



Twin Falls City Council Agenda

Monday, February 23, 2026, 5:00 PM

City Council Chambers
203 Main Ave E, Twin Falls, ID 83301

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

- 1) Call Meeting to Order/Confirmation of Quorum
- 2) Pledge of Allegiance
- 3) Consent Calendar
 - a) **ACTION ITEM:** Request to approve City Council February 09, 2026, minutes.
By: Rachael Long, Deputy City Clerk
 - b) **ACTION ITEM:** Request to approve Accounts Payable for February 05-18, 2026.
By: Amy Luna, City Clerk
 - c) **ACTION ITEM:** Request to approve February 18, 2026, Travel Requests.
By: Amy Luna, City Clerk
 - d) **ACTION ITEM:** Request City Council approve the Special Event Permit for Falls2Falls.
By: Wendy Davis, Parks and Recreation Director
 - e) **ACTION ITEM:** Request City Council approve the Special Event Permit for FLUD Glow in the Dark 5K Fundraiser.
By: Wendy Davis, Parks and Recreation Director
 - f) **ACTION ITEM:** Request City Council approve the Special Event Permit for Over the Falls Climbing Competition.
By: Wendy Davis, Parks & Recreation Director
 - g) **ACTION ITEM:** Request City Council approve the Special Event Permit for Engage in Education - community Picnic.
By: Wendy Davis, Parks & Recreation Director
 - h) **ACTION ITEM:** Request City Council to approve the Special Event Permit for the St Patty's Day Parade.
By: Wendy Davis, Parks & Recreation Director
 - i) **ACTION ITEM:** Request City Council approve the Special Event Permit for the St Patty's Day Festival.
By: Wendy Davis, Parks & Recreation Director
 - j) **ACTION ITEM:** Request for approval of a Final Plat for the City Pool on Locust Subdivision consisting of two lots on 20 (+/-) acres c/o EHM Engineers, LLC on behalf of the City of Twin Falls. (PZ26-0011)
By: Kelli Ebersole, City Planner
 - k) **ACTION ITEM:** Request for approval of a Final Plat for the Mason Subdivision consisting of two lots on 1.5 (+/-) acres c/o FOCUS Engineering & Surveying on behalf of Kurt Mason. (PZ26- 0012)
By: Kelli Ebersole, City Planner
 - l) **ACTION ITEM:** Consideration of a request to accept public right-of-way.
By: Troy Vitek, City Engineer
 - m) **ACTION ITEM:** Consideration of a request to quitclaim a portion of a vacated alley to the adjacent property.
By: Troy Vitek, City Engineer
 - n) **ACTION ITEM:** Consideration of a request to quitclaim a portion of Magic Road Right of Way, located in Perrine Point Subdivision, to Tres Gringos, LLC.
By: Troy Vitek, City Engineer
 - o) **ACTION ITEM:** Request for approval of the Final Plat for Little Creek Subdivision, consisting of 8 lots on 2.81 acres located at the 900-1000 Block of Creekside Way c/o EHM Engineers, Inc on behalf of Gary Wolverton. (PZ26-0014).
By: William Klaver, Senior City Planner
- 4) Items of Consideration
 - a) **PRESENTATION:** A presentation to recognize Water and Wastewater Collection Operator Licenses.
By: Josh Baird, Public Works Director
 - b) **PRESENTATION:** A presentation on the 2025 legislative deregulation of public swimming pools.
By: Josh Jensen
 - c) **ACTION ITEM:** Consideration of a request to use \$50,000 of Airport Reserve Funds to repair the Airport Farm irrigation well.
By: Matt Barnes, Airport Director
 - d) **ACTION ITEM:** Request to approve the purchase of a 2026 Freightliner truck fitted with a mechanical broom sweeper at a cost of \$375,133.62 using a Cooperative Purchasing Agreement with Sourcewell and authorize the Public Works Director to execute the contract.
By: Mark Thomson, Street Department Superintendent

- e) **ACTION ITEM:** Consider a request to allocate \$57,300 contingency funds for the demolition of Priebe Hatchery
By: Wendy Davis, Parks and Recreation Director
 - f) **ACTION ITEM:** Request to adopt ordinance #O-2026-003 for Annexation on property located at the southwest corner of Blue Lakes Boulevard South and Orchard Drive.
By: William Klaver, Senior City Planner
- 5) General Public Input
 - 6) Advisory Board Report/Announcements
 - 7) Executive Session
 - a) **ACTION ITEM:** Request to adjourn to Executive Session pursuant to Idaho Code § 74-206(1)(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.
- 8) Adjournment

Any person 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 Chair shall review the public hearing procedures.
2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chair, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff 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 public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chair may limit public testimony to no less than two (2) minutes per person.
 - **Individuals are not permitted to give their time to other speakers.**
 - **However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chair. The spokesperson shall be limited to 15 minutes.**
 - **Written comments, including e-mail, shall be received 2 business days prior to the date of the hearing to be accepted for consideration by the hearing body.**
8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chair may limit the time permitted for the answer.
10. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, 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.



Twin Falls City Council Minutes

Monday, February 9, 2026, 5:00 PM

City Council Chambers
203 Main Ave E, Twin Falls, ID 83301

1) Call Meeting to Order/Confirmation of Quorum

Present: Mayor Jason Brown, Vice Mayor Craig Hawkins, Council Members Ruth Pierce, Christopher Reid, Nathan Murray, Cherie Vollmer & Grayson Stone.

Absent:

Staff Present: City Manager Travis Rothweiler, Deputy City Managers Mitch Humble & Gretchen Scott, City Attorney Bruce Castleton, City Clerk Amy Luna, Deputy City Clerk Rachael Long, Assistant City Engineer Lee Glaesmann, Building Official Matthew Long, Police Chief Matthew Hicks, Airport Manager Matt Barnes, Fire Chief Mitchell Brooks, Desktop Support Analyst Kim Hafer

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

2) Pledge of Allegiance

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

3) Consent Calendar

MOTION: Council Member Vollmer moved to approve the Consent Calendar as presented. **Council Member Pierce** 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 February 02, 2026, Minutes.
- b) Request to approve Accounts payable January 22-February 4, 2026.
- c) Request City Council to approve the Special Event Permit for the organizers of the Bunny Brunch.
- d) Request City Council to approve the Special Event Permit for the organizers of the Walk a Mile in her Shoes Annual Event.
- e) Request to approve Findings of Facts and Conclusions of Law for the following:
PZ25-0111 Annexation/Zoning Development Agreement - Cook's Corner
- f) Request to declare city equipment surplus and authorize its sale by online auction.

4) Items of Consideration

- a) Request to Award the Magic Valley Regional Airport Well Drilling Project to Hiddleston and Sons, Inc. in the amount of \$284,525.75

Assistant City Engineer Glaesemann requested to award the Magic Valley Regional Airport Drilling Project to Hiddleston and Sons, Inc. in the amount of \$284,525.75.

Discussion ensued on the following:

Council Member Murray asked if there is any guarantee that the second well wouldn't have contamination?

MOTION: Council Member Reid moved to approve the request to award the Magic Valley Regional Airport Drilling Project to Hiddleston and Sons, Inc. in the amount of \$284,525.75. **Council Member Pierce** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

- b) Twin Falls School District is requesting a fee waiver for I.B. Perrine Elementary HVAC remodel and upgrade at 452 Caswell Ave W. Permit#25-3965 in the amount of \$26,143.42.
Building Official Long is requesting a fee waiver for I.B. Perrine Elementary Hvac remodel and upgrade at 452 Caswell Ave W. Permit 25-3965 in the amount of \$26143.42 on behalf of the Twin Falls School District.

Discussion ensued on the following: none

MOTION: Council Member Pierce moved to approve the request to approve a fee waiver for I.B. Perrine Elementary Hvac remodel and upgrade at 452 Caswell Ave W. Permit 25-3965 in the amount of \$26143.42 on behalf of the Twin Falls School District. **Council Member Vollmer** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

5) General Public Input

Maria Hernandez spoke about the appreciation for the College of Southern Idaho Fine Arts Department.

Brad Archibald spoke about electric bikes, saying that they need to follow different laws because they are considered as pedestrians and that he had almost been hit by several E bikes.

Theran Kolp spoke about some app that he was watching at the government should not allow it.

6) Advisory Board Report/Announcements

7) Executive Session

- a) Request to adjourn to Executive Session pursuant to Idaho Code § 74-206(1)(b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public-school student (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 Pierce moved to convene into Executive Session 74206(1)(b) to consider the evaluation, dismissal, or discipline of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public-school student (f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement. **Council Member Reid** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

8) Adjournment

The regular meeting was convened at 05:22 PM into Executive session, the meeting ended at 5:50 PM.

Rachael Long, Deputy City Clerk

****If you wish to have a full accounting of this meeting, please listen to the recording that is located on our website. **** Tfid.org



Council Agenda Information

Review

Approval Process:

Consent of the City Council. This event does meet the requirements for a Special Event Permit as outlined in City Code 3-6-2

- (A) Is expected to draw five hundred (500) or more persons at any session as participants or spectators and is proposed to be held at a park;
- (B) Impacts city streets, sidewalks, parks and common areas, or city resources;
- (C) Unless otherwise permitted to do so, propose to sell or serve alcohol publicly; or
- (D) Intends to broadcast amplified sound or generate unusual noise.

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 *

Permit when insurance documents received.

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 *

Any mobile food vendor shall have their 2026 purple fire inspection decal displayed to the public. Any tent exceeding 400 SF shall have a Tent permit through the TFFD.

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

Total Due *

\$25.00

Special Event Departments *

Which departments should be asked to review this application?

- | | | |
|--|---|---|
| ☒ Streets | ☒ Engineering | ☒ Planning and Zoning |
| ☒ Electrical | ☒ Police | ☒ Fire |
| ☒ Parks | | |

Reviewer Name *

Mable Shurtleff

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 *

500

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

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

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

☐ Yes ☒ No

Contact Information

Event Organizer

First Name *

Joy

Last Name *

Barsotti

Onsite Contact

First Name *

Denise

Last Name *

Alexander

Event Information

Event Name *

Falls2falls

Event Location (Park or Facility Requested)

Dierkes Lake Park

Is this event indoors or outdoors? *

☐ Indoors

☒ Outdoors

Event Reoccurrence

☐ One Time Event

☐ Recurring over several weeks/months

Event Description *

Falls 2 falls is a run and walk race event that utilizes Dierkes Lake Park, Idaho Power Plant Park and the roads in-between the two. The Half marathon and 5k events start at the River Christian Fellowship Church. The 10k event starts at Idaho Power Plant Park. All racers finish at Dierkes Lake Park. Shuttle busses will take racers from Dierkes Lake parking lot to their start location, therefore 10k racers will be parking at Dierkes Lake. All other racers will park at the Christian Fellowship Church. A shuttle bus will take those people back to their vehicles after the event.

We will be providing garbage cans and will carry out all generated trash. We will provide additional porta-potties at Dierkes Lake Park. Food will be provided for the racers and it will be pre-ordered or pre-made, therefore no electricity or bbq's will be needed for the event. The timing company will be setting up a finish line with a mat and inflatable arch. They will provide their own gas generators for that use.

Road closure will be on Falls Ave from 3500 E to 3300 E and a single lane on 3300 E road starting at the top of the Shoshone Falls grade.

[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 *

Screenshot_20260108_162244_Maps.jpg

565.25KB



Set-up Time Start *

04/25/2026 06:00:00 AM

Event Time Start *

04/25/2026 07:00:00 AM

Take Down Time Start *

04/25/2026 12:30:00 PM

Set-up Time End *

04/25/2026 07:00:00 AM

Event Time End *

04/25/2026 12:30:00 PM

Take Down Time End *

04/25/2026 01:20:00 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 *

More than half of the event participants will be parking at the River Christian Fellowship Church. A shuttle bus will take them from Dierkes Lake Park back to their vehicles following the race.

Participants of the 10k event will park at Dierkes Lake Parking lot and take a shuttle bus to their start line at Idaho Power Plant Park.

Parking Plan Map

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.

Will your event generate any type of waste? *

☒ Yes ☐ No

Is this an ongoing or seasonal request? *

☒ Yes ☐ No

Agreement, insurance, and fees may apply

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.):

We will provide trash cans for participants to dispose of sandwich wrappers, water bottles, etc. We will remove all generated trash. Porta potties will be provided, but arrangements haven't been made yet.

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. *

Denise Alexander

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*

Joy L Barsotti

Name*

Joy L Barsotti

Date*

01/08/2026



Council Agenda Information

Review

Approval Process:

Consent of the City Council. This event does meet the requirements for a Special Event Permit as outlined in City Code 3-6-2

- (A) Is expected to draw five hundred (500) or more persons at any session as participants or spectators and is proposed to be held at a park;
- (B) Impacts city streets, sidewalks, parks and common areas, or city resources;
- (C) Unless otherwise permitted to do so, propose to sell or serve alcohol publicly; or
- (D) Intends to broadcast amplified sound or generate unusual noise.

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 *

Canyon Springs Rd can not be closed.

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 *

Include insurance closer to event. Road closure on Canyon springs. Assumed to be flaggers and not complete closure. Please include description of closure.

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 *

Charges/Fees

Row	Description	Cost	Quantity
1	Application Fee	\$25.00	1

Total Due *

\$25.00

Special Event Departments *

Which departments should be asked to review this application?

- | | | |
|--|---|---|
| ☒ Streets | ☒ Engineering | ☒ Planning and Zoning |
| ☒ Electrical | ☒ Police | ☒ Fire |
| ☒ Parks | | |

Reviewer Name *

Mable Shurtleff

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 *

500

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.

Canopies

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

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

☐ 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 Glow in the Dark 5K Fundraiser

Event Location (Park or Facility Requested)

Canyon Rim Trail (starting by the visitor's center)

Is this event indoors or outdoors? *

☐ Indoors

☒ Outdoors

Event Reoccurrence

☐ One Time Event

☐ Recurring over several weeks/months

Event Description *

The Foundation for Lighting Up the Dark(FLUD) is a nonprofit that raises money to help pay for people's mental health therapy. We will be doing a fundraiser that is a glow in the dark 5K(to light up the dark). We will also have vendors and mental health booths at our event at the visitor's center.

Street closure: Canyon Springs Rd. As noted on attached map with a red circle.

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

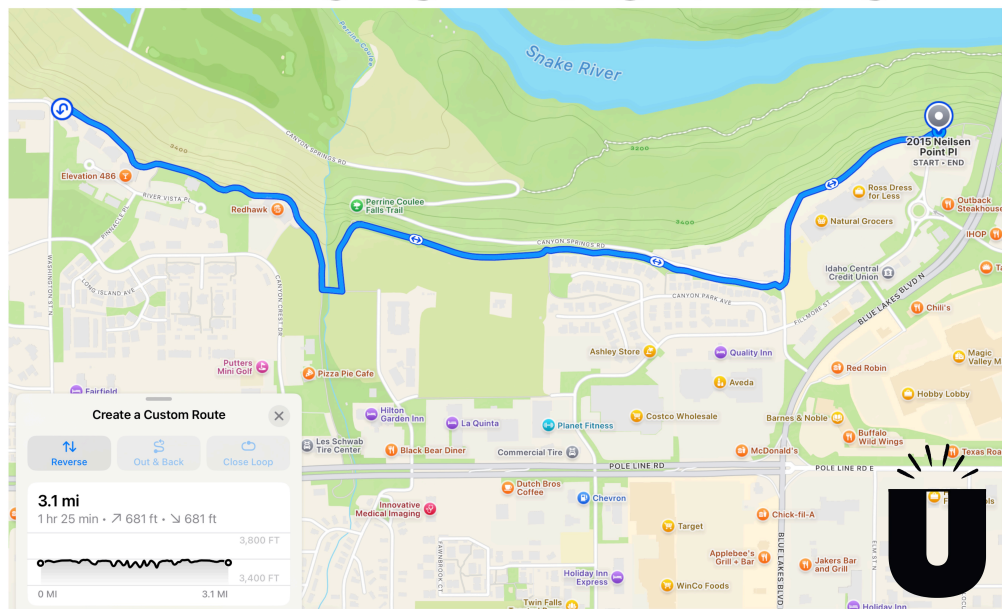
Download this provided template and add your layout. Upload your completed layout below.

Event Map *

IMG_0511.jpeg

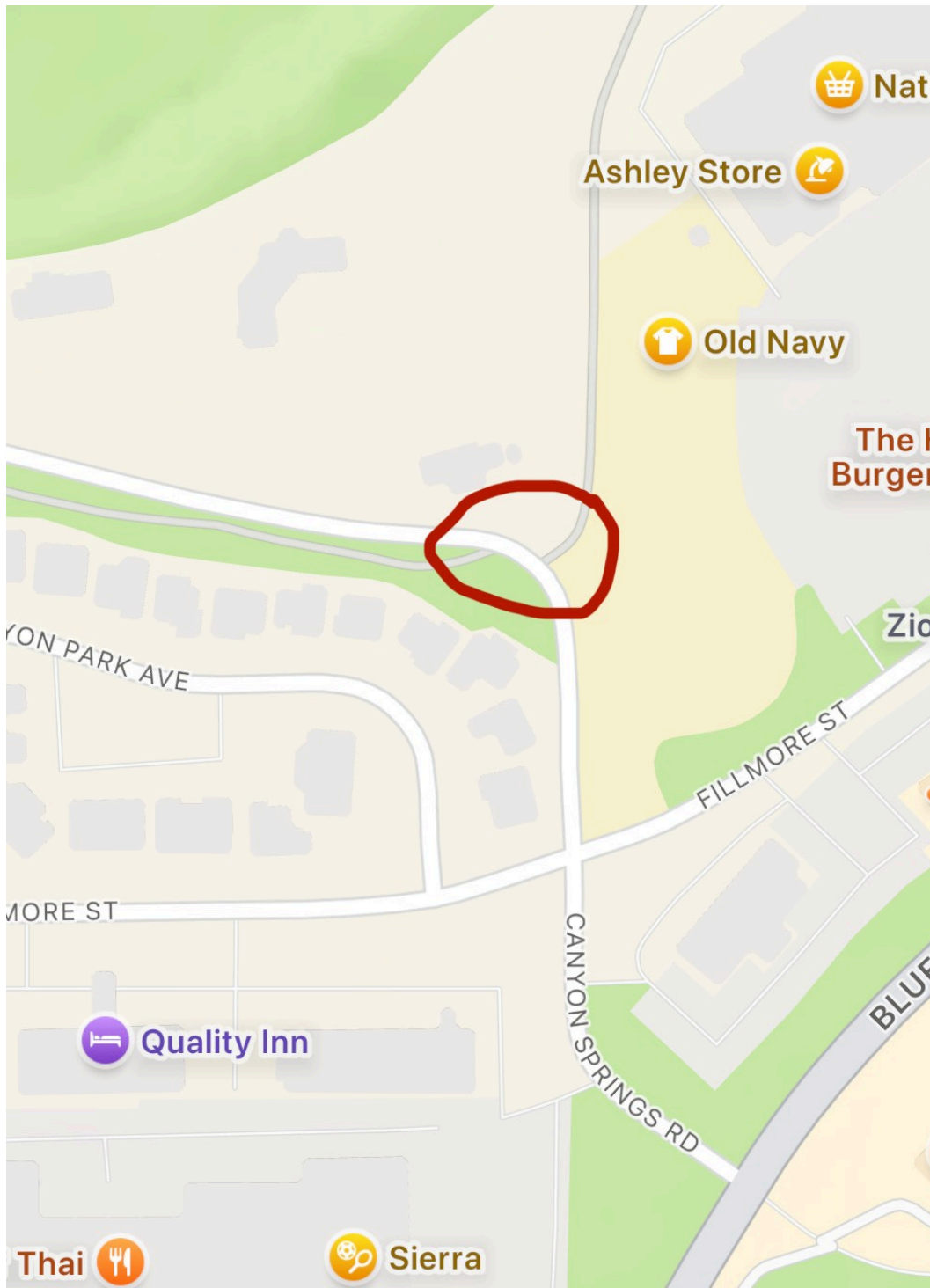
1.54MB

Race Route



FLUD 2026 street closure.jpg

117.45KB



Set-up Time Start *

05/15/2026 12:00:00 PM

Set-up Time End *

05/15/2026 11:59:00 PM

Event Time Start *

05/15/2026 07:00:00 PM

Event Time End *

05/15/2026 10:30:00 PM

Take Down Time Start *

05/15/2026 10:30:00 PM

Take Down Time End *

05/15/2026 11:59:00 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

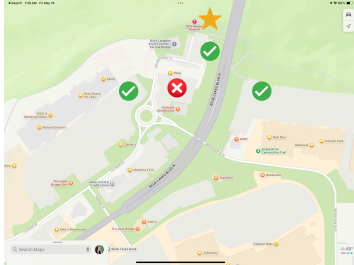
Parking Plan *

Please see the following image for the parking plan we used last year and plan to repeat. But let me know if you need further details.

Parking Plan Map

Untitled design.png

4.05MB



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.

Will your event generate any type of waste? *

☒ Yes ☐ No

Is this an ongoing or seasonal request? *

☒ Yes ☐ No

Agreement, insurance, and fees may apply

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.):

Cans, garbage from food vendors, glow sticks, plastic, etc

Have you arranged for portable toilets? *

☒ Yes ☐ No

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

☒ Yes ☐ No

Name of Contracted Company *	Number of Trash Receptacles *	Size of Trash Receptacles
PSI	5	

Contact person in charge of waste. *	Phone number of contact	Number of staff assisting in removal.
Annalisa Jepson	2538864205	

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 *

01/04/2026



Council Agenda Information

Review

Approval Process:

Consent of the City Council. This event does meet the requirements for a Special Event Permit as outlined in City Code 3-6-2

- (A) Is expected to draw five hundred (500) or more persons at any session as participants or spectators and is proposed to be held at a park;
- (B) Impacts city streets, sidewalks, parks and common areas, or city resources;
- (C) Unless otherwise permitted to do so, propose to sell or serve alcohol publicly; or
- (D) Intends to broadcast amplified sound or generate unusual noise.

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 *

Parking plan does not appear to be adequate to accommodate 65 participants or spectators. Bussing from alternative location may be needed. No insurance attached to form.

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 *

Any mobile food trucks shall have their 2026 fire inspection decal (purple) posted in sight of the public view. Any tents or temporary structures greater than 400 SF shall have a permit through the TFFD.

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 *

Charges/Fees

Row	Description	Cost	Quantity
1	Application Fee	\$25.00	1

Total Due *

\$25.00

Special Event Departments *

Which departments should be asked to review this application?

- | | | |
|--|---|---|
| ☒ Streets | ☒ Engineering | ☒ Planning and Zoning |
| ☒ Electrical | ☒ Police | ☒ Fire |
| ☒ Parks | | |

Reviewer Name *

Mable Shurtleff

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)
Climbing Competition | ☒ Other | |

Estimated Number of Attendees *

65

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.

2-3 tents with tables and chairs underneath for a registration 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) *

☐ 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

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

☐ Yes ☒ No

Contact Information

Event Organizer

First Name *

Kim

Last Name *

DePew

Onsite Contact

First Name *

Kim

Last Name *

DePew

Event Information

Event Name *

Over the Falls Climbing Competition

Event Location (Park or Facility Requested)

Shoshone Falls Boat Launch area

Is this event indoors or outdoors? *

☐ Indoors

☒ Outdoors

Event Reoccurrence

☒ One Time Event

☐ Recurring over several weeks/months

Event Description *

Annual Southern Idaho Climbing Coalition OVER THE FALLS CLIMBING COMP.

7:30 AM Registration

8:00 AM - 3:30 PM Competition

5:00 PM Awards (microphone and speaker will be used to announce winners)

Climbing clinics taught by AMG certified instructors throughout the day.

There will be a food truck there to sell coffee and food. No alcohol will be sold or served.

There will be competitors, volunteers and spectators attending the event.

We will set up the night before with ropes and a tent (for registration) on Friday, at 6pm. It should only take an hour or two.

All climbers will be required to sign a liability waiver.

Take down (dismantling) should all be complete before the awards ceremony that is at 5pm.

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.





Set-up Time Start *

05/01/2026 06:00:00 PM

Set-up Time End *

05/01/2026 09:00:00 PM

Event Time Start *

05/02/2026 07:00:00 AM

Event Time End *

05/02/2026 06:00:00 PM

Take Down Time Start *

05/02/2026 05:00:00 PM

Take Down Time End *

05/02/2026 06:00:00 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.

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.

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*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.

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 *

Kim DePew

Name *

Kim DePew

Date *

12/08/2025



Council Agenda Information

Review

Approval Process:

Consent of the City Council. This event does meet the requirements for a Special Event Permit as outlined in City Code 3-6-2

- (A) Is expected to draw five hundred (500) or more persons at any session as participants or spectators and is proposed to be held at a park;
- (B) Impacts city streets, sidewalks, parks and common areas, or city resources;
- (C) Unless otherwise permitted to do so, propose to sell or serve alcohol publicly; or
- (D) Intends to broadcast amplified sound or generate unusual noise.

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	\$25.00	1
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Total Due *

\$25.00

Special Event Departments *

Which departments should be asked to review this application?

- ☒ Streets
 ☒ Engineering
 ☒ Planning and Zoning
- ☒ Electrical
 ☒ Police
 ☒ Fire
- ☒ Parks

Reviewer Name *

Mable Shurtleff

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 *

3,500

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.

Pop-up canopies online. No stakes will be used.

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

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

☒ Yes ☐ No

Contact Information

Event Organizer

First Name *

Eva

Last Name *

Craner

Onsite Contact

First Name *

Eva

Last Name *

Craner

Event Information

Event Name *

Engage in Education - Community Picnic

Event Location (Park or Facility Requested)

City Park

Is this event indoors or outdoors? *

- ☐ Indoors
- ☒ Outdoors

Event Reoccurrence

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

Event Description *

We plan to host a community celebration of public education. The event will feature booths from each of our 16 schools, a short performance by each school, and a free hot dog dinner for all attendees. The event will be free and open to the public.

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 *

Engage in Education Map (2).pdf

1.85MB

Set-up Time Start *

05/06/2026 12:30:00 PM

Set-up Time End *

05/06/2026 04:00:00 PM

Event Time Start *

05/06/2026 04:30:00 PM

Event Time End *

05/06/2026 07:00:00 PM

Take Down Time Start *

05/06/2026 07:00:00 PM

Take Down Time End *

05/06/2026 08:00:00 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 *

Attendees will park and walk from various locations around downtown.

Parking Plan Map

Downtown Parking Lots_201810051041019645.pdf

1.02MB

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.

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

COI Engage in Education 2026 (1).pdf

36.97KB

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.):

We will work with a third-party vendor to bring additional trash receptacles, portable toilets, and hand-washing stations. We will have staff on hand to ensure that waste is disposed of properly

Have you arranged for portable toilets? *

☒ Yes ☐ No

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

☒ Yes ☐ No

Name of Contracted Company *	Number of Trash Receptacles *	Size of Trash Receptacles
Western Waste	7	96 gal
Contact person in charge of waste. *	Phone number of contact	Number of staff assisting in removal.
Eva Craner	2083161122	5

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 11 am-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 *

Eva Craner

Name *

Eva Craner

Date *

10/24/2025



Council Agenda Information

Review

Approval Process:

Consent of the City Council. This event does meet the requirements for a Special Event Permit as outlined in City Code 3-6-2

- (A) Is expected to draw five hundred (500) or more persons at any session as participants or spectators and is proposed to be held at a park;
- (B) Impacts city streets, sidewalks, parks and common areas, or city resources;
- (C) Unless otherwise permitted to do so, propose to sell or serve alcohol publicly; or
- (D) Intends to broadcast amplified sound or generate unusual noise.

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 *

Insurance for approval-City will be setting up ped barricades. This was per discussion with event organizer and her discussion with streets.

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 *

Any mobile food vendor shall have their 2026 purple fire inspection decal displayed to the public. Any tent exceeding 400 SF shall have a Tent permit through the TFFD.

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

Total Due *

\$25.00

Special Event Departments *

Which departments should be asked to review this application?

- | | | |
|--|---|---|
| ☒ Streets | ☒ Engineering | ☒ Planning and Zoning |
| ☒ Electrical | ☒ Police | ☒ Fire |
| ☒ Parks | | |

Reviewer Name *

Mable Shurtleff

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 *

500

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

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

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

☐ Yes ☒ No

Contact Information

Event Organizer

First Name *

Jennifer

Last Name *

Colvin

Onsite Contact

First Name *

Jennifer

Last Name *

Colvin

Event Information

Event Name *

Twin Falls St Patty's Day Parade

Event Location (Park or Facility Requested)

Main Ave

Is this event indoors or outdoors? *

☐ Indoors

☒ Outdoors

Event Reoccurrence

☐ One Time Event

☐ Recurring over several weeks/months

Event Description *

This event is normally apart of the festival but this year we are separating the festival from the parade to improve public safety.

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 *

2026 Parade MainStreet Map.pdf

2.01MB

Set-up Time Start *

03/17/2026 02:00:00 PM

Set-up Time End *

03/17/2026 04:00:00 PM

Event Time Start *

03/17/2026 04:00:00 PM

Event Time End *

03/17/2026 05:00:00 PM

Take Down Time Start *

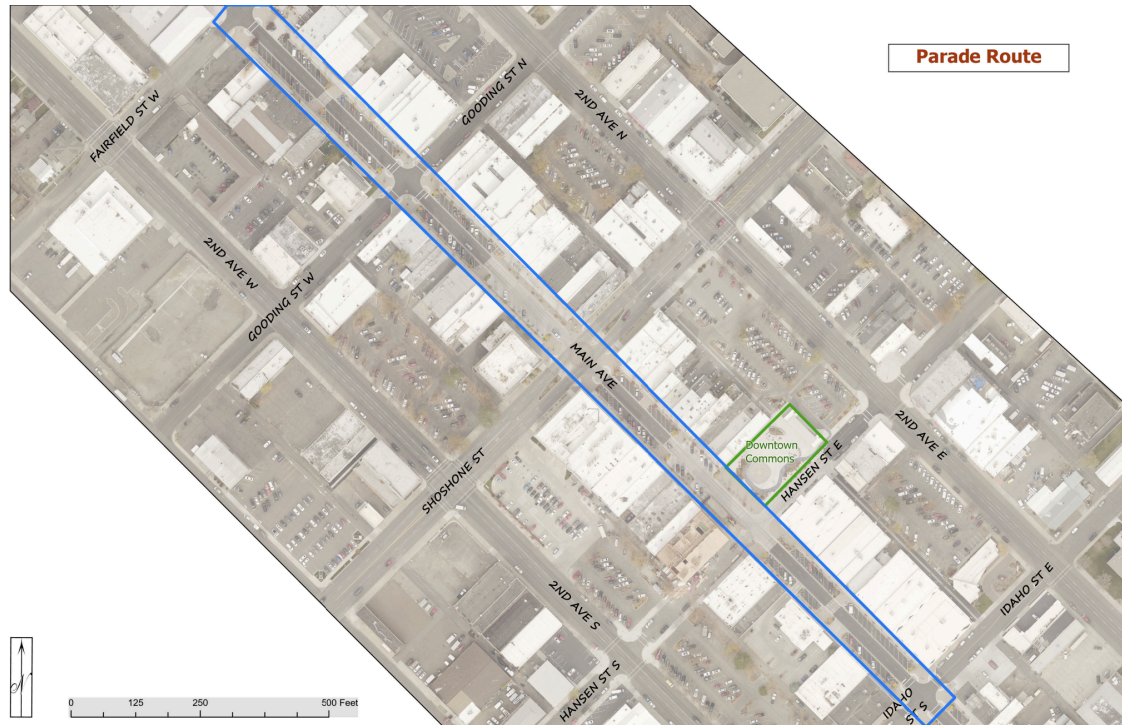
03/17/2026 05:00:00 PM

Take Down Time End *

03/17/2026 05:30:00 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.

Parade



This is the standard parade route in Twin Falls. Will you be using this route? *

☒ Yes ☐ No, I want to use a custom route.

Parade Traffic Control Plan *

Traffic control should be provided by the police department to close down the road.

Road Closure

Will you be requesting road closures not included in the standard parade route? *

☐ Yes ☒ No

Pedestrian Barricades

The city can provide up to 700 pedestrian barricades and a driver. You will need to set up and take down the barricades. Your event insurance will also need to cover anyone setting up or taking down these barricades. You will need to allow yourself adequate time to set up and take down the barricades.

How many barricades will you need? *

400

Parking Plan

Parking Plan *

Public parking on streets and parking lots

Parking Plan Map

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.

Will your event generate any type of waste? *

☐ Yes ☒ No

Is this an ongoing or seasonal request? *

☒ Yes ☐ No

Agreement, insurance, and fees may apply

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.):

trash from spectators while watching the parade

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. *

Jennifer Colvin

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 *

Jennifer Colvin

Name *

Jennifer Colvin

Date *

01/02/2026



Council Agenda Information

Review

Approval Process:

Consent of the City Council. This event does meet the requirements for a Special Event Permit as outlined in City Code 3-6-2

- (A) Is expected to draw five hundred (500) or more persons at any session as participants or spectators and is proposed to be held at a park;
- (B) Impacts city streets, sidewalks, parks and common areas, or city resources;
- (C) Unless otherwise permitted to do so, propose to sell or serve alcohol publicly; or
- (D) Intends to broadcast amplified sound or generate unusual noise.

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 *

Approve with insurance.

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 *

Any mobile food vendor shall have their 2026 purple fire inspection decal displayed to the public. Any tent exceeding 400 SF shall have a Tent permit through the TFFD.

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

Total Due *

\$25.00

Special Event Departments *

Which departments should be asked to review this application?

- ☒ Streets
- ☒ Engineering
- ☒ Planning and Zoning
- ☒ Electrical
- ☒ Police
- ☒ Fire
- ☒ Parks

Reviewer Name *

Mable Shurtleff

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 *

5,000

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.

Canopies for vendors

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

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

☒ Yes ☐ No

Contact Information

Event Organizer

First Name *

Jennifer

Last Name *

Colvin

Onsite Contact

First Name *

Jennifer

Last Name *

Colvin

Event Information

Event Name *

Twin Falls St Patty's Day Festival

Event Location (Park or Facility Requested)

Main Ave-Block of O'Dunken's Draught House

Is this event indoors or outdoors? *

☐ Indoors

☒ Outdoors

Event Reoccurrence

☐ One Time Event

☐ Recurring over several weeks/months

Event Description *

To sum up the Twin Falls StPatty's Day Festival, it is a day for the community to come together and have a carefree FUN day! The festival will start at 12pm on Saturday March 14th, 2026. Tent/booth vendors will be lined up on Main Ave from Shoshone to Gooding Street with local business. This event has been happening annually and has grown immensely in the past 5 years. We are excited to have this event be even bigger with the addition of great sponsors! We look forward to partnering with your business and supporting this great community event!

A change in 2026 will be around the parade. The parade will now be held as a separate event on March 17th at 4pm. This change will allow for a better flow of the festival and give the sponsors availability to have the booth at the festival, then have a parade entry without a personnel conflict.

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 *

2026 Festival Layout.pdf

275.88KB

Set-up Time Start *

03/14/2026 07:00:00 AM

Set-up Time End *

03/14/2026 11:00:00 AM

Event Time Start *

03/14/2026 12:00:00 PM

Event Time End *

03/14/2026 10:00:00 PM

Take Down Time Start *

03/14/2026 10:00:00 PM

Take Down Time End *

03/14/2026 11:00:00 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 where there is public parking on surrounding streets and parking lots.

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

- ✓ *Keg Permit will be required*

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

Agreement, insurance, and fees may apply

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.

Alcohol

Alcohol sold or dispensed at special events must be done so by an established business with a current Alcohol License issued by the State of Idaho. Additionally, said business will be required to secure a City of Twin Falls Catering Permit from the Twin Falls City Clerk's Office. The catering permit must be properly issued and a copy be given to the Special Events Coordinator no less than two (2) weeks prior to the start of the event. The licensing fee for a City of Twin Falls catering permit is \$20.00 per day and is separate from any other application fees.

Alcohol/Beer Gardens:

All events serving alcohol within City owned property will be required to establish a beer garden for consumption. The beer garden shall be fenced, allowing for a single entry/exit point which is to be manned by employees at all times. All patrons consuming alcohol are required to present photo identification to verify age before admittance into the garden. Additionally, all patrons will be issued a wristband to be worn on the right wrist for easy verification. Carrying alcoholic beverages in or out of the beer garden is prohibited. Consuming alcoholic beverages will not be permitted in any other locations of the event.

Twin Falls City Code 8-3-7(F) prohibits the possession or use of glass beverage containers inside any city park. Therefore, glass containers are prohibited for use during special events.

The provisions and standards provided in this section may be modified depending on size, scope, location and time of the event. Modifications must be requested through the Special Events Coordinator and approved by the Special Events Committee.

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, plastic cups, cardboard

Have you arranged for portable toilets? *

☒ Yes ☐ No

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

☒ Yes ☐ No

Name of Contracted Company *	Number of Trash Receptacles *	Size of Trash Receptacles
PSI	20	
Contact person in charge of waste. *	Phone number of contact	Number of staff assisting in removal.
Kacee		

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 *

Jennifer Colvin

Name *

Jennifer Colvin

Date *

01/02/2026



Date: Monday, February 23, 2026
To: Honorable Mayor and City Council
From: Kelli Ebersole, City Planner

ACTION ITEM

Request:

Request for approval of a Final Plat for the City Pool on Locust Subdivision consisting of two lots on 20 (+/-) acres c/o EHM Engineers, LLC on behalf of the City of Twin Falls. (PZ26-0011)

Time Estimate:

N/A

Background:

This is a request made by the City of Twin Falls, represented by EHM Engineers LLC, to approve the City Pool on Locust Subdivision final plat for property located at 756 Locust St N/1771 Stadium Blvd. The final plat consists of two (2) lots, on approximately 20 acres (+/-).

Approval Process:

Per City Code 10-12-2-4 (E) Following receipt of the Administrator's report, the Council shall consider the conditions of preliminary plat approval, and comments from agencies, to arrive at a decision on the final plat. The Council shall approve, approve conditionally, disapprove or table the final plat for additional information. Upon granting or denying the final plat the council shall specify:

1. The regulations and standards used in evaluating the application;
2. The reasons for approval or denial; and
3. The actions, if any, that the applicant could take to obtain approval.

Budget Impact:

N/A

Regulatory Impact:

Prior to recording the final subdivision plat, the subdivider shall submit to the administrator:

1. A copy of the approved plat, satisfying any additional conditions placed by the Council.
2. Approved copies of the Construction Plans and specifications for public infrastructure including but not limited to: streets, water, sewer, stormwater, parks, gravity irrigation and pressure irrigation systems. The City Engineer shall establish all applicable standards. All plans and specifications shall have sufficient detail and written information to accurately locate the proposed improvements in the field and determine their relationship to other improvements.
3. Financial guarantee of improvements pursuant to section 10-12-4-3 of this chapter.
4. An approvable weed management plan.
5. Certification of water and sewer plan approval from the Idaho Department of Environmental Quality.
6. Street and utility plan approval from the appropriate authority (Idaho Transportation Department, Twin Falls Highway District, etc), if applicable.
7. Gravity irrigation system plan approval from the Twin Falls Canal Company, if applicable.

8. An executed City of Twin Falls Improvement Agreement for Developers.
9. Certification of the notice of intent and stormwater pollution prevention plan filed with Idaho DEQ.
10. All water share certificates transferred to the City of Twin Falls equal to one share per gross acre for new residential developments, or such other number of shares as negotiated between the City Council and the developer by separate agreement.

Once all required documents have been submitted, the plat may be recorded which then grants development rights to the created lots.

History:

N/A

Analysis:

The staff has reviewed the final plat for conformance with the approved preliminary plat and found it to be substantially compliant. The final plat is also in compliance with the city standards, state requirements and compatible with the comprehensive plan.

Conclusion:

Staff recommends approval of this plat with the following conditions:

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.
2. Subject to submittal of a final plat, submitted prior to the signed of the final plat, showing compliance with all conditions and comments in Engineering Memorandum dated January 28, 2026.

Attachments:

1. PZ26-0011 Vicinity Map
2. PZ26-0011 Aerial Map
3. PZ26-0011 Presentation Map
4. PZ26-0011 City Pool on Locust Subdivision - FP Review Exhibit 1-28-26
5. PZ26-0011 City Pool on Locust Subdivision-FP Engineering Memo 1-28-26

Vicinity Map

Blue Lakes Blvd N

Blue Lakes Blvd N



CASCADE PARK



0 1,000 Feet

Esri, Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI, NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USQA, USEWS

Aerial Map



Stadium Blvd

Capri Dr

Chase Dr

Walnut St N

Locust St N

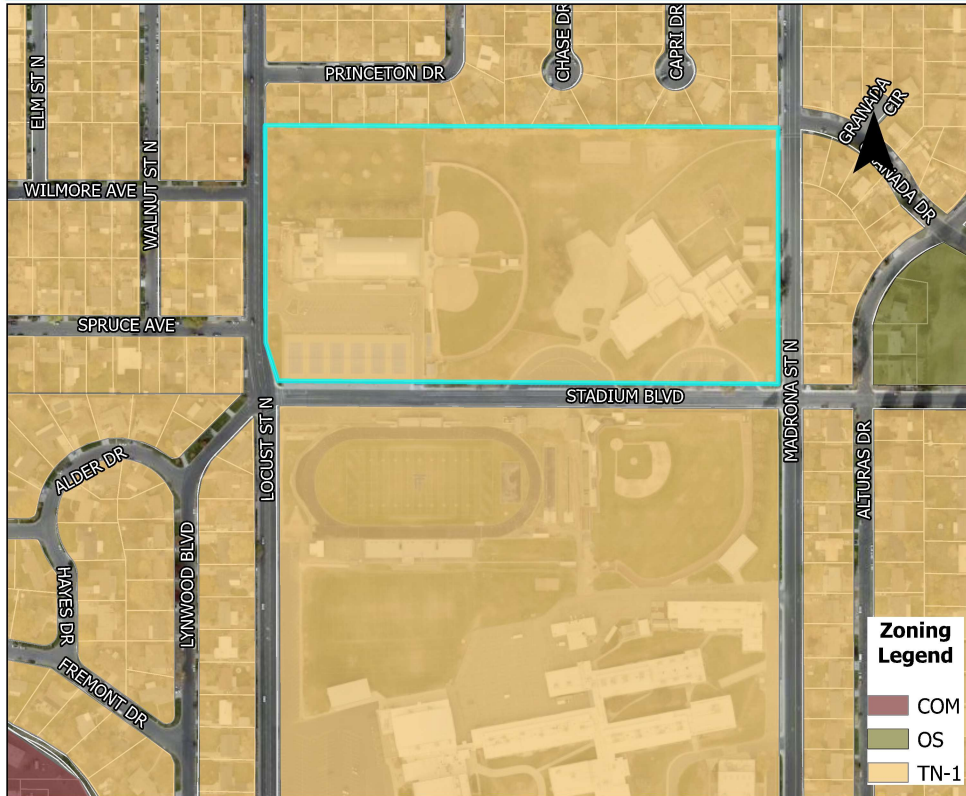
Madrona St N

Alturas

0 200 Feet

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

ZONING MAP



Zoning

Current Zoning: TN-1, Town Neighborhood 1

Current Land Use: City Pool and Parks

Proposed Zoning: TN-1, Town Neighborhood One

Proposed Land Use: City Pool and Parks

Surrounding Area

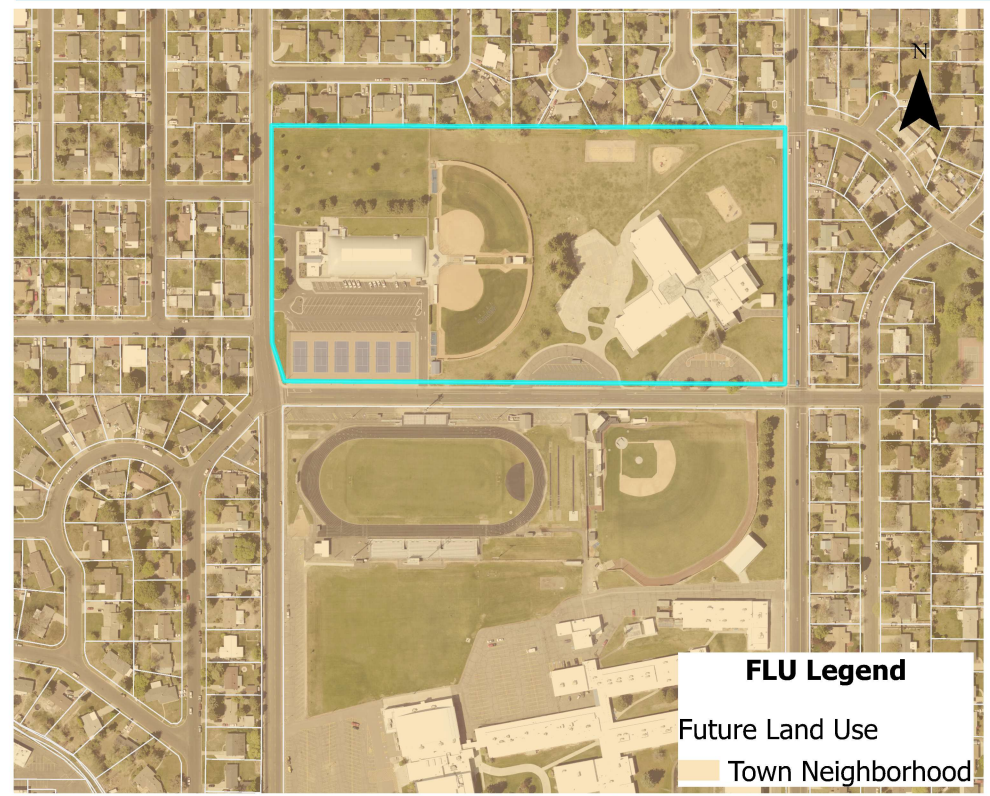
North: Residential

South: Twin Falls High School

East: Residential

West: Residential

FUTURE LAND USE MAP



Regulations

Twin Falls Municipal Code Section(s)
10-12-2-4 & 10-3-7

FLU Category

Town Neighborhood calls for a primarily residential area which is contiguous and clustered to maximize open space and community gathering areas with uses such as single family, duplexes, triplexes, townhomes, schools, civic facilities, etc.

CITY POOL ON LOCUST

Health 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 APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED."

DISTRICT HEALTH DEPARTMENT, EHS

DATE:

Located In
A Portion of
NE ⁴ NW ⁴, Section 10
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2025 1

Surveyor's Narrative

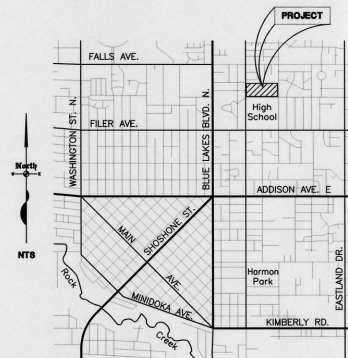
THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT THE BOUNDARY OF THE PARCEL OF LANDS DESCRIBED IN DEEDS RECORDED AS INSTRUMENT NO. 579687 AND 576863 AND SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED AS INSTRUMENT NO. 2024-014854 IN THE OFFICE OF THE COUNTY RECORDER OF TWIN FALLS COUNTY.

THE WEST, SOUTH AND EAST BOUNDARIES WERE ESTABLISHED BY FOUND MONUMENTS AT THE CENTERLINE INTERSECTIONS AS SHOWN HEREON.

THE NORTH BOUNDARY WAS ESTABLISHED BY FOUND MONUMENTS PER THE NORTHGATE SUBDIVISION AND HANSING AND WILLS SUBDIVISION.

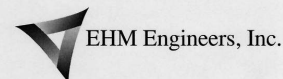
Irrigation Certification

THE LANDS INCLUDED IN THIS PLAT ARE LOCATED IN THE TWIN FALLS CANAL COMPANY SERVICE AREA 208-733-6731. IRRIGATION WATER WILL BE PROVIDED TO ALL LOTS THROUGH A PRESSURE IRRIGATION DELIVERY SYSTEM WHICH HAS BEEN APPROVED PURSUANT TO SECTION 31-3805(4), IDAHO CODE. THE PURCHASER OF EACH LOT SHALL REMAIN SUBJECT TO ALL ASSESSMENTS LEVIED BY THE CITY OF TWIN FALLS AND / OR THE TWIN FALLS CANAL COMPANY. ALL UNPAID IRRIGATION ENTITY ASSESSMENTS ARE A LIEN ON THE LAND.



Vicinity Map

n.t.s



CITY POOL ON LOCUST
Located In
A Portion of
NE ⁴ NW ⁴, Section 10
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2025 1



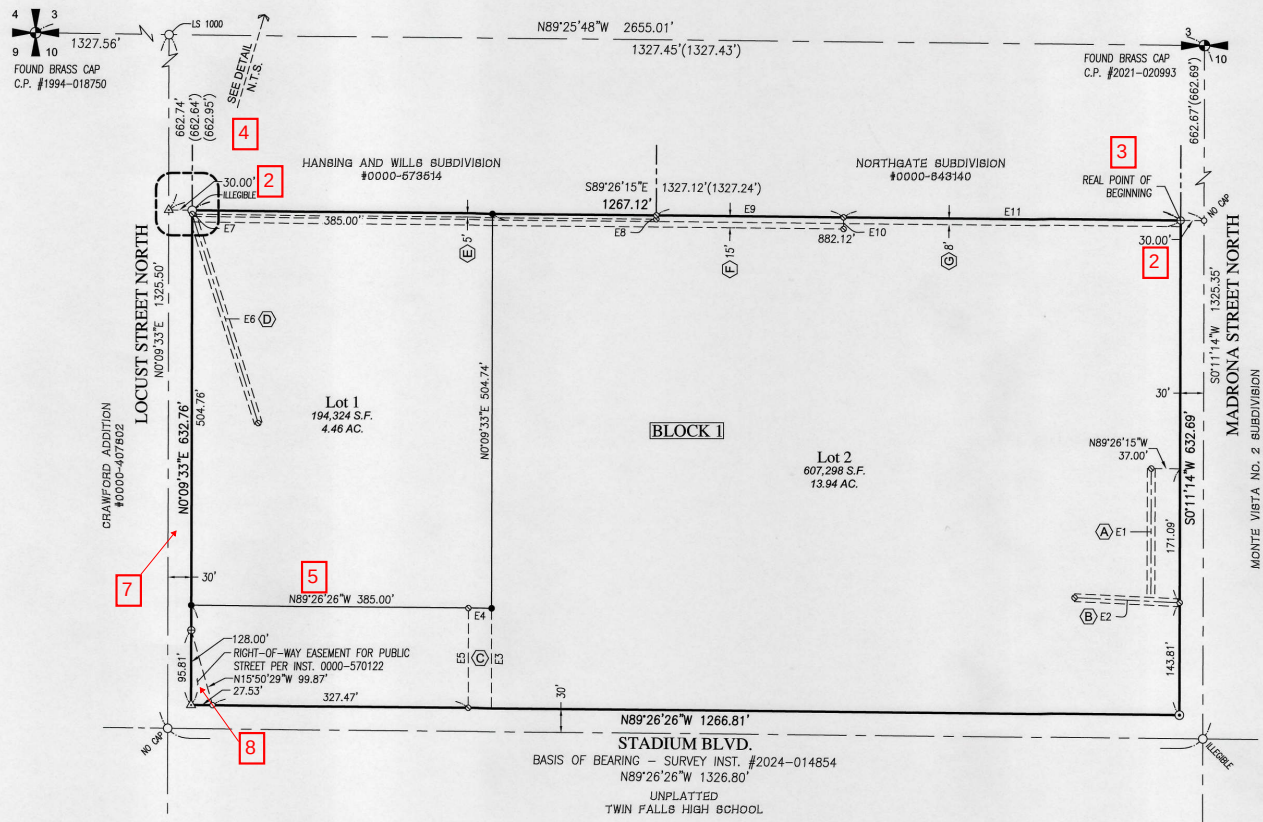
0 10 20 40
SCALE IN FEET

Easement Line Table

LINE E#	BEARING	DISTANCE
E1	S0°11'14"W	160.00'
E2	N87°18'46"W	135.00'
E3	S0°09'33"W	127.73'
5 E4	S89°26'27"E	30.00'
E5	N0°09'33"E	127.73'
E6	S17°33'27"E	280.00'

Easement Line Table

LINE E#	BEARING	DISTANCE
E7	S0°09'33"W	5.00'
E8	N0°09'33"E	5.00'
E9	S89°26'15"E	239.98'
E10	S0°09'45"W	15.00'
E11	S89°26'15"E	432.12'



Easement Key

- (A) EXISTING 10' IDAHO POWER EASEMENT INST. NO. 0000-975808
- (B) EXISTING 10' IDAHO POWER EASEMENT INST. NO. 0000-684370
- (C) EXISTING 30' ACCESS & UTILITY EASEMENT INST. NO. 0000-938979
- (D) EXISTING 10' IDAHO POWER EASEMENT PER DEED DATED JUNE 6, 1988 - PE-117 UNRECORDED
- (E) EXISTING 5' US WEST COMMUNICATIONS EASEMENT INST. NO. 1999-009619
- (F) EXISTING 15' CITY OF TWIN FALLS DRAINAGE EASEMENT INST. NO. 0000-938978
- (G) EXISTING 8' US WEST COMMUNICATIONS EASEMENT INST. NO. 1993-019011

Legend

SUBDIVISION BOUNDARY LINE	_____
SECTION LINE	_____
QUARTER SECTION LINE	_____
EASEMENT LINE	_____
ADJACENT PROPERTY LINE	_____
CENTERLINE OF STREET	_____
LOT LINE	_____
RECORD DISTANCE &/OR BEARING	()
CALCULATED POINT (NOT SET)	△
FOUND BRASS CAP (AS NOTED)	⊙
FOUND 5/8" REBAR (AS NOTED)	○
FOUND 1/2" REBAR (AS NOTED)	○
FOUND COPPER DISC - LS 10110	⊕
SET COPPER DISC - LS 10110	⊕
SET 1/2" x 24" REBAR & CAP - LS 10110	•
1/2" x 24" REBAR & CAP TO BE SET - LS 10110, EASEMENT CORNER IMPRINTED "EASEMENT"	•

Deed References

#578200 (STADIUM BLVD.)
#579687
#578863
#570122
#461278 (MADRONA STREET NORTH)

Survey References

#2024-014854
#2023-010785
#2016-003660
#1998-008113
#0000-936339
#0000-643140 NORTHGATE SUBDIVISION
#0000-573514 HANSING AND WILLS SUBDIVISION
#0000-441856 MONTE VISTA NO. 2 SUBDIVISION



CERTIFICATE OF OWNERS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OR REPRESENTATIVE OF THE OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED PROPERTY, BEING A PORTION OF THE NE4 NW4 OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 10 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED NOVEMBER 26, 2024 AS INSTRUMENT NO. 2024-014854 IN THE OFFICE OF THE COUNTY RECORDER OF TWIN FALLS COUNTY;
THENCE, ALONG THE EAST BOUNDARY OF SAID NE4 NW4 OF SECTION 10, SOUTH 00°11'14" WEST 662.67 FEET;
THENCE, LEAVING SAID EAST BOUNDARY, NORTH 89°26'15" WEST 30.00 FEET TO SOUTHEAST CORNER OF LOT 7, BLOCK 3 AS SHOWN ON THAT CERTAIN MAP ENTITLED "NORTHGATE SUBDIVISION" RECORDED DECEMBER 1, 1972 AS INSTRUMENT NO. 0000-643140 IN SAID OFFICE OF THE COUNTY RECORDER OF TWIN FALLS COUNTY AND BEING THE REAL POINT OF BEGINNING;
THENCE, ALONG THE WEST RIGHT-OF-WAY BOUNDARY OF MADRONA STREET NORTH, SOUTH 00°11'14" WEST 632.69 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY BOUNDARY OF STADIUM BOULEVARD;
THENCE, ALONG SAID NORTH RIGHT-OF-WAY BOUNDARY, NORTH 89°26'26" WEST 1266.81 FEET TO A POINT ON THE EAST RIGHT-OF-WAY BOUNDARY OF LOCUST STREET NORTH;
THENCE, ALONG SAID EAST RIGHT-OF-WAY BOUNDARY, NORTH 00°09'33" EAST 632.76 FEET TO THE SOUTHWEST CORNER OF LOT 24, BLOCK 2 AS SHOWN ON THAT CERTAIN MAP ENTITLED "HANSING AND WILLS SUBDIVISION" RECORDED MAY 16, 1967 AS INSTRUMENT NO. 0000-573514 IN SAID OFFICE OF THE COUNTY RECORDER OF TWIN FALLS COUNTY;
THENCE, ALONG THE SOUTH BOUNDARY OF SAID "HANSING AND WILLS SUBDIVISION" AND "NORTHGATE SUBDIVISION", SOUTH 89°26'15" EAST 1267.12 FEET TO SAID REAL POINT OF BEGINNING.

THE GROSS AREA CONTAINED IN THIS PLATTED LAND AS DESCRIBED IS 18.40 ACRES.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS INDICATED ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES DESIGNATED ON THIS PLAT.

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

PURSUANT TO IDAHO CODE 31-3805, I, THE UNDERSIGNED, AS OWNER, DO HEREBY CERTIFY THAT SURFACE WATER FOR IRRIGATION IS REASONABLY AVAILABLE, PER SECTION 67-6537, IDAHO CODE, AND THAT THEY ARE IN COMPLIANCE WITH SECTION 31-3805, IDAHO CODE.

~~CHAIRMAN FOR THE TWIN FALLS SCHOOL DISTRICT BOARD OF TRUSTEES~~ 6

BY: ERIC SMALLWOOD, CHAIRMAN, BOARD OF TRUSTEES

ACKNOWLEDGMENT

STATE OF IDAHO } ss
COUNTY OF TWIN FALLS

1

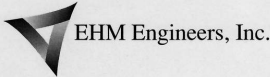
ON THIS DAY OF , 2025, AT M., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ERIC SMALLWOOD, KNOWN OR IDENTIFIED TO ME TO BE THE CHAIRMAN FOR THE TWIN FALLS SCHOOL DISTRICT BOARD OF TRUSTEES, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF THE TWIN FALLS SCHOOL DISTRICT BOARD OF TRUSTEES.

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

NOTARY PUBLIC

RESIDING AT

COMMISSION EXPIRES



CERTIFICATE OF SURVEYOR

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



APPROVAL OF CITY COUNCIL

THIS PLAT WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF CITY OF TWIN FALLS, IDAHO AT THEIR MEETING ON THIS _____ DAY OF _____, 20____.

MAYOR

CITY CLERK

APPROVAL OF CITY ENGINEER

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

CITY ENGINEER

ATTEST

COUNTY SURVEYOR'S CERTIFICATE

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

GEORGE A. YERION
PROFESSIONAL LAND SURVEYOR

PLS#

DATE

ACKNOWLEDGMENT

STATE OF _____ } ss
COUNTY OF _____

1

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

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

NOTARY PUBLIC

RESIDING AT

COMMISSION EXPIRES

COUNTY TREASURER'S CERTIFICATE

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

COUNTY TREASURER

DATE

COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NO. _____

STATE OF IDAHO }
COUNTY OF TWIN FALLS } ss

1

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

DEPUTY

EX-OFFICIO RECORDER



P.O. Box 1907

203 Main Avenue East

Twin Falls, Idaho 83303-1907

Fax: (208) 736-2293

ENGINEERING

208-735-7248

ENGINEERING MEMORANDUM

To: William Klaver, Senior Planner

From: Traci Wallin, Engineering Technician

Date: 01/28/2026

Re: Final Plat – **City Pool on Locust Subdivision** – Application # PZ26-0011

The Engineering Department has reviewed the Final Plat for the City Pool on Locust Subdivision. The following changes shall be addressed prior to submittal of the mylars for signatures. This Conditional Approval is contingent on compliance with all applicable City Standards.

1. Please change the year to 2026.
2. Please add the bearing per Certificate of Owners.
3. The Certificate of Owners refers to a Lot and Block in Northgate Subdivision. Please note the referred Lot and Block.
4. The Certificate of Owners refers to a Lot and Block in Hansing and Wills Subdivision. Please note the referred Lot and Block.
5. Bearings do not match.
6. Ownership line on plat shall match ownership on Warranty Deed.
7. Based on the following documents Locust Street N appears not to be dedicated right of way:
 - a. #441850 – Monte Vista #2 Subdivision
 - b. #461278 – Deed to School District
 - c. #567863 – Deed for Sawtooth and Pool property
 - d. #573514 – Hansing and Will Subdivision
8. Please dedicate Right of Way Easement #570122 as Public Right of Way.
9. Please provide closure documents for external boundary.

Cc: David Thibault, EHM Engineering, dthibault@ehminc.com
Troy Vitek, City of Twin Falls, tvitek@tfid.org
Kristi Fehringer, City of Twin Falls, kfehringer@tfid.org



Date: Monday, February 23, 2026
To: Honorable Mayor and City Council
From: Kelli Ebersole, City Planner

ACTION ITEM

Request:

Request for approval of a Final Plat for the Mason Subdivision consisting of two lots on 1.5 (+/-) acres c/o FOCUS Engineering & Surveying on behalf of Kurt Mason. (PZ26-0012)

Time Estimate:

N/A

Background:

This is a request made by Kurt Mason, represented by FOCUS Engineering & Surveying, to approve the Mason Subdivision final plat for property located at 191 Pole Line Road East. The final plat consists of two (2) lots, on approximately 1.5 acres (+/-).

Approval Process:

Per City Code 10-12-2-4 (E) Following receipt of the Administrator's report, the Council shall consider the conditions of preliminary plat approval, and comments from agencies, to arrive at a decision on the final plat. The Council shall approve, approve conditionally, disapprove or table the final plat for additional information. Upon granting or denying the final plat the council shall specify:

1. The regulations and standards used in evaluating the application;
2. The reasons for approval or denial; and
3. The actions, if any, that the applicant could take to obtain approval.

Budget Impact:

N/A

Regulatory Impact:

Prior to recording the final subdivision plat, the subdivider shall submit to the administrator:

1. A copy of the approved plat, satisfying any additional conditions placed by the Council.
2. Approved copies of the Construction Plans and specifications for public infrastructure including but not limited to: streets, water, sewer, stormwater, parks, gravity irrigation and pressure irrigation systems. The City Engineer shall establish all applicable standards. All plans and specifications shall have sufficient detail and written information to accurately locate the proposed improvements in the field and determine their relationship to other improvements.
3. Financial guarantee of improvements pursuant to section 10-12-4-3 of this chapter.
4. An approvable weed management plan.
5. Certification of water and sewer plan approval from the Idaho Department of Environmental Quality.
6. Street and utility plan approval from the appropriate authority (Idaho Transportation Department, Twin Falls Highway District, etc), if applicable.
7. Gravity irrigation system plan approval from the Twin Falls Canal Company, if applicable.

8. An executed City of Twin Falls Improvement Agreement for Developers.
9. Certification of the notice of intent and stormwater pollution prevention plan filed with Idaho DEQ.
10. All water share certificates transferred to the City of Twin Falls equal to one share per gross acre for new residential developments, or such other number of shares as negotiated between the City Council and the developer by separate agreement.

Once all required documents have been submitted, the plat may be recorded which then grants development rights to the created lots.

History:

N/A

Analysis:

The staff has reviewed the final plat for conformance with the approved preliminary plat and found it to be substantially compliant. The final plat is also in compliance with the city standards, state requirements and compatible with the comprehensive plan.

Conclusion:

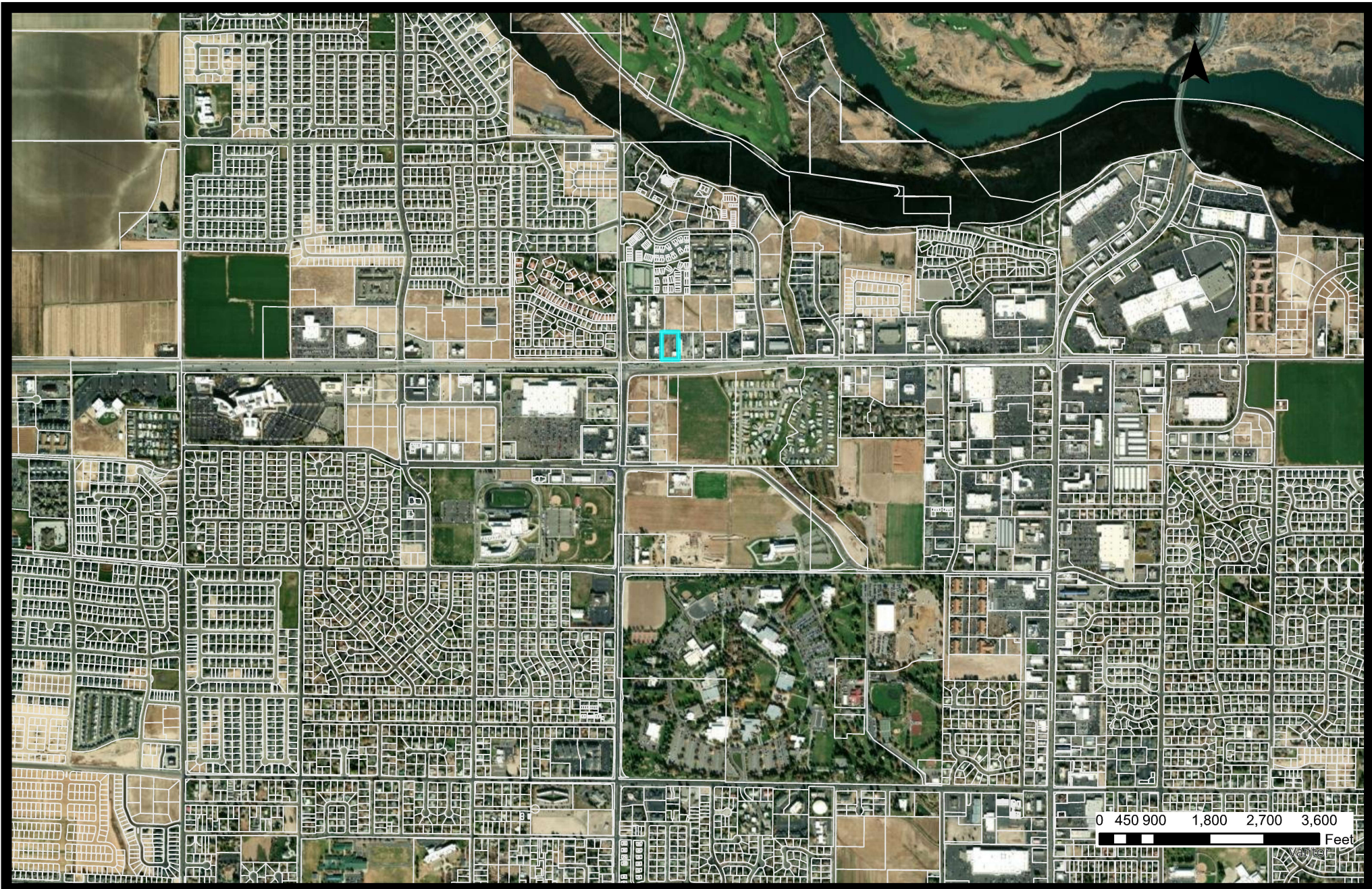
Staff recommends approval of this plat with the following conditions:

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.
2. Subject to submittal of a final plat, submitted prior to the signed of the final plat, showing compliance with all conditions and comments in Engineering Memorandum dated January 28, 2026.

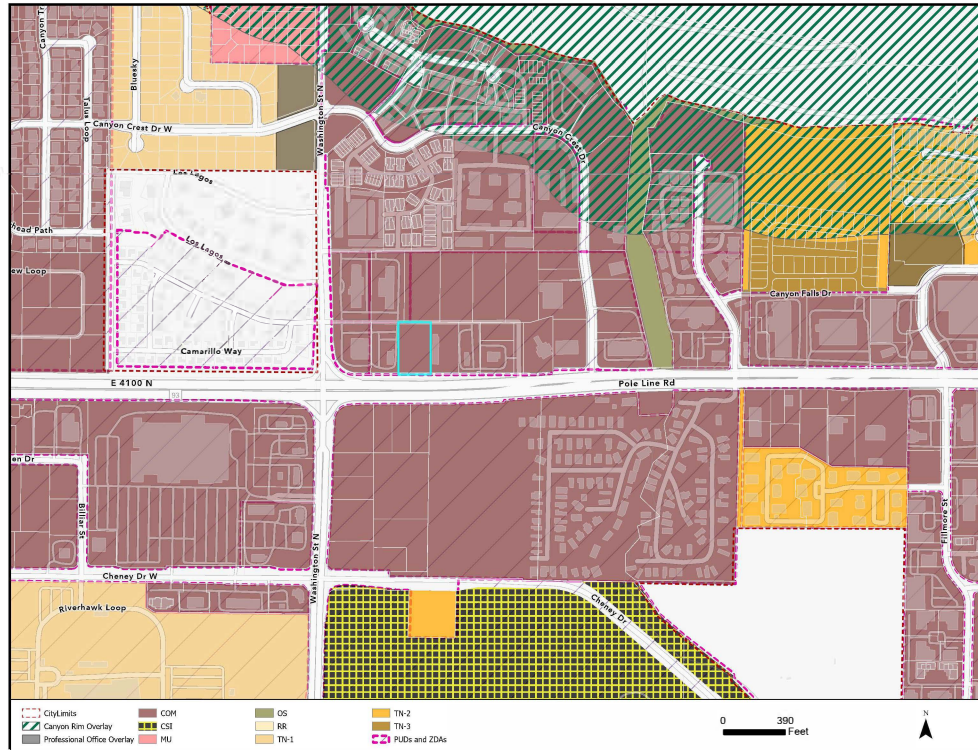
Attachments:

1. PZ26-0012 Vicinity Map
2. PZ26-0012 Presentation Map
3. PZ26-0012 Mason Subdivision - FP Review Exhibit 1-28-26
4. PZ26-0012 Mason Subdivision - FP Engineering Memo 1-28-26

VICINITY MAP



ZONING MAP



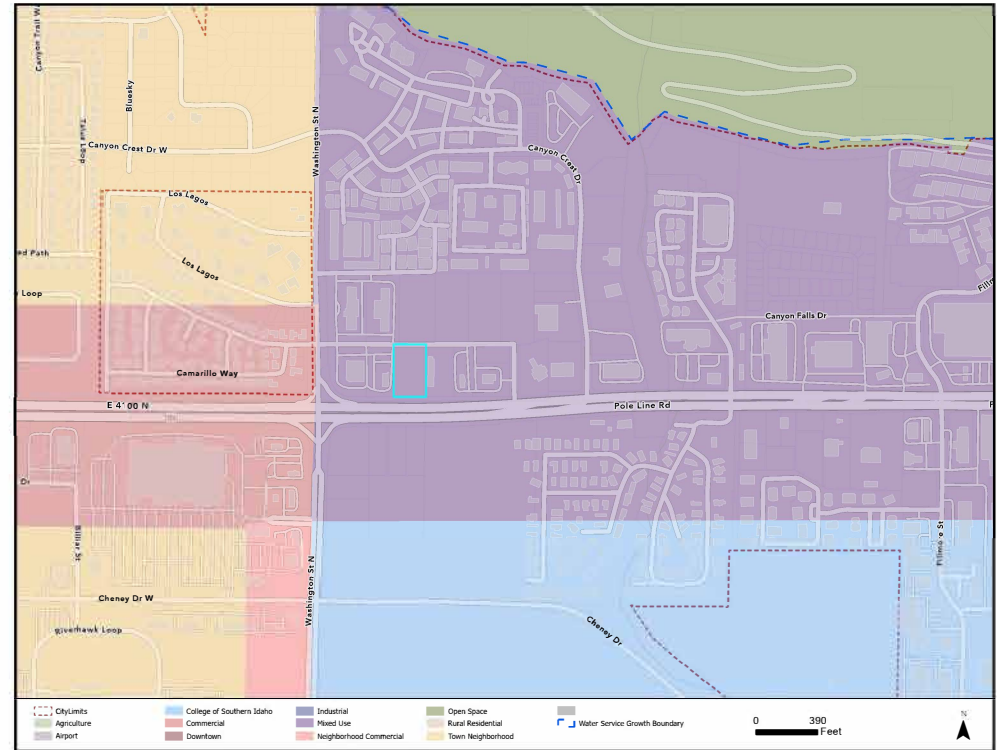
Zoning

Current Zoning:	COM PUD, Northbridge PUD
Current Land Use:	Undeveloped/Oil Change Facility
Proposed Zoning:	COM PUD
Proposed Land Use:	N/A

Surrounding Area

North:	Avenida Del Rio/Hotel
South:	Pole Line Rd/Commercial
East:	Restaurants
West:	Restaurant

FUTURE LAND USE MAP



Regulations

Twin Falls Municipal Code Section(s) 10-12; 10-3-13, 10-2-5(E), Northbridge PUD

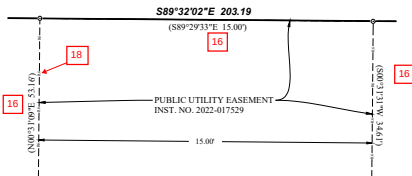
Future Land Use Category

Mixed Use:
Serves local and regional commercial. Siting at intersections of major arterials. Typically anchored by a grocery store, civic, or entertainment uses. Allows high-intensity mixed use development in a compact, pedestrian oriented environment. Pedestrian activity is the highest priority; buildings should be located close to the street. Wide sidewalks, street furniture, and other amenities are strongly encouraged.

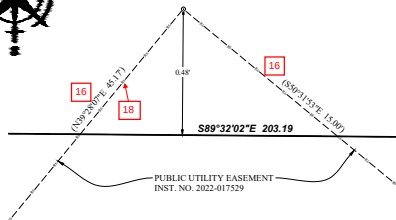
LEGEND

---	BOUNDARY
---	SECTION LINE
---	EXISTING PROPERTY LINE
---	LOT LINE
---	EASEMENT W/ REFERENCE NUMBER
●	SECTION MONUMENT (FOUND)
○	SET 5" REBAR AND CAP "FOCUS ENGINEERING PLS 327164"
○	SET 1/2" REBAR AND CAP "EASEMENT PLS 327164"
○	FOUND 5/8" REBAR AND CAP KNS 11120
○	FOUND 5/8" REBAR AND CAP PLS 13550
○	FOUND 5/8" REBAR ILLIGIBLE CAP
○	FOUND 5/8" REBAR NO CAP
---	EASEMENT DIMENSION

DETAIL "A" (N.T.S.)



DETAIL "B" (N.T.S.)



FINAL PLAT MASON SUBDIVISION A RE-SUBDIVISION OF LOT 3 AND A PORTION OF LOT 2, WESTPARK COMMERCIAL SUBDIVISION NO. 9 SITUATED IN A PART OF THE SOUTHWEST QUARTER, OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, CITY OF TWIN FALLS, TWIN FALLS COUNTY, IDAHO



CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED ARE THE OWNERS OF THE REAL PROPERTY HEREAFTER DESCRIBED.

THE WESTERLY 13.59 FEET OF LOT 2 AND ALL OF LOT 3 IN BLOCK 1 OF WESTPARK COMMERCIAL SUBDIVISION NO. 9, A PLANNED UNIT DEVELOPMENT, TWIN FALLS COUNTY, IDAHO, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN 86066-38-608-PLA-17P-MP-PWOP-E, RECORDS OF TWIN FALLS COUNTY, IDAHO, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, LOCATED IN TWIN FALLS, TWIN FALLS COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 17 EAST, BOISE MERIDIAN;

THENCE S89°55'01"E 469.47 FEET ALONG THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 33, T9S, R17E, B.M.; THENCE N09°05'58"W 24.76 FEET TO A 5" REBAR AND CAP KNS 11120, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE N09°06'05"E 330.21 FEET TO A FOUND 5/8" REBAR WITH AN ILLIGIBLE CAP;

THENCE S89°32'02"E 203.19 FEET TO A 5/8" REBAR WITH NO CAP;

THENCE S00°05'58"W 224.64 FEET TO A 5/8" REBAR AND CAP PLS 13550;

THENCE N89°58'39"W 203.23 FEET TO THE POINT OF BEGINNING.

CONTAINS: 66,942 SQUARE FEET OR 1.54 ACRES +/-

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS INDICATED ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES DESIGNATED ON THIS PLAT.

PURSUANT TO IDAHO CODE 56-1334, W.E. THE UNDERSIGNED, AS OWNERS, DO HEREBY STATE THAT THE LOTS ON THIS PLAT ARE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF TWIN FALLS MUNICIPAL WATER SYSTEM.

THE OWNERS HEREBY CERTIFY THAT SURFACE WATER FOR IRRIGATION IS REASONABLY AVAILABLE. PER SECTION 67-6337, IDAHO CODE, AND THAT THE REQUIREMENTS OF SECTION 31-3805, IDAHO CODE, HAVE BEEN COMPLIED WITH.

BY: KURT MASON (87.3% OWNERSHIP)

DATE

BY: BRANDON MASON (12.7% OWNERSHIP)

DATE

ACKNOWLEDGEMENT

STATE OF IDAHO)
) SS.
COUNTY OF)

ON THE _____ DAY OF _____, IN THE YEAR OF 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KURT MASON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THE DAY AND YEAR AS ABOVE WRITTEN.

NOTARY PUBLIC FOR IDAHO

RESIDING AT _____

COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

STATE OF IDAHO)
) SS.
COUNTY OF)

ON THE _____ DAY OF _____, IN THE YEAR OF 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BRANDON MASON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THE DAY AND YEAR AS ABOVE WRITTEN.

NOTARY PUBLIC FOR IDAHO

RESIDING AT _____

COMMISSION EXPIRES: _____

FINAL PLAT
MASON SUBDIVISION
A RE-SUBDIVISION OF LOT 3 AND A PORTION OF LOT 2,
WESTPARK COMMERCIAL SUBDIVISION NO. 9

SITUATED IN A PART OF THE SOUTHWEST QUARTER, OF SECTION 33,
TOWNSHIP 9 SOUTH, RANGE 17 EAST, BOISE MERIDIAN,
CITY OF TWIN FALLS, TWIN FALLS COUNTY, IDAHO

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
_____, 20____.

CITY CLERK

MAYOR

9

14

2025

2

15

APPROVAL OF CITY ENGINEER

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

CITY ENGINEER

ATTEST

COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NO. _____

STATE OF IDAHO }
SS. }
COUNTY OF TWIN FALLS }

ON THIS _____ DAY OF _____, 20____, AT _____ M., THE
FOREGOING PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER
OF TWIN FALLS COUNTY, IDAHO, AND DULY RECORDED IN PLAT BOOK
_____, ON PAGE _____.

DEPUTY

EX-OFFICIO RECORDER

CERTIFICATE OF SURVEYOR

I, TRENTON D. SMITH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL
LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT
OF MASON SUBDIVISION, AS DESCRIBED IN THE CERTIFICATE OF OWNERS,
AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL
SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND
ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN
CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND
SURVEYS.

TRENTON D. SMITH
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 3271644



COUNTY SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, _____, HAVE CHECKED THE
FOREGOING PLAT AND COMPUTATIONS FOR MAKING THE SAME AND DO
HEREBY CERTIFY THAT THEY COMPLY WITH THE LAWS OF THE STATE OF
IDAHO AND THE COUNTY OF TWIN FALLS RELATED THERETO. DATED THIS
_____ DAY OF _____, 20____.

PLS

STATE OF IDAHO }
SS. }
COUNTY OF TWIN FALLS }

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

COUNTY TREASURER'S CERTIFICATE

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

TWIN FALLS COUNTY TREASURER

DATE



P.O. Box 1907

203 Main Avenue East

Twin Falls, Idaho 83303-1907

Fax: (208) 736-2293

ENGINEERING

208-735-7248

ENGINEERING MEMORANDUM

To: William Klaver, Senior Planner

From: Traci Wallin, Engineering Technician

Date: 01/28/2026

Re: Final Plat – **Mason Subdivision** – Application # PZ26-0012

The Engineering Department has reviewed the Final Plat for the Mason Subdivision. The following changes shall be addressed prior to submittal of the mylars for signatures. This Conditional Approval is contingent on compliance with all applicable City Standards.

1. Vicinity Map is missing North Arrow.
2. Please change the year to 2026.
3. The distance of 469.47' appears to be incorrect per Magic Valley Marketplace Plat.
4. Health Certificate on the face of the plat is incorrect.
5. 'Commercial' is misspelled.
6. Please note Magic Valley Market Place Lot 2 Block 1.
7. Add ", A Planned Unit Development". Westpark Commercial Subdivision No. 9, A Planned Unit Development is the complete name of the subdivision.
8. Remove () from Line Labels.
9. Mayor signature should be above the City Clerks signature.
10. Remove (Private 40' ROW) and 'Drive'. Add '(Private)' at the end of Avenida Del Rio.
11. Please mark point as a Calculated Point with a symbol.
12. Remove the word 'agreement'.
13. This Utility Easement was not created by ROS 2019-000702. This easement was created by Westpark Commercial Subdivision No 9, A Planned Unit Development.
14. Remove 'City of Twin Falls'.
15. Please add Southwest Quarter. Westpark Commercial #9 states SW1/4 SW1/4.
16. Remove () from Bearing and Distances.
17. Remove, this symbol is not needed.
18. Please enlarge all reference numbers, they are not legible.
19. Replace Book and Page with Instrument number.

20. Reference numbers for Green area are incorrect. Refer to documents referenced.
21. Reference number for Dark Blue area is incorrect. Refer to documents referenced.
22. Reference number for Orange area are incorrect. Refer to documents referenced.
23. Reference number for Pink is incorrect. Refer to documents referenced.
24. Reference number for Purple is incorrect. Refer to documents referenced.
25. Please provide Reference Document #3.
26. Please add “, A PUD”. Westpark Commercial Subdivision No. 12, A PUD is the complete name of the subdivision.
27. Please add “, A Zoning Development Agreement”. Westpark Commercial Subdivision No. 10, A Zoning Development Agreement is the complete name of the subdivision.

Cc: Mike Washburn, FOCUS Engineering & Surveying, mwashburn@focus-es.com
Trenton Smith, FOCUS Engineering & Surveying, tsmith@focus-es.com
Troy Vitek, City of Twin Falls, tvitek@tfid.org
Kristi Fehringer, City of Twin Falls, kfehringer@tfid.org

PUBLIC RIGHT-OF-WAY DEED

PGR Partners, an Idaho Limited Partnership, (Grantor), does hereby grant, convey and dedicate fee simple title to the public as public right of way under the jurisdiction of **The City of Twin Falls**, A Municipal Corporation, whose address is P.O. Box 1907, Twin Falls, Idaho, 83303, (Grantee) a permanent and perpetual public right-of-way, for construction, continued operation, maintenance, repair, alteration, inspection and replacement of a public street and utilities, and legally described as follows:

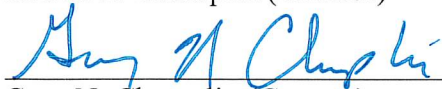
See attached "Exhibit A"

And the said Grantor does hereby covenant that the Grantor is the owner in fee simple of said premises; that they are free from encumbrances, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Executed and delivered this 23RD day of SEPTEMBER, 2025.



Robert L. Champlin (Grantor)



Gary N. Champlin (Grantor)

ACCEPTANCE OF PUBLIC RIGHT-OF-WAY

The City of Twin Falls (Grantee) does hereby accept dedication of the public right-of-way.

~~Ruth Pierce~~, Mayor

JASON BROWN

Acknowledgement by Individual:

State of Idaho)
County of Twin Falls)

On this 23rd day of SEPTEMBER, 2025, before me, the undersigned, a Notary Public, personally appeared **Robert L. Champlin**, known or identified to me to be the persons whose name are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

Seal





Notary Public
Commission expires: 8.26.2030
Residing In: TWIN FALLS, ID

Acknowledgement by Individual:

State of Idaho)
County of Twin Falls)

On this 23rd day of SEPTEMBER, 2025, before me, the undersigned, a Notary Public, personally appeared **Gary N. Champlin**, known or identified to me to be the persons whose name are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

Seal





Notary Public
Commission expires: 8.26.2030
Residing In: TWIN FALLS, ID

Acknowledgement by Mayor:

State of Idaho)
County of Twin Falls)

On this _____ day of _____, 2026, before me, the undersigned, a Notary Public, personally appeared **Jason Brown, Mayor of the City of Twin Falls**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same on behalf of the **City of Twin Falls**.

Seal

Notary Public
Commission expires: _____
Residing In: _____

EXHIBIT "A"
LEGAL DESCRIPTION
RIGHT-OF-WAY DEDICATION (3300 EAST ROAD)
TWIN FALLS COUNTY, IDAHO

BEING A PORTION OF GOVERNMENT LOT 1 AND LOT 2 OF SECTION 19, TOWNSHIP 10 SOUTH, RANGE 18 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19 AS SHOWN ON THAT CERTAIN MAP ENTITLED "EVENING STAR SUBDIVISION NO. 1", RECORDED MAY 16, 2017 AS INSTRUMENT NO. 2017-007648 IN THE OFFICE OF THE COUNTY RECORDER OF TWIN FALLS COUNTY;

THENCE, ALONG THE EAST BOUNDARY OF SAID GOVERNMENT LOT 1, SOUTH 00°13'45" WEST 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY 30 / KIMBERLY ROAD AND BEING THE **REAL POINT OF BEGINNING**;

THENCE, ALONG SAID SOUTH RIGHT-OF-WAY BOUNDARY, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 114542.46 FEET, THROUGH A CENTRAL ANGLE OF 00°01'23", AN ARC DISTANCE OF 46.00 FEET AND A LONG CHORD THAT BEARS SOUTH 89°47'31" EAST 46.00 FEET; THENCE, LEAVING SAID SOUTH RIGHT-OF-WAY BOUNDARY, SOUTH 00°13'45" WEST 2564.41 FEET ALONG A LINE PARALLEL WITH AND FORTY-SIX AND 00/100 (46.00) FEET EASTERLY FROM THE WEST BOUNDARY OF SAID GOVERNMENT LOT 1 AND LOT 2 TO A POINT ON THE SOUTH RIGHT-OF-WAY BOUNDARY OF EASTERN IDAHO RAILWAY;

THENCE, ALONG SAID SOUTH RIGHT-OF-WAY BOUNDARY, NORTH 81°01'31" WEST 46.54 FEET TO A POINT ON THE WEST BOUNDARY OF SAID GOVERNMENT LOT 2;

THENCE, ALONG SAID WEST BOUNDARY OF SAID GOVERNMENT LOT 1 AND LOT 2, NORTH 00°13'45" EAST 2557.32 FEET TO SAID **REAL POINT OF BEGINNING**.

CONTAINING APPROXIMATELY 2.70 ACRES.

END OF DESCRIPTION



Located In
A Portion of
Gov't Lots 1 & 2, Section 19
Township 10 South, Range 18 East
Boise Meridian
Twin Falls County, Idaho
2026



NORTH

KIMBERLY ROAD - U.S. HWY 30

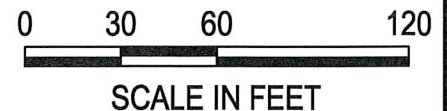
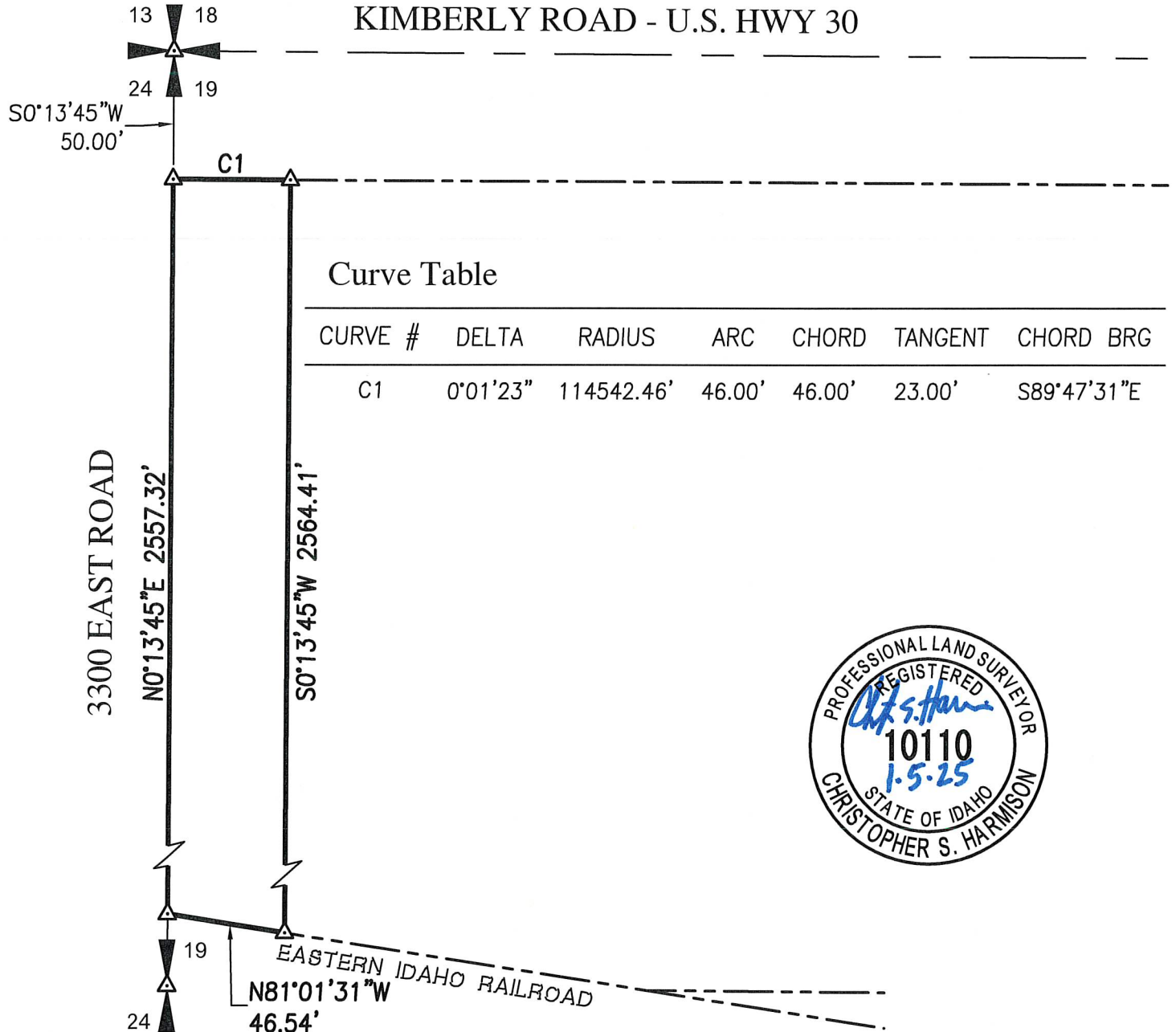


EXHIBIT
RIGHT-OF-WAY DEDICATION
TWIN FALLS COUNTY, IDAHO



EHM Engineers, Inc.
BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE

Engineers / Surveyors / Planners
621 North College Road, Suite 100 Twin Falls, Idaho 83301
p (208)-734-4888 fax (208)-734-6049 web: ehminc.com

JOB NO.: 52-120
DATE: AUGUST 2025
SCALE: SHOWN
V 024-25 ROW-100 SOUTH
Sheet No.: 1

QUITCLAIM DEED

FOR VALUE RECEIVED, The CITY OF TWIN FALLS, IDAHO (“Grantor”), a municipal corporation, hereby conveys, releases, remises and forever quit claims unto River Sound Investments, LLC, an Idaho Limited Liability Company(Grantee”) whose address is 3586E 4000N, Kimberly, Idaho, all its right, title and interest in the following described premises situated in Twin Falls County, Idaho to wit:

(See attached Exhibit A - Legal Description)

And the said Grantor does hereby covenant that the Grantor is the owner in fee simple of said premises; that they are free from encumbrances, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Executed and delivered this _____ day of _____, _____.

Grantor
Jason Brown, Mayor

STATE OF IDAHO) ss.
County of Twin Falls

On this ____ day of _____, _____, before me, the undersigned, a Notary Public in and for said State, personally appeared, Jason Brown, City of Twin Falls Mayor, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

NOTARY PUBLIC
Residing at: _____
Commission expires: _____

Exhibit "A"
Legal Description
Twin Falls County, Idaho

Being a portion of the Alley as shown on that certain Map entitled "RITCHEY SUBDIVISION ANNEX" recorded June 18, 1946 as Instrument No. 0000-361575 in the office of the County Recorder of Twin Falls County, Idaho, more particularly described as follows:

Beginning at the Southwest Corner of Lot 4 as shown on said Map and being the **REAL POINT OF BEGINNING**;

Thence, along the North Boundary of said Alley, South 89°20'56" East 53.46 feet to the Southeast corner of said Lot 4;

Thence, leaving said North Boundary, South 00°17'27" East 10.17 feet to a point on the centerline of said Alley;

Thence, along said Centerline, North 89°26'31" West 53.46 feet to a point on the West Boundary of said Alley;

Thence, along said West Boundary, North 00°17'45" West 10.26 feet to said **REAL POINT OF BEGINNING**.

Containing approximately 546 square feet.

End of Description



QUITCLAIM DEED

FOR VALUE RECEIVED, The CITY OF TWIN FALLS, IDAHO ("Grantor"), a municipal corporation, hereby conveys, releases, remises and forever quit claims unto River Sound Investments, LLC, an Idaho Limited Liability Company(Grantee") whose address is 3586E 4000N, Kimberly, Idaho, all its right, title and interest in the following described premises situated in Twin Falls County, Idaho to wit:

(See attached Exhibit A - Legal Description)

And the said Grantor does hereby covenant that the Grantor is the owner in fee simple of said premises; that they are free from encumbrances, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Executed and delivered this _____ day of _____, _____.

Grantor
Jason Brown, Mayor

STATE OF IDAHO
) ss.
County of Twin Falls

On this _____ day of _____, _____, before me, the undersigned, a Notary Public in and for said State, personally appeared, Jason Brown, City of Twin Falls Mayor, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

NOTARY PUBLIC
Residing at: _____
Commission expires: _____

Exhibit "A"
Legal Description
Twin Falls County, Idaho

Being a portion of the Alley as shown on that certain Map entitled "RITCHEY SUBDIVISION ANNEX" recorded June 18, 1946 as Instrument No. 0000-361575 in the office of the County Recorder of Twin Falls County, Idaho, more particularly described as follows:

Commencing at the Southwest Corner of Lot 4 as shown on said Map;
Thence, along the West Boundary of said Alley, South 00°17'45" East 10.26 feet to the **REAL POINT OF BEGINNING**;
Thence, along the centerline of said Alley, South 89°26'31" East 165.44 feet;
Thence, continuing along said centerline, South 00°17'42" East 1.11 feet;
Thence, continuing along said centerline, South 89°25'53" East 99.35 feet to a point on the East Boundary of said Alley;
Thence, along said East Boundary, South 00°17'09" East 10.96 feet to the Southeast Corner of said Alley;
Thence, along the South Boundary of said Alley, North 89°30'49" West 99.30 feet;
Thence, continuing along said South Boundary, North 00°17'42" West 2.23 feet;
Thence, continuing along said South Boundary, North 89°32'06" West 165.47 feet to the Southwest Corner of said Alley;
Thence, along the West Boundary of said Alley, North 00°17'45" West 10.26 feet to said **REAL POINT OF BEGINNING**.

Containing approximately 2,770 square feet.

End of Description



QUITCLAIM DEED

FOR VALUE RECEIVED, The CITY OF TWIN FALLS, IDAHO ("Grantor"), a municipal corporation, hereby conveys, releases, remises and forever quit claims unto River Sound Investments, LLC, an Idaho Limited Liability Company(Grantee") whose address is 3586E 4000N, Kimberly, Idaho, all its right, title and interest in the following described premises situated in Twin Falls County, Idaho to wit:

(See attached Exhibit A - Legal Description)

And the said Grantor does hereby covenant that the Grantor is the owner in fee simple of said premises; that they are free from encumbrances, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Executed and delivered this _____ day of _____, _____.

Grantor
Jason Brown, Mayor

STATE OF IDAHO) ss.
County of Twin Falls

On this ____ day of _____, _____, before me, the undersigned, a Notary Public in and for said State, personally appeared, Jason Brown, City of Twin Falls Mayor, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

NOTARY PUBLIC
Residing at: _____
Commission expires: _____

Exhibit "A"
Legal Description
Twin Falls County, Idaho

Being a portion of the Alley as shown on that certain Map entitled "RITCHEY SUBDIVISION ANNEX" recorded June 18, 1946 as Instrument No. 0000-361575 in the office of the County Recorder of Twin Falls County, Idaho, more particularly described as follows:

Beginning at the Southwest Corner of Lot C as shown on said Map and being the **REAL POINT OF BEGINNING;**

Thence, along the North Boundary of said Alley, South 89°20'56" East 52.36 feet to the Northeast corner of said Alley;

Thence, along the East Boundary of said Alley, South 00°17'09" East 10.96 feet to a point on the centerline of said Alley;

Thence, along said Centerline, North 89°25'53" West 52.36 feet;

Thence, leaving said centerline, North 00°17'27" West 11.03 feet to said **REAL POINT OF BEGINNING.**

Containing approximately 576 square feet.

End of Description



QUITCLAIM DEED

FOR VALUE RECEIVED, The CITY OF TWIN FALLS, IDAHO (“Grantor”), a municipal corporation, hereby conveys, releases, remises and forever quit claims unto River Sound Investments, LLC, an Idaho Limited Liability Company(Grantee”) whose address is 3586E 4000N, Kimberly, Idaho, all its right, title and interest in the following described premises situated in Twin Falls County, Idaho to wit:

(See attached Exhibit A - Legal Description)

And the said Grantor does hereby covenant that the Grantor is the owner in fee simple of said premises; that they are free from encumbrances, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Executed and delivered this _____ day of _____, _____.

Grantor
Jason Brown, Mayor

STATE OF IDAHO) ss.
County of Twin Falls

On this ____ day of _____, _____, before me, the undersigned, a Notary Public in and for said State, personally appeared, Jason Brown, City of Twin Falls Mayor, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

NOTARY PUBLIC
Residing at: _____
Commission expires: _____

Exhibit "A"
Legal Description
Twin Falls County, Idaho

Being a portion of the Alley as shown on that certain Map entitled "RITCHEY SUBDIVISION ANNEX" recorded June 18, 1946 as Instrument No. 0000-361575 in the office of the County Recorder of Twin Falls County, Idaho, more particularly described as follows:

Beginning at the Southwest Corner of Lot 5 as shown on said Map and being the **REAL POINT OF BEGINNING;**

Thence, along the North Boundary of said Alley, South 89°20'56" East 52.99 feet to the Southeast corner of said Lot 5;

Thence, leaving said North Boundary, South 00°17'27" East 10.08 feet to a point on the centerline of said Alley;

Thence, along said Centerline, North 89°26'31" West 52.99 feet;

Thence, leaving said centerline, North 00°17'27" West 10.17 feet to said **REAL POINT OF BEGINNING.**

Containing approximately 536 square feet.

End of Description



QUITCLAIM DEED

FOR VALUE RECEIVED, The CITY OF TWIN FALLS, IDAHO (“Grantor”), a municipal corporation, hereby conveys, releases, remises and forever quit claims unto River Sound Investments, LLC, an Idaho Limited Liability Company(Grantee”) whose address is 3586E 4000N, Kimberly, Idaho, all its right, title and interest in the following described premises situated in Twin Falls County, Idaho to wit:

(See attached Exhibit A - Legal Description)

And the said Grantor does hereby covenant that the Grantor is the owner in fee simple of said premises; that they are free from encumbrances, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Executed and delivered this _____ day of _____, _____.

Grantor
Jason Brown, Mayor

STATE OF IDAHO) ss.
County of Twin Falls

On this ____ day of _____, _____, before me, the undersigned, a Notary Public in and for said State, personally appeared, Jason Brown, City of Twin Falls Mayor, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

NOTARY PUBLIC
Residing at: _____
Commission expires: _____

Exhibit "A"
Legal Description
Twin Falls County, Idaho

Being a portion of the Alley as shown on that certain Map entitled "RITCHEY SUBDIVISION ANNEX" recorded June 18, 1946 as Instrument No. 0000-361575 in the office of the County Recorder of Twin Falls County, Idaho, more particularly described as follows:

Beginning at the Southwest Corner of Lot 6 as shown on said Map and being the **REAL POINT OF BEGINNING;**

Thence, along the North Boundary of said Alley, South 89°20'56" East 105.98 feet to the Southeast corner of said Lot B;

Thence, leaving said North Boundary, South 00°17'27" East 11.03 feet to a point on the centerline of said Alley;

Thence, along said Centerline, North 89°25'53" West 46.99 feet;

Thence, continuing along said centerline, North 00°17'42" West 1.11 feet;

Thence, continuing along said centerline, North 89°26'31" West 58.99 feet

Thence, leaving said centerline, North 00°17'27" West 10.08 feet to said **REAL POINT OF BEGINNING.**

Containing approximately 1,112 square feet.

End of Description



ORDINANCE NO. O-2026-001

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, **VACATING** THE REAL PROPERTY DESCRIBED BELOW AND PROVIDING FOR VESTING OF TITLE TO THE PROPERTY SO VACATED.

WHEREAS, River Sound Investments, LLC has made an application for the vacation of the alley located in Ritchey Subdivision Annex in the City of Twin Falls; and,

WHEREAS, the City Planning and Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 30th day of September 2025, to consider the vacation of the real property below described; and,

WHEREAS, the City Planning and Zoning Commission has made recommendations to the City Council for the City of Twin Falls, Idaho; and,

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing to consider the same matter on the 27th day of October 2025.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

SECTION 1. That the following described real property be and the same is hereby VACATED:

SEE EXHIBIT "A"

SECTION 2. That title to the real property by this Ordinance vacated shall revert to the adjoining property owner(s) as described below:

<u>NAME</u>	<u>ADDRESS</u>	<u>PROPERTY</u>
River Sound Investments	3586 E 4000 N	Lot 4
	Kimberly ID	

River Sound Investments
Page 1 of 3
PZ Application No. PZ25-0104

TWIN FALLS COUNTY

2026-001650

Feb 04, 2026 2:45:30 pm

For: TWIN FALLS, CITY OF

KRISTINA GLASCOCK, County Clerk

Pages: 4

Fee: \$

3586 E 4000 N Lot 5
Kimberly ID
River Sound Investments
3586 E 4000 N Lot 6-B
Kimberly ID
River Sound Investments
3586 E 4000 N Lot C
Kimberly Id
River Sound Investments
3586 E 4000 N 1535 Kimberly Rd
Kimberly ID

SECTION 3. That the City Clerk immediately upon the passage and publication of this Ordinance as required by law certify a copy of the same and deliver said certified copy to the County Recorder's Office for indexing and recording, in the same manner as other instruments affecting the title to real property, as required by Idaho Code 50-1324(2).

PASSED BY THE CITY COUNCIL

January 20, 2026

SIGNED BY THE MAYOR

January 20, 2026

Vice J. Craig Hawker
Mayor

ATTEST:

Blang
Deputy City Clerk

PUBLISH: ^{Tuesday} Saturday, January 27, 2026

Legal Description
Alley Vacation (Ritchey Subdivision Annex)
Twin Falls County, Idaho

Being a portion of the Alley as shown on that certain Map entitled "RITCHEY SUBDIVISION ANNEX" recorded June 18, 1946 as Instrument No. 0000-361575 in the office of the County Recorder of Twin Falls County, Idaho, more particularly described as follows:

Beginning at the Southwest Corner of Lot 4 as shown on said Map and being the **REAL POINT OF BEGINNING**;

Thence, along the North Boundary of said Alley, South 89°20'56" East 264.79 feet to the Southeast Corner of Lot C as shown on said Map;

Thence, along the East Boundary of said Alley, South 00°17'09" East 21.92 feet to the Southeast Corner of said Alley;

Thence, along the South Boundary of said Alley, North 89°30'49" West 99.30 feet;

Thence, continuing along said South Boundary, North 00°17'42" West 2.23 feet;

Thence, continuing along said South Boundary, North 89°32'06" West 165.47 feet to the Southwest Corner of said Alley;

Thence, along the West Boundary of said Alley, North 00°17'45" West 20.52 feet to said **REAL POINT OF BEGINNING**.

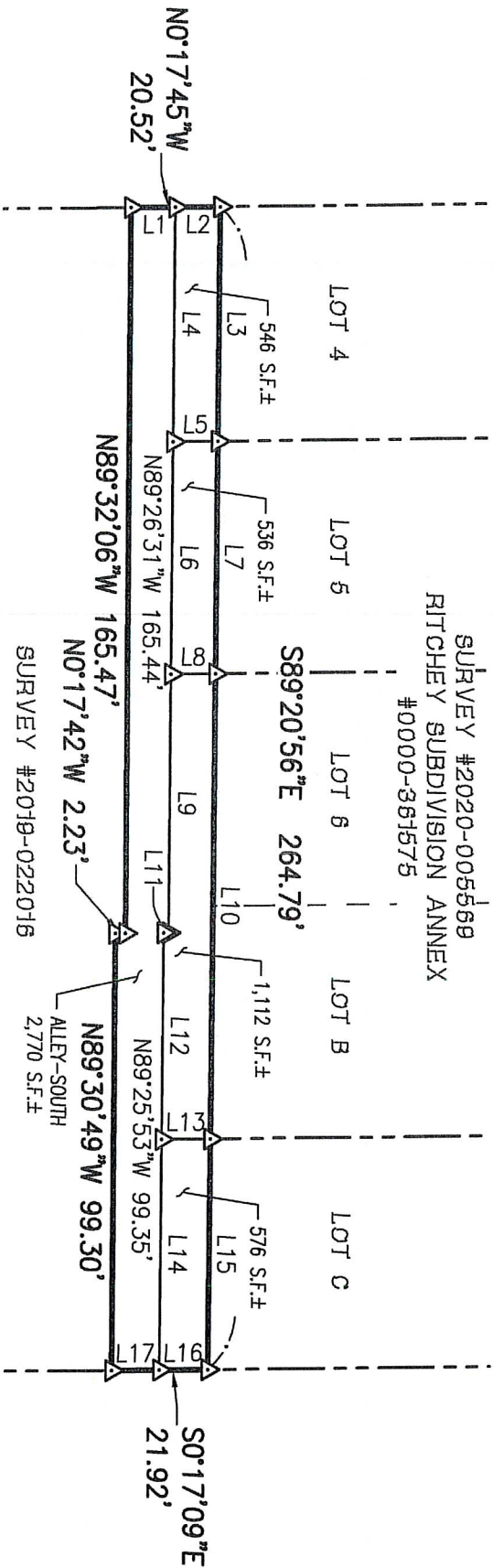
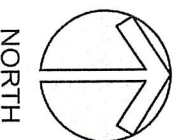
Containing approximately 5,541 square feet.

End of Description





Located In
ALLEY
Ritchey Subdivision Annex
In
SE ⁴ SW ⁴, Section 15
Township 10 South, Range 17 East, Boise Meridian
Twin Falls County, Idaho
2025



Line Table

LINE #	BEARING	DISTANCE
L1	N0°17'45"W	10.26'
L2	N0°17'45"W	10.26'
L3	S89°20'56"E	53.46'
L4	S89°26'31"E	53.46'
L5	N0°17'27"W	10.17'
L6	S89°26'31"E	52.99'

Line Table

LINE #	BEARING	DISTANCE
L7	S89°20'56"E	52.99'
L8	N0°17'27"W	10.08'
L9	S89°26'31"E	58.99'
L10	S89°20'56"E	105.98'
L11	N0°17'42"W	1.11'
L12	S89°25'53"E	46.99'

Line Table

LINE #	BEARING	DISTANCE
L13	N0°17'27"W	11.03'
L14	S89°25'53"E	52.36'
L15	S89°20'56"E	52.36'
L16	N0°17'09"W	10.96'
L17	N0°17'09"W	10.96'



SCALE IN FEET

EXHIBIT ALLEY VACATION TWIN FALLS, IDAHO

JOB NO.:	410-19
DESIGN	APPROVED
DRAWN	CSH
DATE	JULY 2025
SCALE	SHOWN
V	410-19 EXH-WC
Sheet No.:	1

EHM Engineers, Inc.
BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE

Engineers / Surveyors / Planners
621 North College Road, Suite 100 Twin Falls, Idaho 83301
p (208)-734-4888 fax (208)-734-6049 web: ehminc.com

QUITCLAIM DEED

FOR VALUE RECEIVED, The CITY OF TWIN FALLS, IDAHO ("Grantor"), a municipal corporation, hereby conveys, releases, remises and forever quit claims unto Tres Gringos, LLC ("Grantee") whose address is P.O. Box 5179, Twin Falls, ID 83303, all its right, title and interest in the following described premises situated in Twin Falls County, Idaho to wit:

(See attached Exhibit A - Legal Description)

And the said Grantor does hereby covenant that the Grantor is the owner in fee simple of said premises; that they are free from encumbrances, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Executed and delivered this _____ day of _____, _____.

City of Twin Falls
Jason Brown, Mayor

STATE OF IDAHO) ss.
County of Twin Falls

On this ____ day of _____, _____, before me, the undersigned, a Notary Public in and for said State, personally appeared Jason Brown, City of Twin Falls Mayor, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

NOTARY PUBLIC
Residing at: _____
Commission expires: _____

Exhibit "A"
Legal Description
A Portion of Perrine Point Subdivision (Magic Road)
Twin Falls County, Idaho

Being a portion of Magic Road as shown on that certain map entitled "Perrine Point Subdivision", recorded May 5, 2008 as Instrument No. 2008-010805 in the office of the County Recorder of Twin Falls County, more particularly described as follows:

Commencing at the centerline intersection of Falls Avenue West and Silver Creek Way as shown on said map;

Thence, along said centerline of Silver Creek Way, North 03°47'10" East 323.11 feet;

Thence, leaving said centerline, North 86°12'50" West 25.00 feet to a point on the Southern Right-of-Way Boundary of said Magic Road and being the **REAL POINT OF BEGINNING**;

Thence, along said Southern Right-of-Way Boundary, along the arc of a non-tangent curve to the left having a radius of 20.00 feet, through a central angle of 90°00'00", an arc distance of 31.42 feet and a long chord that bears North 41°12'50" West 28.28 feet;

Thence, along said Southern Right-of-Way Boundary, North 86°12'50" West 66.31 feet;

Thence, continuing along said Southern Right-of-Way Boundary, along the arc of a tangent curve to the left having a radius of 475.00 feet, through a central angle of 28°38'35", an arc distance of 237.46 feet and a long chord that bears South 79°27'53" West 234.99 feet;

Thence, continuing along said Southern Right-of-Way Boundary, South 65°08'36" West 153.87 feet;

Thence, continuing along said Southern Right-of-Way Boundary, along the arc of a tangent curve to the right having a radius of 525.00 feet, through a central angle of 28°38'35", an arc distance of 262.45 feet and a long chord that bears South 79°27'53" West 259.73 feet;

Thence, continuing along said Southern Right-of-Way Boundary, North 86°12'50" West 90.47 feet;

Thence, continuing along said Southern Boundary, along the arc of a tangent curve to the left having a radius of 20.00 feet, through a central angle of 89°10'29", an arc distance of 31.13 feet and a long chord that bears South 49°11'56" West 28.08 feet to a point on the Eastern Right-of-Way Boundary of Fieldstream Way as shown on said map;

Thence, along said Eastern Right-of-Way Boundary, North 04°36'41" East 90.01 feet to a point on the Northern Right-of-Way Boundary of said Magic Road;

Thence, along said Northern Right-of-Way Boundary, along the arc of a non-tangent curve to the left having a radius of 20.00 feet, through a central angle of 90°49'31", an arc distance of 31.70 feet and a long chord that bears South 40°48'04" East 28.49 feet;

Thence, continuing along said Northern Right-of-Way Boundary, South 86°12'50" East 89.17 feet;

Thence, continuing along said Northern Right-of-Way Boundary, along the arc of a tangent curve to the left having a radius of 475.00 feet, through a central angle of $28^{\circ}38'35''$, an arc distance of 237.46 feet and a long chord that bears North $79^{\circ}27'53''$ East 234.99 feet;

Thence, continuing along said Northern Right-of-Way Boundary, North $65^{\circ}08'36''$ East 153.87 feet;

Thence, continuing along said Northern Right-of-Way Boundary, along the arc of a tangent curve to the right having a radius of 525.00 feet, through a central angle of $28^{\circ}38'35''$, an arc distance of 262.45 feet and a long chord that bears North $79^{\circ}27'53''$ East 259.73 feet;

Thence, continuing along said Northern Right-of-Way Boundary, South $86^{\circ}12'50''$ East 66.31 feet;

Thence, continuing along said Northern Right-of-Way Boundary, along the arc of a tangent curve to the left having a radius of 20.00 feet, through a central angle of $90^{\circ}00'00''$, an arc distance of 31.42 feet and a long chord that bears North $48^{\circ}47'10''$ East 28.28 feet to a point on the Western Right-of-Way Boundary of Silver Creek Way as shown on said map;

Thence, along said Western Right-of-Way Boundary, South $03^{\circ}47'10''$ West 90.00 feet to said **REAL POINT OF BEGINNING**.

Containing approximately 0.98 acres.

End of Description



Ve Vacated to correct lots

Supersedes Instrument #2024-000640 and 2025-000610

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, VACATING THE EASEMENT ADJACENT TO MAGIC ROAD, (LOTS 1 through 14¹⁵ and TRACT B of Block 4), AND MAGIC ROAD RIGHT OF WAY OF THE REAL PROPERTY DESCRIBED BELOW AND PROVIDING FOR VESTING OF TITLE TO THE PROPERTY SO VACATED.

WHEREAS, Tres Gringos, LLC c/o Gerald Martens has made application for vacation of the easement adjacent to Magic Road, the lots and Tract B located within Block 4 and Magic Road right of way, located within the Perrine Point Subdivision; in the City of Twin Falls; and,

WHEREAS, the City Planning and Zoning Commission for the City of Twin Falls, Idaho, held a hearing as required by law on the 12th day of August, 2025, to consider the vacation of the easement adjacent to Magic Road, the lots and Tract B located within Block 4 and Magic Road right of way, located within the Perrine Point Subdivision; and,

WHEREAS, the City Planning and Zoning Commission has made recommendations to the City Council for the City of Twin Falls, Idaho; and,

WHEREAS, The City Council for the City of Twin Falls, Idaho, held a Public Hearing to consider the same matter on the 15th day of September, 2025.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

SECTION 1. That vacation of the easement adjacent to Magic Road, the lots and Tract B located within Block 4 and Magic Road right of way, located within the Perrine Point Subdivision; the following described real property is hereby VACATED:

EXHIBIT "A" - Legal Description

EXHIBIT "B" - Map

SECTION 2. That title to the real property by this Ordinance vacated shall revert to the adjoining property owner as described below:

Titlefact, INC. - Trustee for the benefit of

Tres Gringos, LLC

PO Box 5179

Twin Falls, ID 83303

SECTION 3. That the City Clerk immediately upon passage and publication of this Ordinance as required by law certify a copy of the same and deliver said certified copy to the County Recorder's Office

for indexing and recording, in the same manner as other instruments affecting the title to real property, as required by Idaho Code 50-1324(2).

PASSED BY THE CITY COUNCIL

SIGNED BY THE MAYOR

October 27, 2025
October 27, 2025
Guth Pierce
MAYOR

ATTEST:

Blair
Deputy City Clerk

PUBLISH: Saturday, November 1, 2025

Exhibit "A"
Legal Description
A Portion of Perrine Point Subdivision (Block 4)
Twin Falls County, Idaho

Being all of Block 4 and a portion of Magic Road as shown on that certain map entitled "Perrine Point Subdivision", recorded May 14, 2008 as Instrument No. 2008-010805 in the office of the County Recorder of Twin Falls County, more particularly described as follows:

Commencing at the centerline intersection of Falls Avenue West and Silver Creek Way as shown on said map;
Thence, along said centerline of Falls Avenue West, North $86^{\circ}12'50''$ West 45.00 feet;
Thence, leaving said centerline, North $03^{\circ}47'10''$ East 44.00 feet to a point on the South Boundary of said Block 4 and being the REAL POINT OF BEGINNING;
Thence, along the South Boundary of said, Block 4, North $86^{\circ}12'50''$ West 772.08 feet;
Thence, continuing along said South Boundary, along the arc of a tangent curve to the right having a radius of 20.00 feet, through a central angle of $90^{\circ}49'31''$, an arc distance of 31.70 feet and a long chord that bears North $40^{\circ}48'04''$ West 28.49 feet to a point on the West Boundary of said Block 4;
Thence, along said West Boundary and its Northern prolongation, North $04^{\circ}36'41''$ East 152.99 feet to a point on the Northern Right-of-Way Boundary of said Magic Road;
Thence, along said Northern Right-of-Way Boundary, along the arc of a non-tangent curve to the left having a radius of 20.00 feet, through a central angle of $90^{\circ}49'31''$, an arc distance of 31.70 feet and a long chord that bears South $40^{\circ}48'04''$ East 28.49 feet;
Thence, continuing along said Northern Right-of-Way Boundary, South $86^{\circ}12'50''$ East 89.17 feet;
Thence, continuing along said Northern Right-of-Way Boundary, along the arc of a tangent curve to the left having a radius of 475.00 feet, through a central angle of $28^{\circ}38'35''$, an arc distance of 237.46 feet and a long chord that bears North $79^{\circ}27'53''$ East 234.99 feet;
Thence, continuing along said Northern Right-of-Way Boundary, North $65^{\circ}08'36''$ East 153.87 feet;
Thence, continuing along said Northern Right-of-Way Boundary, along the arc of a tangent curve to the right having a radius of 525.00 feet, through a central angle of $28^{\circ}38'35''$, an arc distance of 262.45 feet and a long chord that bears North $79^{\circ}27'53''$ East 259.73 feet;
Thence, continuing along said Northern Right-of-Way Boundary, South $86^{\circ}12'50''$ East 66.31 feet;
Thence, continuing along said Northern Right-of-Way Boundary, along the arc of a tangent curve to the left having a radius of 20.00 feet,

through a central angle of $90^{\circ}00'00''$, an arc distance of 31.42 feet and a long chord that bears North $48^{\circ}47'10''$ East 28.28 feet to a point on the Western Right-of-Way Boundary of Silver Creek Way as shown on said map;

Thence, along said Western Right-of-Way Boundary and the East Boundary of said Block 4, South $03^{\circ}47'10''$ West 349.11 feet;

Thence, continuing along said East Boundary, along the arc of a tangent curve to the right having a radius of 20.00 feet, through a central angle of $90^{\circ}00'00''$, an arc distance of 31.42 feet and a long chord that bears South $48^{\circ}47'10''$ West 28.28 feet to said REAL POINT OF BEGINNING.

Containing approximately 4.64 acres.

Excepting therefrom an "Irrigation, Utility & Drainage Easement" as shown on said map, more particularly described as follows:

Being a portion of Block 4 as shown on said map, more particularly described as follows:

Commencing at the centerline intersection of Falls Avenue West and Silver Creek Way as shown on said map;

Thence, along said centerline of Falls Avenue West, North $86^{\circ}12'50''$ West 45.00 feet;

Thence, leaving said centerline, North $03^{\circ}47'10''$ East 44.00 feet to a point on the South Boundary of said Block 4 and being the REAL POINT OF BEGINNING;

Thence, along the South Boundary of said, Block 4, North $86^{\circ}12'50''$ West 772.08 feet;

Thence, continuing along said South Boundary, along the arc of a tangent curve to the right having a radius of 20.00 feet, through a central angle of $90^{\circ}49'31''$, an arc distance of 31.70 feet and a long chord that bears North $40^{\circ}48'04''$ West 28.49 feet to a point on the West Boundary of said Block 4;

Thence, along said West Boundary, North $04^{\circ}36'41''$ East 62.99 feet to a point on the Northern Boundary of said Block 4;

Thence, along said Northern Boundary, along the arc of a tangent curve to the right having a radius of 20.00 feet, through a central angle of $75^{\circ}31'21''$, an arc distance of 26.36 feet and a long chord that bears North $42^{\circ}22'22''$ East 24.50 feet to a point on an Easement Line as shown on said map;

Thence, along said Easement Line, South $04^{\circ}36'41''$ West 82.35 feet;

Thence, continuing along said Easement Line, along the arc of a tangent curve to the left having a radius of 5.00 feet, through a central angle of $90^{\circ}49'31''$, an arc distance of 7.93 feet and a long chord that bears South $40^{\circ}48'04''$ East 7.12 feet;

Thence, continuing along said Easement Line, South $86^{\circ}12'50''$ East 264.62 feet;

Thence, continuing along said Easement Line, North 76°13'58" East 16.58 feet;
Thence, continuing along said Easement Line, South 86°12'50" East 496.66 feet;
Thence, continuing along said Easement Line, North 03°47'10" East 278.47 feet to a point on said North Boundary of Block 4;
Thence, along said Northern Boundary, along the arc of a non-tangent curve to the right having a radius of 20.00 feet, through a central angle of 75°31'21", an arc distance of 26.36 feet and a long chord that bears South 33°58'20" East 24.50 feet to a point on the Eastern Boundary of said Block 4;

Thence, continuing along said Eastern Boundary, South 03°47'10" West 259.11 feet:

Thence, continuing along said Eastern Boundary, along the arc of a tangent curve to the right having a radius of 20.00 feet, through a central angle of 90°00'00", an arc distance of 31.42 feet and a long chord that bears South 48°47'10" West 28.28 feet to said REAL POINT OF BEGINNING.

Subject to Irrigation, Utility & Drainage Easement, comprised of two (2) Parcels, more particularly described as follows:

Parcel 1

Being a portion of Magic Road as shown on said map, more particularly described as follows:

Commencing at the centerline intersection of Fieldstream Way and Magic Road as shown on said map;

Thence, along said centerline of Fieldstream Way, South 04°36'41" West 44.26 feet;

Thence, leaving said centerline, South 85°23'19" East 32.00 feet to a point on the East Right-of-Way Boundary of said Fieldstream Way and being the REAL POINT OF BEGINNING;

Thence, along said West Boundary, North 04°36'41" East 90.00 feet to a point on the North Right-of-Way Boundary of said Magic Road;

Thence, along said North Right-of-Way Boundary, along the arc of a non-tangent curve to the left having a radius of 20.00 feet, through a central angle of 75°31'21", an arc distance of 26.36 feet and a long chord that bears South 33°08'20" East 24.50 feet;

Thence, leaving said North Right-of-Way Boundary, South 04°36'41" West 51.28 feet to a point on the South Right-of-Way Boundary of said Magic Road;

Thence, along said South Right-of-Way Boundary, along the arc of a non-tangent curve to the left having a radius of 20.00 feet, through a central angle of 75°31'21", an arc distance of 26.36 feet and a long chord that bears South 42°22'22" West 24.50 feet to said REAL POINT OF BEGINNING.

Parcel 2

Being a portion of Magic Road as shown on said map, more particularly described as follows:

Commencing at the centerline intersection of Silver Creek Way and Magic Road as shown on said map;

Thence, along said centerline of Silver Creek Way, South $03^{\circ}47'10''$ West 45.00 feet;

Thence, leaving said centerline, North $86^{\circ}12'50''$ West 25.00 feet to a point on the West Right-of-Way Boundary of said Silver Creek Way and being the REAL POINT OF BEGINNING;

Thence, along the South Right-of-Way Boundary of said Magic Road, along the arc of a non-tangent curve to the left having a radius of 20.00 feet, through a central angle of $75^{\circ}31'21''$, an arc distance of 26.36 feet and a long chord that bears North $33^{\circ}58'30''$ West 24.50 feet;

Thence, leaving said South Right-of-Way Boundary, North $03^{\circ}47'10''$ East 51.27 feet to a point on the North Right-of-Way Boundary of said Magic Road;

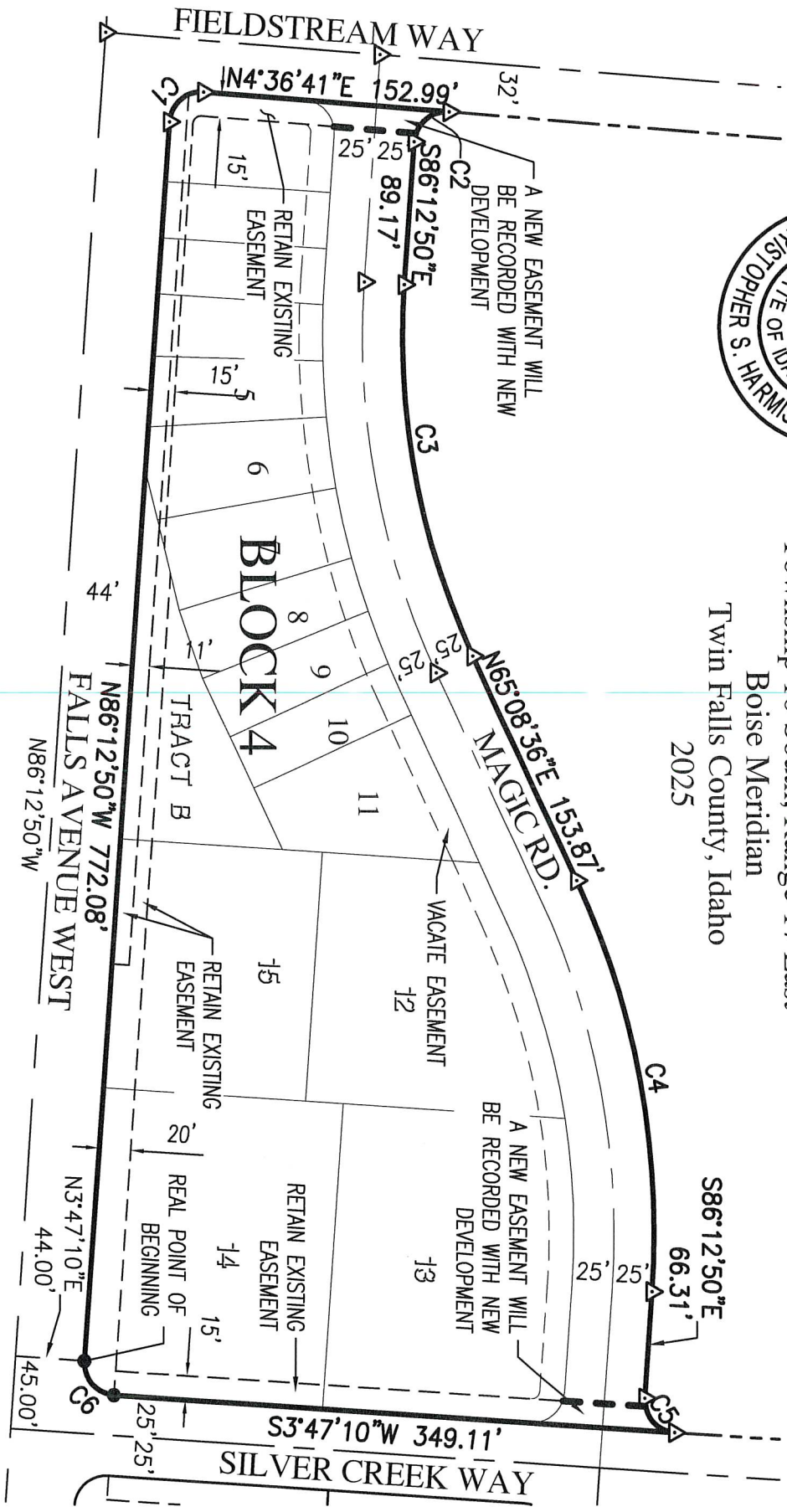
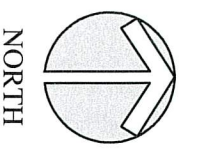
Thence, along the North Right-of-Way Boundary, along the arc of a non-tangent curve to the left having a radius of 20.00 feet, through a central angle of $75^{\circ}31'21''$, an arc distance of 26.36 feet and a long chord that bears North $41^{\circ}32'51''$ East 24.50 feet to a point on said West Right-of-Way Boundary of Silver Creek Way;

Thence, along said West Right-of-Way Boundary, South $03^{\circ}47'10''$ West 90.00 feet to said REAL POINT OF BEGINNING.

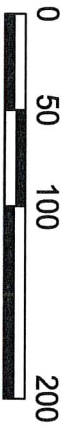
End of Description



Located In
A Portion of
Block 4
Perine Point Subdivision
In
S² SE⁴, Section 6
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2025



SEE SHEET 2 FOR CURVE TABLE



SCALE IN FEET

EXHIBIT "B"
BLOCK 4 & MAGIC ROAD VACATION
TWIN FALLS, IDAHO

EHM Engineers, Inc.
BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE
Engineers / Surveyors / Planners
621 North College Road, Suite 100 Twin Falls, Idaho 83301
p (208)-734-4888 fax (208)-734-6049 web: ehminc.com

JOB NO.:	080-08
DESIGN	
DRAWN	CSH
DATE	DEC. 2023
SCALE	SHOWN
Sheet No.:	080-08 Block 4

Located In
A Portion of
Block 4
Perrine Point Subdivision
In
S² SE⁴, Section 6
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2025

Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	90°49'31"	20.00'	31.70'	28.49'	20.29'	S40°48'04"E
C2	90°49'31"	20.00'	31.70'	28.49'	20.29'	S40°48'04"E
C3	28°38'35"	475.00'	237.46'	234.99'	121.27'	N79°27'53"E
C4	28°38'35"	525.00'	262.45'	259.73'	134.03'	S79°27'53"W
C5	90°00'00"	20.00'	31.42'	28.28'	20.00'	N48°47'10"E
C6	90°00'00"	20.00'	31.42'	28.28'	20.00'	N48°47'10"E



EXHIBIT "B"
BLOCK 4 & MAGIC ROAD VACATION
TWIN FALLS, IDAHO



EHM Engineers, Inc.
BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE

Engineers / Surveyors / Planners
621 North College Road, Suite 100 Twin Falls, Idaho 83301
p (208)-734-4888 fax (208)-734-6049 web: ehminc.com



Date: Monday, February 23, 2026
To: Honorable Mayor and City Council
From: William Klaver, Senior City Planner

ACTION ITEM

Request:

Request for approval of the Final Plat for Little Creek Subdivision, consisting of 8 lots on 2.81 acres located at the 900-1000 Block of Creekside Way c/o EHM Engineers, Inc on behalf of Gary Wolverton. (PZ26-0014).

Time Estimate:

Consent Agenda Item - N/A

Background:

Gary Wolverton, represented by Gerald Martens of EHM Engineers LLC, to approve the Little Creek Subdivision final plat for property located at generally at the 900-1000 Block of Creekside Way, more specifically described as a portion of Block 18 of Perrine Point Subdivision. The final plat consists of two (2) lots, on approximately 20 acres (+/-)

Approval Process:

Per City Code 10-12-2-4 (E) Following receipt of the Administrator's report, the Council shall consider the conditions of preliminary plat approval, and comments from agencies, to arrive at a decision on the final plat. The Council shall approve, approve conditionally, disapprove or table the final plat for additional information. Upon granting or denying the final plat the council shall specify:

1. The regulations and standards used in evaluating the application;
2. The reasons for approval or denial; and
3. The actions, if any, that the applicant could take to obtain approval.

Budget Impact:

N/A

Regulatory Impact:

Prior to recording the final subdivision plat, the subdivider shall submit to the administrator:

1. A copy of the approved plat, satisfying any additional conditions placed by the Council.
2. Approved copies of the Construction Plans and specifications for public infrastructure including but not limited to: streets, water, sewer, stormwater, parks, gravity irrigation and pressure irrigation systems. The City Engineer shall establish all applicable standards. All plans and specifications shall have sufficient detail and written information to accurately locate the proposed improvements in the field and determine their relationship to other improvements.
3. Financial guarantee of improvements pursuant to section 10-12-4-3 of this chapter.
4. An approvable weed management plan.
5. Certification of water and sewer plan approval from the Idaho Department of Environmental Quality.

6. Street and utility plan approval from the appropriate authority (Idaho Transportation Department, Twin Falls Highway District, etc), if applicable.
7. Gravity irrigation system plan approval from the Twin Falls Canal Company, if applicable.
8. An executed City of Twin Falls Improvement Agreement for Developers.
9. Certification of the notice of intent and stormwater pollution prevention plan filed with Idaho DEQ.
10. All water share certificates transferred to the City of Twin Falls equal to one share per gross acre for new residential developments, or such other number of shares as negotiated between the City Council and the developer by separate agreement.

Once all required documents have been submitted, the plat may be recorded which then grants development rights to the created lots.

History:

This final plat application was applied for and reviewed in 2024 (PZ24-0118). The application was put on hold due to the vacation process needing to be finalized. It appears the vacation process has been finalized which allows us to process the plat. For tracking purposes we gave the application a new number PZ26-0114.

Analysis:

The staff has reviewed the final plat for conformance with the approved preliminary plat and found it to be substantially compliant. The final plat is also in compliance with the city standards, state requirements and compatible with the comprehensive plan.

Conclusion:

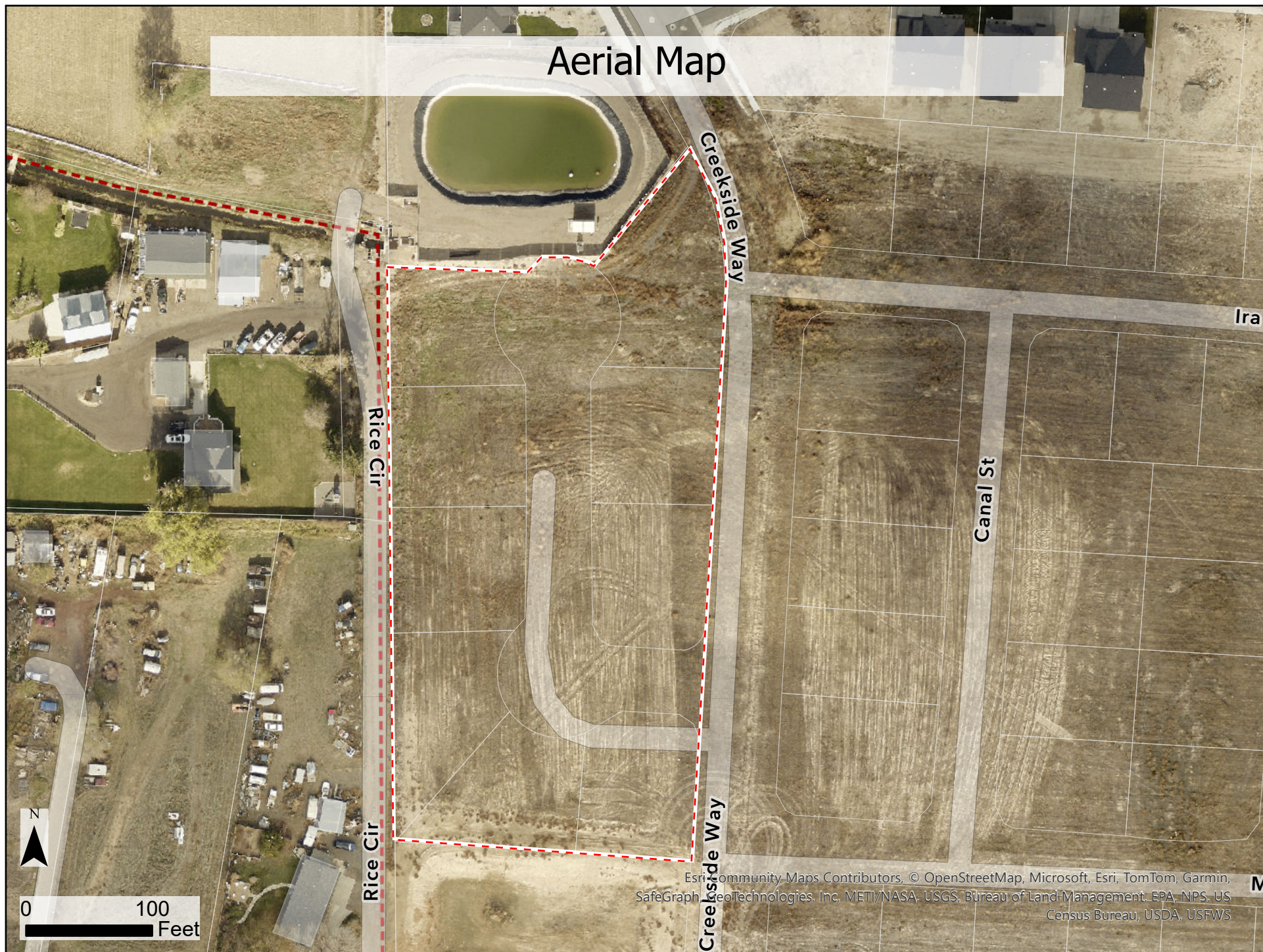
Staff recommends approval of this plat with the following conditions:

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.
2. Subject to submittal of a final plat, submitted prior to the signed of the final plat, showing compliance with all conditions and comments in Engineering Memorandum dated October 4, 2024.

Attachments:

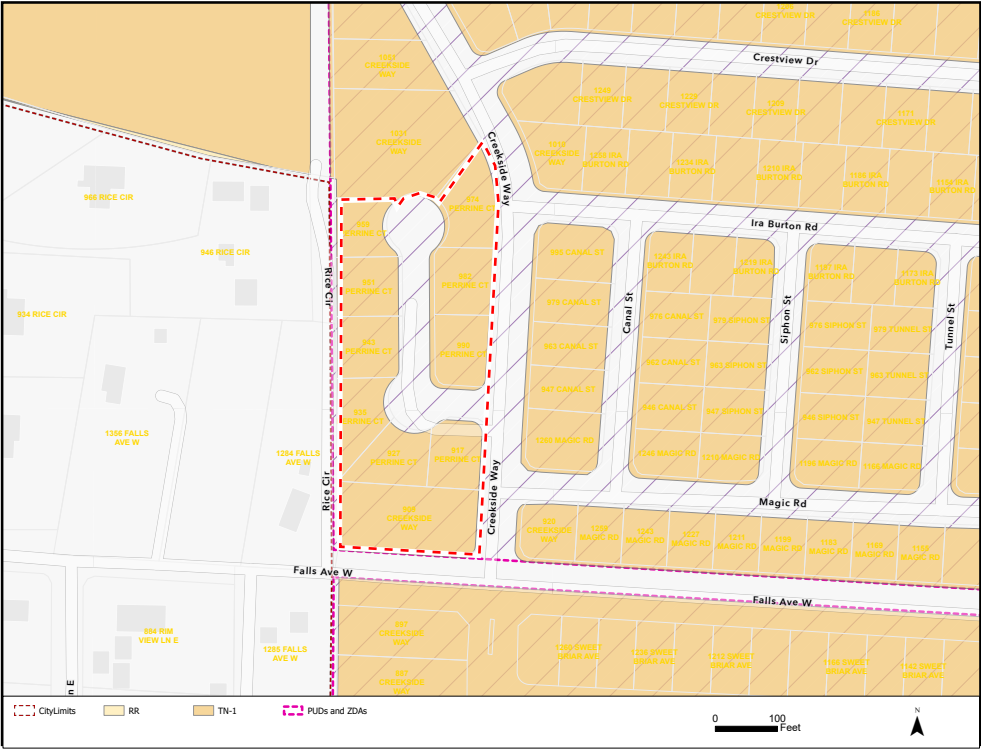
1. PZ26-0014 - Aerial Map
2. PZ26-0014 - Presentation Map
3. PZ26-0014 - Engineering Memo 10-4-24

Aerial Map



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

ZONING MAP



Zoning

<u>Current Zoning:</u>	TN-1 PUD
<u>Current Land Use:</u>	Vacant
<u>Proposed Zoning:</u>	TN-1 PUD
<u>Proposed Land Use:</u>	Residential

Surrounding Area

<u>North:</u>	Residential (TN-1)
<u>South:</u>	Residential (TN-1)
<u>East:</u>	Residential (TN-1)
<u>West:</u>	Residential (County Jurisdiction)

FUTURE LAND USE MAP



Regulations

Twin Falls Municipal Code Section(s) 10-12-2-4; 10-3-7; & 10-2-5-E.

Future Land Use Category

Town Neighborhood calls for a primarily residential area which is contiguous and clustered to maximize open space and community gathering areas with uses such as single family, duplexes, triplexes, townhomes, schools, civic facilities, etc.



P.O. Box 1907

203 Main Avenue East

Twin Falls, Idaho 83303-1907

Fax: (208) 736-2293

ENGINEERING

208-735-7248

ENGINEERING MEMORANDUM

To: William Klaver, Senior Planner

From: Kristi Fehringer, Engineering Development Coordinator

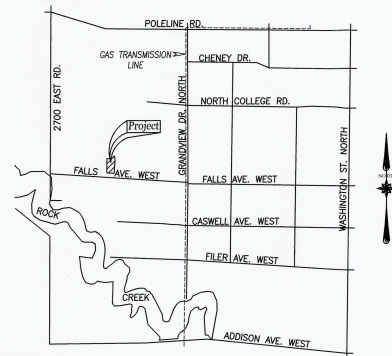
Date: 10/4/2024

Re: Final Plat – **Little Creek Subdivision** – Application # 24-0118

The Engineering Department has reviewed the Final Plat for the Little Creek Subdivision. The following changes shall be addressed prior to the signature on the Final Plat by the City of Twin Falls. This Conditional Approval is contingent on compliance with all applicable City Standards.

1. Please add an easement “D” – Existing Utility Easement per Inst. #2008-010805.
2. Per Perrine Point Subdivision plat this easement is 20’ wide. This easement was not vacated during the vacation process. Please revise to show a 20’ wide easement.
3. This easement should read “Existing Irrigation, Utility, and Drainage Easement per Inst. #2008-010805”. Please revise.
4. Please add note: No lots shall have direct access from Creekside Way.
5. Lot dimension labels add up to 460.79’. The boundary dimension is labeled 460.78’. Please revise so these numbers match.
6. Perrine Point Subdivision was recorded on May **14**, 2008. Please revise.
7. The “ symbol is missing from the bearing label. Please revise.
8. Please add “Deputy” to the City Clerk signature line.
9. The sheet 1 title indicates SW4 SE4. Please revise.
10. There may be additional comments in reference to the access and utility easements. The construction plans have not been submitted as of this date. Staff is unable to verify that the easements shown on the plat are adequate for access and utilities. The City Engineer will not sign the final plat until subdivision construction plans have been reviewed and approved.

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



n.t.s

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	79°53'31"	50.00'	69.72'	64.21'	41.87'	N86°53'27"E
C2	32°45'24"	218.00'	124.63'	122.94'	64.07'	S12°35'32"E
C3	43°06'31"	50.00'	37.62'	36.74'	19.75'	S68°29'57"W
C4	36°46'59"	50.00'	32.10'	31.55'	16.62'	N71°33'17"W

CURVE E#	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
EC5	86°01'42"	8.00'	12.01'	10.91'	7.46'	S43°11'59"E
EC6	93°58'18"	8.00'	13.12'	11.70'	8.57'	N46°48'01"E

Line Table			Easement Line Table		
LINE #	BEARING	DISTANCE	LINE E#	BEARING	DISTANCE
L1	S43°03'18"E	13.56'	E3	S89°48'52"W	18.64'
L2	S28°58'14"E	4.26'			

#2019-021700
#2016-008085 SUNWAY SUBDIVISION NO. 2
#2015-004500 SUNWAY CONVEYANCE PLAT
#2008-010805 PERRINE POINT SUBDIVISION
#1998-019326 BRADSHAW SUBDIVISION

#2024-000641
#2019-022375
#2013-003344

SANITARY RESTRICTIONS 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 CONSTRUCTION OF THE BUILDING. IF THE DEVELOPER WISHES TO CONSTRUCT A BUILDING WITHOUT A DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED, BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED. IF THE DEVELOPER WISHES TO CONSTRUCT A BUILDING WITHOUT A DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED, BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED. 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 DEPARTMENT OF ENVIRONMENTAL QUALITY. IF THE DEVELOPER WISHES TO CONSTRUCT A BUILDING WITHOUT DRINKING WATER OR SEWER/SEPTIC FACILITIES, BUILDING CONSTRUCTION CAN BE ALLOWED.

DATE: _____



EHM Engineers, Inc.

0 25 50 100
SCALE IN FEET

SUBDIVISION BOUNDARY LINE	
SECTION LINE	
QUARTER SECTION LINE	
EASEMENT LINE	
ADJACENT PROPERTY LINE	
CENTERLINE OF STREET	
LOT LINE	
FOUND 5/8" REBAR (AS NOTED)	
FOUND ALUMINUM CAP	
1/2" x 24" REBAR & CAP TO BE SET - LS 10110	
SET 5/8" x 24" REBAR & CAP - LS 10110	
FOUND 1/2" REBAR - REPLACED WITH 5/8" x 24" REBAR & CAP - LS 10110	

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT THE BOUNDARY OF LOTS 5 THROUGH 7, A PORTION OF LOT 8, LOTS 9 THROUGH 13, BLOCK 18 AND PERRINE COURT AS SHOWN ON THAT CERTAIN MAP ENTITLED "PERRINE POINT SUBDIVISION", RECORDED AS INSTRUMENT NO. 2008-010805.

THE LOTS, PERRINE COURT AND ADJACENT EASEMENTS, MENTIONED
HEREINABOVE HAVE BEEN VACATED PER ORDINANCE NO. 2024-002
AND RECORDED AS INSTRUMENT NO. 2024-000641.

THE SOUTHWEST BOUNDARY OF SAID LOT 8 WAS ADJUSTED AS SHOWN
ON RECORD OF SURVEY RECORDED AS INSTRUMENT NO. 2019-021700.

THE FOUND 1/2" REBAR'S ALONG THE SUBDIVISION BOUNDARY HAVE BEEN REPLACED WITH 5/8" REBAR AND CAP.

PIPELINES SUBJECT TO 50-1304.(2)(1) IS SHOWN ON THE VICINITY MAP.

CERTIFICATE OF OWNERS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OR REPRESENTATIVE OF THE OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED PROPERTY, LOCATED IN A PORTION OF S2 SE4, SECTION 6, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO; SAID PROPERTY BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS 5 THROUGH 7, A PORTION OF LOT 8, LOTS 9 THROUGH 13, BLOCK 18 AND PERRINE COURT AS SHOWN ON THAT CERTAIN MAP ENTITLED "PERRINE POINT SUBDIVISION", RECORDED MAY 5, 2008 AS INSTRUMENT NO. 2008-010805 IN THE OFFICE OF THE COUNTY RECORDER OF TWIN FALLS COUNTY, SAID LOTS AND PERRINE COURT ARE VACATED PER ORDINANCE NO. 2024-002 RECORDED JANUARY 16, 2024 AS INSTRUMENT NO. 2024-000641 IN SAID OFFICE OF THE COUNTY RECORDER OF TWIN FALLS COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS 5 THROUGH 7, A PORTION OF LOT 8, LOTS 9 THROUGH 13, BLOCK 18 AND PERRINE COURT AS SHOWN ON THAT CERTAIN MAP ENTITLED "PERRINE POINT SUBDIVISION", RECORDED MAY 5, 2008 AS INSTRUMENT NO. 2008-010805 IN THE OFFICE OF THE COUNTY RECORDER OF TWIN FALLS COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 13 AND BEING THE REAL POINT OF BEGINNING;
THENCE, ALONG THE SOUTH BOUNDARY OF SAID LOTS 12 AND 13, NORTH 86°12'50" WEST 234.86 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12;
THENCE, ALONG THE WEST BOUNDARY OF SAID MAP, NORTH 00°11'08" WEST 460.78 FEET TO THE SOUTHWEST CORNER OF PARCEL A AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED DECEMBER 19, 2019 AS INSTRUMENT NO. 2019-021700 IN SAID OFFICE OF THE COUNTY RECORDER OF TWIN FALLS COUNTY;
THENCE, ALONG THE SOUTHERN BOUNDARY OF SAID PARCEL A, NORTH 89°48'52" EAST 90.04 FEET;
THENCE, CONTINUING ALONG SAID SOUTHERN BOUNDARY, SOUTH 43°03'18" EAST 13.56 FEET;
THENCE, CONTINUING ALONG SAID SOUTHERN BOUNDARY, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 79°53'31", AN ARC DISTANCE OF 69.72 FEET AND A LONG CHORD THAT BEARS NORTH 86°53'27" EAST 64.21 FEET;
THENCE, CONTINUING ALONG SAID SOUTHERN BOUNDARY, NORTH 36°50'12" EAST 121.64 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY BOUNDARY OF GREEKSIDO WAY AS SHOWN ON SAID MAP;
THENCE, ALONG SAID WESTERN RIGHT-OF-WAY BOUNDARY, SOUTH 28°58'14" EAST 4.26 FEET;
THENCE, CONTINUING ALONG SAID WESTERN RIGHT-OF-WAY BOUNDARY, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 218.00 FEET, THROUGH A CENTRAL ANGLE OF 32°45'24", AN ARC DISTANCE OF 124.63 FEET AND A LONG CHORD THAT BEARS SOUTH 12°35'32" EAST 122.94 FEET;
THENCE, CONTINUING ALONG SAID WESTERN RIGHT-OF-WAY BOUNDARY, SOUTH 05°49'40" WEST 444.76 FEET TO SAID REAL POINT OF BEGINNING.

THE LOTS, RIGHT OF WAY AND ADJACENT EASEMENTS HAVE BEEN VACATED PER ORDINANCE NO. 2024-002 AND RECORDED AS INSTRUMENT NO. 2024-000641.

THE GROSS AREA CONTAINED IN THIS PLATTED LAND AS DESCRIBED IS 2.81 ACRES.

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

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

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

TRES GRINGOS, LLC, AN IDAHO LIMITED LIABILITY COMPANY

BY: GARY M WOLVERTON JR, MEMBER

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF TWIN FALLS }

ON THIS DAY OF , 2024, AT M., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GARY M WOLVERTON JR, KNOWN OR IDENTIFIED TO ME TO BE A MEMBER OF TRES GRINGOS, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THE LIMITED LIABILITY COMPANY THAT EXECUTED THIS CERTIFICATE OR THE PERSON WHO EXECUTED THE CERTIFICATE ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

NOTARY PUBLIC
RESIDING AT
COMMISSION EXPIRES



CERTIFICATE OF SURVEYOR

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



APPROVAL OF CITY COUNCIL

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

MAYOR 8 CITY CLERK

APPROVAL OF CITY ENGINEER

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

CITY ENGINEER ATTEST

COUNTY SURVEYOR'S CERTIFICATE

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

GEORGE A. YERION PLS# DATE
PROFESSIONAL LAND SURVEYOR

ACKNOWLEDGMENT

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

NOTARY PUBLIC
RESIDING AT
COMMISSION EXPIRES

COUNTY TREASURER'S CERTIFICATE

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

COUNTY TREASURER DATE

COUNTY RECORDER'S CERTIFICATE

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

DEPUTY EX-OFFICIO RECORDER



Date: Monday, February 23, 2026
To: Honorable Mayor and City Council
From: Josh Baird, Public Works Director

PRESENTATION

Request:

A presentation to recognize Water and Wastewater Collection Operator Licenses.

Time Estimate:

The presentation should take about 10 minutes.

Background:

Licensure

Idaho Administrative Code (54-2401 through 54-2414) requires drinking water and wastewater system management to protect the health, safety, and welfare of the public. One of the tenets of this management system is to ensure that all water and wastewater operating personnel are appropriately licensed.

Minimum standards of competency and qualifications have been set through a licensure program consisting of 4 major classifications ranging from Class I through Class IV, administered by the Idaho Division of Occupational and Professional Licenses (DOPL). The Board of Drinking Water and Wastewater Professionals issue several different types of licenses, including the following: Drinking Water Distribution, Drinking Water Treatment, Wastewater Treatment, Wastewater Collection, and Backflow Assembly Tester.

Each water or wastewater system requires a Responsible Charge Operator to hold a valid license at a class equal to or greater than the water or wastewater system they operate. We currently operate a Class IV Wastewater Collection and Class IV Water Distribution system with City personnel. Jacobs operates the Wastewater Treatment system and provide qualified personnel through our contract with them.

Since we operate in the highest classification, we need operators with licenses matching those classifications. In our system, we require Superintendents for the Wastewater Collection and Water Departments to be licensed Class IV Operators and they are considered Responsible Charge Operators.

Each class of licensure requires experience, education, and passing a class-specific examination. In order to give an idea of how long it takes to become licensed, this is a brief explanation of the requirements for each class:

Class I: high school diploma or GED, 1 year experience, pass the Class I exam,

Class II: high school diploma or GED, 3 years experience, pass the Class II exam,

Class III: high school diploma or GED and 2 years post-high school education, 4 years experience, pass the Class III exam,

Class IV: high school diploma or GED and 4 years post-high school education, 4 years experience, pass the Class IV exam.

There are substitutions which allow an applicant to substitute education for experience, experience for education, or experience for experience. However, typically, it takes 7 years to become a Class IV operator with no post-high school education.

After receiving a license, annual continuing education is required.

With that high level of classification, we need future leaders in the Public Works teams to achieve these higher license classifications to help with succession planning, in order to keep our City supervised by highly trained professionals.

As such, we are pleased to celebrate the following City employees who have received new licenses:

Water Department:

Distribution

Salvador Granados - Class I

Rustin Thompson - Class III

Treatment

Jeff Malina - Class I

Drew Foster - Class I

Wastewater Collections Department

Chris Watson - Class II

Juan Puente - Class IV

Larry McFarling - Class IV

Approval Process:

N/A

Budget Impact:

N/A

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

We would like to congratulate these individuals on a job well done and recognize them for their achievements and advancement.

Attachments:

None



Date: Monday, February 23, 2026
To: Honorable Mayor and City Council
From: South Central Public Health District

PRESENTATION

Request:

A presentation on the 2025 legislative deregulation of public swimming pools.

Time Estimate:

15 minutes

Background:

In 2025, the Idaho Legislature enacted changes affecting the regulatory framework for swimming pools and other aquatic facilities. In response, Josh Jensen from the South Central Public Health District is providing an informational presentation to the Twin Falls City Council on the 2025 legislative changes and how those changes may impact local practices related to permitting, inspection, and adoption of updated public health standards for aquatic facilities.

Some cities within the Health District's service region are currently considering or moving forward with local ordinances addressing the regulation of swimming pools. Draft ordinances prepared by Filer, Buhl, Jerome, and Kimberly generally propose that both public swimming pools and commercial swimming pools be required to obtain permits and be inspected by the Health District, and they include adoption of the most recent Model Aquatic Health Code (MAHC) as the operating standard.

If the City of Twin Falls chooses to pursue a similar approach, particularly if an ordinance would include commercial pools, the Health District has indicated it would need to evaluate staffing and operational capacity to meet any additional permitting and inspection demand associated with serving those facilities.

This agenda item is presented for information and discussion only. If Council wishes to consider a local code change, Council direction would be needed for City staff to draft an ordinance and return it on a future agenda as an action item under Items for Consideration.

Approval Process:

N/A

Budget Impact:

Regulatory Impact:

N/A

History:

Analysis:

Conclusion:

If the Council wishes, the Mayor may direct staff to draft an ordinance and bring it back for future consideration.

Attachments:

1. 2025 Pool Regulatory Impact Analysis - SCPHD

Regulatory Impact Analysis of a Treated Recreational Water Permitting Program

Concern: Unregulated treated recreational waters pose a greater risk to the public's health than when treated recreational waters are regulated.

What is treated recreational water?

Treated recreational water includes pools, hot tubs, and water playgrounds.

Current situation in Idaho:

1) Prior to July 1, 2025, South Central Public Health (SCPHD) permitted and inspects 16 public swimming pool across 8 counties. SCPHD utilized and enforced IDAPA 16.02.14 – “Construction and Operation of Public Swimming Pools”.

2) Regulatory oversight of public swimming pools ended on July 1, 2025. Meaning all permitting and inspection requirements no longer exist for public swimming pools (House Bill 202). IDAPA 16.02.14 no longer exists.

3) Public pools were defined as pools that contain water more than two feet deep, are used for swimming, diving, or recreational bathing, and are for the use of any segment of the public under a general invitation but not an invitation to a specific occasion. Prior to 2001, SCPHD permitted and inspected public swimming pools which included municipal pools, motel/hotel/resorts pools, and pools operated by HOAs and apartment complexes (about 90 total). In April 2001, a state of Idaho Deputy Attorney General opinioned that the definition of public pool excluded pools owned and operated by HOAs and apartment complexes, along with motel, hotel, and resort pools.

4) Majority of pool complaints and disease outbreaks within SCPHD have come from non-regulated swimming pools.

5) All water playgrounds and hot tubs are not regulated and pools located at gyms, hotels, RV parks, and subdivisions are also not regulated.

Liability to SCPHD: Idaho Code § 6-904B protects entities from claims for failure to inspect or inadequate

inspection absent gross negligence, which means deliberate indifference.

Liability to Facility Operators (municipal and non-municipal): Without regulatory oversight, an insurance company's position on coverage can be quite stringent. Facility owners may face increased liability, higher premiums, coverage limitations, and additional safety requirements.

What is happening in other Idaho public health districts after July 1, 2025?

- District 1 – voluntary inspection of community pools
- District 2 – meeting with cities
- District 3 – City of Nampa ordinance, meeting with other cities
- District 4 – meeting with cities
- District 6 – City of Pocatello ordinance, meeting with other cities
- District 7 – unknown

Do our neighboring states regulate treated recreational water?

Yes, Montana, Nevada, Utah, Washington, & Wyoming regulate treated recreational water.

Can the private sector regulate treated recreational water?

Yes, it is feasible for the private sector to regulate treated recreational water. Consideration should be given to standards to follow, how complaints are handled, how injuries, illnesses, and outbreaks are investigated, and how enforcement takes place when there is non-compliance.

Regulatory Impact Analysis (RIA):

SCPHD used Southwest District Health's analysis utilizing the [Guidelines for Regulatory Impact Analysis](#) to examine the impact of four different regulatory options [1].

Regulatory Impact Analysis				
	Option 1: Regulatory option for all pools, hot tubs, hot springs, and water playgrounds except private pools	Option 2: Regulatory option for all pools, hot tubs, and water playgrounds open to the public	Option 3: Regulatory option for all municipal pools, hot tubs, and water playgrounds (keep same prior to HB202)	Option 4: Non-regulatory option (baseline after July 1, 2025)
SCPHD Recommendation	SCPHD recommends Option 2 then Option 3, Option 1, and Option 4.			
Expected future conditions				
Regulations & practices	Use of the Model Aquatic Health Code (MAHC) or modified MAHC to regulate all treated recreational waters except for private pools [2].	Use of the Model Aquatic Health Code (MAHC) or modified MAHC to regulate treated recreational waters with the highest public utilization [2].	Use of the Model Aquatic Health Code (MAHC) to regulate treated recreational waters that are open to the public (i.e., no membership required) [2].	None
Forecasted number of regulated entities within SCPHD boundaries * - estimated	90+* (municipal, hotel, gym, HOA & subdivision pools, hot tubs, and water playgrounds, and hot springs) 21* in the City of Twin Falls - Any facility can request to be permitted and inspected.	56* (municipal, hotel, and gym pools, hot tubs, and water playgrounds) - excludes HOA & subdivision pools with common ownership. 16* in the City of Twin Falls - Any facility can request to be permitted and inspected.	16* (municipal pools, hot tubs, includes hot springs) 1 in the City of Twin Falls - Any facility can request to be permitted and inspected.	0 - Any facility can request an inspection.
Forecasted changes in the population and economy	230k + population in south central Idaho by 2032 [3].	230k + population in south central Idaho by 2032 [3].	230k + population in south central Idaho by 2032 [3].	230k + population in south central Idaho by 2032 [3].

	Idaho’s personal income and wages are projected to increase through 2030 [4].	Idaho’s personal income and wages are projected to increase through 2030 [4].	Idaho’s personal income and wages are projected to increase through 2030 [4].	Idaho’s personal income and wages are projected to increase through 2030 [4].
Tourism impact on south central Idaho	In 2023, 4.5 million people visited south central Idaho. Out of that number, 1.5 million people stayed overnight and 66% of which stayed in a hotel or motel. [5]			
Predicted responses to the policy				
Choices made by organizations	- Facilities may choose not to upgrade their systems to bring them to compliance with the standard, which may result in the closure of some facilities. - Some facilities may ignore the regulation and not seek licensure. - Some facilities may welcome additional oversight and consultation as it may reduce their risk and insurance premiums and help keep their customers healthy. - Facilities seeking to be compliant may adopt health and safety policies not currently in place [6].	- Facilities may choose not to upgrade their systems to bring them to compliance with the standard, which may result in the closure of some facilities. - Some facilities may ignore the regulation and not seek licensure. - Some facilities may welcome additional oversight and consultation as it may reduce their risk and insurance premiums. - Facilities seeking to be compliant may adopt health and safety policies not currently in place [6].	- There would likely be little concern with this option because the only change is adding hot tubs and splash parks to the regulatory oversight. - In recent conversations with currently regulated facilities, these additional inspections would be welcomed and there would be no increased cost for the additional inspections when located at the same facility (e.g., the pool and hot tub).	Some facilities that were regulated and some that were not regulated but request inspections, may continue to do so.

<i>Choices made by affected individuals</i>	• The public may feel safer and more inclined to recreate in waters they know are annually inspected and investigated when concerns are reported. • User fees could increase as a result of regulatory oversight, which could be a barrier to accessing treated recreational water facilities.	• The public may feel safer and more inclined to recreate in waters they know are annually inspected and investigated when concerns are reported. • User fees could increase as a result of regulatory oversight, which could be a barrier to accessing treated recreational water facilities.	• The public may feel safer and more inclined to recreate in waters they know are annually inspected and investigated when concerns are reported. • Unregulated facilities tend to report more treated recreational water related injuries and illnesses than those who are regulated in the seven counties served by SCPHD. • The public may seek out regulated facilities over unregulated facilities. • User fees could increase as a result of regulatory oversight, which could be a barrier to accessing treated recreational water facilities.	• The public may choose not to recreate in unregulated treated recreational waters, especially those who are pregnant, immune-compromised, and the elderly or very young. • Parents may delay swimming lessons for their children if they have concern about the safety of the water since small children are more likely to put water in their mouth and are more susceptible to waterborne illness.
Benefits				
<i>Mortality risk reductions</i>	• From 2015 – 2019, 208 outbreaks associated with recreational water exposures were reported in the U.S. The outbreaks resulted in	• From 2015 – 2019, 208 outbreaks associated with recreational water exposures were reported in the U.S. The outbreaks resulted in	• From 2015 – 2019, 208 outbreaks associated with recreational water exposures were reported in the U.S. The outbreaks resulted	• From 2015 – 2019, 208 outbreaks associated with recreational water exposures were reported in the U.S. The outbreaks resulted

	3,646 cases of illness, 286 hospitalizations, and 13 deaths [7]. All deaths were due to Legionella infection. • Mortality risk would likely stay the same or decrease.	3,646 cases of illness, 286 hospitalizations, and 13 deaths [7]. All deaths were due to Legionella infection. • Mortality risk would likely stay the same or decrease.	in 3,646 cases of illness, 286 hospitalizations, and 13 deaths [7]. All deaths were due to Legionella infection. • These pools were regulated until July 1, 2025. • Within SCPHD had 2 deaths since 2007 (health-related deaths not attributed to the pool facility). • Mortality risk would likely stay the same.	in 3,646 cases of illness, 286 hospitalizations, and 13 deaths [7]. All deaths were due to Legionella infection. Of note, most states and municipalities regulate treated recreational water. • There would be an increased risk for drownings and deaths related to waterborne illness (e.g., nontuberculous mycobacterial (NTM), Legionnaires, Pseudomonas, and otitis externa).
<i>Morbidity risk reductions</i>	• From 2015 – 2019, 208 outbreaks associated with recreational water exposures were reported in the U.S. The outbreaks resulted in 3,646 cases of illness, 286 hospitalizations, and 13 deaths [7]. All deaths were due to Legionella infection. • From 2007 to 2024 there were 99 reported cases of gastrointestinal	• From 2015 – 2019, 208 outbreaks associated with recreational water exposures were reported in the U.S. The outbreaks resulted in 3,646 cases of illness, 286 hospitalizations, and 13 deaths [7]. All deaths were due to Legionella infection. • From 2007 to 2024 there were 99 reported cases of gastrointestinal	• From 2015 – 2019, 208 outbreaks associated with recreational water exposures were reported in the U.S. The outbreaks resulted in 3,646 cases of illness, 286 hospitalizations, and 13 deaths [7]. All deaths were due to Legionella infection. • These pools were regulated until July 1	• From 2015 – 2019, 208 outbreaks associated with recreational water exposures were reported in the U.S. The outbreaks resulted in 3,646 cases of illness, 286 hospitalizations, and 13 deaths [7]. All deaths were due to Legionella infection. • Morbidity risk would likely increase for both

	infections and 4 outbreaks linked to unregulated recreational water facilities including an outbreak of Legionella in 2023 hospitalizing 4 people. Hot spring pools have not been linked to any illnesses in our district since 2007. Based on historical data in the district, the morbidity risk would likely decrease.	infections and 4 outbreaks linked to unregulated recreational water facilities including an outbreak of Legionella in 2023 hospitalizing 4 people. Based on historical data in the district, the morbidity risk would likely decrease.	and have not been linked to any illnesses since 2007 in our district. Based on historical data in the district, the morbidity risk would likely remain the same.	injuries (e.g., falls and chemical burns) and waterborne illnesses.
<i>Other outcomes</i>	- Ability to investigate complaints quickly and mitigate risks due to imminent health hazards. - Fewer waterborne illnesses and injuries associated with treated recreational water means fewer visits to the ER, fewer hospitalizations, fewer missed days from work, and improved health. It also means fewer insurance claims or lawsuits to businesses that operate treated	- Ability to investigate complaints quickly and mitigate risks due to imminent health hazards. - Fewer waterborne illnesses and injuries associated with treated recreational water means fewer visits to the ER, fewer hospitalizations, fewer missed days from work, and improved health. It also means fewer insurance claims or lawsuits to businesses that operate treated	Ability to investigate complaints quickly and mitigate risks due to imminent health hazards in a small segment of treated recreational waters.	N/A

	recreational water facilities.	recreational water facilities.		
Costs				
<i>Compliance costs (administrative, capital, and operations, and government implementation costs)</i>	Administrative: SCPHD has the infrastructure in place to administer an inspection program. Permit fees between \$200-\$400 per pool can offset the cost to the taxpayer. Capital and Operations: Facilities that do not meet the requirements of the MAHC may see onetime costs of \$1,000-\$20,000. The largest costs are installing automatically controlled pH and disinfectant feeders. Hot spring pools would only see an increase in license fees. Government Implementation Cost: SCPHD has the infrastructure, software and trained personnel. Onetime costs include the adoption process, additional costs to include hot tub rules, updating applications, inspection forms, outreach and education.	Administrative: SCPHD has the infrastructure in place to administer an inspection program. Permit fees between \$200-\$400 can offset the burden on the taxpayer. Capital and Operations: Facilities that do not meet the requirements of the MAHC may see onetime costs of \$1,000-\$20,000. The largest costs are installing automatically controlled pH and disinfectant feeders. Government Implementation Cost: SCPHD has the infrastructure, software and trained personnel. Onetime costs will be adoption process, updating applications, inspection forms, outreach and education.	Administrative: SCPHD has the infrastructure in place to administer an inspection program. Permit fees between \$200-\$400 can offset the burden on the taxpayer. Capital and Operations: Most municipal pools meet the MAHC requirements, so costs would be minimal. Estimated costs between \$1,000-\$5,000 including license costs. Government Implementation Cost: SCPHD has the infrastructure in place. Costs incurred are adopting a version of the MAHC, updating applications, outreach and education, all onetime costs.	Administrative: SCPHD's time spent responding to complaints and potential outbreaks can vary widely from days to weeks depending on the circumstance. Placing the cost solely on taxpayers. Capital and Operations: Unregulated facilities will be responsible for staff training, policies, equipment, operations, and maintenance. Liability risks and costs can increase without proper oversight. Government Implementation Cost: SCPHD is already equipped to respond. There will be less funding available to support consultation, handle complaints, and respond to outbreaks, as well as fewer opportunities to maintain a proficient skillset.

<i>Local economy-wide impacts</i>	• With anticipated license fees and potential facility improvements, costs may be pushed to the consumer. • There would be projected savings from fewer waterborne illness-related healthcare visits, hospitalizations, loss of work productivity, and deaths related to illness and drowning. • The tourism industry may also see an economic benefit over time as fewer waterborne illnesses and injuries occur in facilities that are newly regulated (e.g., hotels and water playgrounds).	• With anticipated license fees and potential facility improvements, costs may be pushed to the consumer. • There would be projected savings from fewer waterborne illness-related healthcare visits, hospitalizations, loss of work productivity, and deaths related to illness and drowning. • The tourism industry may also see an economic benefit over time as fewer waterborne illnesses and injuries occur in facilities that are newly regulated (e.g., hotels). • While fewer treated recreational waters would be regulated in this option, these are the facilities with the most use and historical risk for waterborne disease exposure in southwest Idaho.	• With anticipated license fees and potential facility improvements, costs may be pushed to the consumer. • We would expect little to no change in waterborne illness occurrences and related demands on healthcare and lost work productivity. • In 2007, a cryptosporidiosis outbreak in Galway, Ireland resulted in 242 lab-confirmed cases. An economic assessment determined the cost was \$142,000/day at a total of \$22.44 million in U.S. dollars [8]. In the same year, the Treasure Valley experienced a cryptosporidiosis outbreak in treated recreational water, sickening an estimated 230 individuals.	• With no regulatory requirements, costs would be incurred voluntarily if a facility requested an inspection. • There would likely be an increased cost to taxpayers as more time and effort would be needed to respond to waterborne disease outbreaks associated with unregulated treated recreational water. • Furthermore, there would be unknown costs associated with increased liability and insurance rates to facilities that operate treated recreational water facilities, potentially a negative impact on the local tourism industry, and costs associated with lost work productivity and hospitalization related to injuries waterborne illnesses.
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References

- [1] US Department of Health and Human Services, "Guidelines for Regulatory Impact Analysis," 12 January 2017. [Online]. Available: <https://aspe.hhs.gov/reports/guidelines-regulatory-impact-analysis>.
- [2] Centers for Disease Control and Prevention, "The Model Aquatic Health Code (MAHC)," 5 February 2025. [Online]. Available: <https://www.cdc.gov/model-aquatic-health-code/php/our-work/index.html>. [Accessed 11 April 2025].
- [3] State of Idaho, "State of Idaho, Division of Financial Management," 6 January 2025. [Online]. Available: https://dfm.idaho.gov/wp-content/uploads/publications/eab/ief/ief_jan2025.pdf. [Accessed 11 April 2025]
- [4] Community Planning Association of Southwest Idaho (COMPASS), "COMPASS," COMPASS, 2025. [Online]. Available: <https://compassidaho.org/demographics-forecasts-population-housing-and-employment/>. [Accessed 11 April 2025].
- [5] Longwoods International, "Idaho Department of Commerce," 2023. [Online]. Available: <https://commerce.idaho.gov/content/uploads/2025/01/Idaho-Travel-USA-2023-Report.pdf>. [Accessed 3 June 2025].
- [6] L. Cullinan, L. Dunn, S. McLean and E. Palombo, "Waterborne disease outbreaks in treated recreational water facilities: A socio-ecological model perspective," *Health Promotion International*, vol. 37, pp. 1-12, 2022.
- [7] M. C. Hlavsa, S. K. Aluko, A. D. Miller, J. Person, M. E. Gerdes, S. Lee, J. P. Laco, E. J. Hannapel and V. R. Hill, "Outbreaks associated with treated recreational water - United States, 2015-2019," *MMWR. Morbidity and mortality weekly report*, vol. 70, no. 20, pp. 733-738, 2021.
- [8] A. Chyzheuskaya, M. Cormincan, R. Srivinas, D. O'Donovan, M. Prendergast, C. O'Donoghue and D. Morris, "Economic assessment of waterborne outbreak of cryptosporidiosis," *Emerging Infectious Diseases*, vol. 10, pp. 1650-1656, 2017.
- [9] S. DeFlorio-Barker, A. Shrestha and S. Dorevitch, "Estimate of burden and direct healthcare cost of infectious waterborne disease in the United States," *Emerging Infectious Diseases*, vol. 8, pp. 2241-2242, 2021.



Date: Monday, February 23, 2026
To: Honorable Mayor and City Council
From: Matt Barnes, Airport Manager

ACTION ITEM

Request:

Consideration of a request to use \$50,000 of Airport Reserve Funds to repair the Airport Farm irrigation well.

Time Estimate:

The staff presentation will take approximately 5 minutes with additional time needed for any questions.

Background:

The City owns 222 irrigated acres of land at the Airport and leases it to Messner Farms LLC who farms those acres. This lease has proven to be a reliable source of non-aeronautical revenue for decades.

The airport owns a well on the property that is used by the Lessee to irrigate. Over time, it has now become necessary to repair the well. By doing so, we will continue a successful partnership with our lessee and continue to use the water shares owned by the City of Twin Falls. The lease specifies that the Lessee will pay 15% of repair costs not to exceed \$6,000 annually and that the Lessor will pay the remainder.

Ag Pro Well Cleaners, LLC has provided a quote to Messner Farms, and I've reviewed the quote with colleagues within the Public Works Department. Messner Farms, LLC will hire the contractor and invoice the Airport for our share of the repair costs. Staff agrees that the Airport irrigation well is an important asset that should be maintained.

Approval Process:

A majority vote of the Council is needed to approve the request.

Budget Impact:

\$50,000 from Airport Reserves.

Regulatory Impact:

Approval of this request will allow for the continued success of the farm lease at the airport and maintain important city owned infrastructure.

History:

N/A

Analysis:

N/A

Conclusion:

Staff requests that the Council approve the use of \$50,000 of Airport Reserve Funds to repair the Airport Farm irrigation well.

Attachments:

1. Messner Farms lease 2022
2. FarmRepairQuote

AIRPORT FARM LEASE

THIS AGREEMENT is effective the 1st day of November, 2022, by and between the CITY OF TWIN FALLS, IDAHO, a municipal corporation, and TWIN FALLS COUNTY, IDAHO, a political subdivision, hereinafter called "Lessor," and MESSNER FARMS, LLC, an Idaho limited liability company, hereafter called Lessee."

1. **Description of Property.** In consideration of the rental specified below, the Lessor hereby leases to the Lessee the below-described property consisting of property owned by the City of Twin Falls and property jointly owned by the City of Twin Falls and the County of Twin Falls, hereinafter called the "Premises," located in Twin Falls, County, Idaho:

Approximately 222 irrigated acres located at the east end of the Joslin Field Magic Valley Regional Airport, shown on the map attached hereto, contained within the property more particularly described on Exhibits A and B.

2. **Term of Lease.** The term of this Lease shall be for a period of one year commencing on the 1st day of November, 2022 and ending on the 31st day of October, 2023.

3. **Automatic Renewal.** At the expiration of the term specified in Section 2, this Lease shall automatically renew annually for a one-year-period unless within thirty (30) days prior to the expiration of the original term or any renewal thereof, either party to this Lease serves upon the other a notice in writing stating an intention not to renew this Lease. The terms and conditions set forth herein shall govern all renewals, except as to the amount of rent which shall be renegotiated prior to the beginning of each renewal period

4. **Use of Premises.** The Lessee shall, during the term of this Lease and any and all renewals or extensions thereof, use the Premises for the planting, growing and harvesting of crops. No livestock is permitted on the Premises at any time.

5. **Rent.** Lessee shall pay Lessor the sum of FOURTY-SIX THOUSAND ONE HUNDRED SEVENTY-SIX and 00/100 DOLLARS (\$46,176.00) as rent for the Premises for the Term of Lease, which amount shall be due and payable on November 1, 2022. Thereafter, rent on any renewal shall be due and payable in advance on November 1st.

6. **Irrigation Water.** The City of Twin Falls is the sole owner of 411.2 shares of Salmon River Canal Company water, and the City of Twin Falls and the County of Twin Falls are joint owners of 66.5 shares. The City of Twin Falls and County of Twin Falls are also joint owners of 40 shares of Twin Falls Canal Company water shares. During the Term of Lease, and any renewal or extension hereof, Lessee shall have the use of these water shares. As to the 40 shares of Twin Falls Canal Company water, both parties shall have use of, and access to, the water. All water rights, however, shall remain the property of Lessor. Lessee may, however, sell excess Salmon River Canal Company water to third parties as permitted by the Salmon River Canal Company.

7. **Expenses.** Lessee agrees to pay all expenses associated with the Premises including, but not limited to, utilities, personal property taxes, and all costs associated with the growing of crops on the Premises.

8. **Maintenance, Compliance with Law and Lessor's Use.** Lessee agrees to operate the farm in an efficient and husband like manner, following sound farming and land use practices. Lessee further agrees at their own cost and expense:

(a) To make all repairs required to keep the Premises, facilities and equipment contained thereon in good condition, reasonable wear and tear excepted. Provided, however, during the Term of Lease (November 1 to October 31) and any renewal, Lessor agrees to pay for the repair of pumps, wheel-lines and cement ditches after Lessee has paid the first fifteen percent (15%) of each billing not to exceed \$6,000.00 each lease year. Moreover, Lessee shall pay for all expenses of any kind which are attributable to the negligence of Lessee or their employees or agents.

(b) To not plow or otherwise break up the permanent pasture, drainage ways, grassed waterways, terraces or ditches without the consent of the Lessor, and undertake no operations that will injure the land;

(c) To be aggressive in the control of noxious weeds and keep fencerows and roadsides cut or sprayed;

(d) To maintain and keep all fences, facilities, ditches, roads, irrigation systems, etc. in good repair and working order and in a safe and tenantable condition;

(e) To not commit or permit the commission by others of any waste on the Premises;

(f) To not permit the maintenance or commission of any nuisance on the Premises;

(g) To not use or permit the use of the Premises for any unlawful purpose;

(h) To use and maintain the leased Premises and facilities and equipment contained thereon in a careful manner in conformity with all governmental laws, ordinances, regulations, requirements and rules.

9. **Alterations and Liens.** Lessee shall not make or permit any other person to make any alterations, repairs or improvements to the Premises or to any improvement thereon or facility appurtenant thereto without the prior written consent of the Lessor. Lessee shall keep the Premises free and clear from any and all liens, claims, encumbrances, and demands for work performed, materials furnished, or operations conducted thereon at the instance or request of Lessee.

10. **Subleasing and Assigning.** Lessee shall not encumber, assign or otherwise transfer this Lease, any right or interest in this Lease, or any right or interest in the Premises or any of the improvements that may now or hereafter be constructed, installed, or placed on the Premises, without the express written consent of the Lessor first had and obtained. Neither shall the Lessee sublet the Premises or any part thereof, or allow any other persons, other than the Lessee's agents, employees and servants, to occupy or use the Premises or any part thereof, without the prior written consent of the Lessor. A consent by the Lessor to one assignment, subletting, occupation, or use by another person shall not be deemed to be a consent to any subsequent assignment, subletting, occupation, or use by another person. Any encumbrance, assignment, transfer or subletting without the prior written consent of the Lessor, whether it be voluntary or involuntary, by operation of law, or otherwise, is void and shall, at the option of the Lessor, terminate this Lease. The consent of the Lessor to any such assignment of the Lessee's interest in this Lease or the subletting by the Lessee of the Premises shall not unreasonably be withheld.

11. **Entry by Lessor.** The Lessee shall permit the Lessor or its agents, representatives or employees, and the Lessor expressly retains the right to enter the Premises at any and all reasonable times for the purpose of inspecting the Premises to determine whether the Lessee is complying with the terms of this Lease, for doing any other lawful act on the Premises that the Lessor may be authorized to do under this Lease, for protecting the Lessor's interest in the Premises or under this Lease and for the purpose of accessing other property owned by Lessor or equipment associated with the airport.

12. **Hold Harmless.** The Lessee shall indemnify and hold the Lessor and the property of the Lessor, including the Premises, free and harmless from any and all claims, liability, loss, damage or expense resulting from Lessee's occupation and use of the Premises, including any claim, liability, loss, or damage arising by reason of the injury to or death of any person or persons or by reason of damage to any property caused by the condition of the Premises, the condition of any improvements or personal property in or on the Premises, or the acts or omissions of Lessee or any person in or on the Premises with the express or implied consent of the Lessee. The duties of the Lessee under this Section is to indemnify and hold the Lessor and the property of the Lessor free and harmless from any such claim, liability, loss, or damage arising by reason of the injury to or death of (a) the Lessee, (b) any agents, officer, or employee of the Lessee, (c) any independent contractor hired by Lessee to perform work or render services on the Premises, or (d) any agent, officer, or employee of any independent contractor hired by Lessor to perform work or render services on the Premises.

To insure said indemnity, Lessee shall maintain at their expense a policy of public liability insurance, with Lessor as a named insured, protecting Lessor against all claims for personal injury, death and property damage occurring upon, in or about the demised Premises and the adjoining sidewalks, streets, roads and passageways, with limits of at least combined single limit liability for personal and bodily injury and property damage of one million dollars; said insurance to protect, hold harmless, and indemnify Lessor and not only against any and all such liability, but also against all loss, expenses and damage of any and every sort and kind, including costs of investigation, attorneys' fees and other costs of defense.

Said insurance shall be with an insurance carrier, or insurance carriers, satisfactory to Lessor and shall not be subject to cancellation except after at least ten (10) days' prior written notice to Lessor; and the policy or policies for said insurance, or duly executed certificate or certificates for the same, showing full compliance to date with the requirements of this section, shall at all times be kept on deposit with Lessor.

13. **Fire Insurance and Damage.** It is agreed that if the Lessee desires insurance on any interest Lessee may have in the Premises, or on any property located on or in the Premises, it shall obtain such insurance at Lessee's own expense and name the Lessor as named insureds as to its interest in and occupancy of said Premises, facilities and equipment.

14. **Insolvency of Lessee.** Should Lessee become insolvent as defined in this Section, Lessor may, by giving ten (10) days' written notice to Lessee, or to the person appointed to manage Lessee's affairs at the address for such person appearing in the official records of the court which appointed him, terminate this Lease and forfeit Lessee's interest in the Premises and facilities and equipment located thereon. For purposes of this Section, Lessee shall be conclusively presumed to have become insolvent if Lessee: (a) be adjudged a bankrupt, (b) has a receiver appointed to take possession of all, or substantially all, of Lessee's property because of insolvency, (c) make a general assignment for the benefit of creditors, or (d) allow any judgment against Lessee to remain unsatisfied or unbonded for a period of thirty (30) days or longer.

15. **Force Majeure.** Should the performance of the obligations of either party, Lessor or Lessee, under this Lease be prevented or delayed by act of God, war, insurrection, fire, flood, storm, strikes, lockouts, or by any law, regulation, or order of any federal, state, county, or municipal authority or by any other cause beyond the control of such party, such party's performance under this Lease to the extent it is so prevented or delayed shall be excused.

16. **Default by Lessee.** All covenants and agreements contained in this Lease are declared to be conditions to this Lease and to the term hereby demised to the Lessee. Should the Lessee default in the performance of any covenant, condition, or agreement contained in this Lease, the Lessor may terminate this Lease and re-enter and regain possession of the Premises in the manner provided by the laws of unlawful detainer of the State of Idaho then in effect.

17. **Attorneys Fees.** In any controversy relating to this Lease, the prevailing party shall be awarded its attorney fees and costs (including, but not limited to, the costs for arbitrator(s), mediator(s) and expert witnesses) in any proceeding brought in a court of law, arbitration, and/or mediation, including any bankruptcy or appeal proceeding.

18. **Notices.** Except as otherwise expressly provided by law, any and all notices or other communications required or permitted by this Lease or by law to be served on or delivered or given to either party hereto by the other party to this Lease, shall be in writing, and shall be deemed duly served, given, or delivered when personally delivered to the party to whom

it is directed, or in lieu of such personal service, when deposited in the US Mail, first-class postage prepaid, addressed to the Lessee at the address of 2653 E. 3200 N., Twin Falls, ID 83301, or on the Lessor at Post Office Box 1907, Twin Falls, ID 83303. Either party may change its address for the purpose of this Section by giving written notice of such change to the other party in the manner provided in this Section.

19. **Successors and Assigns.** This Lease shall be binding on and shall inure to the benefit of the successors and assigns of the parties hereto but nothing in this Section shall be construed as consent by the Lessor to any assignment of this Lease or any interest therein.

20. **Waiver.** The waiver by the Lessor of any breach of any of the provisions of this Lease shall not constitute a continuing waiver or a waiver of any subsequent breach by the Lessee either of the same or of another provision of this Lease.

21. **No Partnership.** Nothing contained in this Lease shall create or be construed as creating a partnership, joint venture, or employment relationship between Lessor and Lessee. Neither Lessor nor Lessee shall be liable, except as otherwise expressly provided in this Lease, for any obligations or liabilities incurred by the other. Lessee expressly agrees to indemnify and hold Lessor, and the property of the Lessor, including the Premises, free and harmless from any and all obligations and liabilities incurred by Lessee in conducting their farming operations on the Premises.

22. **Covenant of Quiet Enjoyment - Subject to Lessee's Performance - Subject to Restrictions.** So long as Lessee pays the rent required by this Lease and performs and observes all the covenants and provisions hereof, the Lessee shall quietly enjoy the leased property. The Lessee's quiet enjoyment of the Premises shall be subject, however, to the terms of this Lease and to all easements, restrictions of record, and ordinances of the County of Twin Falls, Idaho.

23. **Surrender on Termination.** Lessee covenants to peaceably surrender occupancy of the Premises and surrender and transfer to Lessor the possession of all the facilities and equipment located thereon at the termination of the Lease and have them in as good condition as when received by Lessee, reasonable allowance being made for ordinary wear and depreciation. Upon termination, Lessee shall be entitled to remove their personal property only.

24. **Special Conditions.** Lessee agrees to abide by the following additional conditions during all times that this Lease is in effect. Lessee shall keep all security gates locked at night and closed during daylight hours, except when traveling through the gates. Lessee shall not permit any machinery to be parked in the safety zone, as shown on the attached map. Lessee shall take proper care of all irrigation equipment, and shall drain and pump all risers and underground water lines before winter. Lessee shall not permit night work with lighted equipment in any area adjacent to the runway or safety zone.

25. **Entire Agreement.** The foregoing constitutes the entire agreement between

the parties and may be modified only by a writing signed by both parties.

IN WITNESS WHEREOF, Lessor has executed this Lease, and Lessee has executed this Lease, effective the day and year first above written.

"LESSOR"

CITY OF TWIN FALLS, ID

BY Ruth Pierce

RUTH PIERCE, MAYOR

TWIN FALLS COUNTY

BY Jack Johnson

[Signature]
COMMISSIONER

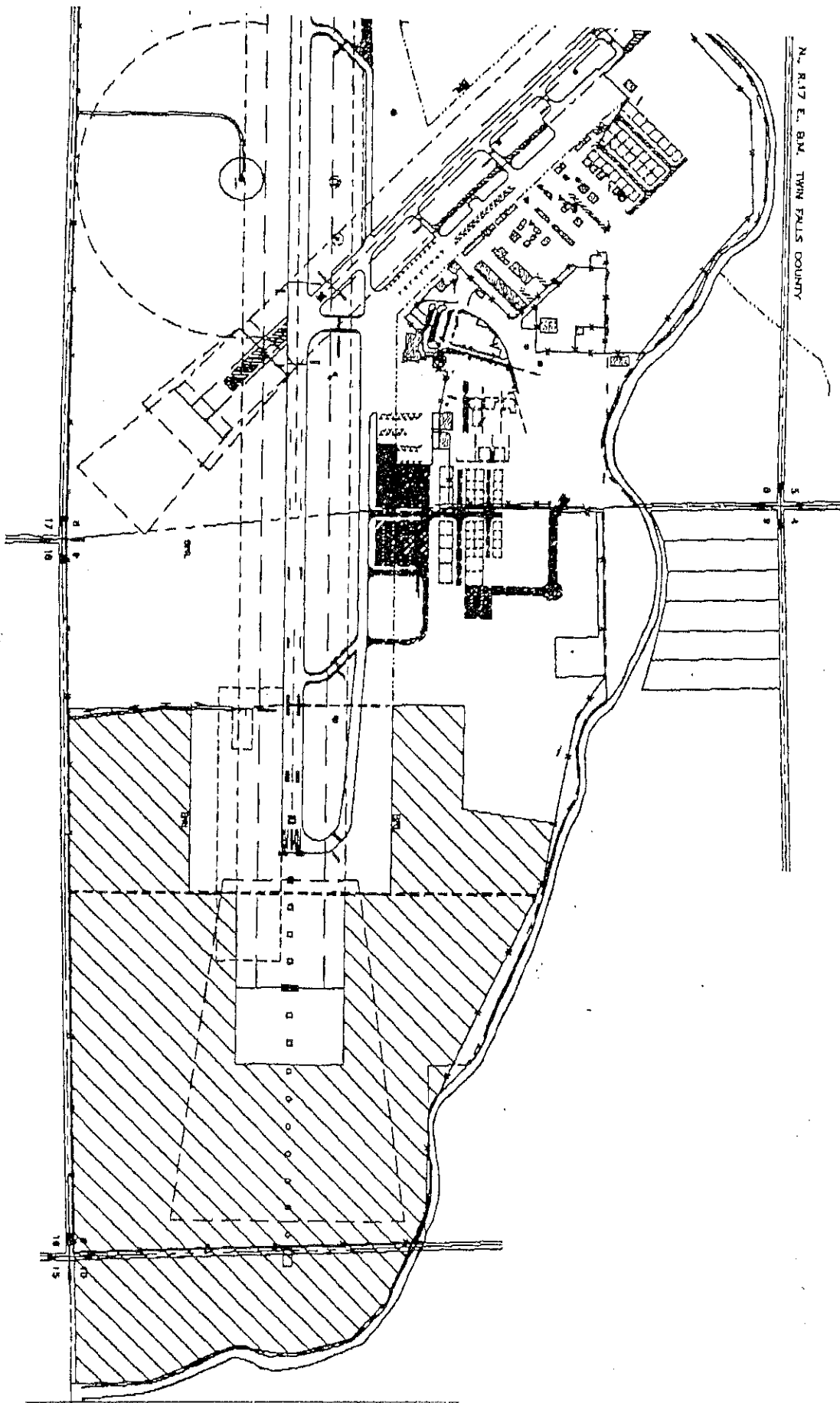
"LESSEE"

MESSNER FARMS, LLC

BY J.D. Messner

J.D. MESSNER, MEMBER

EXHIBIT A



- safety zone

EXHIBIT B

PARCEL I
Township 11 South, Range 17 East of the Boise Meridian, Twin Falls
County, Idaho,

SECTION 9: E $\frac{1}{2}$ SW $\frac{1}{4}$,

EXCEPT A parcel of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 9, described
as follows:

BEGINNING at the Southwest corner of Section 9, Township 11 South, Range
17 East of the Boise Meridian in Twin Falls County, Idaho; THENCE North
2° 16' 30" West along the West line of said Section 9 a distance of
1701.39 feet to a point on the centerline of the runway; THENCE South
89° 17' East along the centerline of the runway a distance of 1323.82
feet to a point on the West line of the NE $\frac{1}{4}$ of said Section 9
which is the True Point of Beginning; THENCE North 2° 00' 54" West along
the West line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 9 a distance of 726.77 feet to a
point; THENCE South 89° 17' East along a line parallel with and 725.94
feet from the runway centerline a distance of 1326.85 feet to a point on
the East line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 9; THENCE South 1° 45' 18" East
along the East line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 9 a distance of 1042.14
feet to the Southeast corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 9; THENCE South
89° 23' 52" West along the South line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 9 a
distance of 1321.01 feet to the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section
9; THENCE North 2° 00' 54" West along the West line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of
Section 9 a distance of 346.01 feet to the True Point of Beginning.

AND ALSO EXCEPT A parcel of land situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section
9, described as follows: Beginning at the Southwest corner of Section
9, Township 11 South, Range 17 East of the Boise Meridian in Twin Falls
County, Idaho; THENCE North 2° 16' 30" West along the West line of said
Section 9 a distance of 1701.39 feet to a point on the centerline of the
runway; THENCE South 89° 17' 00" East along the centerline of the runway
a distance of 1323.82 feet to a point on the West line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of
said Section 9; THENCE South 2° 00' 54" East along the West line of the
NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 9 a distance of 346.01 feet to the Southwest corner of
the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 9 which is the True Point of Beginning; THENCE
North 89° 23' 52" East along the South line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 9 a
distance of 1321.01 feet to the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section
9; THENCE South 1° 45' 18" East along the East line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of
Section 9 a distance of 435.18 feet to a point; THENCE North 89° 17' 00"
West along a line parallel with and 750 feet from the runway centerline
a distance of 1320.14 feet to a point on the West line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of
Section 9; THENCE North 2° 00' 54" West along the West line of the
SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 9 a distance of 404.84 feet to the True Point of
Beginning.

PARCEL II

Township 11 South, Range 17 East of the Boise Meridian, Twin Falls
County, Idaho,

SECTION 9: W $\frac{1}{2}$ SE $\frac{1}{4}$,

EXCEPT that portion thereof described as follows:

BEGINNING at a point that is the intersection of the centerline (extended)
of the Twin Falls City-County Airport Main Runway (7-25) and the North-
South mid section line of Section 9, Township 11 South, Range 17 E., B.
M., said point also being North 2° 16' 30" West along the section line
1701.39 feet and South 89° 17' East, along the centerline of said
runway, 2646.66 feet from the section corner common to Sections 9, 8, 17
and 16, Township 11 South, Range 17 E., B.M.; THENCE North 1° 45' 18"
West along said mid section line 200.00 feet; THENCE South 89° 17' East,
1320 feet more or less to the East boundary of the Nelson property being
the East boundary of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 9; THENCE South along
said East boundary 400 feet; THENCE North 89° 17' West 1320 feet more or
less to said mid section line; THENCE North 1° 45' 18" East along said
mid section line 200.00 feet to the Point of Beginning.

PARCEL III

Township 11 South, Range 17 East of the Boise Meridian, Twin Falls
County, Idaho,

SECTION 9: SW $\frac{1}{4}$ NE $\frac{1}{4}$ lying above and South of the Highline Canal of the
Twin Falls Canal Company AND the SE $\frac{1}{4}$ NW $\frac{1}{4}$ situated South of the Highline
Canal.

Township 11 South, Range 17 E., B.M., Twin Falls County, Idaho
Section 9: E1/2SE1/4
Section 10: NE1/4SE1/4 lying South and West of the Highline Canal

EXCEPT

The East 30 feet of the SE1/4SE1/4 of Section 9, Township 11 South, Range 17 E., B.M. and the West 30 feet of the W1/2SW1/4 that is south and west of the Twin Falls Canal Company Highline Canal in Section 10, Township 11 South, Range 17 E., B.M. and a strip of land in the NE1/4SE1/4, Section 9, Township 11 South, Range 17 E., B.M.;

BEGINNING at the southeast corner of said NE1/4SE1/4, Section 9;
THENCE Westerly along the South boundary of said NE1/4SE1/4,

30.00 feet;

THENCE Northerly parallel to the East boundary of said NE1/4SE1/4, 341.31 feet;

THENCE Northwesternly to a point on the North boundary of said NE1/4SE1/4 that is 90.00 feet westerly from the Northeast corner of said NE1/4SE1/4, Section 9;

THENCE Easterly along the North boundary of said NE1/4SE1/4 90.00 feet

THENCE Southerly along the East boundary of said NE1/4SE1/4 to the POINT OF BEGINNING.

AND EXCEPT

Township 11 South, Range 17 E., B.M., Twin Falls County, Idaho
Section 9: A Parcel in the E1/2SE1/4 more particularly described

as;

BEGINNING as a point that is intersection of the centerline (extended) of the Twin Falls City-County Airport Main Runway (7-25) and the West boundary of the E1/2SE1/4 of said Section 9, said point also being North 2°16'30" West along the West section line 1701.39 feet and South 89°17' East along the centerline of said runway 3966.66 feet from the section corner common to Sections 9, 8, 17 and 16, Township 11 South, Range 17 E., B.M.;

THENCE North 1°30'36" West along said West boundary 20 feet;

THENCE South 89°17' East parallel to said runway centerline (extended) approximately 1319.75 feet to the section line common to said Sections 9 and 10;

THENCE North 1°15'55" West along said section line a distance of 5 feet;

THENCE South 89°17' East parallel to said runway centerline (extended) a distance of 125 feet;

THENCE South 1°15'55" East a distance of 50 feet;

THENCE North 89°17' West parallel to said runway centerline (extended) a distance of 125 feet to the section line common to said Sections 9 and 10;

THENCE North 1°15'55" West along the section line a distance of 15 feet to a point 10 feet Southerly from said runway centerline (extended);

THENCE North 89°17' West parallel to said runway centerline (extended) a distance of 1319.75 feet more or less to the West line of said E1/2SE1/4 of said Section 9;

THENCE North 1°30'36" West along said West boundary 10 feet to the POINT OF BEGINNING.

SUBJECT TO:

1. Easement from Harry S. Beals to the Twin Falls Highway District, recorded July 18, 1924, as Instrument No. 169668, in Book 67 of Deeds, Page 622, records of Twin Falls County, Idaho. (over and across the NE1/4SE1/4 of Section 9, Township 11 South, Range 17 E., B.M.)

2. Power Line Easement from J.H. McNichols and Clara M. McNichols, husband and wife to the Idaho Power Company, dated July 28, 1930, recorded October 18, 1930, as Instrument No. 229606, in Book 90 of Deed, Page 184, records of Twin Falls County, Idaho. (within the NW1/4SW1/4 of Section 10, Township 11 South, Range 17 E., B.M.)

3. Easement from the City of Twin Falls, Idaho, a municipal corporation, to the Idaho Power Company, recorded April 6, 1984, as Instrument No. 858361, records of Twin Falls County, Idaho. (within the NW1/4SW1/4 of Section 10, Township 11 South, Range 17 E., B.M.)

4. Easement to the Twin Falls Canal Company from the Highline Canal Co.

Estimate 1075 from Ag Pro Well & Rehab

From: Ag Pro Well & Rehab (quickbooks@notification.intuit.com)

To: everames@aol.com

Date: Wednesday, December 3, 2025 at 04:51 PM MST

ESTIMATE 1075



Ag Pro Well & Rehab

\$48,810.00

Review and approve

Powered by QuickBooks

Dear Everett Messner,

Please review the estimate below. Feel free to contact us if you have any questions.

We look forward to working with you.

Thanks for your business!

Ag Pro Well & Rehab

Ag Pro Well & Rehab

PO BOX 73 BURLEY, ID 83318

Ag Pro Well & Rehab
PO BOX 73
BURLEY, ID 83318
agprowellcleaners@gmail.com
agprowellcleaners.com

Estimate

**ADDRESS**

Everett Messner
Messner Farms

ESTIMATE #	DATE
1075	12/03/2025

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Mobilization and Setup	1	200.00	200.00
	Casing 14 "	320	48.00	15,360.00
	Set Casing	320	25.00	8,000.00
	Well Debris Removal 336 to 450	114	75.00	8,550.00
	additional compressor 250 per Hr	16	250.00	4,000.00
	Casing 10"	60	25.00	1,500.00
	Set Casing	60	25.00	1,500.00
	perforations 10 " & 14 "	210	45.00	9,450.00
	Well Permit	1	250.00	250.00

TOTAL

\$48,810.00

Accepted By

Accepted Date

Customer	Messner Farms	Phone	
Well #	Airport	PO#	
Surveyed By	Rod	Date	12/03/25
Reviewed By		Water Level	
Water Condition		Total Depth	
Casing diameter	136	Survey Depth	336

Page 1



Date: Monday, February 23, 2026
To: Honorable Mayor and City Council
From: Mark Thomson, Street Department Superintendent

ACTION ITEM

Request:

Request to approve the purchase of a 2026 Freightliner truck fitted with a mechanical broom sweeper at a cost of \$375,133.62 using a Cooperative Purchasing Agreement with Sourcewell and authorize the Public Works Director to execute the contract.

Time Estimate:

The presentation will take approximately 10 minutes.

Background:

Idaho Code 67-2807 went into effect on July 1, 2019. It states, "With the approval of its governing board, a political subdivision may participate in cooperative purchasing agreements with the state of Idaho, other Idaho political subdivisions, other government entities, or associations thereof. Political subdivisions may also participate in cooperative purchasing programs established by any association that offers its goods or services as a result of competitive solicitation processes. Goods or services procured by participation in such cooperative agreements or programs shall be deemed to have been acquired in accordance with the requirements of this chapter".

On December 9, 2019, the City Council adopted resolution 2019-014 authorizing staff to use cooperative purchasing agreements and join cooperative purchasing programs. City staff can approve purchases up to the informal bid limits. If the purchase is greater than the informal bid limit, the city council must approve the purchase.

The Street Department's goal is to replace equipment based on its useful life. Street sweepers operate in a harsh environment, and we start evaluating their replacement at 7 years. We are able to extend the replacement of some machines to the 10-year mark, but based on the type and number of repairs this machine has needed, we feel it won't be able to be extended beyond its useful life. The sweeper we recommend replacing was purchased in 2019 and will be sent to auction in the next few months.

The city fleet committee was developed to create a fleet replacement schedule. This replacement was approved by the fleet committee. It was later presented and approved by the Long Term Planning committee and adopted by the council as part of the FY 25-26 budget.

We have \$380,000.00 budgeted for this purchase, and the pricing has come in under our budget. If approved, we should receive the new sweeper in 90 to 120 days.

Approval Process:

A simple majority will approve this request.

Budget Impact:

\$380,000.00 was budgeted for the replacement of this sweeper and we are under the budgeted amount

Regulatory Impact:

Council approval is required to make a purchase over the informal bid limit using a Cooperative Purchasing agreement.

History:**Analysis:****Conclusion:**

Request approval to purchase of a 2026 Freightliner truck fitted with a mechanical broom sweeper at a cost of \$375,133.62 using a Cooperative Purchasing Agreement with Sourcewell and authorize the Public Works Director to execute the contract.

Attachments:

1. Current Sweeper quote



01/29/26

Mark Thomson
City of Twin Falls Sourcewell Member ID# 2478
203 Main Ave.
Twin Falls, ID 83301

Mark Thomson

Los Angeles Truck Center LLC Db a Velocity Truck Centers, an authorized Freightliner dealer is proud to offer City of Twin Falls a new 2026 FreightlinerM2106 per Sourcewell DTNA contract **Daimler Truck #032824-DAI**

MSRP	\$140,972.00
Sourcewell disc	\$40,374.38
Chassis pricing	\$100,597.62
Freight	\$3,375.00
2026 Model year escalator	\$2,500.00
GHG24 Surcharge/Cummins Tarriff	\$2,000.00
Chassis pricing FOB Body company	\$109,202.62
upfit/body costs	\$245,955.00
Dealer prep	\$950.00
Dealer delivery	\$250.00
60 days flooring @ \$22.00 per day	\$1,320.00
Tire Surcharge	\$390.00
Doc fee	\$370.00
Sales tax	\$0.00
Total cost each	\$375,133.62

9899 W Roosevelt St, Tolleson, AZ 85353 www.velocityvehiclegroup.com

• Velocity Truck Centers • Crossroads Equipment Lease & Finance • VelocitySBA • BusWest • Transwest Truck Center • SelectTrucks Fontana • SelectTrucks Phoenix • SelectTrucks Greensboro • SelectTrucks Hickory
• SelectTrucks LA • Velocity Truck Rental & Leasing • SportTruckRV • Velocity Fire Equipment & Sales • Velocity Truck & Trailer Parts • Miramar Truck Body and Equipment • Central California Truck & Trailer Sales
• Great Dane of So Cal • Velocity Truck Centres - Australia • Velocity Mexico • SVT Fleet Solutions





Pricing is good for 45 days, thereafter subject to commodity surcharges and escalators.

I am available to answer any questions.

Respectfully,

Daniel Hakalmazian
New Truck Sales

9899 W Roosevelt St, Tolleson, AZ 85353 www.velocityvehiclegroup.com

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• SelectTrucks LA • Velocity Truck Rental & Leasing • SportTruckRV • Velocity Fire Equipment & Sales • Velocity Truck & Trailer Parts • Miramar Truck Body and Equipment • Central California Truck & Trailer Sales
• Great Dane of So Cal • Velocity Truck Centres – Australia • Velocity Mexico • SVT Fleet Solutions





Date: Monday, February 23, 2026
To: Honorable Mayor and City Council
From: Wendy Davis, Parks and Recreation Director, Parks and Recreation Director

ACTION ITEM

Request:

Consider a request to allocate \$57,300 contingency funds for the demolition of Priebe Hatchery

Time Estimate:

Allow approximately 5 minutes for presentation, questions and deliberation.,

Background:

In May 2024, Council approved the use of \$39,000 of FY24 contingency to demo the buildings and structures at Priebe Hatchery, the fish hatchery located in Rock Creek Canyon the City acquired from CSI. The buildings were inspected and deemed unusable, and demolition of the buildings and fish runs would eliminate the attractive nuisance making the area safer for the public.

Prior to beginning demolition, the contractor determined the bridge providing access to the property was insufficient for the weight of the equipment needed to demo the buildings and concrete fish runs, more so accommodate equipment loaded with the debris for removal. In September of 2024, remaining parking lot funds were used to design and make the structural improvements to the bridge. Once the bridge had been reinforced and it was time to commence demolition, the house associated with the hatchery caught fire. After a structural fire, there is a waiting period before demolition can begin. And, during that wait, it was determined that the project would require a SWPPP plan, and permits from DEQ and Army Corps of Engineers, causing yet another delay.

Enough time has passed and the scope of work has changed such that the funds allocated in FY '24 are no longer available. Staff is now requesting \$57,300 of FY'26 Contingency Funds to be used for the permitting, SWPPP plan, and demolition. Please see the attached quote from Rocky Mountain Excavation for reference.

Approval Process:

A simple majority will approve this request.

Budget Impact:

FY '26 Contingency Fund is about \$150,000. So far, Council has allocated \$13,000 (for new underwater lighting at the pool), leaving about \$137,000, and it is the same source we had originally requested back in FY '24.

Regulatory Impact:

Approval will allocate FY '26 contingency funds and allow staff to move forward with the project.

History:

N/A

Analysis:

N/A

Conclusion:

Staff deems the hatchery in the existing condition poses a safety hazard, believes this contract provides the most expeditious way to meet the requirements, and recommends council approve this request.

Attachments:

1. Rocky Mountain Demolition estimate updated 1-29-26



Estimate / Bid

Date	Estimate #
1/29/2026	2826

PO Box 5076 Twin Falls, ID 83303

Phone: 208-731-0805

Twin Falls Parks & Rec
136 Maxwell Ave.
Twin Falls, ID 83301

Qty	Description	Total
1	Project location: 310 Canyon Street Twin Falls Demo and Remove concrete raceways and chainlink fencing. Demo and remove Burnt House & foundation, garage and hatchery Building. Temporary Access Bridge. Permit with DEQ & Army Corps. Install 250' silt fencing, Dig ditch and reroute water around hatchery to settling pond and overflow into Rock Creek. Weekly inspection on water flowing around hatchery. Note: This Estimate includes a 10 day notification to the EPA & Demolition permit.	57,300.00

Total

\$57,300.00

Signature _____



Date: Monday, February 23, 2026
To: Honorable Mayor and City Council
From: William Klaver, Senior City Planner

ACTION ITEM

Request:

Request to adopt ordinance #O-2026-003 for Annexation on property located at the southwest corner of Blue Lakes Boulevard South and Orchard Drive.

Time Estimate:

Approximately five (5) minutes for presentation and questions.

Background:

On December 16, 2025, the Planning and Zoning Commission sent a positive recommendation to the City Council for this property to be rezoned TN-2 and CMT, if annexation was approved by the City Council.

On January 20, 2026, City Council heard, deliberated and approved the Annexation of the property located at the southwest corner of Blue Lakes Boulevard South and Orchard Drive, as requested by the applicant.

Approval Process:

Idaho Code requires that an ordinance be read on three separate days prior to its passage. Two of the readings can be satisfied by reading the title only. Further, Idaho Code allows the reading rules to be dispensed if "one half (1/2) plus one (1) of the members of the full council" authorize the action. Should the council wish to approve the ordinance this evening a motion to dispense with the rules would have to be approved by five or more council members, prior to a vote on the passage of the ordinance.

Suggested motion language if dispensing the rules: *I move that we dispense with the reading rules and place Ordinance 2026-003 on third and final reading by title only.*

If five or more council members approve dispensing with the rules, then the title must be read, followed by a motion on approval of Ordinance 2026-003: *I move that we approve Ordinance 2026-003 as presented*

Budget Impact:

N/A

Regulatory Impact:

Annexation will bring this property into City jurisdiction for all Titles listed in City Code. Whereas previously, the property had been subject to Title 10 – Land Use Regulations only as required by the Areas of Impact Agreement.

History:

N/A

Analysis:

N/A

Conclusion:

As directed by Council, staff has prepared an ordinance to finalize the Annexation process.

Attachments:

1. O-2026-003 Annex and Rezone Ordinance (PZ25-0111)
2. O-2026-003 Zoning Development Agreement Document (PZ25-0111)

ORDINANCE NO. O-2026-003

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, **ANNEXING** CERTAIN REAL PROPERTY BELOW DESCRIBED, PROVIDING THE ZONING CLASSIFICATION THEREFORE, AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT

WHEREAS, CA Development Group, LLC has made an application for annexation of property located at the southwest corner of Blue Lakes Boulevard South and Orchard Drive; and,

WHEREAS, the City Planning & Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 16th day of December 2025 to consider the Zoning Designation and necessary Area of Impact and Zoning District Maps amendment upon annexation of the real property below described; and,

WHEREAS, the City Planning & Zoning Commission has made recommendations known to the City Council for Twin Falls, Idaho; and,

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 20th day of January 2026, to consider the Zoning Designation and necessary Area of Impact and Zoning Districts Map amendment upon annexation of the real property below described.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF TWIN FALLS, IDAHO:

SECTION 1. The following described real property be and the same is hereby annexed into and declared to be a part of the City of Twin Falls, Idaho:

"Exhibit A" - Annexation Legal Description

"Exhibit B" - Annexation Map

"Exhibit C" - Town Neighborhood 2 District (TN-2) Legal Description

"Exhibit D" _ Town Neighborhood 2 District (TN-2) Map

"Exhibit E" - Community Market District (CMT) Legal Description

"Exhibit F" - Community Market District (CMT) Map

"Exhibit G" - Zoning Development Agreement

AND all public streets, highways, alley and public rights-of-way adjacent and within this description.

SECTION 2. The real property described in Section 1 hereof be and the same is hereby zoned TN-2 and CMT.

SECTION 3. Public services may not be available at the time of development of this property, depending upon the speed of development of this and other developments, and the ability of the City to obtain additional water and/or sewer capacity. The annexation of this property shall not constitute a commitment by the City to provide water and/or wastewater services.

SECTION 4. The Area of Impact and Zoning Districts Map for the City of Twin Falls, Idaho, be and the same is hereby amended to reflect the newly incorporated real property as hereby zoned.

SECTION 5. The City Clerk immediately upon the passage and publication of this Ordinance is required by law certify a copy of the same and deliver said certified copy to the County Recorder's office for indexing and recording.

PASSED BY THE CITY COUNCIL _____, 20____

SIGNED BY THE MAYOR _____, 20____

Mayor

ATTEST:

Deputy City Clerk

PUBLISH: Thursday, _____, 20____

Annexation
Legal Description
October 2025

A parcel of land located in a part of Section 27 and 28, Township 10 South, Range 17 East, Boise Meridian, County of Twin Falls, State of Idaho, and more particularly described as follows:

BEGINNING at the Northeast Corners of said Section 28, from which the East Quarter Corner of said Section 28 bears South 00°18'54" West - 2633.81 feet. THENCE North 87°07'08" West along the Northerly boundary of the Northeast Quarter of the Northeast Quarter of said Section 28, for a distance of 1,307.41 feet;

THENCE South 00°23'54" West along the West boundary of the Northeast Quarter of the Northeast Quarter of said Section 28, for a distance of 1,322.42 feet;

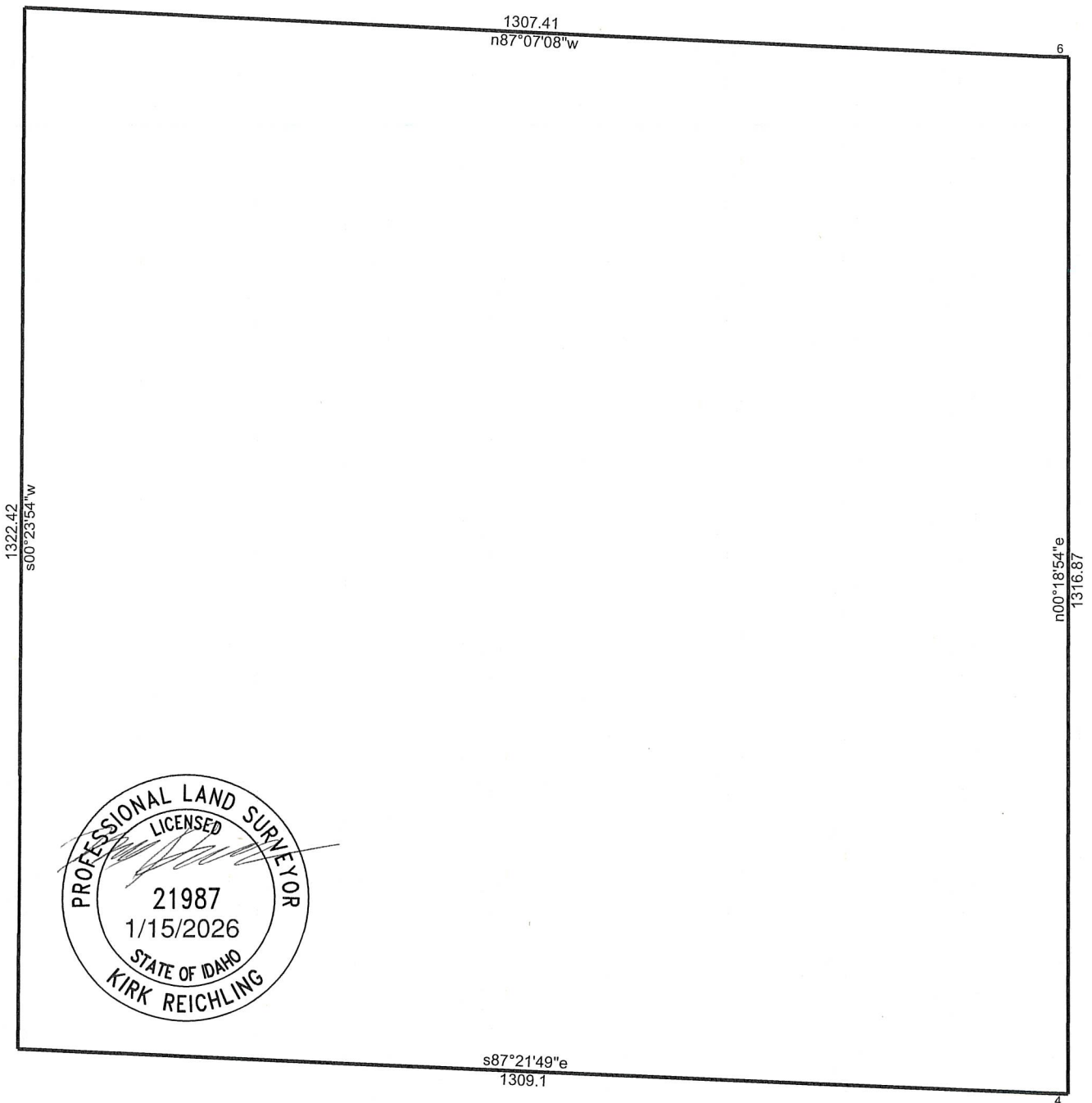
THENCE South 87°21'49" East along the Southerly boundary of the Northeast Quarter of the Northeast Quarter of said Section 28, for a distance of 1,309.10 feet to the North Sixteenth between said Sections 27 and 28;

THENCE South 88°23'55" East, for a distance of 30.01 feet to a point on the Easterly right-of-way of Blue Lakes Boulevard;

THENCE North 00°18'54" East, along the said Easterly right-of-way of Blue Lakes Boulevard, for a distance of 1,316.87 feet to a point on the Northerly boundary of the Northwest Quarter of the Northwest Quarter of said Section 27;

THENCE North 88°18'51" West, along the Northerly boundary of the Northwest Quarter of the Northwest Quarter of said Section 27, for a distance of 30.01 feet to the POINT OF BEGINNING.

The above described parcel contains 40.506 acres, more or less and is subject and other easements, covenants and restrictions of record.



Annexation Parcel

10/8/2025

Scale: 1 inch= 200 feet

File: Annexation.ndp

Tract 1: 40.5062 Acres, Closure: s34.5946w 0.01 ft. (1/693614), Perimeter=5316 ft.

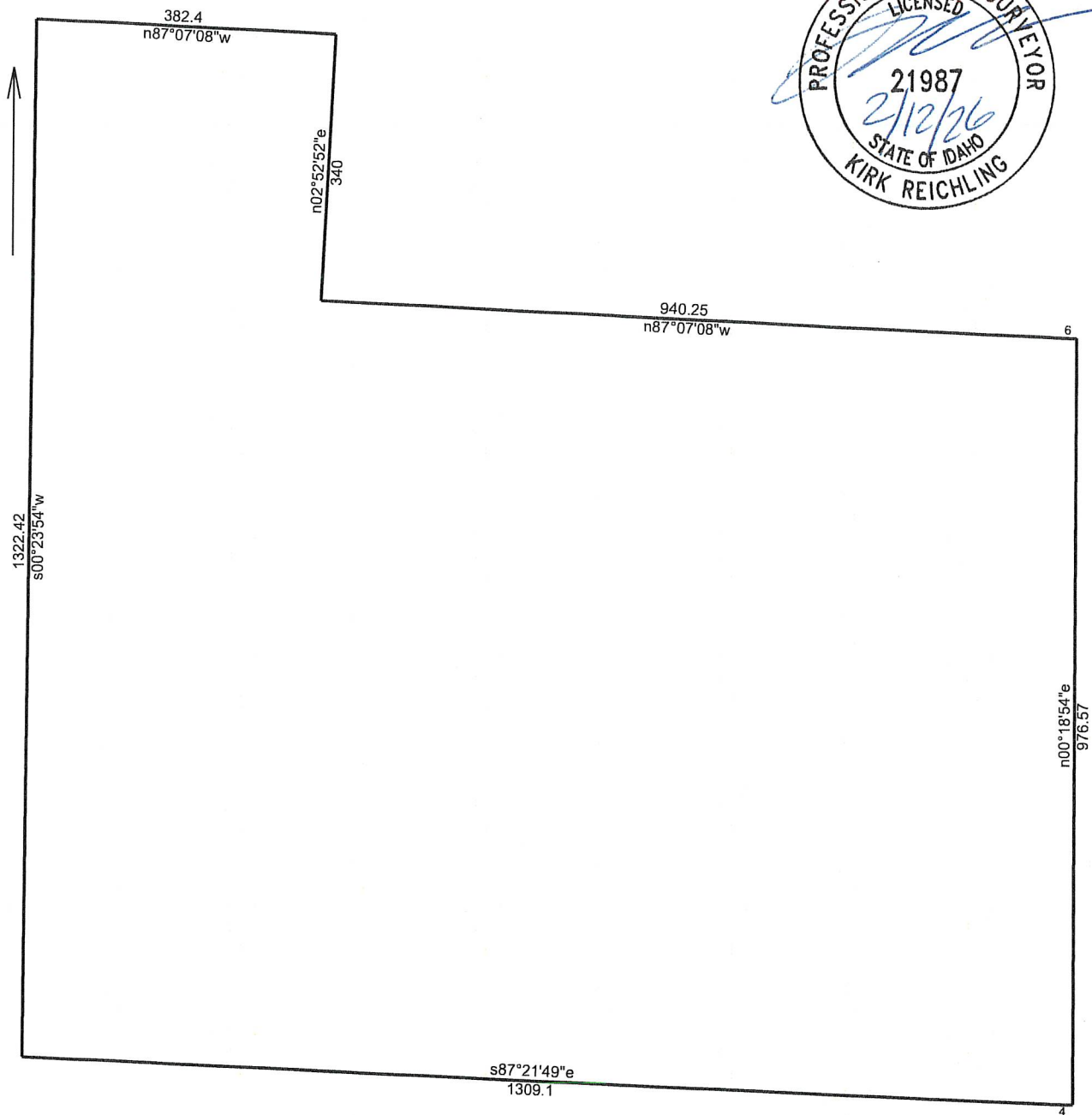
01 n87.0708w 1307.41
02 s00.2354w 1322.42
03 s87.2149e 1309.1
04 s88.2355e 30.01
05 n00.1854e 1316.87
06 n88.1851w 30.01

Town Neighborhood 2 District (TN-2)
Zoning Description 2
October 2025

A parcel of land located in a part of Section 27 and 28, Township 10 South, Range 17 East, Boise Meridian, County of Twin Falls, State of Idaho, and more particularly described as follows:

COMMENCING at the Northeast Corners of said Section 28, from which the East Quarter Corner of said Section 28 bears South 00°18'54" West - 2633.81 feet. THENCE North 87°07'08" West along the Northerly boundary of the Northeast Quarter of the Northeast Quarter of said Section 28, for a distance of 925.01 feet to the POINT OF BEGINNING;
THENCE North 87°07'08" West along the Northerly boundary of the Northeast Quarter of the Northeast Quarter of said Section 28, for a distance of 382.40 feet;
THENCE South 00°23'54" West along the Westerly boundary of the Northeast Quarter of the Northeast Quarter of said Section 28, for a distance of 1,322.42 feet;
THENCE South 87°21'49" East along the Southerly boundary of the Northeast Quarter of the Northeast Quarter of said Section 28, for a distance of 1,309.10 feet to the North Sixteenth Corner between Sections 27 and 28;
THENCE South 88°18'51" East, for a distance of 30.01 feet to a point on the Easterly right-of-way of Blue Lakes Boulevard;
THENCE North 00°18'54" East along the said Easterly right-of-way of Blue Lakes Boulevard, for a distance of 976.57 feet;
THENCE North 88°18'51" West, for a distance of 30.01 feet to a point on the Easterly boundary of the Northeast Quarter of the Northeast Quarter of said Section 28;
THENCE North 87°07'08" West, for a distance of 940.25 feet;
THENCE North 02°52'52" East, for a distance of 340.00 feet to the POINT OF BEGINNING.

The above described parcel contains 32.992 acres, more or less and is subject to other easements, covenants and restrictions of record.



Town Neighborhood 2 District (TN-2)

2/12/2026

Scale: 1 inch= 200 feet

File: BlueLakesSub.ndp

Tract 1: 32.9923 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5331 ft.

01 n87.0708w 382.4
 02 s00.2354w 1322.42
 03 s87.2149e 1309.1
 04 s88.1851e 30.01
 05 n00.1854e 976.57
 06 n88.1851w 30.01
 07 n87.0708w 940.25

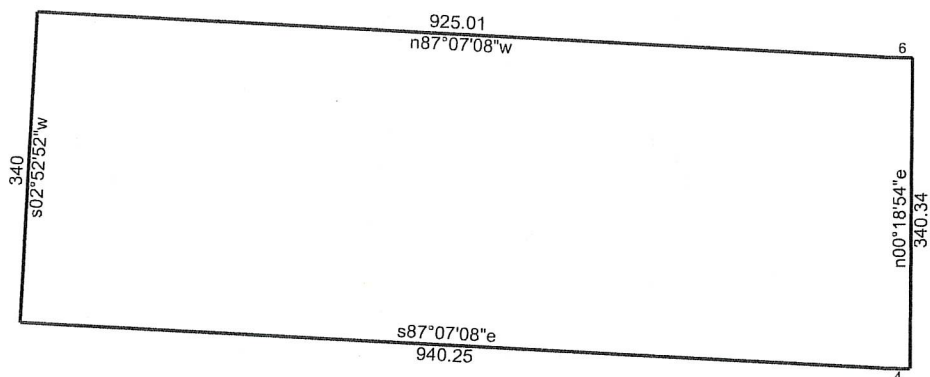
08 n02.5252e 340

Community Market District (CMT)
Zoning Description
October 2025

A parcel of land located in a part of Section 27 and 28, Township 10 South, Range 17 East, Boise Meridian, County of Twin Falls, State of Idaho, and more particularly described as follows:

BEGINNING at the Northeast Corner of said Section 28, from which the East Quarter Corner of said Section 28 bears South 00°18'54" West - 2633.81 feet. THENCE North 87°07'08" West along the Northerly boundary of the northeast Quarter of the Northeast Quarter of said Section 28, for a distance of 925.01 feet;
THENCE South 02°52'52" West for a distance of 340.00 feet;
THENCE South 87°07'08" East for a distance of 940.25 feet to a point on the Easterly boundary of the Northeast Quarter of the Northeast Quarter of Section 28;
THENCE South 88°18'51" East for a distance of 30.01 feet to a point on the Easterly right-of-way of Blue Lakes Boulevard;
THENCE North 00°18'54" East along the said Easterly right-of-way of Blue Lakes Boulevard, for a distance of 340.34 feet;
THENCE North 88°18'51" West along the Northerly boundary of the Northwest Quarter of the Northwest Quarter said Section 27, for a distance of 30.01 feet to the POINT OF BEGINNING.

The above described parcel contains 7.514 acres, more or less, and is subject to other easements, covenants and restrictions of record.



Community Market District (CMT-ZDA)

2/12/2026

Scale: 1 inch= 200 feet

File: NeighborhoodCommercialZoning.ndp

Tract 1: 7.5139 Acres (327304 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/9999999), Perimeter=2606 ft.

01 n87.0708w 925.01
02 s02.5252w 340
03 s87.0708e 940.25
04 s88.1851e 30.01
05 n00.1854e 340.34
06 n88.1851w 30.01

EXHIBIT B

Cook's Corner Subdivision

A Community Market District (CMT) and Residential Development

This Zoning Development Agreement (ZDA) is made and entered into this ____ day of _____, 2026, by and between the **City of Twin Falls**, a municipal corporation, State of Idaho (hereinafter called "City"), and **CA Development Group, LLC**, a limited liability company (hereinafter called "Developers").

RECITALS

WHEREAS, the Developers are the owners and the equitable title holders to certain tracts of land in the City of Twin Falls, County of Twin Falls, State of Idaho, more particularly described in Exhibit A attached hereto. The subject land is located at the address 3683 N 3000 E, Twin Falls, ID 83301, as depicted in and included as Exhibit A (hereinafter referred to as "Property") and;

WHEREAS, the Developers wish to amend and modify the Twin Falls City Code Title 10 – Chapter 3 – Section 2 (K); Uses by Zoning District, and Title 10 – Chapter 3 – Section 10; Community Market District (CMT) Rear Setbacks for the area designated as "Block 1 Lot 1 Community Market District", solely for the Storage Facility, Self-Service use, as shown on the ZDA Conceptual Development Plan and;

WHEREAS, the City, by and through its City Council, has agreed to the development of said land and agreed to amendment of the code items referenced above for the permitted land uses within the City of Twin Falls, Idaho, subject to certain terms, conditions and understandings, which conditions and understandings are the subject of this agreement.

COVENANTS

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the Developers and the City agree as follows:

1. Amend 10-3-2 (K) – Table of Uses by Zoning District:
 - Include "Fuel/Charging Station" as a Permitted Use (P) under Community Market District (CMT) instead of a Special Use (S).
 - Limit hours of operation for "Fuel/Charging Station" use in CMT to 6:00am – 11:00pm
2. Amend 10-3-2 (K) – Table of Uses by Zoning District:
 - Include "Storage Facility, Self-Service" as a Special Use (S) under Community Market District (CMT) instead of a Prohibited Use.
 - Limit hours of operation for "Storage Facility, Self-Service" use in CMT to 7:00am – 9:00pm
3. Amend 10-3-10 (C) – Property Development Standards:
 - Modify sub-item 3.c – Rear Setback to read:
 - o i. Commercial and residential over 5 units: 0 feet or 10 feet from residential zones. (For the area designated as "Block 1 Lot 1 Community Market District", solely for the Storage Facility, Self-Service use, as shown on the ZDA Conceptual Development Plan)

PROJECT PHASING

The improvements shall be installed in phases as the developer chooses based upon market demand and the discretion of the developer. The developer shall provide the City with written notification of the timing and scope of each phase or phases contemplated for development. No phase shall be constructed without first meeting the approval of the City for inter-connection of utilities and/or construction of temporary facilities required to accommodate a particular phase.

Approval for each phase may be obtained by submission of a technically correct final plat to the City Council. The designation and location of specific uses shown on the ZDA Conceptual Development Plan are conceptual and minor changes therefrom shall not provide basis for disapproval of any final plat. There shall be no minimum time and no maximum limit between phases of development.



Christopher Brann, Owner
CA Development Group, LLC

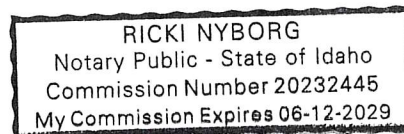
STATE OF IDAHO)
County of Twin Falls)^{ss}

On this 3rd day of February, 2026, before me, a Notary Public in and for said County and State, personally appeared Christopher Brann, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they 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.

Ricki Nyborg
Notary Public for Idaho

Residing at Twin Falls County
My Commission Expires: 6-12-2029



Cook's Corner Subdivision

A Community Market District (CMT) and Residential Development

IN WITNESS WHEREOF, the City has affixed its seal and caused these presents to be executed by its Mayor
on this _____ day of _____, 2026.

CITY OF TWIN FALLS

ATTEST: _____

By: _____
Mayor

STATE OF IDAHO)
)ss
County of _____)

On this ____ day of _____, 2026, before me, a Notary Public in and for said County and State, personally
appeared _____, known or identified to me to be the person whose name is subscribed to
the foregoing instrument, and acknowledged to me that they executed the same.

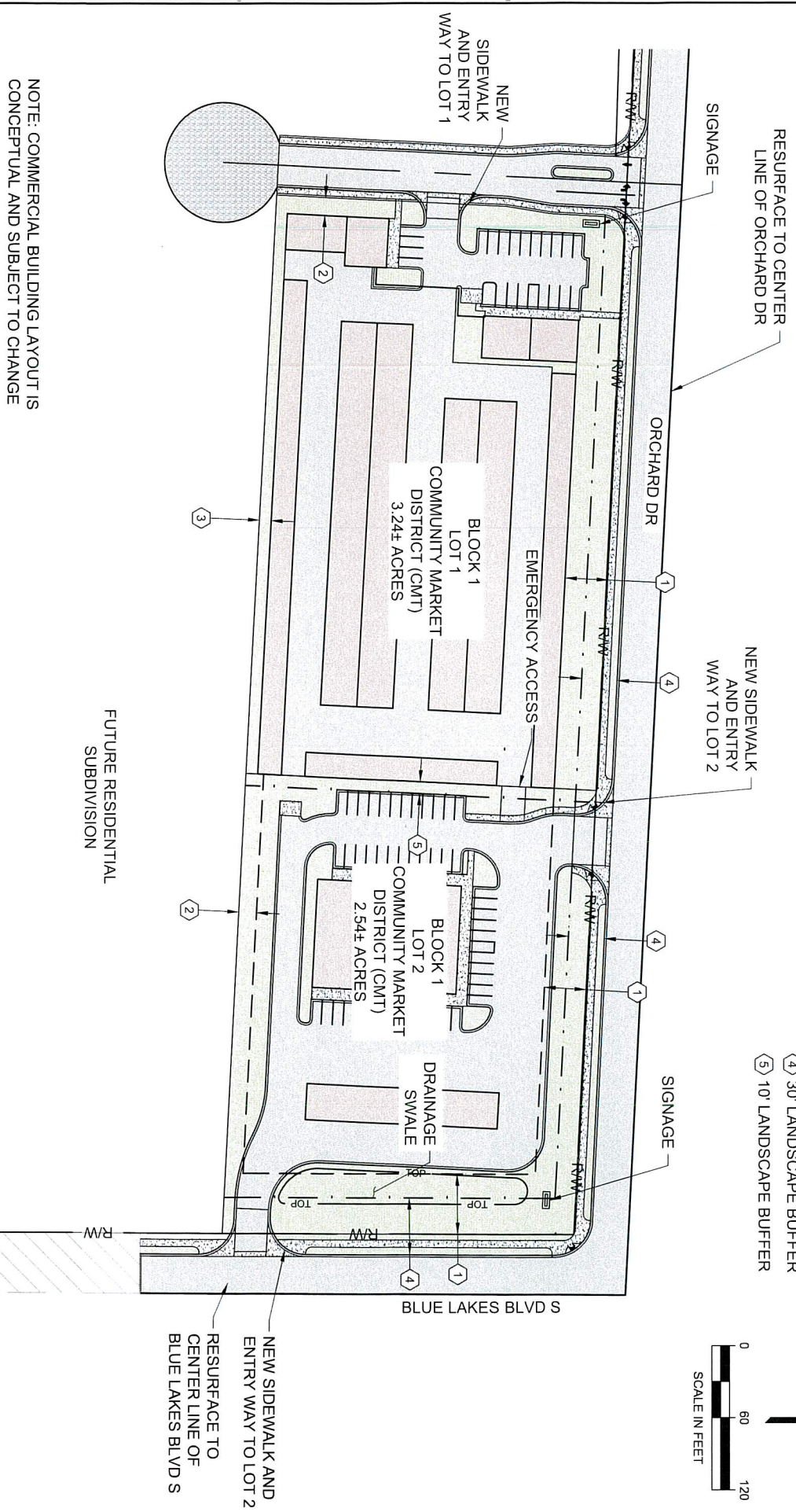
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this
certificate first above written.

Notary Public for Idaho
Residing at _____
My Commission Expires: _____

LAST UPDATE: 1/7/2026
 PLOT DATE: 1/7/2026
 FILE: 60-25-013_PP-EX_ZDA3.DWG

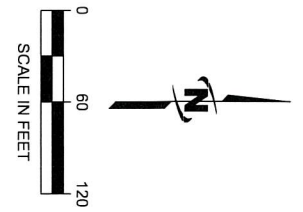


JUB ENGINEERS, INC.



NOTE: COMMERCIAL BUILDING LAYOUT IS
 CONCEPTUAL AND SUBJECT TO CHANGE

- SETBACK/BUFFER KEY**
- ① 35' BUILDING SETBACK
 - ② 15' BUILDING SETBACK
 - ③ 10' BUILDING SETBACK
 - ④ 30' LANDSCAPE BUFFER
 - ⑤ 10' LANDSCAPE BUFFER



CA DEVELOPMENT GROUP, LLC
 ZDA CONCEPTUAL DEVELOPMENT PLAN

Cook's Corner Subdivision

A Development of Neighborhood Commercial Facilities



Figure 1 - Sample Elevation of similar style storage facility

Example facility is Extra Space Storage located at 5100 N Dyer Ave, Meridian, ID 83646

Cook's Corner Subdivision

A Development of Neighborhood Commercial Facilities

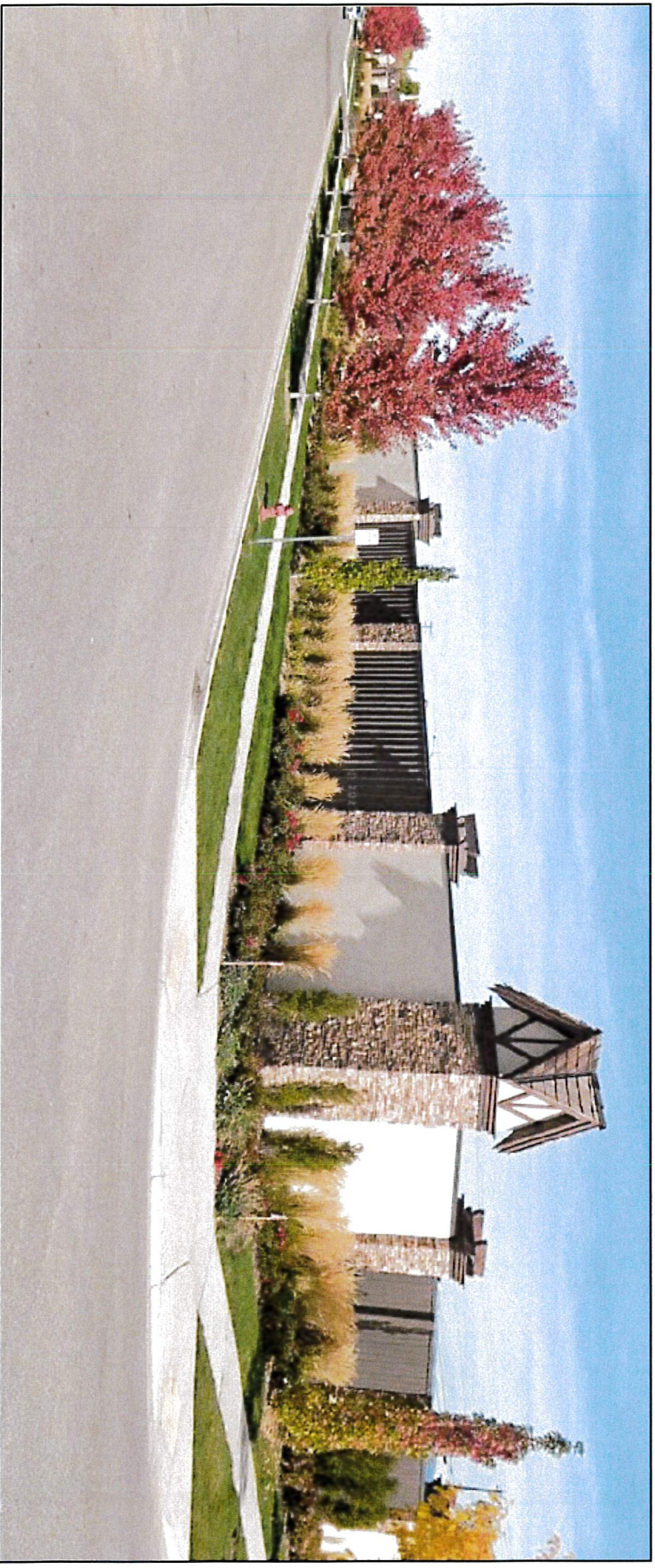


Figure 2 - Sample Elevation of similar style storage facility

Example facility is Extra Space Storage located at 5100 N Dyer Ave, Meridian, ID 83646

Cook's Corner Subdivision

A Development of Neighborhood Commercial Facilities



Figure 3 - Sample Elevation of similar style storage facility
Example facility is Bach Self Storage Twin Falls located at 1830 Washington St N, Twin Falls, ID 83301

Cook's Corner Subdivision

A Development of Neighborhood Commercial Facilities



Figure 4 - Sample Elevation of similar style storage facility

Example facility is Bach Self Storage Twin Falls located at 1830 Washington St N, Twin Falls, ID 83301

Cook's Corner Subdivision

A Development of Neighborhood Commercial Facilities



Figure 5 – Sample Elevation of similar style service station

Example facility is Base Camp Twin Falls located at 915 Magic Rd, Twin Falls, ID 83301

Cook's Corner Subdivision

A Development of Neighborhood Commercial Facilities



Figure 6 - Sample Elevation of similar style service station
Example facility is Base Camp Twin Falls located at 915 Magic Rd, Twin Falls, ID 83301