



Twin Falls City Council Agenda

Monday, June 1, 2026, 5:00 PM

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) Invocation
 - a) **PRESENTATION:** Max Newlin
- 4) Proclamations
 - a) **PRESENTATION:** Volunteerism Just Serve Idaho
- 5) Consent Calendar
 - a) **ACTION ITEM:** Request to approve City Council May 18, 2026, minutes.
By: Rachael Long, Deputy City Clerk
 - b) **ACTION ITEM:** Request to approve Accounts payable May 14-27, 2026.
By: Rachael Long, Deputy City Clerk
 - c) **ACTION ITEM:**
Request to accept the Improvement Agreement for the purpose of developing **Ashlee Townhomes Subdivision, a ZDA.**
By: Troy Vitek, City Engineer
 - d) **ACTION ITEM:**
Request to accept the Improvement Agreement for the purpose of developing **Perrine Point Subdivision (Phase 8C).**
By: Troy Vitek, City Engineer
 - e) **ACTION ITEM:** Request to approve Findings of Facts and Conclusions of Law for the following: PZ26-0054 - Final Plat - Willow May Subdivision
PZ26-0058 - Final Plat - Two Creeks No. 1 Subdivision
PZ26-0059 - Final Plat - Two Creeks No. 2 Subdivision
By: William Klaver, Senior City Planner
 - f) **ACTION ITEM:**
Request City Council to approve the Special Event Permit for the organizers of the Youth Summer Solstice Youth Tri.
By: Wendy Davis, Parks and Recreation Director
 - g) **ACTION ITEM:**
Request City Council to approve the Special Event Permit for the organizers of the Party at the Park.
By: Wendy Davis, Parks and Recreation Director
- 6) Items of Consideration
 - a) **ACTION ITEM:**
Request to approve the use of remaining budgeted funds for the Seal Coat Project — Additional Chip Sealing of City streets, striping, and incidentals, in the amount of \$300,000.
By: Sam O'Leary, Staff Engineer
 - b) **ACTION ITEM:** Request to adopt ordinance #O-2026-006 on property located at 2111 Addison Ave East.
By: Jonathan Spendlove, Planning and Zoning Director
 - c) **PRESENTATION:** A presentation on the finances of the City of Twin Falls for the 2nd quarter of fiscal year 2025-2026. This presentation will be an overview of the tax-supported funds and the three major enterprise funds: Water, Wastewater and Sanitation.
By: Breanna Howard, CFO
- 7) General Public Input
- 8) Advisory Board Report/Announcements

9) Public Hearings

- a) **ACTION ITEM:** Request to adopt Ordinance O-2026-005 authorizing the transfer of real property to The Urban Renewal Agency of the City of Twin Falls.
By: Shawn Barigar, Executive Director

10) Executive Session

a) **ACTION ITEM:**

Request to adjourn to Executive Session pursuant to Idaho Code § 74-206(1)(b) To consider the evaluation, dismissal or discipline of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public-school student.

11) 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 others 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, 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

Commitment to Volunteerism

WHEREAS: we firmly believe that the values of compassion, empathy, and community support are the foundation of a united harmonious society and fosters connections that transcend differences; and

WHEREAS: the strength and prosperity of our cities, towns, and villages are based on the selflessness of its residents to serve and uplift one another; and

WHEREAS: we acknowledge the profound impact that can be achieved when we extend a helping hand to our neighbors, especially those of diverse backgrounds and lifting them up and collectively working to improve lives; and

WHEREAS: we nurture a culture of giving within our cities, emphasizing that volunteerism is not just a duty but a source of personal fulfillment and community strength; and as we work side by side with and learn from each other, mutual understanding increases, misconceptions can be corrected, and new friendships are built; and

WHEREAS: we urge all citizens to care for one another, volunteer, and engage in acts of service and kindness that contribute to our city's betterment and its inhabitants' well-being, regardless of background or belief; and

WHEREAS: the City of Twin Falls, Idaho has joined a growing list of supporters, including the President of the National League of Cities and hundreds of leaders to date, in making a commitment to volunteerism.

THEREFORE, I, Craig Hawkins, Vice Mayor Of The City Of Twin Falls, do hereby proclaim the City of Twin Falls, Idaho commits to promoting volunteerism, leveraging JustServe.org to make it easier for residents to find and engage in volunteer opportunities and will regularly acknowledge and celebrate the contributions of volunteers.

*In witness whereof we have hereunto set our
hand and caused this seal to be affixed this 1st
day of June 2026.*

Craig Hawkins, Vice Mayor
City of Twin Falls

Rachael Long
Deputy City Clerk



Twin Falls City Council Minutes

Monday, May 18, 2026, 5:00 PM

203 Main Ave E
Twin Falls, ID 83301

1) Call Meeting to Order/Confirmation of Quorum

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

Absent: Cherie Vollmer

Staff Present: City Manager Travis Rothweiler, Deputy City Managers Mitch Humble & Gretchen Scott, City Attorney Bruce Castleton, Deputy City Clerk Rachael Long, Police Chief Matthew Hicks, Fire Chief Mitchell Brooks, Public Information Coordinator Joshua Palmer

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

2) Pledge of Allegiance

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

3) Consent Calendar

MOTION: Council Member Hawkins moved to approve the Consent Calendar as presented.

Council Member Pierce seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

- a) Request to approve City Council May 11, 2026, minutes.
- b) Request to approve Accounts Payable May 7-May 13, 2026.
- c) Authorize the Mayor to sign Termination of Airport Lease Agreement
- d) Authorize the Mayor to sign the Airport Advertising Agreement
- e) Request the City Council to approve the Special Event Permit for the organizers of the Iron Warriors Regional Dinner.
- f) Request City Council approve the Special Event Permit for the organizers of the 250th Anniversary Celebration of Our Independence.
- g) Request for approval of a Final Plat for the Two Creeks No. 1 at the Preserve, a PUD, Subdivision, consisting of 32 lots on 8 (+/-) acres c/o Mark Kelly, Preserve PUD, LLC. (PZ26-0058)
- h) Request for approval of a Final Plat for the Two Creeks No. 2 at the Preserve, a PUD, Subdivision, consisting of 47 lots on 17.6 (+/-) acres c/o Mark Kelly, Preserve PUD, LLC. (PZ26-0059)
- i) Request to declare city equipment #7219 1994 John Deer 4x2 Utility surplus and authorize its sale by online auction.

4) Items of Consideration

- a) A formal ceremony swearing in three new Twin Falls Police Department. It is requested that Mayor Jason Brown administer the Oath of Office to Alexander Baiz, Efrain Deleon, and Colin Jensen.

Police Chief Hicks requested the swearing in of three new Twin Falls Police Department Police Officers.

Mayor Brown issued the Oath of Office to the three new Police officers and congratulated them.

- b) Presentation of POST Basic Certificates to Officers Malakai Brune, Luke Heninger, Sebastian Kondracki, Eric Ryan, and Austin Titus, and the POST Advanced Certificate to ECO Erin Ash and Officer Dzevad Mandzic.

Police Chief Hicks made a presentation of POST Basic Certificates to Officers Malakai Brune, Luke Heninger, Sebastian Kondracki, Eric Ryan, and Austin Titus, and the POST Advanced Certificate to ECO Erin Ash and Officer Dzevad Mandzic.

Mayor Brown congratulated all the members.

- c) Recognition of Emergency Vehicle Technician Certification Achievement by Jared Grimm
Deputy City Manager Scott presented the Emergency Vehicle Technician Certification Achievement to Jared Grimm.

Mayor Brown congratulated Jared Grimm on his accomplishment.

- d) Requesting the consideration to approve adding delineators to Washington Street North between Addison and Shoup.
Officer Howe and Engineer Vitek requested consideration to approve adding delineators to Washington Street North between Addison and Shoup.

Discussion ensued on the following:

Council Member Stone asked Officer Howe how many officers and hours it takes when there is an accident there.

Council Member Pierce asked if they could do a U-turn at Shoup if it is legal?

Mayor Brown stated this makes it difficult since this is the economy versus traffic accidents.

Council Member Reid asked the City Attorney what the Council's obligation was now to decide.

City Attorney Castleton falls under the Tort Claim Act, which is for safety. Specifically. The council is given the discretion to make the policy decision for safety reasons, so that the council will be protected.

Council Member Reid asked how easy it was to put up and take down. If they do not work, how quickly can they be removed?

Business Owner Ben Swensen presented a slide show against using the delineators and gave some other options then the delineators to use so that his delivery truck drivers do not have to find an alternate route and his business suffer. His slide show is attached after the minutes.

Business Owner Darren Kyle also spoke against using the delineators and that it will be hard for his delivery drivers to go down the alley to get to his business, he is for trying to help with the car wrecks, but he does not feel this is the right route.

Citizen Matt Stearns presented a letter to council to be read about his Motorcycle accident that happened at this exact location due to a car turning the wrong way and pulling out in front of him. His letter is attached after the minutes.

Council Member Murray stated that 1 accident a month is too much. He agreed with that and asked if there was an intermediate phase before the delineators.

Council Member Pierce stated this is a constant complaint that she gets the most where her business is, but they have saved several accidents from happening.

Council Member Stone asked if we could table this item for tonight and try to come up with a different solutions. He does not like to have to make this choice, and it will affect the business owners.

Council Member Reid says this is a very hard decision because we could hurt the business owners, but life's safety is also at risk.

Council Member Hawkins stated this a tough decision and that he would like a middle ground, so we do not make the wrong choice.

Council Member Reid asked the City Engineer if there was another option.

MOTION: Council Member Stone moved to table this discussion to June 15th so that City staff, City Council, and business owners can have a workshop on adding delineators to Washington Street North between Addison and Shoup. **Council Member Reid** seconded the motion. The Motion failed 2 to 4.

MOTION: Council Member Murray moved to approve the request to approve adding delineators to Washington Street North between Addison and Shoup for a minimum one year

after installation to review and report back to council on whether the delineators are working for life safety measures and for the business owners. **Council Member Pierce** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 5 to 1.

- e) Request to authorize the City Engineer to award the 2026 Mill and Inlay project to Knife River Corporation, in the amount of \$461,766.00 and authorize use of the remaining \$175,000 of the budgeted line item for additional work.

Staff Engineer Palmer requested to authorize the City Engineer to award the 2026 Mill and Inlay project to Knife River Corporation, in the amount of \$461,766.00 and authorize use of the remaining \$175,000 of the budgeted line item for additional work.

Discussion ensued on the following:

Council Member Pierce just wanted to clarify the price on the price for the estimate?

MOTION: Council Member Pierce moved to approve the request to authorize the City Engineer to award the 2026 Mill and Inlay project to Knife River Corporation, in the amount of \$461,766.00 and authorize use of the remaining \$175,000 of the budgeted line item for additional work. **Council Member Reid** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

- f) Consider a request to use Source Well Pricing for the purchase and installation of lighting at Harmon Park and accept a quote for \$320,000 from Musco Sports Lighting.

Parks and Recreation Director Davis requested to use Source Well Pricing for the purchase and installation of lighting at Harmon Park and accept a quote for \$320,000 from Musco Sports Lighting.

Discussion ensued on the following: none

MOTION: Council Member Reid moved to approve the request to use Source Well Pricing for the purchase and installation of lighting at Harmon Park and accept a quote for \$320,000 from Musco Sports Lighting. **Council Member Pierce** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

- g) Consider a request to allocate \$30,000 of Shoshone Falls cash reserves to complete the signage plan and design phase.

Parks and Recreation Director Davis requested to allocate \$30,000 of Shoshone Falls cash reserves to complete the signage plan and design phase.

Discussion ensued on the following: none

MOTION: Council Member Hawkins moved to approve the request to allocate \$30,000 of Shoshone Falls cash reserves to complete the signage plan and design phase. **Council Member Reid** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

- h) Consideration of Resolution No. 2026-003 authorizing the Lease of Water Shares.

The City Manager Rothweiler requested to authorize the Lease of Water Shares Resolution No. 2026-003 to release 500 water shares to the Southwest Irrigation District.

Discussion ensued on the following: none

MOTION: Council Member Reid moved to approve the request to authorize the Lease of Water Shares Resolution No. 2026-003 as presented. **Council Member Pierce** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

5) General Public Input

Maria Hernandez spoke about a musician, Leon Patillo, who came to Twin Falls, Idaho. He is working on a movie about teen suicide and will include Twin Falls in it.

Ron Yates apologized for his comments last week. He had no idea about the public comment was not allowed for items on the item on the agenda.

6) Advisory Board Report/Announcements

Ruth Pierce reminded everyone that tomorrow is Election Day.

City Manager Rothweiler stated that the City Hall will be closed next Monday for Memorial Day and that City Council will be canceled on Tuesday the 26th. We will meet again in June.

7) Public Hearings

- a) Request for a recommendation to City Council for a Zoning Title Amendment to clarify policy language and references to improve consistency and implementation; clarify administrative processes such as application submittal requirements, review procedures, and notice procedures; clarify land use regulations/standards and how specific uses are categorized and reviewed.

Planning and Zoning Director Spendlove and Senior Planner Klaver requested a recommendation from City Council for a Zoning Title Amendment to clarify policy language and references to improve consistency and implementation; clarify administrative processes such as application submittal requirements, review procedures, and notice procedures; clarify land use regulations/standards and how specific uses are categorized and reviewed.

Public Hearing Opened: 7:15 pm

Public Hearing Closed: 7:16 pm

Discussion ensued on the following: none

MOTION: Council Member Reid moved to approve the request to clarify policy language and references to improve consistency and implementation; clarify administrative processes such as application submittal requirements, review procedures, and notice procedures; clarify land use regulations/standards and how specific uses are categorized and reviewed for a Zoning Title Amendment. **Council Member Stone** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

8) Executive Session

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

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

9) Adjournment

Adjourn to Executive Session at 07:18 PM, Executive session ended at 7:35PM.

Rachael Long, Deputy City Clerk

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

May 18th, 2026

My name is Matt Stearns and I was born and raised in Twin Falls and have been a member of this community for almost 47 years. There is no doubt that our once small town is growing and has doubled in population just in my lifetime. While growth can be good, unfortunately some things suffer and our traffic infrastructure has been hit the hardest. I know that as a Twin Falls resident, changing our existing infrastructure is impossible and we will just have to all grow with the city and adapt to the ever growing population and the increase in traffic that comes along with it, but it is also the city's responsibility to do what is necessary to help ensure the public's safety, as well.

The intersection at Washington and Addison is one of the main intersections in town and sees a very high volume of traffic, daily. While there are double-double yellow lines present on Washington on the North side of the intersection, there are no physical dividers present like there are at many of the main intersections in Twin Falls. Due to this lack of physical barrier, I see numerous drivers each week on my daily commute to work turning in and out of the businesses on both sides of the street, crossing the double-double yellow lines. Not only is this illegal, but it poses a huge safety risk to other drivers, which I experienced first hand.

On July 29th, 2025, I was returning to work on my normal route from my house and was traveling southbound on Washington on my motorcycle, and while I was beginning to slow down for the light at Addison, I fortunately noticed a gap in traffic in the right hand lane at the entrance to the Oasis. Immediately after noticing this gap, a small white car appeared and proceeded across the southbound lanes and directly in front of me. I had very little time to react, but I was able to maintain a controlled slide and kept the bike upright before slamming into the left side of the car and being flung into and over the quarter panel and trunk of the car. I was very fortunate and only walked away with injuries to my left knee and right shoulder, but I lost my bike and spent months in physical therapy. The other driver had the bare minimum insurance requirements, and it did not take very long to cap out the liability coverage, so I was forced to involve my insurance provider to make sure that all of my medical was covered. I have since finished up with medical treatment and physical therapy, but I will have issues from the injuries that will affect me for the rest of my life.

I know that accidents can be unavoidable, but this one and many others could be prevented by placing a physical barrier between the north and southbound lanes. I understand that the businesses on both corners are concerned that this will affect access to their businesses and have been pushing against this, but if the public's safety is being affected, the slight inconvenience of their customers having to go around the block to gain access should be a small price to pay. I run a small family owned business in the community, so while I understand their concerns, the reality is that putting a divider up at that intersection will have a minimal overall impact on their business, but will have a huge impact on the safety of anyone traveling through that intersection. The City of Twin Falls has a duty to ensure the public safety of it's citizens, even if that means ruffling a few feathers. Simply put, it is my opinion that if the City continues to do nothing to help with the issues at this intersection, they are just as responsible for every accident that occurs at this location as anyone else, and have failed in their duties of serving the members of this community. So please ask yourself which is more important: a few customers having to drive around the block, or the safety of everyone traveling through that intersection?

Thank you,

Matt Stearns

SWENSEN'S MARKETS

Finding Balance

*Our perspective on safety, access, and the
path forward at the intersection of
Washington & Addison*

Presented to the Twin Falls City Council
by Ben Swensen



OUR GOAL

Safer streets and convenient access.

We do not see these as competing goals.



Improve safety

Reduce dangerous turns at a uniquely tricky intersection.



Maintain access

Keep safe, convenient ways for customers to reach our store.

OUR CONCERNS

Four worries about permanent delineators.

Drawing on four decades of running our retail business at Addison and Washington:



Hurts local business

Lack of safe U-turn options and viable alternative routes will cut customer volume for us and nearby businesses.



Blocks delivery trucks

Large trucks need extra room to turn right onto Washington from our parking lot.



Relocates the problem

Forces drivers to attempt unsafe U-turns and left-hand turns at other nearby intersections.



Locked-in, not adaptable

A permanent barrier can't be adjusted if unintended consequences appear.

OUR IDEAS & SUGGESTIONS

Three flexible, business-friendly alternatives.

We are not city planners or engineers — but here is what our decades on the corner suggest:

01



Improve our parking lot

Add signage, striping, and pork-chop barriers in our lot to prevent left-hand turns onto Washington. We are happy to pay for these improvements.

02



Stronger signage on Washington

Add directional signage discouraging illegal left turns — especially at peak hours. Less invasive than concrete, more flexible over time.

03



Safer U-turn & left-turn options

Provide alternative ways for drivers to safely reverse direction so traffic isn't pushed into other intersections.

OUR REQUEST

Try flexible fixes first. Measure. Then adjust.

Try practical safety improvements for that intersection that don't require permanent, immovable barriers — barriers that make it impossible to adjust if unforeseen side effects appear.

Continue to collect data to see whether more flexible, incremental measures genuinely improve safety at the intersection.

A LIGHTWEIGHT LOOP

1

Try

Signage, striping, pork-chops

2

Measure

Track safety + traffic data

3

Adjust

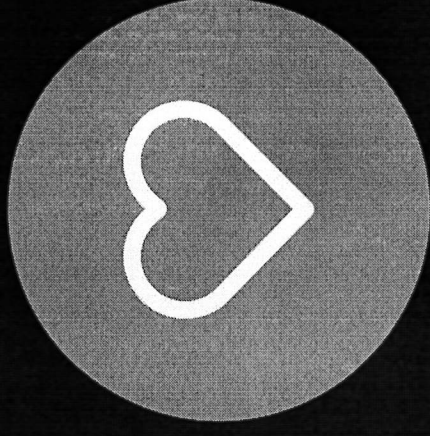
Iterate as needed

THANK YOU

A family business since the 1950s.

Our family has owned retail businesses in Twin Falls since the 1950s, and we have always appreciated the city's focus on — and responsiveness to — the needs of small businesses like ours.

We look forward to working with you on the best possible solution.



*Twin Falls,
our home.*

QUESTIONS & DISCUSSION

We'd love to hear your thoughts.

Safety AND access

Flexible first

Measure & adjust

Ben Swensen · Swensen's Markets, Twin Falls

Swensen's Markets · Addison & Washington Safety

IMPROVEMENT AGREEMENT

for

DEVELOPMENTS

This Agreement made and entered into this ____ day of _____, 2026, by and between the CITY OF TWIN FALLS, State of Idaho, a municipal corporation, hereinafter called "City" and RE Financial, Inc. hereinafter called "Developer" for the purpose of constructing certain improvements on property sought to be developed for the following Development Ashlee Townhomes Subdivision, a ZDA.

WHEREAS, Developer desires to develop said real property for the following purposes:
44 Townhomes within 11 4-plex buildings and 2 single family dwelling lots.

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

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

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

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

W I T N E S S E T H

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

I.

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

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

II.

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

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

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

III.

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

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

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

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

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

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

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

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

IV.

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

V.

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

VI.

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

VII.

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

VIII.

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

IX.

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

X

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

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

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

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

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

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

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

XI.

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

PUBLIC WAYS

(a) Required Improvements

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

- (3) Local and private streets shall be constructed as per the current standards, adopted at time of construction plan approval. These include City of Twin Falls Master Transportation plan, ISPWC and City of Twin Falls Revisions to ISPWC.
 - (4) Minor and Major collector streets shall be constructed as per the current standards, adopted at time of construction plan approval. These include City of Twin Falls Master Transportation plan, ISPWC and City of Twin Falls Revisions to ISPWC.
 - (5) Arterial typical sections will be designed by the developer's Engineer and approved by the City Engineer, with width determined on the Master Transportation Plan.
 - (6) A sidewalk, per Idaho Standard for Public Works Construction (ISPWC) and the City of Twin Falls Revisions to the ISPWC, is required on all public pedestrian rights-of-way. Four foot (4') sidewalks, by special permission of the City Engineer, shall be constructed per ISPWC and the City of Twin Falls Revisions to the ISPWC for local streets under certain conditions.
 - (7) Landscaping and sidewalk placement required adjacent to arterial and collector streets: A portion of land eleven feet (11') in depth behind the back of curb will be dedicated as part of any residential development adjacent to arterial and collector streets as Right-of-Way. Within that Right-of-Way the developer shall install a landscape strip with a sprinkler system to the City of Twin Falls Parks and Recreation standards and shall also install a sidewalk to current adopted standards. The landscaping will be maintained by the city and funded through a fee added to the utility bill of each account within the development. Irrevocable restrictive covenants for this development and maintenance shall provide for this funding. TFCC §10-12-4.2(O).
 - (8) Streetlights as determined by City policy for street light installation.
 - (9) The cost of any street signs or traffic control devices installed by the City on new or existing streets.
- (b) City Costs
- (1) None

(c) Required Inspections and Testing

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

WATER SYSTEM

(a) Required Improvements

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

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

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

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

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

(b) City Costs

- (1) None.

(c) Required Inspections

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

WASTE WATER COLLECTION SYSTEM

(a) Required Improvements

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

(b) City Costs

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

(c) Required Inspections and Testing

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

STORM DRAINAGE SYSTEM

(a) Required Improvements

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

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

(b) City Costs

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

(c) Required Inspections and Testing

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

GRAVITY IRRIGATION SYSTEM

(a) Required Improvements

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

(b) City Costs

- (1) None.
- (c) Required Inspections and Testing
 - (1) All inspections and testing shall be as required per ISPWC and the City of Twin Falls revisions to the ISPWC.

PRESSURE IRRIGATION SYSTEM

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

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

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

SPECIAL FEATURES

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

- a) Required Improvements

- b) City Costs
 - (1) None.

XIII.

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

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

XIV.

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

XV .

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

Attest:

CITY OF TWIN FALLS, IDAHO

City Clerk

Mayor

Developer

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

RE Financial, Inc.
President

On this 10 day of March, 2026, before me, the undersigned, a Notary Public for Idaho, personally appeared Jeremy Orton, known to me to be the persons whose names are subscribed to the within instrument on behalf of said Owner and acknowledged to me that said Owner executed the same.

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

Notary Public for Idaho
Residing Twin Falls

CORPORATION

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



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

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

Notary Public for Idaho
Residing _____

PARTNERSHIP

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

On this ____ day of _____, 20____, before me, the undersigned, a Notary Public for Idaho, personally appeared _____, known or identified to me (or proved to me on the oath of _____) to be one of the partners in the partnership of _____, and the partner or one of the partners who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

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

Notary Public for Idaho
Residing _____

NOTICE OF DEVELOPER'S AGREEMENT

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

Ashlee Townhomes Subdivision, a ZDA

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

CITY OF TWIN FALLS, IDAHO

City Clerk

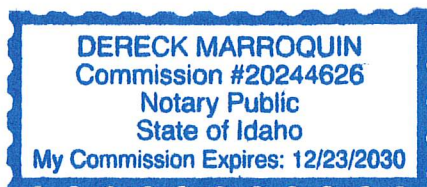
Mayor

Developer

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

On this 8 day of April, 2026, before me, the undersigned, a Notary Public for Idaho, personally appeared Jeremy Orton, known to me to be the persons whose names are subscribed to the within instrument on behalf of said Owner and acknowledged to me that said Owner executed the same.

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



Notary Public for Idaho
Residing Twain Falls

IMPROVEMENT AGREEMENT

for

DEVELOPMENTS

This Agreement made and entered into this 6th day of May, 2026, by and between the CITY OF TWIN FALLS, State of Idaho, a municipal corporation, hereinafter called "City" and Gerald Martens hereinafter called "Developer" for the purpose of constructing certain improvements on property sought to be developed for the following Development Perrine Point Subdivision Phase 8C (Perrine Point Professional)

WHEREAS, Developer desires to develop said real property for the following purposes:
Construction of Commercial Buildings.

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

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

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

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

W I T N E S S E T H

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

I.

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

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

II.

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

a. Surety Bond

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

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

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

III.

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

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

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

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

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

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

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

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

IV.

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

V.

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

VI.

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

VII.

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

VIII.

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

IX.

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

X

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

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

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

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

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

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

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

XI.

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

PUBLIC WAYS

(a) Required Improvements

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

- (3) Local and private streets shall be constructed as per the current standards, adopted at time of construction plan approval. These include City of Twin Falls Master Transportation plan, ISPWC and City of Twin Falls Revisions to ISPWC.
 - (4) Minor and Major collector streets shall be constructed as per the current standards, adopted at time of construction plan approval. These include City of Twin Falls Master Transportation plan, ISPWC and City of Twin Falls Revisions to ISPWC.
 - (5) Arterial typical sections will be designed by the developer's Engineer and approved by the City Engineer, with width determined on the Master Transportation Plan.
 - (6) A sidewalk, per Idaho Standard for Public Works Construction (ISPWC) and the City of Twin Falls Revisions to the ISPWC, is required on all public pedestrian rights-of-way. Four foot (4') sidewalks, by special permission of the City Engineer, shall be constructed per ISPWC and the City of Twin Falls Revisions to the ISPWC for local streets under certain conditions.
 - (7) Landscaping and sidewalk placement required adjacent to arterial and collector streets: A portion of land eleven feet (11') in depth behind the back of curb will be dedicated as part of any residential development adjacent to arterial and collector streets as Right-of-Way. Within that Right-of-Way the developer shall install a landscape strip with a sprinkler system to the City of Twin Falls Parks and Recreation standards and shall also install a sidewalk to current adopted standards. The landscaping will be maintained by the city and funded through a fee added to the utility bill of each account within the development. Irrevocable restrictive covenants for this development and maintenance shall provide for this funding. TFCC §10-12-4.2(O).
 - (8) Streetlights as determined by City policy for street light installation.
 - (9) The cost of any street signs or traffic control devices installed by the City on new or existing streets.
- (b) City Costs
- (1) None

(c) Required Inspections and Testing

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

WATER SYSTEM

(a) Required Improvements

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

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

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

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

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

(b) City Costs

- (1) None.

(c) Required Inspections

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

WASTE WATER COLLECTION SYSTEM

(a) Required Improvements

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

(b) City Costs

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

(c) Required Inspections and Testing

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

STORM DRAINAGE SYSTEM

(a) Required Improvements

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

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

(b) City Costs

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

(c) Required Inspections and Testing

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

GRAVITY IRRIGATION SYSTEM

(a) Required Improvements

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

(b) City Costs

- (1) None.
- (c) Required Inspections and Testing
 - (1) All inspections and testing shall be as required per ISPWC and the City of Twin Falls revisions to the ISPWC.

PRESSURE IRRIGATION SYSTEM

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

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

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

SPECIAL FEATURES

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

- a) Required Improvements

b) City Costs

(1) None.

XIII.

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

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

XIV.

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

XV.

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

Attest:

CITY OF TWIN FALLS, IDAHO

City Clerk_____
Mayor

Developer


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

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

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

Notary Public for Idaho
Residing

CORPORATION

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

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

NOTICE OF DEVELOPER'S AGREEMENT

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

PERRINE POINT SUBDIVISION PHASE 8C
The Agreement imposes certain obligations upon the developer for the development of the subject property, and upon the developer's heirs, successors in interest and lawful assigns. Details of the conditions and obligations may be found by examining or photocopying the Agreement at the Office of the City Engineer, 203 Main Ave E, Twin Falls, Idaho 83301.

CITY OF TWIN FALLS, IDAHO

City Clerk

Mayor

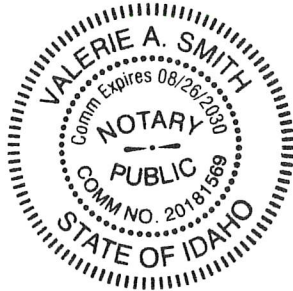
Developer

[Signature]

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

On this 6th day of MAY, 2026, before me, the undersigned, a Notary Public for Idaho, personally appeared GERALD MARTENS, known to me to be the persons whose names are subscribed to the within instrument on behalf of said Owner and acknowledged to me that said Owner executed the same.

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



[Signature]

Notary Public for Idaho
Residing TWIN FALLS, ID
EXP: 8.26.2030



BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

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

This matter having come before the City Council of the City of Twin Falls, Idaho on Monday, May 11, 2026, for consideration of the final plat of the Fireside Subdivision, approximately .80 (+/-) acres consisting of 2 lots located at 795 Bolton Street, and the City Council having heard testimony from interested parties, having received written Findings from the Planning and Zoning Commission and being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has requested approval of the final plat of the Fireside Subdivision, approximately .80 (+/-) acres consisting of 2 lots located at 795 Bolton Street.
2. The property in question is zoned R-6 ZDA pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Town Neighborhood in the duly adopted Comprehensive Plan of the City of Twin Falls.
3. The existing neighboring land uses in the immediate area of this property are: to the north, R-4; to the south, R-4; to the east, R-4; to the west, R-4.
4. The City Engineering Office has reviewed the final plat and has approved the proposed street accesses and public utility extensions, subject to availability of such services at the time of development. The developer will pay all costs of public improvements, including but not limited to streets, curb gutter and sidewalks, sewer, water and pressurized irrigation systems. The proposed development includes dedication of additional right-of-way in compliance with the Master Street Plan.

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

CONCLUSIONS OF LAW

1. The final plat of the Fireside Subdivision, approximately .80 (+/-) acres consisting of 2 lots located at 795 Bolton Street is in conformance with the objectives of the zoning ordinance and the policy for developments in Twin Falls City Code §10-1-2; 10-1-3; 10-1-4; & 10-12-2-5-B-3. Specifically, the land can be used safely for building purposes without danger to health or peril from fire, flood or other menace, proper provision has been made for drainage, water sewerage and capital improvements including schools, parks, recreation facilities, transportation facilities and improvements, all existing and proposed public improvements conform to the Comprehensive Plan.

2. The final plat is in conformance with the Preliminary Plat per Twin Falls City Code 10-12-2-5-B-2.

3. The applicant is either the property owner or has legal authority to make such application, per Twin Falls City Code 10-12-2-5-B-1.

4. There is acceptable engineering practices as established by the City Engineer, per Twin Falls City Code 10-12-2-5-B-4. Based on the foregoing Conclusions of Law, the Twin Falls City Council hereby enters the following

DECISION

The request for approval of the final plat of the Fireside Subdivision, approximately .80 (+/-) acres consisting of 2 lots located at 795 Bolton Street is hereby granted, subject to final technical review by the City Engineer's Office and subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls.

MAYOR - TWIN FALLS CITY COUNCIL

DATE

"EXHIBIT NO. A"

1. Subject to 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 Engineering Memorandum dated April 28, 2026.



BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:	)	
	)	
<u>Final Plat,</u>	)	FINDINGS OF FACT,
<u>Application</u>	)	
	)	CONCLUSIONS OF LAW,
<u>Two Creeks No. 1 Subdivision</u>	)	
<u>Applicant(s).</u>	)	AND DECISION

This matter having come before the City Council of the City of Twin Falls, Idaho on XXXX for consideration of the final plat of the Two Creeks No. 1 Subdivision, approximately 8 (+/-) acres consisting of 32 lots located at the northeast corner of Candleridge Drive and Cheney Drive East, and the City Council having heard testimony from interested parties, having received written Findings from the Planning and Zoning Commission and being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has requested approval of the final plat of the Two Creeks No. 1 Subdivision, approximately 8 (+/-) acres consisting of 32 lots located at the northeast corner of Candleridge Drive and Cheney Drive East
2. The property in question is zoned TN-1 Preserve PUD pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Town Neighborhood in the duly adopted Comprehensive Plan of the City of Twin Falls.
3. The existing neighboring land uses in the immediate area of this property are: to the north, TN-1 PUD; to the south, TN-1 PUD; to the east, TN-1 PUD; to the west, TN-1 PUD.
4. The City Engineering Office has reviewed the final plat and has approved the proposed street accesses and public utility extensions, subject to availability of such services at the time of development. The developer will pay all costs of public improvements, including but not limited to streets, curb gutter and sidewalks, sewer, water and pressurized

irrigation systems. The proposed development includes dedication of additional right-of-way in compliance with the Master Street Plan.

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

CONCLUSIONS OF LAW

1. The final plat of the Two Creeks No. 1 Subdivision, approximately 8 (+/-) acres consisting of 32 lots located at the northeast corner of Candleridge Drive and Cheney Drive East is in conformance with the objectives of the zoning ordinance and the policy for developments in Twin Falls City Code §10-1-2; 10-1-3; 10-1-4; & 10-12-2-5-B-3. Specifically, the land can be used safely for building purposes without danger to health or peril from fire, flood or other menace, proper provision has been made for drainage, water sewerage and capital improvements including schools, parks, recreation facilities, transportation facilities and improvements, all existing and proposed public improvements conform to the Comprehensive Plan.

2. The final plat is in conformance with the Preliminary Plat per Twin Falls City Code 10-12-2-5-B-2.

3. The applicant is either the property owner or has legal authority to make such application, per Twin Falls City Code 10-12-2-5-B-1.

4. There is acceptable engineering practices as established by the City Engineer, per Twin Falls City Code 10-12-2-5-B-4. Based on the foregoing Conclusions of Law, the Twin Falls City Council hereby enters the following

DECISION

The request for approval of the final plat of the Two Creeks No. 1 Subdivision, approximately 8 (+/-) acres consisting of 32 lots located at the northeast corner of Candleridge Drive and Cheney Drive East is hereby granted, subject to final technical review by the City Engineer's Office and subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls.

MAYOR - TWIN FALLS CITY COUNCIL

DATE

"EXHIBIT NO. A"

1. Subject to 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 Engineering Memorandum dated April 29, 2026.



BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:	)	
	)	
<u>Final Plat,</u>	)	FINDINGS OF FACT,
Application	)	
	)	CONCLUSIONS OF LAW,
<u>Two Creek No. 2 Subdivision</u>	)	
Applicant(s).	)	AND DECISION

This matter having come before the City Council of the City of Twin Falls, Idaho on XXXX for consideration of the final plat of the Two Creeks No. 2 Subdivision, approximately 17.6 (+/-) acres consisting of 47 lots located at the northwest and southwest corner of Garys Lane and Meadow Court, and the City Council having heard testimony from interested parties, having received written Findings from the Planning and Zoning Commission and being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has requested approval of the final plat of the Two Creeks No. 2 Subdivision, approximately 17.6 (+/-) acres consisting of 47 lots located at the northwest and southwest corner of Garys Lane and Meadow Court
2. The property in question is zoned TN-1 PUD Preserve PUD pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Town Neighborhood in the duly adopted Comprehensive Plan of the City of Twin Falls.
3. The existing neighboring land uses in the immediate area of this property are: to the north, TN-1 PUD; to the south, TN-1 PUD; to the east, TN-1 PUD; to the west, TN-1 PUD.
4. The City Engineering Office has reviewed the final plat and has approved the proposed street accesses and public utility extensions, subject to availability of such services at the time of development. The developer will pay all costs of public improvements, including but not limited to streets, curb gutter and sidewalks, sewer, water and pressurized

irrigation systems. The proposed development includes dedication of additional right-of-way in compliance with the Master Street Plan.

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

CONCLUSIONS OF LAW

1. The final plat of the Two Creeks No. 2 Subdivision, approximately 17.6 (+/-) acres consisting of 47 lots located at the northwest and southwest corner of Garys Lane and Meadow Court is in conformance with the objectives of the zoning ordinance and the policy for developments in Twin Falls City Code §10-1-2; 10-1-3; 10-1-4; & 10-12-2-5-B-3. Specifically, the land can be used safely for building purposes without danger to health or peril from fire, flood or other menace, proper provision has been made for drainage, water sewerage and capital improvements including schools, parks, recreation facilities, transportation facilities and improvements, all existing and proposed public improvements conform to the Comprehensive Plan.

2. The final plat is in conformance with the Preliminary Plat per Twin Falls City Code 10-12-2-5-B-2.

3. The applicant is either the property owner or has legal authority to make such application, per Twin Falls City Code 10-12-2-5-B-1.

4. There is acceptable engineering practices as established by the City Engineer, per Twin Falls City Code 10-12-2-5-B-4. Based on the foregoing Conclusions of Law, the Twin Falls City Council hereby enters the following

DECISION

The request for approval of the final plat of the Two Creeks No. 2 Subdivision, approximately 17.6 (+/-) acres consisting of 47 lots located at the northwest and southwest corner of Garys Lane and Meadow Court is hereby granted, subject to final technical review by the City Engineer's Office and subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls.

MAYOR - TWIN FALLS CITY COUNCIL

DATE

"EXHIBIT NO. A"

1. Subject to 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 April 29, 2026.



Council Agenda Information

Review

Approval Process:

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

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

Streets



Streets Recommends

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

Comments, requests and requirements from Streets

Engineering



Engineering Recommends

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

Comments, requests and requirements from Engineering

Planning and Zoning



Planning and Zoning Recommends

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

Comments, requests and requirements from Planning and Zoning

Electrical



Electrical Recommends

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

Comments, requests and requirements from Electrical

Police



Police Recommends

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

Comments, requests and requirements from Police

Fire



Fire Recommends

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

Comments, requests and requirements from Fire

Parks



Parks Recommends

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

Comments, requests and requirements from Parks

Event Coordinator

Charges/Fees

Row	Description	Cost	Quantity
1	Application Fee	\$25.00	1

Total Due*

\$25.00

Special Event Departments *

Which departments should be asked to review this application?

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

Reviewer Name*

Mable Shurtleff

Initial Questions

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

- ☒ Yes
- ☐ No

Type of Event*

Please select all that apply

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

Estimated Number of Attendees*

100

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

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

- ☒ Yes
- ☐ No

Will your event impact or require any street closure? *

- ☒ Yes
- ☐ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

Will you be camping overnight in any park facility? *

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

Will there be hot air balloon(s)? *

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

Contact Information

Event Organizer

First Name *

Stacy

Last Name *

McClintock

Onsite Contact

First Name *

Stacy

Last Name *

McClintock

Event Information

Event Name *

Youth Summer Solstice Youth Tri

Event Location (Park or Facility Requested)

Twin Falls City Pool and Madrona St. and Stadium St.

Is this event indoors or outdoors? *

☐ Indoors

☒ Outdoors

Event Reoccurrence

☐ One Time Event

☐ Recurring over several weeks/months

Event Description *

2026 Summer Solstice Youth Tri. *The event will take place on Saturday, June 27, 2026 at the City Pool located on Locust St. Locations: City Pool (Swim) & Stadium Blvd/Madrona St (Bike & Run).*

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

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

Event Map *

Bike - Run Map.pdf

450.94KB

Set-up Time Start *

06/27/2026 07:30:00 AM

Set-up Time End *

06/27/2026 08:30:00 AM

Event Time Start *

06/27/2026 09:00:00 AM

Event Time End *

06/27/2026 12:00:00 PM

Take Down Time Start *

06/27/2026 12:00:00 PM

Take Down Time End *

06/27/2026 12:30:00 PM

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

Permits, Licenses and Agreements

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

☐ Yes ☒ No

Will you have keg beer at your event? *

☐ Yes ☒ No

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

☒ Yes ☐ No

Definitions

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

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

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

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

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

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

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

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

Will your event generate any type of waste? *

☐ Yes ☒ No

Is this an ongoing or seasonal request? *

☒ Yes ☐ No

Agreement, insurance, and fees may apply

Will your event include pyrotechnics or fireworks? *

☐ Yes ☒ No

Notification

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

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

Notification Acknowledgement *

☒ I have read and understand this requirement

Insurance

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

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

Insurance Documents

Security

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

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

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

Restrictions and Signature

Please be aware of the following restrictions:

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

The following are prohibited in parks and on trails:

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

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

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

By signing this application, I certify that the information contained in the foregoing application is true and correct to the best of my knowledge. I understand that this application is made subject to the rules and regulations established by the Twin Falls City Council. I further agree to abide by these rules, and further certify that I, on behalf of the Host Organization, am authorized to commit that

organization, and therefore agree to be financially responsible for any costs and fees that may be uncured by, or on behalf of, the Special Event to the City of Twin Falls.

Signature *

Stacy McClintock

Name *

Stacy McClintock

Date *

12/29/2025



Council Agenda Information

Review

Approval Process:

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

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

Streets



Streets Recommends

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

Comments, requests and requirements from Streets

Engineering



Engineering Recommends

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

Comments, requests and requirements from Engineering

Planning and Zoning



Planning and Zoning Recommends

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

Comments, requests and requirements from Planning and Zoning

Electrical



Electrical Recommends

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

Comments, requests and requirements from Electrical

Police



Police Recommends

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

Comments, requests and requirements from Police

Approve with insurance

Fire



Fire Recommends

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

Comments, requests and requirements from Fire

Parks



Parks Recommends

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

Comments, requests and requirements from Parks

Event Coordinator

Charges/Fees

Row	Description	Cost	Quantity
1	Application Fee	\$25.00	1

Total Due*

\$25.00

Special Event Departments *

Which departments should be asked to review this application?

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

Reviewer Name*

Mable Shurtleff

Initial Questions

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

- ☒ Yes
- ☐ No

Type of Event*

Please select all that apply

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

Estimated Number of Attendees*

200

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

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

- ☒ Yes
- ☐ No

Will your event impact or require any street closure? *

- ☐ Yes
- ☒ No

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

☐ Yes ☒ No

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

☒ Yes ☐ No

Provide a description of tents or structures.

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

Bounce Houses and Pop up canopys.

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

Will you be camping overnight in any park facility? *

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

Will there be hot air balloon(s)? *

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☒ Yes ☐ No

Contact Information

Event Organizer

First Name *
Bo

Last Name *
Sanders

Onsite Contact

First Name *
Bo

Last Name *
Sanders

Event Information

Event Name *
Party at the Park

Event Location (Park or Facility Requested)
Twin Falls City Park

Is this event indoors or outdoors? *

☐ Indoors

☒ Outdoors

Event Reoccurrence

☐ One Time Event

☐ Recurring over several weeks/months

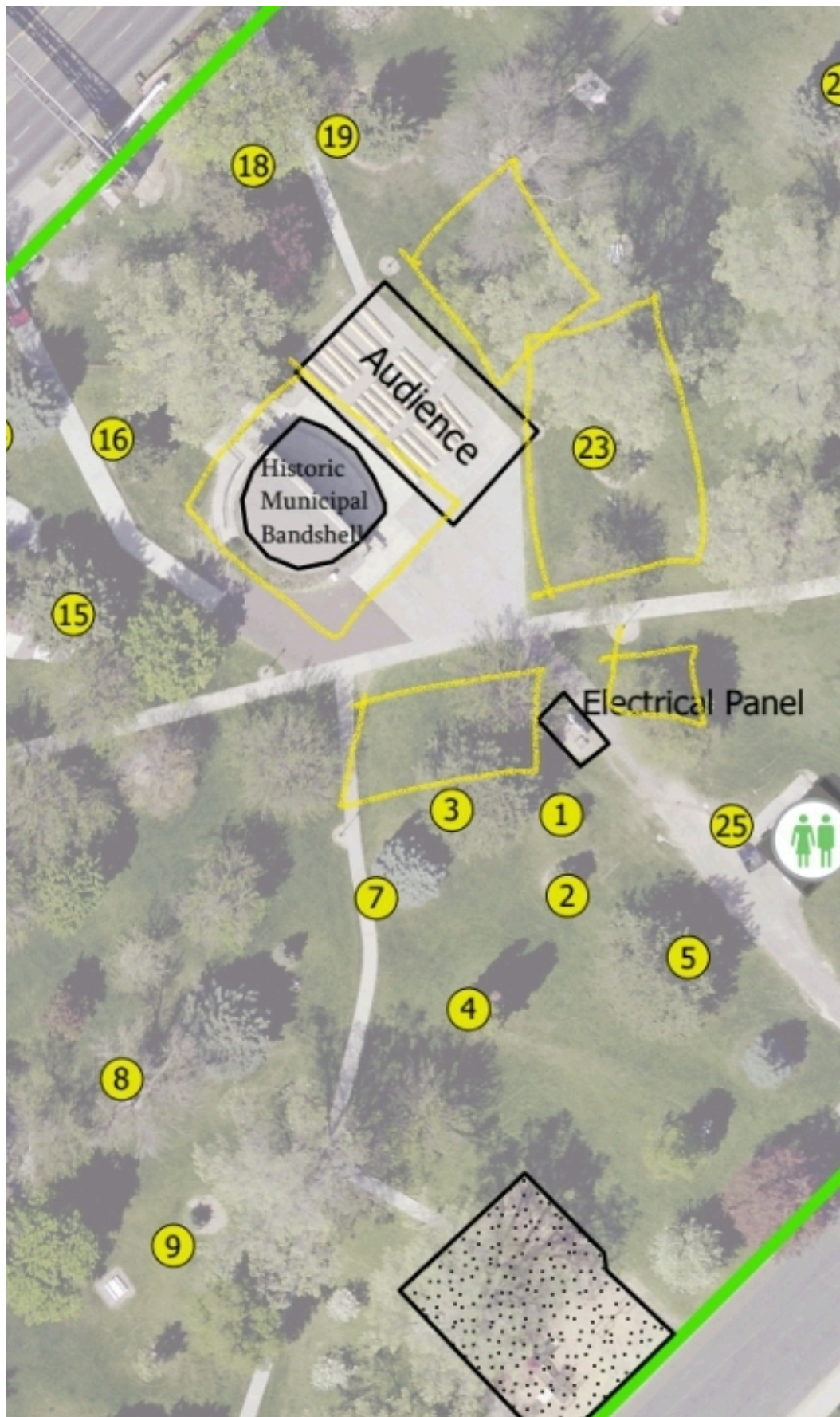
Event Description *
Community family picnic. With a morning church service, bounces house and community information from organizations to help improve lives of our community memebers.

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

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

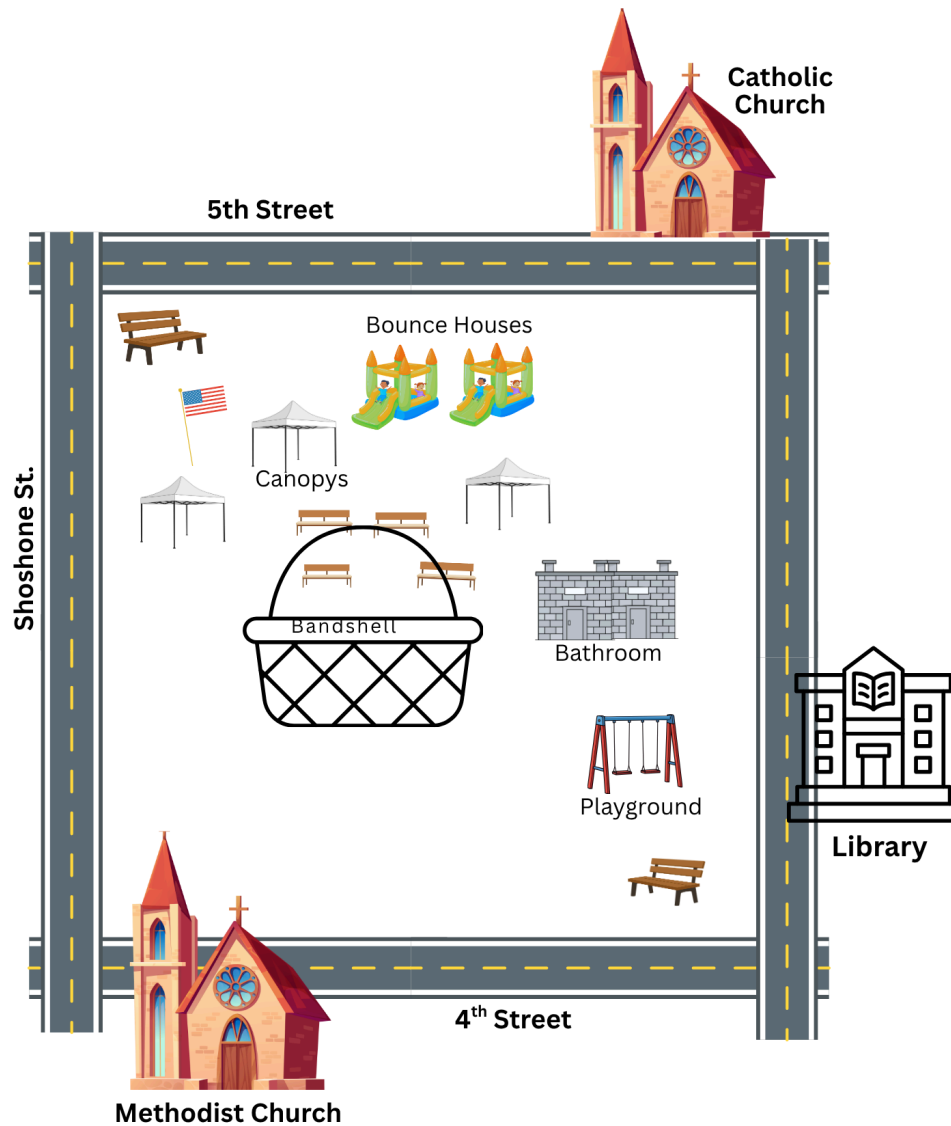
Event Map *

Screenshot_20260409_130918_All App Document.jpg 295.88KB



TFFUMC event setup plans.png

346.5KB



TF United Methodist Party in Park

Set-up Time Start *

05/24/2026 09:04:00 AM

Set-up Time End *

05/24/2026 11:04:00 AM

Event Time Start *

05/24/2026 11:05:00 AM

Event Time End *

05/24/2026 02:05:00 PM

Take Down Time Start *

05/24/2026 02:05:00 PM

Take Down Time End *

05/24/2026 04:05:00 PM

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

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

☐ Yes ☒ No

Will you have keg beer at your event? *

☐ Yes ☒ No

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

☐ Yes ☒ No

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

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Will your event generate any type of waste? *

☐ Yes ☒ No

Is this an ongoing or seasonal request? *

☐ Yes ☒ No

Will your event include pyrotechnics or fireworks? *

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Notification

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- Location of the event
- Additional areas affected by the event

- Type of event
- Planned road or parking lot closures
- Noise considerations (loud music, etc.)
- Estimated number of attendees

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☒ I have read and understand this requirement

Insurance

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

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Restrictions and Signature

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

1. The prior named Applicant/Organization, in consideration of its use of Twin Falls Parks and Recreation facilities, agrees to release, indemnify and defend the City of Twin Falls, and its agents, employees and representative, from any and all claims, demands or lawsuits arising out of the Applicant's/Organization's use of said facilities.
2. Groups, individuals and applicants further agree that they have received the City's policies, rules and regulations governing use of said facility and agree to be bound by the same.
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****Based on the details of your event, a parks use permit might be issued. By signing below, I agree that this permit may be revoked for reasons outlined above. I further agree that this permit will be revoked if it conflicts with any lawful order issued by a Federal, State, or local government agency, including orders issued in response to the COVID-19 pandemic.**

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

Signature *

Christen Lyons

Name *

Christen Lyons/ Jenny Reese

Date *

04/09/2026



Date: Monday, June 1, 2026
To: Honorable Mayor and City Council
From: Sam O'Leary, Staff Engineer, Staff Engineer

ACTION ITEM

Request:

Request to approve the use of remaining budgeted funds for the Seal Coat Project — Additional Chip Sealing of City streets, striping, and incidentals, in the amount of \$300,000.

Time Estimate:

Staff Estimates 5 minutes to explain the request.

Background:

The low bid came in under budget due to the utilization of some existing materials owned and repurposed by the City. The budget is \$1.9 million and the awarded amount was \$1.6 million. The remaining budget is \$300,000.

This amount will be utilized for additional road surface maintenance, fog sealing, crack sealing, sealing of City parking lots, purchasing tabs to preserve the locations of existing pavement markings, and purchasing new thermoplastic pavement markings this year.

Approval Process:

N/A

Budget Impact:

The low bid came in under budgeted 1.9 million. The awarded amount was \$1.6 million. This request is for the use of the remaining budget of \$300,000.

Regulatory Impact:

N/A

History:

N/A

Analysis:

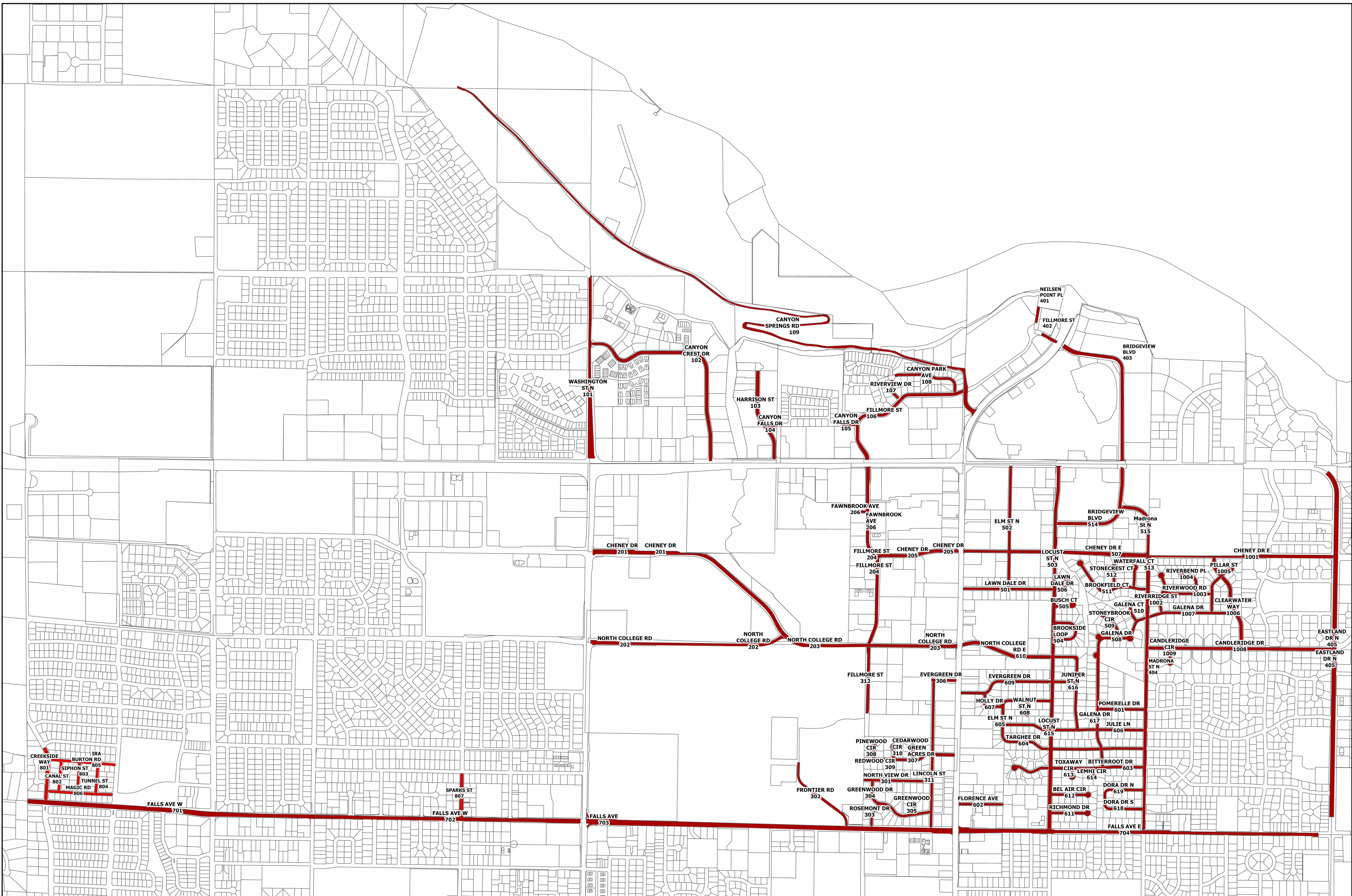
N/A

Conclusion:

Staff recommends that City Council authorize the use of remaining budgeted funds for additional chip sealing of City streets, striping and other Chip Seal incidentals in the amount of \$300,000.

Attachments:

1. 2026 Chip Seal Overall Map-04162026





Date: Monday, June 1, 2026
To: Honorable Mayor and City Council
From: Jonathan Spendlove, Planning and Zoning Director

ACTION ITEM

Request:

Request to adopt ordinance #O-2026-006 on property located at 2111 Addison Avenue East.

Time Estimate:

Approximately five (5) minutes for presentation and questions.

Background:

On March 10, 2026, the Planning and Zoning Commission sent a positive recommendation to the City Council for the Zoning District Change and Zoning Map Amendment to add Professional Office Overlay.

On April 27, 2026, City Council heard, deliberated and approved the Zoning District Change and Zoning Map Amendment Change for property located 2111 Addison Avenue East, as requested by the applicant.

Approval Process:

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

Suggested motion language if dispensing the rules: *I move that we dispense with the reading rules and place Ordinance 2026-006 on third and final reading by title only.*

If five or more council members approve dispensing with the rules, then the title must be read, followed by a motion on approval of Ordinance 2026-006: *I move that we approve Ordinance 2026-006 as presented*

Budget Impact:

N/A

Regulatory Impact:

The passing of this ordinance will change the zoning district of the property and new rules will apply to this property in regards to land use and other development criteria.

History:

N/A

Analysis:

N/A

Conclusion:

As directed by Council, staff has prepared an ordinance to finalize the Zoning District Change and Zoning Map Amendment process.

Attachments:

1. PZ26-0008 Rezone

ORDINANCE NO. O-2026-006

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

WHEREAS, Carolyn Matsuoka has made application for rezoning of property located at 2111 Addison Avenue East; City of Twin Falls; and

WHEREAS, the City Planning & Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 10th day of March, 2026, to consider the Zoning Designation and necessary Zoning & Planning Map amendment upon a rezone of the real property below described; and,

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

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 27th day of April, 2026.

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

SECTION 1. The following described real property located at 2111 Addison Avenue East is the subject of a Zoning District Change and Zoning Map amendment to add Professional Office Overlay.

"Exhibit A"-Legal Description

SECTION 2. That the Zoning Districts Map for the City of Twin Falls, Idaho, be and the same area hereby amended to reflect the rezoning designation of the real property above described.

SECTION 3. Public services may not be available at the time of development of this property, depending upon the speed of development of this and other developments, and the ability of the City to obtain additional water and/or

sewer capacity. The rezone of this property shall not constitute a commitment by the City to provide water and/or wastewater services.

PASSED BY THE CITY COUNCIL _____, 20____

SIGNED BY THE MAYOR _____, 20____

Mayor

ATTEST:

Deputy City Clerk

PUBLISH: Thursday, _____, 20____

Exhibit A

Desert West Land Surveys

2020 Overland Ave.
Burley, Idaho 83318

JOB# 17371-26C PARCEL 1

L E G A L D E S C R I P T I O N

Part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 10 in Township 10 South, Range 17 East of the Boise Meridian, Twin Falls County, State of Idaho.

Commencing at the Southeast Corner of Section 10 in T.10 S., R.17 E., B.M., said corner marked by a 5/8" rebar with 2" aluminum cap; Thence North 89 degrees 49 minutes 26 seconds West (S 89°43' W, Rec.) along the south line of Section 10 for a distance of 534.90 feet; Thence North 00 degrees 46 minutes 34 seconds East (N 0°19' E, Rec.) & (N 0°12'15" W, Rec.) for a distance of 30.00 feet; Thence North 00 degrees 37 minutes 34 seconds East (N 0°10' E, Rec.) & (N 0°12'15" W, Rec.) for a distance of 10.00 feet to a ½" rebar which shall be the Point of Beginning;

THENCE North 89 degrees 49 minutes 26 seconds West (N 89°53'00" W, Rec.) for a distance of 112.30 feet to a ½" rebar;

THENCE North 00 degrees 37 minutes 34 seconds East (N 0°10' E, Rec.) for a distance of 193.10 feet to a ½" rebar;

THENCE South 89 degrees 49 minutes 26 seconds East (N 89°43' E, Rec.) for a distance of 112.30 feet to a ½" rebar;

THENCE South 00 degrees 37 minutes 34 seconds West (S 0°10' W, Rec.) for a distance of 193.10 feet to the Point of Beginning.

Said property contains 0.50 acres more or less, and is subject to any easements or right of ways, existing or of public record.



Date: Monday, June 1, 2026
To: Honorable Mayor and City Council
From: Breanna Howard, CFO

PRESENTATION

Request:

A presentation on the finances of the City of Twin Falls for the 2nd quarter of fiscal year 2025-2026. This presentation will be an overview of the tax-supported funds and the three major enterprise funds: Water, Wastewater and Sanitation.

Time Estimate:

The estimated amount of time for this presentation is 20-30 minutes, with additional time for Council questions.

Background:

The information presented includes a comparison of budget to actual information for revenues and expenditures in the tax supported funds and the three major enterprise funds. There will be an analysis on historical information and current events.

Approval Process:

N/A

Budget Impact:

There is no budget impact.

Regulatory Impact:

There is no regulatory impact.

History:

N/A

Analysis:

N/A

Conclusion:

There is no action required by the City Council.

Attachments:

1. 2nd Qtr 2026 Tax Supported Funds
2. 2nd Qtr 2026 Water Fund
3. 2nd Qtr 2026 Wastewater Fund
4. 2nd Qtr 2026 Sanitation Fund

City of Twin Falls
Summary of Tax-Supported Funds
March 31, 2026

6 of 12 Months 50.0%

	Budgeted Rev	Actual Rev	% Received to Date
Property Taxes	\$ 33,016,123	\$ 19,780,099	59.9%
Franchise Taxes	2,423,000	1,031,798	42.6%
Permits	1,427,000	942,780	66.1%
Revenue Sharing-County, State, Liquor	5,750,000	3,164,909	55.0%
State Liquor Apportionmen	900,000	347,020	38.6%
Street Fund-Highway Monies	4,921,897	2,489,744	50.6%
Court Revenues	250,000	142,149	56.9%
Contributions	1,000	4,259	425.9%
Grants	1,107,435	1,090,631	98.5%
Misc	1,172,698	1,977,048	168.6%
E-911	513,000	268,319	52.3%
Recreation Fees	660,000	420,481	63.7%
Airport Revenues	1,403,760	779,824	55.6%
Investment Income	1,204,509	941,194	78.1%
Fire District	640,183	320,092	50.0%
Transfers	4,336,172	2,133,944	49.2%
Surplus Reserves	724,209	-	0.0%
Revenue Totals	\$ 60,450,985	\$ 35,834,291	59.3%

	Budgeted Exp	Actual Exp	
Personnel	\$ 37,859,970	\$ 19,194,585	50.7%
M&O	10,672,784	5,459,226	51.2%
Capital	10,401,564	7,817,765	75.2%
Transfers - EXP	1,516,668	758,334	50.0%
Expenditure Totals	\$ 60,450,985	\$ 33,229,910	55.0%

Excess/<Deficit>	\$ -	\$ 2,604,381	
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City of Twin Falls
Water Fund
March 31, 2026

6 of 12 Months	50.0%
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	Budgeted Rev	Actual Rev	% Received to Date
User Revenue	\$ 11,381,740	\$ 4,569,972	40.2%
Trn On, Tap, & Permit Fee	245,000.00	123,718.00	50.5%
Penalties & Violations	350,000.00	159,651.00	45.6%
Irrigation Revenues	1,224,000.00	607,659.00	49.6%
Collected Bad Debts	20,000.00	3,783.00	18.9%
Investment Income	456,591.00	328,242.00	71.9%
Water Share Lease	100,000.00	-	0.0%
Misc	60,400.00	373,256.00	618.0%
Transfers	550,525.00	275,263.00	50.0%
Revenue Totals	\$ 14,388,256	\$ 6,497,083	45.2%

	Budgeted Exp	Actual Exp	
Personnel	\$ 3,416,596	\$ 1,594,378	46.7%
M&O	3,653,018	1,402,949	38.4%
Capital	5,650,640	6,225,565	110.2%
Transfers - Exp	1,668,001	834,001	50.0%
Expenditure Totals	\$ 14,388,256	\$ 10,056,893	69.9%

Excess/<Deficit>	\$ -	\$ (3,559,810)
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**City of Twin Falls
Wastewater Fund
March 31, 2026**

6 of 12 Months	50.0%
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	Budgeted Rev	Actual Rev	% Received to Date
User Revenue			
Residential Users	\$ 8,887,830	\$ 4,237,269	47.7%
Industrial Users	2,000,000	1,324,371	66.2%
Municipal User	170,000	105,476	62.0%
Trn On, Tap, & Permit Fee	4,000	525	13.1%
Sewer Capacity Fees	-	85,769	0.0%
Penalties & Violations	75,000	605,179	806.9%
Investment Income	413,144	394,104	95.4%
Misc	3,000	12,379	412.6%
Surplus Reserves	4,834,765	-	0.0%
Revenue Totals	\$ 16,387,739	\$ 6,765,073	41.3%

	Budgeted Exp	Actual Exp	
Personnel	\$ 1,261,298	\$ 630,351	50.0%
M&O	4,567,001	2,425,551	53.1%
Capital	5,922,741	1,655,251	27.9%
Debt Services	3,483,988	446,994	12.8%
Transfers - EXP	1,152,712	576,356	50.0%
Expenditure Totals	\$ 16,387,739	\$ 5,734,503	35.0%

Excess/<Deficit>	\$ -	\$ 1,030,570
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City of Twin Falls
Sanitation Fund
March 31, 2026

6 of 12 Months	50.0%
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	Budgeted Rev	Actual Rev	% Received to Date
Admin Fee	\$ -	\$ 81	0.0%
User Fee	4,241,450	2,128,076	50.2%
Landfill Fees	-	10	0.0%
Investment Income	22,000	7,428	33.8%
Misc	-	1,242	0.0%
Surplus Reserves	290,781	-	0.0%
Revenue Totals	\$ 4,554,231	\$ 2,136,837	46.9%

	Budgeted Exp	Actual Exp	
M&O	4,045,055	1,702,421	42.1%
Transfers - EXP	509,176	254,588	50.0%
Expenditure Totals	\$ 4,554,231	\$ 1,957,009	43.0%

Excess/<Deficit>	\$ -	\$ 179,828
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Date: Monday, June 1, 2026
To: Honorable Mayor and City Council
From: Shawn Barigar, Executive Director

ACTION ITEM

Request:

Request to adopt Ordinance O-2026-005 authorizing the transfer of real property to The Urban Renewal Agency of the City of Twin Falls.

Time Estimate:

5 minutes for presentation followed by time for the public hearing.

Background:

The City owns properties along 4th Avenue South between Hansen St. and Idaho St. that is currently used as public parking. This ownership by the City is relatively recent, as these properties were previously owned by The Urban Renewal Agency when its Revenue Allocation Area #4-1 (RAA #4-1) was in existence. In 2023, at the termination of RAA #4-1, the Agency conveyed several properties to the City including the parcels making up these public parking lots.

Since then, the Urban Renewal Agency and City Council have established the Old Towne-2 Revenue Allocation Area, which includes these properties. The Agency is interested in offering a Request for Proposals for redevelopment of these parcels along with other Agency-owned property in the neighborhood including a parking lot at Idaho St. S. and 3rd Ave. S. and the former Globe Seed and Feed buildings and property on 4th Ave. S.

The Agency is requesting a conveyance of these same parcels from the City back to the Agency for them to be included in the formal Request for Proposals for redevelopment process, which is anticipated to launch soon with proposals due back to the Agency for consideration at the end of August. The redevelopment of this area would align with the goals of the Old Towne-2 Urban Renewal Plan and further the objectives of the Downtown Master Plan, bringing new development to a currently under-developed area of downtown.

At its meeting on May 11, 2026, the City Council adopted Resolution No. 2026-002 declaring its intent to dispose of this real property and set a public hearing for tonight regarding the proposed disposition. Notice of the hearing was appropriately published in the Times-News on May 16, 2026.

IDAHO CODE §50-1403(4) requires that the property be transferred to the Urban Renewal Agency via an Ordinance.

Approval Process:

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

of the ordinance.

(Suggested motion language if dispensing the rules: *I move that we dispense with the reading rules and place Ordinance O-2026-005 on third and final reading by title only.*)

If five or more council members approve dispensing with the rules, the Mayor or Clerk reads the title.

(Suggested motion on approval of Ordinance O-2026-005: *I move that we approve Ordinance O-2026-005 as presented.*)

Budget Impact:

Regulatory Impact:

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends the council receive public input then dispense with the reading rules and approve Ordinance O-2026-005 allowing the conveyance of property to The Urban Renewal Agency of the City of Twin Falls and authorizing the Mayor to sign the deeds effectuating the transfer.

Attachments:

1. Ordinance for Transfer of 4th Ave S Property from City to URA
2. 4th Ave S Parcel Map

ORDINANCE NO. 0-2026-005

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AUTHORIZING THE TRANSFER OR CONVEYANCE OF REAL PROPERTY OWNED BY THE CITY TO A TAX SUPPORTED GOVERNMENTAL UNIT, AS PROVIDED BY IDAHO CODE §50-1403(4)

WHEREAS, the City of Twin Falls owns certain real property, below described; and,

WHEREAS, The Urban Renewal Agency of the City of Twin Falls wishes to acquire the subject property to aid its economic development efforts; and,

WHEREAS, a public hearing was held on June 1, 2026, wherein the City Council voted to transfer the subject property to The Urban Renewal Agency of the City of Twin Falls.

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

That the City Council hereby determines that it will be in the City's best interest to transfer or convey its interest in the following described real property to The Urban Renewal Agency of the City of Twin Falls, Idaho:

Lots 17, 18, 19, 20, 21, and 22, Block 133, Twin Falls Townsite, Twin Falls County, Idaho;
Lots 23 and 24, Block 133, Twin Falls Townsite, Twin Falls County, Idaho;
Lots 25, 26, 27, and 28, Block 133, Twin Falls Townsite, Twin Falls County, Idaho; and
Lots 29, 30, 31, and 32, Block 133, Twin Falls Townsite, Twin Falls County, Idaho.

Further, the City Council hereby authorizes the Mayor to sign deeds effectuating this transfer.

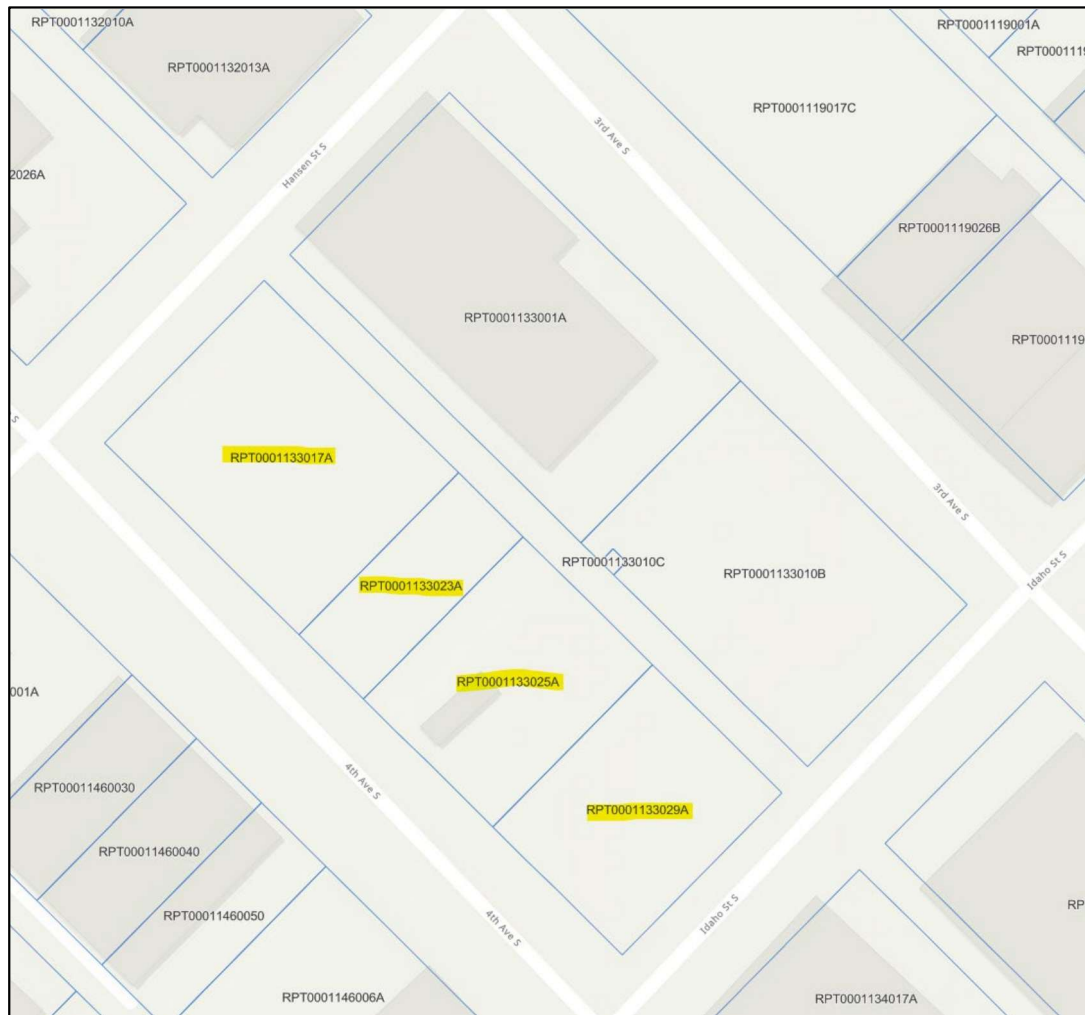
PASSED BY THE CITY COUNCIL
SIGNED BY THE MAYOR

June 1, 2026.
June 1, 2026.

Mayor Jason Brown

ATTEST:

Deputy City Clerk



The parcel number is **RPT0001133017A**

Owner 1: City Of Twin Falls

Address: 341 Hansen St S 83301

Mailing Address: 203 MAIN AVE E, TWIN FALLS, ID

Legal Address: Twin Falls Townsite, Final & Amd, Lots 17 Thru 22 Block 133, (16-10-17), (63-602A)

Deeds: 2023001168, 07-028371, 07-027968, 07-027966, 07-027965

Acres: 0.43

The parcel number is **RPT0001133023A**

Owner 1: City Of Twin Falls

Address:

Mailing Address: 203 MAIN AVE E, TWIN FALLS, ID

Legal Address: Twin Falls Townsite, Final & Amd, Lots 23 & 24 Block 133, (16-10-17), (63-602A)

Deeds: 2023001168, 07-028371, 07-027968, 07-027966, 07-027965

Acres: 0.143

The parcel number is **RPT0001133025A**

Owner 1: City Of Twin Falls

Address:

Mailing Address: 203 MAIN AVE E, TWIN FALLS, ID

Legal Address: Twin Falls Townsite, Final & Amd, Lots 25 Thru 28 Block 133, (16-10-17), (63-602A)

Deeds: 2023001168, 07-028371, 07-027968, 07-027966, 07-027965

Acres: 0.287

The parcel number is **RPT0001133029A**

Owner 1: City Of Twin Falls

Address: 249 4Th Ave S 83301

Mailing Address: 203 MAIN AVE E, TWIN FALLS, ID

Legal Address: Twin Falls Townsite, Final & Amd, Lots 29 Thru 32 Block 133, (16-10-17), (63-602A)

Deeds: 2023001167, 00-002866, 96-007500, 96-007499, 91-005413

Acres: 0.287