Falls	2,417,718	157,119	158,019	900	-6,747	19,134	0	\$15.91
TOTAL	4,974,592	174,972	175,872	900	-11,794	19,134	0	\$15.82

24Q3

Eastern & Southern | Idaho Industrial Market

Market Overview

With vacancy low, industrial assets in Eastern and Southern Idaho continue to prove to be desirable. Absorption rates dropped this quarter in Southern Idaho and remained steady in Eastern Idaho, with asking rates holding steady in both Eastern Idaho and Southern Idaho.

Asking Rate

This quarter, asking rates remained steady in Eastern Idaho and rose slightly in Southern Idaho, at an average of \$0.62 per square foot in Eastern Idaho and \$0.82 in Southern Idaho.

Vacancy & Absorption

Vacancy remained steady in Eastern Idaho and rose slightly in Southern Idaho this quarter, holding at 3.5% in Eastern Idaho and rising to 1.8% in Southern Idaho. Quarterly net absorption was flat in Eastern Idaho and negative in Southern Idaho by 24,385 square feet.

Highlights

- Idaho Power has broken ground on a new power plant and research park at 2017 E. Iona Rs. The \$36 million plant is estimated to be finished by December 2025.
- The 80-foot-tall Experimental Breeder Reactor-II dome, located west of Idaho Falls, is being retrofitted as a Demonstration and Operation of Microreactor Experiments (DOME) test bed for advanced nuclear energy reactors.

Eastern Idaho

	24 Q3	QOQ	Forecast
Vacancy Rate	3.5%	↔	↔
Net Absorption	0 SF	↓	↔
Direct Asking Lease Rate (NNN)	\$0.62	↓	↔

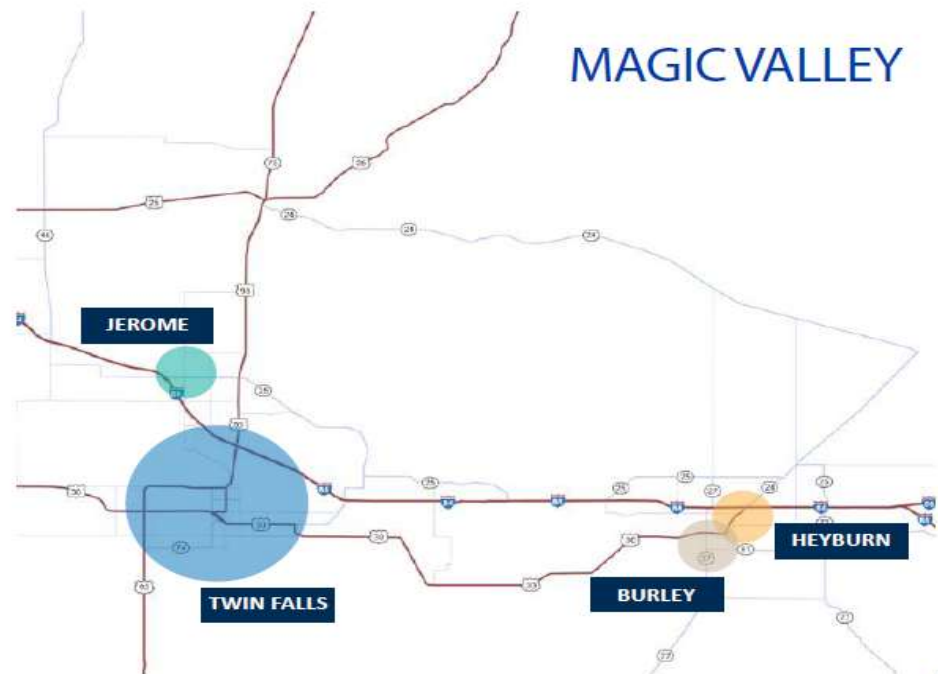
Southern Idaho

	24 Q3	QOQ	Forecast
Vacancy Rate	1.8%	↑	↑
Net Absorption	-24,385 SF	↑	↔
Direct Asking Lease Rate (NNN)	\$0.82	↓	↓

Sources: See Page 4

County/Submarket	Total Inventory SF	Vacant SF	Vacant SF (Last Quarter)	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg Direct Asking Rate (NNN)
Eastern Idaho								
Bannock	3,861,036	59,179	59,179	0	28,550	0	19,600	\$0.65
Bingham	788,725	10,400	10,400	0	-10,400	0	0	\$0.84
Bonneville	6,880,047	328,949	328,949	0	21,596	56,610	89,483	\$0.56
TOTAL	11,529,808	398,528	398,528	0	39,746	56,610	109,083	\$0.82
Southern Idaho								
Cassia	2,539,222	0	0	0	0	74,000	0	N/A
Jerome	3,004,397	133,000	133,000	0	-64,000	378,769	0	\$0.95
Twin Falls	9,025,887	131,510	107,125	-24,385	-62,734	163,570	0	\$0.59
TOTAL	14,569,506	264,510	240,125	-24,385	-126,734	616,339	0	\$0.82

MAGIC VALLEY **SUBMARKET MAPS**



TOK MAGIC VALLEY OFFICE MARKET

OFFICE AT A GLANCE



ANNUAL



QUARTERLY

55,000 SQ. FEET

GROSS ABSORPTION



ANNUAL



QUARTERLY

3.8%

MULTITENANT VACANCY



ANNUAL



QUARTERLY

\$18.50

AVERAGE NNN LEASE RATE (ANNUALLY)

TOK MAGIC VALLEY OFFICE MARKET

OFFICE CONDITIONS

Transaction activity declined by over 60 percent in 2023, with gross absorption totaling 55,000 square feet. The Central and Downtown submarkets saw the highest number of deals completed, while the Central submarket also boasted the highest gross absorption with 21,200 square feet absorbed. As a result of reduced absorption in the market, overall vacancy increased slightly from 1.7 percent at the end of 2022 to 2.7 percent. Multitenant vacancy also increased from 2.9 percent to 3.8 percent in 2023. In turn, this led to projected supply increasing from four months to just over nine months by the end of the year.

As construction costs and uncertainty impacted developers' decisions to build, office development slowed drastically with only 14,500 square feet of new construction delivering in the Magic Valley in 2023. Over 50 percent of this new space was speculative, offering tenants new options to lease or buy within the market.

Medical and health related services continued to perform well in 2023, with multiple deals occurring in the Magic Valley over 4,000 square feet. Valley Therapy Services completed construction on their new facility in Jerome, which comprised 7,000 square feet. Family Health Services leased 10,900 square feet of space off of Kimberly Road in Twin Falls, while new to market tenant, Stoddard & Bingham Medical, leased 5,000 square feet at 1411 Falls Avenue in Twin Falls.

OFFICE OUTLOOK

The strong organic growth the area has seen will likely continue to drive the demand for future office space. Over 55 percent of transactions in 2023 were with tenants opening additional locations, expanding their space, or local tenants starting new businesses. North Canyon Medical Center, for example, officially broke ground on their new 23,000 square foot, 3-story clinic on the corner of Pole Line and Eastland in Twin Falls this year. This clinic will offer a wide range of healthcare services for all ages and is expected to introduce a number of new jobs to the area.

It is anticipated that the slowing of construction in 2023, will likely impact lease rates. The overall average for lease rates remained stable in 2023, a trend likely to change as demand for office space grows with little inventory.

TAKEAWAYS:

- **OFFICE DEVELOPMENT DRASTICALLY SLOWED IN 2023, WITH ONLY 14,500 SF OF NEW CONSTRUCTION DELIVERING IN THE MAGIC VALLEY.**
- **THE ORGANIC GROWTH OF LOCAL TENANTS WILL CONTINUE TO DRIVE FUTURE OFFICE ABSORPTION.**

NOTABLE ACTIVITY

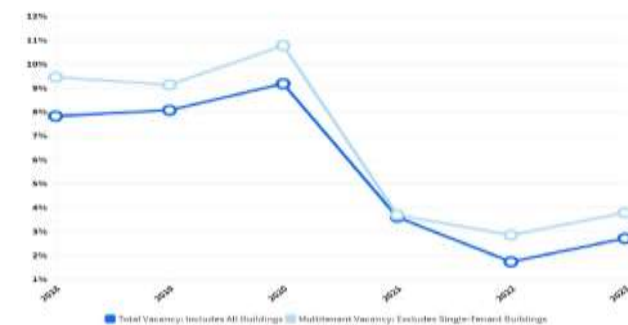
2647 KIMBERLY ROAD 10,900 SF - TWIN FALLS LEASED TO FAMILY HEALTH SERVICES	
167 COUNTRY LANE 7,000 SF - JEROME OCCUPIED BY VALLEY THERAPY SERVICES	
1411 FALLS AVENUE 5,000 SF - TWIN FALLS LEASED TO STODDARD & BINGHAM MEDICAL CENTER	

TENANT ORIGIN



ALMOST ONE-THIRD of TRANSACTIONS in 2023 were tenants ADDING LOCATIONS OR EXPANDING SPACE.

VACANCY TRENDS



OVERALL MULTITENANT vacancy INCREASED from 2.9% to 3.8% over the past 12 months.

tokcommercial.com

TOK MAGIC VALLEY INDUSTRIAL MARKET

INDUSTRIAL AT A GLANCE



141,000 SQ. FEET
GROSS ABSORPTION



1.3%
TOTAL VACANCY RATE



\$0.95
AVERAGE NNN LEASE RATE (MONTHLY)

TOK MAGIC VALLEY INDUSTRIAL MARKET

INDUSTRIAL CONDITIONS

In years past, high demand for industrial product in the Magic Valley has kept absorption numbers high and vacancy rates at historic lows, with overall vacancy rates reaching as low as 0.3 percent in 2021. Over the course of 2023, lease rates increased from \$0.88 per square foot (NNN, monthly) to \$0.95 per square foot. Continuously high rates throughout the year caused a dramatic change in industrial gross absorption in the Magic Valley in 2023, with only 141,000 square feet absorbed. This is a 65 percent decrease from gross absorption numbers seen in 2022, as it seems prospective tenants are content to wait for lease rates to flatten before expanding their footprint in the Magic Valley market. Despite the overall slowdown in demand in 2023, the market for smaller industrial spaces continues to be tight, with suites between 2,000 and 5,000 square feet comprising 64 percent of total deals completed in 2023.

Additionally, the delivery of large speculative projects like Iron Creek Industrial Park – Buildings 1 & 2 (30,000 square feet) and Sunset Business Park (25,400 square feet) caused a dramatic uptick in multitenant vacancy, which reached its highest level since the beginning of 2021 at 10.1 percent. Overall vacancy also increased to 1.3 percent and months of supply surpassed 5 months for the first time on record.

INDUSTRIAL OUTLOOK

Construction costs will remain a challenge for builders in 2024, but the year is anticipated to be a banner year for new developments with over 910,000 square feet of industrial space currently planned or under construction in the Magic Valley. A few notable projects include 428,000 square feet at Northbridge Junction Phase II in Jerome, as well as 115,000 square feet of speculative space at Gemini Business Park in Kimberly.

In addition, the Magic Valley will continue to see growth from new to market tenants, as the area has become an attractive choice for many businesses. Due to its well positioned location as a central hub for the state, convenient access to major roadways and junctions, as well as its lower land prices in comparison to the Boise MSA, the Magic Valley has attracted some big industry players. For instance, Amazon plans to open their new 43,000 square foot distribution facility at Northbridge Junction in Jerome before the end of the year.

TAKEAWAYS:

- NEW CONSTRUCTION WAS DOWN FROM 2022, DELIVERING 105,000 SQUARE FEET.
- THE DEMAND FOR SMALL INDUSTRIAL SPACES REMAINS HIGH, WITH 2,000 TO 5,000 SQUARE FOOT SPACES COMPRISING 64 PERCENT OF INDUSTRIAL DEALS COMPLETED IN 2023.

NOTABLE ACTIVITY

427 EASTLAND DRIVE
35,000 SF - TWIN FALLS
OCCUPIED BY BLACK PINE CABINETS



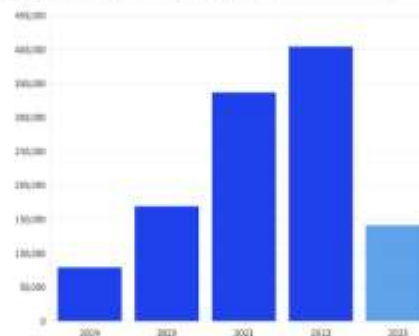
382 AMERICAN AVE
22,500 SF - JEROME
LEASED TO ALTA VENTURES



405 E 500 S
7,400 SF - JEROME
LEASED TO NB 245 LLC

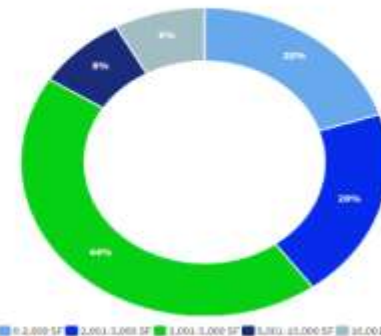


GROSS ABSORPTION



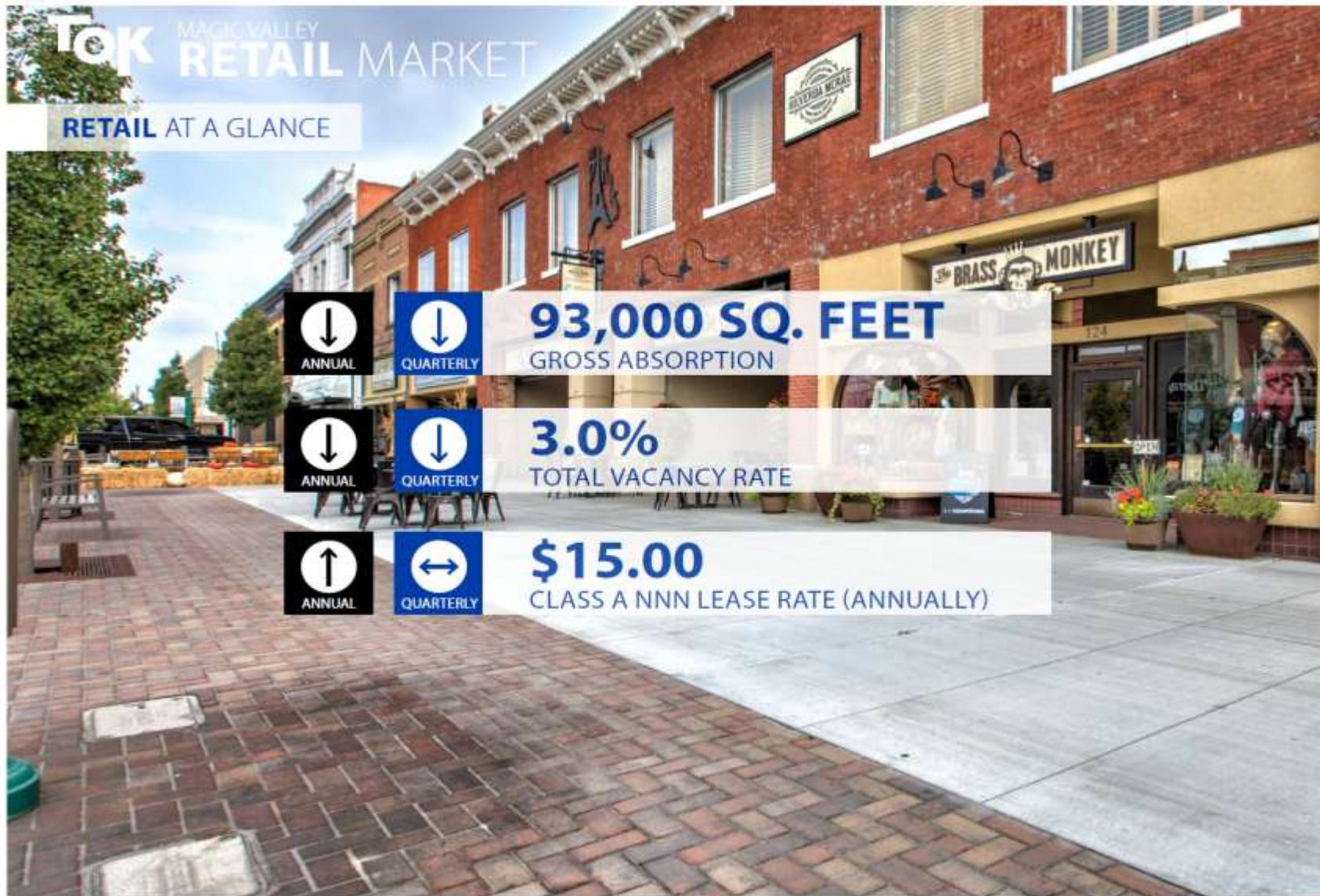
GROSS ABSORPTION was DOWN OVER 65% from 2022.

TRANSACTIONS BY SQUARE FOOTAGE



3,001 to 5,000 SF spaces made up 44% of INDUSTRIAL deals in 2023. Tenants EXPANDING OR OPENING ADDITIONAL LOCATIONS made up 47% of industrial deals.

tokcommercial.com



TOK MAGIC VALLEY
RETAIL MARKET

RETAIL AT A GLANCE

 ANNUAL	 QUARTERLY	93,000 SQ. FEET GROSS ABSORPTION
 ANNUAL	 QUARTERLY	3.0% TOTAL VACANCY RATE
 ANNUAL	 QUARTERLY	\$15.00 CLASS A NNN LEASE RATE (ANNUALLY)

TOK MAGIC VALLEY RETAIL MARKET

RETAIL CONDITIONS

The Retail market saw a significant slowdown in leasing activity in 2023 compared to 2022. Overall number of deals were down nearly 50 percent, while gross absorption ended at 93,000 square feet decreasing from 233,000 square feet in 2022. In addition, net absorption ended at its lowest level since the pandemic occurred at 3,600 square feet.

The decline in leasing activity was largely due to lack of supply. Total vacancy ended 2023 at 3 percent, its lowest level on record. Unanchored vacancy ended even lower at 1.7 percent, down from 2.6 percent in 2022. In addition, overall months of supply ended at 11.6 with all but one submarket averaging less than 5 months of supply.

Fewer big deals occurred compared to 2022, however some notable spaces were backfilled, including Natural Grocers leasing the former Bed, Bath, and Beyond space in Twin Falls and Ulta Beauty absorbing the former Rue 21 store in Burley. The Magic Valley continued to see organic growth with 47 percent of deals attributed to local start-ups. In addition, the area also saw national interest with new to market tenants accounting for 32 percent of deals. Of these deals, over half were food related with notable tenants such as Wingstop, Stella's Ice Cream, and The Cookie Company entering the market.

RETAIL OUTLOOK

The Magic Valley has strong fundamentals including high population growth and low unemployment. These factors will help continue to draw interest from national retailers as well keep organic growth stable. However, a major challenge for the retail sector will continue to be lack of supply. High construction costs resulted in less than 10,000 square feet of new construction delivering in 2023. This trend will remain in 2024 with few projects in the pipeline. The most notable project currently under construction is Tommy's Express Car Wash in Jerome.

Limited supply will ultimately keep vacancy tight and likely within the 2 to 4 percent range. As for lease rates, overall asking rates are currently averaging \$12.00 per square foot (NNN, annual) while Class A rates are \$15.00 per square foot. Class A rates in the Canyon submarket, the main retail corridor for the market, are averaging even higher at \$19.00 per square foot.

TAKEAWAYS:

- LEASING ACTIVITY SAW A SLOWDOWN IN 2023 WITH BOTH NUMBER OF DEALS AND ABSORPTION DECLINING SIGNIFICANTLY FROM 2022.
- LACK OF SUPPLY WILL REMAIN A CHALLENGE AS HIGH CONSTRUCTION COSTS CONTINUE TO LIMIT NEW DEVELOPMENTS.

NOTABLE ACTIVITY

CANYON PARK WEST
20,200 SF - TWIN FALLS
LEASED TO NATURAL GROCERS



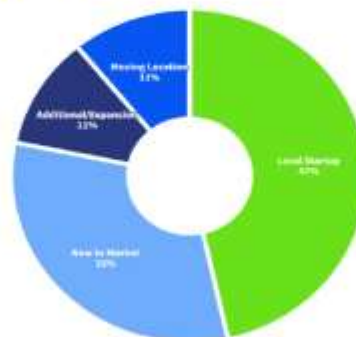
2429 KIMBERLY ROAD
12,900 SF - TWIN FALLS
LEASED TO LIMITED AUTO GROUP



RIVERGATE CROSSING
6,600 SF - BURLEY
LEASED TO ULTA BEAUTY

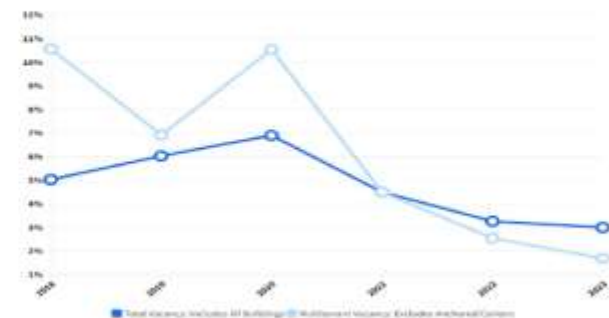


TENANT ORIGIN



FOOD RELATED TENANTS made up 67% of NEW TO MARKET deals.

VACANCY TRENDS



TOTAL VACANCY stayed BELOW 4% throughout 2023 ending at RECORD LOW 3%.

TOK MAGIC VALLEY INVESTMENT MARKET

INVESTMENT AT A GLANCE



ANNUAL



QUARTERLY

6.7%

OFFICE: AVERAGE NATIONAL CAP RATE



ANNUAL



QUARTERLY

5.2%

INDUSTRIAL: AVERAGE NATIONAL CAP RATE



ANNUAL



QUARTERLY

7.5%

RETAIL: AVERAGE NATIONAL CAP RATE

TOK MAGIC VALLEY INVESTMENT MARKET

INVESTMENT CONDITIONS

Rising interest rates and high economic uncertainty resulted in the Magic Valley Investment market seeing a continued downward trend in sales activity in 2023. Based on disclosed transactions, sales volume ended the year at \$19 million. This is down 85 percent from 2022. Of the deals that traded in 2023, the retail sector made up 84 percent of transaction volume with one deal trading for over \$10 million.

Very few sales occurred in the Magic Valley with number of deals declining 42 percent from 2022. Similar to transaction volume, the retail sector led in the number of investments traded accounting for 67 percent of deals. The storage sector was the second strongest property type by deal count making up 17 percent followed by office and industrial.

After reaching record lows in 2021 and 2022, capitalization rates began to rise in 2023. Nationally, capitalization rates rose across all sectors. The retail sector saw rates rise slightly from 7.3 to 7.5 percent over the past 12 months, while office rose from 6.0 to 6.7 percent. Industrial and multifamily saw the most significant change in cap rates from 2022. Industrial rose 70 basis points while multifamily increased 80 basis points.

INVESTMENT OUTLOOK

Since March 2022, the Federal Reserve raised its benchmark rate 11 times in an effort to cool inflation. However January was the fourth consecutive meeting that resulted in a rate-hike pause, keeping the benchmark interest rate range between 5.25 and 5.5 percent. Inflation still remains above the Fed's target range, however latest economic data shows that inflation is slowing and the economy is cooling. Based on this, many experts are predicting rates will stabilize and the Fed could even begin to cut rates in May. Though rates will probably not return to historic lows.

Until interest rates decline, investment activity is anticipated to stay slow throughout the first half of 2024. In addition, with this year being an election year, there is an added likelihood of volatility in the overall economy. Buyers will remain cautious when deciding where to place their capital, but properties will trade that are well positioned with strong fundamentals.

TAKEAWAYS:

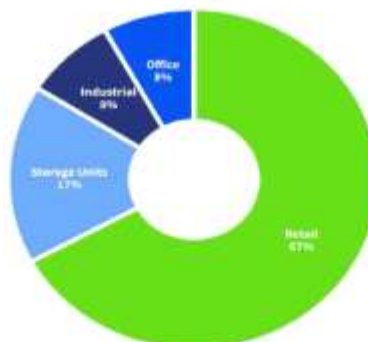
- THE MARKET CONTINUED TO SEE A DOWNWARD SHIFT WITH BOTH SALE VOLUME AND NUMBER OF DEALS DECLINING SIGNIFICANTLY FROM 2022.
- SALES ACTIVITY WILL LIKELY REMAIN SLOW FOR THE FIRST HALF OF 2024 UNTIL INTEREST RATES DECLINE.

NOTABLE ACTIVITY

1525 ADDISON AVENUE 16,000 SF - TWIN FALLS OFFICE SOLD	
2158 4TH AVENUE E 8,100 SF - TWIN FALLS INDUSTRIAL SOLD	
CAMPUS COMMONS CENTER 16,500 SF - TWIN FALLS RETAIL SOLD	

13

DEALS BY PROPERTY TYPE



TOTAL number of sales DECLINED 42% from 2022.

NATIONAL CAP RATES



CAP RATES ROSE across all SECTORS with RETAIL seeing the LOWEST SHIFT.

tokcommercial.com

Macro Market Data

In 2024, the U.S. industrial market is expected to stabilize, with net absorption similar to 2023 levels and a moderate rent growth of 8%. Construction deliveries will decrease by midyear, reaching half of the 2023 total. Early-year deliveries will temporarily raise the overall vacancy rate to approximately the 10-year average of 5.0%, but it is expected to decline slightly in the second half of the year. New development will be limited due to tight lending conditions, economic uncertainty, and an oversupply of large warehouse and distribution facilities in certain markets.

Figure 13: Industrial Construction Starts



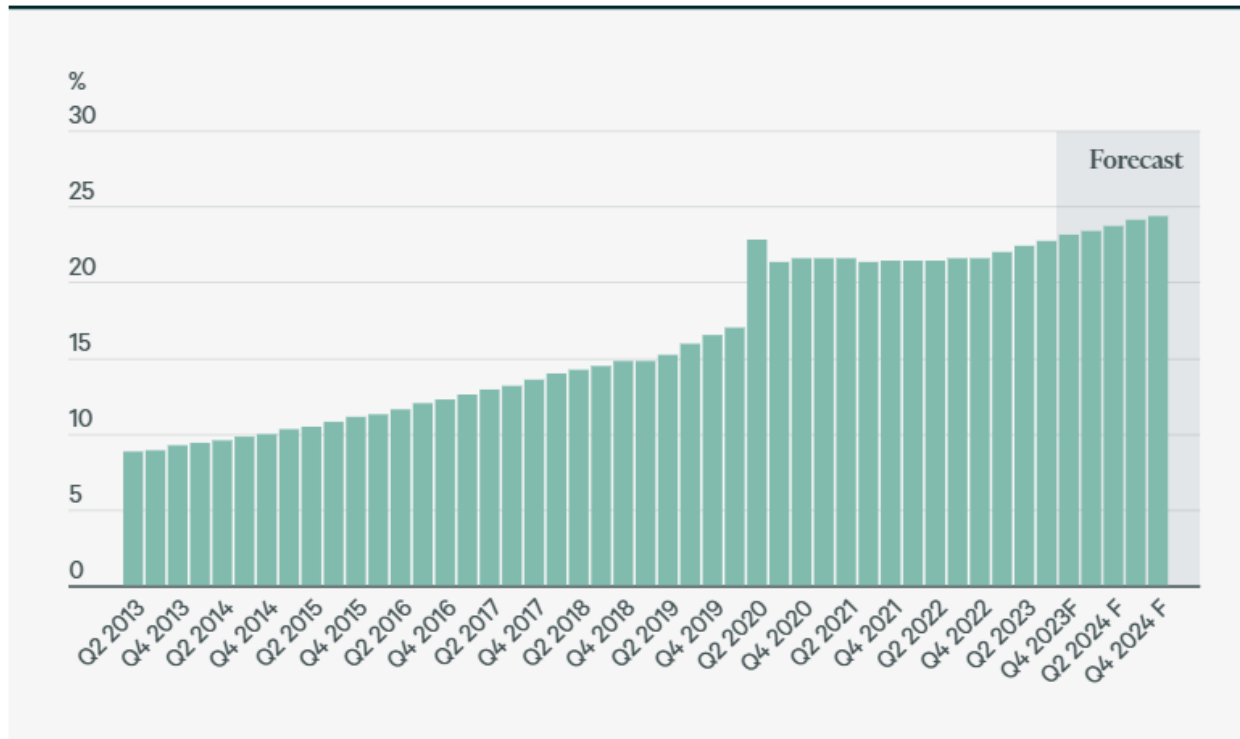
Source: CBRE Research, Q3 2023.

Annual leasing activity is projected to remain around 750 million sq. ft. for the next few years. Lease renewals will dominate the first half of 2024, with the potential for increased new leasing in the second half if economic growth improves. Three key demand drivers influencing occupier decisions include supply chain resiliency, e-commerce growth, and population growth.

Occupiers are concentrating on reinforcing supply chains by diversifying import locations, onshoring or nearshoring manufacturing operations, and adequately staffing distribution centers. There's a focus on exploring alternative seaport and airport markets to hold more inventory. Strong demand for manufacturing and distribution facilities is expected, driven by a projected 7.5% increase in U.S. industrial production over the next five years.

E-commerce is anticipated to experience steady growth over the next decade, prompting retailers and suppliers to expand warehouse and distribution space. This trend is expected to be particularly notable in the U.S. South, where many growing population centers are located.

Figure 14: Historical & Forecast E-Commerce as a Percent of Total Retail Sales



Source: CBRE Research, Q3 2023.

As pandemic-driven demand diminishes, occupiers are shifting their focus to energy savings for their facilities. There's an expected growth in the use of sustainable energy sources like solar and wind in 2024. Commercial use of solar panels is projected to grow by 13% in 2024. Sustainable construction materials, electric truck charging stations, and investments in automation and artificial intelligence for order picking and inventory control will gain traction. First-generation spaces with these amenities will be in high demand. Markets with reliable power sources and incentives for environmentally friendly power options are likely to be favored by occupiers in 2024.

Source: <https://www.cbre.com/insights/books/us-real-estate-market-outlook-2024/industrial>

24Q2

Eastern & Southern | Idaho Office Market

Market Overview

The economy is stable in Eastern and Southern Idaho. With population growth holding at just over 1%, the labor market in Idaho overall is growing. From May 2023 to May 2024, employment increased by 0.3% in the Idaho Falls MSA, 0.7% in the Pocatello MSA and 0.3% in the Twin Falls MSA.

Asking Rate

This quarter, asking are steady in both Southern and Eastern Idaho, with asking rates at an average of \$16.10 and \$14.64 respectively. With a U.S. national average cost of \$36-38 per square foot, Eastern and Southern Idaho remain appealing.

Vacancy & Absorption

This quarter, vacancy increased in Eastern Idaho and did not change in Southern Idaho. Absorption decreased in Eastern Idaho by 52,970 sq. ft. and in Southern Idaho by 2,905 sq. ft.

Highlights

- The Shoshone County Board of Commissioners has paused plans to remodel their current offices and is now looking to move part of their staff into another office.

Eastern Idaho

	24 Q2	QOQ	Forecast
Vacancy Rate	3.2%	↑	↑
Net Absorption	-52,970	↓	↔
Direct Asking Lease Rate (FSG)	\$14.64	↓	↑

Southern Idaho

	24 Q2	QOQ	Forecast
Vacancy Rate	1.0%	↔	↔
Net Absorption	-2,905	↓	↔
Direct Asking Lease Rate (FSG)	\$16.10	↓	↔

Sources: See Page 4

County/Submarket	Total Inventory SF	Vacant SF	Vacant SF (Last Quarter)	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg Direct Asking Rate (NNN)
Eastern Idaho								
Bannock	2,369,093	116,933	96,477	-20,456	16,497	0	0	\$14.00
Bingham	273,452	9,850	9,000	-850	8,150	0	0	\$14.51
Bonneville	4,365,280	94,236	56,920	-31,864	-83,578	2,400	17,404	\$15.20
TOTAL	7,007,825	221,019	162,397	-52,970	-18,921	2,400	17,404	\$14.64
Southern Idaho								
Cassia	227,988	0	0	0	1,408	0	0	\$16.45
Jerome	209,952	13,133	14,854	1,721	-4,247	0	0	\$15.80
Twin Falls	2,298,509	15,191	10,565	-4,626	-4,312	0	0	\$16.50
TOTAL	2,736,449	28,324	25,419	-2,905	-7,151	0	0	\$16.10

Colliers International of Idaho indicated a total vacancy of around 1.00% for the industrial sector in Southern Idaho. Current asking rates are \$1.34 per square foot a month or \$16.10 per square foot annually under NNN terms. This accounts for all types, sizes, and ages of industrial buildings in the county so a newer higher quality building would typically have higher asking rates.

IDAHO AGRICULTURE



OUR SUCCESS STORY

Idaho's agriculture + food & beverage processing is over
\$20 BILLION



Idaho produces more than **185 COMMODITIES** from over **24,000 farms and ranches**



17% of Idaho's sales each year are generated by Agriculture and food & beverage processing



\$2.6 Billion of Idaho's products, grains, meats, dairy & seeds are sold **WORLDWIDE**



Idaho has the **5th LARGEST State Agriculture Economy** As a percent of GDP



CATTLE **2nd LARGEST** ag Sector
1.9 million people
2.5 million cattle
There are more **cattle** in Idaho than **people**



BEER anyone? Idaho is the producer of **1st** **BARLEY** and the **2nd** **HOPS**. The **biggest** breweries buy their ingredients in Idaho. We have over **90** craft breweries throughout the state.



Try to eat this **EVERY DAY** If Idahoans had to consume all products produced within the state, every resident would need to devour:

137 slices of bread
38 potatoes
3 pounds of sugar
2 pounds of cheese
2 pounds of beef
1 cup of beans



To find Idaho products, local places that sell Idaho product, recipes or local events, visit idahopreferred.com

NATIONAL RANKINGS

1st **POTATOES, BARLEY, PEPPERMINT, ALFALFA HAY**



Growing **14 billion lbs.** per year of America's favorite vegetable!

2nd largest grower in the U.S. of **SUGARBEETS, HOPS**



3rd largest U.S. producer of **CHEESE MILK**. All of Idaho's nearly **500** dairies are family-owned



We ship over **580 million lbs.** of onions each year



4th **Dried Edible ONIONS, PEAS, Spring WHEAT, LENTILS**



IDAHO

Idaho State Department of Agriculture
PO Box 7249, Boise, ID USA 83707
P: 208.332.8530 F: 208.334.2879 W: agri.idaho.gov

Source: USDA NASS

Updated: February 2023

LITEHOUSE FOODS



DAIRY FACTS:

- Dairy is Idaho's #1 agricultural business
- All of Idaho's dairy farms are family owned and many are multi-generational
- Idaho is the 3rd largest producer of milk and cheese in the entire U.S.
- The average dairy cow produces about seven gallons of milk per day, however the production by some high-producing cows can be twice that amount!
- If Idahoans consumed all of the milk produced in the state every man, woman, and child would have to drink 40 glasses of milk every day of the year!
- Idaho's unique geography, climate, and soils produce dairy products of the highest quality



Litehouse Foods



Toni's Sun Valley Ice Cream



Gossner Foods



Cloverleaf Creamery



CLOVERLEAF CREAMERY

GOSSNER FOODS

TONI'S SUN VALLEY ICE CREAM

REED'S DAIRY



Reed's Dairy

2022 STATE AGRICULTURE OVERVIEW

Idaho

† Survey Data from [Quick Stats](#) as of: May/17/2023

Farms Operations†

Farm Operations - Area Operated, Measured in Acres / Operation	471
Farm Operations - Number of Operations	24,400
Farm Operations - Acres Operated	11,500,000

Livestock Inventory†

Cattle, Cows, Beef - Inventory (First of Jan. 2023)	449,000
Cattle, Cows, Milk - Inventory (First of Jan. 2023)	661,000
Cattle, Incl Calves - Inventory (First of Jan. 2023)	2,500,000
Cattle, On Feed - Inventory (First of Jan. 2023)	330,000
Goats, Milk - Inventory (First of Jan. 2023)	8,400
Sheep, Incl Lambs - Inventory (First of Jan. 2023)	220,000
Hogs - Inventory (First of Dec. 2022)	24,000

Milk Production†

Milk - Production, Measured in Lb / Head	25,348
Milk - Production, Measured in \$	4,290,024,000
Milk - Production, Measured in Lb	16,628,000,000



Crops - Planted, Harvested, Yield, Production, Price (MYA), Value of Production†

Sorted by Value of Production in Dollars

Commodity	Planted All Purpose Acres	Harvested Acres	Yield	Production	Price per Unit	Value of Production in Dollars
HAY & HAYLAGE						
HAY & HAYLAGE		1,500,000	4.02 TONS / ACRE, DRY BASIS	6,027,000 TONS, DRY BASIS		1,624,377,000
HAY & HAYLAGE, ALFALFA	100,000	1,110,000	4.6 TONS / ACRE, DRY BASIS	5,109,000 TONS, DRY BASIS		1,404,975,000
HAY & HAYLAGE, (EXCL ALFALFA)		390,000	2.35 TONS / ACRE, DRY BASIS	918,000 TONS, DRY BASIS		219,402,000
POTATOES						
POTATOES	295,000	294,500	410 CWT / ACRE	120,745,000 CWT	12 \$ / CWT	1,448,940,000
HAY						
HAY		1,410,000	3.78 TONS / ACRE	5,328,000 TONS	272 \$ / TON	1,437,480,000
HAY, ALFALFA		1,080,000	4.3 TONS / ACRE	4,658,000 TONS	275 \$ / TON	1,253,450,000
HAY, (EXCL ALFALFA)		350,000	2.2 TONS / ACRE	770,000 TONS	238 \$ / TON	184,030,000
WHEAT						
WHEAT	1,157,000	1,077,000	86.8 BU / ACRE	93,515,000 BU	8.15 \$ / BU	759,284,000
WHEAT, WINTER	770,000	710,000	90 BU / ACRE	63,900,000 BU	8.1 \$ / BU	517,590,000
WHEAT, SPRING, (EXCL DURUM)	380,000	360,000	81 BU / ACRE	29,180,000 BU	8.15 \$ / BU	237,854,000
WHEAT, SPRING, DURUM	7,000	7,000	85 BU / ACRE	455,000 BU	8.9 \$ / BU	4,050,000
BARLEY						
BARLEY	560,000	540,000	111 BU / ACRE	59,940,000 BU	7.5 \$ / BU	449,550,000
CORN						
CORN, GRAIN		110,000	216 BU / ACRE	23,760,000 BU	7.2 \$ / BU	171,072,000
CORN, SILAGE		210,000	29 TONS / ACRE	8,090,000 TONS		
CORN	320,000					
HOPS						
HOPS		9,267	1,734 LB / ACRE	16,072,500 LB	6.1 \$ / LB	98,042,000
MINT						
MINT, PEPPERMINT, OIL		13,000	105 LB / ACRE	1,365,000 LB	18.3 \$ / LB	24,980,000
MINT, SPEARMINT, OIL		900	132 LB / ACRE	119,000 LB	20.5 \$ / LB	2,440,000
CHICKPEAS						
CHICKPEAS	61,000	60,000	1,310 LB / ACRE	783,000 CWT	30.6 \$ / CWT	24,958,000
PEAS						
PEAS, DRY EDIBLE	28,000	27,000	1,690 LB / ACRE	456,000 CWT	16.6 \$ / CWT	7,570,000
OATS						
OATS	50,000	16,000	64 BU / ACRE	1,024,000 BU	5 \$ / BU	5,120,000
SAFFLOWER						
SAFFLOWER	24,500	23,500	600 LB / ACRE	14,100,000 LB	30.8 \$ / CWT	4,343,000
LENTILS						
LENTILS	15,000	14,000	570 LB / ACRE	80,000 CWT	37.6 \$ / CWT	3,008,000
HAYLAGE						
HAYLAGE		125,000	11.31 TONS / ACRE	1,414,000 TONS		
HAYLAGE, ALFALFA		85,000	13.1 TONS / ACRE	1,114,000 TONS		

https://www.nass.usda.gov/Quick_Stats/Ag_Overview/stateOverview.php?state=IDAHO

1/2

HAYLAGE, (EXCL ALFALFA)		40,000	7.5 TONS / ACRE	300,000 TONS		
SUGARBEETS						
SUGARBEETS	173,000	170,000	38.1 TONS / ACRE	6,477,000 TONS		

(NA) Not Available
 (D) Withheld to avoid disclosing data for individual operations
 (S) Insufficient number of reports to establish an estimate
 (X) Not Applicable
 (Z) Less than half the rounding unit

Area Discussion

In analyzing the general city area of the subject property, there are four primary forces which influence real estate value, the four forces are: 1) social, 2) economic, 3) governmental, and 4) environmental considerations.

Environmental Considerations

The subject property is located in the southeast section of Twin Falls, Idaho. The city of Twin Falls is located in the south central part of Twin Falls County in southern Idaho. It is approximately 128 miles southeast of Boise, the capital city, approximately 115 miles southwest of Pocatello, and 222 miles northwest of Salt Lake City Utah. Twin Falls is located off of Interstate 84, which runs east/west in Idaho. Twin Falls is the home of the College of Southern Idaho. The environmental considerations of Twin Falls contribute to an economic base of primarily wholesale trade, manufacturing, and health care. There has been growth in the area and property values have been increasing. The elevation of Twin Falls is approximately 3,750 feet. The annual precipitation is 9-12 inches. The average temperature in January is 37 degrees and in July is 91 degrees. A visual inspection of the property did not reveal any apparent environmental issues or concerns. While the appraiser has inspected the subject property, he is not qualified to detect hazardous substances whether by visual inspection or otherwise, nor qualified to determine the effect, if any, of known or unknown substances present. The final value estimate is based on the subject being free of hazardous waste contamination. Parties desiring more precise and reliable information may wish to engage a professional environmental consultant to conduct an environmental assessment. Should such assessment indicate an adverse condition is present that has not been addressed by this appraisal; the conclusion of this appraisal may need revision.

Social Considerations

Twin Falls County (population 2020 census – 90,046) is situated in south central Idaho in the midsection of the Magic Valley. Twin Falls is the county seat (population 2020 census – 51,593) and serves as the transportation, marketing and retail center of the Magic Valley. The county airport is located six miles south of Twin Falls and the city draws shoppers from areas more than 100 miles in distance. U.S. Highway #93 meets Interstate 84 approximately three miles north from the Perrine Bridge north of Twin Falls City. U.S. Highway #30 and the Union Pacific Railroad also serve Twin Falls County. There are 11 schools in Twin Falls consisting of seven elementary schools, two junior highs, two high schools, one alternative school, and six private schools.

Governmental Considerations

Buhl has a City Manager form of government and an organized City Fire and Police Department. The city has 70 police officers and 37 firefighters. Politically, the community is conservative in its attitudes towards growth and development, however, new development is encouraged as well as a diverse economic base.

Economic Considerations

Twin Falls is the financial and business center of about a 100 mile radius, which would include a population of about 150,000 people. Counties within the trading area are Blaine, Camas, Lincoln, Jerome, Gooding, Minidoka, and Twin Falls. Northern Nevada is also considered as part of the "Greater" Magic Valley.

The economy has an agricultural base and is one of the most densely developed agricultural areas in the United States. There are approximately 250,000 acres of irrigated land in Twin Falls County. Most of the industries are agriculture-related, such as the Amalgamated Sugar Processing Plant, Seed Milling and cleaning facilities, flower mills, and potato processing plants.

There are a number of cultural and recreational facilities available to the community, including a city owned golf course, tennis courts, swimming pools, ball fields, racquet ball and basketball courts. There are also two private golf courses in the community. Skiing is an important and growing activity with available skiing from about 45 to 90 minutes away at several well developed ski areas, Magic Mountain, Pomerelle, Soldier Mountain, and the famous Sun Valley, Idaho. There is a nice theatre on the CSI campus, and there are a number of community drama

groups. There is a symphony orchestra which usually provides about four to six concerts during the year. Other special activities are also sponsored by local communities and the College of Southern Idaho.

Full hospital facilities are available at St. Luke's Magic Valley Regional Medical Center, with 165 beds and 24-Hour Emergency Room service. There are a number of active and associate physicians connected with the hospital, as well as three dentists. There are eight banks with about 16 different locations, along with five Savings and Loan institutions, providing for banking services in the community (Twin Falls). Special manufacturers in the area include Long View Fiber Company, manufacturing corrugated cardboard boxes; Norco Manufacturing, a window product company; Spears Company, a manufacturer of sprinkler products; along with numerous other agriculture related industries. One of the more interesting agricultural pursuits in the area is trout raising. Approximately 90% of commercial trout in the United States is raised within 25 miles of Twin Falls. Twin Falls County is also the leading county in the U. S. for the production of garden seed beans.

The buildings in the farming areas in Twin Falls County generally reflect the prosperity of the farming area. Twin Falls residential areas have expanded from the city and housing is still a major expansion influence. Most farm improvements are well kept and are very functional. These improvements may not be new; however, they are very adequate in most situations. The improvement values are generally a rather small portion of the overall farm value.

Neighborhood Analysis & Trends

Subject neighborhood is located in the south end of Twin Falls, Idaho. The general neighborhood is mixed use of industrial, commercial and residential uses. The general neighborhood is about 80% built-up. The immediate neighborhood of the subject is influenced primarily by commercial and residential uses.

The general neighborhood discussed is in a stability stage of development with average demand of the properties in the area continuing in the future. Overall, it is expected that land and property values will remain fairly constant.



Subject Property • • •

Identification of the Property

This real estate appraised is generally at the corner of Washington Street South and Orchard Drive on the south side of Orchard Drive and East Side of Washington Street South. Its common address is 929 Washington Street South, Twin Falls, Idaho 83301.

Legal Description

A professional surveyor and / or legal counsel should verify the following legal description before relying upon, or using it as part of any conveyance, or any other document. This legal description was obtained from public records and is assumed accurate.

RPT2701005012

Twin Falls Huerta Vista SUBD Lot 12; Lot 13, Except W .07A Highway Block 5

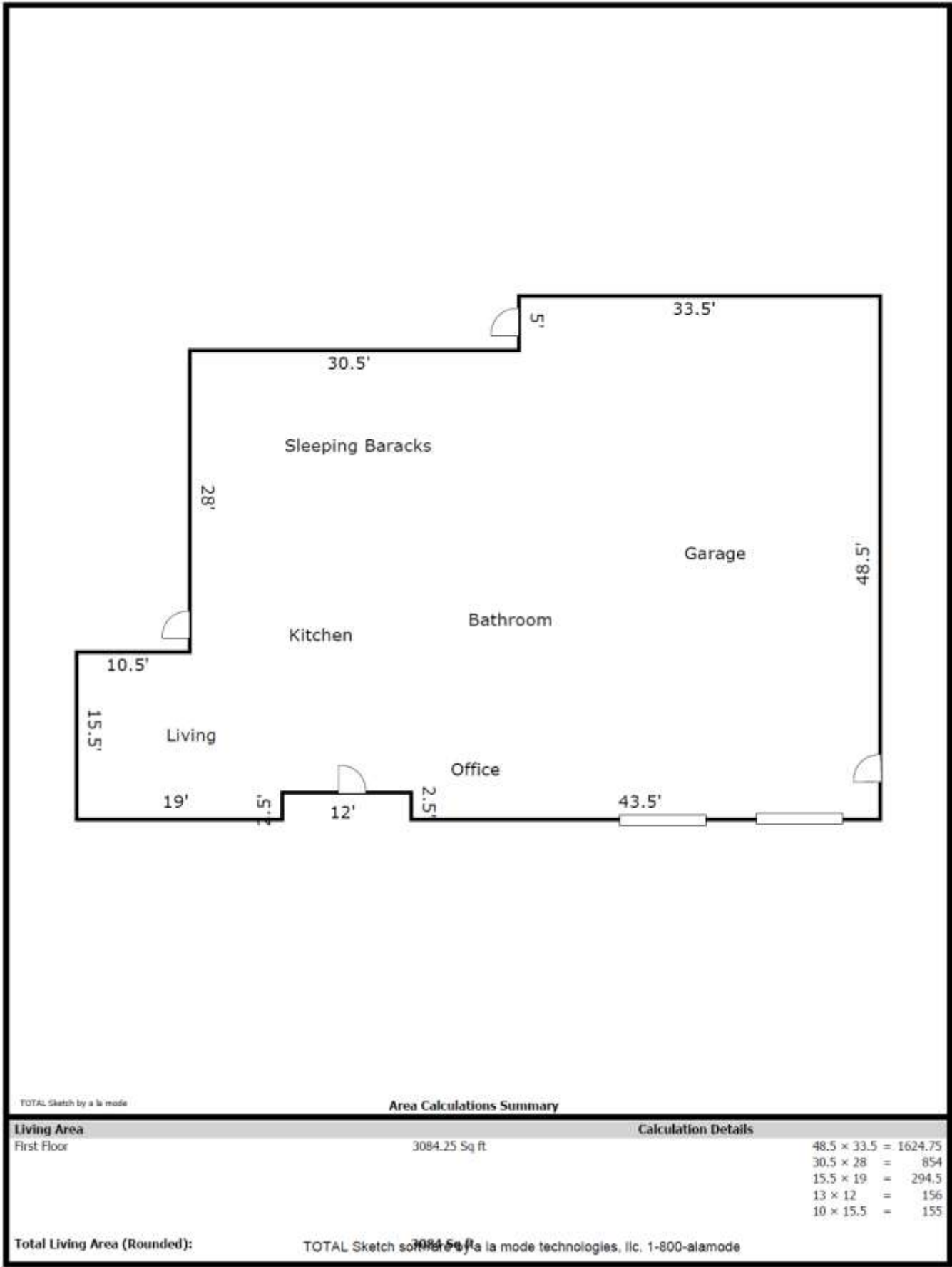
(28-10-17 NW)
(63-602A)

Containing 1.02+/- acres or 44,431+/- square feet

Aerial Plat Map



Building Sketches



Photographs of Subject
(photo page 1)



Subject



Subject

Photographs of Subject
(photo page 2)



Office



Kitchen

Photographs of Subject
(photo page 3)



Office



Sleeping Barracks

Photographs of Subject
(photo page 4)



Sleeping Barracks



Sleeping Barracks

Photographs of Subject
(photo page 5)



Office



Bathroom

Photographs of Subject
(photo page 6)



Bathroom



Garage Area

Photographs of Subject
(photo page 7)



Garage area



Washington Street
South looking
South

Photographs of Subject
(photo page 8)



Washington Street
South looking
North



Orchard Drive
West looking East

Sale History

On-line public records and / or a private data-reporting service were used to search for prior sales of the subject real estate. This research discovered no recorded conveyance of the subject during the three-years preceding this report's effective value date. Our client indicated the property did not convey. Moreover, the subject was not offered "For Sale" in the local MLS or other major data-reporting services during this same period. No sale or option agreements are now pending.

Subject's Current Ownership	
<i>Owner</i>	<i>Information Source</i>
City of Twin Falls	Assessor's Records

Flood Hazard

According to the appropriate Federal Emergency Management Agency (FEMA) flood map, which is identified below, the subject property is not located in a zone "A" special flood hazard.

Flood Map Number	16083C1386C
Flood Map Date	09/26/08
Flood Zone	X

Flood Maps published by FEMA are not precise. If anyone desires a precise determination of the subject's flood hazard classification, a professional engineer, licensed surveyor, or local governmental authority should make an exact determination.

Real Estate Taxes

Taxes and assessed values were taken from Twin Falls County Treasures and Assessor's Office

<i>County</i>	Twin Falls
<i>Parcel ID #</i>	RPT2701005012
<i>Tax Year</i>	Exempt
<i>Total Assessed Value</i>	Exempt
<i>Total Tax Dollars</i>	Exempt

Real estate taxes are a primary mechanism used by local government to gather the monies needed to fund operations. Too little funds can limit governmental services. Excessive tax burden can hinder real estate values. For the subject, taxes are not unduly burdensome.

Zoning

The subject property zoning has changed from "R-4 Residential Medium Density" to a "C-1 Commercial Highway" by the City of Twin Falls, Idaho. The subject does conform to the zoning ordinance. This classification allows for a variety of commercial uses.

Environmental Risks

Disclosure

During the course of this appraisal, the appraiser(s) did **not** detect or attempt to discover any environmental hazard on, under, above, or within the subject real estate. No overt evidence of any environmental hazard is apparent to the untrained eye. It should be known the appraiser(s) did not view the subject property with the intent of detecting any environmental hazard. It is beyond the expertise of the appraiser(s) to detect or determine the chemical nature of any substance or gas. No effort was made to dismantle or probe any part of the property to discover enclosed, encased, or concealed hazards. No effort was exerted to ascertain the presence of any environmental hazard including but not limited to the following.

Asbestos

Urea-formaldehyde insulation

Underground storage tanks

Soil contamination or deficiencies

Lead-based paint

Toxic mold

Radon

PCB

Chemical spills

Fire resistant treated plywood (FRTTP)

Flood hazards are detailed elsewhere in this report. Except as enumerated herein, the appraiser(s) were not given the results of any environmental testing on or near the property being appraised. Neither observation of the subject property, or research conducted as part of a typical real estate appraisal suggest the presence of any hazardous substance or detrimental environmental condition affecting the subject. Nearby sites were not investigated to determine whether they are contaminated. Public information and other Internet sources were not researched to determine the presence of hazardous substances or detrimental environmental conditions in the subject's vicinity.

Federal, State, and local laws concerning any hazardous substance or gas are sometimes contradictory. Therefore, any needed clean up should comply with the most stringent laws. The appraiser(s) are **not** informed or trained in environmental legalities. It is assumed no hazardous substance or gas adversely affects the subject real estate. If the subject is adversely influenced by a hazardous condition, then the subject's market value would be impaired.

Recommendation

The presence of any hazardous condition usually diminishes market value. The value opinion formed in this report assumes there is no environmental hazard affecting the subject real estate. No responsibility is assumed by the appraiser(s) or McKinlay & Klundt Appraisal Company for any hazard, or for any expertise required to discover any environmentally hazardous condition. Our client is urged to retain an expert in this field, if desired.

Subject Descriptions

Subject Site			
<i>Address</i>	929 Washington Street South Twin Falls, Idaho 83301		
<i>Dimensions</i>	See Plat Map	<i>Size</i>	1.02+/- Acres 44,431+/- square feet
<i>Easements</i>	None known; none assumed	<i>Alley</i>	None
<i>Encroachments</i>	None known; none assumed	<i>Access</i>	Adequate
<i>Shape</i>	Rectangular	<i>Street Paving</i>	Asphalt paved
<i>Curbs & Gutters</i>	Intermittent curbs	<i>Sidewalks</i>	None
<i>Topography</i>	Almost level	<i>Gas</i>	Public
<i>Water & Sewer</i>	Private well and septic		
<i>Major Flaws</i>	None noted		
<i>Overall Features</i>	The land has typical physical features as compared to similar alternatives. Its overall location attributes are average relative to competitive parcels.		

This appraisal consists of one individual parcel containing 1.02+/- acres or 44,431+/- square feet. The subject property is a corner lot at the southeast corner of Washinton Street South and Orchard Drive West. There is a cell/radio tower on site that is owned the City of Twin Falls and will remain in their ownership for essential government communications. The parcel has minimal landscaping and asphalt parking area surrounding the improvement. There are concrete sidewalks spanning the front of the improvement to accommodate customer foot traffic.

Descriptions of Existing

The subject currently contains a 3,084+/- square foot general purpose commercial building built in approximately 1974. The west end of the building contains a living room, kitchen, sleeping barracks, office and a bathroom. The east side of the building contains a shop area with two large overhead doors and a restroom. The building was constructed on a concrete foundation using a wood frame with a brick veneer exterior and a metal roof, glass and metal entry doors in the office area and metal security doors in the shop area, vinyl windows and two 14'x16'overhead doors. The subject has a gas forced air furnace that provides heat and air conditioning to the offices with the warehouse having gas space heaters. The office area is finished with textured and painted drywall, commercial flooring to include carpet and tile and fluorescent lighting. Overall, the subject property is in average condition and average utility.

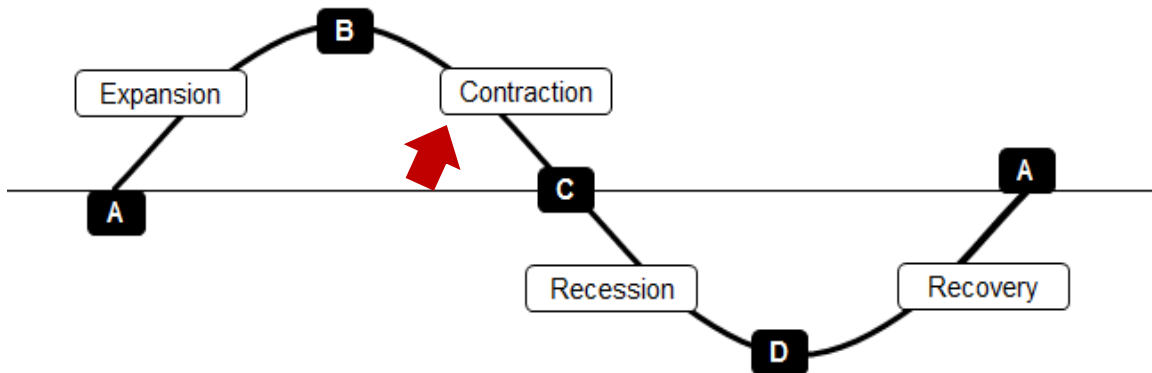


Value Introduction

For real estate consisting of land and building(s), there are three primary valuation methods - the cost approach, sales comparison approach, and income approach. Unless stated otherwise, only those considered applicable and necessary to produce credible results are developed in this report.

Real Estate Cycles

Real estate generally has four market cycles. "Understanding where the market is and forecasting the extent of duration of the cycle are important in projecting the pattern of future income."¹ These cycles are depicted below.



The red arrow depicts the appraiser(s) opinion of the subject's position in the market cycle.

Segment	Name	Characteristics
AB	Expansion	Growing demand, rental rates climbing above replacement cost, decreasing vacancy, concessions not prevalent, high profit potential stimulating much new construction
BC	Contraction	Stable to weakening demand, stable to weakening vacancy, small concessions beginning to occur, rents stable to mildly weakening, profit potential shrinking so new construction slowing
CD	Recession	Stagnant to declining demand, vacancy growing, rental rates falling, significant concessions prevalent, new construction virtually halted
DA	Recovery	Demand strengthening, vacancy shrinking, rental rates starting to climb, concessions shrinking, new construction beginning to occur
Time until the next major point		1 to 2 years

¹ *Advanced Concepts & Case Studies*, pg 253, Appraisal Institute, copyright 2010

Highest and Best Use

Introduction

A highest and best use identifies the most reasonably probable and appropriately supported use of the property appraised. Since market conditions change, a property's highest and best use may change as well. This analysis is an essential step in the determination of market value. Market dynamics determines a property's use and an appraisal values that use. Practically speaking, a highest and best use analysis forms a framework for the proper selection of comparables.

There are two types of highest and best use. The first is highest and best use of land as though vacant. If a building already exists, the second variety is highest and best use as though now improved. The later considers whether the existing building should be retained as is, demolished, remodeled, renovated, repaired, enlarged, or converted to an alternate use. Both types require separate analyses. Current usage may or may not be different from the near future highest and best use.

There are four main tests in a highest and best use analysis, which are summarized below.

- Legal permissibility - governmental requirements and limitations like zoning are considered as well as other legal issues like deed restrictions, easements, and leases.
- Physical attributes like size, design, and physical condition are weighed
- Financial feasibility is ascertained via either an implied or calculated method
- Maximum productivity is determined

If more than one use survives the first three tests, the use that produces the highest, appropriately supported, positive value with the least risk is the highest and best use.

Demand analyses can be categorized into two different levels of detail - Inferred and Fundamental. A fundamental analysis forecasts future demand from projections of broad demographic and economic data like population, income, and employment. Existing supply is inventoried. Then, the relationship of supply and demand is weighed to determine residual demand. If residual demand is positive, more of that property type is needed. Of course, the opposite is also true.

An inferred analysis is based on local trends and patterns from which inferences are made. This type analysis presumes that recent past trends will continue for the near future. Sale prices, number of competitive listings, marketing intervals, and / or price changes for other similar properties infer there is adequate demand for the subject at a price level congruous with the available data. An inferred analysis emphasizes historical data while a fundamental analysis is based on expected future occurrences.

There are two types of highest and best use - “as though now vacant” and “as though now improved”. The former presumes the land is vacant and available for development. The latter considers whether the building should be retained as is, renovated, remodeled, repaired, enlarged, demolished, or converted to an alternate use.

Highest and Best Use

Timing of Use

A crucial component of a highest and best use is timing. If the timing of a use is not now, when is it? When timing for a specific use cannot be identified, then that use is not the best. If the highest use is not within a decade, then the time-value of money usually precludes that use. When the timing of a use is within a few years, what is the interim use? Remaining dormant is a legitimate interim use.

Most Likely User

The most likely user is also important. Clearly, users of an age-restricted, multiunit residential structure have needs and preferences that are much different from young married couples with small children. Similarly, the most likely buyer of a handicap accessible home is a handicap person. This most-likely buyer would perceive the special physical features as beneficial, not detrimental. Preferences and needs of the most likely user affect value, so the most likely user should be identified to judge the extent that existing or proposed improvements fulfill those preferences or needs.

Highest & Best As Though Now Vacant Land

Physical Use	A heavy industrial use
Timing of Physical Use	Immediately develop with the physical use
Interim Use	No Interim Use
Market Participants	
Most Likely Buyer	A pure investor seeking cash flow
Most Likely User	A tenant in a modest income group

Highest & Best As Though Now Improved

Physical Use	Its current use
Timing of Physical Use	Immediate
Interim Use	No Interim Use
Market Participants	
Most Likely Buyer	A pure investor seeking cash flow
Most Likely User	A tenant in a modest income group

The subject land "as though now vacant" has a market value that is less than the worth of the land and building together. This proves the improvements positively contribute to value. These improvements were designed to serve its current use; they are compatible with nearby uses. Local costs, prices, and rents do not justify major building alterations. Therefore, the improvements should be retained and used "as is". The lot contains improvements that require demolition in order to accommodate the proposed construction. Therefore, these improvements should be demolished.

In light of the foregoing highest and best use determinations, comparables were selected with the same or similar highest and best use. This data is very influential while forming a value opinion for the property appraised.

Highest and Best Use

Timing of Use

A crucial component of a highest and best use is timing. If the timing of a use is not now, when is it? When timing for a specific use cannot be identified, then that use is not the best. If the highest use is not within a decade, then the time-value of money usually precludes that use. When the timing of a use is within a few years, what is the interim use? Remaining dormant is a legitimate interim use.

Most Likely User

The most likely user is also important. Clearly, users of an age-restricted, multiunit residential structure have needs and preferences that are much different from young married couples with small children. Similarly, the most likely buyer of a handicap accessible home is a handicap person. This most-likely buyer would perceive the special physical features as beneficial, not detrimental. Preferences and needs of the most likely user affect value, so the most likely user should be identified to judge the extent that existing or proposed improvements fulfill those preferences or needs. Nationally-recognized users typically pay higher prices and rents as compared to local users.

Highest & Best As Though Now Vacant Land

Physical Use	A Commercial Use
Timing of Physical Use	Immediately develop with the physical use
Interim Use	No Interim Use
Market Participants	
Most Likely Buyer	An secure income investor
Most Likely User	A local tenant with moderate assets

Highest & Best As Though Now Improved

Physical Use	A Commercial Use
Timing of Physical Use	Immediate
Interim Use	No Interim Use
Market Participants	
Most Likely Buyer	A secure income investor
Most Likely User	A local tenant with modest assets

The subject land “as though now vacant” has a market value that is less than the worth of the land and building together. This proves the improvements positively contribute to value. These improvements were designed to serve its current use; they are compatible with nearby uses. Local costs, prices, and rents do not justify major building alterations. Therefore, the improvements should be built.

Considering the foregoing highest and best use determinations, comparables were selected with the same or similar highest and best use. This data is very influential while forming a value opinion for the property appraised.

Land & Building Value

Cost Approach

The cost approach is most applicable for real estate consisting of land and a new, or like new, building. This approach tends to lack reliability when there is a large degree of depreciation. Since the subject structure is substantially depreciated due to its age and the fact there are few, if any, true land conveyances in the immediate area, the cost approach was not developed in this appraisal.

Sales Comparison Approach

Introduction

In an appraisal, the real estate being appraised is referred to as the “subject” or “subject property”. Properties possessing characteristics that are physically and locationally similar to the subject are called “comparables” or “comparable sales”. In this approach, comparables are compared to the subject. Differences are noted. Dissimilarities between the subject and the comparables are categorized into elements of comparison. Adjustments, to compensate for dissimilarities, are next applied the sale prices of the comparable sales. Then, a value opinion for the subject is reconciled from the range in adjusted sale prices established by the comparables. Unless stated otherwise, all cited transactions are “arm's length” conveyances. An “arm’s length” transaction is an agreement between unrelated parties with typical motivations in a competitive market.

The sales comparison approach involves the procedure of comparing the subject property with actual market transactions and estimating from the market the amount the subject should bring if it were offered for sale on the open market. This analysis presents the market data in a sequence which demonstrates the differences between sales and the subject, and provides a basis for the value conclusion and adjustments applied. The adjustments are typically computed using square feet as a unit of comparison. Typical criteria considered are property rights conveyed, terms of sale, conditions of sale, time of sale, economic characteristics, location, size, zoning, and other physical characteristics.

The Sales Comparison Approach is primarily based on the appraisal principle of substitution. Substitution is defined in The Dictionary of Real Estate Appraisal as follows: “The appraisal principle that states when several similar or commensurate commodities, goods, or services are available, the one with the lowest price will attract the greatest demand and widest distribution.” Other appraisal principles which apply to this approach include supply and demand, balance, and externalities.

The best method of valuing vacant land is the sales comparison approach. Sales of similar sites are gathered and compared to the parcel being appraised. Differences affecting value are noted. Adjustments to compensate for dissimilarities are applied applicable transactions. Adjusted comparables produce an indication of value for the subject parcel.

Any factor can affect value. Those considered during this appraisal’s land valuation process included yet are not limited to prominence of location, date of sale, size, shape, availability of utilities, zoning, topography, and access. Numerous sales were reviewed; however, only those deemed most comparable were selected for detailed analysis. All conveyed on an “arm’s length” basis except if specifically noted otherwise. Land sales shown herein are presented on a dollar per square foot basis as a common denominator.

An extensive search was made of the local market for sale comparables that were arm’s length transactions, similar to the subject in highest and best use, and similar in conditions of the sale, time of sale, economic factors, and physical characteristics. The comparables, an adjustment grid and an explanation of adjustments can be found on the following pages.

It is important to note that the Sales Comparison Approach was developed for the subject property. After research of the comparable sales there were no truly similar sales located in the area. The limited data of the Sales Comparison Approach is not considered to diminish the reliability of the value conclusion herein, and this report is fully conforming.

Sale 1		
Location Data Address: 169 Addison Avenue West City: Twin Falls County: Twin Falls		Site Data Size: 23,174 Build to Land Ratio: 3.98
		Building Data Effective Age: 10 Condition: Average GBA: 5,824 Construction: Frame Quality: Average
Sales Data Grantor: Confidential Grantee: Confidential Sale Date: 06/22 Sales Price: \$1,050,000 Financing Terms: Conventional Cash Equivalent Price: \$1,050,000 Property Rights Conveyed: Fee Simple Conditions of Sale: Arms Length Verification: Confidential Days on Market: Unknown		Economic Indicators PGI: \$66,000 Vacancy: \$6,600 EGI: \$59,400 Expenses: \$8,910 NOI: \$50,490
Appraisal Indicators Overall Price Per Unit: \$180.29 Gross Rent Multiplier: 15.91 Capitalization Rate: 4.81%		Comments: This is a sale had been used as mechanic shop with associated office space. It was in average condition at the time of sale.
		

Sale 2			
Location Data		Site Data	
Address: 21330 Highway 30		Size:	132,422
City: Filer		Build to Land Ratio:	41.38
County: Twin Falls		Building Data	
Sales Data		Effective Age:	5
Grantor:	Confidential	Condition:	Good
Grantee:	Confidential	GBA:	3,200
Sale Date:	10/22	Construction:	Frame
Sales Price:	\$685,000	Quality:	Average
Financing Terms:	Cash	Economic Indicators	
Cash Equivalent Price:	\$685,000	PGI:	\$42,000
Property Rights Conveyed:	Leased Fee	Vacancy:	\$2,100
Conditions of Sale:	Arms Length	EGI:	\$39,900
Verification:	Confidential	Expenses:	\$5,985
Days on Market:	12	NOI:	\$33,915
Appraisal Indicators			
Overall Price Per Unit:	\$214.06	Comments: This is a sale had one building at the time of sale. The building was a shop/warehouse with associated office space. This sale is in the industiral/commercial area of Filer/Twin Falls.	
Gross Rent Multiplier:	16.31		
Capitalization Rate:	4.95%		
			

Sale 3		
Location Data		Site Data
Address: 128 Blue Lakes Boulevard		Size: 12,502
City: Twin Falls		Build to Land Ratio: 4.22
County: Twin Falls		Building Data
Sales Data		Effective Age: 15
Grantor:	Confidential	Condition: Average
Grantee:	Confidential	GBA: 2,960
Sale Date:	05/24	Construction: Frame
Sales Price:	\$683,001	Quality: Average
Financing Terms:	Confidential	Economic Indicators
Cash Equivalent Price:	\$613,236	PGI: \$45,264
Property Rights Conveyed:	Fee Simple	Vacancy: \$4,526
Conditions of Sale:	Arms Length	EGI: \$40,738
Verification:	Confidential	Expenses: \$6,111
Days on Market:	Unknown	NOI: \$34,627
Appraisal Indicators		
Overall Price Per Unit:	\$207.17	Comments: This sale contained a single building that was primarily shop space with an office area. The building was in average condition at the time of sale. The contract attributes \$613,236 to the real property and \$85,764 to personal property such as equipment, furniture
Gross Rent Multiplier:	13.55	
Capitalization Rate:	5.65%	



Sale 4		
Location Data Address: 553 South Locust Street City: Twin Falls County: Twin Falls		Site Data
		Size: 23,958
		Build to Land Ratio: 7.99
		Building Data
Sales Data Grantor: Confidential Grantee: Confidential Sale Date: 05/24 Sales Price: \$619,000 Financing Terms: Owner Finance Cash Equivalent Price: \$619,000 Property Rights Conveyed: Fee Simple Conditions of Sale: Arms Length Verification: MLS/County Days on Market: 92		Effective Age: 10
		Condition: Average
		GBA: 3,000
		Construction: Frame
		Quality: Average
		Economic Indicators
		PGI: \$42,000
		Vacancy: \$2,100
		EGI: \$39,900
		Expenses: \$5,985
		NOI: \$33,915
Appraisal Indicators		
Overall Price Per Unit:	\$206.33	Comments: The sale is improved with one main building with mainly shop area nad associated office space. The building was in average condition at the time of sale.
Gross Rent Multiplier:	14.74	
Capitalization Rate:	5.48%	



Sale 5			
Location Data Address: 659 Eastland Drive South City: Twin Falls County: Twin Falls		Site Data	
		Size: 174,240	
		Build to Land Ratio: 36.30	
		Building Data	
Sales Data Grantor: Confidential Grantee: Confidential Sale Date: 08/24 Sales Price: \$1,250,000 Financing Terms: Owner Finance Cash Equivalent Price: \$1,250,000 Property Rights Conveyed: Fee Simple Conditions of Sale: Arms Length Verification: Confidential Days on Market: 85		Effective Age: 15	
		Condition: Average	
		GBA: 4,800	
		Construction: Frame	
		Quality: Average	
		Economic Indicators	
		PGI: \$76,800	
		Vacancy: \$3,840	
		EGI: \$72,960	
		Expenses: \$10,944	
NOI: \$62,016			
Appraisal Indicators Overall Price Per Unit: \$260.42 Gross Rent Multiplier: 16.28 Capitalization Rate: 4.96%		Comments: The sale is improved with one main building with mainly shop area nad associated office space in a mobile trailer. The building was in average condition at the time of sale.	



Sale 6		
Location Data		Site Data
Address: 2158 4th Avenue East		Size: 10,454
City: Twin Falls		Build to Land Ratio: 3.32
County: Twin Falls		Building Data
Sales Data		Effective Age: 10
Grantor:	Confidential	Condition: Good
Grantee:	Confidential	GBA: 3,150
Sale Date:	05/23	Construction: Frame
Sales Price:	\$595,000	Quality: Average
Financing Terms:	Owner Finance	Economic Indicators
Cash Equivalent Price:	\$595,000	PGI: \$37,800
Property Rights Conveyed:	Fee Simple	Vacancy: \$3,780
Conditions of Sale:	Arms Length	EGI: \$34,020
Verification:	Confidential	Expenses: \$5,103
Days on Market:	30	NOI: \$28,917
Appraisal Indicators		
Overall Price Per Unit:	\$188.89	Comments: The sale is improved with one main building with mainly shop area nad associated office space. The building was in good condition at the time of sale.
Gross Rent Multiplier:	15.74	
Capitalization Rate:	4.86%	

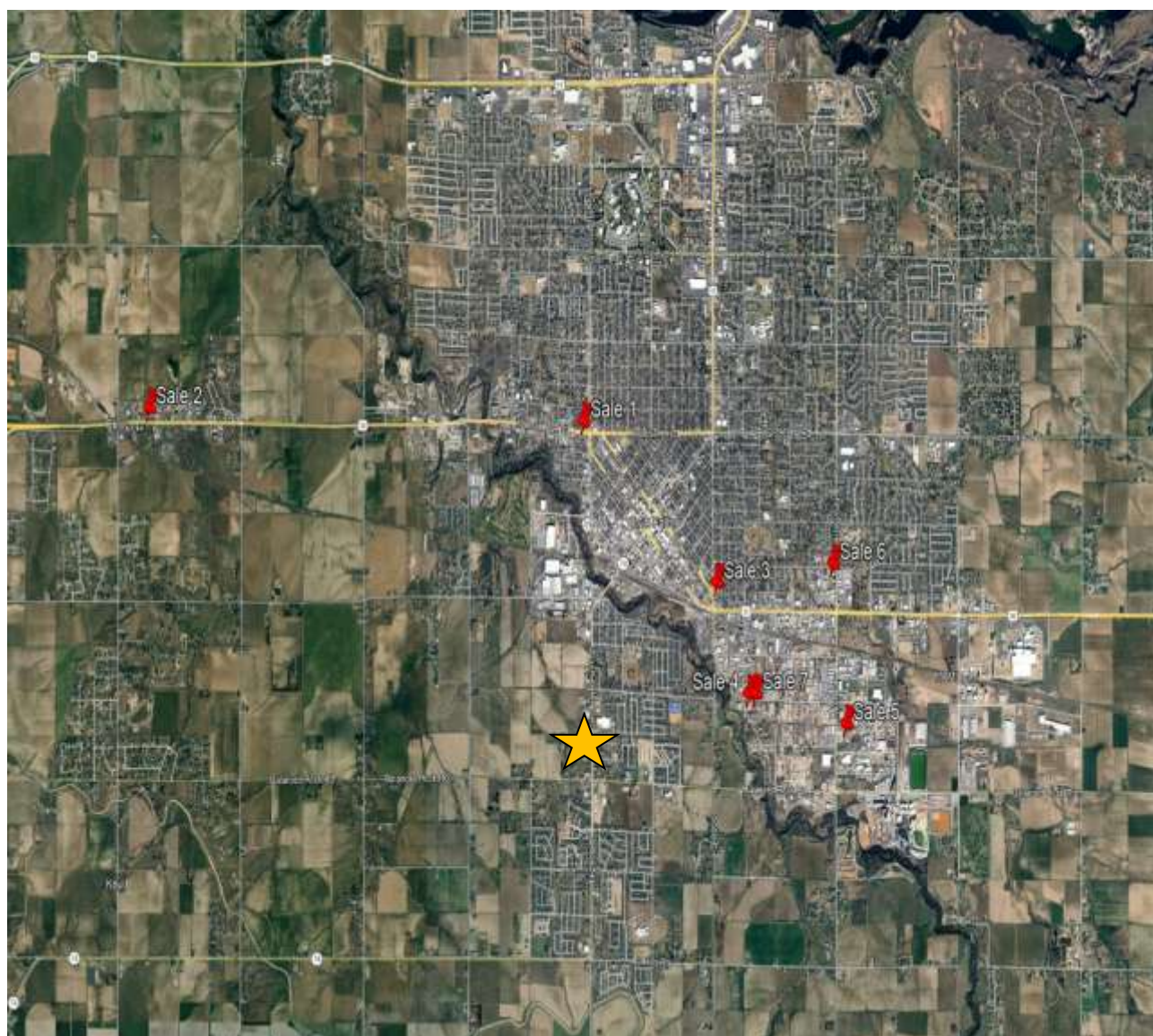


Sale 7		
Location Data Address: 1602 Eldridge Avenue City: Twin Falls County: Twin Falls		Site Data
		Size: 113,256 Build to Land Ratio 42.67
		Building Data Effective Age: 15 Condition: Average GBA: 2,654 Construction: Frame Quality: Average
Sales Data Grantor: Confidential Grantee: Confidential Sale Date: 09/23 Sales Price: \$700,000 Financing Terms: Conventional Cash Equivalent Price: \$700,000 Property Rights Conveyed: Fee Simple Conditions of Sale: Arms Length Verification: Confidential Days on Market: Unknown		Economic Indicators PGI: \$60,740 Vacancy: \$6,074 EGI: \$54,666 Expenses: \$8,200 NOI: \$46,466
Appraisal Indicators Overall Price Per Unit: \$263.75 Gross Rent Multiplier: 11.52 Capitalization Rate: 6.64%		Comments: The sale is improved with one shop area and d associated office space. The building was in average condition at the time of sale. The sale also had some outside fenced RV storage that was included in the income portion.
		

<i>Summary of Improved Sales</i>							
Sale	Location	Date	Sale Price	Size (sf)	Effective Age/ Condition	Building-to-Land Ratio	Overall Price/SF
1.	169 Addison Avenue West, Twin Falls, Idaho	06/22	\$1,050,000	5,824	10 Years Average	3.98:1	\$180.29
2.	21330 Highway 30, Filer, Idaho	09/22	\$685,000	3,200	5 Years Good	41.38:1	\$214.06
3.	128 Blue Lakes Boulevard, Twin Falls, Idaho	05/24	\$613,236	2,960	15 Years Average	4.22:1	\$207.17
4.	553 South Locust Street, Twin Falls, Idaho	05/24	\$619,000	3,000	10 Years Average	7.99:1	\$206.33
5.	659 Eastland Drive South, Twin Falls, Idaho	08/24	\$1,250,000	4,800	15 Years Average	36.30:1	\$260.42
6.	2158 4 th Avenue East, Twin Falls, Idaho	05/23	\$595,000	3,150	10 Years Average	3.32:1	\$188.89
7.	1602 Eldridge Avenue, Twin Falls, Idaho	09/23	\$700,000	2,654	15 Years Average	42.67:1	\$263.75
Sub.	929 Washington Street South, Twin Falls, Idaho	-	-	3,084	15 Years Average	14.41:1	-

Sales Comparison Approach

Sales Location Map



Sales Comparison Approach

Adjustment Grid "As Is"

SUMMARY OF COMPARABLES	Subject	#1	#2	#3	#4	#5	#6	#7
Date of Sale	-	06/22	10/22	05/24	05/24	08/24	05/23	09/23
Effective Age (Years)	15	10	5	15	10	15	10	15
Quality	Average	Average	Average	Average	Average	Average	Average	Average
Condition	Average	Average	Average	Average	Average	Average	Average	Average
Land-to-Building Ratio	14.41:1	3.98:1	41.38:1	4.22:1	7.99:1	36.30:1	3.32:1	42.67:1
Sale Price	NA	\$1,050,000	\$685,000	\$613,236	\$619,000	\$1,250,000	\$595,000	\$700,000
GBA Size (SF)	3,084	5,824	3,200	2,960	3,000	4,800	3,150	2,654
Price/SF		\$180.29	\$214.06	\$207.17	\$206.33	\$260.42	\$188.89	\$263.75
ADJUSTMENTS		-	-	-	-	-	-	-
Property Rights	Fee Simple	Fee Simple	Leased Fee	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Adjusted Price/SF		\$180.29	\$214.06	\$207.17	\$206.33	\$260.42	\$188.89	\$263.75
Cond/Terms		-	-	-	-	-	-	-
Market (Time) Adj.		-	-	-	-	-	-	-
Adjusted Price/SF		\$180.29	\$214.06	\$207.17	\$206.33	\$260.42	\$188.89	\$263.75
Location		Similar	Similar	Similar	Similar	Similar	Similar	Similar
Size		Similar	Similar	Similar	Similar	Similar	Similar	Similar
Effective Age		(\$40.02)	(\$71.28)	(\$23.00)	(\$45.81)	(\$28.91)	(\$41.93)	(\$29.28)
Quality		Similar	Similar	Similar	Similar	Similar	Similar	Similar
Condition		Similar	Similar	Similar	Similar	Similar	Similar	Similar
L:B Ratio		\$18.03	(\$21.41)	\$20.72	\$20.63	(\$26.04)	\$18.89	(\$26.38)
Frontage and Access		Similar	Similar	Similar	Similar	Similar	Similar	Similar
ADJUSTED INDICATORS		\$158.29	\$121.37	\$204.90	\$181.16	\$205.47	\$165.84	\$208.10
Net Adjustment		(\$22.00)	(\$92.69)	(\$2.28)	(\$25.17)	(\$54.95)	(\$23.04)	(\$55.65)
Value Range	\$121.37 To \$208.10							
Mean	\$177.88							

Sales Comparison Approach

Analysis & Conclusions "As Is"

The adjustment is typically applied through either quantitative or qualitative analysis, or a combination of the two. Quantitative adjustments are often developed as dollar percentage amounts and are most creditable when there is sufficient data to perform a paired sales or statistical analysis. While we percent numerical adjustments in Sales Adjustment Grid, they are based on qualitative adjustment rather than empirical data as there is not sufficient data to develop a sound quantified estimate within a reasonable degree of confidence. Our qualitative ratings are based on a scale calibrated in inferior, similar and superior or on a scale calibrated in five percent increments with a minor adjustment considered to be five percent and substantial adjustment considered to be over 25%. Each rating is taken into consideration in the final reconciliation of value.

Adjustments are based on our rating of each comparable sale in relation to the subject. If the comparable is superior to the subject the sales price is adjusted downward to reflect the subject's relative inferiority; if the comparable is inferior, its price is adjusted upward. Price variances are typically attributed to the following factors: property rights, terms of sale, conditions of sale, date of sale, location, and physical characteristics. A discussion of these factors and how each property compares to the subject is as follows.

The subject and all cited comparable sales share several characteristics. They all have similar types of current use. These commonalities justify inclusion of these transactions in this analysis. Often there are differences between the property appraised ("the subject") and a comparable sale. When the dissimilarity affects value, an adjustment to the sale price of the comparable is necessary.

The estimated site value was extracted during this approach to compare only estimated improvement costs of the comparables to the subject property. Then the value of the site from the cost approach will be added to the value of the improvements to arrive at a sales comparison opinion of value.

Property Rights Agreements or laws create partial interests in real estate. A deed restriction or life estate usually reduces rights and value. If the subject is not affected by these limitations and a comparable is, then the comparable's sale price needs an upward property rights adjustment. In another situation, unfavorable leases eliminate a landlord's right to collect market rent, so the real estate sells for a below-market price. If the property appraised has no lease adversities and a comparable does have unfavorable leases, then the comparable requires upward adjustment. Unless stated otherwise, property rights are virtually the same for the subject and all cited conveyances. Hence, no adjustments are necessary for this element of comparison.

Financing Sub-market financing is a common technique used to finance the acquisition of real estate during periods of high interest rates. When non-market financing is used, the financing may be favorable to the buyer so the sale price is inflated. The escalated price can be envisioned as a composite of the worth of real estate plus the value of advantageous financing. Since value created by financing is not real property, the contribution of the advantageous financing must be deducted from total sale price to derive market value for just the realty. On the opposite hand, there are instances where the buyer assumes unfavorable financing, so the sale price is diminished. In the latter case, an upward adjustment must be applied to the sale price of the comparable thusly deriving the market value of the real estate. Unless a statement is made to the contrary, non-market financing was not used to acquire any comparable sale cited in this report. Therefore, no compensations are needed for financing.

Conditions of Sale An adjustment for conditions of sale is necessary when a criterion of market value is violated. It could compensate for unusual buyer or seller motivations. For instance, when a seller gives a buyer an atypical rebate, discount, credit, or something of value to induce a conveyance, the sale price is usually inflated. In this case, it is logical to deduct the worth of the giveback from the sale price. Residual sums represent the property's market value. In another scenario, a buyer may pay a premium to facilitate an assemblage. In this instance, the premium must be deducted from the sale price to derive market value for that conveyance. Unless stated otherwise, no adjustments are necessary for conditions of sale.

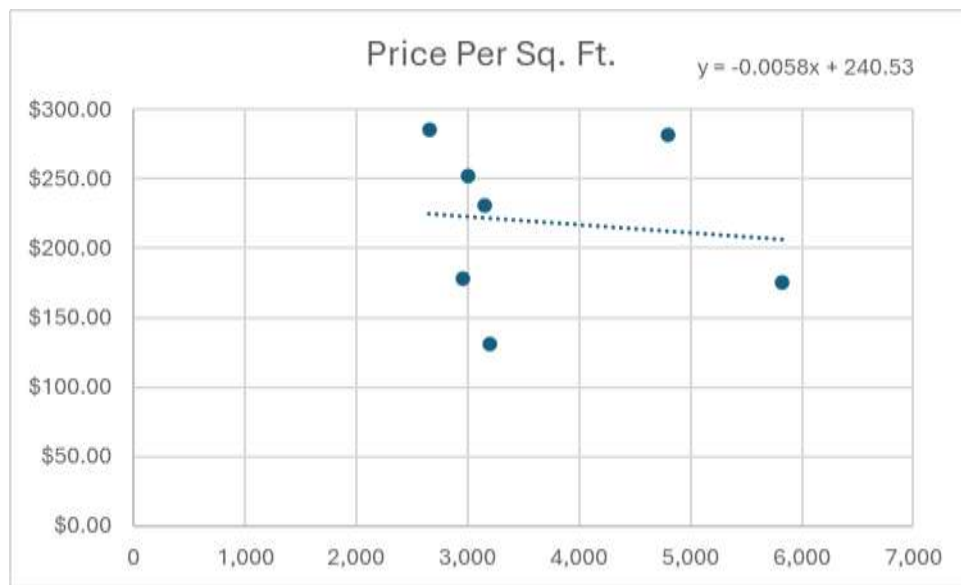
Expenditure Post Sale This is a situation when a buyer is compelled to invest additional money into a property immediately after acquisition for some atypical reason. Post-sale invested sums are appropriately added to a comparable's sale price thereby producing an adjusted sale price. Examples are demolition costs or building-code compliance costs. Unless a contrary statement is made, no adjustments are necessary for post-sale expenditures.

Market Conditions Adjustments for market conditions are commonly referred to as time adjustments, but this is misleading. Value does not change due to the passage of time; sometimes it remains stable. Often real estate values fluctuate due to changes in supply and demand, interest rates, employment, or inflation. This type adjustment compensates for change in market conditions between a sale's transaction date and a later point in time. All cited comparables are similar hence no adjustment was applied.

Location Each property was rated to the subject for locational aspects such as value growth potential, access, and general desirability. Those transactions with superior locations were adjusted downward and vice versa. All sales are considered to be similar to the subject location, hence no adjustment is made.

Physical Attributes A myriad of physical characteristics can affect value. Some examples are lot size, building size, physical condition of the building, functionality, and visual appeal. Those sales with superior physical qualities warrant downward adjustment and vice versa.

Usually there is an inverse relationship between price and building size caused primarily by economies of scale associated with construction costs and size. As can be seen in the chart below, there is some correlation however all sales are considered to be within a reasonable range, hence no adjustment is made. .



Effective age took into consideration the condition of the comparables in relation to the subject. Better maintained or more modern buildings command higher prices. Each analyzed transaction was compared to the subject for physical condition and effective age based on that condition. The comparable sales improvements only are adjusted at 2.22% of the sales prices per year they differ from the subject. This percentage is based off a 45-year economic life and the effective age adjustments are based on the age-life method of depreciation.

Economic Life Calculation							
Comparable	1	2	3	4	5	6	7
Estimated Effective Age	10	5	15	10	15	10	15
Difference In Effective Age	(10)	(15)	(5)	(10)	(5)	(10)	(5)
Per Year Depreciation	2.22%	2.22%	2.22%	2.22%	2.22%	2.22%	2.22%
Effective Age % Adjustment	-22.20%	-33.30%	-11.10%	-22.20%	-11.10%	-22.20%	-11.10%
Effective Age Adjustment/SF	(\$40.02)	(\$71.28)	(\$23.00)	(\$45.81)	(\$28.91)	(\$41.93)	(\$29.28)

Structures with larger proportions of interior finishing have higher construction costs and values than buildings with smaller ratios. Better maintained or more modern buildings obviously command higher prices. All sales are considered to be similar to the subject, hence no adjustment is made.

The land to building ratio (L:B) is an index that reflects land use intensity. A large index signals more land is available for building expansion, parking, green space, or storage, hence often contributes more to value than a small index. Sales 1,3,4, and 6 were inferior, resulting in a 10% upward adjustment, while sales 2, 5 and 7 are superior resulting in a 10% downward adjustment.

All sales were considered to be similar enough in frontage and access, hence no adjustment is needed.

Value Indication

Needed adjustments were explained above. These adjustments have been quantified and are shown in the prior table. Some of these adjustments are based upon the appraisers' professional judgment when data was insufficient to enable market extraction.

The appraisers are well aware the cited conveyances are less than ideal comparisons. However, sales of more comparable properties were not discovered during our research. Selected transactions were chosen for analysis because they are all industrial buildings with office space suitable for commercial uses like the subject.

The adjusted data varies from \$121.37 to \$208.10 per square foot, a rather wide range. After careful consideration of all factors pertaining to, and influencing the sales comparison approach and considering the location, condition, utility, and quality of the subject property, a value near the central tendency of the range indicated was deemed reasonable and justified. Both the per-unit and lump sum value indications reflect the worth of the subject building, site improvements and the land accordingly,

Subject Total Sq. Ft.	3,084	Sq. Ft. @	\$175.00	Per Sq. Ft. =	\$539,700
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Indicated Market Value of Land & Improvements

"As Is"

\$540,000

Via Sales Comparison Approach, say

Income Approach

Introduction

The Income Approach to value is an appraisal technique "which converts anticipated benefits (dollar income or amenities) to be derived from the ownership of property into a value estimate". The following five steps are used in developing the income capitalization approach:

1. Estimated potential gross income (PGI). Potential gross income is the total potential income attributable to the property under full occupancy. Income for investment properties consist primarily of rent. There are two primary types of rent-contract rent and market rent. Contract rent is basically the actual rental income from the property under the terms of a lease. Market rent is the rental income that a property would be able to command in the open market as the date of the appraisal.
2. Estimated vacancy and collection loss. This is a deduction made to take into account space that is not leased during the economic life of the subject or rents that cannot be collected. This loss factor is deducted from PGI to establish effective gross income.
3. Forecast stabilized operating expenses. An estimate of operating expenses requires that the forecast reflect the prevailing expense structure that is found in market lease agreements. Expense structures could include full service, modified gross, or triple net.
4. Determine net operating income. Deduction of the operating expenses from effective gross income results in the net operating income (pre-tax income before debt service or depreciation).
5. Capitalizing the net operating income. The resulting net operating income is converted to a stabilized market value using a capitalization rate. Then, when applicable, adjustments are made to establish the "as is" value of the leased fee estate.

Potential Gross Income

To determine the potential gross income for the subject property, a survey of similar type buildings and leases is performed. An analysis of the data found is made to estimate the market rent per square foot per year for the subject. The comparables are indicated on the following pages.

Market & Contract Rent - A Comparison

Contract lease rates are generally at, or near market levels. Sub-market lease rates are rare, so value is not diminished. Supra-market lease rates do not exist, so value is not enhanced. Other lease terms are best described as mostly typical. Leases terms do not cause significant value impairment or supernormal value enhancement. Therefore, the value of the leased fee estate numerically approximates the value of the fee simple estate.

Rental Data

It is customary and prudent to establish a market rent for the subject presuming the property is vacant and available for lease on this report's effective value date. If the property is leased on the effective value date, a determination can be made whether contract rent equates to, is less than, or exceeds market rent. With this objective in mind, rental data is now presented.

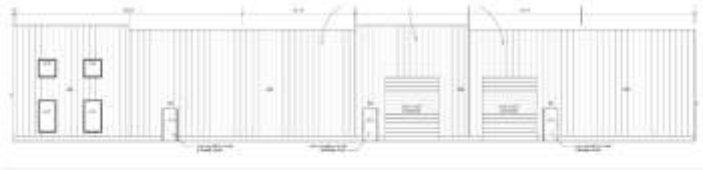
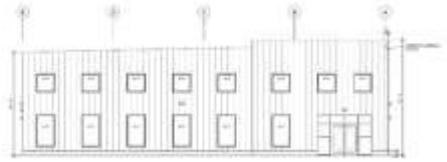
Lease 1

Lease 1		
Location Data		
Address: 1887 East Highland Avenue		
City: Twin Falls		
County: Twin Falls		
Building Data		
Effective Age	20	
Condition:	Fair	
Leased Area:	17,072	
Construction Type:	Frame	
Quality:	Average	
Lease Data		
Terms of Lease:	Annual	Comments: This had 10 individual suites ranging in size from 1,000 to 2,000 square feet.
Type of Lease:	NNN	
Escalations & Concessions:	Assumed	
Verification:	Confidential	
Lease Expiration:	Unknown	
Appraisal Indicators		
Annual Rate/SF:	\$8.00 to \$14.00	

Lease 2

Lease 2		
Location Data		
Address: 1775 Eldridge Avenue		
City: Twin Falls		
County: Twin Falls		
Building Data		
Effective Age	5	
Condition:	Good	
Leased Area:	9,000	
Construction Type:	Frame	
Quality:	Average	
Lease Data		
Terms of Lease:	Annual	Comments This was a large shop with some office space and a large yard.
Type of Lease:	NNN	
Escalations & Concessions:	Assumed	
Verification:	Confidential	
Lease Expiration:	Unknown	
Appraisal Indicators		
Annual Rate/SF:	\$14.00	

Lease 3

Lease 3		
Location Data		
Address: TBD Eldridge Avenue City: Twin Falls County: Twin Falls		
Building Data		
Effective Age	New	
Condition:	Excellent	
Leased Area:	11,670	
Construction Type:	Steel	
Quality:	Good	
Lease Data		Comments: This lease is a building currently under construction with a 7 year lease in place upon completion in August of 2020. It has two five year renewal options with a annual CPI index increase in rent.
Terms of Lease:	Annual	
Type of Lease:	NNN	
Escalations & Concessions:	Assumed	
Verification:	Confidential	
Lease Expiration:	Unknown	
Appraisal Indicators		
Annual Rate/SF:	\$12.00	

Lease 4

Lease 4		
Location Data		
Address: 2008-2022 4th Avenue East		
City: Twin Falls		
County: Twin Falls		
Building Data		
Effective Age	20	
Condition:	Fair	
Leased Area:	12,450	
Construction Type:	Frame	
Quality:	Average	
Lease Data		
Terms of Lease:	Annual	Comments: There is three main building improvements with office space but primarily shop/warehouse.
Type of Lease:	NNN	
Escalations & Concessions:	Assumed	
Verification:	Confidential	
Lease Expiration:	Unknown	
Appraisal Indicators		
Annual Rate/SF:	\$7.00 to \$13.00	

Lease 5		
Location Data		
Address: 240 Eastland Drive		
City: Twin Falls		
County: Twin Falls		
Building Data		
Effective Age	2	
Condition:	Good	
Leased Area:	18,120	
Construction Type:	Steel	
Quality:	Good	
Lease Data		
Terms of Lease:	Annual	Comments: This lease comparable contains several newer industrial flex buildings that are a mixture of professional office to shop area. There are six tenants.
Type of Lease:	NNN	
Escalations & Concessions:	Assumed	
Verification:	Confidential	
Lease Expiration:	Varying	
Appraisal Indicators		
Annual Rate/SF:	\$12.60 to \$19.68	
	Average \$16.80	

Income Approach

Rental Data Location Map



Income Approach

<i>Summary of Lease Comparables</i>				
#	Location	Size (sf)	Effective Age/ Condition	Yearly Rate/SF
1.	1887 East Highland Avenue, Twin Falls, Idaho	17,072	20 Years Fair	\$8.00 to \$14.00
2.	1775 Eldridge Avenue, Twin Falls, Idaho	9,000	5 Years Good	\$14.00
3.	TBD Eldridge Avenue, Twin Falls, Idaho	11,670	New Excellent	\$12.00
4.	2008 4 th Avenue East, Twin Falls, Idaho	12,450	20 Years Fair	\$7.00 to \$13.00
5.	240 Eastland Drive, Twin Falls, Idaho	18,120	2 Years Good	\$12.60 to \$19.68

Conclusion of Market Rate and Potential Gross Income

The income approach considered the gross building area for the subject property building for a total of 3,084+/- square feet. The comparables for the subject indicated an annual lease range of \$7.00 to \$19.68 per square foot. Rents for similar facilities typically fall in the \$4 to \$20+ per square foot category in the market area. The leases are based on similar expense terms. The most typical arrangement is a triple net lease where the tenant is responsible for taxes, insurance and utilities.

After careful consideration of the presented market data and other information available to the appraisers, it is our opinion an appropriate annual market lease for the subject property main building is \$12.00 per square foot because of the subject's size and location.

Income Approach

Expense Commentary

Vacancy and Collection Loss

Vacancy and collection loss is an allowance for anticipated reductions in potential gross income attributed to vacancies, tenant turnover, and nonpayment of rent. The allowance is usually estimated as a percentage of the potential gross income, and takes into account individual property characteristics, quality of tenants, and anticipated supply and demand forces.

According to discussion with real estate agents involved in the commercial market, it appears the local vacancy rate for similar space is relatively low. Furthermore, based on the rent survey we conducted of space comparable to the subject property, it appears that vacancy is low at the present time ranging from 2.5% to 10%. Considering these factors, it is our opinion that 5.00 percent is an appropriate long term estimate for vacancy for the subject property as it will be owner occupied.

Operating Expenses

Operating expenses are defined in The Appraisal of Real Estate as follows: "Operating expenses are the periodic expenditures necessary to maintain the real property and continue the production of the effective gross income."

As noted, the rental rate concluded was based on triple net lease terms. Under these terms, landlord is responsible for management and allowance for replacement. The expenses are discussed and summarized as follows.

Management

The management expense category is a fee to take into account servicing the subject property. It includes accounting, advertising, legal fees, administrative, etc. Management fees for office, retail and warehouse buildings have been quoted at two to eight percent of effective gross income by management companies. A management fee near the middle of the range, or five percent, is concluded.

Allowance for Expenses and Replacement.

Prudent management would set aside expenses and reserves to replace building components which have a shorter than typical physical life span. This includes the cost to replace asphalt, HVAC, plumbing, roof, and other elements of the structure which expire before the building has reached its economic life. The items comprising reserves for replacement are based upon market research and professional judgment. Most property managers report that between two and twelve percent of effective gross income is adequate to cover allowance for replacement. A reserve factor of five percent is concluded. Although this expense and reserve allowance may not necessarily be adequate to cover all structural maintenance and repairs, it is consistent with typical investor parameters.

Income Approach

Capitalization

In the appraisal profession, capitalization is the process of converting income into value. One method extracts a capitalization rate (also called a cap rate) from sales of similar property via the following formula. An extracted rate is then divided into the subject's net operating income (NOI) resulting in a value indication for the real estate being appraised.

$$\text{Net Operating Income} / \text{Sale Price} = \text{Cap Rate}$$

Implicit within a cap rate are all investor expectations about risk, return, and change. This methodology is simple to use, easy to explain, and directly reflects market behavior. Its simplicity is also a weakness because implicit expectations may not be scrutinized.

Income Approach

Mortgage-Equity Technique

Real estate is customarily acquired with both debt and equity capital. The mortgage-equity technique recognizes this and constructs an overall capitalization rate (Ro). An overall cap rate can be calculated as a weighted average composed of the mortgage ratio (M), blended with the cost of the debt capital (Rm), plus the equity ratio (E) tempered by the return or rate necessary to attract equity capital (Re).

The equity cap rate (Re), shown below, is just a first year cash-on-cash return. Four other major ownership benefits - rental growth, equity growth due to loan repayment, income tax benefits, and value growth all escalate total return. When these other factors are explicitly recognized, total return to equity over the entire ownership period, called equity yield (Ye), is usually much higher than the initial or going-in overall cap rate (Ro).

Mortgage interest rates vary by property type and lender risk perceptions. Loan terms shown below are reasonably representative of market norms for borrowers with good credit. Borrowers with tarnished credit histories can expect to pay higher rates with lower loan to value ratios. However, a property's market value is not influenced by the tainted credit history of its current or prospective owner.

Debt capital is now available for real estate like the subject at a fixed interest rate and level monthly payments for an initial multi-year period. Throughout the level payment period, the interest rate is expected to remain stable. Thereafter, the interest rate and payment are both expected to adjust annually. Different buyers have different purchasing criteria, so a range of reasonable equity returns and an approximate mid-point are illustrated. Current loan terms and first year demands on equity are shown below.

Debt				Equity						
Mortgage Ratio (M)		75%		Equity Ratio (E)		25%				
Interest Rate		7.50%		Reasonable First Year Equity Return (Re) Range		6% to 8%				
Initial Fixed Rate Period (Yrs)		5 to 7								
Amortization Period (Yrs)		20		First Year Equity Return (Re), Say		6.00%				
Loan Constant (Rm)		9.67%								
Using the above information, the following mortgage-equity technique constructs an overall cap rate (Ro).										
(M)	x	(Rm)	=	(M) (Rm)	=>	75%	x	9.67%	=	7.25%
(E)	x	(Re)	=	(E) (Re)	=>	25%	x	6.00%	=	1.50%
Summation			=	Ro	=>	Ro			=	8.75%
						Say Ro			=	8.75%

Income Approach

Underwriting Method

The underwriting method (debt coverage ratio-DCR), provides a check of reasonableness with the other capitalization abstraction methods. These calculations are based on lending requirements. In order to derive a capitalization rate using this method, the required debt-coverage ratio is multiplied by the mortgage constant which is multiplied by the loan to value percentage. Market standards are typically a 1.20 to 1.25 debt coverage ratio and 7.50% nominal interest rate over 20 years with monthly payments with 75% loan to value.

Based on the charts below it does provide support for the market abstraction method. Following is the capitalization rate can be calculated using this technique as follows.

		DCR Method	
Loan Ratio	75% = M	$R_o = R_m \times M \times DCR$	= 9.06%
Loan Constant	9.67% = R _m		
Debt Coverage	1.25 = DCR	$I_o / R_o = V_o$	=

One component of an overall rate, devised via the mortgage-equity technique, is the first year cash-on-cash equity return shown above. Real estate competes with other investments for equity capital. Hence, it is prudent to consider returns offered by alternate investments.

Income Approach

Certificates of Deposit (CDs) are shorter term, safer, and more liquid than real estate. On the opposite hand, CDs do not enjoy income tax benefits like depreciation deductions and potential capital gains treatment. On an overall basis, appropriate yields for real estate, similar to the subject, significantly exceed the CD rates exhibited below.

Yields on Aaa and Baa corporate bonds are less risky than real estate. Moreover, they are more liquid than real estate. Like CD's, corporate bonds do not enjoy depreciation deductions or capital gains treatment. A fitting yield for real estate like the subject should significantly exceeds Baa bonds.

Economic Indicators	
Bankrate.com	
Certificate of Deposit - 2-year APY	4.03%
Certificate of Deposit - 5-year APY	4.10%
RealtyRates.com (for real estate like subject, prior quarter data)	
Mortgages (min)	6.65%
Mortgages (max)	7.12%
Mortgages (avg)	6.71%
Overall Cap Rates	6.20%
Equity Cap Rates	6.50%
Wall Street Journal	
Prime Rate	7.50%
Recent Dow Jones Industrial Avg	41,952

Income Approach

Investor Surveys

Several notable organizations query active real estate participants to determine their investment criteria presuming an acquisition during the next quarter. Survey respondents are typically pension funds, major real estate advisory firms, insurance companies, large banks, and leading developers. It should be known the survey responses are expectations, not historical figure. Moreover, these investors only acquire newer, large scale, institutional-grade real estate. Whether the subject possesses similar risk characteristics is a moot issue.

Several organizations publish the results of these surveys. The following table exhibits key figures for several property types.

PwC Investor Survey, Q3 2023

	Regional Mall		CBD Office		Warehouse		Apartment	
	Q3 2023	Q2 2023	Q3 2023	Q2 2023	Q3 2023	Q2 2023	Q3 2023	Q2 2023
Discount Rate^a								
Range (%)	6.00 – 13.00	6.00 – 13.00	6.50 – 10.00	6.00 – 9.00	5.25 – 8.00	5.25 – 8.00	5.75 – 8.00	5.75 – 8.00
Average (%)	8.40	7.90	7.63	7.23	6.63	6.48	6.77	6.63
Change (bps)		+50		+40		+5		+14
Overall Cap Rate (OAR)^a								
Range (%)	5.00 – 14.00	5.00 – 12.50	4.25 – 8.50	4.25 – 7.50	3.00 – 6.50	3.00 – 7.00	3.75 – 8.00	3.75 – 8.00
Average (%)	7.60	7.28	6.19	5.88	4.97	4.96	5.28	5.25
Change (bps)		+32		+31		+1		+3
Residual Cap Rate								
Range (%)	5.00 – 14.00	5.00 – 12.50	5.00 – 9.00	5.00 – 8.50	4.00 – 6.50	4.00 – 6.50	4.00 – 8.00	4.00 – 8.00
Average (%)	7.73	7.43	6.50	6.33	5.38	5.31	5.67	5.58
Change (bps)		+30		+17		+7		+9

^aRate on unleveraged, all-cash transactions. Definitions: bps — basis points. Discount Rate — a rate of return on capital used to convert future payments or receipts into present value; assumes an all-cash transaction, based on annual year-end compounding. Overall Cap Rate (OAR) — initial rate of return in an all-cash transaction. Residual Cap Rate — an overall capitalization rate used to estimate the resale price of a property; usually applied to the anticipated stabilized income for the year beyond the holding period; also called terminal capitalization rate. Survey involves institutional-grade properties. Source: PwC Investor Survey; personal survey conducted by PwC during July 2023. For subscription information, please visit <https://investorsurvey.pwc.com/>.

Rates of return on alternate investments and historical sales are not the only factors affecting overall cap rates. Expectations of the future are equally important. These expectations include but are not limited to inflation, taxation, governmental policy, environmental concerns, and the general relationship between supply & demand. The overall cap rate displayed above for the subject recognizes several aspects. A weakness to this cap rate is that they are derived on a national basis and not very specific to smaller communities such as Twin Falls, Idaho.

Income Approach

Market Extraction

None of the cited sales published any meaningful income and expense information. In fact, the majority of the spaces were owner-occupied or vacant when the properties conveyed. As such, a capitalization rate could not be extracted from these sales. Review of additional sales revealed no additional information about cap rates for real estate, like the subject, in this market area. To extract an overall cap rate from market evidence, the following data was considered. When necessary, this data was tempered to enhance consistency.

CAPITALIZATION RATE SUMMARY			
Date of Sale	Location	Size (SF)	Overall Rate
6/22	169 Addison Avenue West, Twin Falls, Idaho	5,824	4.81%
9/22	21330 Highway 30, Filer, Idaho	3,200	4.95%
05/24	128 Blue Lakes Boulevard, Twin Falls, Idaho	2,960	5.65%
05/24	553 South Locust Street, Twin Falls, Idaho	3,000	5.48%
08/24	659 Eastland Drive South, Twin Falls, Idaho	4,800	4.96%
05/23	2158 4 th Avenue East, Twin Falls, Idaho	3,150	4.86%
09/23	1602 Eldridge Avenue, Twin Falls, Idaho	2,654	6.64%
			5.34%

Market extracted overall cap rates vary from a low of 4.86% to 6.64% high with a 5.34% average. Historical sales were not the sole determinant considered while selecting a fitting rate for the subject. Expectations of the future are equally important. These expectations include but are not limited to inflation, taxation, governmental policy, environmental concerns, and the general relationship between supply & demand. The overall cap rate displayed below for the subject recognizes several considerations.

Income Approach

Capitalization Rate Selection

Several investment attributes were considered while selecting an overall cap rate (Ro). Again, Ro is used to convert the subject's net operating income (NOI) into value. Investment attributes affect risk, which is major factor in the selection of an appropriate cap rate. When risk is low, a commensurate cap rate should be low, and vice versa.

Overall Cap Rate Considerations <i>(for real estate similar to subject)</i>	
Past maintenance	Typical.
Replacements	Minimal.
Current leases	Absolute net; tenant(s) pay most or all expenses.
Supply & demand	Supply and demand about balanced.
Expectations of near future net income growth	Average
Expectations of near future value growth	Average
Expected new competitive supply	Low
Mortgage interest rates	Low
Local unemployment	Low, under 5%
Other risk influences	Possible interest rate hike over the next several years. This risk is minimal as the Federal Reserve has indicated growth in the world economy is slow, which should slow any large interest rate hikes domestically.
Overall risk	Moderate.

Four different methods were employed to properly select a capitalization rate. The Mortgage Equity technique arrived at an 8.75% capitalization rate. The Underwriting Method arrived at a 9.06% capitalization rate. The Investor Survey indicated a variety of investment building capitalization rates from 3.30% to 10.00% with an average of 5.50%. The Investor Survey indicated a variety of investment building capitalization rates from 3.00% to 10.00% with an average of 5.50%. Market extracted overall cap rates vary from a low of 4.86% to 6.64% high with a 5.34% average. Taking into consideration all methods utilized, we have concluded that a rate near the central tendency of the range is appropriate because of its condition and location; hence a 6.00 percent is a supported rate for the subject property.

Income Approach

Income Operating Statement "As Is"

This is the resulting income after allowance for vacancy and collection loss has been withheld, and after all operating expenses have been deducted. The income approach analysis takes into consideration the subject property potential income "As Is". The net operating income is shown on the following operating statement.

Income					
Gross Potential Annual Market Rent				\$37,008	
Total Gross Potential Income - Annual				\$37,008	100.0%
Less Vacancy & Collection Loss	5.00%			-1,850	5.0%
Effective Gross Income - Annual				\$35,158	
Less Expenses					
Management	5.00%	0	1,758		
Total Expense Allowance	5.00%	0	1,758		
Total Expenses		\$0	\$3,516	-3,516	9.5%
Net Operating Income				\$31,642	85.5%

Value Indication

In review, risk associated with physical attributes is normal due to proper maintenance of the building.

All issues necessary to produce a value indication via this approach have been presented and explained. After careful consideration of all factors pertaining to and influencing the income approach, the following formula capitalizes or converts net income into value.

$$\frac{\text{NOI}}{\text{Ro}} = \text{Value} = \frac{\$31,642}{6.00\%} = \$527,367$$

$$\begin{array}{l} \text{Indicated Market Value of Land \& Improvements} \\ \text{"As Is"} \\ \text{Via Income Approach, say} \end{array} = \$530,000$$

Reconciliation

All salient aspects of the subject property have been presented and discussed. Zoning uses, requirements and limitations were considered. If part of the scope of work, the subject's Highest and Best Use was determined. Appropriate valuation techniques were processed. Applicable approaches produced the following results:

Value Indications	"As Is"
Cost Approach	Not Applicable
Sales Comparison	\$540,000
Income Approach	\$530,000

This appraisal was assigned to form an opinion of market value of the proposed subject property for sole use of City of Twin Falls. The Sales Comparison (Market) Approach and Income Approach were completed with each approach having strengths and weaknesses. Since the subject structure is substantially depreciated due to its age and the fact there are few, if any, true land conveyances in the immediate area, the cost approach was not developed in this appraisal.

In the sales comparison approach to value, sales of similar type properties are compared to the property being appraised. This approach is very significant because it directly reflects the actions of buyers and sellers in the marketplace. It reflects economic conditions, acceptance, or rejection of various features, and trends of general desirability. This methodology is a true measure of supply and demand, accounting for all influential forces affecting the market. Therefore, this value indication was given weight in this report.

The income approach is most appropriate where the primary acquisition criterion is a flow of income dollars. This methodology forecasts income that is converted into value via capitalization. It is appropriate for properties bought by an investor. An investor generally purchases real estate for cash flow and future reversion. Net income and capitalization rates are of importance to this buyer type. In this appraisal, this approach was given weight.

The approaches are both independent and interdependent. Each approach is independently processed, yet many of the same variables, like building size, are used throughout both three methods, hence the interdependence. After careful consideration of all factors pertaining to, and influencing value, the data and analysis thereof firmly supports the following market value conclusion for the subject real estate, as February 21, 2025, the date of inspection, is:

\$535,000 Market Value "As Is"

Exposure & Marketing Time

Terminology abounds in the real estate appraisal profession. Two related but different concepts that are often confused are Exposure Time and Marketing Time. USPAP specifically addresses the confusion.

Term	Definition	Explanation
Exposure Time (Statement 6)	<i>"The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal".</i>	Backward looking, ends on the effective value date. Based on factual, past events
Marketing Time (Advisory Opinion 7)	<i>"An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value during the period immediately after the effective date of the appraisal".</i>	Forward looking, starts on the effective value date. A forecast based on expectancies of future occurrences.

Marketing time and exposure time are both influenced by price. That is, a prudent buyer could be enticed to acquire the property in less time if the price were less. Hence, the time span cited below coincides with the value opinion(s) formed herein.

USPAP Standard rule 1-2(c)(iv) requires an opinion of exposure time, not marketing time, when the purpose of the appraisal is to estimate market value. In the recent past, the volume of competitive properties offered for sale, sale prices, and vacancy rates have fluctuated little. Sale concessions have not been prevalent. In light thereof, an estimated exposure time for the subject is 6 to 18 months assuming competitive pricing and prudent marketing efforts.

A marketing time estimate is a forecast of a future occurrence. History should be considered as a guide, but anticipation of future events & market circumstances should be the prime determinant. Overall market conditions are expected to remain essentially stable, so a marketing interval between 6 and 18 months is predicted for the subject.

Certification

The appraisers signing this report make the following certifications to the best of their knowledge and belief.

- The statements of fact contained in this report are true and correct.
- Reported analyses, opinions, and conclusions are limited only by the assumptions and limiting conditions contained within this report, and are the appraisers' personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- The appraisers have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- The appraisers have no bias with respect to the property that is the subject of this report, or to the parties involved with this assignment.
- This engagement is not contingent upon developing or reporting predetermined results.
- Compensation paid to the appraisers is not contingent upon the development or reporting of a predetermined value, or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal.
- Reported analyses, opinions, and conclusions were developed, and this report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP)
- A statement regarding observation of the subject property by each appraiser is listed below. None of the appraisers is a professional property inspector. Furthermore, none of the appraisers has formal training in the use of tools or instruments as part of a professional property inspection. Observations by one or more of the appraisers, if any, was limited to just those physical features and attributes that are not hidden or obscure in any fashion by any object or weather condition. None of the appraisers used any tools or instruments, beyond those typically used by appraisers to probe, study, investigate, detect, or discover any physical feature or attribute that was not clearly visible on the date the property was observed.

Appraisers	Observations
Travis Klundt Dave McKinlay	Adequate Interior & Exterior Viewing Exterior Viewing Only

- No one provided significant real property appraisal assistance to the appraiser(s) signing this certification.
- The appraisers have performed services, as an appraiser, regarding the property that is the subject of this report during the three-year period immediately preceding acceptance of this assignment.

Certification

- Use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Travis Klundt has completed the continuing education program for Designated Members of the Appraisal Institute.
- After careful consideration of all factors pertaining to and influencing value, the data, and analysis thereof firmly supports the following final value opinion(s) for the subject property as of February 21, 2025

\$535,000 Market Value "As Is"



Dave McKinlay
Certified General Appraiser-71
McKinlay & Klundt Appraisal Co.
License Expiration Date: 04/08/25



Travis Klundt
Certified General Appraiser-2212
McKinlay & Klundt Appraisal Co.
License Expiration Date: 01/13/26



Digital Images

Our world is rapidly shifting to a global economy in which technology and e-commerce play major roles. Digitized signatures and digital photographs are key elements of this shift. This appraisal may contain digital photographs, which are true and accurate representations. Brightness and/or contrast of these images may have been adjusted to enhance visibility when lighting conditions were too light or too dark. However, the content of these images was not altered or augmented in any way.

Digital signatures may be affixed to this document. In this document, a digital signature is a reproduction of the appraiser's actual signature.

Technical Qualifications

Dave McKinlay

Education:

B.S. Degree, Animal Science, Agronomy, Ag. Econ.
Brigham Young University, 1970

State of Idaho Real Estate License (inactive)
State of Idaho, 1990

IDAHO CERTIFIED GENERAL APPRAISER CGA-71

Specialized

Background:

- College courses in Farm Appraisal and Valuation
- Workshops and seminars on Appraisal, Irrigation and Ag Credit sponsored by the Federal Land Bank of Spokane
- Seminars and courses sponsored by the American Society of Farm Managers and Rural Appraisers and American Institute of Real Estate Appraisers including:
 - Report Writing and Eminent Domain Seminars
 - Litigation Valuation Seminar
 - Fundamentals of Rural Appraisal--A-10
 - Principles of Rural Appraisal--Course A-20
 - Code of Ethics and Standards--A-12 (Up-to-date)
 - Certification School--A-45
 - Eminent Domain & Income Approach Seminar
 - Residential Appraisal - Course 3 (material)
 - USPAP Revisions (Up-to-date)
 - Ranch Appraisal Seminar
 - Dairy Valuation Seminar
 - Agricultural Chattel Appraisal Seminar
 - Rural Residential Appraisal Seminar
 - Rural Business Valuation Seminar
 - Advanced Rural Appraisal--Course A-30
 - Conservation Easements Seminar

- Numerous other related courses, seminars and personal study
- Real Estate Essentials - College of Southern Idaho, 1990
- Real Estate Practices - College of Southern Idaho, 1990

Appraisal

Experience:

- Designated to perform appraisals for the Federal Land Bank of Spokane - October, 1970
- Sixteen years of appraisal and credit experience with the Land Bank system involving management, training, and appraisal review functions
- Independent fee appraisals for FmHA (FSA), FCS, Farmer Mac, various private concerns, commercial banks, attorneys, and financial institutions
- Over 45 years experience in the appraisal field
- I am a member of the American Society of Farm Managers and Rural Appraisers

Area and Type of Appraisals:

properties

- Performed appraisals in Idaho, Montana, Oregon, Washington, Utah, and Nevada with extensive experience in Southern Idaho on farms, ranches, agri-business, residential and commercial

Technical Qualifications

Travis Klundt

Education:

B.S. Degree, Criminal Justice Administration
Boise State University, 2003

IDAHO CERTIFIED GENERAL APPRAISER CGA-2212

IDAHO REAL ESTATE APPRAISAL BOARD MEMBER 08/10 To 08/12

Specialized

Background:

- Seminars and courses sponsored by the Appraisal Institute, American Society of Farm Managers and Rural Appraisers and American Institute of Real Estate Appraisers, and Institute of Real Estate Appraisal Studies including:

Appraisal Institute-General Appraiser Income Capitalization I
Appraisal Institute-General Appraiser Income Capitalization II
Appraisal Institute-General Appraiser Market Analysis and Highest & Best Use
Appraisal Institute-Advance Report Writing and Valuation Analysis
Appraisal Institute-Advance Sales and Cost Approach
Appraisal Institute-Advance Income Capitalization
Appraisal Institute-Advance Applications
Appraisal Institute-Appraisal Challenges in Declining Markets
Appraisal Institute-Uniform Appraisal Standards for Federal Land Acquisitions
Appraisal Institute-Uniform Appraisal Dataset from Fannie Mae and Freddie Mac
Appraisal Institute-Uniform Appraisal Data Aftereffects: Efficiency vs Obligation
Appraisal Institute-General Demonstration Report-Capstone
Appraisal Institute-Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets
Appraisal Institute-Practical Highest and Best Use
Appraisal Institute-Valuation of Accessory Dwelling Units
Appraisal Institute-Supervisory Appraiser/Trainee Appraiser Course
Appraisal Institute-The Discounted Cash Flow
Appraisal Institute-Practical Applications of the Residential Sales Comparison Approach
ASFMR- Fundamentals of Rural Appraisal--A-100
ASFMR-Intermediate Approaches to Value of Rural Appraisal--Course A-200
ASFMR-Direct Income Capitalization A-270
ASFMR-General Appraiser Site Valuation and Cost Approach
ASFMR-1031 Exchange Analysis
ASFMR-Valuation of Conservation Easements and Partial Interests in Real Estate
ASFMR-The Valuation of Intangible and Non-Financial Assets
ASFMR-Eminent Domain
ASFMR-Valuing Specialty Livestock Facilities; Dairy Farms
ASFMR-Practice Rural Appraisal Work Problems: Three Approaches to Value
ASFMR-Appraisal of Water Rights
ASFMR-Valuation of Lifestyle and Trophy Properties
ASFMR-Appraising Agricultural Land In Transition
ASFMR-Introduction to Cannabis Operations and Valuation
ASFMR-Appraising Ag Facilities: Feedlot Seminar
ASFMR-Income Approach Applications
AMSMR-Appraisals Through The Eyes Of The Reviewer
AMSMR-Cost Estimating
USPAP
USPAP Update
Institute of Real Estate Appraisal Studies-Fundamentals of Real Estate Appraisals
Institute of Real Estate Appraisal Studies-- Residential Appraisal Techniques I
Institute of Real Estate Appraisal Studies-- Highest and Best Use
Numerous other related courses, seminars and personal study

Appraisal

Experience:

- Twenty-One years of appraisal experience and appraisal review functions
I am a member of the Appraisal Institute and in the process of obtaining MAI.

Area and Type of

Appraisals:

-Performed appraisals and selling in Idaho with experience in Southern Idaho on farms, ranches, agri-business, residential, commercial properties, industrial properties and special use properties.

Client List:

-Wells Fargo, US Bank, Key Bank, First Federal Savings Bank, Zions Bank, D.L. Evans Banks, Farmers National Bank, Bank of Commerce, Citizens Community Bank, Bank of Idaho, Banner Bank, Farm Service Agency, Agri-Access, MetLife Investments, Farm Service Agency, Local City Governments, Intermountain Community Bank, Private Attorneys & Accountants, Estate Planning and numerous more not mentioned.

Engagement Letter

Mitch Humble <Mhumble@tfid.org>
To: Travis Klundt <travisklundt@gmail.com>

Fri, Jan 17, 2025 at 3:29 PM

Travis,

Thanks for talking with me today about our old fire station. I think the \$750 price and the mid-February timeline work well for the City. Will you go ahead and update that appraisal for us? Thanks Travis and let me know if you need anything else from me.

Mitch



Mitchel Humble, CM (He/Him/His)

Deputy City Manager
City of Twin Falls

Email: mhumble@tfid.org
Phone: 208-735-7342

203 Main Avenue East, Twin Falls, ID 83303
www.tfid.org

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Twin Falls, Idaho 83303
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No person or entity shall be entitled to break down, strip out, mine, or disseminate any component or portion of this report, including, but not limited to any valuations, opinions, data compilations, or conclusions.

This report and all its contents is a culmination of intellectual and professional experiences, education, personal investigations, and know-how, which shall at all times remain the property of McKinlay & Klundt Appraisal Company, its sole owner.

End of Report

RESOLUTION NO. 2025-006

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO,
DECLARING THE INTENTION OF THE CITY TO DISPOSE OF REAL PROPERTY,
AND SETTING A DATE FOR A PUBLIC HEARING.

WHEREAS, The City of Twin Falls owns real property located at 929 Washington Street South, also described as Lots 12 and 13, Block 5, of the Twin Falls Huerta Vista subdivision, Twin Falls County, Idaho, which is not needed for the City's public purposes; and

WHEREAS, The City of Twin Falls had used the property as a fire station; and

WHEREAS, The City has relocated the fire station to 1025 Washington Street South, so the subject property is no longer being used as a fire station, and is no longer needed for the City's public purposes; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

Section 1: That the City of Twin Falls hereby declares its intention to dispose of that parcel of real property, legally described below, by way of public auction, pursuant to Idaho Code § 50-1403(1).

929 Washington Street South, also described as: Lots 12 and 13, Block 5, of the Twin Falls Huerta Vista subdivision, Twin Falls County, Idaho

Section 2: That the City Council has ordered an appraisal of the property. That appraisal, dated March 18, 2025, establishes a property value of \$535,000. The City Council intends to set that value as the minimum bid amount for the public auction.

Section 3: That the City Council will conduct a public hearing on the disposition on Monday, May 5, 2025, at 5:00 PM in Council Chambers, 203 Main Avenue East, Twin Falls, Idaho.

Section 4: That this Resolution of Intention be published in the Times News at least 14 days before the public hearing date.

PASSED BY THE CITY COUNCIL
SIGNED BY THE MAYOR

April 14, 2025.
April 14, 2025.

Mayor Ruth Pierce

ATTEST:

Deputy City Clerk

PUBLISH: Saturday, April 19, 2025



Date: Monday, April 14, 2025
To: Honorable Mayor and City Council
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for an amendment to the Sunwest Lazy J PUD to allow outside storage and display of products on property generally located on the southeast corner of Pole Line Rd and Washington St N. c/o Gerald Martin (PZ25-0016)

Time Estimate:

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

Background:

Gerald Martens requests to amend the Sunwest Lazy J Ranch Planned Unit Development (PUD) to allow for outside storage and display of products as outlined in City Code 10-7-14.

On March 11, 2025, Planning and Zoning Commission approved recommendation by a vote of 4-0.

Approval Process:

The applicant is required to present a preliminary review of the Planning & Zoning Commission in which the Commission may give suggestions and ask questions of the applicant about the proposed amendment. A public hearing shall be held before the Commission for a recommendation to be sent forward to City Council. City Council will take into consideration the Commission's recommendation along with public testimony and make a final decision on the request. The Council may approve the request as presented, approve with conditions, deny the request or table the request for additional information.

The preliminary review before the Commission was done at the February 25, 2025 Planning and Zoning meeting.

Budget Impact:

N/A

Regulatory Impact:

Per City Code 10-6 a PUD shall conform to all sections of Title 10 unless specifically addressed within the written agreement and approved by the City. The agreement shall list all requested deviations from city code. The Council may approve, deny, amend or condition the approval of the requested deviations as they deem appropriate. In this instance, the PUD deviates from Title 10 by stating no outside storage yards shall be permitted. The applicant has requested that this verbiage be removed from the PUD and revised to state that the PUD will conform to Title 10-7-14 outside storage and display.

Should this request be approved as presented, the Sunwest Lazy J Ranch PUD will revert to City Code 10-7-14 when items of outside storage and display are considered.

History:

This property has a long history, ranging from when it was part of Twin Falls County to its current state of being incorporated and rezoned under a Planned Unit Development Agreement. The property was annexed into the city limits as R-4 and rezoned to C-1 PUD in 2011. The annexation consisted of approximately 70 acres, including the Lazy J Ranch RV Park. After approval of the PUD in 2011, the process for subdividing began. Sunwest Subd No. 1 consists of 3 acres and 2 lots which have been developed to include Tommy's Car Wash and Mountain View Motors. Sunwest Subd No. 2 was platted in 2022 to include 12 acres and 9 lots with 1 lot under development for an Oil Change business.

Analysis:

A Planned Unit Development (PUD) offers customized regulations for a planned development. The Sunwest Lazy J Ranch PUD was approved in 2011 and began development in 2022. The area has changed substantially with the construction of Cheney Dr, the development of the North Haven PUD to the west and the expansion of the adjacent roadways, Washington St N and Pole Line Rd. It seems reasonable to expect large commercial development on this highly visible corner along a large commercial corridor. The PUD agreement states no outside storage yard shall be permitted. The term yard is not clear within the agreement and therefore amending the agreement to follow City Code 10-7-14 Outside Storage and Display provides clarity.

Per City Code 10-7-14 Outside Storage and Display:

"No outside storage or display of merchandise is allowed between any street and the primary business building or outside of screened areas except in the M2 zoning district and except for the display of vehicles, motor homes, travel trailers, recreational vehicles, pickup shells and large implements where offered for sale or rent and except for the seasonal display of living plants and materials such as Christmas trees, pumpkins, bedding plants, etc. The term "primary business building" shall include any paved pedestrian area adjoining the building and parallel to any portion of the building facing the street. All refuse areas shall also be visibly screened from adjacent streets and properties."

Pole Line Rd has been identified as commercial and mixed use in the Comprehensive Plan. The commercial category recommends land uses such as retail, offices, restaurants, hotels and plazas, while mixed use includes both commercial uses and mixed residential uses such as town-homes, condominiums, apartments and senior/student housing. Amending the PUD to allow for outside storage and display would make it a very attractive location for commercial land uses as this is one of the larger intersections in Twin Falls and would offer high visibility for any proposed business. Managing merchandise display can be difficult without a clear understanding of what is allowed. City Code 10-7-14 offers clarity.

Staff has taken into consideration the original restriction and is in support of the amendment, recognizing that City Code 10-7-14 is a better solution than forbidding the use completely. Display of items within required landscaping would be one of the only concerns for staff. However, this type of display requires approval of a special use permit, providing the commission an opportunity to review the proposal. City Code requires gateway arterial landscaping along Pole Line Rd and Washington St N and would therefore require this approval.

Conclusion:

Making this change to the PUD will provide clarity for regulating the display of merchandise and products being displayed by businesses within the PUD. The Commission heard this request and recommended approval to City Council as the item was presented by the applicant on March 11, 2025 by unanimous vote 4 - 0.

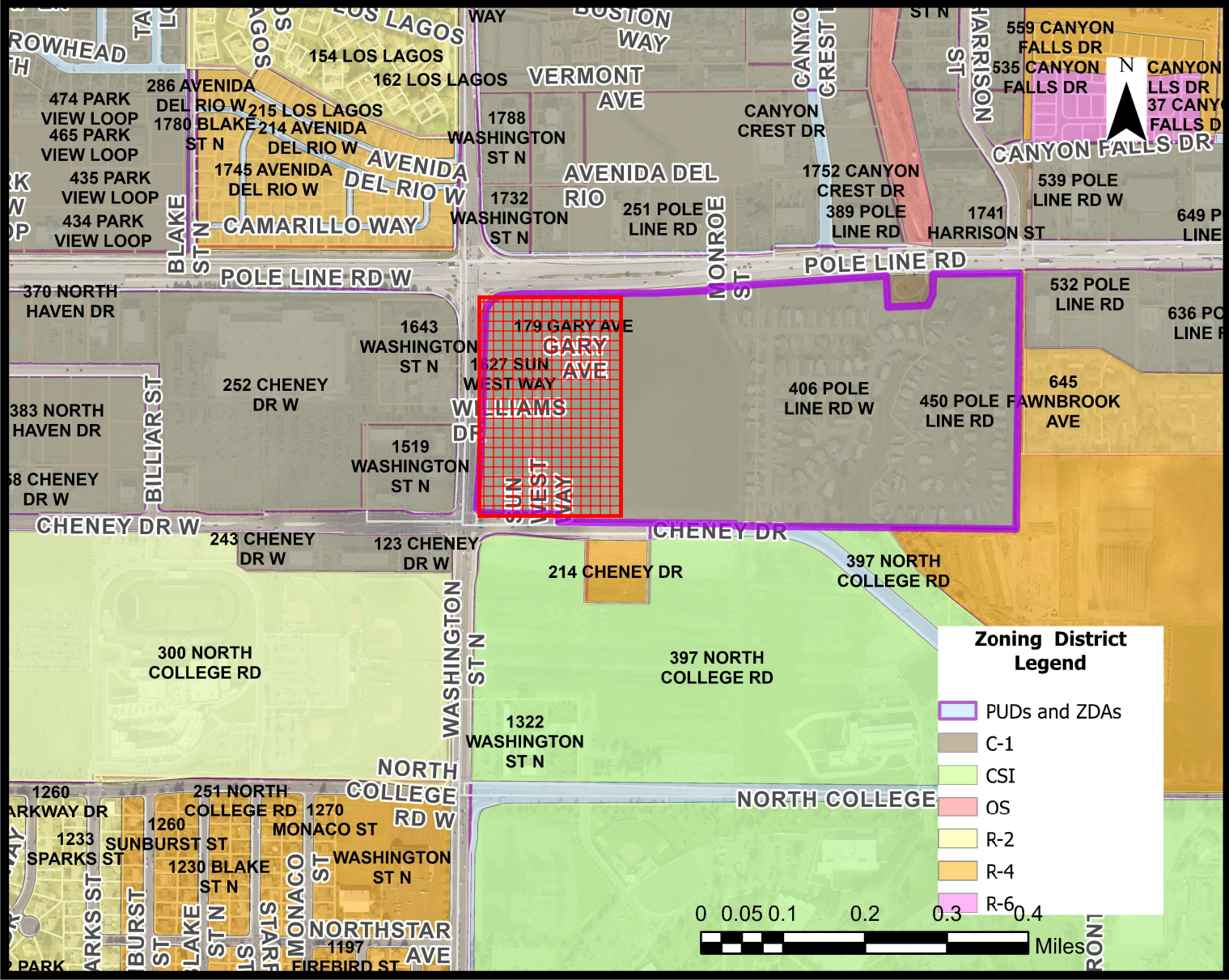
Attachments:

1. PZ25-0016 Vicinity Map
2. PZ25-0016 Zoning & FLU Map
3. PZ25-0016 Applicant Narrative
4. PZ25-0016 Applicant Proposed Amendment
5. 20250311 PZC Minutes

Vicinity Map



ZONING MAP



Zoning

Current Zoning: C-1 pUD

Current Land Use Designation: Mixed Uses

Proposed Land Use Designation: N/A

Proposed Land Use: To allow for outside storage and display of merchandise.

Surrounding Area

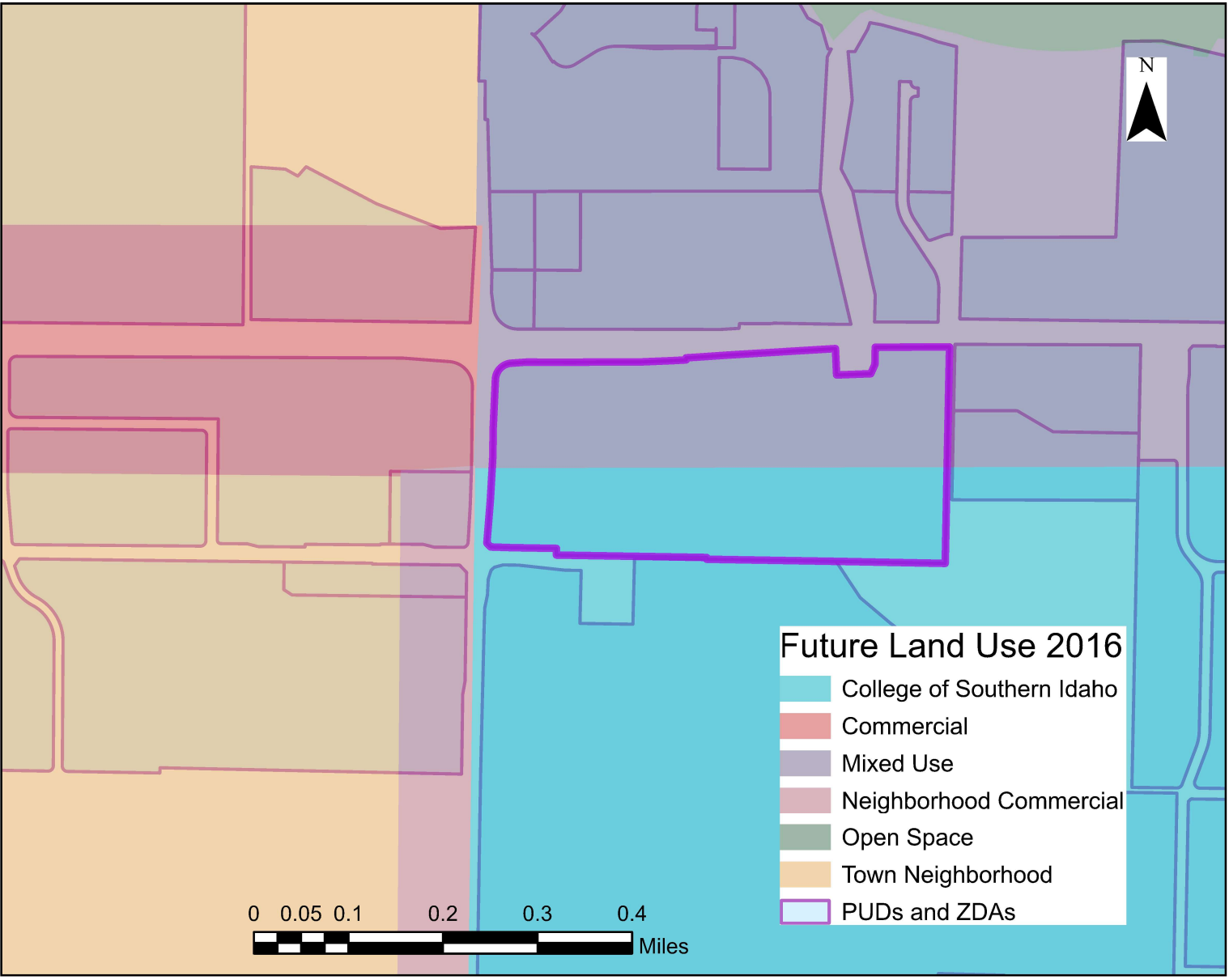
North: Pole Line Rd

South: Cheney Dr

East: Retail

West: Washington St N/Retail

FUTURE LAND USE MAP



Regulations

10-1-4, 10-1-5

10-6, 10-7-14

FLU Category

Mixed Use: Serves local and regional commercial, typically anchored by a larger retail store.

CSI: Serves local and regional educational needs in the community.

Reason for Request

The reason for the requested Amendment to the PUD is to allow development of commercial building with outdoor storage and display of products for sale as currently allowed in a C-1 Zone.

The proposed change will have no impact on the other portions of the Sun West PUD. Others then allow similar development in C-1 Zone.

The proposed change will have no impact on surrounding areas.

PUD No. 259, Paragraph E-4ii Reads:

E-4ii. Outside Storage/Loading Docks. Loading docks, trash containers and such facilities shall be screened from roadways, residential area and adjacent properties to the extent possible. Screening may consist of landscaping, masonry walls, buildings or solid fencing. No outside storage yards shall be permitted.

Proposed Amendment to Paragraph E-4ii.

Delete entire paragraph and replace with:

E-4ii. Outside Storage Yards shall be permitted provided said storage is located in a manner not to interfere with designated parking, and maintained in an orderly manner.



Twin Falls Planning & Zoning Commission Minutes

Tuesday, March 11, 2025, 6:00 PM

Members -

City Limits: Chairperson; Cortney Campbell; Todd Rambur; Robyn Weatherford; Kelly Herrgesell; Tiffany Zimmerman; Rui Gomes

Area of Impact: Jeff Bulkley

1) Confirmation of Quorum/Call Meeting to Order

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

Members Attending: Campbell, Weatherford, Zimmerman, Bulkley

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

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Request to approve the minutes from the following meeting: February 25, 2025.

MOTION: Commissioner Zimmerman moved to approve the consent calendar as presented. Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

4) Items of Consideration

- a) Request for consideration of the Preliminary Plat for Sundance Subdivision, consisting of 285 lots on 51.49 acres located at 2971 E 3600 N. c/o Tim Vawser on behalf of Gerald Martens (PZ25-0021).

Staff Presentation:

Senior City Planner Klaver presented the request for consideration of the Preliminary Plat for Sundance Subdivision, consisting of 285 lots on 51.49 acres located at 2971 E 3600 N. c/o Tim Vawser on behalf of Gerald Martens (PZ25-0021).

Per City Code 10-12-2-3: The Commission shall review the preliminary plat. The Commission's decision is final unless appealed to the City Council. The final plat is reviewed by the City Council.

Commission's Findings: In determining the acceptance of a proposed subdivision, the Commission shall consider the objectives of this Title and at least the following:

1. The conformance of the subdivision with a Comprehensive Plan.
2. The availability of public services to accommodate the proposed development.

3. The continuity of the proposed development with the capital improvement program.
4. The public financial capability of supporting services for the proposed development; and
5. The other health, safety or environmental problems that may be brought to the Commission's attention.

Action On Preliminary Plat: The Commission may approve, conditionally approve, disapprove, or table for additional information when acting on the preliminary plat. This property had a preliminary plat approved in much the same manner and form by the Planning and Zoning Commission in July 2017. Since then 3 final plat applications have been submitted in 2 year increments. Sundance No 1 Final Plat was submitted October 2017. Sundance No. 2 Final Plat was submitted December 2019. Sundance No 3. Final Plat was submitted August 21. In February 2024, a final plat was submitted. Due to Twin Falls Municipal Code 10-12-2-3, Preliminary Plats expire if Final Plats are not submitted in 2-year increments. This lapse in time caused the 2017 Preliminary Plat to expire.

After review and determination of expiration of the original Preliminary Plat, the developer rezoned the remainder of the unplatted section from Sundance PUD to R-2 zoning district. This was approved on December 23, 2024 with the condition that the first five (5) lots on the southeast corner, both north and west, be a minimum of 10,000 Sq. Ft. Staff has reviewed the preliminary plat based on the proposed development plan, the zoning regulations and comprehensive plan and finds that the preliminary plat is within compliance should the applicant conform to Staff's recommended conditions. Upon conclusion, this preliminary plat complies with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding R-4 zoning development standards, and the 2016 comprehensive plan. All general criteria for approval have been met, per State Statute 50 - Chapter 13.

Should the Commission approve this request as presented, Staff recommends approval be subject to the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards; and
2. Subject to submittal of a preliminary plat submitted, prior to final plat submittal, showing compliance with all conditions and comments in the Engineering Memorandum dated February 7, 2025.

PZ/Questions & Comments:

- Vice-Chairperson Campbell asked why there is no longer a requirement for traffic study.
- Senior Planner Klaver explained in 2015 when this was originally presented, housing and traffic were anticipated at intersection. A condition for an impact study for pedestrian traffic was made at that time.
- Commissioner Bulkley asked what the result was for the traffic study.
- Senior Planner Klaver stated it didn't reach the phase required for that.

- Director Spendlove stated this was still under the old requirement with no impact fee paid, now homes are charged, and that money is used for roads.

Applicant Presentation:

Gerald Martens is one of the developers of the project. He explained that density has been increased because of the time lapse. The original plat included a park, and the city doesn't need the park now. They plan on the continuation of the roads already started and the continuation of water and sewer.

Public Hearing: Opened and closed with no public input

Discussions Followed:

Commission feels this fits the comprehensive plan well and will be a good fit.

MOTION: Commissioner Zimmerman moved to approve the request for consideration of the Preliminary Plat for Sundance Subdivision, consisting of 285 lots on 51.49 acres located at 2971 E 3600 N. c/o Tim Vawser on behalf of Gerald Martens (PZ25-0021). Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

- b) Request for consideration of the Preliminary Plat for Blackhawk Subdivision No. 2, consisting of 2 lots on 12.66 acres located at 1350 Blue Lakes Blvd N. c/o Antonio Conti on behalf of Dean Coombs (PZ25-0022).

Staff Presentation:

Senior City Planner Klaver presented the request for consideration of the Preliminary Plat for Blackhawk Subdivision No. 2, consisting of 2 lots on 12.66 acres located at 1350 Blue Lakes Blvd N. c/o Antonio Conti on behalf of Dean Coombs (PZ25-0022).

Per City Code 10-12-2-3: The Commission shall review the preliminary plat. The Commission's decision is final unless appealed to the City Council. The final plat is reviewed by the City Council.

Commission's Findings: In determining the acceptance of a proposed subdivision, the Commission shall consider the objectives of this Title and at least the following:

1. The conformance of the subdivision with a Comprehensive Plan.
2. The availability of public services to accommodate the proposed development.
3. The continuity of the proposed development with the capital improvement program.
4. The public financial capability of supporting services for the proposed development; and
5. The other health, safety or environmental problems that may be brought to the Commission's attention.

Action On Preliminary Plat: The Commission may approve, conditionally approve, disapprove, or table for additional information when acting on the preliminary plat. This property was originally part of the Eoff Subdivision. In 2004, Blackckhawk Subdivision was created. This was a resubdivision and renumbering of lot 7, 8, 15, and 16 Eoff Tract. The subject portion for this preliminary plat is Lot 2, Block of Blackhawk Subdivision.

The zoning on this property is C-1 Blackhawk PUD. This agreement has been in effect since 2004.

Staff has reviewed the preliminary plat based on the proposed development plan, the zoning regulations and comprehensive plan and finds that the preliminary plat is within compliance should the applicant conform to Staff's recommended conditions.

Upon conclusion, this preliminary plat complies with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding R-4 zoning development standards, and the 2016 comprehensive plan. All general criteria for approval have been met, per State Statute 50 - Chapter 13.

Should the Commission approve this request as presented, Staff recommends approval be subject to the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards; and
2. Subject to submittal of a preliminary plat submitted, prior to final plat submittal, showing compliance with all conditions and comments in the Engineering Memorandum dated February 10, 2025.

PZ/Questions & Comments:

- Vice-Chairperson Campbell asked if this would change the overflow use in the other parking lot.
- Senior Planner Klaver replied that it will not, and they still have access to and from property.
- Commissioner Bulkley asked if there is a shared parking agreement for everyone.
- Senior Planner Klaver yes.

Applicant Presentation:

Antonio Conti presented on behalf of the applicant. Slides were shown to answer some questions about stacking and the site plan. He stated they can have a total of 9 cars at a time.

PZ/Questions & Comments:

- Vice-Chairperson Campbell asked if the other 5 locations are in more congested areas similar to Blue Lakes.

- Antonio Conti replied that Idaho Falls is a high traffic area, and they haven't had any backup issues. Cars are only there 10-15 mins max. Nampa location has less stacking there and still no issues. Meridian Rd and Overland Rd have no issues either.
- Commissioner Weatherford asked if the front would face south, and entry would be north.
- Antonio Conti replied yes because of the exit for better flow for vehicles

Public Hearing: Opened and closed with no public input

Discussions Followed:

Commission feels the location is good and meets the comprehensive plan.

MOTION: Commissioner Weatherford moved to approve the request for consideration of the Preliminary Plat for Blackhawk Subdivision No. 2, consisting of 2 lots on 12.66 acres located at 1350 Blue Lakes Blvd N. c/o Antonio Conti on behalf of Dean Coombs. (PZ25-0022). Commissioner Bulkley seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

5) Public Hearings

- a) Request for a Special Use Permit for a Home Occupation (Firearms Transfers) on property located at 1035 Centennial Dr. c/o Mason Allred (PZ25-0013)

Staff Presentation:

City Planner Ebersole presented the request for a Special Use Permit for a Home Occupation (Firearms Transfers) on property located at 1035 Centennial Dr. c/o Mason Allred (PZ25-0013)

City Code 10-4-4.2 states a special use permit is required in the R-2 Zoning District for a Home Occupation. **Per City Code 10-13-2-2**, the Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application. **Per City Code 10-2-1**, the home occupation may not exceed four hundred (400) square feet in area and has no exterior indication of the home occupation.

The Commission shall decide on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void. If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony, and minutes of the previous hearing to reach a decision on the appeal.

Standards Applicable to Special Uses:

- Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Per City Code 10-13-2.2: Upon Granting a Special Use Permit, Conditions May Be Attached To A Special Use Permit Including, But Not Limited To, Those:

1. Minimizing adverse impact on other developments.
2. Controlling the sequence and timing of development.
3. Controlling the duration of development.
4. Assuring that development is maintained properly.
5. Designating the exact location and nature of development.
6. Requiring the provision for on-site or off-site public facilities or services.
7. Requiring more restrictive standards than those generally required in this Title.

The property is zoned R-2, Single Family Residential or Duplex District. According to County records, the home was built in 1989.

Customers will purchase a firearm online and have it shipped to Ballistic Edge Firearms, as the approved FFL dealer. Once customers pass the ATF background checks, the customer will be able to take possession of the firearm from the FFL dealer.

The applicant will be operating the business by appointment only, Monday – Friday, 9:00 am – 6:30 pm, Saturday and Sunday, 9:00 am – 5:00 pm.

The business will be in the applicant's one-car garage of 240 square feet, which meets the 400 square foot maximum for a home occupation.

The applicant will be running the business as the sole proprietor, with no employees. Traffic to the business will be minimal, as it will be by appointment only.

Based on the standards for approval, Staff does not anticipate significant detrimental impacts from this request on the surrounding properties.

The 2016 Comprehensive Plan, "Grow With Us", designates this area as appropriate for "Town Neighborhood", which is primarily residential in nature.

Based on the "Town Neighborhood definition", Staff has determined the proposed use is compatible with the comprehensive plan.

Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project.

Upon conclusion should the Commission recommend approval of the request as presented, Staff recommends the following:

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 continued compliance with all local, state, and federal code requirements and other standards as applicable.

PZ/Questions & Comments:

- Vice-Chairperson Campbell asked if they knew how many guns a homeowner can have.
- Planner Ebersole replied the applicant can answer that.
- Vice-Chairperson Campbell asked if certain businesses need to get a permit to run in a home.
- Planner Ebersole clarified that having customers usually will require someone to get a permit.
- Commissioner Bulkley asked if the applicant wants to sell guns.
- Planner Ebersole stated he's not selling just transferring them. He is the middleman.

Applicant Presentation:

Mason Allred explained the process with more detail. Background checks need to be filed first. He will take possession of the guns while the check is taking place. He has a 5-year plan to have a business location not at the house.

PZ/Questions & Comments:

- Vice-Chairperson Campbell asked if he had talked with his neighbors.

- Mason Allred replied he only has 1 neighbor, and she is excited.
- Vice-Chairperson Campbell asked if he was going to be holding several guns.
- Mason Allred replied he is just holding them as they are ordered.

Public Hearing: Opened and closed with no public input.

Discussions Followed:

The Commission sees no problem and thinks this will work in the area. With no neighbors having comments, this should be a good fit.

MOTION: Commissioner Zimmerman moved to approve the request for a Special Use Permit for a Home Occupation (Firearms Transfers) on property located at 1035 Centennial Dr. c/o Mason Allred (PZ25-0013). Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

- b) Request for an amendment to the Sunwest Lazy J PUD to allow outside storage and display of products on property generally located on the southeast corner of Pole Line Rd and Washington St N. c/o Gerald Martin (PZ25-0016)

Staff Presentation:

City Planner Strickland presented the request for an amendment to the Sunwest Lazy J PUD to allow outside storage and display of products on property generally located on the southeast corner of Pole Line Rd and Washington St N. c/o Gerald Martin (PZ25-0016). The applicant is required to present a preliminary review of the Planning & Zoning Commission in which the Commission may give suggestions and ask questions of the applicant about the proposed amendment. A public hearing shall be held before the Commission for a recommendation to be sent forward to City Council. City Council will take into consideration the Commission's recommendation along with public testimony and make a final decision on the request. The Council may approve the request as presented, approve with conditions, deny the request or table the request for additional information.

The preliminary review before the Commission was done at the February 25, 2025 Planning and Zoning meeting.

This property has a long history, ranging from when it was part of Twin Falls County to its current state of being incorporated and rezoned under a Planned Unit Development Agreement. The property was annexed into the city limits as R-4 and rezoned to C-1 PUD in 2011. The annexation consisted of approximately 70 acres, including the Lazy J Ranch RV Park. After approval of the PUD in 2011, the process for subdividing began. Sunwest Subd No. 1 consists of 3 acres and 2 lots which have been developed to include Tommy's Car Wash and Mountain View Motors. Sunwest Subd No. 2 was platted in 2022 to include 12 acres and 9 lots with 1 lot under development for an Oil Change business.

A Planned Unit Development (PUD) offers customized regulations for a planned development. The Sunwest Lazy J Ranch PUD was approved in 2011 and began development in 2022. The area has changed substantially with the construction of

Cheney Dr, the development of the North Haven PUD to the west and the expansion of the adjacent roadways, Washington St N and Pole Line Rd. It seems reasonable to expect large commercial development on this highly visible corner along a large commercial corridor. The PUD agreement states no outside storage yard shall be permitted. The term yard is not clear within the agreement and therefore amending the agreement to follow City Code 10-7-14 Outside Storage and Display provides clarity.

Per City Code 10-7-14 Outside Storage and Display:

"No outside storage or display of merchandise is allowed between any street and the primary business building or outside of screened areas except in the M2 zoning district and except for the display of vehicles, motor homes, travel trailers, recreational vehicles, pickup shells and large implements where offered for sale or rent and except for the seasonal display of living plants and materials such as Christmas trees, pumpkins, bedding plants, etc. The term "primary business building" shall include any paved pedestrian area adjoining the building and parallel to any portion of the building facing the street. All refuse areas shall also be visibly screened from adjacent streets and properties."

Pole Line Rd has been identified as commercial and mixed use in the Comprehensive Plan. The commercial category recommends land uses such as retail, offices, restaurants, hotels and plazas, while mixed use includes both commercial uses and mixed residential uses such as town-homes, condominiums, apartments and senior/student housing. Amending the PUD to allow for outside storage and display would make it a very attractive location for commercial land uses as this is one of the larger intersections in Twin Falls and would offer high visibility for any proposed business. Managing merchandise display can be difficult without a clear understanding of what is allowed. City Code 10-7-14 offers clarity.

Staff has taken into consideration the original restriction and is in support of the amendment, recognizing that City Code 10-7-14 is a better solution than forbidding the use completely. Display of items within required landscaping would be one of the only concerns for staff. However, this type of display requires approval of a special use permit, providing the commission an opportunity to review the proposal. City Code requires gateway arterial landscaping along Pole Line Rd and Washington St N and would therefore require this approval.

Making this change to the PUD will provide clarity for regulating the display of merchandise and products being displayed by businesses within the PUD. The Commission is charged with making a recommendation to City Council for the item being presented.

PZ/Questions & Comments:

- Commissioner Bulkley when the original PUD was created.
- Planner Strickland 2011.

Applicant Presentation:

Gerald Martens presented. He owns the property that is requesting the outside storage. Since the original PUD was drafted a lot has changed. This request brings the language to follow city code for original zone. This will not allow any outside storage in parking areas and will be in designated areas on property. All dry storage and bag products will be in a secured screened area. Parking lot is shared with other businesses and outside storage will not affect that.

PZ/Questions & Comments:

- Commissioner Bulkley asked if the original was between 2 people.
- Director Spendlove gave a background on the original PUD and how and why it was set up.
- Gerald Martens stated he is the first purchaser from an original owner. The family owned all the property.

Public Hearing: Opened

Brook Redmond is an attorney representing the other property owners in the PUD with concerns about amending this. She feels they should follow the original PUD. She feels this will modify the zoning from C-1 to M-2 which is the only zone with outside storage.

Dave Thibault with EHM Engineers. He wanted to clarify the difference between commercial and Industrial subdivisions. Commercial is very distinct and are built without knowing who the users are going to be. Manufacturing and Industrial type subdivisions are very specific for services. He feels the city needs more flexibility for these situations.

- Gerald Martens summarized that he would like to clear up the dated unclear language of no outside yards that was making the purchaser nervous. They will enforce that no storage of products will be incurred in designated parking. They will have so many parking spaces for building per square foot for the City Code.
- Commissioner Weatherford had a question on the vicinity map which lots this entails.
- Gerald Martens showed on the map the 3 lots that are part of this request. He stated the seller has approved the plan. This is what will be submitted for the building permit.
- Vice-Chairperson Campbell asked what the zone is for Home Depot.
- Planner Strickland replied it is also a C-1 PUD with their own regulations.
- Vice-Chairperson Campbell asked if this affects the whole area.
- Planner Strickland explained that it is up to the commission. They can be specific to this area or make it for the whole PUD.
- Commissioner Bulkley asked for clarification that this is an old PUD that needs to be updated but original owners don't want the change.
- Planner Strickland explained that PUDs are created with a vision, later the use might not fit and needs to be amended. This was split and sold off and now doesn't fit with the original PUD conditions.

- Commissioner Zimmerman asked about enforcement of city code.
- Planner Strickland specified it as the C-1 zone.
- Director Spendlove conditions not listed with request. – subject to city staff drafting a new section clarifying the proposal of which to encompass the restrictions as proposed by the applicant to follow Twin Falls municipal code 10-7-14 and other commitments as listed during their testimony.

Public Hearing: Closed

Discussions Followed:

Commission feels this PUD needed to be updated to reflect the change of use since the initial agreement. A condition should be included to reflect the commitment the applicant is making. This should only include subdivision 1 and subdivision 2 in the PUD.

MOTION: Commissioner Weatherford moved to approve the condition subject to city staff drafting a new section clarifying the proposed language to encompass the restrictions as proposed by the applicant to follow Twin Falls municipal code 10-7-14 and other commitments as listed during their testimony and only applying the changes to lots within Sunwest subdivision 1 and 2. Commissioner Bulkley seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

MOTION: Robyn Weatherford moved to approve the request for a recommendation for an amendment to the Sunwest Lazy J PUD to allow outside storage and display of products on property generally located on the southeast corner of Pole Line Rd and Washington St N. c/o Gerald Martin (PZ25-0016) as presented with conditions admitted. Commissioner Zimmerman seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

6) Upcoming Meeting(s)

- April 8, 2025.

7) Adjournment

The meeting adjourned at 07:41 PM