



Twin Falls City Council Agenda

Monday, March 30, 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) Proclamations
 - a) **PRESENTATION:** Strengthening Families Month
- 4) Consent Calendar
 - a) **ACTION ITEM:** Request to approve City Council March 16, 2026, minutes.
By: Rachael Long, Deputy City Clerk
 - b) **ACTION ITEM:** Request to approve Accounts Payable for March 12-25, 2026.
By: Amy Luna, City Clerk
 - c) **ACTION ITEM:** Request to approve March 18, 2026, Travel Requests.
By: Amy Luna, City Clerk
 - d) **ACTION ITEM:** Request to approve an Alcohol License for Pizzeria Antico, LLC.
By: Amy Luna, City Clerk
 - e) **ACTION ITEM:** Motion to declare city equipment #5118 1996 Tender 2 surplus and authorize its sale by online auction.
By: Cheyene Walker
 - f) **ACTION ITEM:** Request for approval of the Final Plat for Knife River Industrial Park consisting of 5 lot on 45.40 acres on property located northwest of Hankins Road and Eldridge Ave Intersection c/o Caleb LaClair on behalf of Bryce Seats (PZ26-0035).
By: William Klaver, Senior City Planner
- 5) Items of Consideration
 - a) **ACTION ITEM:** Request approval for Board Member re-appointment for John Michael Mason with Twin Falls Housing Authority.
By: Sunny Shaw, Executive Director Twin Falls Housing Authority
 - b) **ACTION ITEM:** Request to award Tree Streets Waterline project to A & B Excavating and reserve a contingency for the total cost of \$1.82 million.
By: Jesse Schuerman, Staff Engineer
 - c) **ACTION ITEM:** Consider a recommendation from the Twin Falls Public Art Commission to amend Resolution R-2022-010 about the funding percentage.
By: Wendy Davis, Parks and Recreation Director
 - d) **ACTION ITEM:** Discussion for Direction Related to Public Notice, Sign Requirements
By: Jonathan Spendlove, Planning and Zoning Director
 - e) **ACTION ITEM:** Request to approve the use of \$13,599 from Contingency for the repair of City Hall HVAC units.
By: Gretchen Scott, Deputy City Manager
- 6) General Public Input
- 7) Advisory Board Report/Announcements
- 8) Public Hearings
 - a) **ACTION ITEM:** Request for Annexation of approximately 41 acres with a zoning designation of COM and TN-1 for property located at 1651 Sunway Dr N. c/o EHM Engineers, Inc on behalf of Mark McAllister (PZ26-0002).
By: Lisa Strickland, City Planner

9) Executive Session

- a) **ACTION ITEM:** Request to adjourn to Executive Session pursuant to Idaho Code § 74-206(1)(c) To acquire an interest in real property not owned by a public agency; (f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement.

10) 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 other speakers.
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.

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

Proclamation

*Strengthening Families Month
April 2026*

WHEREAS: the children of **The Magic Valley** are vital to the future of our community, and strong families are the foundation of healthy neighborhoods, a resilient workforce, and a thriving local economy; and

WHEREAS: families play a central role in nurturing the physical, emotional, social, and educational well-being of children, and safe, stable, and nurturing relationships are key to preventing child abuse and neglect before it occurs; and

WHEREAS: communities strengthen families by fostering social connection, supporting positive parenting, increasing access to resources, and creating environments where families can manage stress and grow together; and

WHEREAS: Strengthening Families Month provides an opportunity to recognize the importance of family well-being and to encourage local organizations, schools, businesses, and residents to support efforts that help families thrive;

THEREFORE, I, Jason Brown, Mayor of the City of Twin Falls, do hereby proclaim the month of April 2026; STRENGTHENING FAMILIES MONTH.

In witness whereof we have here unto set our hand and caused this seal to be affixed this 30th day of March 2026.

*Jason Brown, Mayor
City of Twin Falls*

*Amy Luna
City Clerk*



Date: Monday, March 30, 2026
To: Honorable Mayor and City Council
From: William Klaver, Senior City Planner

ACTION ITEM

Request:

Request for approval of the Final Plat for Knife River Industrial Park consisting of 5 lot on 45.40 acres on property located northwest of Hankins Road and Eldridge Ave Intersection c/o Caleb LaClair on behalf of Bryce Seats (PZ26-0035).

Time Estimate:

Consent Item Agenda.

Background:

Bryce Seats of Knife River Corporation, represented by Caleb LaClair of J-U-B Engineers, Inc., has requested approval of Knife River- Industrial Park Final Plat for property located at the northeast corner of Hankins Road South and Eldridge Avenue. The final plat consists of five (5) lots, on approximately 40.5 acres (+/-).

Approval Process:

Per City Code 10-12-2-5 (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:

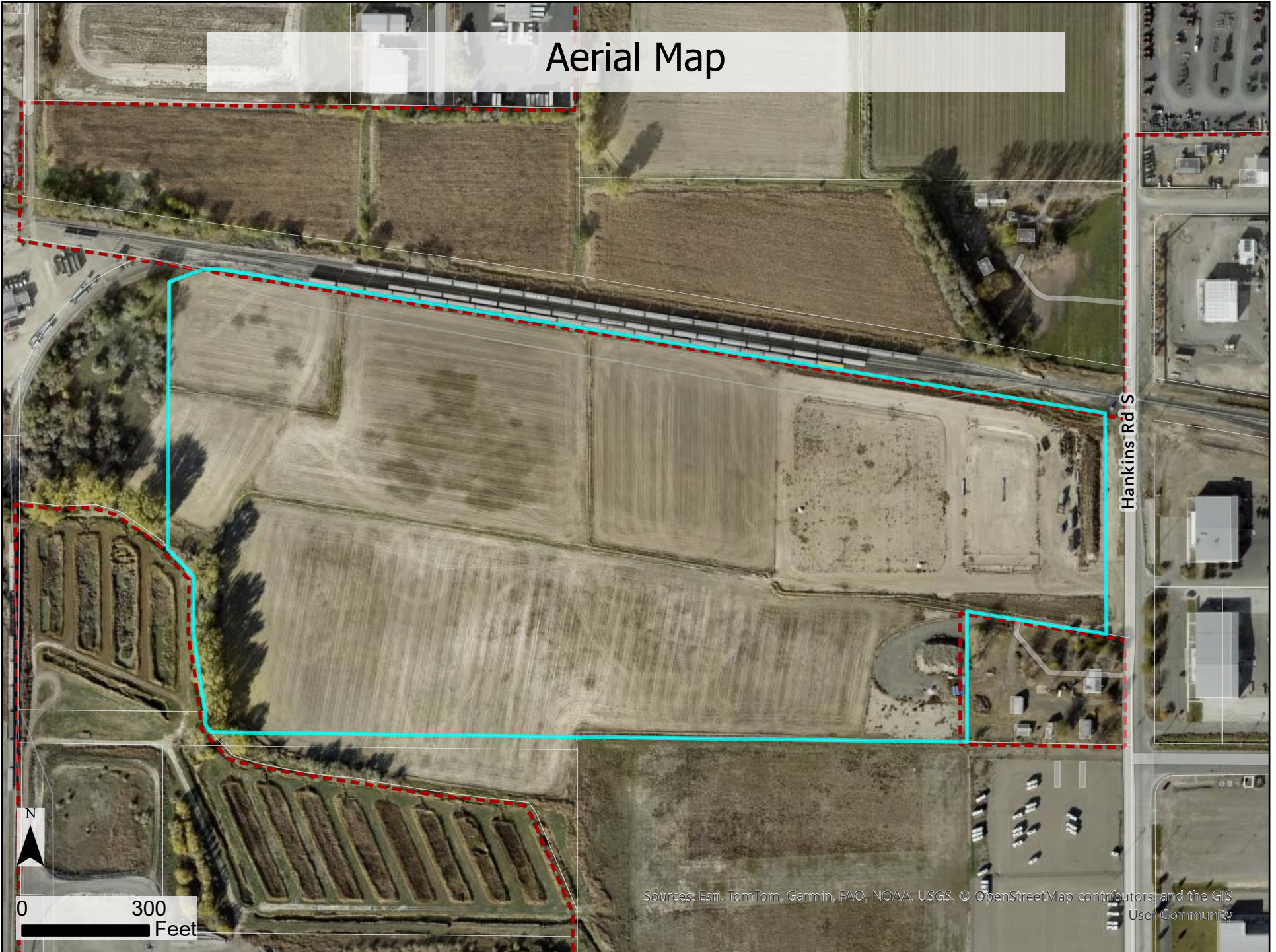
Staff recommends approval of this plat with the following conditions:

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 signing of the final plat, showing compliance with all conditions and comments in the Engineering Memorandum dated March 5, 2026.

Attachments:

1. PZ26-0035 Aerial Map
2. PZ26-0035 Presentation Map
3. PZ26-0035 Knife River Industrial Park Subdivision - Final Plat Engineering Memo
4. PZ26-00355 Knife River Industrial Park Final Plat Exhibit

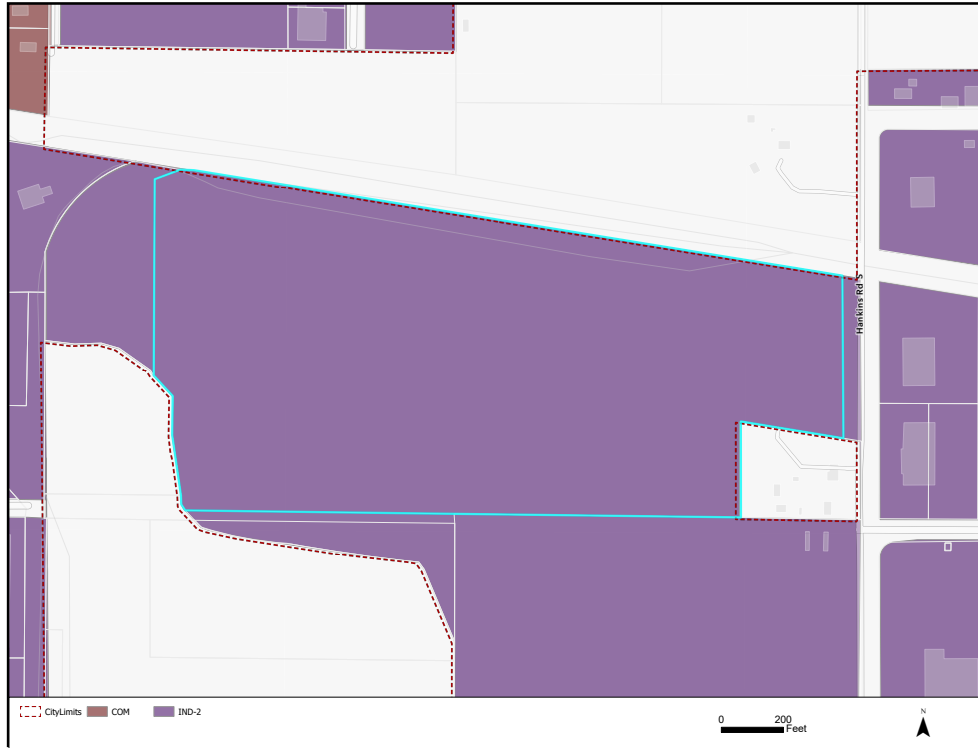
Aerial Map



0 300 Feet

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

ZONING MAP



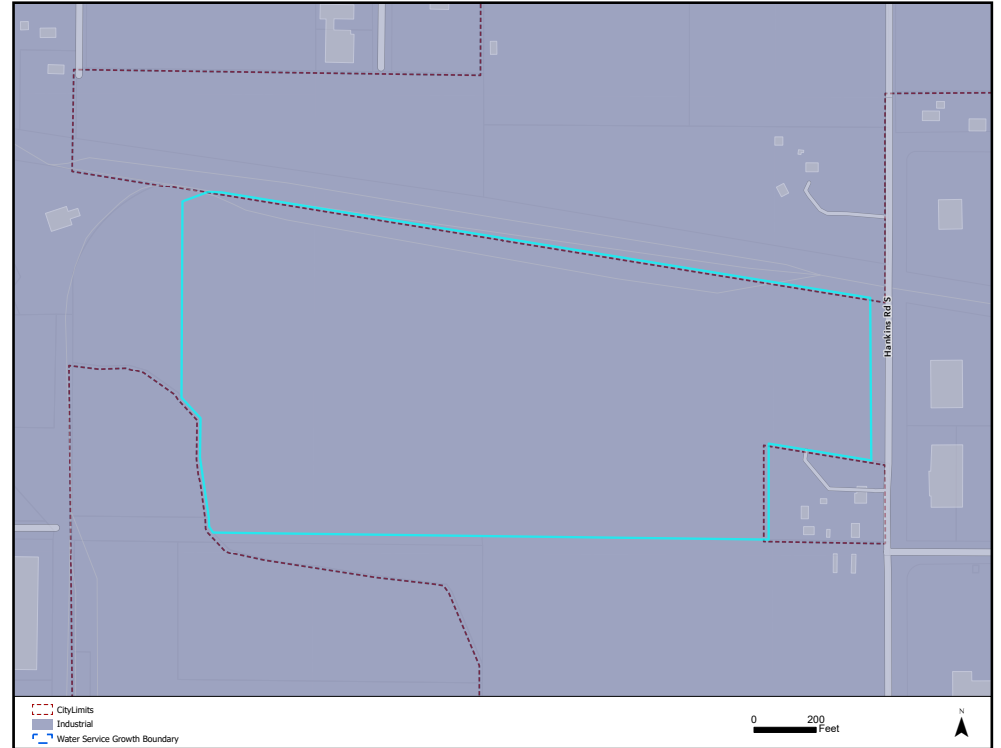
Zoning

<u>Current Zoning:</u>	IND-2
<u>Current Land Use:</u>	Undeveloped
<u>Proposed Zoning:</u>	IND-2
<u>Proposed Land Use:</u>	Industrial Park

Surrounding Area

<u>North:</u>	Railroad & Undeveloped (County)
<u>South:</u>	Jayco & Undeveloped (IND-2)
<u>East:</u>	Industrial Park (IND-2)
<u>West:</u>	Business / Industrial Park (IND-2 & County)

FUTURE LAND USE MAP



Regulations

Twin Falls Municipal Code Section(s) 10-12-2-5

Future Land Use Category

Industrial designation calls for non-retail employment with supporting uses such as hotels, restaurants and other retail are integrated into the land use. Suitable sites have excellent access to regional roads and adjacent to the railway. Industrial has a desired future land use max of office parks, corporate campuses, warehousing, general manufacturing, food processing and industrial campuses.



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: 03/5/2026

Re: Final Plat – **Knife River Industrial Park Subdivision** – Application #PZ26-0035

The Engineering Department has reviewed the Final Plat for the Knife River Industrial Park 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 remove call out and the coulee linework.
2. Please label Vicinity Map, add North arrow and N.T.S.. Vicinity Map shall be 4 sq miles.
3. Please add year to plat.
4. Please remove. This information is included in County Recorder's Certificate.
5. Please make linetype consistent.
6. Remove easement line noted in Hankins Road S right of way.
7. This Health Certificate verbiage is incorrect. Please revise.
8. Remove 25.00' callout. There is no dedicated Right of Way at this location.
9. Plat boundary bearing and distances shall match bearing and distances in Certificate of Owners.
10. PLS number is missing.
11. Basis of Bearing is not noted.
12. Remove FEMA information. FEMA information is not required on Plats.
13. Please remove dimension.
14. Idaho Power Easement Inst # 832589 is not listed in Reference Documents and Linework is not show on plat.
15. Please add Hankins Road S and remove the 'N' in front of 3200E.
16. Label the area surrounding Knife River Industrial Park Subdivision; ie subdivision name or unplatted. Show boundaries of subdivisions.
17. Add Irrigation Note on face of plat per IC 31-3805(5).

18. Please add Instrument Number.
19. Label easement with type and width, list document and instrument number in Reference Documents.
20. Show linework and labels for existing easements as shown in Lot 1, of Block 1, of Not Zyque Subdivision.
21. Please correct owner and acknowledgement to match Warranty Deed. Signees shall be per Idaho Secretary of State 2026 Business Annual Report filing.
22. Elridge Ave right of way dedication shall be 39'. Please revise.
23. This statement is incorrect. Lots must connect to City of Twin Falls water system.
24. Bearing and distance is missing.
25. Bearing for this distance is missing.
26. County Recorder's Certificate is incorrect. See note.
27. This is a re-subdivision of Lot 1 Block 1 Not Zyque Subdivision. Please note in Knife River Industrial Park Subdivision description.
28. Please remove Right of Way notation. There is no Right of Way at this location.
29. Easement points are required to be set at these locations. Please include the symbol for these points in the Legend.
30. Please remove this statement. This is taken care of by separate document.
31. Please delineate the extents of this distance label.
32. This subdivision is in City Limits. Please remove the following approvals and replace with City Approvals:
 - a. Remove Highway District Approval.
 - b. Remove County Commissioner.
 - c. Add Approval of City Council
 - d. Add Approval of City Engineer.
33. Irrigation statement does not comply with current IC required statement.
34. Please reference and show linework for Twin Falls Canal Company easement per Preliminary Plat Note #11.
35. Please provide Termination of Easement documents for existing access easements being relocated per Preliminary Plat Note #15. Easement instrument numbers 1997-019960, 2003-031731 and 2006-016024.
36. Please submit next submittal on correct sheet size.
37. Please remove Right of Way Deed – Instrument #426000 reference. Right of Way Deed – Instrument #426000 is located in Section 12, Township 10 South, Range 17 East.

Cc: Bryce Seats, Knife River Corporation, bryce.seats@kniferiver.com
Caleb LaClair, JUB Engineers, claclair@jub.com
Justin Scheel, JUB Engineers, jscheel@jub.com
Troy Vitek, City of Twin Falls, tvitek@tfid.org
Kristi Fehringer, City of Twin Falls, kfehringer@tfid.org

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS OR REPRESENTATIVES OF THE OWNERS, IN FEE SIMPLE, OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:

27

A PARCEL OF LAND LOCATED IN A PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, CITY OF TWIN FALLS, COUNTY OF TWIN FALLS, STATE OF IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 23 BEARS NORTH 00°03'48" WEST, **2639.88** **9** FEET;

THENCE NORTH 89°14'28" WEST ALONG THE SOUTH BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION FOR A DISTANCE **91** **388.39** FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°14'28" WEST FOR A DISTANCE OF 1,786.36 FEET TO A POINT IN THE APPROXIMATE CENTER OF THE PERRINE COULEE;

THENCE NORTH-WESTERLY ALONG THE APPROXIMATE CENTER OF THE PERRINE COULEE THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1. NORTH 41°17'52" WEST FOR A DISTANCE OF 9.43 FEET,
2. NORTH 27°30'42" WEST FOR A DISTANCE OF 14.10 FEET,
3. NORTH 01°25'04" EAST FOR A DISTANCE OF **18.80** FEET, **9**
4. NORTH 07°45'20" WEST FOR A DISTANCE OF 128.58 FEET,
5. NORTH 13°20'58" WEST FOR A DISTANCE OF 28.92 FEET,
6. NORTH 06°38'23" WEST FOR A DISTANCE OF 48.72 FEET,
7. NORTH 00°52'44" EAST FOR A DISTANCE OF 126.04 FEET,
8. NORTH 42°50'41" WEST FOR A DISTANCE OF 90.03 FEET,

THENCE LEAVING SAID PERRINE COULEE NORTH 00°19'10" EAST FOR A DISTANCE OF 631.49 FEET;

THENCE NORTH 69°36'44" EAST FOR A DISTANCE OF 88.53 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY BOUNDARY OF A EASTERN IDAHO RAILROAD SPUR LINE, SAID POINT BEING ON A CURVE TO THE RIGHT;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 57.85 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF THE MAINLINE OF SAID EASTERN IDAHO RAILROAD, HAVING A RADIUS OF 428.73 FEET, A CENTRAL ANGLE OF 07°43'52", A CHORD BEARING OF SOUTH 86°51'23" EAST, AND A CHORD LENGTH OF 57.81 FEET;

THENCE SOUTH 80°41'10" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY OF THE MAINLINE OF THE EASTERN IDAHO RAILROAD FOR A DISTANCE OF 2,100.38 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF HANKINS ROAD SOUTH;

THENCE SOUTH 00°03'48" EAST ALONG SAID WESTERLY RIGHT-OF-WAY FOR A DISTANCE OF 522.85 FEET;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY, NORTH 80°34'44" WEST FOR A DISTANCE OF 334.53 FEET;

THENCE SOUTH 00°00'35" WEST FOR A DISTANCE OF 309.14 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 45.40 ACRES, MORE OR LESS

IT IS THE INTENTION OF THE UNDERSIGNED TO, AND THEY DO, HEREBY INCLUDE SAID LAND IN THIS PLAT. PUBLIC ROADS SHOWN ON THIS PLAT WERE DEDICATED PRIOR TO PLATTING THE SUBJECT PROPERTY. THE EASEMENTS INDICATED ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PRIVATE ROADWAYS, PUBLIC UTILITIES AND SUCH OTHER USES DESIGNATED ON THIS PLAT. NO STRUCTURES, OTHER THAN FOR SUCH DESIGNATED USES, ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS.

PURSUANT TO IDAHO CODE 50-1334, THE UNDERSIGNED, AS OWNERS, ^{are} DO HEREBY STATE THAT THE INDIVIDUAL LOTS DESCRIBED IN THIS PLAT ~~WILL NOT BE ELIGIBLE TO RECEIVE DOMESTIC WATER SERVICE FROM ANY EXISTING COMMUNITY WATER SYSTEM BUT WILL BE SERVED BY INDIVIDUAL POTABLE WELLS.~~ **23** City of Twin Falls municipal water system.

PURSUANT TO IDAHO CODE 31-3805, THE UNDERSIGNED, AS OWNERS, DO HEREBY STATE THAT THE WATER RIGHTS APPURTENANT AND THE ASSESSMENT OBLIGATION OF THE LAND IN KNIFE RIVER INDUSTRIAL PARK SUBDIVISION AS SHOWN HEREON WILL REMAIN WITH AND WILL BE TRANSFERRED TO THE INDIVIDUAL LOTS, AND THAT A SATISFACTORY PRIVATE IRRIGATION WATER DELIVERY SYSTEM, APPROVED BY THE TWIN FALLS CITY COUNCIL AND TWIN FALLS COUNTY COMMISSIONERS, WILL BE PROVIDED. **33**

PURSUANT TO IDAHO CODE 22-2407, WE, THE UNDERSIGNED, AS OWNERS, DO HEREBY STATE THAT ALL NOXIOUS WEEDS, WITHIN THE ABOVE DESCRIBED PARCEL, SHALL BE CONTROLLED. **30**

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS

THIS _____ DAY OF _____ 20____.

LEAN LEAVITT **21** LAURA LEAVITT

ACKNOWLEDGEMENT

21

STATE OF IDAHO)
COUNTY OF TWIN FALLS) SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED LAURA LEAVITT AND GLEN LEAVITT, WIFE AND HUSBAND, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE CERTIFICATE OF OWNERS.

NOTARY PUBLIC FOR IDAHO

MY COMMISSION EXPIRES _____

RESIDING AT _____, IDAHO

CERTIFICATE OF SURVEYOR

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


KIRK REICHLING

12/1/2025



CERTIFICATE OF COUNTY SURVEYOR

I, _____, A LICENSED PROFESSIONAL LAND SURVEYOR FOR TWIN FALLS COUNTY, IDAHO, DO HEREBY STATE THAT I HAVE CHECKED THE PLAT OF HOWELLS HOMESTEAD SUBDIVISION AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

PROFESSIONAL LAND SURVEYOR DATE

ACKNOWLEDGEMENT

STATE OF IDAHO)
COUNTY OF TWIN FALLS) SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ KNOWN OR IDENTIFIED TO ME TO BE THE ACTING COUNTY SURVEYOR FOR TWIN FALLS COUNTY, IDAHO THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF SAID COUNTY.

NOTARY PUBLIC FOR IDAHO

MY COMMISSION EXPIRES _____

RESIDING AT _____, IDAHO

APPROVAL OF HIGHWAY DISTRICT

32

THE FORGOING PLAT HAS BEEN ACCEPTED AND APPROVED BY THE TWIN FALLS HIGHWAY DISTRICT BOARD OF COMMISSIONERS.

AT THE TIME OF ACCEPTANCE, THE ROADS SITUATED WITHIN HOWELLS HOMESTEAD SUBDIVISION ARE PRIVATE AND HAVE NOT BEEN ACCEPTED BY THE TWIN FALLS HIGHWAY DISTRICT.

THIS _____ DAY OF _____, 20____

CHAIRMAN ATTEST

APPROVAL OF COUNTY COMMISSIONER

32

THE FORGOING PLAT HAS BEEN ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF TWIN FALLS COUNTY, IDAHO.

THIS _____ DAY OF _____, 20____

CHAIRMAN ATTEST

CERTIFICATE OF COUNTY TREASURER

I, _____ COUNTY TREASURER IN AND FOR THE COUNTY OF TWIN FALLS, IDAHO PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION 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

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF

26

AT _____ MINUTES PAST _____ O'CLOCK, _____ M., THIS _____ DAY OF _____, 20____, IN MY OFFICE AND WAS DULY RECORDED IN BOOK _____ OF PLATS AT PAGES _____ AND _____

ON THIS _____ DAY OF _____, 2026 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

KNIFE RIVER INDUSTRIAL PARK SUBDIVISION



J-U-B ENGINEERS, INC.
2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5752
p 208 376 7330 w www.jub.com



Date: Monday, March 30, 2026
To: Honorable Mayor and City Council
From:

ACTION ITEM

Request:

Request approval for Board Member re-appointment for John Michael Mason with Twin Falls Housing Authority.

Time Estimate:

Background:

Approval Process:

Budget Impact:

Regulatory Impact:

History:

Analysis:

Conclusion:

Attachments:

1. M. Mason re-appointment

TWIN FALLS HOUSING AUTHORITY
200 North Elm * PHONE (208)733-5765 * FAX (208)733-5878
TWIN FALLS, IDAHO 83301

February 26, 2026

Honorable Mayor and Councilmembers:

Twin Falls Housing Authority operates a Public Housing Program that was authorized under the United States Housing Act of 1937, to provide safe and sanitary dwellings at affordable rents to low-income families. Public Housing Authorities operate at a local level as a non-Federal public agency authorized by Legislation and established by Action of the City of Twin Falls. Through this process, the Twin Falls Housing Authority was established in 1940, twenty-seven years prior to the Idaho Legislature including the creation of Housing Authorities under Title 50 – Municipal Corporation (50-1905) added in 1967.

In accordance with procedures, the Twin Falls Housing Authority is submitting the recommendation that John Michael Mason be re-appointed to serve another five-year term, serving as Commissioner for the Twin Falls Housing Authority. The Housing Authority Board of Commissioners are volunteers and receive no compensation for their service. They provide knowledge, direction, and expertise to the Housing Authority and learn more about our community in the process. Commissioners work and vote on issues vital to furthering the Housing Authority mission, which is: 'To strengthen affordable housing opportunities while providing safe, decent affordable housing to low-income families, seniors and disabled individuals'. Commissioners serving on the Board come from all sectors of the community and lend diversity and strength to our effort.

John Michael (Mike) Mason has served as a Commissioner on the Board since January 2018. He currently serves as the Board Chair and has expressed a desire to continue to serve in that capacity. Mike's experience has proven to be beneficial for the community, the Housing Authority and its residents. This will be Mr. Mason's final term serving on the board.

The Housing Authority appreciates Mike's willingness to lend his experience to support the Twin Falls Housing Authority's mission to strengthen affordable housing opportunities while providing decent, safe, affordable housing to low-income families, seniors and disabled in Twin Falls.

Thank you for your consideration.

Sincerely,



Sunny Shaw

Executive Director



Twin Falls Housing Authority is an equal opportunity provider and employer
(208)733-5875 TDD

CERTIFICATE OF REAPPOINTMENT OF
COMMISSIONER JOHN MICHAEL
MASON TERM EXPIRES MARCH 15,
2031

WHEREAS, THE TERM OF John Michael Mason, one of the members of the Board of Commissioners of the Twin Falls Housing Authority expired February 15, 2026.

NOW THEREFORE, pursuant to the provisions of Section 5 of the Housing Authorities Law of the State of Idaho, and by virtue of my office as Mayor of the City of Twin Falls, Idaho I hereby appoint John Michael Mason to serve an additional five years, to 15th day of March 2031.

IN WITNESS WHEREOF, I have hereunto signed my name as Mayor of the City of Twin Falls, Idaho and caused the official seal of said City to be attached hereto.

Mayor Jason Brown

Date: March 2026

ATTEST:

Deputy City Clerk

I, Jason Brown, Mayor of the City of Twin Falls, Idaho do hereby certify that the foregoing certificate was duly filed in the office of the Clerk of the City of Twin Falls, Idaho on the _____ day of March 2026.

Mayor of the City of Twin Falls, Idaho

Date: March _____, 2026

SEAL:

CERTIFICATE

I, Amy Luna , the duly appointed, qualified Deputy City Clerk of the City of Twin Falls, Idaho, do hereby certify that the attached copy of the Certificate of Re-Appointment of Commissioner John Michael Mason is a true and correct copy of the Certificate of Re-Appointment of Commissioner John Michael Mason on file and of record in the office of the City Clerk.

AND I DO FURTHER CERTIFY that the attached copy of the Oath of Commissioner John Michael Mason, of the Twin Falls Housing Authority, Twin Falls, Idaho is a true and correct copy of the Oath of Commissioner John Michael Mason on file and of record in the office of the City Clerk.

AND I DO FURTHER CERTIFY THAT the recently re-appointed Commissioner John Michael Mason by the Honorable Mayor Jason Brown to the Twin Falls Housing Authority Board of Commissioners, is not now an officer or employee of the City of Twin Falls, Idaho.

IN WITNESS WHEREOF, I have set my hand and affixed the seal of the City of Twin Falls, Idaho on this day of March 2026.

Amy Luna, Deputy City Clerk

SEAL:



Date: Monday, March 30, 2026
To: Honorable Mayor and City Council
From:

ACTION ITEM

Request:

Request to award Tree Streets Waterline project to A & B Excavating and reserve a contingency for the total cost of \$1.82 million.

Time Estimate:

5 minutes for staff to present

Background:

The Water Department and Engineering have overseen the design of a prioritized waterline replacement project within the area shown in the attached plan sheet. The 50+ year old water system has been a maintenance issue for the City of Twin Falls for several years. Our 2022 water facility plan prioritized this improvement for fire-flow, the age of the lines, and to get ahead of zone maintenance that should occur in 2029.

We received 5 qualified bids. A&B Excavating's was the apparent low bidder at \$1,456,980. In the attached Letter of recommendation, our design consultant confirmed that A&B included all bonds, insurance, and licenses necessary to qualify and complete the bid, ultimately recommending we award the bid to A&B.

Staff would like to include an approximate 25% contingency in the budget authority to allow Staff to deal with any unknowns and/or change orders during construction. With the contingency added in, the total is \$1.82 million.

This request is to authorize the Mayor to sign the attached NOA, and authorize the City Engineer Troy Vitek to sign the Standard form of Agreement between Owner and Contractor. Below in the Conclusion is some suggested motion language:

Approval Process:

By majority vote of the council authorizing signing of the contract.

Budget Impact:

The total of \$1.82 million expenditure will use budgeted water funds to pay for the work. The City Budgeted \$3 million in this fiscal year for waterline replacement and will utilize those funds for this project.

Regulatory Impact:

none

History:

n/a

Analysis:

n/a

Conclusion:

Staff recommends awarding the project to A&B Excavating and below is some suggested motion language if the Council wants to proceed:

"I move to **award the Tree Streets Waterline project to A & B Excavating** for the low bid amount, and to authorize a total budget authority of **\$1.82 million**.

Furthermore, I move to **authorize the Mayor to sign the Notice of Award (NOA)** and authorize the **City Engineer to sign the Standard Form of Agreement** between the City and the Contractor."

Attachments:

1. Notice of Award_ pre-filled
2. Bid tabulation clean
3. Contractor Recommendation Letter
4. Tree Streets Work Overview Sheet

NOTICE OF AWARD

Date of Issuance: 3/31/2026
Owner: City of Twin Falls Owner’s Project No.: NA
Engineer: Ardurra Engineer’s Project No.: 250395
Project: Twin Falls Water Main Upgrade – Tree Streets
Contract Name: Twin Falls Water Main Upgrade – Tree Streets
Bidder: A&B Excavating
Bidder’s Address: P.O. Box 155, Shoshone, ID 83352

You are notified that Owner has accepted your Bid dated 3/12/2026 for the above Contract, and that you are the Successful Bidder and are awarded a Contract for:

Water main upgrades to the existing infrastructure located along Ash Street, Elm Street, Walnut Street and 4th Ave E from Kimberly Boulevard to 5th Avenue. The upgrades along 4th Ave E range from Blue Lakes Blvd to Locust St. This project proposes the installation of approximately 5,765-LF of 8-inch water main and 1,275-LF of 4-inch water main, along with the required fittings and appurtenances.

The Contract Price of the awarded Contract is \$1,456,980.00. Contract Price is subject to adjustment based on the provisions of the Contract, including but not limited to those governing changes, Unit Price Work, and Work performed on a cost-plus-fee basis, as applicable.

Three unexecuted counterparts of the Agreement accompany this Notice of Award, and one copy of the Contract Documents accompanies this Notice of Award, or has been transmitted or made available to Bidder electronically.

Drawings will be delivered separately from the other Contract Documents.

You must comply with the following conditions precedent within 15 days of the date of receipt of this Notice of Award:

- 1. Deliver to Owner 3 counterparts of the Agreement, signed by Bidder (as Contractor).
- 2. Deliver with the signed Agreement(s) the Contract security (such as required performance and payment bonds) and insurance documentation, as specified in the Instructions to Bidders and in the General Conditions, Articles 2 and 6.

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within 10 days after you comply with the above conditions, Owner will return to you one fully signed counterpart of the Agreement, together with any additional copies of the Contract Documents as indicated in Paragraph 2.02 of the General Conditions.

Owner: City of Twin Falls
By (signature): _____
Name (printed): Jason Brown
Title: Major
Copy: Engineer



Twin Falls Water Main Upgrade - Tree Streets
Bid Tabulation



ITEM #	Spec. Payment	Item Description	Quantity	Unit	A&B Excavating		LaRiviere		5J Construction		Das-Co of Idaho		Extreme Excavation	
					Unit Cost	Total cost	Unit Cost	Total cost	Unit Cost	Total cost	Unit Cost	Total cost	Unit Cost	Total cost
Division 200--Earthwork														
1	201.4.1.D.1	Removal of Existing Asphalt - Off Site Disposal	6226	SY	\$ 6.00	\$ 37,356.00	\$ 11.00	\$ 68,486.00	\$ 11.95	\$ 74,400.70	\$ 8.80	\$ 54,788.80	\$ 9.50	\$ 59,147.00
2	201.4.1.D.1	Removal of Existing Sidewalk & Approaches	82	SY	\$ 18.00	\$ 1,476.00	\$ 19.00	\$ 1,558.00	\$ 76.35	\$ 6,260.70	\$ 60.50	\$ 4,961.00	\$ 50.00	\$ 4,100.00
3	201.4.1.E.1	Removal of Existing Curb (No Gutter)	531	LF	\$ 11.00	\$ 5,841.00	\$ 11.00	\$ 5,841.00	\$ 33.85	\$ 17,974.35	\$ 11.50	\$ 6,106.50	\$ 6.00	\$ 3,186.00
4	201.4.1.E.1	Removal of Existing Curb & Gutter	123	LF	\$ 11.00	\$ 1,353.00	\$ 11.00	\$ 1,353.00	\$ 69.25	\$ 8,517.75	\$ 32.50	\$ 3,997.50	\$ 21.00	\$ 2,583.00
5	201.4.1.E.1	Removal of Existing Concrete Valley Gutter	12	LF	\$ 18.00	\$ 216.00	\$ 14.00	\$ 168.00	\$ 74.00	\$ 888.00	\$ 105.00	\$ 1,260.00	\$ 42.00	\$ 504.00
6	202.4.8.A.1	Dust Abatement	1	LS	\$ 3,300.00	\$ 3,300.00	\$ 6,704.00	\$ 6,704.00	\$ 18,376.00	\$ 18,376.00	\$ 117,500.00	\$ 117,500.00	\$ 10,000.00	\$ 10,000.00
Division 300- Trenching														
7	302.4.1.B.1	Rock Excavation	3	CY	\$ 165.00	\$ 495.00	\$ 241.00	\$ 723.00	\$ 139.35	\$ 418.05	\$ 225.00	\$ 675.00	\$ 225.00	\$ 675.00
8	307.4.1.A.1	Miscellaneous Surface Restoration (Natural Ground)	712	SY	\$ 4.00	\$ 2,848.00	\$ 63.00	\$ 44,856.00	\$ 41.35	\$ 29,441.20	\$ 28.50	\$ 20,292.00	\$ 45.00	\$ 32,040.00
9	307.4.1.E.1	Type "C" Surface Restoration (Gravel Roadway)	370	SY	\$ 21.00	\$ 7,770.00	\$ 12.00	\$ 4,440.00	\$ 74.10	\$ 27,417.00	\$ 32.50	\$ 12,025.00	\$ 25.00	\$ 9,250.00
10	307.4.1.G.1	Type "P" Surface Restoration (Asphalt Roadway)	6226	SY	\$ 68.00	\$ 423,368.00	\$ 49.00	\$ 305,074.00	\$ 98.95	\$ 616,062.70	\$ 75.00	\$ 466,950.00	\$ 48.00	\$ 298,848.00
Division 400 - Water														
11	401.4.1.A.1	Water Main Pipe - Size 8" - Type C900 DR25	6074	LF	\$ 43.00	\$ 261,182.00	\$ 66.00	\$ 400,884.00	\$ 58.50	\$ 355,329.00	\$ 73.00	\$ 443,402.00	\$ 135.00	\$ 819,990.00
12	401.4.1.A.1	Water Main Pipe - Size 4" - Type C900 DR25	958	LF	\$ 35.00	\$ 33,530.00	\$ 48.00	\$ 45,984.00	\$ 38.50	\$ 37,922.50	\$ 62.50	\$ 59,875.00	\$ 115.00	\$ 110,170.00
13	401.4.1.A.1	Water Main Pipe - Size 2" - Type HDPE DR11	21	LF	\$ 1,290.00	\$ 27,090.00	\$ 87.00	\$ 1,827.00	\$ 91.25	\$ 1,916.25	\$ 165.00	\$ 3,465.00	\$ 155.00	\$ 3,255.00
14	401.4.1.B.1	Water Main Fitting - Size 8" - Type Cross	1	EA	\$ 1,474.00	\$ 1,474.00	\$ 2,037.00	\$ 2,037.00	\$ 1,640.00	\$ 1,640.00	\$ 1,290.00	\$ 1,290.00	\$ 2,028.00	\$ 2,028.00
15	401.4.1.B.1	Water Main Fitting - Size 8" X 4" X 8" X 4" - Type Cross	2	EA	\$ 1,328.00	\$ 2,656.00	\$ 1,924.00	\$ 3,848.00	\$ 1,538.50	\$ 3,077.00	\$ 1,180.00	\$ 2,360.00	\$ 1,933.00	\$ 3,866.00
16	401.4.1.B.1	Water Main Fitting - Size 8" X 4" X 8" - Type Tee	1	EA	\$ 927.00	\$ 927.00	\$ 1,300.00	\$ 1,300.00	\$ 1,033.00	\$ 1,033.00	\$ 1,140.00	\$ 1,140.00	\$ 1,456.00	\$ 1,456.00
17	401.4.1.B.1	Water Main Fitting - Size 6" - Type Tee	3	EA	\$ 915.00	\$ 2,745.00	\$ 1,374.00	\$ 4,122.00	\$ 1,122.35	\$ 3,367.05	\$ 4,600.00	\$ 13,800.00	\$ 1,469.00	\$ 4,407.00
18	401.4.1.B.1	Water Main Fitting - Size 8" - Type 45° Elbow	2	EA	\$ 715.00	\$ 1,430.00	\$ 1,236.00	\$ 2,472.00	\$ 877.00	\$ 1,754.00	\$ 1,060.00	\$ 2,120.00	\$ 1,348.00	\$ 2,696.00
19	401.4.1.B.1	Water Main Fitting - Size 4" - Type 45° Elbow	2	EA	\$ 703.00	\$ 1,406.00	\$ 927.00	\$ 1,854.00	\$ 402.00	\$ 804.00	\$ 810.00	\$ 1,620.00	\$ 1,103.00	\$ 2,206.00
20	401.4.1.B.1	Water Main Fitting - Size 8" X 6" - Type Reducer	4	EA	\$ 603.00	\$ 2,412.00	\$ 1,189.00	\$ 4,756.00	\$ 661.00	\$ 2,644.00	\$ 525.00	\$ 2,100.00	\$ 1,315.00	\$ 5,260.00
21	401.4.1.B.1	Water Main Fitting - Size 8" X 4" - Type Reducer	1	EA	\$ 573.00	\$ 573.00	\$ 1,134.00	\$ 1,134.00	\$ 612.00	\$ 612.00	\$ 485.00	\$ 485.00	\$ 1,119.00	\$ 1,119.00
22	401.4.1.B.1	Water Main Fitting - Size 6" X 4" - Type Reducer	1	EA	\$ 455.00	\$ 455.00	\$ 1,212.00	\$ 1,212.00	\$ 679.00	\$ 679.00	\$ 385.00	\$ 385.00	\$ 1,183.00	\$ 1,183.00
23	401.4.1.B.1	Water Main Fitting - Size 4" X 2" - Type Reducer	1	EA	\$ 514.00	\$ 514.00	\$ 861.00	\$ 861.00	\$ 369.00	\$ 369.00	\$ 440.00	\$ 440.00	\$ 1,052.00	\$ 1,052.00
24	401.4.1.B.1	Water Main Fitting - Size 6" - Type Cap	11	EA	\$ 506.00	\$ 5,566.00	\$ 861.00	\$ 9,471.00	\$ 541.75	\$ 5,959.25	\$ 265.00	\$ 2,915.00	\$ 895.00	\$ 9,845.00
25	401.4.1.B.1	Water Main Fitting - Size 4" - Type Cap	2	EA	\$ 447.00	\$ 894.00	\$ 803.00	\$ 1,606.00	\$ 492.50	\$ 985.00	\$ 210.00	\$ 420.00	\$ 849.00	\$ 1,698.00
26	401.4.1.B.1	Water Main Fitting - Size 6" - Type Coupling	6	EA	\$ 805.00	\$ 4,830.00	\$ 1,457.00	\$ 8,742.00	\$ 938.00	\$ 5,628.00	\$ 775.00	\$ 4,650.00	\$ 1,357.00	\$ 8,142.00
27	402.4.1.A.1	Valve - Size 8" - Type Gate	17	EA	\$ 3,392.00	\$ 57,664.00	\$ 4,354.00	\$ 74,018.00	\$ 2,842.50	\$ 48,327.60	\$ 3,300.00	\$ 56,100.00	\$ 3,550.00	\$ 60,350.00
28	402.4.1.A.1	Valve - Size 6" - Type Gate	6	EA	\$ 2,515.00	\$ 15,090.00	\$ 3,517.00	\$ 21,102.00	\$ 2,231.50	\$ 13,389.00	\$ 2,590.00	\$ 15,540.00	\$ 2,800.00	\$ 16,800.00
29	402.4.1.A.1	Valve - Size 4" - Type Gate	6	EA	\$ 2,227.00	\$ 13,362.00	\$ 3,128.00	\$ 18,768.00	\$ 1,826.50	\$ 10,959.00	\$ 2,290.00	\$ 13,740.00	\$ 2,350.00	\$ 14,100.00
30	403.4.1.A.1	Hydrant	2	EA	\$ 10,673.00	\$ 21,346.00	\$ 12,240.00	\$ 24,480.00	\$ 7,702.00	\$ 15,404.00	\$ 13,500.00	\$ 27,000.00	\$ 12,140.00	\$ 24,280.00
31	403.4.1.B.1	Reconnect Hydrant	4	EA	\$ 19,494.00	\$ 77,976.00	\$ 6,114.00	\$ 24,456.00	\$ 3,160.25	\$ 12,641.00	\$ 8,170.00	\$ 32,680.00	\$ 7,250.00	\$ 29,000.00
32	404.4.1.B.1	Water Service Line & Meters	194	EA	\$ 1,253.00	\$ 243,082.00	\$ 1,563.00	\$ 303,222.00	\$ 1,431.50	\$ 277,711.00	\$ 2,190.00	\$ 424,860.00	\$ 2,400.00	\$ 465,600.00
Division 700-Concrete														
33	706.4.1.A.3	6" Vertical Curb (No Gutter)	531	LF	\$ 49.00	\$ 26,019.00	\$ 60.00	\$ 31,860.00	\$ 49.35	\$ 26,204.85	\$ 125.00	\$ 66,375.00	\$ 93.00	\$ 49,383.00
34	706.4.1.A.5	Standard 6" Vertical Curb and Gutter	123	LF	\$ 52.00	\$ 6,396.00	\$ 78.00	\$ 9,594.00	\$ 116.50	\$ 14,329.50	\$ 90.00	\$ 11,070.00	\$ 49.00	\$ 6,027.00
35	706.4.1.B.1	Concrete Valley Gutter	12	LF	\$ 106.00	\$ 1,272.00	\$ 195.00	\$ 2,340.00	\$ 167.50	\$ 2,010.00	\$ 375.00	\$ 4,500.00	\$ 156.00	\$ 1,872.00
36	706.4.1.E.1	Concrete Sidewalk, thickness 4" & Approaches	82	SY	\$ 138.00	\$ 11,316.00	\$ 143.00	\$ 11,726.00	\$ 201.75	\$ 16,543.50	\$ 335.00	\$ 27,470.00	\$ 226.00	\$ 18,532.00
Division 1000--Construction Stormwater BMPs														
37	1001.4.1.A.1	Erosion and Sediment Control	1	LS	\$ 5,500.00	\$ 5,500.00	\$ 6,865.00	\$ 6,865.00	\$ 38,000.00	\$ 38,000.00	\$ 11,300.00	\$ 11,300.00	\$ 12,500.00	\$ 12,500.00
Division 1100--Traffic														
38	1103.4.1.A.1	Construction Traffic Control	1	LS	\$ 22,000.00	\$ 22,000.00	\$ 24,725.00	\$ 24,725.00	\$ 24,925.00	\$ 24,925.00	\$ 27,800.00	\$ 27,800.00	\$ 31,380.00	\$ 31,380.00
Division 2000--Miscellaneous														
39	2010.4.1.A.1	Mobilization (5% Maximum)	1	LS	\$ 55,000.00	\$ 55,000.00	\$ 72,557.00	\$ 72,557.00	\$ 68,515.00	\$ 68,515.00	\$ 100,000.00	\$ 100,000.00	\$ 96,976.00	\$ 96,976.00
Special Provisions														
40	SP-2	Miscellaneous Site Work	1	LS	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
41	SP-3	Survey	1	LS	\$ 19,250.00	\$ 19,250.00	\$ 9,209.00	\$ 9,209.00	\$ 18,650.00	\$ 18,650.00	\$ 19,700.00	\$ 19,700.00	\$ 21,300.00	\$ 21,300.00
					\$ 1,456,980.00		\$ 1,616,235.00		\$ 1,849,684.95		\$ 2,117,157.80		\$ 2,296,806.00	



March 20, 2026

Jesse Schuerman
City of Twin Falls
203 Main Ave. E
Twin Falls, ID 83301

SUBJECT: Twin Falls Water Main Upgrade: Tree Streets - Letter of Recommendation

Dear Jesse,

We have reviewed the bids for the Twin Falls Water Main Upgrade: Tree Streets project for the bid opening date March 16, 2026. Please review the following comments and recommendations for consideration.

Five (5) bids were received and are summarized below.

<u>Contractor</u>	<u>Base Bid</u>
A&B EXCAVATING	\$ 1,456,980.00
LARIVIERE	\$ 1,616,235.00
5J CONSTRUCTION	\$ 1,849,684.95
DAS-CO OF IDAHO	\$ 2,117,157.80
EXTREME EXCAVATION	\$ 2,296,806.00

A copy of the Bid Tabulation is enclosed for your review and files.

A&B Excavating was the apparent low bidder at the bid opening. The bid submitted was reviewed for the following bid submittal requirements:

- Mobilization did not exceed 5% of the base bid project cost.
- The bid was signed, accompanied by documentation of the authority to sign, corporate address, phone number, and the corporate seal.
- Included in the bid was acknowledgement of all addenda.
- The bid bond with insurance documentation was included.
- A&B Excavating LLC holds the appropriate Public Work license.
- A&B Excavating does not intend to use subcontractors.



Based on the evaluation of the bids, A&B Excavating's bid appeared to be complete. We recommend awarding the contract to A&B Excavating.

Bids were reviewed for accuracy and completeness. For the legality of the apparent low bid, the city should review the bid for this reason.

If you have any questions, please feel free to contact me at (208)-421-8257.

Sincerely,

Hattie Zobott, P.E.
Project Manager



Twin Falls Water Main Upgrade - Tree Streets
 Bid Tabulation
 3/20/2026

ITEM #	Spec. Payment	Item Description	Quantity	Unit	5J Construction		A&B Excavating		Das-Co of Idaho	
					Unit Cost	Total cost	Unit Cost	Total cost	Unit Cost	Total cost
Division 200--Earthwork										
1	201.4.1.D.1	Removal of Existing Asphalt - Off Site Disposal	6226	SY	\$ 11.95	\$ 74,400.70	\$ 6.00	\$ 37,356.00	\$ 8.80	\$ 54,788.80
2	201.4.1.D.1	Removal of Existing Sidewalk & Approaches	82	SY	\$ 76.35	\$ 6,260.70	\$ 18.00	\$ 1,476.00	\$ 60.50	\$ 4,961.00
3	201.4.1.E.1	Removal of Existing Curb (No Gutter)	531	LF	\$ 33.85	\$ 17,974.35	\$ 11.00	\$ 5,841.00	\$ 11.50	\$ 6,106.50
4	201.4.1.E.1	Removal of Existing Curb & Gutter	123	LF	\$ 69.25	\$ 8,517.75	\$ 11.00	\$ 1,353.00	\$ 32.50	\$ 3,997.50
5	201.4.1.E.1	Removal of Existing Concrete Valley Gutter	12	LF	\$ 74.00	\$ 888.00	\$ 18.00	\$ 216.00	\$ 105.00	\$ 1,260.00
6	202.4.8.A.1	Dust Abatement	1	LS	\$ 18,376.00	\$ 18,376.00	\$ 3,300.00	\$ 3,300.00	\$ 117,500.00	\$ 117,500.00
Division 300- Trenching										
7	302.4.1.B.1	Rock Excavation	3	CY	\$ 139.35	\$ 418.05	\$ 165.00	\$ 495.00	\$ 225.00	\$ 675.00
8	307.4.1.A.1	Miscellaneous Surface Restoration (Natural Ground)	712	SY	\$ 41.35	\$ 29,441.20	\$ 4.00	\$ 2,848.00	\$ 28.50	\$ 20,292.00
9	307.4.1.E.1	Type "C" Surface Restoration (Gravel Roadway)	370	SY	\$ 74.10	\$ 27,417.00	\$ 21.00	\$ 7,770.00	\$ 32.50	\$ 12,025.00
10	307.4.1.G.1	Type "P" Surface Restoration (Asphalt Roadway)	6226	SY	\$ 98.95	\$ 616,062.70	\$ 68.00	\$ 423,368.00	\$ 75.00	\$ 466,950.00
Division 400 - Water										
11	401.4.1.A.1	Water Main Pipe - Size 8" - Type C900 DR25	6074	LF	\$ 58.50	\$ 355,329.00	\$ 43.00	\$ 261,182.00	\$ 73.00	\$ 443,402.00
12	401.4.1.A.1	Water Main Pipe - Size 4" - Type C900 DR25	958	LF	\$ 38.50	\$ 37,922.50	\$ 35.00	\$ 33,530.00	\$ 62.50	\$ 59,875.00
13	401.4.1.A.1	Water Main Pipe - Size 2" - Type HDPE DR11	21	LF	\$ 91.25	\$ 1,916.25	\$ 1,290.00	\$ 27,090.00	\$ 165.00	\$ 3,465.00
14	401.4.1.B.1	Water Main Fitting - Size 8" - Type Cross	1	EA	\$ 1,640.00	\$ 1,640.00	\$ 1,474.00	\$ 1,474.00	\$ 1,290.00	\$ 1,290.00
15	401.4.1.B.1	Water Main Fitting - Size 8" X 4" X 8" X 4" - Type Cross	2	EA	\$ 1,538.50	\$ 3,077.00	\$ 1,328.00	\$ 2,656.00	\$ 1,180.00	\$ 2,360.00
16	401.4.1.B.1	Water Main Fitting - Size 8" X 4" X 8" - Type Tee	1	EA	\$ 1,033.00	\$ 1,033.00	\$ 927.00	\$ 927.00	\$ 1,140.00	\$ 1,140.00
17	401.4.1.B.1	Water Main Fitting - Size 6" - Type Tee	3	EA	\$ 1,122.35	\$ 3,367.05	\$ 915.00	\$ 2,745.00	\$ 4,600.00	\$ 13,800.00
18	401.4.1.B.1	Water Main Fitting - Size 8" - Type 45° Elbow	2	EA	\$ 877.00	\$ 1,754.00	\$ 715.00	\$ 1,430.00	\$ 1,060.00	\$ 2,120.00
19	401.4.1.B.1	Water Main Fitting - Size 4" - Type 45° Elbow	2	EA	\$ 402.00	\$ 804.00	\$ 703.00	\$ 1,406.00	\$ 810.00	\$ 1,620.00
20	401.4.1.B.1	Water Main Fitting - Size 8" X 6" - Type Reducer	4	EA	\$ 661.00	\$ 2,644.00	\$ 603.00	\$ 2,412.00	\$ 525.00	\$ 2,100.00
21	401.4.1.B.1	Water Main Fitting - Size 8" X 4" - Type Reducer	1	EA	\$ 612.00	\$ 612.00	\$ 573.00	\$ 573.00	\$ 485.00	\$ 485.00
22	401.4.1.B.1	Water Main Fitting - Size 6" X 4" - Type Reducer	1	EA	\$ 679.00	\$ 679.00	\$ 455.00	\$ 455.00	\$ 385.00	\$ 385.00
23	401.4.1.B.1	Water Main Fitting - Size 4" X 2" - Type Reducer	1	EA	\$ 369.00	\$ 369.00	\$ 514.00	\$ 514.00	\$ 440.00	\$ 440.00
24	401.4.1.B.1	Water Main Fitting - Size 6" - Type Cap	11	EA	\$ 541.75	\$ 5,959.25	\$ 506.00	\$ 5,566.00	\$ 265.00	\$ 2,915.00
25	401.4.1.B.1	Water Main Fitting - Size 4" - Type Cap	2	EA	\$ 492.50	\$ 985.00	\$ 447.00	\$ 894.00	\$ 210.00	\$ 420.00
26	401.4.1.B.1	Water Main Fitting - Size 6" - Type Coupling	6	EA	\$ 938.00	\$ 5,628.00	\$ 805.00	\$ 4,830.00	\$ 775.00	\$ 4,650.00
27	402.4.1.A.1	Valve - Size 8" - Type Gate	17	EA	\$ 2,842.50	\$ 48,327.60	\$ 3,392.00	\$ 57,664.00	\$ 3,300.00	\$ 56,100.00
28	402.4.1.A.1	Valve - Size 6" - Type Gate	6	EA	\$ 2,231.50	\$ 13,389.00	\$ 2,515.00	\$ 15,090.00	\$ 2,590.00	\$ 15,540.00
29	402.4.1.A.1	Valve - Size 4" - Type Gate	6	EA	\$ 1,826.50	\$ 10,959.00	\$ 2,227.00	\$ 13,362.00	\$ 2,290.00	\$ 13,740.00
30	403.4.1.A.1	Hydrant	2	EA	\$ 7,702.00	\$ 15,404.00	\$ 10,673.00	\$ 21,346.00	\$ 13,500.00	\$ 27,000.00
31	403.4.1.B.1	Reconnect Hydrant	4	EA	\$ 3,160.25	\$ 12,641.00	\$ 19,494.00	\$ 77,976.00	\$ 8,170.00	\$ 32,680.00
32	404.4.1.B.1	Water Service Line & Meters	194	EA	\$ 1,431.50	\$ 277,711.00	\$ 1,253.00	\$ 243,082.00	\$ 2,190.00	\$ 424,860.00
Division 700-Concrete										
33	706.4.1.A.3	6" Vertical Curb (No Gutter)	531	LF	\$ 49.35	\$ 26,204.85	\$ 49.00	\$ 26,019.00	\$ 125.00	\$ 66,375.00
34	706.4.1.A.5	Standard 6" Vertical Curb and Gutter	123	LF	\$ 116.50	\$ 14,329.50	\$ 52.00	\$ 6,396.00	\$ 90.00	\$ 11,070.00
35	706.4.1.B.1	Concrete Valley Gutter	12	LF	\$ 167.50	\$ 2,010.00	\$ 106.00	\$ 1,272.00	\$ 375.00	\$ 4,500.00
36	706.4.1.E.1	Concrete Sidewalk, thickness 4" & Approaches	82	SY	\$ 201.75	\$ 16,543.50	\$ 138.00	\$ 11,316.00	\$ 335.00	\$ 27,470.00
Division 1000--Construction Stormwater BMPs										
37	1001.4.1.A.1	Erosion and Sediment Control	1	LS	\$ 38,000.00	\$ 38,000.00	\$ 5,500.00	\$ 5,500.00	\$ 11,300.00	\$ 11,300.00
Division 1100--Traffic										
38	1103.4.1.A.1	Construction Traffic Control	1	LS	\$ 24,925.00	\$ 24,925.00	\$ 22,000.00	\$ 22,000.00	\$ 27,800.00	\$ 27,800.00
Division 2000--Miscellaneous										
39	2010.4.1.A.1	Mobilization (5% Maximum)	1	LS	\$ 68,515.00	\$ 68,515.00	\$ 55,000.00	\$ 55,000.00	\$ 100,000.00	\$ 100,000.00
Special Provisions										
40	SP-2	Miscellaneous Site Work	1	LS	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
41	SP-3	Survey	1	LS	\$ 18,650.00	\$ 18,650.00	\$ 19,250.00	\$ 19,250.00	\$ 19,700.00	\$ 19,700.00
					\$ 1,849,684.95		\$ 1,456,980.00		\$ 2,117,157.80	



Twin Falls Water Main Upgrade - Tree Streets
 Bid Tabulation
 3/20/2026

ITEM #	Spec. Payment	Item Description	Quantity	Unit	Extreme Excavation		LaRiviere	
					Unit Cost	Total cost	Unit Cost	Total cost
Division 200--Earthwork								
1	201.4.1.D.1	Removal of Existing Asphalt - Off Site Disposal	6226	SY	\$ 9.50	\$ 59,147.00	\$ 11.00	\$ 68,486.00
2	201.4.1.D.1	Removal of Existing Sidewalk & Approaches	82	SY	\$ 50.00	\$ 4,100.00	\$ 19.00	\$ 1,558.00
3	201.4.1.E.1	Removal of Existing Curb (No Gutter)	531	LF	\$ 6.00	\$ 3,186.00	\$ 11.00	\$ 5,841.00
4	201.4.1.E.1	Removal of Existing Curb & Gutter	123	LF	\$ 21.00	\$ 2,583.00	\$ 11.00	\$ 1,353.00
5	201.4.1.E.1	Removal of Existing Concrete Valley Gutter	12	LF	\$ 42.00	\$ 504.00	\$ 14.00	\$ 168.00
6	202.4.8.A.1	Dust Abatement	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 6,704.00	\$ 6,704.00
Division 300- Trenching								
7	302.4.1.B.1	Rock Excavation	3	CY	\$ 225.00	\$ 675.00	\$ 241.00	\$ 723.00
8	307.4.1.A.1	Miscellaneous Surface Restoration (Natural Ground)	712	SY	\$ 45.00	\$ 32,040.00	\$ 63.00	\$ 44,856.00
9	307.4.1.E.1	Type "C" Surface Restoration (Gravel Roadway)	370	SY	\$ 25.00	\$ 9,250.00	\$ 12.00	\$ 4,440.00
10	307.4.1.G.1	Type "P" Surface Restoration (Asphalt Roadway)	6226	SY	\$ 48.00	\$ 298,848.00	\$ 49.00	\$ 305,074.00
Division 400 - Water								
11	401.4.1.A.1	Water Main Pipe - Size 8" - Type C900 DR25	6074	LF	\$ 135.00	\$ 819,990.00	\$ 66.00	\$ 400,884.00
12	401.4.1.A.1	Water Main Pipe - Size 4" - Type C900 DR25	958	LF	\$ 115.00	\$ 110,170.00	\$ 48.00	\$ 45,984.00
13	401.4.1.A.1	Water Main Pipe - Size 2" - Type HDPE DR11	21	LF	\$ 155.00	\$ 3,255.00	\$ 87.00	\$ 1,827.00
14	401.4.1.B.1	Water Main Fitting - Size 8" - Type Cross	1	EA	\$ 2,028.00	\$ 2,028.00	\$ 2,037.00	\$ 2,037.00
15	401.4.1.B.1	Water Main Fitting - Size 8" X 4" X 8" X 4" - Type Cross	2	EA	\$ 1,933.00	\$ 3,866.00	\$ 1,924.00	\$ 3,848.00
16	401.4.1.B.1	Water Main Fitting - Size 8" X 4" X 8" - Type Tee	1	EA	\$ 1,456.00	\$ 1,456.00	\$ 1,300.00	\$ 1,300.00
17	401.4.1.B.1	Water Main Fitting - Size 6" - Type Tee	3	EA	\$ 1,469.00	\$ 4,407.00	\$ 1,374.00	\$ 4,122.00
18	401.4.1.B.1	Water Main Fitting - Size 8" - Type 45° Elbow	2	EA	\$ 1,348.00	\$ 2,696.00	\$ 1,236.00	\$ 2,472.00
19	401.4.1.B.1	Water Main Fitting - Size 4" - Type 45° Elbow	2	EA	\$ 1,103.00	\$ 2,206.00	\$ 927.00	\$ 1,854.00
20	401.4.1.B.1	Water Main Fitting - Size 8" X 6" - Type Reducer	4	EA	\$ 1,315.00	\$ 5,260.00	\$ 1,189.00	\$ 4,756.00
21	401.4.1.B.1	Water Main Fitting - Size 8" X 4" - Type Reducer	1	EA	\$ 1,119.00	\$ 1,119.00	\$ 1,134.00	\$ 1,134.00
22	401.4.1.B.1	Water Main Fitting - Size 6" X 4" - Type Reducer	1	EA	\$ 1,183.00	\$ 1,183.00	\$ 1,212.00	\$ 1,212.00
23	401.4.1.B.1	Water Main Fitting - Size 4" X 2" - Type Reducer	1	EA	\$ 1,052.00	\$ 1,052.00	\$ 861.00	\$ 861.00
24	401.4.1.B.1	Water Main Fitting - Size 6" - Type Cap	11	EA	\$ 895.00	\$ 9,845.00	\$ 861.00	\$ 9,471.00
25	401.4.1.B.1	Water Main Fitting - Size 4" - Type Cap	2	EA	\$ 849.00	\$ 1,698.00	\$ 803.00	\$ 1,606.00
26	401.4.1.B.1	Water Main Fitting - Size 6" - Type Coupling	6	EA	\$ 1,357.00	\$ 8,142.00	\$ 1,457.00	\$ 8,742.00
27	402.4.1.A.1	Valve - Size 8" - Type Gate	17	EA	\$ 3,550.00	\$ 60,350.00	\$ 4,354.00	\$ 74,018.00
28	402.4.1.A.1	Valve - Size 6" - Type Gate	6	EA	\$ 2,800.00	\$ 16,800.00	\$ 3,517.00	\$ 21,102.00
29	402.4.1.A.1	Valve - Size 4" - Type Gate	6	EA	\$ 2,350.00	\$ 14,100.00	\$ 3,128.00	\$ 18,768.00
30	403.4.1.A.1	Hydrant	2	EA	\$ 12,140.00	\$ 24,280.00	\$ 12,240.00	\$ 24,480.00
31	403.4.1.B.1	Reconnect Hydrant	4	EA	\$ 7,250.00	\$ 29,000.00	\$ 6,114.00	\$ 24,456.00
32	404.4.1.B.1	Water Service Line & Meters	194	EA	\$ 2,400.00	\$ 465,600.00	\$ 1,563.00	\$ 303,222.00
Division 700-Concrete								
33	706.4.1.A.3	6" Vertical Curb (No Gutter)	531	LF	\$ 93.00	\$ 49,383.00	\$ 60.00	\$ 31,860.00
34	706.4.1.A.5	Standard 6" Vertical Curb and Gutter	123	LF	\$ 49.00	\$ 6,027.00	\$ 78.00	\$ 9,594.00
35	706.4.1.B.1	Concrete Valley Gutter	12	LF	\$ 156.00	\$ 1,872.00	\$ 195.00	\$ 2,340.00
36	706.4.1.E.1	Concrete Sidewalk, thickness 4" & Approaches	82	SY	\$ 226.00	\$ 18,532.00	\$ 143.00	\$ 11,726.00
Division 1000--Construction Stormwater BMPs								
37	1001.4.1.A.1	Erosion and Sediment Control	1	LS	\$ 12,500.00	\$ 12,500.00	\$ 6,865.00	\$ 6,865.00
Division 1100--Traffic								
38	1103.4.1.A.1	Construction Traffic Control	1	LS	\$ 31,380.00	\$ 31,380.00	\$ 24,725.00	\$ 24,725.00
Division 2000--Miscellaneous								
39	2010.4.1.A.1	Mobilization (5% Maximum)	1	LS	\$ 96,976.00	\$ 96,976.00	\$ 72,557.00	\$ 72,557.00
Special Provisions								
40	SP-2	Miscellaneous Site Work	1	LS	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
41	SP-3	Survey	1	LS	\$ 21,300.00	\$ 21,300.00	\$ 9,209.00	\$ 9,209.00
					\$ 2,296,806.00		\$ 1,616,235.00	



Date: Monday, March 30, 2026
To: Honorable Mayor and City Council
From: Wendy Davis, Parks and Recreation Director, Parks and Recreation Director

ACTION ITEM

Request:

Consider a recommendation from the Twin Falls Public Art Commission to amend Resolution R-2022-010 with regard to the funding percentage.

Time Estimate:

Allow approximately 15 minutes for presentation, then some time for questions and discussion of request.

Background:

The Twin Falls Public Art Commission was formed in August of 2020. This Commission acts as an advisory board to Twin Falls City Council regarding selection, acquisition and acceptance of art work. Additionally, the Commission makes recommendations to Council regarding public art policy.

This presentation will inform council regarding the variety and estimated value of city owned art, locations of that art, and the work of the Public Art Commission. Additionally, this will include a request for Council to consider a recommendation to amend Resolution R-2022-010. (Please see attached).

The resolution creates an art in public places program, authorizes the allocation of funds for art, establishes a method of calculating art appropriations for city capital projects, provides for an art selection process and establishes a public art fund. Section IV. Funding for Acquisitions, section A. states:

A. At the beginning of each fiscal year, the City Council shall place in the public art account an amount equal to five hundredths of one percent (0.05%) of the total budget of all General Fund capital improvement projects. The City's contributions to the public art account pursuant to this chapter shall be funded from the City's current expense fund.

Section B. 1. and 2. further stipulate:

B. Upon request from the TFPAC, the City Council shall, during the budget process, review the proposed project and determine the use of funds from the public art account. Of the funds allocated to the public art project:

1. No less than 75% shall be allocated toward purchase, creation or installation of such public art pieces.
2. No more than 25% shall be used for administrative costs including but not limited to actual acquisition siting, costs of selection of public art, and maintenance of public art. Additional Public Art Program Appropriation Funding would be in addition to capital improvement project annual allocation.

The Public Art Commission requests council consider a recommendation to increase the funding mechanism from (0.05%) to (1.0%) of the total budget of General Fund capital improvements. The Commission has completed two projects for a total of \$32,576 leaving \$57,337.19 in public art cash

reserves. The 2026 budget allocation under the current resolution is \$2,732. Based on the two completed projects, the need to set aside funds for maintenance, and the low annual allocation, the Commission projects the Public Art Cash reserves cannot sustain many more projects.

Approval Process:

A simple majority will approve this request.

Budget Impact:

There is no direct budget impact associated with this request.

Regulatory Impact:

If approved, staff will return with an amended resolution for council consideration.

History:

N/A

Analysis:

N/A

Conclusion:

The Public Art Commission does not believe that the current funding percentage will sustain an active public art program, and recommends council consider amending the resolution to increase the funding increment.

Attachments:

1. R-2022-010 - Creating an Art in Public Places Program (1)

RESOLUTION NO. R-2022-010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, IDAHO, CREATING AN ART IN PUBLIC PLACES PROGRAM; AUTHORIZING ALLOCATION OF FUNDS FOR ART; ESTABLISHING A METHOD OF CALCULATING ART APPROPRIATIONS FOR CITY CAPITAL PROJECTS; PROVIDING FOR AN ART SELECTION PROCESS; AND ESTABLISHING A PUBLIC ART FUND.

WHEREAS, The City's Strategic Plan sets the community goal of enhancing the appearance of the City of Twin Falls; and

WHEREAS, The City of Twin Falls Public Art Commission (TFPAC) has agreed to act as an advisory commission to the City Council regarding public art issues; and,

WHEREAS, Public art can enhance the community and increase interest in municipal facilities and can be an important tool to aid in the revitalization of the City of Twin Falls; and

WHEREAS, On June 19, 2007, the City Council passed Resolution No. 1785 to outline the process for funding and promoting public art; and,

WHEREAS, The City Council hereby desires to repeal and replace Resolution No. 1785 with this Resolution, to outline policies and procedures for the TFPAC.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, THAT THERE IS HEREBY ESTABLISHED A TWIN FALLS PUBLIC ART COMMISSION, AS FOLLOWS:

I. GENERAL PROVISIONS

A. PURPOSE

The purpose of the Twin Falls Public Arts Commission (TFPAC) is to establish guidelines for the operation, funding and implementation of a public art program in the City of Twin Falls.

B. MISSION-VISION

The mission of the Public Arts Commission is to enrich the lives of all Twin Falls residents and visitors through cultivating public art programs, enlivening public spaces, and embracing the cultural identity of the region.

The Twin Falls Public Arts Commission believes the arts create inspiring personal experiences, illuminate the human condition, and offer meaningful ways to engage with each other and the world around us. We envision a community that encourages adventurous artists, engaged audiences, and creative initiatives that are supported through community partnerships, programs, and policies.

II. TWIN FALLS PUBLIC ART COMMISSION

- A. The values and goals of this commission are as follows:
1. Values:
 - i. Foster an inclusive art experience
 - ii. Enhance our community through art
 - iii. Support local artists and the variety of art aesthetics and mediums
 - iv. Allow the arts to be a platform for social change
 - v. Treasure our history and rich culture
 2. Goals:
 - i. Initiate, acquire, exhibit and maintain public art through a transparent public process
 - ii. Engage in arts education efforts
 - iii. Advocate for local artists and organizations
 - iv. Support collaboration and community partnerships
 - v. Encourage personal, emotional, community and tourism-based growth through the arts
- B. The duties and responsibilities of this commission may include but are not limited to the following:
1. To facilitate the placement of public art in public buildings and public spaces;
 2. To inform City residents and visitors about public art;
 3. To make recommendations to the City Council on a public art policy;
 4. To make recommendations to the City Council regarding the selection of art and artists, the acquisition of works of art, and the acceptance of gifts and loans of art work;
 5. To recommend sites and placement of public art projects;
 6. To raise funds for public art projects;
 7. To maintain an inventory and documentation of the City's collection of public art; and
 8. To survey the City's collection of public art to determine if works require maintenance or other attention.
- C. Any selected works of art must comply with the following standards in addition to any guidelines subsequently established by the City Council upon recommendation of the TFPAC. Selected works must comply with the mission, vision, values, and goals of the TFPAC.
1. The work of art must be located in a public place with public visibility and impact.
 2. The work of art must be consistent with general standards of decency and respect for the beliefs and values of the community
- D. Review the TFPAC policy will be conducted at least every two years

III. DEFINITIONS

- A. Public art is any work of art in any media, including both visual and performance art, that has been designed, planned, sited or executed in a space accessible to the general public, anywhere from a public square to a wall inside a building open to the public.

IV. FUNDING FOR ACQUISITIONS

- A. At the beginning of each fiscal year, the City Council shall place in the public art account an amount equal to five hundredths of one percent (0.05%) of the total budget of all General Fund capital improvement projects. The City's contributions to the public art account pursuant to this chapter shall be funded from the City's current expense fund.
- B. Upon request from the TFPAC, the City Council shall, during the budget process, review the proposed project and determine use of funds from the public art account. Of the funds allocated to the public art project:
 - 1. No less than seventy-five percent (75%) shall be allocated toward purchase, creation or installation of such public art pieces.
 - 2. No more than twenty-five percent (25%) shall be used for administrative costs including but not limited to actual acquisition siting, costs of selection of public art, and maintenance of public art. Additional Public Art Program Appropriation Funding – would be in addition to capital improvement project annual allocation.
- C. A Public Arts Account shall be established, into which monies from this Resolution shall be deposited. Preference shall be given to arts projects which are a part of the capital project generating the funds, but in the event that such is not practical, the funds may be set aside for future public arts projects.
- D. Special Designated Funds: From time to time, special funds may be established for the express purpose of commissioning works of art in accordance with the terms of this policy. For example, a special increment tax may be established by voters for capital projects with a portion assigned to public art.
- E. Voluntary Allocations: Entities may deposit additional funds into existing public art accounts or create new public art accounts at the Commission's discretion.
- F. Donated Artwork or Funds: Funds or works of art may be donated to the City. (See section VII)
- G. Grant, Partnerships, Collaboration Funding: Collaborate with community partners to initiate funding/development of public art projects.
- H. New Development Funding: develop partnerships with private developers to encourage public art installations within new and existing developments.
- I. Public Art Maintenance Funding: The funding to maintain and conserve acquired works of art is a critical component of the public art program (as referenced in section IV, B, 2. of this document).
- J. Projects funded by other City departments: Oversight of Public Art projects funded through various departments

V. ART COMMISSIONING PROCESS

The TFPAC will commission works of public art and seek approval in the form of a recommendation to the City Council. An art commissioning process will be defined and executed on a case-by-case basis. Interested artists will be responsible for completing the process as determined by the TFPAC to be considered and/or commissioned.

VI. PUBLIC ART SELECTION FOR UNIQUE OPPORTUNITIES

Unique Opportunities will arise that may not be suitable to the process describe above due to timeline, budget size or other considerations. Qualification of a project as being a “unique opportunity” will be determined through the recommendation of the TFPAC to the City Council and may be considered on a case-by-case basis.

VII. DONATIONS OF ARTWORK

Works of art may be offered as a donation to the City of Twin Falls. The TFPAC is responsible for reviewing and evaluating the suitability of a proposed artwork and shall present a recommendation to the City Council for approval. If accepted by the City Council, the maintenance of a gift of art is the responsibility of the City.

VIII. MAINTENANCE AND CONSERVATION

It is the responsibility of the City of Twin Falls to manage and coordinate the maintenance of all works of art in the City’s public art collection.

- a. All commissioned artists will be required to complete a conservation record form that provides information on materials, fabrication methods, installation details, and recommended maintenance.
- b. City support staff will maintain a computer database inventory and a catalog of relevant documents for artworks owned by the City.
- c. City will facilitate routine cleaning and maintenance of artworks based on recommendation by a professional art conservator or based upon information provided by the artist on the conservation record form.
- d. A professional art conservator or person(s) trained by a conservator may be consulted or hired to provide maintenance and conservation work for the City’s public art collection.
- e. Participating departments should notify the TFPAC immediately if an artwork is either damaged or stolen or if the participating department plans to move the artwork or in any way alter its location or use.
- f. The City shall maintain adequate insurance coverage for its public art collection.

IX. DEACCESSION AND RELOCATION

In the event a work of art may need to be considered for removal, sale, trade, or gifting (deaccessioning), the City of Twin Falls Arts Commissioners shall present a recommendation to the City Council. The Commissioners shall state in the recommendation of whether the artwork should be removed, sold, traded or gifted; the rationale for the recommendation; and how the recommendation will provide for maximum value with attendant benefits to the citizens of Twin Falls. Proceeds of a sale shall cover the expenses of the sale with any net revenues deposited into the Public Arts account of the City of Twin Falls. This will be done in accordance with state and local legislation.

PASSED BY THE CITY COUNCIL, April 18, 2022.

SIGNED BY THE MAYOR April 25, 2022.



MAYOR

ATTEST:



DEPUTY CITY CLERK



Date: Monday, March 30, 2026
To: Honorable Mayor and City Council
From: Jonathan Spendlove, Planning and Zoning Director

ACTION ITEM

Request:

Discussion and possible Action related to modifying Title 10 Chapter 2, Section 10 Public Notice Sign Design Requirements.

Time Estimate:

Approximately 30 Minutes. 10 Minutes for presentation, 20 minutes for discussion and questions.

Background:

A recent change in practice has caused the Public Notice Signs, required by the current City Code, to become unavailable for many applicants going through the Public Hearing process.

In 2015 the City Council passed ordinance 3091. That iteration of City Code remained the same until January 1, 2026 when all zoning regulations were repealed and replaced with an entirely new Zoning Title. Minor changes were made to the number of required signs and placement orientation. However, the size, material, and other requirements of the Public Hearing Notice signs remained. Current City Code Title 10 Chapter 2 Section 10-B contains the specifications for Public Notice Signs (See attachments for the specific language in its entirety).

The current required specifications are summarized as follows:

- solid surface material
- size of 2' x 3' for local/collector roads and 4' x 4' for arterial roads
- white background (blue for subdivisions) and black lettering
- brochure holder mounted to the sign containing handouts
- the words "Notice of Public Meeting" + "for more information call" + "208-735-7267"
- the official city logo

For approximately 15 years, perhaps longer, applicants have had the ability to rent the required signs. The most recent price for rental was \$75 (plus \$150 deposit) for the smaller sign and \$125 (plus \$200 deposit). A few weeks ago, the rental option was no longer available and the purchase price for these signs were listed as \$260 for smaller signs and \$280/\$640 for the larger signs depending on the desired frame. City Staff quickly realized this change would be untenable for many applicants.

State Regulations regarding Notice:

Idaho Statute 67-6509 provides the requirement for "Notice" as follows: *"...notice of the time and place and a summary of the plan..."*

Idaho Statute 67-6512 governs notice signs for Special Use Permits as follows: *"Notice shall be posted on the premises not less than one (1) week prior to the hearing."*

Given the current situation, and the allowance within Idaho Statutes, City Staff have come up with the

following options as starting points for discussion.

1. Keep the regulations as they stand today, 2x3 and 4x4 signs. {\$260 / \$280}
2. Remove the 4x4 size requirement, keeping only the 2x3 signs. {\$260}
3. Change the requirement to a corrugated plastic yard type sign. {~\$20-35 each sign depending on size}
4. Change the requirement to the minimum state code: A notice letter and a simple single post with brochure/letter holder. {~\$20}
5. Within some of these changes, we could also discuss how the signs are acquired and posted on the property. This would drastically change the composition and budget of the Planning and Zoning Department.

We have some Ai generated pictures to depict the corrugated plastic signage and the brochure holder. We will bring an actual 2x3 metal sign that has been used for public hearings to this meeting as a visual aid.

Approval Process:

A simple motion and majority vote to initiate a Zoning Title Amendment to modify Chapter 2 will allow City Staff to prepare the formal changes to this section through the public hearing process.

Budget Impact:

Depending on which direction the Council chooses to take, the city budget could be impacted immediately. If the City takes on the business of acquiring, renting, and posting the signs, the impact would be much greater than continuing to require applicants to acquire and post themselves.

Regulatory Impact:

Changes to the public hearing notice requirements will have impacts on the historical manner that the City has been notifying the public regarding items going through the process. Following the minimum state requirements will still be accomplished.

History:

N/A

Analysis:

N/A

Conclusion:

City Staff recommends the City Council initiate an amendment to Title 10 Chapter 2 Section 10 to modify the Public Hearing Notice Signs, and give direction to City Staff for which type of public notification sign the Council wishes to utilize.

Attachments:

1. Notice Signs - Current Twin Falls Code Book_v.1
2. Current Sign Costs Flyer
3. Optional Change - Stake Sign
4. Optional Change - Letter Box
5. Optional Change - Subdivision Notice

3. Notice Sign Design Requirements.
 - a. Notice signs shall be made from metal, plywood, or an equivalent hard surface and shall be mounted on two posts in a manner that is most visible to the street.
 - b. Size of Notice Signs
 - i. Notice signs shall be a minimum of two feet tall by three feet wide and mounted so the bottom of the sign is at least two feet above the ground.
 - ii. Notice signs that are located along a city designated arterial street or a state highway shall be a minimum of four feet tall and four feet wide and mounted so the bottom of the sign is at least three feet above the ground.
 - c. Notice signs shall be white in color. At the top of the sign, notice signs shall include each of the following with a minimum size of six inch black letters:
 - i. The words, "Notice of Public Meeting,"
 - ii. The words, "for more information call", and then the phone number for the city's planning and zoning department, and
 - iii. The official city logo.
 - d. Notice signs shall include a brochure holder mounted to the sign containing handouts providing notice of the time and place of the hearing and a summary of the proposal.
 - e. When a public hearing is to be conducted by the city council for a proposal that the planning and zoning commission has made a recommendation on, the notice for that hearing shall include the commission's recommendation in addition to the time and place of the hearing and a summary of the proposal.
- C. Newspaper. Newspaper notice shall be provided as follows when required:
 1. At least 15 days prior to the hearing, notice of the time and place of the hearing and a summary of the proposal shall be published in the official newspaper or paper of general circulation within the jurisdiction of the city.
 2. When a public hearing is to be conducted by the city council for a proposal that the planning and zoning commission has made a recommendation on, the notice for that hearing shall include the commission's recommendation in addition to the time and place of the hearing and a summary of the proposal.
 3. The administrator shall cause the newspaper notice to be prepared and published.

NOTICE OF PUBLIC MEETING - PANEL ONLY

4' X 4' ACM PANEL w/ LITERATURE HOLDER

\$280*

READY FOR PICK UP

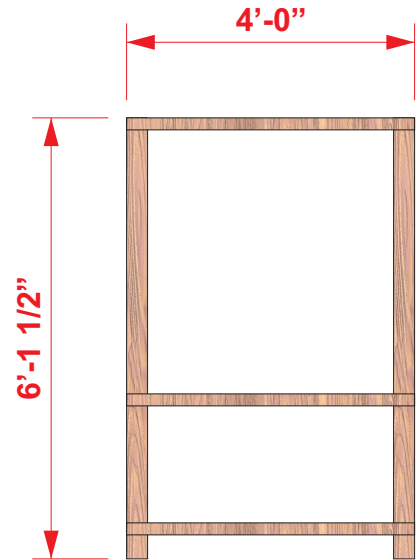


WOODEN SKID FOR PUBLIC MEETING PANEL

WOODEN SKID ONLY FOR ACM PANEL

\$350*

READY FOR PICK UP



NOTICE OF SUBDIVISION w/ FRAME

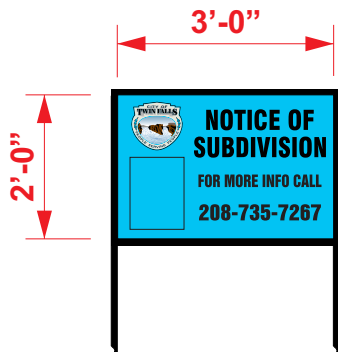
\$260*

READY FOR PICK UP

**2' X 3' ACM
PANEL**

**w/ LITERATURE
HOLDER**

**BLACK ANGLE
IRON FRAME**



NOTICE OF PUBLIC HEARING w/ FRAME

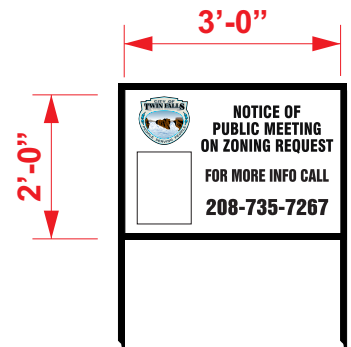
\$260*

READY FOR PICK UP

**2' X 3' ACM
PANEL**

**w/ LITERATURE
HOLDER**

**BLACK ANGLE
IRON FRAME**



***PRICE EXCLUDES TAX**

\$100 / HOUR INSTALL / MAINTENANCE LABOR



**LYTLE SIGNS, INC.
1925 KIMBERLY ROAD
TWIN FALLS, IDAHO**

208-733-1739

NOTICE OF PUBLIC HEARING

CALL 208-735-7367

FOR MORE INFORMATION

TAKE ONE

Multiple copies of a document or brochure are visible inside the dispenser, with some text and graphics partially legible on the top sheet.



NOTICE OF SUBDIVISION

CALL 208-735-7367

FOR MORE INFORMATION



Date: Monday, March 30, 2026
To: Honorable Mayor and City Council
From: Gretchen Scott, Deputy City Manager

ACTION ITEM

Request:

Request to approve the use of \$13,599 from Contingency for the repair of City Hall HVAC units.

Time Estimate:

10 minutes

Background:

During the 2016 construction of City Hall, several LG Variable Refrigerant Flow (VRF) systems were installed throughout the building to provide zoned heating and cooling. Currently, one of the offices on the second floor has a unit that needs repair.

As staff worked with the service provider and supplier to diagnose the problem and identify the correct parts, we were informed that several of the parts needed to complete a repair have been discontinued and are no longer available. While a few components can still be purchased, the overall repair is limited because other key parts are no longer available. We also reviewed whether this equipment is still under warranty. Based on information provided through the warranty claims process, the model is outside of warranty coverage, which means the City is responsible for the full repair cost.

The most practical option to restore service is to replace the indoor unit (“head”) with a current-generation replacement that is available. The replacement unit is a different design than the original, which may require minor wall or paint touch-up after installation. This request is for the use of contingency funding to move forward with the repair.

Because this equipment line is aging and parts availability is getting more limited over time, we are recommending purchase of a small number of critical spare parts while they are still available (including, if available, four extra compatible indoor “heads”). This would help avoid longer outages in the future if another failure occurs and parts become even harder to obtain.

The repair and recommended spare parts purchase exceed the facilities budget for the current year. We are requesting the use of Contingency funds to cover this unplanned but necessary repair.

\$4,378.33 - Repair of failed unit (labor included)
\$5,077.00 - Three 7,000 BTU spare unit (individual price \$1,692.33)
\$2,611.16 - One 9,000 BTU spare unit
\$1,532.51 - Wall repair/paint contracted labor
\$13,599.00 total

Approval Process:

A simple majority of the council members present.

Budget Impact:

The current balance of the FY 26 contingency fund is \$190,000. If approved, the remaining contingency balance would be \$176,401.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Having reliable heating and cooling in City office space is important for day-to-day operations and basic working conditions. Because key parts for the existing unit are discontinued and the equipment is no longer under warranty, attempting a patchwork repair creates a higher risk of delays, repeat issues, and additional costs. Replacing the indoor unit (“head”) with the available current-generation unit is the most straightforward way to restore HVAC service. In addition, purchasing a small set of critical parts that are becoming obsolete—while they can still be found—will reduce the risk of future extended downtime and emergency purchasing.

Staff recommends the use of Contingency funds in an amount of \$13,599 to fully cover the HVAC repair (including any minor finish repairs needed after installation) and to purchase a limited quantity of key parts that are becoming obsolete but are still available today, including an additional compatible indoor “head” if available.

Attachments:

None



Date: Monday, March 30, 2026
To: Honorable Mayor and City Council
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for Annexation of approximately 41 acres with a zoning designation of COM and TN-1 for property located at 1651 Sunway Dr N. c/o EHM Engineers, Inc on behalf of Mark McAllister (PZ26-0002).

Time Estimate:

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

Background:

This request is to annex approximately 40 acres with a zoning designation of Commercial (COM) and Town Neighborhood - 1 (TN-1).

Approval Process:

Per City Code 10-02-05 (A) 2a, the commission shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. The hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. The Commission held a public hearing on February 24, 2026 and sent a recommendation to approve the zoning designation as presented.

Per City Code 10-02-05 (A) 2b, the Council makes the final decision about the appropriate zoning designation and if the property should be annexed or not.

Per City Code 10-02-05 (F) 3, the Council should base their decision regarding the appropriate zoning designation on the following criteria:

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

Budget Impact:

N/A

Regulatory Impact:

Annexation of the property will affect the regulations by which this property is enforced. Currently, the area of impact is managed by Twin Falls County. If annexed, the property will fall under the regulatory policies of the City of Twin Falls.

History:

Currently, the subject property is undeveloped with no significant history. However, the surrounding properties have recently been annexed and rezoned. To the south, the property has been zoned as Town Neighborhood-1. To the east is dual zoning where Commercial abuts Pole Line Rd W and Town Neighborhood-1 further south along Sunway Dr N. This request is asking for a similar zoning designation mixture.

Analysis:

The subject property is located within the City's Area of Impact, is contiguous to the City Limits along three boundaries and is part of Twin Falls Planning Boundary. The property is designated as Commercial and Town Neighborhood on the Future Land Use Map. The applicant is proposing two zoning designations for this property Commercial and Town Neighborhood-1.

- **Commercial District** is typically highway oriented, intended for retail, office, services and restaurants and is designed to support businesses, employment and serve residential neighborhoods.
- **Town Neighborhood-1 District** is primarily meant to support low-density neighborhoods with a mix of single-family homes and duplexes. Properties in this district must be located within city limits and be served by centralized water and sewer systems.

These two zoning designations are compatible with the Comprehensive Plan. Keeping in mind that the designation does not have specific boundaries but represents a guide to what would be compatible with the surrounding area. Commercial along Pole Line Rd W and along Sunway Dr N provides a buffer for the residential zone and offers opportunity for a mix of supporting services for the neighborhood. The residential zone is compatible with the property to the south and would be compatible with the area.

Conclusion:

Upon conclusion, prior to annexation of an unincorporated area, the council shall receive a recommendation from the commission allowing the council to hold a public hearing and make a final decision on the zoning and annexation of the property. On February 24, 2026, the Commission recommended approval of the COM and TN-1 zoning designations. The council makes the final decision on the proposed annexation and zoning designation.

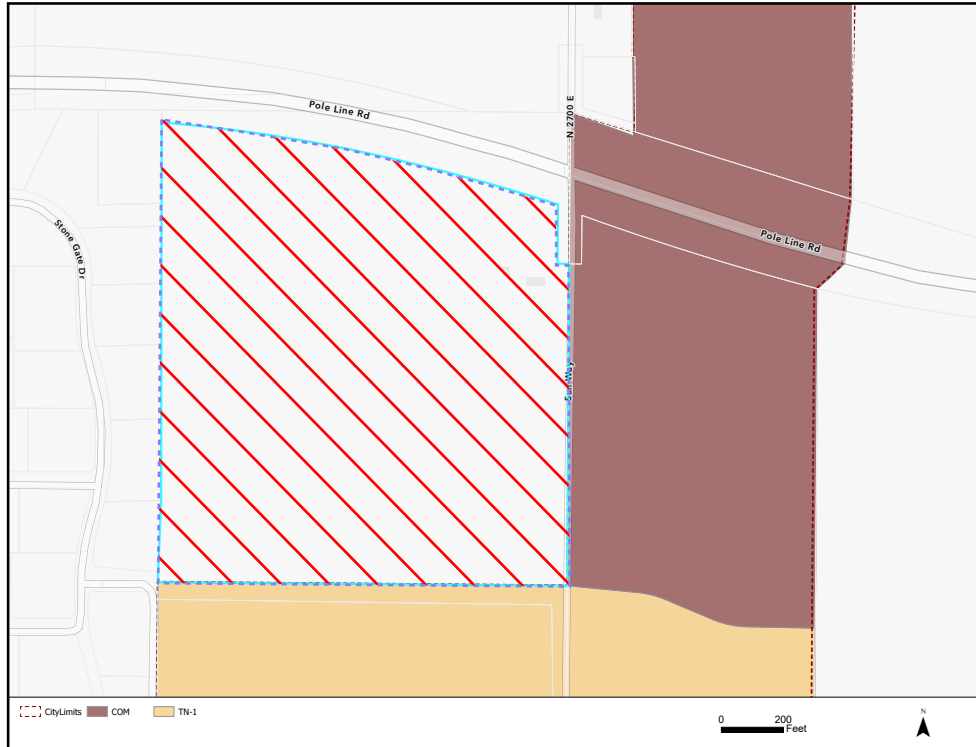
The council may approve as presented, deny, approve with conditions, or table the request for additional information. Should the Council wish to approve the annexation, staff recommends the following conditions:

1. Sunway Drive Right-of-Way, dimensions as determined by the City Engineer, to be dedicated to the City prior to signing of the annexation ordinance;
2. Cheney Drive West Right-of-Way, dimensions as determined by the City Engineer, to be dedicated to the City prior to signing the annexation ordinance;
3. Sunway Drive to be constructed to City of Twin Falls Collector standards to the centerline at the time of development;
4. Cheney Drive West to be constructed to City of Twin Falls Collector standards to the centerline at the time of development; and
5. The City of Twin Falls will not take ownership or maintenance of the Canal.

Attachments:

1. PZ26-0002 Zoning & FLU Map
2. PZ26-0002 Exhibit
3. PZ26-0002 Annexation Narrative
4. PZ26-0002 February 24, 2026, Planning and Zoning Commission Minutes

ZONING MAP



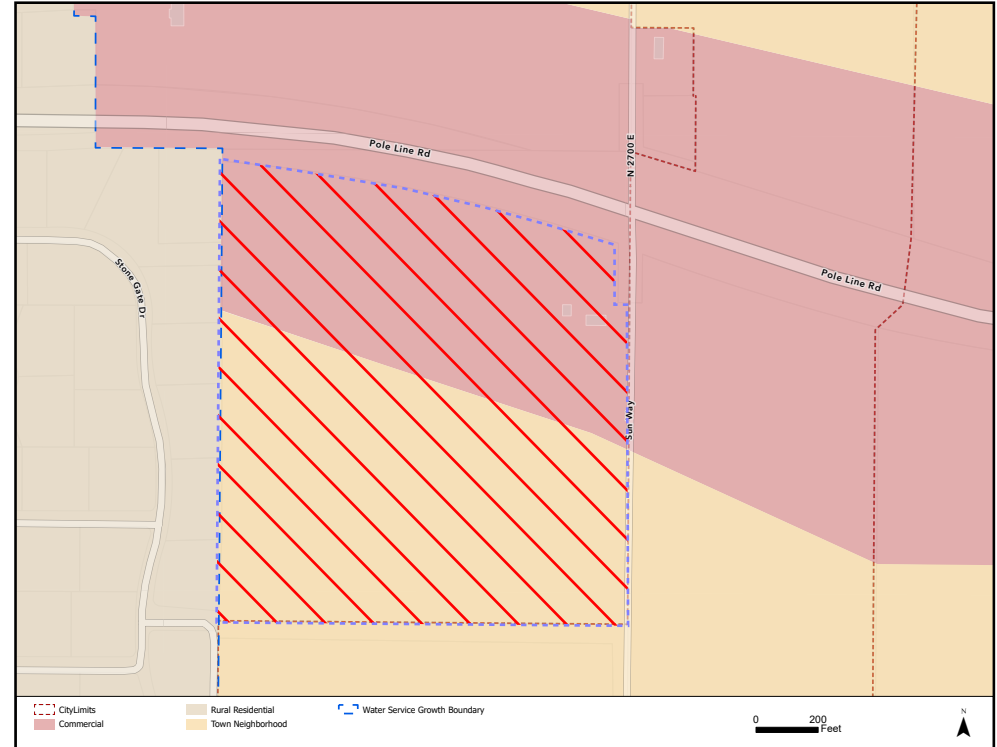
Zoning

Current Zoning:	Area of Impact
Current Land Use:	Undeveloped
Proposed Zoning:	TN-1 & COM
Proposed Land Use:	Residential & Commercial

Surrounding Area

North:	Pole Line Rd W - County
South:	Undeveloped & Proposed Church - (TN-1)
East:	Undeveloped (COM)
West:	Residential (County Jurisdiction)

FUTURE LAND USE MAP



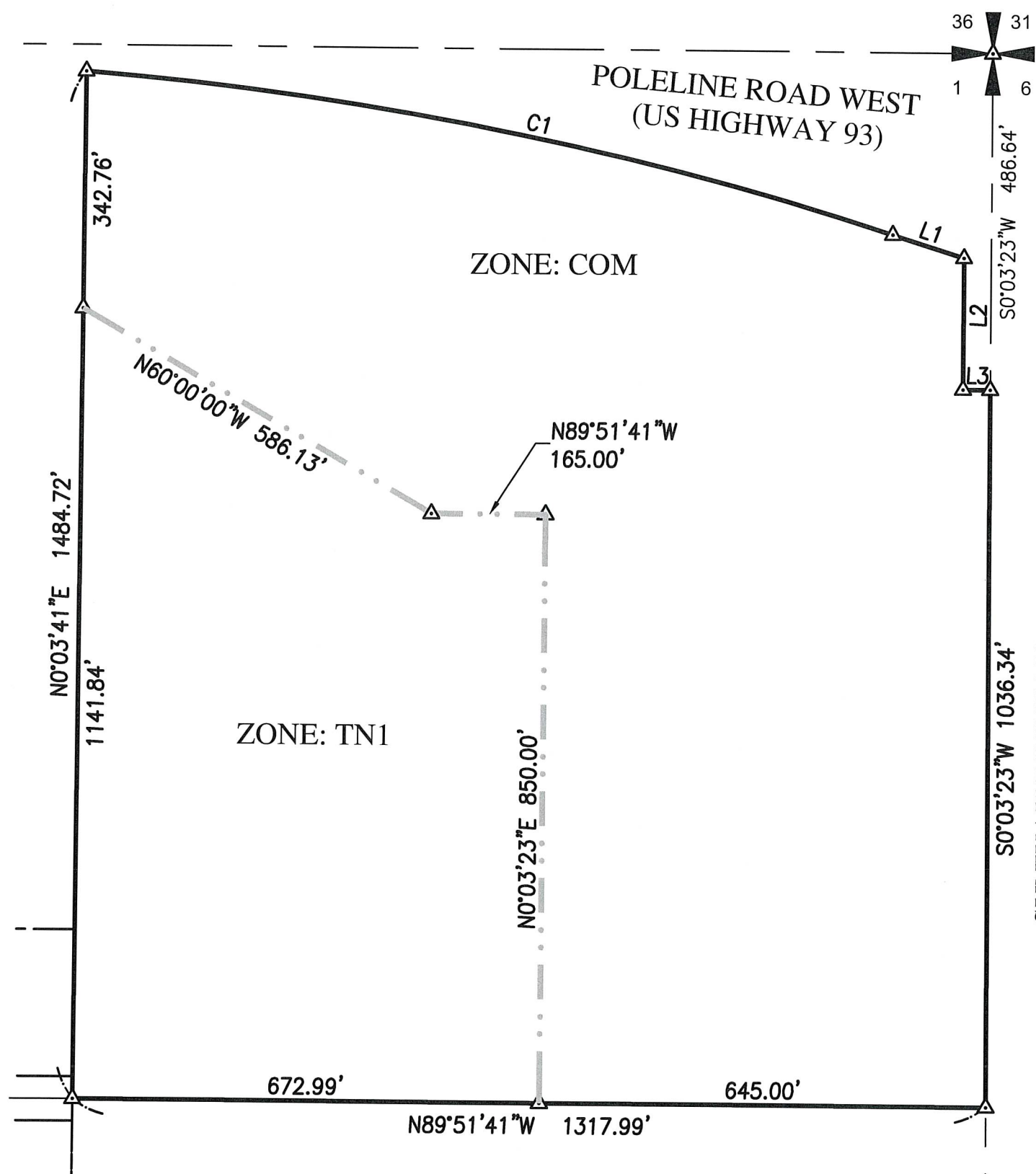
Regulations

Twin Falls Municipal Code Section(s) 10-2-5

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.

Commercial calls for a highway oriented development that is large scale and connects business to customers. Desired land use mixture includes retail, hotels, offices, restaurants, etc.



Located In
 A Portion of
 Gov't Lot 1, Section 1
 Township 10 South, Range 16 East
 Boise Meridian
 Twin Falls County, Idaho
 2026



Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	13°21'15"	5147.78'	1199.81'	1197.10'	602.64'	S79°00'38"E

Line Table

LINE #	BEARING	DISTANCE
L1	S72°20'01"E	108.18'
L2	S0°03'23"W	190.38'
L3	S89°57'41"E	39.37'



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

**EXHIBIT
 ANNEXATION
 TWIN FALLS COUNTY, IDAHO**

JOB NUMBER:	226-25
APPROVED	
DESIGN	
DRAWN	CSH
DATE	DECEMBER 2025
SCALE	SHOWN
V 226-25 EXH-ZONING	
Sheet No.:	1



City of Twin Falls, Idaho

Applicant: Mark D. McAllister c/o EHM Engineers, Inc

Parcel Number: RP10S16E010010

Proposed Use: Commercial/Residential

Annexation and Zoning Request Statement

This request is for the annexation of Parcel #RP10S16E010010 into the City of Twin Falls, with proposed zoning of **COM (Commercial Highway District)** on the north end and **TN-1 (Residential)** on the south end of the property.

Relation to the Comprehensive Plan:

The proposed annexation and zoning are consistent with the City of Twin Falls Comprehensive Plan, which encourages a balanced mix of residential and commercial development in appropriate locations, promotes orderly growth within the urban area, and supports infill development adjacent to existing city limits. The placement of C-1 zoning along the northern portion supports the plan's goal of concentrating commercial uses along arterial streets and high-visibility areas, while the R-2 zoning on the southern portion provides for compatible residential neighborhoods in close proximity to city services.

Compatibility with the Surrounding Area:

The property is bordered by both commercial and residential uses, making the split-zoning designation a compatible transition between the two. The C-1 area will align with nearby commercial zoning and existing businesses, while the R-2 area will integrate with surrounding residential properties, minimizing potential land use conflicts and creating a natural buffer between uses.

Intended Use/Development of the Property:

The northern C-1 portion is intended for neighborhood-scale commercial development that will provide goods and services to local residents, while the southern R-2 portion is planned for residential development consistent with low-density housing patterns in the area. This approach will provide both economic opportunities and needed housing, while ensuring the property is developed in harmony with surrounding land uses.

621 North College Rd., Suite 100 • Twin Falls, Idaho 83301 • [208] 734-4888 • Fax [208] 734-6049
3501 W. Elder St., Suite 100 • Boise, Idaho 83705 • [208] 386-9170 • Fax [208] 386-9076



Twin Falls Planning & Zoning Commission Minutes

Tuesday, February 24, 2026, 6:00 PM

203 Main Ave East
Twin Falls, ID 83303

Council Chambers

Members -

City Limits: Cortney Campbell, Chairperson; Tiffany Zimmerman, Vice-Chairperson; Todd Rambur; Robyn Weatherford; Rui Gomes

Area of Impact: Jeff Bulkley

1) Confirmation of Quorum/Call Meeting to Order

Chairperson Campbell called the meeting to order at 05:59 PM

Members Attending: Campbell, Zimmerman, Rambur, Weatherford, Gomes, Bulkley

Staff Attending: Klaver, Strickland, Green, O'Leary

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Request to approve the minutes from the following meeting: December 16, 2025. Vice-Chairperson Zimmerman made a motion to approve the consent calendar, as presented. Commissioner Gomes seconded the motion.

4) Items of Consideration

5) Public Hearings

- a) Request for recommendation to City Council on the appropriate zoning district for a proposed Annexation of 41.44 acres of property located at 1651 Sunway Dr N. c/o EHM Engineers, Inc on behalf of Mark McAllister (PZ26-0002).

Staff Presentation:

Planner Strickland presented the request for recommendation to City Council on the appropriate zoning district for a proposed Annexation of 41.44 acres of property located at 1651 Sunway Dr N. c/o EHM Engineers, Inc on behalf of Mark McAllister (PZ26-0002).

Per City Code 10-02-05 2a, the commission shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. The hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes.

Per City Code 10-02-05 2b, the Council shall not hold a public hearing, give notice of a proposed hearing or act upon the plan, amendment, or repeal until recommendations have been received from the Commission.

Currently, the subject property is undeveloped with no significant history. However, the surrounding properties have recently been annexed and rezoned. To the south, the property has been zoned as Town Neighborhood-1. To the east is dual zoning where Commercial abuts Pole Line Rd W and Town Neighborhood-1 further south along Sunway Dr N. This request is asking for a similar zoning designation mixture.

The subject property is located within the City's Area of Impact, is contiguous to the City Limits along three boundaries and is part of Twin Falls Planning Boundary. The property is designated as Commercial and Town Neighborhood on the Future Land Use Map. The applicant is proposing two zoning designations for this property Commercial and Town Neighborhood-1.

- **Commercial District** is typically highway oriented, intended for retail, office, services and restaurants and is designed to support businesses, employment and serve residential neighborhoods.
- **Town Neighborhood-1 District** is primarily meant to support low-density neighborhoods with a mix of single-family homes and duplexes. Properties in this district must be located within city limits and be served by centralized water and sewer systems.

These two zoning designations are compatible with the Comprehensive Plan. Keeping in mind that the designation does not have specific boundaries but represents a guide to what would be compatible with the surrounding area. Commercial along Pole Line Rd W and along Sunway Dr N provides a buffer for the residential zone and offers opportunity for a mix of supporting services for the neighborhood. The residential zone is compatible with the property to the south and would be compatible with the area.

Upon conclusion, prior to annexation of an unincorporated area, the council shall receive a recommendation from the commission allowing the council to hold a public hearing and make a final decision on the zoning and annexation of the property. The commission may recommend approval as presented, recommend denial, recommend an alternative zoning designation or table the request to acquire new information.

Applicant Presentation:

David Thibault presented on behalf of the applicant.

PZ/Questions & Comments:

- Commissioner Bulkley asked about the map and the difference in zoning.
- Dave Tibault explained that the split will work for the property with the surrounding area.
- Commissioner Rambur asked to see the map of the zones and if the city was supportive.
- Senior Planner Klaver replied that the city does approve this proposal.

Public Hearing: Opened and closed with no public input

Discussions Followed:

The Commission feels this will work well with the surrounding area. It fits the Comprehensive plan and is harmonious.

MOTION: Commissioner Bulkley moved to approve the request for recommendation to City Council on the appropriate zoning district for a proposed Annexation of 41.44 acres of property located at 1651 Sunway Dr N. c/o EHM Engineers, Inc on behalf of Mark McAllister (PZ26-0002). Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 6 to 0.

6) Upcoming Meeting(s)

- a) March 4, 2026 - Work Session
March 10, 2026.

7) Adjournment

The meeting adjourned at 06:16 PM

Jody Green

Jody Green, Planning Technician