



Twin Falls City Council Agenda

Monday, August 24, 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) Consent Calendar
 - a) **ACTION ITEM:** Request to approve City Council 2026 August 17, Minutes.
By: Amy Luna, City Clerk
 - b) **ACTION ITEM:** Request to approve Accounts Payable for August 13-19, 2026.
By: Amy Luna, City Clerk
 - c) **ACTION ITEM:** Request to approve 2026 July Wells Fargo Credit Card Summary.
By: Amy Luna, City Clerk
 - d) **ACTION ITEM:** Request to approve August 19, 2026, Travel Requests.
By: Amy Luna, City Clerk
 - e) **ACTION ITEM:** Request City Council approve the Special Event Permit for the organizers of the Dierkes Boulderfest.
By: Wendy Davis, Parks and Recreation Director
 - f) **ACTION ITEM:** Request City Council approve the Special Event Permit for the organizers of the Haunted Swamp.
By: Wendy Davis, Parks and Recreation Director
 - g) **ACTION ITEM:** Request for Final Plat extension for PZ24-0088 Ellis Subdivision.
 - h) By: Jonathan Spendlove, Planning and Zoning Director
- 4) Items of Consideration
 - a) **ACTION ITEM:** Request to authorize the City Engineer to approve a South Well #5 change order for Pheasant PRV in the amount of \$847,410 and include some contingency for a total request of \$900,000.
By: John Keifer, Staff Engineer
 - b) **ACTION ITEM:** Consider a request to use the savings from Harmon Park court lighting project to finish the landscaping and purchase benches.
By: Wendy Davis, Parks and Recreation Director
 - c) **ACTION ITEM:** Consider a request to approve the Amendment to Memorandum of Understanding between the Idaho State Department of Agriculture and the City of Twin Falls and authorize the Mayor to sign it.
By: Wendy Davis, Parks and Recreation Director
 - d) **ACTION ITEM:** Consideration of a request to Award a contract to Knife River Corporation in the amount of \$1,306,787.00 and authorize the mayor to sign the FAA grant application and contract for Terminal Access Improvement.
By:
- 5) General Public Input
- 6) Advisory Board Report/Announcements
- 7) Public Hearings
 - a) **ACTION ITEM:**
Request for a Planned Unit Development Amendment – River Hawk Plaza PUD – to allow “Health/Fitness Facility – Minor” on property located at 1341 Park View Dr. c/o Gerald Martens. (PZ26-0077)
By: Kelli Ebersole, City Planner
 - b) **ACTION ITEM:** A public hearing on the use of \$342,816 of Forgone Revenue in the 2026-2027 Fiscal Year (FY 2027) to cover ongoing operation and maintenance costs, beginning on October 1, 2026, and ending on September 30, 2027.
By: Travis Rothweiler, City Manager

- c) **ACTION ITEM:** A public hearing on the 2026-2027 Fiscal Year Budget for the City of Twin Falls, Idaho.

By: Travis Rothweiler, City Manager

8) Executive Session

- a) **ACTION ITEM:** Request to adjourn to Executive Session 74206(1)(b) to consider the evaluation, dismissal, or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public-school student.

9) Adjournment

Any person(s) needing special accommodation to participate in the above-noticed meeting could contact Josh Palmer (208) 735-7312 at least two working days before the meeting. Si Desae Esta information in Español, Por favor llama a Josh Palmer al telephone (208) 735-7312.

Public Input Procedures

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

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

Anyone failing to follow these rules will be provided with one (1) warning. Should the speaker continue to disregard these rules after the warning, 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 shall make an audio recording of the Public Hearing.
3. A City Staff Report shall summarize the application and history of the request.
4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - **A complete explanation and description of the request.**
 - **Why the request is being made.**
 - **Location of the Property.**
 - **Impacts on the surrounding properties and efforts to mitigate those impacts.**
5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or 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, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.

* Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and thereafter removed from the room by order of the Mayor or Chairman.



Twin Falls City Council Minutes

Monday, August 17, 2026, 5:00 PM

Council Chambers

203 Main Avenue East Twin Falls, Idaho

1) Call Meeting to Order/Confirmation of Quorum

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

Absent: Council Member Grayson Stone

Staff Present: City Manager Travis Rothweiler, Deputy City Managers Mitch Humble & Gretchen Scott, City Attorney Bruce Castleton, City Clerk Amy Luna, Deputy City Clerk Rachael Long, Assistant to the City Manager Mandi Thompson, Parks & Recreation Director Wendy Davis, P&Z Director Jonathan Spendlove, City Planner Kelli Ebersole, City Planner Lisa Strickland, Captain Terry Thueson, Lieutenant Steven Gassert, Captain Brent Wright, Police Chief Matthew Hicks, Fire Captain Mitchell Brooks, P&Z Director Jonathan Spendlove, CFO Breanna Howard, Public Information Coordinator Joshua Palmer, Water Distribution Supervisor Rob Bohling, Assistant Public Works Director Erin Steel.

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 Reid 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 2026 August 10, minutes.
- b) Request to approve Accounts Payable for August 06-12, 2026.
- c) Request City Council to approve the Special Event Permit for the organizers of the Magic Valley Doula Collective Walk for Postpartum Mental Health.
- d) Request City Council to approve the Special Event Permit for the organizers of the 2026 Youth Highland Games.
- e) Request City Council approve the Special Event Permit for the organizers of the Rim2Rim Race 4Homes
- f) Request City Council approve the Special Event Permit for the organizers of The Gathering
- g) Request City Council approve the Special Event Permit for the organizers of the LatinoFest.
- h) Request City Council approve the Special Event Permit for the organizers of the Magic Valley 9/11 Memorial.
- i) Request City Council approve the Special Event Permit for the organizers of the Bands at the Bridge.
- j) Request City Council approve the Special Event Permit for the organizers of the Dani Bates XC Race.

4) Items of Consideration

- a) Request for the Council to approve a contract with Jacobs Engineering in the amount of \$140,000 for the program management and support of the Rock Creek Watershed Restoration Collaborative.

Assistant to the City Manager, Thompson requested approval of a contract with Jacobs Engineering in the amount of \$140,000 for the program management and support of the Rock Creek Watershed Restoration Collaborative.

Discussion ensued as follows:

Council Member Pierce: Will these funds be reimbursed?

MOTION: Council Member Pierce moved to approve the request to approve a contract with Jacobs Engineering in the amount of \$140,000 for the program management and support of the Rock Creek Watershed Restoration Collaborative. **Council Member Hawkins** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

- b) Request to enter negotiations with Suburban Construction Management to provide CM/GC services associated with the park property located at the corner of Elizabeth Blvd and Hankins Road.

P&R Director Davis requested to enter negotiations with Suburban Construction Management to provide CM/GC services associated with the park property located at the corner of Elizabeth Blvd and Hankins Road.

Discussion ensued as follows: None.

MOTION: Council Member Hawkins moved to approve the request to enter negotiations with Suburban Construction Management to provide CM/GC services associated with the park property located at the corner of Elizabeth Blvd and Hankins Road. **Council Member Vollmer** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

- c) Request to enter negotiations with Guho Corp. for CM/GC services associated with the Baxter's Park renovation project.

P&R Director Davis requested to enter negotiations with Guho Corp. for CM/GC services associated with the Baxter's Park renovation project.

Discussion ensued as follows:

Council Member Reid: This is for the improvements that have been discussed for several years?

MOTION: Council Member Pierce moved to approve the request to enter negotiations with Guho Corp. for CM/GC services associated with the Baxter's Park renovation project. **Council Member Reid** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 5 to 1.

- d) A request to authorize the use of \$899,672.79 Street Fund reserves, \$884,456.88 Capital Fund reserves, \$1,120,300.00 of park impact fees, \$1,085,563.07 of Water Fund reserves, \$980,924.68 of Wastewater Fund reserves, and \$115,000.00 of Library Fund reserves for a total amount of \$5,085,917.42 to finish twelve different projects in fiscal year 2026.

Deputy City Manager Humble made a request to authorize the use of \$899,672.79 Street Fund Reserves, \$884,456.88 of Capital Fund Reserves, \$1,120,300.00 of Park Impact Fees, \$1,085,563.07 of Water Fund Reserves, \$980,924.68 of Wastewater Fund Reserves, and \$115,000.00 of Library Fund Reserves for a total amount of \$5,085,917.42 to finish twelve different projects in fiscal year 2026.

Discussion ensued as follows:

Council Member Pierce: Asked for clarification.

City Manager Rothweiler: Provided some clarification on this request and where the reserves are at this time.

MOTION: Council Member Pierce moved to approve the request to authorize the use of \$899,672.79 of Street Fund Reserves, \$884,456.88 of Capital Fund Reserves, \$1,120,300.00 of Park Impact Fees, \$1,085,563.07 of Water Fund Reserves, \$980,924.68 of Wastewater Fund Reserves, and \$115,000.00 of Library Fund Reserves for a total amount of \$5,085,917.42 to finish twelve different projects in fiscal year 2026. **Council Member Reid** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

- e) Council review of FY 2027 Budget Recap.

City Manager Rothweiler presented the Council with the FY2027 Budget recap.

5) General Public Input

Citizen Maria Hernandez played a song and spoke about the In-N-Out tragedy.

Citizen William Losey spoke about the streets and their maintenance.

6) Advisory Board Report/Announcements

Council Member Hawkins reminded all about the Joining Forces Meeting tomorrow morning, 7:00 am at County West.

7) Public Hearings

- a) Request for a Zoning District Change from Central City (CC) to Town Neighborhood-3 (TN-3) on property located at 451 Russet St., c/o Juan Torress. (PZ26-0057)

City Planner Ebersol requested a Zoning District change from Central City (CC) to Town Neighborhood-2 (TN-3) on property located at 451 Russet St., c/o Juan Torres. (PZ26-0057)

Discussion ensued as follows:

Council Member Vollmer: Asked for some clarification on the rezoning of just one lot or getting a special use.

The applicant spoke about the request.

Public Hearing Opened: 6:03 pm

Public Hearing Closed: 6:04 pm

Discussion ensued as follows: None

MOTION: Council Member Vollmer moved to approve the request a Zoning District change from Central City (CC) to Town Neighborhood-2 (TN-3) on property located at 451 Russet St., c/o Juan Torres. (PZ26-0057) **Council Member Reid** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

- b) Request for annexation of 2.42 acres with a proposed zoning district of Community Market for property located at 857 Hankins Road North. c/o Geoffrey Wardle on behalf of Mountain West Council — Boy Scouts of America. (PZ26-0069)

City Planner Strickland requested an annexation of 2.42 acres with a proposed zoning district of Community Market for property located at 857 Hankins Road North. c/o Geoffrey Wardle on behalf of Mountain West Council — Boy Scouts of America. (PZ26-0069)

Discussion ensued as follows: None.

The applicant spoke about the request.

Public Hearing Opened: 6:20 pm

Citizen David Walker: spoke about the foot traffic that happens in this area and is concerned about the future traffic here. I would like the zoning to be more restrictive.

Citizen Jay Dodds: spoke about property history and what it should be used for. Recommends what the zoning commission recommended.

Citizen Robin Shenk: concurs with the above citizens.

Citizen Nikki Cruz: would like this zoning to be restrictive and uphold the country's falling of the area.

Public Hearing Closed: 6:36 pm

The applicant spoke about the citizens' concerns.

Discussion ensued as follows: None.

Council Member Hawkins: recused himself from voting on this item.

Council Member Murray: Asked for some clarification.

Public Hearing Closed: 6:36 pm

Discussion ensued as follows:

Council Member Reid: Spoke about some concerns and recommended a zoning desire of Town Neighborhood 1 with the professional overlay and annexation.

Council Member Murray: Asked for clarification on the recommendation.

Council Member Pierce: Agreed with Community Market zoning and has confidence that future councils will be diligent in what they allow.

Council Member Vollmer: Likes the idea of community market zoning except for a gas station.

Mayor Brown: Expressed his concerns and desires related to this request.

MOTION: Council Member Reid moved to approve the request for annexation of 2.42 acres with a proposed zoning district of Town Neighborhood for property located at 857 Hankins Road North, including the two stipulations as presented. **Council Member Vollmer** seconded the motion. The roll call vote showed all members present voted. Motion failed, 2 to 3 with **Council Member Hawkins** abstaining.

MOTION: Council Member Pierce moved to approve the request for annexation of 2.42 acres with a proposed zoning district of Community Market for property located at 857 Hankins Road North, including the two stipulations as presented. **Council Member Murray** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 3 to 2 with **Council Member Hawkins** abstaining.

8) Executive Session

- a) Request to adjourn to Executive Session § 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 Reid moved to adjourn to Executive Session § 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; **Council Member Hawkins** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

9) Adjournment

The meeting adjourned into executive session at 06:46 PM and the regular meeting adjourned at 7:30.

Amy Luna, Deputy City Clerk

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



Council Agenda Information

Review

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

Must have insurance prior to approval. Depending on the sound system, notification of nearby neighborhoods.

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
- Climbing Event

Estimated Number of Attendees*

85

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

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

- ☒ Yes
- ☐ No

Will your event impact or require any street closure? *

- ☐ Yes
- ☒ No

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

☐ Yes ☒ No

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

☒ Yes ☐ No

Provide a description of tents or structures.

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

2 pop-up 10x10 canopies that will not be staked down.

Amplified sound has been approved with prior events because of the event's remoteness.

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 *

Corey

Last Name *

King

Onsite Contact

First Name *

Corey

Last Name *

King

Event Information

Event Name *

Dierkes Boulderfest

Event Location (Park or Facility Requested)

Dierkes Lake

Is this event indoors or outdoors? *

☐ Indoors
☒ Outdoors

Event Reoccurrence

☐ One Time Event
☐ Recurring over several weeks/months

Event Description *

This is a one-day rock climbing event in the climbing area just north of the Dierkes Lake outlet. This will be our 15th year of hosting the event. We typically setup a registration area in the dirt parking area west of the paved parking area. We also setup a pop-up back in the boulders with amplified sound (music and announcements) which runs 10-1. Then we setup awards at the pavilions in the park utilizing amplified sound to announce winners and draw names for the raffle. Event runs from 8am until 6pm.

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

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

Event Map *

**Set-up Time Start ***

10/09/2026 07:00:00 PM

Set-up Time End *

10/10/2026 09:00:00 AM

Event Time Start *

10/10/2026 10:00:00 AM

Event Time End *

10/10/2026 05:00:00 PM

Take Down Time Start *

10/10/2026 05:00:00 PM

Take Down Time End *

10/10/2026 06:00:00 PM

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

Permits, Licenses and Agreements

Will goods, services, food, or beverages be sold? *☐ Yes ☒ No**Will you have keg beer at your event? ***☐ Yes ☒ No**Will your event utilize signs, banners, flags, etc.? ***☐ Yes ☒ No

Definitions



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

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

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

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

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

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

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

Will your event generate any type of waste? *

☐ Yes ☒ No

Is this an ongoing or seasonal request? *

☐ Yes ☒ No

Will your event include pyrotechnics or fireworks? *

☐ Yes ☒ No

Notification

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

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

Notification Acknowledgement *

☒ I have read and understand this requirement

Insurance

It is the responsibility of the special event organizer(s) to secure and provide a **COMMERCIAL GENERAL LIABILITY** insurance policy that covers the planned special event. This policy must provide coverage of no less than \$500,000 combined single limit per occurrence. This insurance policy must include a rider for alcohol if it is to be sold, provided or consumed. Insurance requirements

may be increased upon demand of the Twin Falls City Attorney, Twin Falls City Risk Manager and/or other local government entities with jurisdiction.

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

Insurance Documents

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*



Name*

Corey King

Date*

07/23/2026



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

Tents or temporary structures exceeding 400sf shall have a Tent Permit though the TFFD.

Parks



Parks Recommends

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

Comments, requests and requirements from Parks

Event Coordinator

Charges/Fees

Row	Description	Cost	Quantity
1	Application Fee	\$25.00	1

Total Due*

\$25.00

Special Event Departments *

Which departments should be asked to review this application?

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

Reviewer Name*

Mable Shurtleff

Initial Questions

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

- ☐ Yes
- ☒ No

Type of Event*

Please select all that apply

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

Estimated Number of Attendees*

600

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

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

- ☐ Yes
- ☒ No

Will your event impact or require any street closure? *

- ☐ Yes
- ☒ No

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

☐ Yes ☒ No

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

☒ Yes ☐ No

Provide a description of tents or structures.

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

We have 2 tents set up for people to walk through

Contact Information

Event Organizer

First Name *

Gary

Last Name *

Miller

Onsite Contact

First Name *

Gary

Last Name *

Miller

Event Information

Event Name *

The Haunted Swamp

Event Location (Park or Facility Requested)

646 S Park Ave W

Is this event indoors or outdoors? *

☐ Indoors

☒ Outdoors

Event Reoccurrence

☐ One Time Event

☐ Recurring over several weeks/months

Event Description *

This event has been put on for 18 years. This is our 19 year. It is put on as a fundraiser for Magic Mountain SKi Patrol as well as Magic Mountain Ski School Instructors. It is held every Friday and Saturday Nights from 7:30-11pm. The location is at 646 S Park Ave west - Which is 10 acre parcel owned by us personally (Gary Miller)

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 (1).png	864.57KB
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Set-up Time Start *

09/18/2026 05:00:30 AM

Set-up Time End *

09/18/2026 07:30:00 PM

Event Time Start *

09/18/2026 11:00:00 PM

Event Time End *

09/18/2026 11:00:00 PM

Take Down Time Start *

09/18/2026 11:00:00 PM

Take Down Time End *

09/18/2026 11:00:00 PM

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

Parking Plan

Parking Plan *

We have 3 big fields for parking

Parking Plan Map

Screenshot (1).png

864.57KB



Permits, Licenses and Agreements

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

☐ Yes ☒ No

Will you have keg beer at your event? *

☐ Yes ☒ No

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

☐ Yes ☒ No

Definitions

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

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

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

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

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

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

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

Will your event generate any type of waste? *

☒ Yes ☐ No

Is this an ongoing or seasonal request? *

☒ Yes ☐ No

Agreement, insurance, and fees may apply

Will your event include pyrotechnics or fireworks? *

☐ Yes ☒ No

Notification

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

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

Notification Acknowledgement *

☒ I have read and understand this requirement

Insurance

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

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

Insurance Documents

Security

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

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

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

Waste Plan

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

Discarded Materials *

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

All Garbage picked by PSI. We have a dumpster

Have you arranged for portable toilets? *

☒ Yes ☐ No

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

☒ Yes ☐ No

Name of Contracted Company *

Number of Trash Receptacles *

Size of Trash Receptacles

PSI

10

barrels

Contact person in charge of waste.*

Gary Miller

Phone number of contact

208-280-2877

Number of staff assisting in removal.

10

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

Restrictions and Signature

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 *

A rectangular box containing a handwritten signature in cursive script that reads "Gary".

Name *

Gary Miller

Date *

08/07/2026



Date: Monday, August 24, 2026
To: Honorable Mayor and City Council
From: Jonathan Spendlove, Planning and Zoning Director

ACTION ITEM

Request:

Request for Final Plat extension for PZ24-0088 Ellis Subdivision.

Time Estimate:

N/A

Background:

The Final Plat for the Ellis Subdivision (PZ24-0088) was originally approved by the City Council on September 24, 2026. The applicant has submitted a written request asking for a one-year extension to this approval. Per the request, the reason for the delay in development is due to financial difficulties.

Per city code, an extension of the Final Plat approval must be approved by City Council.

Approval Process:

City code 10-12-2-5(G):Approval Period: Final plat approvals shall be valid for 24 months from the date of written decision by the City Council.

1. The City Council, upon written request, may grant 2 extensions of 12 months each upon a finding that the Final Plat complies with current development requirements and all applicable conditions of approval. The City Council may apply conditions to the extension to ensure compliance with adopted policies or ordinance changes since the original approval.
2. A request for an extension of a Final plat approval must be received by the administrator within 45 days after the approval lapse and must be accompanied by the required fee.
3. In any case, at 6 years from preliminary plat approval, any subsequent Final Plat submittal shall follow adopted standards for infrastructure construction at the time of final plat submittal.

Budget Impact:

N/A

Regulatory Impact:

If the City Council approves the extension of the Final Plat approval, the applicant will be granted twelve months to complete the Final Plat, as outlined in city code 10-12-2-5(H).

History:

N/A

Analysis:

N/A

Conclusion:

N/A

Attachments:

1. PZ24-0088 Ellis Subdivision Final Plat Extension Request
2. PZ24-0088 Ellis Subdivision Final Plat Approval Extension Letter - TD&H Engineering
3. PZ24-0088 City Council Staff Report - September 23, 2024
4. PZ24-0088 Ellis Subdivision Final Plat - Original Decision

Aloha Properties
1288 Eastland Dr. N
Twin Falls, Idaho, 83301
208-308-3176
Email: 321ofatoa@gmail.com

Date: Wed July 29th, 2026

To: Ellis Subdivision Review Authority / Planning Department

Subject: Request for Extension – Ellis Subdivision

Dear [Planning Director/Commission/Review Authority],

I am respectfully requesting an extension for the **Ellis Subdivision** approval.

Since receiving approval, we have continued to work toward moving the project forward. Unfortunately, due to unforeseen financing challenges and delays in securing the necessary funding, we have been unable to complete the required improvements and milestones within the original timeframe.

These delays have been financial in nature and were beyond our anticipated schedule. We remain committed to the project and fully intend to complete the subdivision as approved. We have continued to evaluate financing opportunities and are actively working toward obtaining the resources necessary to proceed with construction and complete all remaining requirements.

We respectfully request an extension of the current approval period to allow sufficient time to finalize financing and complete the project in accordance with all applicable conditions and regulations.

We appreciate the time and consideration given to this request and thank you for your continued support. We remain committed to developing the Ellis Subdivision in a manner that meets the expectations of the community and the approving agencies.

If any additional information or documentation is needed in support of this request, please let us know. We would be happy to provide it.

Thank you for your consideration.

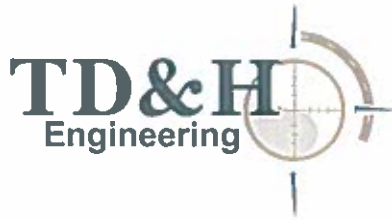
Sincerely,

Mark Ellis
Ellis Subdivision Owner/Developer
Phone: 208 308 3176
Email: 321ofatoa@gmail.com



7/29/26

161 5th Avenue S., Ste. 105
Twin Falls, ID 83301



208.733.2446
tdhengineering.com

August 5, 2026

Twin Falls City Council
203 Main Avenue East
Twin Falls, Idaho 83303-1907

Re: Ellis Subdivision

Dear Mayor and Council Members:

On September 23, 2024 you approved the final plat of the 4-lot Ellis Subdivision. The property owner / developer, Mark Ellis, is in the process of obtaining a contractor to complete the public improvements prior to recording the final plat. 10-12-2-5G of your municipal code requires the final plat be recorded within 2 years of approval. Your code does allow up to two, 1 year extensions of that approval. The final plat has been reviewed by the City staff and we are make the revisions that were requested. The City approved the construction plans on January 22, 2025. This letter is a request for a 1 year extension of the approval of the final plat. Mr. Ellis looks forward to working with the City to complete the construction and recording the final plat of the Ellis Subdivision.

Thank you for your consideration of this request.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Rex L. Harding', is written over the typed name.

Rex L. Harding, P.E.



CITY OF TWIN FALLS
Community Development Department
203 Main Avenue East
P.O. Box 1907
Twin Falls, ID 83303-1907

Phone: 208-735-7267
Fax: 208-736-2641
www.tfid.org

Dear Applicant:

RE: Zoning Request

Enclosed is the copy of the staff report, narrative, and site/area maps that will be presented to the City of Twin Falls City Council for consideration of your request that will be heard at the public meeting on **Monday, September 23, 2024, in the Council Chambers located at 203 Main Avenue East, Twin Falls, Idaho. The City Council meeting starts at 5:00 pm, with Public Hearings being held immediately after Items of Consideration.** Your item has been scheduled as listed on this agenda. If new information is submitted after the publication of the agenda packet and it is determined the new information is pertinent and necessary, this request will be rescheduled at the applicant's expense.

The applicant is responsible for making a presentation to the Planning and Zoning Commission. Staff will provide overhead copies of the area map, the site plan and any other pertinent information. ***The applicant may use these documents during his/her presentation. Idaho Law states any document or exhibit introduced by any person(s) during the public hearing shall be retained by City Staff and made a part of the record.***

Please review the enclosed information. If you have any questions, please do not hesitate to contact our office at 208-735-7267.

Sincerely;

Jonathan Spendlove

Jonathan Spendlove
Planning & Zoning Director



Twin Falls City Council Agenda

Monday, September 23, 2024, 5:00 PM

Council Chambers
203 Main Avenue East Twin Falls, Idaho

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

- 1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM
- 2) PLEDGE OF ALLEGIANCE
- 3) CONSENT CALENDAR
 - a) **ACTION ITEM:** Request to approve City Council 2024 September 16, Minutes.
By:
 - b) **ACTION ITEM:** Request to approve Accounts Payable for September 12-18, 2024.
By: Amy Luna, Deputy City Clerk
 - c) **ACTION ITEM:** Request to approve Findings of Facts and Conclusions of Law and Special Use Permit for PZ24-0085.
By: Jonathan Spendlove, Planning and Zoning Director
 - d) **ACTION ITEM:** Request for approval of Finding of Facts and Conclusions of Law for the following Final Plat: Easternsun Subdivision No. 3.
By: Jonathan Spendlove, Planning and Zoning Director
 - e) **ACTION ITEM:** Request for approval of a Final Plat for Ellis Subdivision, consisting of .84 acres on property located at 1288 Eastland Drive N. c/o Rex Harding on behalf of Mark Ellis. (PZ24-0088).
By: William Klaver, Senior City Planner
 - f) **ACTION ITEM:** Request for approval of a Final Plat for Grand Finale, consisting of 3.93 acres on property located at 1900 Block Washington Street N. c/o Gerald Martens. (PZ24-0092)
By: William Klaver, Senior City Planner
- 4) GENERAL PUBLIC INPUT
- 5) ADVISORY BOARD REPORT/ANNOUNCEMENTS
- 6) WORK SESSION
 - a) **INFORMATIONAL:** Joint work session with Council and P&Z Commission regarding Title 10 update content
By: Jonathan Spendlove, P&Z Director
- 7) ADJOURNMENT

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Josh Palmer (208) 735-7312 at least two working days before the meeting. Si desea esta información en Español, por favor llame a Josh Palmer al teléfono (208) 735-7312

Public Input Procedures

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

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

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

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chairman shall review the public hearing procedures.
2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chairman, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
3. A City Staff Report shall summarize the application and history of the request.
4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - A complete explanation and description of the request.
 - Why the request is being made.
 - Location of the Property.
 - Impacts on the surrounding properties and efforts to mitigate those impacts.
5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chairman may limit public testimony to no less than two (2) minutes per person.
 - Individuals are not permitted to give their time to other speakers.
 - However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chairman. The spokesperson shall be limited to 15 minutes.
 - Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.
8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond to Public Testimony.
9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chairman, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chairman may limit the time permitted for the answer.
10. The Mayor or Chairman shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.

* Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman



Date: Monday, September 23, 2024
To: Honorable Mayor and City Council
From: William Klaver, Senior City Planner

ACTION ITEM

Request:

Request for approval of a Final Plat for Ellis Subdivision, consisting of .84 acres on property located at 1288 Eastland Drive N. c/o Rex Harding on behalf of Mark Ellis. (PZ24-0088).

Time Estimate:

Consent Calendar Item

Background:

Mark Ellis, represented by Rex Harding of TD&H Engineering, Inc., is proposing a four (4) lot subdivision on approximately 0.84 acres. .

Approval Process:

Per City Code 10-12-2-4

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

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

Budget Impact:

N/A

Regulatory Impact:

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

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends approval of this final plat with the following condition:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards; and
2. Subject to submittal of a final plat, submitted prior to the signing of the final plat, showing compliance with all conditions and comments in the Engineering Memorandum dated August 16, 2024.

Attachments:

1. PZ24-0088 Ellis Subdivision- Final Plat, 6-6-24
2. PZ24-0088 Engineering Memorandum - 8.16.24
3. PZ24-0088 Presentation Map
4. PZ24-0088 Vicinity Map

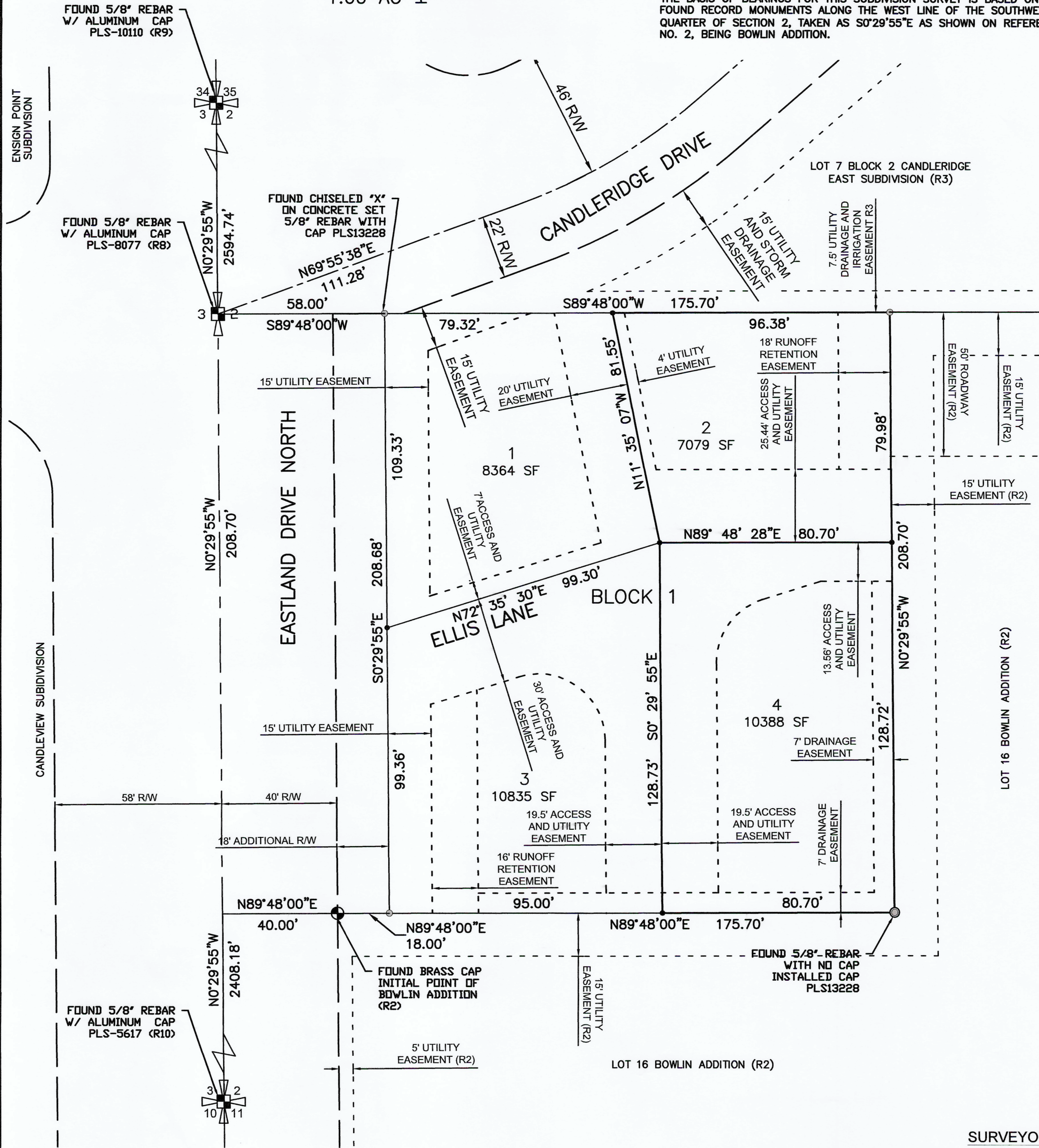
ELLIS SUBDIVISION

SITUATE IN THE NW QUARTER OF THE SW QUARTER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

2024
1.00 AC ±

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SUBDIVISION SURVEY IS BASED ON FOUND RECORD MONUMENTS ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 2, TAKEN AS S0°29'55"E AS SHOWN ON REFERENCE NO. 2, BEING BOWLIN ADDITION.



REFERENCES

- R1) INSTRUMENT NUMBER 220012254 A QUITCLAIM DEED RECORDED FOR FIRST AMERICAN TITLE - TWIN FALLS ON 06/30/2020.
- R2) INSTRUMENT NUMBER 0000-743150 A PLAT OF THE BOWLIN ADDITION SUBDIVISION RECORDED FOR EHM ENGINEERS ON 08/01/1978.
- R3) INSTRUMENT NUMBER 2005-016975 A PLAT OF THE CANDLERIDGE EAST SUBDIVISION RECORDED FOR DOUG VOLMER ON 08/03/2005.
- R4) INSTRUMENT NUMBER 2004-004471 A RECORD OF SURVEY RECORDED FOR JOHN ROOT ON 03/03/2004.
- R5) INSTRUMENT NUMBER 2005-007713 A RECORD OF SURVEY RECORDED FOR JOHN ROOT ON 04/14/2005.
- R6) INSTRUMENT NUMBER 2012-002250 A RECORD OF SURVEY RECORDED FOR CIVIL SCIENCE ON 02/06/2012.
- R7) INSTRUMENT NUMBER 2021-009092 A RECORD OF SURVEY RECORDED FOR EHM ENGINEERS ON 04/15/2021.
- R8) INSTRUMENT NUMBER 2021-019336 A CORNER PERPETUATION FORM RECORDED FOR JUB ENGINEERS ON 08/18/2021.
- R9) INSTRUMENT NUMBER 2019-014755A CORNER PERPETUATION FORM RECORDED FOR CIVIL SCIENCE ON 09/04/2019.
- R10) INSTRUMENT NUMBER 2018-011861 A CORNER PERPETUATION FORM RECORDED FOR EHM ENGINEERS ON 07/31/2018.

SUBDIVISION NOTES

- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF TWIN FALLS.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- ALL LOT LINES COMMON TO PUBLIC RIGHT-OF-WAY WITHIN GOLDEN EAGLE SUBDIVISION NO. 7 AS SHOWN HEREON SHALL HAVE A 15' WIDE PERMANENT UTILITIES, DRAINAGE AND IRRIGATION EASEMENT, UNLESS OTHERWISE DIMENSIONED. HOWEVER, THIS SHALL NOT PRECLUDE THE CONSTRUCTION OF THE PROPER HARD SURFACED DRIVEWAYS FOR ACCESS OF EACH INDIVIDUAL LOT.
- THE DEVELOPER AND/OR OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
- THE OWNER OF EACH LOT, ACROSS WHICH PASSES AN IRRIGATION/DRAINAGE DITCH OR PIPE, IS RESPONSIBLE FOR THE MAINTENANCE THEREOF UNLESS SUCH RESPONSIBILITY HAS BEEN ASSUMED BY THE CITY.
- THE SUBDIVISION SHALL BE SERVED BY THE CITY OF TWIN FALLS POTABLE WATER SYSTEM, SEWER COLLECTION SYSTEM AND THE CITY PRESSURE IRRIGATION STATION.
- ACCESS TO ALL LOTS SHALL BE FROM THE INTERIOR DRIVEWAYS. DIRECT ACCESS TO EASTLAND DRIVE NORTH AND CANDLERIDGE DRIVE SHALL BE PROHIBITED.

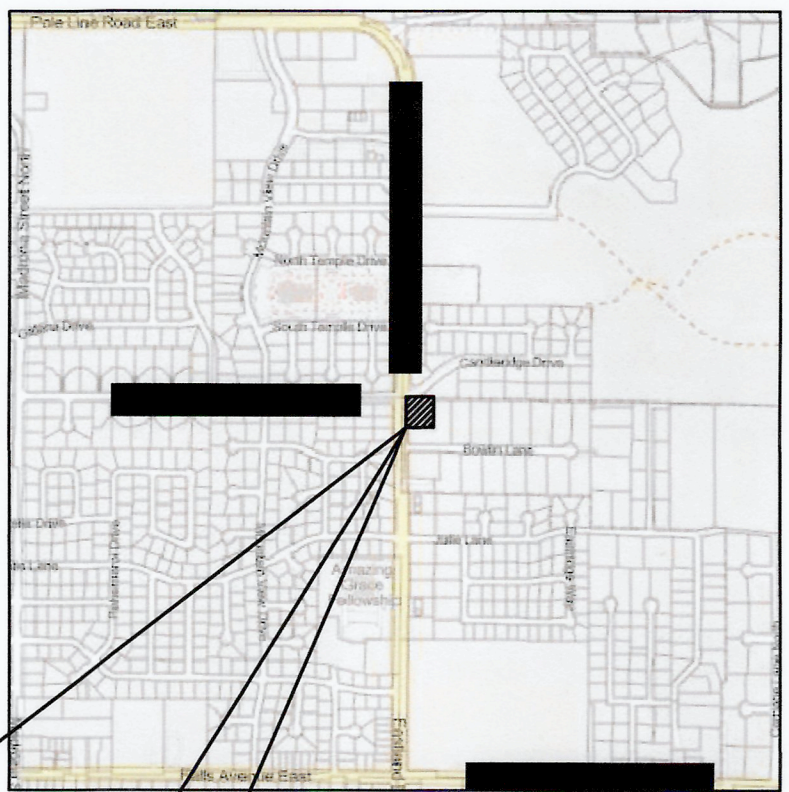
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REHS, SOUTH CENTRAL PUBLIC HEALTH DISTRICT

DATE

VICINITY MAP



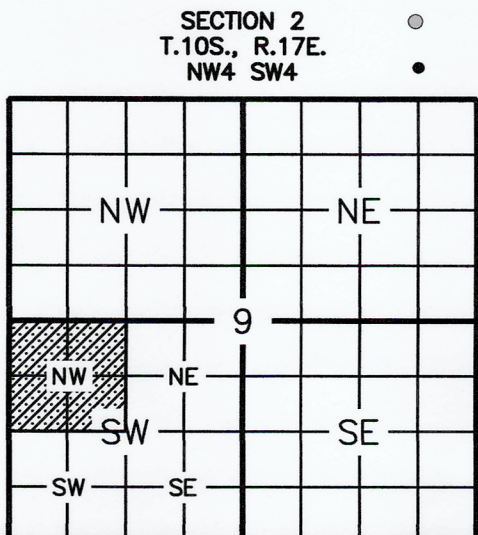
LEGEND

- PROPERTY BOUNDARY
- STREET RIGHT-OF-WAY
- STREET CENTERLINE
- NEW LOT BOUNDARY
- EXISTING PARCEL BOUNDARY
- SECTIONAL LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- SECTION CORNER AS NOTED
- SECTION QUARTER CORNER AS NOTED
- FOUND ALUMINUM CAP AS NOTED
- FOUND BRASS CAP AS NOTED
- FOUND 1/2" REBAR W/ NO CAP OR AS NOTED
- FOUND 5/8" REBAR W/ NO CAP OR AS NOTED
- SET 5/8" REBAR W/ YELLOW CAP WITTER PLS 13228
- SET 1/2" REBAR W/ YELLOW CAP WITTER PLS 13228

SURVEYOR'S CERTIFICATE

I, DARRYL F. WITTER, PROFESSIONAL LAND SURVEYOR No. 13228 IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION IN COMPLIANCE WITH STATE OF IDAHO CODES AT THE REQUEST OF MARK ELLIS, IN NOVEMBER, 2023

DARRYL F. WITTER, PLS 13228
10/9/2023
DATE



DRAWN BY:	CLB	SHEET
SURVEYED BY:	MRD	
QUALITY CHECK:	DFW	
DATE:	11/02/23	
JOB NO.	TF20-025	
CAD NO.	TF21-41 FPLAT	

CERTIFICATE OF OWNERS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OR REPRESENTATIVE OF THE OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED PROPERTY:

TOWNSHIP 10 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

SECTION 2: A PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2 BEING MARKED BY A 5/8 INCH REBAR, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 2 BEING MARKED BY A 5/8 INCH REBAR WITH ALUMINUM CAP STAMPED LS8077, BEARS NORTH 00°29'55" WEST A DISTANCE OF 2616.88 FEET; THENCE NORTH 00°29'55" WEST ALONG THE WEST BOUNDARY OF SAID SECTION 2 FOR A DISTANCE 2408.18 FEET TO A POINT; THENCE LEAVING SAID WEST LINE, NORTH 89°48'00" EAST A DISTANCE OF 40.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF EASTLAND DRIVE NORTH MARKED BY A BRASS CAP WHICH IS THE INITIAL POINT OF THE BOWLIN LANE SUBDIVISION RECORDED AS INSTRUMENT NUMBER 0000-743150 IN TWIN FALLS COUNTY , SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE NORTH 00°29'55" EAST ALONG SAID EASTERLY RIGHT OF WAY OF EASTLAND DRIVE NORTH FOR A DISTANCE 208.70 FEET TO THE INTERSECTION WITH THE SOUTHERLY BOUNDARY OF THE CANDLERIDGE EAST SUBDIVISION RECORDED AS INSTRUMENT NUMBER 2005-016975 IN TWIN FALLS COUNTY; THENCE NORTH 89°48'00" EAST ALONG THE SOUTHERLY BOUNDARY OF SAID CANDLERIDGE EAST SUBDIVISION, A DISTANCE OF 193.70 FEET TO THE NORTHWEST CORNER OF LOT 16 OF SAID BOWLIN ADDITION SUBDIVISION; THENCE DEPARTING SAID SOUTHERLY BOUNDARY AND ALONG THE WESTERLY LINE OF SAID LOT 16, SOUTH 00°29'55" EAST A DISTANCE OF 208.70 FEET TO AND ANGLE POINT OF SAID LOT 16; THENCE CONTINUING ALONG THE BOUNDARY LINE OF SAID LOT 16, SOUTH 89°48'00" A DISTANCE OF 193.70 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 0.928 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY DO HEREBY INCLUDE SAID LAND IN THIS PLAT, THAT THE UNDERSIGNED BY THESE PRESENTS DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE EIGHTEEN FEET OF ADDITIONAL RIGHT OF WAY DEPICTED ALONG EASTLAND DRIVE NORTH AS A PUBLIC ROAD.

FURTHER, THAT THOSE PORTIONS DEPICTED HEREON AS ELLIS LANE IS NOT A PUBLIC ROAD, BUT IS A PRIVATE ROAD AND ACCESS EASEMENTS AND IS TO BE MANAGED AND MAINTAINED BY THE ELLIS SUBDIVISION HOMEOWNER'S ASSOCIATION AND ARE NOT BEING DEDICATED TO THE PUBLIC.

THE EASEMENTS INDICATED ON SAID PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USE AS DESIGNATED HEREON. NO STRUCTURES OTHER THAN FOR SUCH PURPOSES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS.

PURSUANT TO IDAHO CODE 50-1334, WE, THE UNDERSIGNED, AS OWNERS, DO HEREBY CERTIFY THAT THE INDIVIDUAL LOTS DESCRIBED.

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

MAINTENANCE AND WEED CONTROL PURSUANT TO IDAHO CODE SECTION 22-2407 FOR ALL LOTS SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER UNTIL THE LOTS ARE SOLD AND THEREAFTER SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER(S).

MARK D. ELLIS

ACKNOWLEDGEMENT

STATE OF IDAHO)ss
COUNTY OF TWIN FALLS)

ON THIS ___ DAY OF _____, 20___, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED

MARK D. ELLIS

KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE PREVIOUS CERTIFICATES AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

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

NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO
MY COMMISSION EXPIRES _____
RESIDING IN _____

SURVEYOR'S NARRATIVE

TD&H ENGINEERING, INC. WAS CONTRACTED BY MARK D. ELLIS TO ESTABLISH THE BOUNDARY LINES OF QUITCLAIM DEED INSTRUMENT NUMBER 2020012254 FOR THE PURPOSE OF PLATTING A RESIDENTIAL SUBDIVISION UPON SAID LOT.

THE SOUTHWEST CORNER (TRUE POINT OF BEGINNING) OF THE SUBJECT PROPERTY WAS ESTABLISHED AT RECORD DISTANCE (2408.18 FEET NORTH AND 40 FEET EAST) FROM THE SOUTHWEST CORNER OF SECTION 2 PER THE PLAT OF BOWLIN ADDITION SUBDIVISIONAS RECORDED AS INSTRUMENT NUMBER 0000-743150 IN TWIN FALLS COUNTY.

THE WESTERLY LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED AT RECORD ANGLE FROM THE TRUE POINT OF BEGINNING PER THE EASTLAND DRIVE NORTH CENTERLINE AS SHOWN ON THE BOWLIN ADDITION PLAT.

THE NORTHERLY BOUNDARY OF THE SUBJECT PROPERTY WAS ESTABLISHED AS THE SOUTHERLY BOUNDARY OF THE CANDLERIDGE EAST SUBDIVISION RECORDED AS INSTRUMENT NUMBER 2005-016975.

THE EASTERLY AND SOUTHERLY LINES OF SAID PROPERTY WERE ESTABLISHED BY THE BOUNDARY LINES OF LOT 16 OF THE BOWLIN ADDITION SUBDIVISION.

ALL ELEMENTS OF THE DEED RECORDS, SURVEY RECORDS, PLAT RECORDS AND THE FOUND SURVEY MONUMENTS SHOWN HEREON WERE CONSIDERED. NO OTHER RECORDS OR MONUMENTS WERE CONSIDERED OTHER THAN THOSE SHOWN HEREON WHEN COMPLETING THIS SURVEY.

SURVEYOR'S CERTIFICATE

I, DARRYL F. WITTER, P.L.S. NO. 13228, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THIS PLAT AS SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN. ALL EXTERIOR LOT CORNERS ARE SET AND INTERIOR LOT CORNERS SHALL BE SET UPON COMPLETION OF THIS PLAT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS AT THE REQUEST OF M ARK D. ELLIS.



DARRYL F. WITTER, PLS 13228 DATE

COUNTY SURVEYOR'S CERTIFICATE

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

GEORGE A. YERION, PLS 9858 DATE

ACKNOWLEDGEMENT

STATE OF IDAHO)ss
COUNTY OF TWIN FALLS)

ON THIS ___ DAY OF _____, 20___, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED

GEORGE A. YERION

KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE PREVIOUS CERTIFICATES AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

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

NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO
MY COMMISSION EXPIRES _____
RESIDING IN _____

CITY ENGINEER

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

CITY ENGINEER DATE

CITY COUNCIL

ACCEPTED BY THE CITY COUNCIL OF TWIN FALLS, IDAHO AT THEIR MEETING ON THE ___ DAY OF _____ 2024.

MAYOR CITY CLERK

COUNTY TREASURER'S CERTIFICATE

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

TWIN FALLS COUNTY TREASURER DATE

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO) INSTRUMENT NO. _____
COUNTY OF TWIN FALLS)

ON THIS ___ DAY OF _____, 20___, AT _____M., THE FOREGOING PLAT WAS FILED FOR RECORD IN THE OFFICE OF TWIN FALLS COUNTY, IDAHO AND DULY RECORDED IN RECORDS OF PLATS BOOK ___, ON PAGE ___.

DEPUTY EX-OFFICIO RECORDER

 GREAT FALLS-BOZEMAN-KALISPELL-HELENA SPokane LEWISTON-TWIN FALLS WATFORD CITY	DRAWN BY:	RLH	SHEET 2/2
	SURVEYED BY:	MRD	
	QUALITY CHECK:	DFW	
	DATE:	03/21/2024	
	JOB NO.	TF21-041	
CAD NO.		TF21-41 FPLAT	



P.O. Box 1907

203 Main Avenue East

Twin Falls, Idaho 83303-1907

Fax: (208) 736-2293

ENGINEERING

208-735-7248

ENGINEERING MEMORANDUM

To: William Klaver, Senior Planner
From: Kristi Fehringer, Engineering Development Coordinator
Date: 8/16/2024
Re: Final Plat – **Ellis Subdivision** – Application # 24-0038

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

1. Please label the “Basis of Bearing” linework. Also, the bearing call-out in the note should match the label on the Basis of Bearing linework.
2. Note 3 in the subdivision notes does not apply to this plat. Please remove.
3. Reference R2 should reference “Bowlin Addition”. Please remove the word “subdivision” from the name.
4. Please remove the 1.00 AC +/- reference from the title of the plat.
5. Add the word “Existing” to these easement labels.
6. The 50’ Roadway Easement shown on the Bowlin Addition plat was vacated. Please revise. The 15’ utility easement is still in place.
7. Vicinity Map:
 - a. Fix the street name labels. They are currently black rectangles.
 - b. Add “NTS”.
 - c. Add a north arrow.
 - d. Remove the words “Eastland Drive” from the subdivision label.
8. Please change this signature label to “Health District Signature”.
9. The “Surveyor’s Certificate” does not need to be on Sheet 1 of 2. Please remove.
10. “Existing Easement” and “Proposed Easement” linetypes are very similar linetypes and width. Please revise to differentiate these two linetypes.
11. Please remove the word “proposed”.

12. "Property Boundary", "New Lot Boundary", and "Existing Parcel Boundary" lineypes are very similar in width. Please revise to differentiate between these linetypes.
13. The section breakdown should indicate section "2" not section 9.
14. There should be a designated symbol at this point.
15. Lot 1 & Lot 3 west boundary distances do not add up to the overall western boundary distance of 208.68'. Please revise.
16. The 18' of right of way that is being dedicated should be included in the subdivision boundary. Please change the linetype to the boundary linetype, label the linework with the bearing and distance, and relabel the southern and northern boundary labels to include the 18'.
17. These easements should be even numbers for clarity.
18. These easements will need to be labeled with bearings, distances and curve data. These easements will most likely be required to be monumented as well.
19. Ellis Lane shall be labeled as **Ellis Lane (Private)**.
20. The property boundary linework should match the legend.
21. This symbol is not in the legend. Please revise.
22. Please label "True Point of Beginning".
23. Please remove the linework that is shown under all of the labels. This additional linework makes it difficult to differentiate between plat linework and lines under the labels.
24. Please remove the verbiage "unless such responsibility has been assumed by the City". The City will not be maintaining any irrigation/drainage ditch or pipe.
25. Please add a space between the 5 and the A.
26. Please change the sheet numbering to read **1 of 2** and **2 of 2**.
27. Please add "Single man as his sole and separate property" to the owner's signature line and acknowledgement.
28. Under the County Surveyor's Certificate:
 - a. Add "Professional Land Surveyor" under George's name in the County Surveyor's Certificate.
 - b. Add the word "find" per 50-1305, IBP ELS Bulletin #58.
29. Under the Acknowledgement for the County Surveyor:
 - a. Add the word "personally".
 - b. Change the word "previous" to "**above**".
 - c. Remove the "s" from certificates.
30. Please add the bearing direction.
31. Please change title to read "**Approval of City Engineer**".
32. Please change "date" to "**attest**".
33. Please change title to read "**Approval of City Council**".
34. Please add the word "**deputy**" to "City Clerk".
35. This is an incomplete sentence. Also, remove the word "we" and the "s" from the word "owners".
36. Please remove the word "we" and the "s" from the word "owners".
37. Many of the titles on sheet 2 of 2 are different size fonts. Please revise so they all match.
38. Please show a 30' radius at the northwest corner of this proposed development. The developer will be required to build the curb, gutter, sidewalk and ADA ramp at that corner and the additional ROW will be required to encompass those improvements.
39. Please change "Property Boundary" to "**Subdivision Boundary**" in the legend.
40. Please fix the signature line.

41. Please add the word "Public" to the 15' Utility Easement".
42. Please differentiate where the 24' **Public** Utility Easements end, and where the Access and Utility Easements begin. That is not clear.
43. Please change the word "and" to "**with**".
44. Please submit a Twin Falls Canal Company water share certificate for 1 share of water.
45. Please submit an updated Improvement Agreement per my email dated June 7, 2024.

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

ELLIS SUBDIVISION

SITUATE IN THE NW QUARTER OF THE SW QUARTER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

2024

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SUBDIVISION SURVEY IS BASED ON FOUND RECORD MONUMENTS ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 2, TAKEN AS S0°29'55"E AS SHOWN ON REFERENCE NO. 2, BEING BOWLIN ADDITION.

REFERENCES

- INSTRUMENT NUMBER 220012254 A QUITCLAIM DEED RECORDED FOR FIRST AMERICAN TITLE - TWIN FALLS ON 06/30/2020.
- INSTRUMENT NUMBER 0000-743150 A PLAT OF THE BOWLIN ADDITION SUBDIVISION RECORDED FOR EHM ENGINEERS ON 08/01/1978.
- INSTRUMENT NUMBER 2005-016975 A PLAT OF THE CANDLERIDGE EAST SUBDIVISION RECORDED FOR DOUG VOLMER ON 08/03/2005.
- INSTRUMENT NUMBER 2004-004471 A RECORD OF SURVEY RECORDED FOR JOHN ROOT ON 03/03/2004.
- INSTRUMENT NUMBER 2005-007713 A RECORD OF SURVEY RECORDED FOR JOHN ROOT ON 04/14/2005.
- INSTRUMENT NUMBER 2012-002250 A RECORD OF SURVEY RECORDED FOR CIVIL SCIENCE ON 02/06/2012.
- INSTRUMENT NUMBER 2021-009092 A RECORD OF SURVEY RECORDED FOR EHM ENGINEERS ON 04/15/2021.
- INSTRUMENT NUMBER 2021-019336 A CORNER PERPETUATION FORM RECORDED FOR JUB ENGINEERS ON 08/18/2021.
- INSTRUMENT NUMBER 2019-014755 A CORNER PERPETUATION FORM RECORDED FOR CIVIL SCIENCE ON 09/04/2019.
- INSTRUMENT NUMBER 2018-011861 A CORNER PERPETUATION FORM RECORDED FOR EHM ENGINEERS ON 07/31/2018.

SUBDIVISION NOTES

- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF TWIN FALLS.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- ALL LOT LINES COMMON TO PUBLIC RIGHT-OF-WAY WITHIN GOLDEN EAGLE SUBDIVISION NO. 7 AS SHOWN HEREON SHALL HAVE A 15' WIDE PERMANENT UTILITIES, DRAINAGE AND IRRIGATION EASEMENT, UNLESS OTHERWISE DIMENSIONED. HOWEVER, THIS SHALL NOT PRECLUDE THE CONSTRUCTION OF THE PROPER HARD SURFACED DRIVEWAYS FOR ACCESS OF EACH INDIVIDUAL LOT.
- THE DEVELOPER AND/OR OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
- THE OWNER OF EACH LOT, ACROSS WHICH PASSES AN IRRIGATION/DRAINAGE DITCH OR PIPE, IS RESPONSIBLE FOR THE MAINTENANCE THEREOF ~~UNLESS SUCH RESPONSIBILITY HAS BEEN ASSUMED BY THE CITY.~~
- THE SUBDIVISION SHALL BE SERVED BY THE CITY OF TWIN FALLS POTABLE WATER SYSTEM, SEWER COLLECTION SYSTEM AND THE CITY PRESSURE IRRIGATION STATION.
- ACCESS TO ALL LOTS SHALL BE FROM THE INTERIOR DRIVEWAYS. DIRECT ACCESS TO EASTLAND DRIVE NORTH AND CANDLERIDGE DRIVE SHALL BE PROHIBITED.

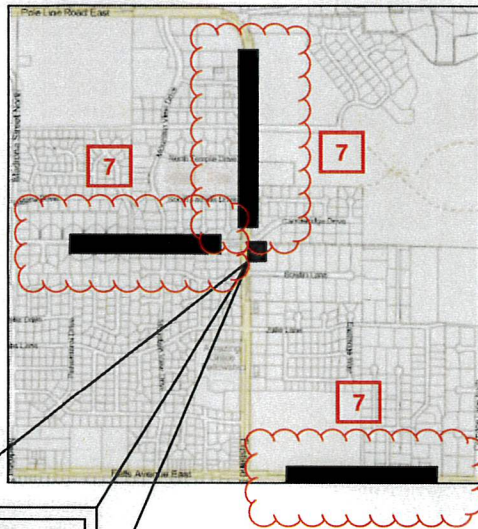
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REHS, SOUTH CENTRAL PUBLIC HEALTH DISTRICT

DATE

VICINITY MAP



LEGEND

- PROPERTY BOUNDARY
- STREET RIGHT-OF-WAY
- STREET CENTERLINE
- NEW LOT BOUNDARY
- EXISTING PARCEL BOUNDARY
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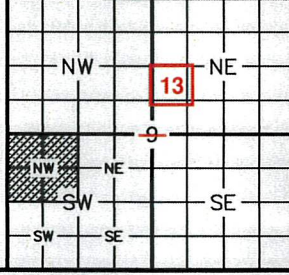
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DARRYL F. WITTER, PLS 13228

10/9/2023

DATE



DRAWN BY: CLB
SURVEYED BY: MRD
QUALITY CHECK: DFW
DATE: 11/02/23
JOB NO: TF20-025
CAD NO: TF21-41 FPLAT

SHEET

1/2

37

CERTIFICATE OF OWNERS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OR REPRESENTATIVE OF THE OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED PROPERTY:

TOWNSHIP 10 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

SECTION 2: A PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2 BEING MARKED BY A 5/8 INCH REBAR, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 2 BEING MARKED BY A 5/8 INCH REBAR WITH ALUMINUM CAP STAMPED LS8077, BEARS NORTH 00°29'55" WEST A DISTANCE OF 2616.88 FEET; THENCE NORTH 00°29'55" WEST ALONG THE WEST BOUNDARY OF SAID SECTION 2 FOR A DISTANCE 2408.18 FEET TO A POINT; THENCE LEAVING SAID WEST LINE, NORTH 89°48'00" EAST A DISTANCE OF 40.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF EASTLAND DRIVE NORTH MARKED BY A BRASS CAP WHICH IS THE INITIAL POINT OF THE BOWLIN ~~LANE SUBDIVISION~~ ~~RECORDED AS INSTRUMENT NUMBER 0000-743150 IN TWIN FALLS COUNTY~~, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTON;

THENCE NORTH 00°29'55" EAST ALONG SAID EASTERLY RIGHT OF WAY OF EASTLAND DRIVE NORTH FOR A DISTANCE 208.70 FEET TO THE INTERSECTION WITH THE SOUTHERLY BOUNDARY OF THE CANDLERIDGE EAST SUBDIVISION RECORDED AS INSTRUMENT NUMBER 2005-016975 IN TWIN FALLS COUNTY; THENCE NORTH 89°48'00" EAST ALONG THE SOUTHERLY BOUNDARY OF SAID CANDLERIDGE EAST SUBDIVISION, A DISTANCE OF 193.70 FEET TO THE NORTHWEST CORNER OF LOT 16 OF SAID BOWLIN ADDITION ~~SUBDIVISION~~; THENCE DEPARTING SAID SOUTHERLY BOUNDARY AND ALONG THE WESTERLY LINE OF SAID LOT 16, SOUTH 00°29'55" EAST A DISTANCE OF 208.70 FEET TO AND ANGLE POINT OF SAID LOT 16; THENCE CONTINUING ALONG THE BOUNDARY LINE OF SAID LOT 16, SOUTH 89°48'00" A DISTANCE OF 193.70 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 0.928 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY DO HEREBY INCLUDE SAID LAND IN THIS PLAT, THAT THE UNDERSIGNED BY THESE PRESENTS DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE EIGHTEEN FEET OF ADDITIONAL RIGHT OF WAY DEPICTED ALONG EASTLAND DRIVE NORTH AS A PUBLIC ROAD.

FURTHER, THAT THOSE PORTIONS DEPICTED HEREON AS ELLIS LANE IS NOT A PUBLIC ROAD, BUT IS A PRIVATE ROAD ~~AND~~ ACCESS EASEMENTS AND IS TO BE MANAGED AND MAINTAINED BY THE ELLIS SUBDIVISION HOMEOWNER'S ASSOCIATION AND ARE NOT BEING DEDICATED TO THE PUBLIC.

THE EASEMENTS INDICATED ON SAID PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USE AS DESIGNATED HEREON. NO STRUCTURES OTHER THAN FOR SUCH PURPOSES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS.

PURSUANT TO IDAHO CODE 50-1334, ~~WE~~, THE UNDERSIGNED, AS OWNERS, DO HEREBY CERTIFY THAT THE INDIVIDUAL LOTS DESCRIBED.

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

MAINTENANCE AND WEED CONTROL PURSUANT TO IDAHO CODE SECTION 22-2407 FOR ALL LOTS SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER UNTIL THE LOTS ARE SOLD AND THEREAFTER SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER(S).

40

MARK D. ELLIS

27

ACKNOWLEDGEMENT

STATE OF IDAHO)
COUNTY OF TWIN FALLS)

ON THIS DAY OF , 20 , BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED

MARK D. ELLIS

27

KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE PREVIOUS CERTIFICATES AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

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

NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO
MY COMMISSION EXPIRES
RESIDING IN

SURVEYOR'S NARRATIVE

TD&H ENGINEERING, INC. WAS CONTRACTED BY MARK D. ELLIS TO ESTABLISH THE BOUNDARY LINES OF QUITCLAIM DEED INSTRUMENT NUMBER 2020012254 FOR THE PURPOSE OF PLATTING A RESIDENTIAL SUBDIVISION UPON SAID LOT.

THE SOUTHWEST CORNER (TRUE POINT OF BEGINNING) OF THE SUBJECT PROPERTY WAS ESTABLISHED AT RECORD DISTANCE (2408.18 FEET NORTH AND 40 FEET EAST) FROM THE SOUTHWEST CORNER OF SECTION 2 PER THE PLAT OF BOWLIN ADDITION ~~SUBDIVISION~~ AS RECORDED AS INSTRUMENT NUMBER 0000-743150 IN TWIN FALLS COUNTY.

THE WESTERLY LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED AT RECORD ANGLE FROM THE TRUE POINT OF BEGINNING PER THE EASTLAND DRIVE NORTH CENTERLINE AS SHOWN ON THE BOWLIN ADDITION PLAT.

THE NORTHERLY BOUNDARY OF THE SUBJECT PROPERTY WAS ESTABLISHED AS THE SOUTHERLY BOUNDARY OF THE CANDLERIDGE EAST SUBDIVISION RECORDED AS INSTRUMENT NUMBER 2005-016975.

THE EASTERLY AND SOUTHERLY LINES OF SAID PROPERTY WERE ESTABLISHED BY THE BOUNDARY LINES OF LOT 16 OF THE BOWLIN ADDITION ~~SUBDIVISION~~.

ALL ELEMENTS OF THE DEED RECORDS, SURVEY RECORDS, PLAT RECORDS AND THE FOUND SURVEY MONUMENTS SHOWN HEREON WERE CONSIDERED. NO OTHER RECORDS OR MONUMENTS WERE CONSIDERED OTHER THAN THOSE SHOWN HEREON WHEN COMPLETING THIS SURVEY.

37

SURVEYOR'S CERTIFICATE

I, DARRYL F. WITTER, P.L.S. NO. 13228, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THIS PLAT AS SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN. ALL EXTERIOR LOT CORNERS ARE SET AND INTERIOR LOT CORNERS SHALL BE SET UPON COMPLETION OF THIS PLAT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS AT THE REQUEST OF M ARK D. ELLIS.



DARRYL F. WITTER, PLS 13228

DATE

COUNTY SURVEYOR'S CERTIFICATE

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

GEORGE A. YERION, PLS 9858

DATE

ACKNOWLEDGEMENT

STATE OF IDAHO)
COUNTY OF TWIN FALLS)

ON THIS DAY OF , 20 , BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED

GEORGE A. YERION

KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE PREVIOUS CERTIFICATES AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

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

NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO
MY COMMISSION EXPIRES
RESIDING IN

CITY ENGINEER

31

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

CITY ENGINEER

DATE

32

37

CITY COUNCIL

33

ACCEPTED BY THE CITY COUNCIL OF TWIN FALLS, IDAHO AT THEIR MEETING ON THE

DAY OF 2024.

MAYOR

CITY CLERK

34

37

COUNTY TREASURER'S CERTIFICATE

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

TWIN FALLS COUNTY TREASURER

DATE

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO)
COUNTY OF TWIN FALLS)

INSTRUMENT NO. _____

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

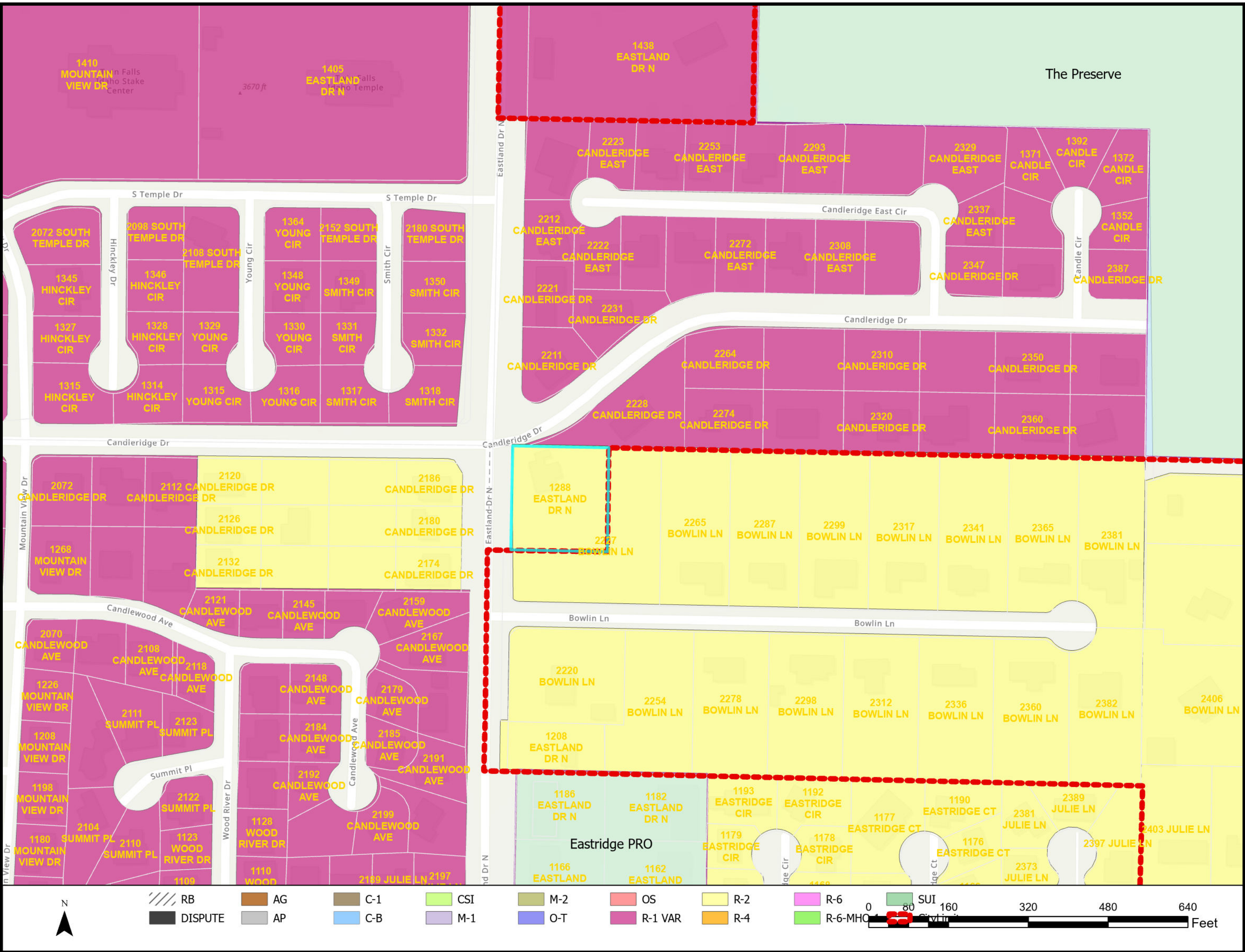
DEPUTY

EX-OFFICIO RECORDER

26

 GREAT FALLS-BIVEMAN-KALISPELL-HELENA SPokane LIVESTON-TWIN FALLS WATFORD CITY	DRAWN BY:	RLH	SHEET 2/2
	SURVEYED BY:	MRD	
	QUALITY CHECK:	DFW	
	DATE:	9/3/21/2024	
	JOB NO.	TF21-041	
	CAD NO.	TF21-41 FPLAT	

ZONING MAP



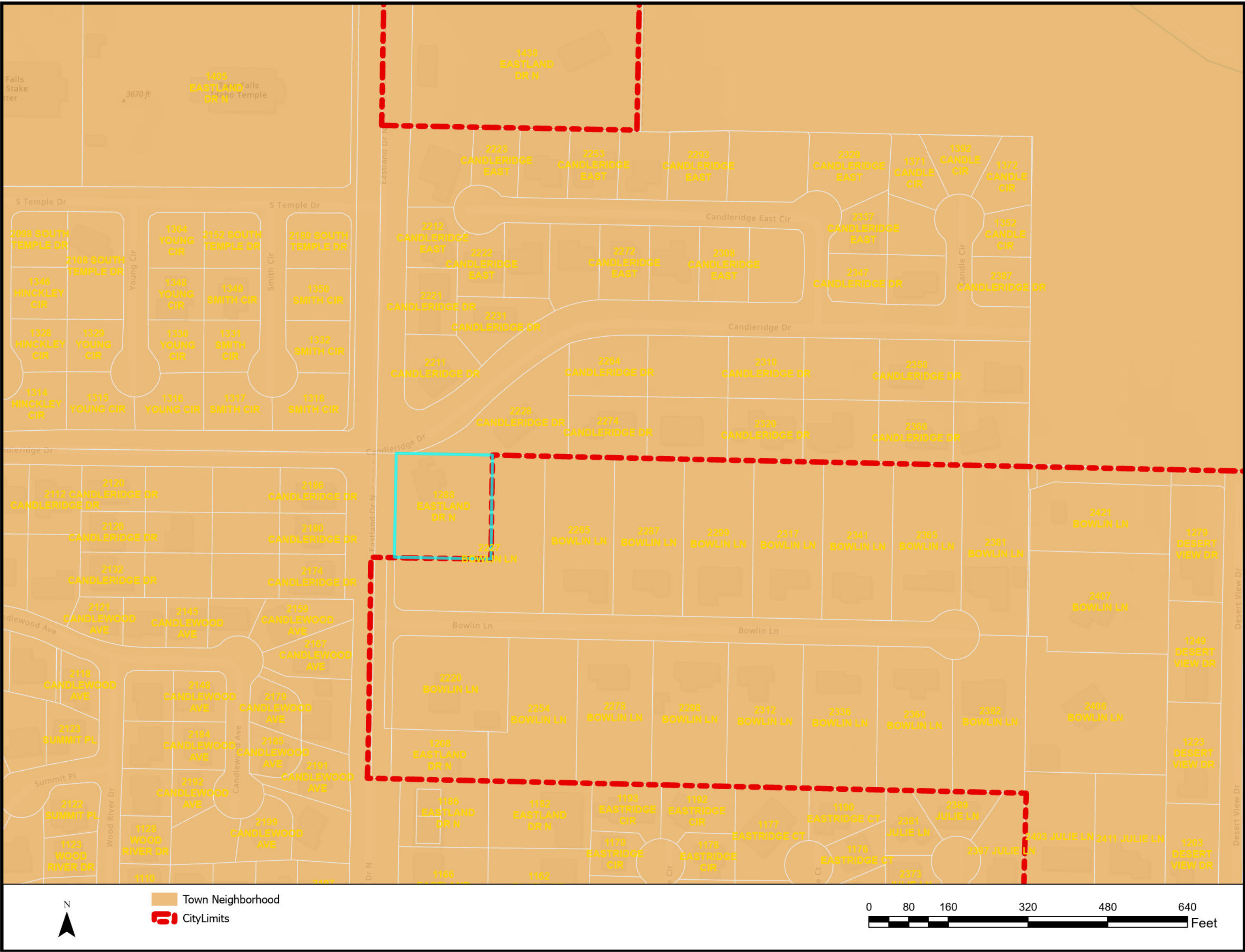
Zoning

Current Zoning:	R-2
Current Land Use:	Residential
Proposed Zoning:	R-2
Proposed Land Use:	Residential

Surrounding Area

North:	Residential (R-1 Variable)
South:	Residential (R-2)
East:	Residential (R-2)
West:	Residential (R-2)

FUTURE LAND USE MAP



Regulations

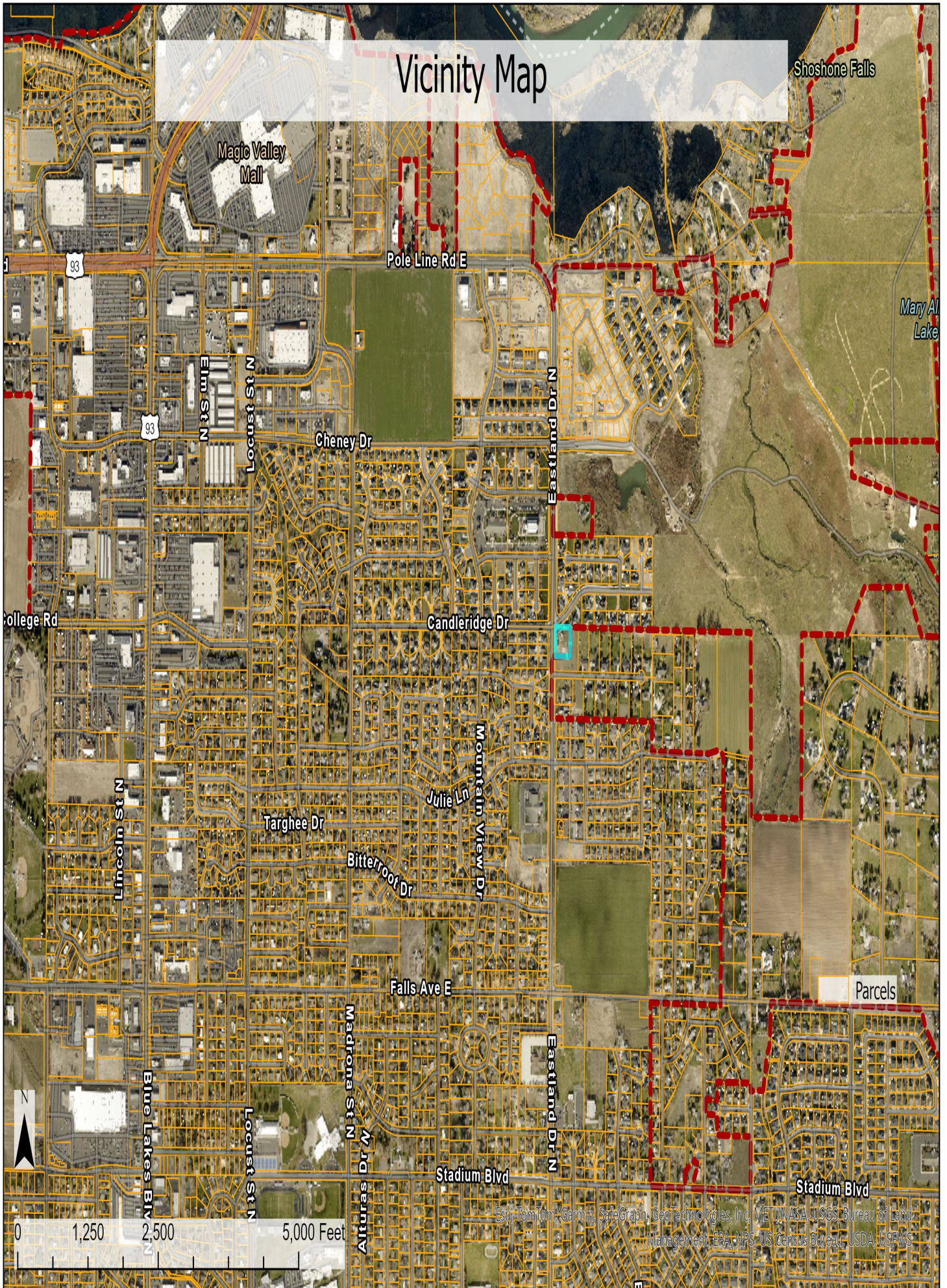
Twin Falls Municipal Code Sections 10-12-2-4

Future Land Use Category

Town Neighborhood: Primary residential in character with lots sizes that are smaller than found in Rural Residential. Contiguous and clustered development to maximize open space and community gathering areas.

Desired land use mixture of single-family residential, duplex, triplexes, townhomes, schools, and civic facilities.

Vicinity Map





BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

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

This matter having come before the City Council of the City of Twin Falls, Idaho on September 23, 2024, for consideration of the final plat of the Ellis Subdivision, approximately 1 (+/-) acres located at 1288 Eastland Dr N, and the City Council having heard testimony from interested parties, having received written Findings from the Planning and Zoning Commission and being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has requested approval of the final plat of the Ellis Subdivision, approximately 1 (+/-) acres.
2. The property in question is zoned R-2 pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Twon 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, Residential (R-1 Variable); to the south, Residential (R-2); to the east, Residential (R-2);; to the west, Residential (R-2);.
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 Ellis Subdivision, approximately 1 (+/-) acres located at 1288 Eastland Dr N is in conformance with the objectives of the zoning ordinance and the policy for developments in Twin Falls City Code §10-1-4.

Specifically, the land can be used safely for building purposes without danger to health or peril from fire, flood or other menace, proper provision has been made for drainage, water sewerage and capital improvements including schools, parks, recreation facilities, transportation facilities and improvements, all existing and proposed public improvements conform to the Comprehensive Plan.

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

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

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

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

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

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

DECISION

The request for approval of the final plat of the Ellis Subdivision, approximately 1 (+/-) acres located at 1288 Eastland Dr N is hereby granted, subject to final technical review by the City Engineer's Office and subject to the conditions which are attached as "Exhibit No. A" and incorporated by reference as though fully set forth herein. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls.


MAYOR - TWIN FALLS CITY COUNCIL

September 30, 2024
DATE

"EXHIBIT NO. A"

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and Standards; and
2. Subject to submittal of a final plat, submitted prior to the signing of the final plat, showing compliance with all conditions and comments in the Engineering Memorandum dated August 16, 2024.



Date: Monday, August 24, 2026
To: Honorable Mayor and City Council
From:

ACTION ITEM

Request:

Request to authorize the City Engineer to approve a South Well #5 change order for Pheasant PRV in the amount of \$847,410 and include some contingency for a total request of \$900,000.

Time Estimate:

10 - 15 minutes

Background:

The City is creating a new pressure zone along Pheasant Dr. with a new PRV going in at Pheasant Rd. W and Kenyon Rd. and multiple valves being closed along Pheasant Rd. W. Part of this pressure zone includes connecting the water on the East and West sides of the Coulee directly North of South Well #5. Since Suburban is using Extreme Excavation at South Well #5, it would be more efficient, saving time and money, to change order in the Pheasant PRV work on South Well #5.

Approval Process:

A majority vote of the Council to approve the Award of Contract to REG and authorize the City engineer to sign the contract

Budget Impact:

\$850,000 is budgeted in the current budget for the Pheasant PRV project. The additional \$50,000 for contingency would be from reserves.

South Well 5 is already authorized in this year's budget.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Request to authorize the City Engineer to approve a South Well #5 change order for Pheasant PRV to bore under the Coulee and trench to install a 12" pipe from the Pheasant View Townhomes to a close connection point on Golden Pheasant Dr. The contractor is Suburban, and they're using Extreme Excavation as a subcontractor to do the work. The Engineering Estimate is \$847,410, so we are asking for \$900,000 to cover any potential changes/contingency.

Attachments:

1. Change Order - Pheasant PRV

2. Change Order - Tract 2 Pheasant PRV



ENGINEER'S OPINION OF PROBABLE COST

PROJECT: Pheasant PRV and South PZ Split	DATE: 7/30/2026
--	---------------------------

PROJECT DESCRIPTION: Pheasant PRV and South PZ Split	DRAFT
--	--------------

CLIENT: City of Twin Falls	
--------------------------------------	--

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QNTY	UNIT	UNIT PRICE	TOTAL COST
1	Asphalt Surface Repair	15	LF	\$148	\$2,220
2	Gravel Surface Repair	125	LF	\$21	\$2,630
3	Sod Surface Repair	15	LF	\$39	\$590
4	Natural Ground Surface Repair	895	LF	\$5	\$4,480
5	Sidewalk / Walking Path Repair	1	LS	\$5,000	\$5,000
6	Water Main - 12" PVC	700	LF	\$337	\$235,900
7	Rock Excavation	350	LF	\$249	\$87,150
8	Water Main Fitting - 12"	8	EA	\$1,500	\$12,000
9	Connection to Existing Water Main - 12"	3	EA	\$9,383	\$28,150
10	Connection to Existing Water Main - 10"	1	EA	\$8,000	\$8,000
11	Valve - 12"	3	EA	\$4,129	\$12,390
12	Valve - 10"	1	EA	\$3,500	\$3,500
13	Perrine Coulee - Bore and 18" casing	60	LF	\$1,000	\$60,000
14	Potable / Non-Potable Crossing	2	EA	\$4,400	\$8,800
15	PRV Vault	1	LS	\$135,000	\$135,000
16	Construction Traffic Control	1	LS	\$5,000	\$5,000
17	Construction Coordination	1	LS	\$5,000	\$5,000
18	Storm Water Management	1	LS	\$5,000	\$5,000
SUBTOTAL				\$620,810	
	Additional Elements (estimated % of above) Contractor mobilization and administration			5.0%	\$31,040
SUBTOTAL				\$31,040	
				SUBTOTAL	\$ 651,850
				<i>Contingency @ 30.0%</i>	\$ 195,560
TOTAL PROBABLE COST (2026 DOLLARS)					\$ 847,410



Goldfinch Ave

Blue Grouse Way

Golden Pheasant Dr

Golden Pheasant Dr

Sommer St



Date: Monday, August 24, 2026
To: Honorable Mayor and City Council
From: Wendy Davis, Parks and Recreation Director, Parks and Recreation Director

ACTION ITEM

Request:

Consider a request to use the savings from Harmon Park court lighting project to finish the landscaping and purchase benches.

Time Estimate:

Allow approximately 5 minutes for presentation, questions and deliberation.

Background:

On February 2, 2026, Council approved the final sale of the fire station on South Washington and allocated the revenue from that sale to Baxter's Dog Park reserving \$130,000 to install lights for the new courts at Harmon Park. The project is nearly complete with the courts installed and now playable, flat work installed around the courts, the bases and utility connection installed for the lights and the light poles have been ordered and will be installed upon arrival. The court phase will see a slight savings and the lighting phase has an anticipated savings of approximately \$29,000.

The parks department had anticipated finishing the landscaping around the courts. However, the excavation, trenching and backfill required to complete that work has proven to be more than what the parks team can absorb this summer. Parks is requesting to use the savings from the lighting project to hire a contractor to complete the irrigation and landscape repairs. The team has an estimate for \$25,910 to complete the work, and would combine any remaining funds with the savings from the court project to fabricate and install benches around the court.

Approval Process:

A simple majority will approve this request.

Budget Impact:

\$130,000 of unanticipated revenue from the sale of the fire station was allocated for the lights at Harmon courts. The savings from that project would be re-allocated for the completion of the landscaping and the remaining funds applied to the purchase of benches.

Regulatory Impact:

If approved, this action will authorize staff to use the funds budgeted for lights to complete the landscaping at the Harmon courts.

History:

N/A

Analysis:

N/A

Conclusion:

Staff believes this is a responsible use of the funds and would provide for the completion of the project.

Attachments:

None



Date: Monday, August 24, 2026
To: Honorable Mayor and City Council
From: Wendy Davis, Parks and Recreation Director

ACTION ITEM

Request:

Consider a request to approve the Amendment to Memorandum of Understanding between the Idaho State Department of Agriculture and the City of Twin Falls and authorize the Mayor to sign it.

Time Estimate:

Allow approximately 5 minutes for presentation, questions and deliberation.

Background:

On April 16, 2025, Twin Falls City Council approved the attached Memorandum of Understanding (MOU) between the Idaho State Department of Agriculture (ISDA) and the City of Twin Falls as part of the efforts to control the spread of the quagga mussel in the Snake River. The MOU authorizes the ISDA to use a portion of City owned property to operate an inspection and hot wash station at the Shoshone Falls boat access. All costs associated with the inspection station will be the responsibility of ISDA, including operation, utilities or any improvements to the property to accommodate the station. Improvements to the site will be made by the City and reimbursed by ISDA up to \$300,000. The MOU expired on December 31, 2025. The attached Amendment to the MOU extends the deadline to December 1, 2026.

Site improvements have been designed and construction documents are being completed. If necessary, staff will return in October to request the re-authorization of Shoshone Falls cash reserves to complete the improvements to the boat launch area.

Please see the attached Memorandum of Understanding and Amendment for more details.

Approval Process:

A simple majority will approve the request.

Budget Impact:

On February 2, 2026, Council authorized \$300,000 Shoshone Falls cash reserves to be used for improvements to be reimbursed by ISDA.

Regulatory Impact:

Approval will authorize the Mayor to sign the Amendment, allowing ISDA to continue to operate an inspection station in the park and extend the deadline for reimbursement for improvements.

History:

N/A

Analysis:

N/A

Conclusion:

City attorney and staff have reviewed this document and recommend council approval.

Attachments:

1. 2025 Twin Falls City MOU
2. City of TF WCIS Improvements MOU Amendment

MEMORANDUM OF UNDERSTANDING
BETWEEN THE IDAHO STATE DEPARTMENT OF AGRICULTURE
AND CITY OF TWIN FALLS

This Memorandum of Understanding (“MOU”) is made by and between the Idaho State Department of Agriculture (“ISDA”), 2270 Old Penitentiary Rd., P.O. Box 7249, Boise, ID 83707, and the City of Twin Falls, 203 Main Avenue East, Twin Falls, ID 83301, (“City”) (ISDA and City, collectively, “Parties”).

WHEREAS, the Idaho Legislature enacted the Idaho Invasive Species Act of 2008 (“Act”) Idaho Code§ 22-1901 *et seq.*, and expressed its concern regarding the increasing threat of invasive species;

WHEREAS, pursuant to the Act, ISDA has the authority to conduct inspections of public or private premises, lands, bodies of water, means of conveyance or articles of any person in order to inspect, survey, treat, control, collect samples of or destroy any invasive species.

WHEREAS, pursuant to the Act, ISDA also has the authority to seize, decontaminate or destroy any invasive species, and to issue hold orders;

WHEREAS, pursuant to the Act, ISDA has the authority to delegate authorities and duties under the Act to other state and local agencies, and to enter into memoranda of understanding to implement that delegation;

WHEREAS, pursuant to IDAPA 02.06.09.132 - .134, ISDA has the authority to inspect watercraft to prevent the introduction or spread of aquatic invertebrate invasive species (“AIIS”) in the State of Idaho. which inspection may include decontamination of the watercraft or conveyance;

WHEREAS, ISDA has designated and categorized AIIS in IDAPA 02.06.09.123, .130 and .140;

WHEREAS, ISDA desires to make use of a portion of City of Twin Falls Property at the Shoshone Falls Park for the sole purpose of operating "Inspection Stations" consisting of, but not limited to, shed/shelter, storage pod, electrical utilities and temporary traffic control (TTC) (i.e., signage, portable changeable message boards, channelizing devices).

WHEREAS, Inspection Stations are Idaho's first-line of defense against the introduction and spread of aquatic invasive species, and that strategically placed Inspection Stations maximize contact with watercraft and conveyances that are exiting the impacted mid-Snake region.

WHEREAS, the City has been organized in accordance with the provisions of; Title 50, Chapter 1, Idaho Code.

WHEREAS, the City has the authority to enter into such contracts as may be necessary and

convenient for the exercise of its powers;

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

I. RESPONSIBILITIES AND PROCEDURES

City agrees as follows:

- City grants to ISDA a right to use a portion of City property for the sole purpose of operating Inspection Station, upon the terms of this MOU.
- City will maintain oversight of the Inspection Stations site. ISDA notifications and requests for service should be directed to their respective City Contact.
- City shall not damage ISDA's property while accessing the property.

ISDA agrees as follows:

- Utilities shall be installed with meter(s) billed to ISDA. Location and placement of utilities shall be approved by the City prior to placement.
- Temporary traffic control (TTC) and signage shall be erected and maintained meeting City Operational Procedures, Manual on Traffic Control Devices (MU T.C.D), or as directed by The City of Twin Falls and their respective regulations.
- A TTC plan(s), including changes or modifications, shall be submitted to City for approval and acceptance prior to placement. Approved TTC plan(s) shall be kept on file with copies on-site and made available for inspection.
- Permanent signage may be requested and paid for by ISDA with the submittal of appropriate permits, at no fee.
- At times when Inspection Station activities are suspended or closed: TTC devices including signs shall be removed and placed at least 15' from the edge of travel way with face of sign turned down; permanently placed signs shall be covered, flip-down signs shall be in the closed position with flashing beacons removed or deactivated.
- ISDA at sole cost and expense, shall at all times properly maintain and keep in good and sanitary condition and repair the property and any improvements thereto.
- Notwithstanding anything to the contrary in this MOU, City shall have such access to the property as is necessary for City use for any reason.
- ISDA, at sole cost and expense, shall remove all improvements including personal

property and underground utility lines and restore site according to City request upon termination of MOU or abandonment of Inspection Station.

II. LOCATIONS:

Shoshone Falls Park, Twin Falls, Idaho and other agreed upon locations within the impacted area.

III. FINANCING

ISDA agrees as follows:

- ISDA is responsible for all costs incurred in operating the Inspection Station.
- ISDA is responsible for all costs, including but not limited to, installation, maintenance, removal and/or relocation of Inspection Station in the event the site is no longer in use by ISDA or upon agreement termination.
- ISDA agrees to reimburse City of Twin Falls, at Department costs, upon submittal of invoice(s) for resource and services including but not limited to labor, material, and equipment costs incurred for the projects at the sites listed, provided by City of Twin Falls at the request of ISDA.
- ISDA specifically agrees to be solely responsible for paying all utility costs associated with the Inspection Station.

City agrees as follows:

- City is responsible for the submission of City and 3rd party invoices and supporting documentation in accordance with MOU.
 - City will supply plans for proposed improvements or projects to ISDA for approval prior to implementation.
- A. Reimbursable Expenditures. ISDA will only reimburse the City for actual expenses incurred for 3rd party contractors, supplies, and materials as well as for labor related to work completed by the City at the fully burdened hourly rate established in this agreement. Expenditures cannot exceed a total reimbursement amount of three hundred thousand dollars (\$300,000.00). If the City spends funds in a manner inconsistent with this MOU, ISDA will require City to reimburse the funds, unless subsequently authorized by ISDA.

Any award to the City will be used solely for the purpose of site improvements and expenditures as outlined below. No portion of any award to City will be used for any purpose other than for these provisions, without the prior express written consent of ISDA.

1. ISDA reserves the right to review and approve all expenditures made pursuant to this MOU, in order to determine whether they are reimbursable or not. Upon notice by

ISDA of insufficient supporting documentation, City must provide the missing financial records such as receipts of expenditures or invoices and proof of payment, such as general invoice report or checks/warrants within three business days to ISDA's Program Manager for review. City must obtain written authorization from ISDA before it purchases items for reimbursement. Only reimbursable, actual expenditures or labor hours and dollar amounts based upon the fully burdened hourly rate established in this agreement should be listed on the invoice for reimbursement. The City bears the burden for payment for non-reimbursable expenditures.

- a. The following are examples of reimbursable 3rd party contractor expenditures:
 - Inspection Station site improvement costs including any construction work on or improvement to site grading, hard surfaces such as asphalt or cement, curbs and gutters, culverts and drainage structures, utility extensions and hookups, and traffic control equipment, gates, or signage.
 - Rental charges for equipment and machinery are reimbursable if all expenditures, rentals, etc. are approved by ISDA prior to rental. Written ISDA approval will be provided to the City and a copy kept in the agreement file at ISDA.
- b. The following are examples of reimbursable expenditures for work performed directly by the City:
 - Inspection Station site improvement costs including any construction work on or improvement to site grading, hard surfaces such as asphalt or cement, curbs and gutters, culverts and drainage structures, utility extensions and hookups, and traffic control equipment, gates, or signage.
 - A total number of direct labor hours for each consecutive work time period, must be reported on invoices. The hourly fully burdened base rate for all direct labor hours is \$30.00/hour.
 - Rental charges for equipment and machinery are reimbursable if all expenditures, rentals, etc. are approved by ISDA prior to rental. Written ISDA approval will be provided to the City and a copy kept in the agreement file at ISDA.
 - Utility costs for the site, if not billed directly to ISDA.
- c. The following is a non-exhaustive list of non-reimbursable expenditures. Any non-reimbursable expenditures are the City's responsibility.
 - ACTIVITIES AND EXPENSES NOT SPECIFICALLY DEFINED IN THE MOU such as:
 - o Meals and refreshments or meeting expenses
 - o Actual employee salary and fringe benefits for work performed directly by the City.
 - o Paper, pens, pencils, and other small miscellaneous office supplies
 - o Miscellaneous tools including flashlights and batteries

- o Printing or publication of regional invasive species booklets or calendars
- o Expenses such as essay contest cash awards, prizes, t-shirts, water bottles, or other such items
- o Accounting, auditing, or payroll software fees
- o Unauthorized or non-itemized fuel expenditures
- o Wireless data charges
- o Newspaper ads
- o Drug tests
- o Vehicle maintenance
- o Cell phone charges (including pre-paid minutes)
- o Activities other state and federal agencies are required to perform
- o Fines and penalties due to violations of, or failures to comply with, federal, state, or local law
- o Interest on bonds, interim financing and associated costs to finance projects
- o Legal expenses
- o Lobbying or expenses associated with lobbying
- o Ordinary operating expenses of state or local government
- o Personal injury compensation or damages arising out of the project, whether determined by adjudication, arbitration, negotiation or other means
- o Professional dues
- o Training unrelated to the project
- o Scientific research unrelated to a specific invasive species activity
- o Other incidental costs are also not allowed under this Agreement. incidental costs are those that are defined by ISDA as “accompanying but not a major part of work completed”.

Terms of Payment.

1. Total payment amount. ISDA will only reimburse City for work done that is consistent with actual hours worked or actual expenses incurred with this MOU, in an amount not to exceed \$300,000.00.
2. Administrative Fees. City may not take any administrative fees prior to funds being spent in accordance with this MOU. For the purposes of this MOU, administrative fees must not exceed ten percent (10%) of the total expended funds. Administrative fees are to cover those costs associated with the management and general function of this MOU. Examples include general business expenses such as office supplies as well as the gathering and submission of invoices and supporting documentation in accordance with this MOU.
3. Invoices. City will submit invoices on the 10th of each following month to ISDA. Only reimbursable, actual expenditures or labor hours and dollar amounts based upon the fully burdened hourly rate established in this agreement should be listed

on the invoice for reimbursement.

4. Submission of monthly invoice and documentation

- a. The invoice will list all reimbursable, actual expenditures or labor hours and dollar amounts, based upon the fully burdened hourly rate established in this agreement.
- b. Supporting documentation for all reimbursable, actual expenses should include the receipt for the expense in question, an explanation and/or reason for the expenditure, proof of payment and any correspondence with ISDA staff about the expenditure.
- c. Supporting documentation for labor hours and dollar amounts, based upon the fully burdened hourly rate established in this agreement, for work performed directly by the City need to be fully documented on the invoice. The invoice needs to include a total number of direct labor hours for each consecutive work time period and an explanation and/or reason for the labor hours.
- d. Any edits to invoices may only be done when specifically requested by ISDA, and then only on the most recent invoice when addressing past mistakes or entries.

5. Final invoice reporting requirement City will submit a final Invoice to ISDA no later than January 1st, 2026.

6. Compliance with MOU. City agrees that in order to receive funding, it must comply with all terms and conditions in this MOU. ISDA may unilaterally terminate or suspend all or part of the MOU if City fails to discharge any of the obligations or comply with any of the terms and conditions contained herein unless ISDA determines that a failure to discharge the obligations or comply with the terms and condition of the MOU is caused by circumstances totally beyond the control of the City.

IV. GENERAL TERMS AND LIMITATIONS

- A. Performance. The Parties understand and agree that the City of Twin Falls is in no way associated or connected with the performance of any activities undertaken by ISDA under this MOU, or the incurring of expenses by ISDA in conjunction with ISDA's activities on the City of Twin Falls Property. ISDA may delegate the operation of the inspection stations to a third-party.
- B. Indemnification. Both parties shall be responsible only for the acts, omissions or negligence of such parties own Employees. The Parties acknowledge that all parties participate in the State of Idaho Risk Management Program comprehensive liability plan utilizing the Retained Risk Account ("Risk Program") or other qualified insurance policy. Each Party is obligated to notify the Division of Risk Management or other qualified insurer and the other parties upon receipt of notice or in the event it has knowledge of any claim or damage arising out of the Agreement.

Nothing in this MOU shall be construed as expanding the liability of either party. In the event of a liability claim, each party shall defend their own interests. Neither party shall be required to provide indemnification of the other party.

- C. Regulatory Responsibilities. Nothing in this MOU between the City of Twin Falls and ISDA shall be construed as limiting or expanding the statutory or regulatory responsibilities of any involved individual in performing functions granted to them by law; or as requiring either entity to expend any sum in excess of its respective appropriation. Each and every provision of this MOU is subject to the laws and regulations of the state of Idaho and of the United States.
- D. Notices. Any notice given in connection with this agreement shall be in writing and shall be delivered either by hand to the other party, by certified mail, postage prepaid, return receipt requested, to the addressee provided below or by facsimile transmission to the other party at the facsimile number below. Notice shall be deemed delivered immediately upon personal service or facsimile transmission or forty-eight (48) hours after depositing notice or demand in the United States mail.
Either party may change its address by giving written notice of the change to the other party.

TO: ISDA
2270 Old Penitentiary Rd.
P.O. Box 7249
Boise, ID 83707
Attn: Cole
Morrison

TO: City of Twin Falls
203 Main Avenue East
Twin Falls, ID 83301

- E. No Authority to Bind ISDA. The City has no authority to enter into contracts or agreements on behalf of ISDA. This Agreement does not create a partnership between the parties, and nothing contained in this Agreement shall be interpreted to create an employer-employee, master-servant, or principal-agent relationship between ISDA and the City in any respect.
- F. Assignment. Neither party may assign its rights or delegate its duties in whole or in part, without the prior written consent of the other except that the City may assign as collateral its right to payment under this Agreement with prior written notice to ISDA.
- G. Waiver. The waiver by either party of a breach of any provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach.
- H. Modification. No change, modification, or waiver of any term of this Agreement shall be valid unless it is in writing and signed by both ISDA and City. Modifications to this memorandum shall become effective upon mutual agreement and written approval by the City of Twin Falls representative or delegate and the signing authority of ISDA.

- I. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes all prior agreements or understanding between ISDA and the City.
- J. Attorney's Fees. In the event a lawsuit of any kind is instituted under this Agreement or to obtain performance of any kind under this agreement, the prevailing party shall be entitled to additional sum as the court may award for reasonable attorney's fees, subject to the other party's right to appeal.
- K. Applicable Law. This Agreement shall be governed by, construed, and enforced in accordance with, the laws of Idaho without regard to its conflicts of law principles.
- O. Jurisdiction and Venue. The parties consent to the jurisdiction of the state court of Ada County in the State of Idaho in the event of any dispute with respect to this Agreement.
- P. Legal Compliance. City agrees to comply with all applicable requirements of federal and state statutes, rules, and regulations.
- Q. Fiscal Necessity and Non-Appropriation. ISDA is a government entity, and it is understood and agreed that ISDA's payments herein provided for shall be paid from Idaho State Legislative appropriations. The Legislature is under no legal obligation to make appropriations to fulfill this Agreement. This Agreement shall in no way or manner be construed so as to bind or obligate the State of Idaho beyond the term of any particular appropriation of funds by the State's Legislature as may exist from time to time.

ISDA reserves the right to terminate this agreement in whole or in part if, in its sole judgment, the Legislature of the State of Idaho fails, neglects, or refuses to appropriate sufficient funds a may be required for ISDA to continue payments, or if the Executive Branch mandates any cuts or holdbacks in spending, or if funds are not budgeted or otherwise available, or if ISDA discontinues or makes a material alteration of the program under which funds were provided. ISDA shall not be required to transfer funds between accounts in the event that funds are reduced or unavailable.

All affected future rights and liabilities of the parties shall thereupon cease within ten (10) calendar days after notice to the City. Further, in the event of non-appropriation, ISDA shall not be liable for any penalty, expense or liability, or for general, special, incidental, consequential or other damages resulting therefrom.

- R. Officials. Agents and Employees of the ISDA Not Personally Liable. It is agreed by and between the parties hereto that in no event shall any official, officer, employee or agent of the State of Idaho be in any way liable or responsible for any covenant or agreement, whether expressed or implied, nor for any statement, representation or warranty made in or in connection with this Agreement. In particular, and without limitation of the foregoing, no full-time or part-time agent or employee of ISDA shall have any personal

liability or responsibility under this Agreement, and the sole responsibility and liability for the performance of this Agreement and all the provisions and covenants contained in this Agreement shall rest in and be vested with the State of Idaho.

- S. Headings. The headings have been inserted for convenience solely and are not to be considered when interpreting the provisions of this Agreement.
- T. Counterparts. This Agreement may be executed in two (2) or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.
- U. Sovereign Immunity. Nothing in this Agreement shall be construed as a waiver of ISDA's or the State's sovereign immunity, which immunity is hereby expressly reserved.
- V. Effective Date. This MOU shall become effective upon signature of the City representative or delegate and the signing authority for ISDA, whichever is most recent, for the time period of January 01, 2025 through December 01, 2025.
- W. Termination. This MOU shall remain in force unless formally terminated by either party after thirty (30) days' written notice to the other party.

IN WITNESS WHEREOF, ISDA and the City of Twin Falls have executed this Memorandum of Understanding.

Idaho State Department of Agriculture

City of Twin Falls

By: _____

By: _____

Chanel Tewalt, Director

City of Twin Falls Authorized Signer

Date

Date

**AMENDMENT TO MEMORANDUM OF UNDERSTANDING BETWEEN
IDAHO STATE DEPARTMENT OF AGRICULTURE
AND CITY OF TWIN FALLS**

THIS AMENDMENT ("Amendment") is to the Memorandum of Understanding between the Idaho State Department of Agriculture ("ISDA"), 2270 Old Penitentiary Road, Boise, Idaho 83712 and the City of Twin Falls, 203 Main Avenue East, Twin Falls, Idaho, 83301 ("City") (ISDA and City, collectively, "Parties").

In consideration of the mutual undertakings and covenants in this Amendment, the parties agree as follows:

1. To amend III. Terms of Payment. 5. Final invoice reporting requirement. to read as follows:
 1. Total payment amount. City will submit a final Invoice to ISDA no later than January 1st, 2027.
2. To amend IV. General Terms and Limitations. V. Effective Date, to read as follows:
 1. Effective Date: This Amendment to the MOU shall become effective upon signature of the city representative or delegate and the signing authority for ISDA, whichever is most recent, for the time period of January 01, 2025 through December 01, 2026.
3. ALL OTHER TERMS AND CONDITIONS PREVIOUSLY AGREED TO AND SET FORTH IN THE AGREEMENT AND PRIOR AMENDMENT REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, ISDA and District have executed this Amendment to the MOU.

ISDA

City of Twin Falls

By: _____
Chanel Tewalt, Director

By: _____
City of Twin Falls Authorized Signer

Date

Date



Date: Monday, August 24, 2026
To: Honorable Mayor and City Council
From: Matt Barnes, Airport Manager

ACTION ITEM

Request:

Consideration of a request to Award a contract to Knife River Corporation in the amount of \$1,306,787.00 and authorize the mayor to sign the FAA grant application and contract for Terminal Access Improvement.

Time Estimate:

The staff presentation will take approximately 10 minutes with additional time needed for any questions.

Background:

Sealed bids for the Terminal Access Improvement project to the Magic Valley Regional Airport were received and opened at 3:00 PM on July 7, 2026.

Five sealed bids were received and are summarized in the following table:

Contractor	Location	Total Base Bid Schedule 1 and Additive Option Bid Schedule 2	% Within Estimate
Engineer's Estimate		\$1,837,100.00	-
Peterson Brothers Construction	Twin Falls, Idaho	\$1,376,098.46	-25.1%
Idaho Materials and Construction	Twin Falls, Idaho	\$1,716,887.50	-6.5%
Schreder & Brandt	Hailey, Idaho	\$1,959,037.76	6.6%
Knife River Corp.	Boise, Idaho	\$1,418,787.00	-22.8%
Burks Excavation	Twin Falls, Idaho	\$1,744,819.00	-5.0%

The apparent low bidder, Peterson Brothers Construction (PBC), submitted a bid that was 25.1% lower than the Engineer's Estimate. Further evaluation was taken to determine responsiveness of the bid package and then identify variability in bid items that may better explain the variance in the Engineer's Estimate compared to the bids received. The evaluation of PBC's bid package identified missing items in the bid package, missing data within the bid schedule, as well as mathematical errors of individual bid items. These errors and omissions are summarized below:

- Omission: Acknowledgment of Addendum No.1, which shall be included according to the "Bidder's Checklist" within the bid documents.
- Omission: The Bid Proposal's Bid Schedule of Items and Prices require that unit prices for all items shall be shown in both numbers and words. No words describing unit prices were included in both bid schedules.
- Omission: Unit Prices for bid Items, as required in the "Bidder's Checklist" and again identified in the Bid Proposal's Bid Schedule of Items and Prices were not included for the following items.
 - P-103-4.1 - Airport Safety and Security
 - 307.4.1.F.1 - Type "P" Surface Restoration (Trenching Repair Beyond Extents of Regrading)

- Omission: Unit Price and Total Price, identified as highlighted red excel spreadsheet cells within the 'Bid Summary and Evaluation' spreadsheet, were not included for the following items:
 - C-100-14.1 - Contractor Quality Control Program (CQCP)
 - 706.4.1.H.1 - Pedestrian Ramp W/ Detectable Warning Domes, Type SD-712
- Error: There are 18 minor mathematical discrepancies between the stated total price and the mathematical product of the unit price and the quantity ranging between -\$71.00 and \$11.00 for any of the respective items, which are identified as highlighted yellow excel spreadsheet cells within the 'Bid Summary and Evaluation' spreadsheet.
- Error: There is one major mathematical error in Item 706.4.1.B.1 - Concrete Valley Gutter, with an unit cost of \$93.62 for 980 linear feet of valley gutter. The numerical total cost for this item is shown as \$21,533.60, whereas the calculated value is \$91,747.60. This is a discrepancy of \$70,214.00. This line item is identified as highlighted green excel spreadsheet cells within the 'Bid Summary and Evaluation' spreadsheet,

The adjusted bid results are summarized in the following table:

Contractor	Location	Total Base Bid Schedule 1	% Within Estimate
Engineer's Estimate		\$1,662,100.00	-
Idaho Materials and Construction	Twin Falls, Idaho	\$1,474,887.50	-11.3%
Schreder & Brandt	Hailey, Idaho	\$1,700,237.76	2.3%
Knife River Corp.	Boise, Idaho	\$1,306,787.00	-21.4%
Burks Excavation	Twin Falls, Idaho	\$1,503,540.00	-9.5%

In accordance with paragraph 30.02 *Award of Contract, General Provision*, the total of Base Bid Schedule 1, was used to determine the lowest bidder. In conformance of FAA AIP Handbook-Order 5100.38D.

Approval Process:

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

Budget Impact:

A majority of the project will be funded with an AIP FAA grant with 95% federal match and 5% local match. The portion of the project that replaces water utilities that serve the terminal building will be funded with 93.75% FAA grant dollars and the remainder will be local match from PFCs. The FAA is planning to issue two grants to cover the cost of the project (companion grants).

Regulatory Impact:

The bid award process has followed all FAA regulations and the City Attorney's Office has concurred with staff's recommendation to award the bid to Knife River. The contract will be reviewed by the City Attorney's Office before being given to the Mayor for signature. This project will not proceed unless FAA funding is secured.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends awarding the contract to Knife River Corporation in the amount of \$1,306,787.00 and authorize the mayor to sign the contract and grant application.

Attachments:

1. TWF_TAI_Airport_LetterofRecommendation_Revised



August 19, 2026

Mr. Matt Barnes
Airport Manager
Joslin Field – Magic Valley Regional Airport
492 Airport Loop
P.O. Box 1907
Twin Falls, Idaho 83303

RE: Recommendation of Award – FAA AIP 3-16-0036-058-2026
FY 2026 Airport Improvements to Joslin Field – Magic Valley Regional Airport
Terminal Access Improvements

Dear Matt,

Sealed bids for the Terminal Access Improvements project to the Magic Valley Regional Airport were received and read aloud at 3:00 PM on July 7, 2026. The project consists of two bid schedules. Five sealed bids were received and are summarized in the following table:

Contractor	Location	Total Base Bid Schedule 1 and Additive Option Bid Schedule 2	% Within Estimate
Engineer's Estimate		\$1,662,100.00	-
Peterson Brothers Construction	Twin Falls, Idaho	\$1,137,669.34	-31.4%
Idaho Materials and Construction	Twin Falls, Idaho	\$1,474,887.50	-11.3%
Schreder & Brandt	Hailey, Idaho	\$1,700,237.76	2.3%
Knife River Corp.	Boise, Idaho	\$1,306,787.00	-21.4%
Burks Excavation	Twin Falls, Idaho	\$1,503,540.00	-9.5%

The apparent low bidder, Peterson Brothers Construction (PBC), submitted a bid that was 31.4% lower than the Engineer's Estimate. Further evaluation was taken to determine responsiveness of the bid package and the identify variability in bid items that may better explain the variance in the Engineer's Estimate verse the bids received. The evaluation of PBC's bid package identified missing items in the bid package, missing data within the bid schedule, as well as mathematical errors of individual bid items, as shown in the attached 'Bid Summary and Evaluation' spreadsheet. These errors and omissions are summarized below:

- Omission: Acknowledgment of Addendum No.1, which shall be included according to the "Bidder's Checklist" within the bid documents.
- Omission: The Bid Proposal's Bid Schedule of Items and Prices require that unit prices for all items shall be shown in both numbers and words. No words describing unit prices were included in both bid schedules.
- Omission: Unit Prices for bid Items, as required in the "Bidder's Checklist" and again identified in the Bid Proposal's Bid Schedule of Items and Prices were not included for

the following items. These are identified as highlighted orange excel spreadsheet cells within the 'Bid Summary and Evaluation' spreadsheet.

- P-103-4.1 - Airport Safety and Security
- 307.4.1.F.1 - Type "P" Surface Restoration (Trenching Repair Beyond Extents of Regrading)
- Omission: Unit Price and Total Price, identified as highlighted red excel spreadsheet cells within the 'Bid Summary and Evaluation' spreadsheet, were not included for the following items:
 - C-100-14.1 - Contractor Quality Control Program (CQCP)
 - 706.4.1.H.1 - Pedestrian Ramp W/ Detectable Warning Domes, Type SD-712
- Error: There are 18 minor mathematical discrepancies between the stated total price and the mathematical product of the unit price and the quantity ranging between -\$71.00 and \$11.00 for any of the respective items, which are identified as highlighted yellow excel spreadsheet cells within the 'Bid Summary and Evaluation' spreadsheet.
- Error: There is one major mathematical error in Item 706.4.1.B.1 - Concrete Valley Gutter, with an unit cost of \$93.62 for 980 linear feet of valley gutter. The numerical total cost for this item is shown as \$21,533.60, whereas the calculated value is \$91,747.60. This is a discrepancy of \$70,214.00. This line item is identified as highlighted green excel spreadsheet cells within the 'Bid Summary and Evaluation' spreadsheet,

The adjusted bid results are summarized in the following table:

Contractor	Location	Total Base Bid Schedule 1	% Within Estimate
Engineer's Estimate		\$1,662,100.00	-
Idaho Materials and Construction	Twin Falls, Idaho	\$1,474,887.50	-11.3%
Schreder & Brandt	Hailey, Idaho	\$1,700,237.76	2.3%
Knife River Corp.	Boise, Idaho	\$1,306,787.00	-21.4%
Burks Excavation	Twin Falls, Idaho	\$1,503,540.00	-9.5%

In accordance with paragraph 30.02 *Award of Contract, General Provision*, the total of Base Bid Schedule 1 was used to determine the lowest bidder. In conformance of FAA AIP Handbook-Order 5100.38D, below is a "Price Analysis" for the total bids received.

Price Analysis:

The bid submitted by Knife River Corp. was 21.4% lower than the Engineer's Estimate and is the apparent low bidder, as shown above. Further evaluation was taken to identify variability in bid items that may better explain the variance in the Engineer's Estimate verse the bid received. The evaluation of individual bid items show that two specific bid items from the apparent low bidder was significantly higher than the Engineer's Estimate. Specifically, Item 810.4.1.A.1 ½" Superpave HMA and Mobilization. Mobilization is 13.9% of the total project cost and beneath the mobilization cap of 20%. The Superpave HMA item is 16.1% of the total project cost and is 34.2% lower than the Engineer's Estimate and 23.9% lower than the average of the four other bids. This can be attributed to the lower cost of Knife River's aggregate compared to other local

contractors. Knife River Corp.'s bid totaled \$1,418,787.00 for Schedule 1 does appear to be responsive and responsible, and does not have any errors or omissions in their bid proposal.

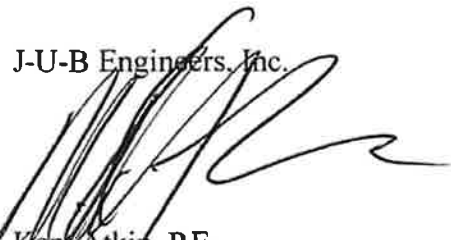
Enclosed are copies of Knife River Corp.'s bid package. Based on the current market climate and the additional considerations listed above, J-U-B finds the apparent low bid submitted by Knife River Corporation to be competitive, fair and reasonable in accordance with FAA AIP Handbook-Order 5100.38D.

The bid submitted by Knife River Corp. was reviewed for bid submittal requirements. Knife River Corp. is licensed public works contractor in the State of Idaho and has a history of performing similar projects.

If you have any questions regarding the bid, bid results and subsequent award process, please call me at 208-733-2414.

Sincerely,

J-U-B Engineers, Inc.



Kent Atkin, P.E.
Project Manager

Enclosures:
Bidding Summary and Evaluation
Peterson Brothers Construction Bid Package
Knife River Corp. Bid Package



Date: Monday, August 24, 2026
To: Honorable Mayor and City Council
From: Kelli Ebersole, City Planner

ACTION ITEM

Request:

Request for a Planned Unit Development Amendment – River Hawk Plaza PUD – to allow “Health/Fitness Facility – Minor” on property located at 1341 Park View Dr. c/o Gerald Martens. (PZ26-0077)

Time Estimate:

Approximately 10-15 minutes for staff and applicant presentation, public comment, commission questions and deliberation.

Background:

This is a proposal to amend the River Hawk Plaza PUD special uses. The proposal is a departure from the permitted uses that require an official amendment to the PUD.

On July 28, 2026, the Planning and Zoning Commission recommended approval of this request by a vote of 4-0.

Approval Process:

A Planned Unit Development (PUD) amendment shall be reviewed by the Planning and Zoning Commission, which will make a recommendation to the City Council. The City Council is the final decision-making body for PUD amendments. Approval of a PUD amendment shall be based on the following standards:

i. The proposed uses shall not be detrimental to the health, safety, and general welfare of the public.

A Health/Fitness Facility – Minor is limited to an occupant load of forty-nine (49) persons or fewer, resulting in a low-intensity commercial use. The proposed amendment is not anticipated to generate traffic, noise, or operational impacts beyond those associated with the existing neighborhood-serving businesses within the PUD. Staff finds the proposed use will not be detrimental to the public health, safety, or general welfare.

ii. Any variation from the underlying zoning district development requirements must be warranted by the design and amenities incorporated in the conceptual development plan.

Although Health/Fitness Facility – Minor is not currently identified as an allowable use within the Professional Office Overlay, the River Hawk Plaza PUD was designed to accommodate a variety of neighborhood-serving office and service businesses. The development currently contains a fitness-related use operating under an approved Special Use Permit, demonstrating that the proposed use is compatible with the design, building layout, parking, and operational characteristics of the development.

iii. The underlying zoning district and the conceptual development plan shall conform to the Comprehensive Plan.

The 2016 Comprehensive Plan designates the area as Town Neighborhood, which supports residential development and neighborhood-serving services. The River Hawk Plaza PUD serves as a transition

between surrounding residential neighborhoods and the larger institutional and commercial developments located along Cheney Drive and North College Road. The proposed amendment maintains this transitional function while providing an additional neighborhood-serving use.

iv. Existing and/or proposed streets and utility services are suitable and adequate for the proposed development.

The development is served by Park View Drive, Cheney Drive, and North College Road, all of which function as collector roadways intended to accommodate higher flows of traffic. Existing public utilities and infrastructure currently serve the fully developed PUD. Staff does not anticipate that adding Health/Fitness Facility – Minor as a potential use would require additional infrastructure improvements or adversely affect traffic circulation.

v. How the request at the location in question would be in the community's best interest.

The proposed amendment would provide an additional neighborhood-serving service within an established mixed office development. Small fitness facilities offer opportunities for convenient access to wellness and fitness services for nearby residents, employees, and students while expanding the variety of services available within the community.

vi. How the list of uses permitted would blend with surrounding land uses.

The proposed use is compatible with the existing mix of businesses within the River Hawk Plaza PUD, including medical offices, childcare services, beauty salons, counseling services, and professional offices. In addition, Xrossway Fitness and Life Center has successfully operated within the development under a Special Use Permit since 2015, demonstrating that a small-scale fitness facility can coexist with surrounding uses.

vii. Whether the subject site is physically suitable for the type and intensity of land uses permitted under the proposed zoning district.

The River Hawk Plaza PUD was developed as a professional office park consisting of multiple tenant spaces designed to accommodate low-intensity commercial and service-oriented businesses. A Health/Fitness Facility – Minor is consistent with the size, scale, and operational characteristics of the existing buildings and is physically suitable for the site.

viii. Whether the uses permitted in the proposed development would be adequately served by public facilities and services such as thoroughfares, police and fire protection, drainage, refuse disposal, water, sewer, and schools to ensure the public health, safety, and general welfare.

The subject property is fully served by existing public infrastructure and municipal services, including streets, water, sewer, drainage, police, and fire protection. The proposed amendment does not increase development density or require expansion of public facilities. Existing services are adequate to accommodate the proposed use.

ix. Whether the uses permitted in the proposed development would be compatible in terms of their scale, mass, coverage, density, and intensity with adjacent land uses.

A Health/Fitness Facility – Minor is limited in size and occupancy and is comparable in intensity to other service-oriented businesses already operating within the PUD. The amendment does not permit additional building area or increase site density. Staff finds the proposed use to be compatible with adjacent commercial, institutional, and residential land uses.

x. Whether the proposed zoning designation is consistent with the Comprehensive Plan land use map designation.

The proposed amendment is consistent with the Town Neighborhood land use designation by allowing an additional neighborhood-serving use within an existing planned development. The amendment supports

the Comprehensive Plan's goal of providing services that are conveniently located near residential neighborhoods while maintaining an appropriate transition between residential and commercial development.

Budget Impact:

N/A

Regulatory Impact:

Should the request be approved as presented, a Health/Fitness Facility – Minor will be an allowed use for the properties within the River Hawk Plaza PUD.

History:

The River Hawk Plaza PUD was established in 2010 as an “R-2 PRO PUD Office Park”. The development of this PUD has happened in phases, with lot 1 starting construction in 2012. The most recent completion of the development (lots 6-8) took place earlier this year.

The list of allowed uses in the PUD are limited to uses that were allowed in the previous R-2 zoning district, by Special Use Permit in the Professional Office Overlay (PRO), or outright permitted if land use is listed in the PUD. Health/Fitness Facility – Minor or Major, is not listed in the PUD as an allowed use.

In 2015, Xrossway Fitness and Life Center was granted a Special Use Permit to operate a religious facility that will include congregation meetings, counseling and body fitness, as part of their ministry. Xrossway Lutheran Ministries is located at 1385 Park View Drive, #103 (lots 3,4, and a portion of lot 2), within the River Hawk Plaza PUD. This Special Use Permit was granted specifically for this applicant, with the condition that any change in ownership/proprietorship would require a new Special Use Permit. As a fitness center is not an allowed use in the current PUD, this means that a fitness center or ministry could not come in and take over that location without zoning approval.

Analysis:

Comprehensive Plan Designations:

The 2016 Comprehensive Plan, Grow With Us, designates this area as Town Neighborhood, which is intended to support primarily residential development while also accommodating civic, institutional, and neighborhood-serving uses that meet the daily needs of surrounding residents. Although the underlying designation is residential, the River Hawk Plaza PUD was intentionally developed as a professional office park serving adjacent neighborhoods through the Professional Office Overlay.

The proposed amendment does not alter the overall character or intensity of the development. Instead, it adds one additional neighborhood-serving commercial use that is compatible with the existing office and service-oriented businesses already operating within the PUD. A Health/Fitness Facility – Minor functions similarly to other personal service and professional uses by providing services primarily to nearby residents and employees rather than attracting regional commercial activity.

The amendment maintains the transition between the surrounding residential neighborhoods and the larger institutional and commercial uses located along North College Road and Cheney Drive, consistent with the Comprehensive Plan's objective of providing orderly transitions between land use intensities.

Zoning Classifications:

Each zoning district listed in the city code has been created with a purpose along with a list of uses that are permitted with and without a special use permit within that zone. The River Hawk Plaza PUD has chosen to follow a modified version of the R-2 and Professional Office Overlay districts.

While R-2 (now called Town Neighborhood 1) is intended for single family and duplex residential properties, adding the Professional Office Overlay (PRO) gives the area more business options. There are a range of uses allowed in the PRO with a Special Use Permit. A Health/Fitness studio is not listed as an allowed use.

Zoning Development Agreement/Planned Unit Development

The purpose of a Planned Unit Development (PUD) is to provide flexibility in land use and site design while ensuring that development remains compatible with surrounding properties and consistent with the Comprehensive Plan. Unlike conventional zoning districts, a PUD allows for modifications to permitted uses when those modifications further the goals of the development without adversely affecting neighboring properties.

The proposed amendment is limited in scope. It does not increase development density, alter building setbacks, modify site design standards, or authorize additional building area. The amendment only expands the list of allowed uses in the PUD. The City retains the ability to evaluate each proposal individually for compatibility, parking, traffic, hours of operation, site circulation, and other operational characteristics.

Health/Fitness Facility-Minor Amendment Analysis

The applicant is seeking to add “Health/Fitness Facility-Minor” as a permitted land use to the agreement. Health/Fitness Facility is defined as an establishment or facility primarily designed for patrons to use equipment or space for the purpose of physical exercise or training under the direction/supervision of a coach or trainer; with a total occupant load of forty-nine (49) individuals or less. This land use is permitted by right in the many zones, including the Community Market and Mixed Use zone, but not listed as a permitted use in the PRO overlay.

A Health/Fitness Facility-Minor is intended for small groups or class sizes. Although this property is zoned residential, it is located on a block of Park View Dr. (between North College Rd. and Cheney Dr.) with Canyon Ridge High School’s western boundary on one side of the street and multiple businesses/offices on the other side of the street. This street block gives a transition from residential to commercial uses.

Examples of other land uses in this PUD are a childcare facility, medical and real estate offices, and beauty salons/shops. All these uses are intended to serve the surrounding community. St. Lukes Hospital is located just north of this area and Canyon Ridge High School is located directly east of the area. Cheney Drive and North College Rd. are collector roads that are intended to handle significant traffic. Park View Dr. is also a collector road designed to move cars through the area from residential to commercial. Staff believes that a Health/Fitness Facility-Minor would be a good fit in this area, as it is designed to be smaller to serve the surrounding community. With an occupant load of 49 people or less, traffic to and from the facility will not overload the current roadways.

Traffic generated by a Health/Fitness Facility – Minor is expected to be dispersed throughout the day and comparable to other customer-oriented businesses within the development.

Many of the existing businesses within the River Hawk Plaza PUD generate customer traffic throughout the day, including childcare, medical offices, salons, counseling services, and professional offices. A small fitness facility is expected to have similar operational characteristics and customer turnover rates, making it compatible with the existing mix of businesses. Given the occupant limitation of forty-nine persons or fewer and the existing collector street network, staff does not anticipate adverse impacts on roadway capacity.

Parking demand associated with a Health/Fitness Facility – Minor is also expected to remain manageable due to the limited occupant load. With the building permit review, it would include review of parking availability and site circulation to ensure the proposed operation can be accommodated without adversely affecting neighboring tenants.

Compatibility with Surrounding Development

The River Hawk Plaza PUD functions as a transitional area between surrounding residential neighborhoods and larger institutional and commercial uses. Canyon Ridge High School is located directly east of the development, while St. Luke's Medical Center and other commercial services are located nearby. Existing uses within the PUD include childcare, professional offices, medical offices, beauty salons, counseling services, and the previously approved Xrossway Fitness and Life Center.

The addition of a Health/Fitness Facility – Minor would complement these existing neighborhood-serving businesses without substantially increasing the intensity of development.

Conclusion:

The proposed amendment is consistent with the purpose of the River Hawk Plaza Planned Unit Development by allowing an additional neighborhood-serving use that complements the existing office and service-oriented businesses within the development. The request does not increase development intensity, alter site design standards, or authorize additional building area. Rather, it expands the list of uses while preserving the City's ability to evaluate each future proposal individually.

Staff finds that the proposed amendment satisfies the approval criteria for a Planned Unit Development amendment because:

- The proposed use will not be detrimental to the public health, safety, or welfare;
- The existing streets and public infrastructure are adequate to serve the proposed use;
- The amendment is compatible with surrounding land uses and the established character of the PUD; and
- The use provides an additional neighborhood-serving service consistent with the transition between residential and institutional/commercial development.

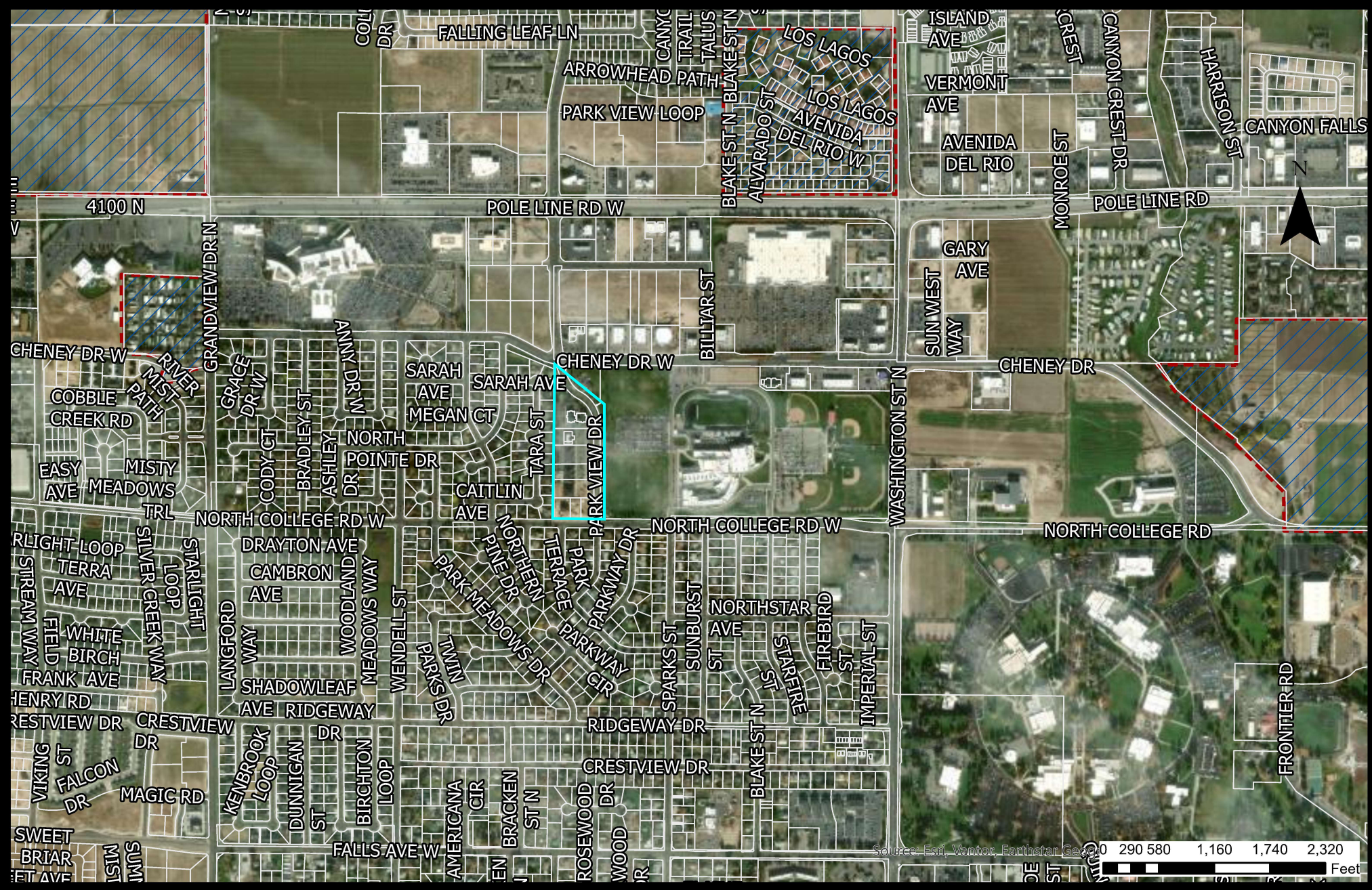
For these reasons, staff recommends that the City Council approve the proposed Planned Unit Development amendment to allow Health/Fitness Facility – Minor as an outright permitted use within the River Hawk Plaza PUD.

The council may approved the request as presented, approval with added conditions, tabling the item for additional information, or the request be denied.

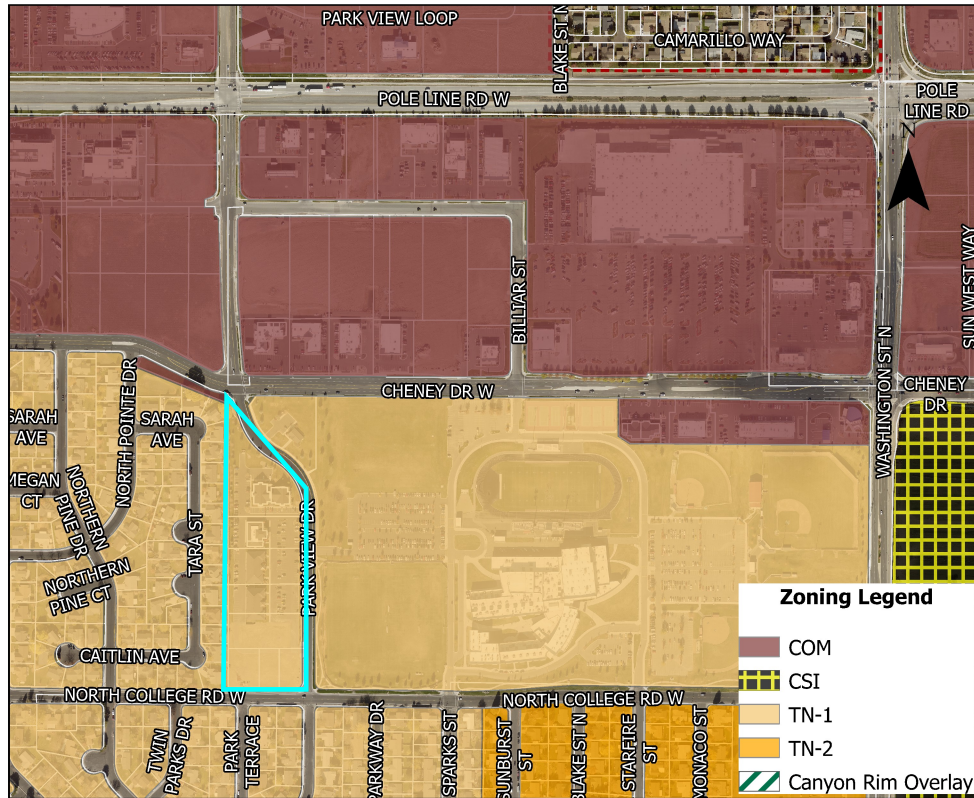
Attachments:

1. PZ26-0077 Vicinity Map
2. PZ26-0077 Presentation Map
3. PZ26-0077 Street View
4. PZ26-0077 River Hawk Plaza PUD - original
5. PZ26-0077 Proposed Riverhawk Plaza PUD Amendment
6. PZ26-0077 Applicant Narrative
7. PZ26-0077 Professional Office Overlay Land Uses As Outlined in Base Zoning Code
8. PZ26-0077 Planning and Zoning Commission Minutes Draft - July 28, 2026

VICINITY MAP



ZONING MAP



Zoning

Current Zoning: TN-1, Town Neighborhood 1
Riverhawk Plaza PUD

Current Land Use: Business Park

Proposed Zoning: TN-1, Town Neighborhood 1

Proposed Land Use: Health/Fitness Center, Minor

Surrounding Area

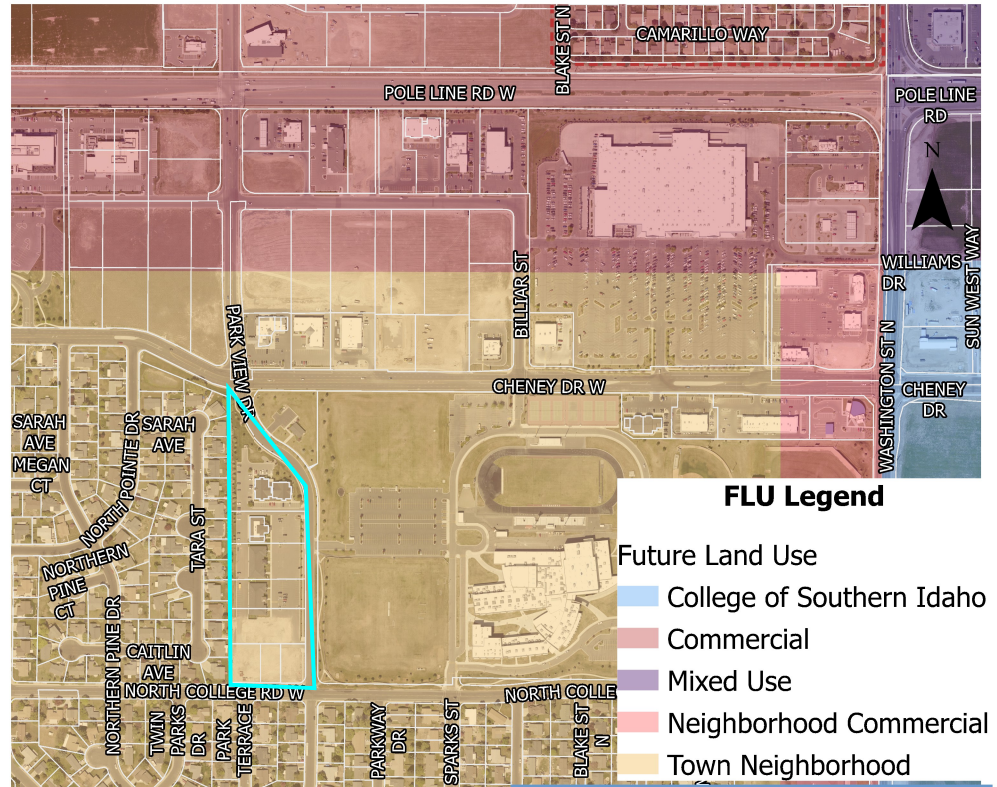
North: Commercial

South: Residential

East: Commercial/Canyon Ridge HS

West: Residential

FUTURE LAND USE MAP



FLU Legend

Future Land Use

- College of Southern Idaho
- Commercial
- Mixed Use
- Neighborhood Commercial
- Town Neighborhood

Regulations

Twin Falls Municipal Code Section(s)
10-2-5 (E), 10-3-2 (K)

FLU Category

- Town Neighborhood
- Primarily residential in character
 - Lot sizes are smaller than found in Rural Residential
 - Contiguous, and clustered development to maximize open space and community gathering areas
 - Single-family attached and detached
 - Duplexes, triplexes, and townhomes
 - Parks and recreation facilities
 - Schools
 - Civic facilities

Street View



2010-000272

No. Pages: 24

Fee: \$

KRISTINA GLASCOCK

County Clerk

Deputy: DWRIGHT

RIVER HAWK PLAZA PUDR-2 PRO PLANNED UNIT DEVELOPMENT AGREEMENT

THIS AGREEMENT, made and entered into this 16th day of Jan, 2010, by and between the CITY OF TWIN FALLS, a municipal corporation, State of Idaho (hereinafter called "City"), and Osprey, LLC. (hereinafter called "Developer"), whose address is PO Box 1906, Twin Falls, Idaho 83301.

RECITALS

WHEREAS, Developer is the owner of the certain tract of land in the City of Twin Falls, State of Idaho, more particularly described in Exhibit "A", attached hereto, (the "Property") which Property is at the north intersection of North College Road and ParkView Drive .

WHEREAS, Developer intends to develop all or portions of the property from time to time; and

WHEREAS, Developer has made request of the City to develop an office park (the "Project") on the Property and has submitted to the City a Master Development Plan, Exhibit "B", thereof which has been submitted for approval for development as a "R-2 PRO PUD Office Park" attached hereto, (the "Master Development Plan-Exhibit "B"), which has been recommended for approval, as presented, for development as a Planned Unit Development, by the Planning and Zoning Commission on October 27, 2009 and approved by the City Council on November 23, 2009 as presented and subject to conditions, and subject to Ordinance #2982, which was published on December 17, 2009 and is attached hereto as Exhibit "C", and

WHEREAS, the proposed development of said Project within the City of Twin Falls, Idaho, subject to certain terms, conditions and understandings, which terms, conditions and understandings are the subject of this Agreement.

COVENANTS

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

I. NATURE OF THE AGREEMENT. This Agreement shall become part of the "R-2 Pro PUD" zone with respect to the Project upon its full execution and recording. Developer and its assigns or successors in interest, as well as City and its assigns or successors (if any), shall be bound by the terms and conditions as approved and contained herein.

II. NATURE OF THE DEVELOPMENT. It is agreed by the parties hereto that certain language and requirements pertaining to the "Project" zone shall be interpreted as follows:

A. Uses. Except as provided herein, the uses shall be limited to those listed and attached hereto as Exhibit "D".

B. Building Size. The maximum building size is 12,000 S.F.

C. Hours of Operation. Hours of operation for all professional office buildings shall be 6:00 am to 9:00 pm unless extended hours of operation are permitted with an approved special use permit.

D. Phasing of Development.

1. Developer shall be permitted to develop the property in phases, so long as those phases are in compliance with the Master Development Plan and this PUD Agreement. Approval for each phase may be obtained by submission to the City Engineer of technically correct designs and improvement plans for necessary construction. The designation and location of specific uses on the Master Development Plan are conceptual and minor changes therefrom shall not provide basis for disapproval of any phase. There shall be no minimum and a maximum of 3 years limit between phases. If development of subsequent phases is not initiated within the 3-year limit the City shall review the P.U.D. for conformance to the Comprehensive Plan and Development Standards.

III. STREET, SEWER, WATER AND DRAINAGE IMPROVEMENTS.

Developer shall be responsible for the design and construction of street, sewer, water and drainage systems on the Property and adjacent right-of-ways (hereinafter "Improvements") as described herein in accordance with City Standards.

- A. Improvement Plans. Developer shall file or cause to be filed with the City a complete set of plans showing all improvements contemplated. The Improvement Plans and all improvements shall thereon meet the approval of the City, which approval shall be given if such plans conform with established City requirements, the Master Development Plan and this PUD Agreement.
- B. Improvement Design and Construction. Developer, at its expense, shall cause all Improvements shown on the Improvement Plan to be designed, constructed and installed consistent with the approved Improvement Plans except as otherwise provided herein. Notwithstanding the foregoing, nothing in this Agreement shall prohibit City, State or Federal participation in the cost or financing of Improvements on the Property if mutually agreed by the parties hereto.
- C. Phased Construction. Developer may install the Improvements at one time, or in phases, as the Developer shall determine in its sole discretion. Developer shall provide the City with written notification of the timing and scope of the phase, or phases, of said Improvements it intends to complete at that time. Developer agrees to make modifications to construct any temporary facilities necessitated by such phased construction work as shall be reasonably required and approved by the City.
- D. Non-Compliance. In the event any of the Improvements are not consistent with the Improvement Plans, the City shall give written notice to Developer of said non-compliance. Developer shall cure said non-compliance within thirty days of its receipt of notice, or in the case of non-compliance that will require in excess of thirty days to cure, Developer shall commence to cure within thirty days of receipt of notice and diligently pursue the same to completion. In the event Developer fails to cure said non-compliance in the manner set forth hereinabove, the City shall have the right to withhold the issuance of any future building permits and certificates of occupancy within only that phase of such "PUD" until such time as requirements specified in this Section 3 have been complied with; PROVIDED, HOWEVER, Developer shall have the right to appear before the City Council at any regular meeting after any building permits and certificates of occupancy shall have been withheld for reasons set forth in this paragraph and shall have the right to be heard as to why such building permits and certificates should be issued. The City Council shall then, in good faith and in an objective manner, decide whether said building permits and certificates of occupancy should be issued, and its decision shall be final, except that the right of the parties are preserved at law and equity.

E. Fees. Developer shall pay, or cause to be paid, to the City all applicable fees, if any, with regard to the installation of Improvements pursuant to the Improvement Plans. However, City water and sewer connection and service charges shall be paid for by individual developers and users at the rates set by applicable City ordinances and resolutions.

F. Maintenance of Improvements. City hereby agrees to accept maintenance responsibility for the public improvements upon their completion to City Standards in accordance with current City policy.

IV. PLATS.

A. Developer agrees to file with City preliminary plat and final plats prepared by a registered professional engineer, of the real property, which is the subject of this agreement. Preliminary and final plats shall be submitted specifically identifying and dedicating all necessary public easements and those rights-of-ways the City agrees to accept herein and in the Standard Developer's Agreement. It is agreed that said plats and any amendments thereto must first be approved by the City.

V. PARCEL DEVELOPMENT CRITERIA. The Property or any portion thereof shall be developed in accordance with the criteria set forth in this Section 5.

A. Approval and Construction. All Improvements shall be constructed in accordance with engineered drawings and specifications, describing in reasonable detail the work to be performed, with drawings and specifications to first be approved by City, which approval shall not be unreasonably withheld.

B. Landscaping and Planting. Landscaping buffer along bordering and interior streets shall be required to be installed on each parcel of the Property and in the public right-of-way adjacent thereto at the time site and building improvements are completed thereon. Such landscaped buffer shall be installed from the back of the curb in the public right-of-way and shall be extended to the dimensions set forth below.

1. A 20-foot wide landscape buffer including sidewalk, pathway or other hard-surfaced-landscape-improvements; measured from the back of the curb will be constructed along Parkview Drive and North College Road.

2. A 20-foot wide landscape buffer, measured from the property line, will be constructed along the west boundary. The landscaping shall include berms with a maximum height of 30-inches. The landscaping shall include trees, spaced at 20-feet on center, of a variety acceptable to the Twin Falls Canal Company.
3. The Developer will maintain all landscaping and common parking areas (if any) in a uniform manner. The Property landscaping will utilize a pressure irrigation system constructed in compliance with applicable standards.

C. Landscaping Plan. For each buffer area, as per VB1 above, at the time of development, each parcel shall be landscaped to include the following:

1. Fifty percent (50%) of the lineal footage of landscaping shall have berms with a ridge elevation of at least eighteen inches (18") in height with at least fifty percent (50%) of the berming having a minimum ridge elevation of thirty inches (30") in height. The landscape buffer shall be planted with a minimum of one tree per five-hundred (500) square feet of landscaped area and a minimum of one shrub per one-hundred (100) square feet of landscaped area. At least fifty percent (50%) of all trees shall be evergreen. At least fifty percent (50%) of all trees and shrubs shall be from groups last approved by the Tree Commission through its Tree Selection Guide. Trees and shrubs may be grouped, but there shall be no space greater than seventy-five feet (75') between tree and shrub groupings. All trees shall have a height of at least four feet (4') when planted.
2. The use of planters and landscaped islands within parking lots will be used to reduce visual impact of large paved areas and these shall be planted with shade trees and shrubbery. The area adjacent to residential areas shall be landscaped with coniferous and deciduous trees with shrubs, and berms to create a dense buffer in a relatively short period of time.
3. In all cases, landscaping will meet or exceed the minimum requirements of the City of Twin Falls Zoning and Subdivision Regulations.
4. Nothing herein shall preclude the City from evaluating the landscape on a project basis when such evaluation can be shown to provide a more uniform and aesthetically desirable landscaping.

D. Building Standards. Buildings and improvements shall comply with the following standards.

1. Architectural Standards.

a) All buildings shall be of residential character with exteriors of architectural masonry, stone, stucco or architectural steel. Building faces shall include windows, setbacks, awnings, parapet variations, material variations, color variations and other architectural treatments to break up large uniform surfaces. All buildings shall be of a residential architectural style with gable or hip roof with a minimum 3/12 pitch and twelve inch (12") eave. Roofing material shall consist of architectural asphalt shingles, architectural metal or tile.

b) Height Limitations. No building shall be greater than 35' above grade, as measured per 10-2-1 of City Code, as amended.

c) Building Siting. Buildings will be located in general conformance with the Master Development Plan but nothing will preclude minor modification of building footprints or combination of buildings. Buildings shall also be located in a manner that preserves, to the extent possible, the aesthetics and appearance of existing buildings.

d) Building Landscaping. Building plans shall include detailed landscape plans. The landscaping shall be designed to complement the building, and provide further screening for large uniform building surfaces.

e) Lighting. Building and parking area lighting shall be enclosed in fixtures or soffets that direct lighting to the ground surface in a manner that the light source cannot be seen from adjacent properties.

2. Outside Storage / Loading Docks.

a) Loading docks, trash containers, medical gas storage and emergency facilities shall be visibly screened from roadways, residential areas and adjacent properties with screening material(s). Screening may consist of landscaping, masonry walls, buildings or fencing, as approved by the City.

3. Utilities.

a) All on-site utility service lines located within a parcel shall be placed underground. Any transformer or terminal equipment provided within or immediately adjacent to the parcel shall be visibly screened from streets. Screening may consist of landscaping, masonry walls, buildings or fencing, as approved by the City.

4. Sign Plan. All signage shall conform to City of Twin Falls Sign Regulations, as amended, and subject to the following:

a) Building Signs. Building signage shall be limited to wall mounted signs as per the sign code or monument type signs as per the sign code with a maximum height of ten feet (10') measured above the adjacent curb.

b) Internal Directional Signs. Shall conform to City of Twin Falls Sign Regulations, as amended, and subject to the following: The maximum height of site way finding signs shall be 6 foot above the adjacent curb and the maximum area shall not exceed twelve (12) square feet.

c) Animated or flashing signs are not allowed.

d) Illumination. Signs shall be internally illuminated, or lighted with exterior fixtures provided with shielding to preclude the light source from being visible from adjacent properties..

VI. STANDARD DEVELOPER'S AGREEMENT. It is understood and agreed by the parties hereto that Developer shall execute the City's Standard Developer's Agreement.

VII. GENERAL PROVISIONS.

A. Cooperation. The parties hereto agree to cooperate each with the other. Developer shall submit to the City all plans, specifications and working drawings required by the City.

B. Entire Agreement. This Agreement constitutes the entire agreement between the parties concerning the Property and improvements described herein, and no amendment or modification to this Agreement shall be valid or effective unless reduced to writing and signed by the parties.

C. Applicable Law. This Agreement shall be construed in accordance with the laws of the State of Idaho.

D. Notices. If notices from one party to the other are desired or required hereunder such notices shall be delivered or mailed to the party to receive such at its address last known to the sender of such notice. Notices shall be deemed received on the date of hand delivery or upon seventy- two (72) hours following deposit in the United States mail, if properly addressed, stamped and sent with "return receipt requested".

On the date of this agreement, the addresses of the parties are as follows:

OSPREY, LLC:

c/o Gary Slette
PO Box 1906
Twin Falls, Idaho 83303-1906

City of Twin Falls:

City of Twin Falls
P.O. Box 1907
321 Second Avenue East
Twin Falls, Idaho 83303-1907

E. Successors and Assigns. This Agreement shall be binding upon the successors, assigns and legal representatives of the parties hereto. Transfer of all or a portion of the Property shall create a notation releasing the transferor from obligations under this Agreement with respect to said transferred property.

F. Severability. In the event any portion of this Agreement is declared by a Court of competent jurisdiction to be invalid, illegal, or unenforceable, such portion shall be deemed severed from this Agreement, and the remaining portions thereof shall not be affected.

- G. Signatories. Each of the persons executing this Agreement hereby warrants that he or she is duly authorized and empowered to so act on behalf of the entity for which he or she is signing, and that this Agreement is binding on, and enforceable against, such entity.
- H. Effective Date. This Agreement shall become valid and binding upon its approval by the City, through its City Council, and upon its execution by the Mayor and the Developer.
- I. Attorney Fees. In the event that either party should be required to retain an attorney to institute litigation because of the default or breach of the other, or to pursue any remedy provided by law, the party, which prevails, shall be entitled to a reasonable attorney's fee.
- J. Construction. Should any provision of this Agreement require judicial interpretation, the Court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against one party, by reason of the rule of construction that a contract is to be construed more strictly against the person who himself, or through his agents, prepared the same, it being acknowledged that both parties have participated in the preparation hereof.
- K. Attachment. All attachments to this Agreement and recitals are incorporated herein and made a part thereof as if set forth in full.
- L. Captions. The captions, sections and paragraph numbers appearing in this Agreement are inserted only as a matter of convenience and shall in no way affect interpretation of this Agreement.

IN WITNESS WHEREOF, the City has affixed its seal and caused these presents to be executed by its Mayor on the date above written.

CITY OF TWIN FALLS

ATTEST: [Signature]

BY: [Signature]
Mayor

DEVELOPER

Osprey, LLC

ATTEST: _____

BY: [Signature]

ACKNOWLEDGEMENTS

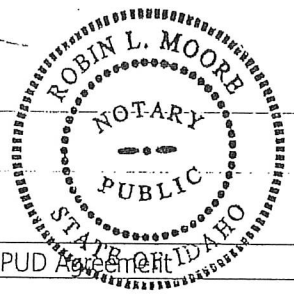
STATE OF Idaho)
COUNTY OF Twin Falls) ss

On this 5th day of January, 2010, before me, the undersigned, a Notary Public in and for said State, personally appeared Gary D. Sletta, known or identified to me to be the representative for OSPREY, LLC.

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

[Signature]

Notary Public for State of Idaho
Residing at Jerome
My Commission Expires 12-29-12

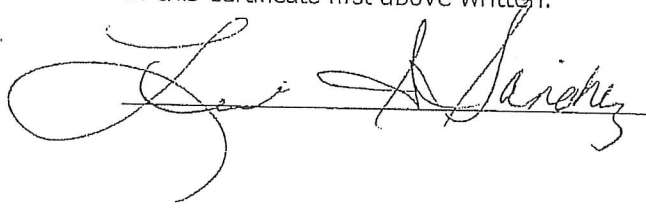


ACKNOWLEDGEMENTS

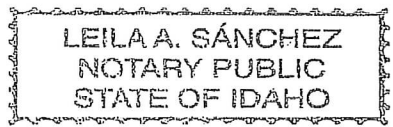
STATE OF Idaho)
COUNTY OF Twin Falls) ss

On this 10th day of January, 2010, before me, the undersigned, a Notary Public in and for said State, personally appeared Don Hall, known or identified to me to be the Mayor of the City of Twin Falls.

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



Notary Public for State of Idaho
Residing at Twin Falls
My Commission Expires May 18, 2012



PUD. 257

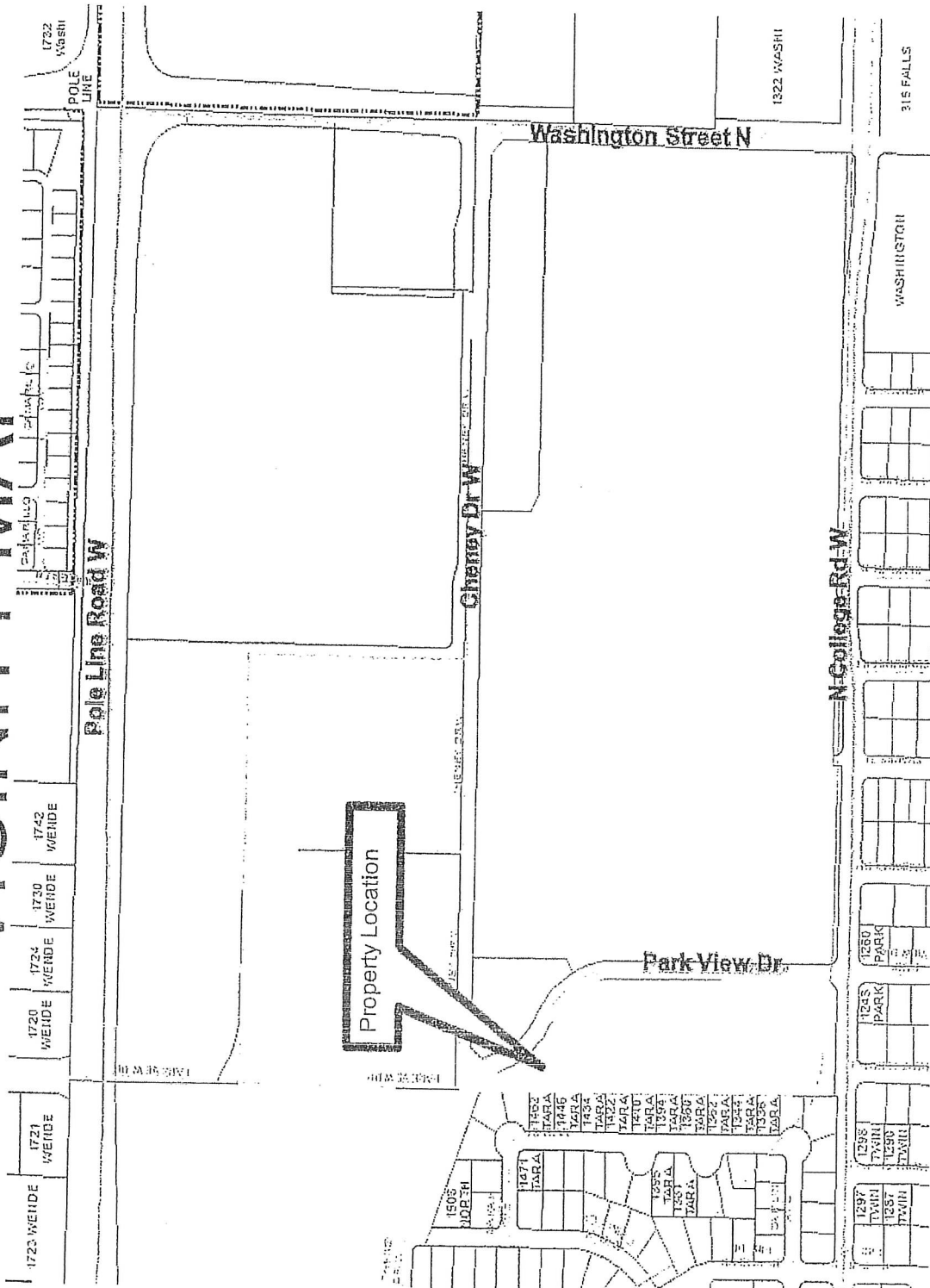
EXHIBIT A – LEGAL DESCRIPTION 107

REZONE FOR OSPREY, L.L.C.

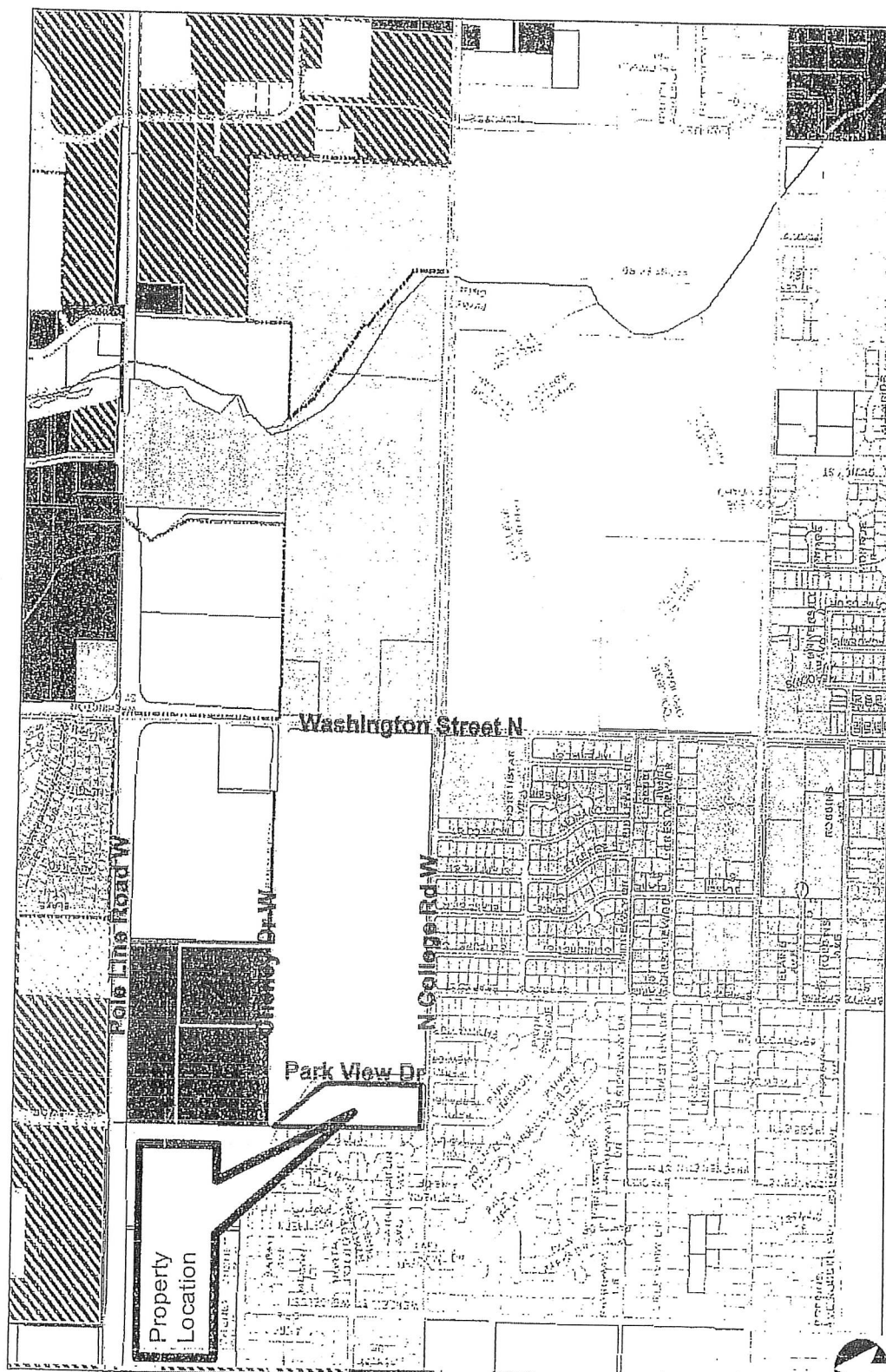
Lot 1, Block 2, Riverhawk Subdivision, a P.U.D., Twin Falls County, Idaho, according to the official plat thereof recorded in Book 22 of Plats, page 10, records of Twin Falls County, Idaho.

Containing approximately 6.81 Acres

VICINITY MAP



ZONING MAP



PUD-257

AERIAL VIEW



EXHIBIT B - MASTER DEVELOPMENT PLAN 102

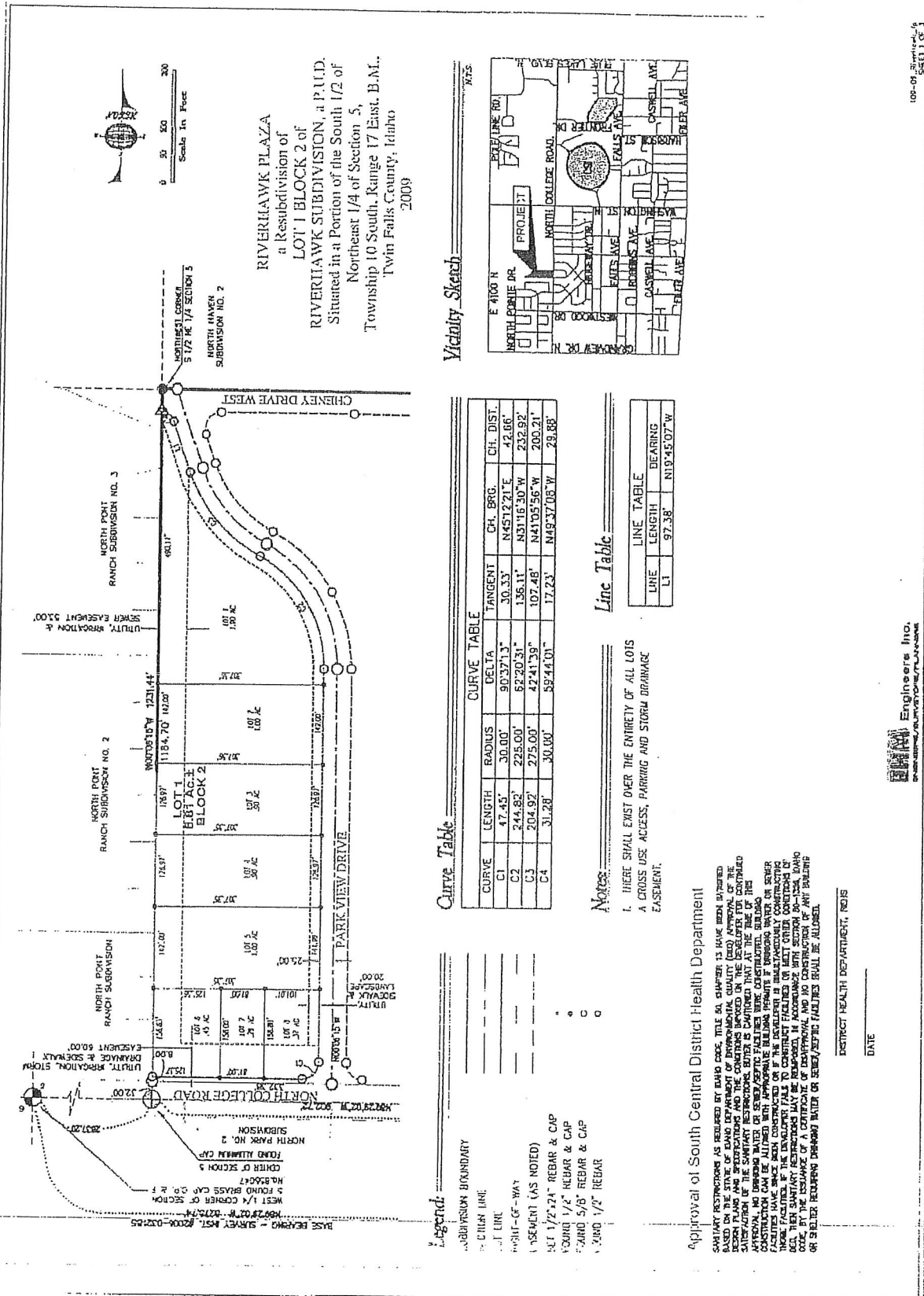


EXHIBIT B - MASTER DEVELOPMENT PLAN 2 of 2

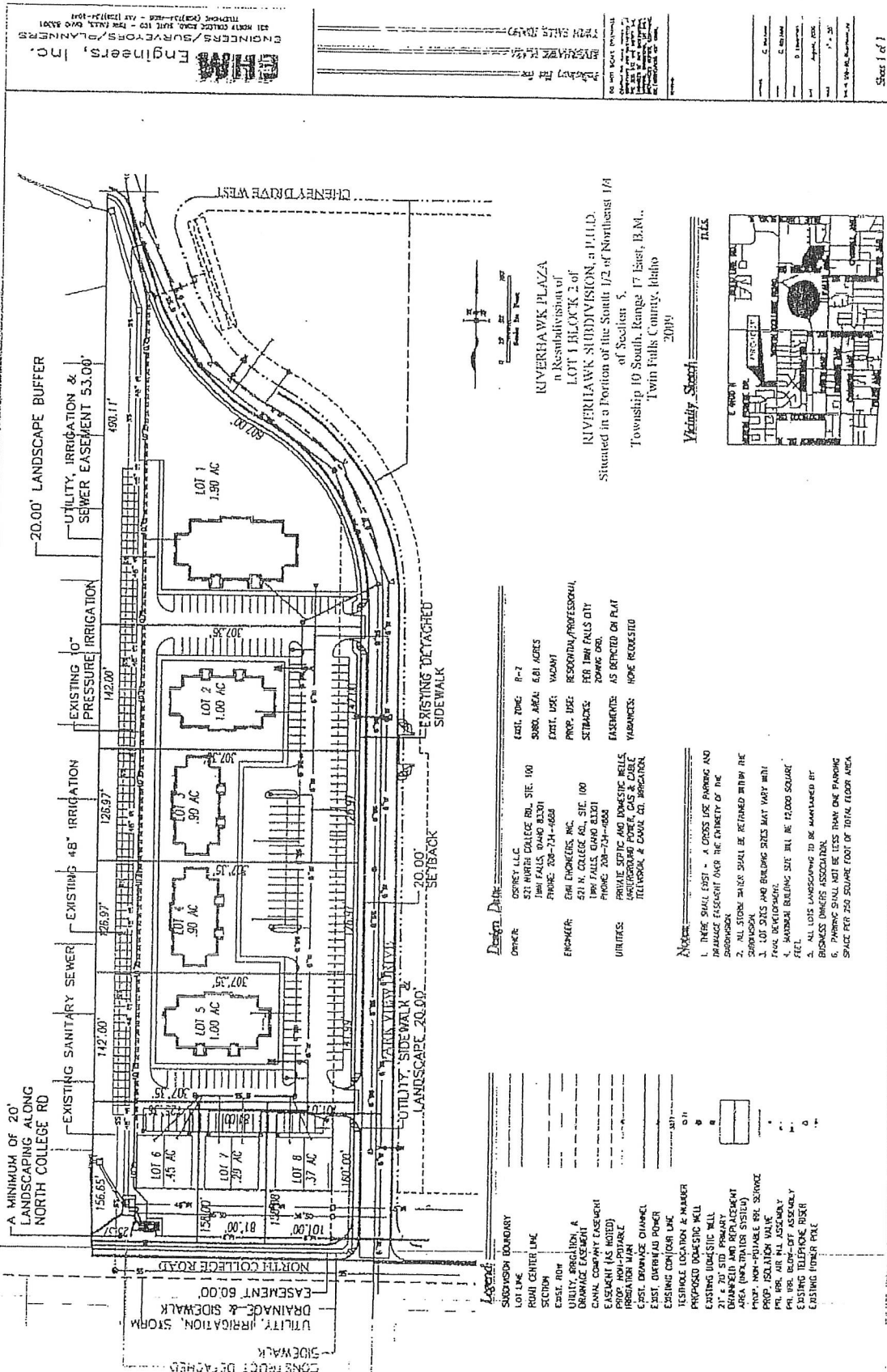


EXHIBIT C 186

ORDINANCE NO. 2982

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, REZONING REAL PROPERTY BELOW DESCRIBED; PROVIDING THE ZONING CLASSIFICATION THEREFOR; AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT.

WHEREAS, Osprey, LLC, had made application for a rezone of Lot 1, Block 2 Riverhawk Subdivision-a PUD located west of Canyon Ridge High School; and,

WHEREAS, the City Planning and Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 27th day of October, 2009, to consider the Zoning Designation and necessary Area of Impact and Zoning Districts Map amendment upon a REZONE of the real property below described; and,

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

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing to consider the same matter on the 23rd day of November, 2009.

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

SECTION 1. That the following described real property -Lot 1, Block 2 Riverhawk Subdivision-a PUD -located west of Canyon Ridge High School is the subject of a Zoning District Change and Zoning Map Amendment from R-2 PUD to R-2 PRO PUD:

SEE ATTACHMENT "A"

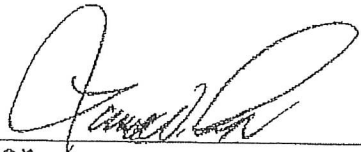
SECTION 2. Public services may not be available at the time of development of this property, depending upon the speed of development of this and other developments, and the ability of the City to obtain additional water and/or sewer capacity. The zoning of this property shall not constitute a commitment by the City to provide water and/or wastewater services.

SECTION 3. That the Area of Impact and Zoning Districts Map for the City of Twin Falls, Idaho, be and the same is hereby amended to reflect the rezoning of the real property above described.

PVD-257

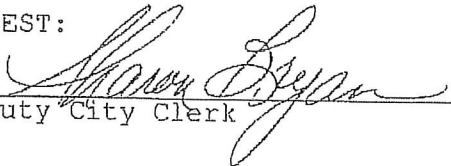
PASSED BY THE CITY COUNCIL December 7, 2009

SIGNED BY THE MAYOR December 8, 2009

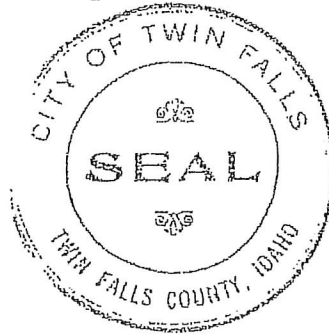


Mayor

ATTEST:



Deputy City Clerk



PUBLISH: Thursday, December 17, 2009

AMENDED
R-2 PRO PLANNED UNIT DEVELOPMENT AGREEMENT
RIVER HAWK PLAZA PUD

The River Hawk Plaza PUD Agreement dated January 6, 2010 and recorded as Instrument No. 2010-000272 in the Twin Falls County Recorder's Office will be amended as follows as of this 28th day of May , 2026, by and between the CITY OF TWIN FALLS, a municipal corporation, State of Idaho (hereinafter called "City"), Gerald Martens (hereinafter called "Developer"), whose address is 621 North College Rd. Suite 100, Twin Falls, Idaho 83301.

RECITALS

WHEREAS, the City and Developer entered a Planned Unit Development Agreement for the development of River Hawk R-2 PRO PUD located at the corner of North College Rd. and Parkview Dr.

WHEREAS, the City and Developer amended the Planned Unit Development Agreement for the development located at the corner of North College Rd. and Parkview Dr.

WHEREAS, the Planned Unit Development Agreement identifies area to be developed within River Hawk R-2 PRO PUD located at the corner of North College Rd. and Parkview Dr.

WHEREAS, the parties hereto desire to amend the above referenced Planned Unit Development Agreement regarding paragraph II A of the Developer's property in River Hawk R-2 PRO PUD located at the corner of North College Rd. and Parkview Dr.

WHEREAS, The City, by and through its City Council on _____, has agreed to amend paragraph II A, subject to certain terms, conditions, and understandings, which terms, conditions and understanding are the subject of the Agreement and are as follows: (see Exhibit C attachment).

Paragraph II A Reads:

EXHIBIT C – USES

10-4-18: PRO, PROFESSIONAL OFFICE OVERLAY DISTRICT:

10-4-18.1: PURPOSE:

This overlay district is intended to provide for professional office uses along or near specifically designated major arterials where increased traffic has impacted residential uses and in areas that are near large public or private medical facilities. Centralized water and sewer facilities are required. This overlay may be placed on an R2, R4 or R6 district. (Ord. 2657,6-19-2000)

10-4-18.2: USE REGULATIONS:

(A) Permitted Uses: Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Any use permitted in the basic district upon which the overlay is placed. (Ord. 2657,6-19-2000)
2. Medical Facilities:
 - a. Doctors' offices.
3. Services:
 - a. Beauty salons/barber shops.
 - b. Consumer credit collection.
 - c. Employment agency.
 - d. Finance and investment offices.
 - e. Insurance and related business.

- f. Professional services.
- g. Real estate and related business.
- h. Commercial daycare facilities and preschools.

i. Health Fitness Facility / Minor

IN WITNESS WHEREOF, the City has affixed its seal and caused these presents to be executed by its Mayor on the date above written.

CITY OF TWIN FALLS

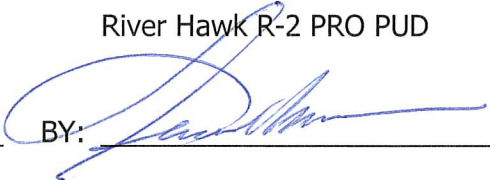
ATTEST: _____ BY: _____

Mayor

DEVELOPER

Gerald Martens

River Hawk R-2 PRO PUD

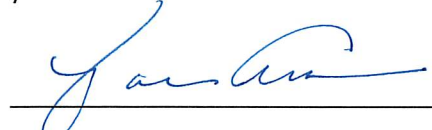
ATTEST:  _____ BY:  _____

ACKNOWLEDGEMENTS

STATE OF IDAHO)
COUNTY OF TWIN FALLS)

On this 22ND day of JUNE, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Gerald Martens, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

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



Notary Public for State of Idaho
Residing at TWIN FALLS, ID
My Commission Expires 8.26.2030



STATE OF IDAHO)
COUNTY OF TWIN FALLS)

On this _____ day of _____, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Jason Brown, known or identified to me to be the Mayor of the City of Twin Falls.

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

Notary Public for State of Idaho
Residing at _____
My Commission Expires _____

Gerald Martens, P.E.

621 N. College Road, Ste 100, Twin Falls, ID 83301

208.420.2461 cell • 208.734.6049 fax • gmartens@ehminc.com

Date: **May 28, 2026**

To: **City of Twin Falls**

Attn: **Kelli Ebersol**



From: **Gerald Martens**

Re: **PUD Amendment**

Please find attached an application to modify the PUD to allow for a health and wellness facility to be located on the property. The proposed health and wellness facility is totally compatible if not identical to the medical and professional uses allowed in the existing PUD Agreement.

This specific use provides Pilates Fitness as a basic component of physical and mental wellness.

Attached is the Amendment with the allowed use added. No other changes are requested.

With this letter I request that the City review my assumption that the proposed health and wellness facility be determined as an allowed use totally compatible with the specific uses outlined in Section IIA.

ASSEMBLY	DEFINITION	PRO
MUSEUM/LEARNING CENTER-MINOR	A building, facility, or institution designed to accommodate 100 or fewer people which is devoted to the procurement, care, study, and exhibition of books, art, and/or other object of historical or scientific value. Such as Aquarium, Planetarium, Children's Exploration Center, and other similar uses.	S
CIVIC/INSTITUTIONAL	DEFINITION	PRO
CITY OF TWIN FALLS FACILITIES OWNED OR OPERATED		P
COMMERCIAL SALES & SERVICES	DEFINITION	PRO
ADMINISTRATIVE OR PROFESSIONAL OFFICE MINOR	A facility or establishment designed, or primarily intended, for occupancy of forty-nine (49) or fewer persons to transact the clerical affairs of a business, industry, service, profession or other organization. This definition does not include offices otherwise defined herein, or offices incidental and accessory to another business, or sales activity, that is the principal use.	S
BARBER & COSMETOLOGY SERVICES	Any establishment or place of business within which the practice of barbering, cosmetology, permanent makeup, or other personal health treatments are engaged in or carried on by one or more aestheticians, barbers, cosmetologists, massage therapists, or similar licensed professionals. Excludes any practice including surgery or other medical practice otherwise defined.	S
DRY CLEANING LAUNDERING MINOR	An establishment or business maintained for the pickup and delivery of items, materials or laundry, without the maintenance or operation of any laundry or dry-cleaning equipment or machinery on the premises.	S
FINANCIAL INSTITUTION	An establishment which the primary function is to advise, hold, invest, loan (secured), save, or transfer monies for individuals or other establishments. Such establishments may include but are not limited to banks, credit unions, savings and loan offices, and mortgage loan offices. Automated teller machines (ATMs) are considered accessory to the primary business. This definition does not include payday, cash advance or check advance loan service establishments.	S
PHOTOGRAPHY STUDIOS	An establishment or workspace designed primarily to take, develop, print and duplicate photographs. Typically, owner operated, smaller in scale, not containing commercial grade or large machinery for developing large volumes of photographs.	S

HEALTH/HUMAN CARE	DEFINITION	PRO
ASSISTED CARE/LIVING FACILITY-MINOR	Any facility licensed and/or certified by the state, which provides mental or physical health services for three (3) to fifteen (15) individuals for illness, disease, physical or mental infirmity. The Definition excludes “Group Homes” and “Certified Family Homes” as defined by State Statute; or hospitals, emergency clinics, or medical clinics.	S
DAYCARE CENTER	A Daycare Business providing care for thirteen (13) or more children on the premises at one time. A daycare center is required to be licensed by the Idaho Dept. of Health and Welfare.	S
MEDICAL CLINIC, MINOR	An establishment where patients are admitted for examination or treatment by physicians, dentists, other health care professionals, or similar professions and where the business operates within Normal Business Hours. Otherwise known as an out-patient Clinic.	S
INDUSTRIAL	DEFINITION	PRO
TESTING LABORATORIES MINOR	An establishment designed primarily for the objective analytical data collection and/or testing of a product or a process; where all testing activities take place indoors and no special equipment, beyond a normal office environment, is utilized.	S
LODGING	DEFINITION	PRO
BED AND BREAKFAST FACILITY	A small-scale lodging establishment providing between 4 to 7 guest rooms. Owner or operator occupied.	S
RESIDENTIAL	DEFINITION	IND2
DWELLING CARETAKE UNIT		P



Twin Falls Planning & Zoning Commission Minutes

Tuesday, July 28, 2026, 6:00 PM

203 Main Ave East
Twin Falls, ID 83303

Council Chambers

Members -

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

Area of Impact: Jeff Bulkley

1) Confirmation of Quorum/Call Meeting to Order

Chairperson Campbell called the meeting to order at 06:00 PM

Members Attending: Campbell, Zimmerman, Bulkley, Rambur

Staff Attending: Spendlove, Strickland, Ebersole, Green, O'Leary

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Request to approve the minutes from the following meeting: July 14, 2026.

MOTION: Commissioner Rambur moved to approve the minutes from the July 14, 2026, meeting. Vice-Chairperson Zimmerman seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

4) Items of Consideration

5) Public Hearings

- a) Request for a Special Use Permit to allow for a Major Event Center with Outdoor Amplified Sound on property located at 602 2nd Avenue South. c/o Tara Rueda (PZ26-0075).

Staff Presentation:

Planner Strickland presented the request for a Special Use Permit to allow for a Major Event Center with Outdoor Amplified Sound on property located at 602 2nd Avenue South. c/o Tara Rueda (PZ26-0075).

Per City Code 10-2-4E The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard with regard to the application. The Commission shall decide on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony, and minutes of the previous hearing to reach a decision on the appeal.

Standards Applicable to Special Uses

The commission shall review the particular facts and circumstances of each proposed special use in terms of the following standards:

- a. Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
- b. Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- c. Will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- d. Will not be hazardous or disturbing to existing or future neighboring uses.
- e. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- f. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- g. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive noise, smoke, fumes, glare or odors.
- h. Will have vehicular approaches to the property which shall be so designed as not to create interference with traffic on surrounding public thoroughfares.
- i. Will not result in destruction, loss or damage to a natural, scenic or historic feature of major importance.

Conditions and Restrictions

In granting any special use, the commission may prescribe appropriate conditions, bonds and safeguards in conformity with this title. Violations of such conditions, bonds or safeguards, when made a part of the terms under which the special use is granted, shall be deemed a violation of this title.

Conditions of approval may include but not be limited to:

- a. Minimizing adverse impact on other developments.
- b. Controlling the sequence and timing of development.
- c. Controlling the duration of development.
- d. Assuring the development is maintained properly.
- e. Designating the exact location and nature of development.
- f. Requiring the provision for onsite or off-site public facilities or services.
- g. Requiring more restrictive standards than those generally required in this title.

The subject property, formerly occupied by a pizza restaurant, has been vacant for a considerable period of time. In early May 2026, the Planning and Zoning Department received

notice that the applicant was operating as a commercial vending market with outdoor music and entertainment. Initially, the commercial vending market was a retail use permitted outright with licensed commercial vendors the additional outdoor music and entertainment was not permitted. After reviewing the reported activities, staff determined that the property is zoned Central City (CC) and that outdoor amplified sound requires approval of a Special Use Permit. The applicant was notified of this requirement. The applicant subsequently submitted an application requesting approval for Outdoor Amplified Sound. During the review process, staff's understanding of the proposed plan for the site was incomplete. As additional information was obtained from code enforcement, commercial vending permit applications, discussions regarding onsite alcohol service, and ongoing conversations with the applicant, staff gained a more complete understanding of the proposed use. Those discussions revealed that the applicant's intent was to operate an ongoing venue that would include organized events with attendance exceeding 150 people, multiple commercial vendors, food trucks, outdoor entertainment with amplified sound, and the service of alcohol during events.

Based on this information, staff determined that the proposal meets the definition of a Major Event Center under the 2026 Zoning Code. The Major Event Center classification is a new land use established with the adoption of the 2026 Code. Under previous zoning regulations, this type of operation was not specifically defined within the code, possibly making it an unpermitted use. The 2026 Code now provides a classification and review process to ensure that large-scale event venues are evaluated through the Special Use Permit process and that all associated activities are reviewed for compliance with the City Code.

To ensure the application accurately reflected the full scope of the proposed use and all activities identified by the applicant were reviewed and approved as required by the 2026 Zoning Code, staff expanded the Special Use Permit request to include both Outdoor Amplified Sound and Major Event Center. This action was necessary to ensure the commission's review included all the uses requiring a special use permit. Due to the scope of the application changed after the original public hearing notice had been posted, the item was removed from the July 14, 2026, Planning and Zoning Commission agenda, revised, reposted, and rescheduled for the July 28, 2026, Planning and Zoning Commission meeting to ensure accurate noticing of the proposal prior to the public hearing.

The proposal is to operate a major outdoor event venue that would accommodate over 150 people. The applicant indicates the venue is intended to be a place for the community to gather for a variety of activities. The narrative provided has proposed hours, noise mitigation plans, security lighting plans, sanitation, access to the property and the plan to coordinate with neighboring properties. The property is located at 602 2nd Ave S and is surrounded by Liberty St S, 2nd Ave S, and Minidoka Ave, making it a triangular island property with multiple access points.

To the east of the property is a railroad corridor and to the north, south and west is commercial. The future land use map designates this property as Downtown. This designation encourages a variety of commercial activities, entertainment, cultural facilities and mixed uses. The proposed event venue would generally be consistent with the Downtown designation. The zoning designation for this property is Central City. This zone encourages commercial, civic, entertainment and mixed-use development also.

A Major Event Center is listed as a land use in the Central City district. However, it does require approval of a special use permit. The land use is generally consistent with the zoning designation, but additional considerations need to be made regarding impacts on the

surrounding area as well as mitigation of those impacts. Because the request includes outdoor activities, amplified sound and extended business hours, the following items have been reviewed.

- **Noise** — Outdoor amplified sound could have a potential impact on the surrounding area. The applicant proposes several solutions including directional speakers, stage placement buffered by food trucks along the street frontage, and compliance with city noise regulations. Staff recommends that the amplified sound ends at 12:00 AM, speakers be directed inward towards the parking lot and be prepared to shut down if police intervention is required.
- **Hours of Operation** — The proposal is to have extended hours until 2am on Friday and Saturday evenings. Sale of alcohol concludes at 1:00 AM. Historically, businesses that have operated beyond this hour have generated increased law enforcement responses. Staff recommends that the business operation concludes at 1:00 AM and outdoor amplified sound concludes at 12:00 AM. This matches other businesses within the vicinity, making it more compatible with the area.
- **Parking**—The existing parking lot area will periodically be used by vendors, food trucks and event entertainment, possibly impacting the use of public street parking along the street and overflowing onto other properties in the area. The applicant has indicated overflow parking arrangements would be made for larger events when necessary. The P1 Parking Overlay does not require off-street parking for permitted land uses, however, with a special use permit the commission may require off-street parking. While parking may be limited when the larger events are occurring based on the site plan provided by the applicant, the areas labeled for parking should be adequate for daily use. However, staff recommends coordinating with the neighboring property owners for shared parking agreements for large events.
- **Traffic** — The volume of traffic will vary depending on the time, day and size of the event. However, the site does have direct access from Minidoka Ave, 2nd Ave S and Liberty St S. Should an event plan exceed 500 attendees, a separate Special Event approval would be required, where traffic impacts with this type of event would be included as part of this review. Another concern related to traffic is the possible impact of the movie and live entertainment area distracting traffic traveling along 2nd Ave S. The site plan displays food trucks along the 2nd Ave S frontage with the stage facing the oncoming traffic. The food trucks could be a sufficient buffer. However, the commission may want to consider a more significant buffer such as evergreen trees, a screening fence, or having the stage area relocated so that the back of the stage abuts the 2nd Ave S frontage. Staff has added a condition that buffering be provided along 2nd Ave S with scheduled movies and entertainment at the discretion of the commission.
- **Public Safety** — This site is within the downtown area of Twin Falls and is easily accessible for police, fire and emergency services. There are non-compliant ADA ramps located at the intersections of the street corners that will need to be upgraded to meet current city standards. Coordination of these improvements will need to be made with the City Engineering Department within 6 months to ensure a reasonable timeline for completion of this requirement can be met. Failure to coordinate will result in a review for revocation.
- **Utilities & Sanitation** — The site is adequately served by city water and sewer. The applicant has also indicated the site contains a grease interceptor on site, has adequate waste services and will provide additional trash receptacles when hosting larger events to reduce overflow of the standard facilities.

- **Lighting**—Ample lighting, onsite security for events and closure of the venue as recommended by staff should be generally adequate for regular operations. If the event is anticipated to exceed 500 attendees, the special event process will be required along with a review of security measures.

The City Code has recognized the need for Event Centers with the appropriate approvals. Event Center is a newly added land use and is defined primarily by the proposed number of attendees. A minor facility would serve up to 100 people during the events, while a major facility would serve 100-500 people during the events. A minor event center requires an administrative review within the Central City district, and a major event center requires a special use permit. Although outdoor amplified sound may be expected with many outdoor activities and is supported by both the comprehensive plan and zoning district, a special use permit is still required in the Central City district.

In summary, the request is consistent within the zoning district and generally compatible with the comprehensive plan. Compliance with approved conditions helps to ensure the venue remains harmonious with the surrounding commercial uses. There will be little if any impact on the health and welfare of the community. The property is served by existing streets constructed to handle the traffic sufficiently and public safety services are near the location. Approval of this request would authorize a major event center with outdoor amplified sound. It does not waive requirements for any other permits, licenses or approvals required to operate.

The commission is charged with reviewing the request for compatibility, impacts and mitigation measures. The commission may approve the request as presented, approve the request with staff recommendations, approve the request with amended recommendations, deny the request or table the request for additional information. Should the commission choose to approve the request, as presented, staff recommends the following:

1. Subject to outdoor amplified sound concluding no later than 12:00 AM;
2. Subject to business operations concluding no later than 1:00 AM;
3. Subject to speakers being directed inward toward the event area;
4. Subject to ADA ramps along the three corners (see attached aerial) being brought up to standards. A coordination plan with the City Engineering Department must be submitted within 6 months to ensure a timeline for compliance; failure to submit will initiate the reconsideration of the special use permit.
5. Subject to events anticipated to exceed 500, attendees shall obtain approval through the City's Special Event application process.
6. Subject to a buffer along 2nd Ave S being provided when movies or live entertainment is scheduled as defined by the commission.

Applicant Presentation:

Tara Rueda presented her request.

PZ/Questions & Comments:

- Commissioner Bulkley stated his concern is the safety of drivers leaving and how many people would be there. He feels the property is too small for 500 people.

- Tara Rueda replied that this is more for a targeted audience of people who are looking to attend classes or entertainment outside and just drink a little.
- Commissioner Bulkley asked if it's for an indoor or outdoor event center.
- Planner Strickland explained that it's both. Things will be happening indoors and outdoors.
- Vice Chairperson Zimmerman asked how big the property is and the square footage of the building.
- Tara Rueda stated 10,565 square feet and 80 parking spaces total. Occupancy for 300 indoors.
- Chairperson Campbell asked Lisa if the total number of people includes the employees.
- Planner Strickland replied she thinks it's just for attendees.
- Chairperson Campbell asked if this is allowed if there weren't any outdoor activities.
- Planner Strickland the amplified sound is what started the permit. Anything happening inside wouldn't need a permit.
- Chairperson Campbell asked about the additional parking spaces.
- Planner Strickland replied that the overlay doesn't require on street parking.
- Chairperson Campbell asked if Tara had spoken with any neighbors.
- Tara Rueda stated she has been dealing with a few neighbors and is trying to contact the rest.

Public Hearing: Opened

- Ben Lyda spoke in favor of this request and the city is in need of these types of businesses.

Public Hearing: Closed

Discussions Followed:

The commission likes the idea and potential. They feel the area is too small for a "major" event center permit. Discussion about why the definition is "major". Director Spendlove explained that the building has an occupancy load that is set currently at 300. They can't have 500 people because they don't have the occupancy for it.

with conditions 1-5

MOTION: Commissioner Bulkley moved to approve the request for a Special Use Permit to allow for a Major Event Center with Outdoor Amplified Sound on property located at 602 2nd Avenue South. c/o Tara Rueda (PZ26-0075) with staff conditions 1-5. Vice Chairperson Zimmerman seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

b)

Request for a recommendation to City Council for a Planned Unit Development Amendment – River Hawk Plaza PUD – to allow “Health/Fitness Facility – Minor” on property located at 1341 Park View Dr. c/o Gerald Martens. (PZ26-0077)

Staff Presentation:

Planner Ebersole presented the request for a recommendation to City Council for a Planned Unit Development Amendment – River Hawk Plaza PUD – to allow “Health/Fitness Facility – Minor” on property located at 1341 Park View Dr. c/o Gerald Martens. (PZ26-0077)

A Planned Unit Development (PUD) amendment shall be reviewed by the Planning and Zoning Commission, which will make a recommendation to the City Council. The City Council is the final decision-making body for PUD amendments. Approval of a PUD amendment shall be based on the following standards:

i. The proposed uses shall not be detrimental to the health, safety, and general welfare of the public.

A Health/Fitness Facility – Minor is limited to an occupant load of forty-nine (49) persons or fewer, resulting in a low-intensity commercial use. The proposed amendment is not anticipated to generate traffic, noise, or operational impacts beyond those associated with the existing neighborhood-serving businesses within the PUD. Staff finds the proposed use will not be detrimental to the public health, safety, or general welfare.

ii. Any variation from the underlying zoning district development requirements must be warranted by the design and amenities incorporated in the conceptual development plan.

Although Health/Fitness Facility – Minor is not currently identified as an allowable use within the Professional Office Overlay, the River Hawk Plaza PUD was designed to accommodate a variety of neighborhood-serving office and service businesses. The development currently contains a fitness-related use operating under an approved Special Use Permit, demonstrating that the proposed use is compatible with the design, building layout, parking, and operational characteristics of the development.

iii. The underlying zoning district and the conceptual development plan shall conform to the Comprehensive Plan.

The 2016 Comprehensive Plan designates the area as Town Neighborhood, which supports residential development and neighborhood-serving services. The River Hawk Plaza PUD serves as a transition between surrounding residential neighborhoods and the larger institutional and commercial developments located along Cheney Drive and North College Road. The proposed amendment maintains this transitional function while providing an additional neighborhood-serving use.

iv. Existing and/or proposed streets and utility services are suitable and adequate for the proposed development.

The development is served by Park View Drive, Cheney Drive, and North College Road, all of which function as collector roadways intended to accommodate higher flows of traffic. Existing public utilities and infrastructure currently serve the fully developed PUD. Staff does not anticipate that adding Health/Fitness Facility – Minor as a potential use would require additional infrastructure improvements or adversely affect traffic circulation.

v. How the request at the location in question would be in the community's best interest.

The proposed amendment would provide an additional neighborhood-serving service within an established mixed office development. Small fitness facilities offer opportunities for convenient access to wellness and fitness services for nearby residents, employees, and students while expanding the variety of services available within the community.

vi. How the list of uses permitted would blend with surrounding land uses.

The proposed use is compatible with the existing mix of businesses within the River Hawk Plaza PUD, including medical offices, childcare services, beauty salons, counseling services, and professional offices. In addition, Xrossway Fitness and Life Center has successfully operated within the development under a Special Use Permit since 2015, demonstrating that a small-scale fitness facility can coexist with surrounding uses.

vii. Whether the subject site is physically suitable for the type and intensity of land uses permitted under the proposed zoning district.

The River Hawk Plaza PUD was developed as a professional office park consisting of multiple tenant spaces designed to accommodate low-intensity commercial and service-oriented businesses. A Health/Fitness Facility – Minor is consistent with the size, scale, and operational characteristics of the existing buildings and is physically suitable for the site.

viii. Whether the uses permitted in the proposed development would be adequately served by public facilities and services such as thoroughfares, police and fire protection, drainage, refuse disposal, water, sewer, and schools to ensure the public health, safety, and general welfare.

The subject property is fully served by existing public infrastructure and municipal services, including streets, water, sewer, drainage, police, and fire protection. The proposed amendment does not increase development density or require expansion of public facilities. Existing services are adequate to accommodate the proposed use.

ix. Whether the uses permitted in the proposed development would be compatible in terms of their scale, mass, coverage, density, and intensity with adjacent land uses.

A Health/Fitness Facility – Minor is limited in size and occupancy and is comparable in intensity to other service-oriented businesses already operating within the PUD. The amendment does not permit additional building area or increase site density. Staff finds the proposed use to be compatible with adjacent commercial, institutional, and residential land uses.

x. Whether the proposed zoning designation is consistent with the Comprehensive Plan land use map designation.

The proposed amendment is consistent with the Town Neighborhood land use designation by allowing an additional neighborhood-serving use within an existing planned development. The amendment supports the Comprehensive Plan's goal of providing services that are conveniently located near residential neighborhoods while maintaining an appropriate transition between residential and commercial development.

The River Hawk Plaza PUD was established in 2010 as an "R-2 PRO PUD Office Park". The development of this PUD has happened in phases, with lot 1 starting construction in 2012. The most recent completion of the development (lots 6-8) took place earlier this year.

The list of allowed uses in the PUD are limited to uses that were allowed in the previous R-2

zoning district, by Special Use Permit in the Professional Office Overlay (PRO), or outright permitted if land use is listed in the PUD. Health/Fitness Facility – Minor or Major, is not listed in the PUD as an allowed use.

In 2015, Xrossway Fitness and Life Center was granted a Special Use Permit to operate a religious facility that will include congregation meetings, counseling and body fitness, as part of their ministry. Xrossway Lutheran Ministries is located at 1385 Park View Drive, #103 (lots 3,4, and a portion of lot 2), within the River Hawk Plaza PUD. This Special Use Permit was granted specifically for this applicant, with the condition that any change in ownership/proprietorship would require a new Special Use Permit. As a fitness center is not an allowed use in the current PUD, this means that a fitness center or ministry could not come in and take over that location without zoning approval.

Comprehensive Plan Designations:

The 2016 Comprehensive Plan, Grow With Us, designates this area as Town Neighborhood, which is intended to support primarily residential development while also accommodating civic, institutional, and neighborhood-serving uses that meet the daily needs of surrounding residents. Although the underlying designation is residential, the River Hawk Plaza PUD was intentionally developed as a professional office park serving adjacent neighborhoods through the Professional Office Overlay.

The proposed amendment does not alter the overall character or intensity of the development. Instead, it adds one additional neighborhood-serving commercial use that is compatible with the existing office and service-oriented businesses already operating within the PUD. A Health/Fitness Facility – Minor functions similarly to other personal service and professional uses by providing services primarily to nearby residents and employees rather than attracting regional commercial activity.

The amendment maintains the transition between the surrounding residential neighborhoods and the larger institutional and commercial uses located along North College Road and Cheney Drive, consistent with the Comprehensive Plan's objective of providing orderly transitions between land use intensities.

Zoning Classifications:

Each zoning district listed in the city code has been created with a purpose along with a list of uses that are permitted with and without a special use permit within that zone. The River Hawk Plaza PUD has chosen to follow a modified version of the R-2 and Professional Office Overlay districts.

While R-2 (now called Town Neighborhood 1) is intended for single family and duplex residential properties, adding the Professional Office Overlay (PRO) gives the area more business options. There are a range of uses allowed in the PRO with a Special Use Permit. A Health/Fitness studio is not listed as an allowed use.

Zoning Development Agreement/Planned Unit Development

The purpose of a Planned Unit Development (PUD) is to provide flexibility in land use and site design while ensuring that development remains compatible with surrounding properties and consistent with the Comprehensive Plan. Unlike conventional zoning districts, a PUD allows for modifications to permitted uses when those modifications further the goals of the development without adversely affecting neighboring properties.

The proposed amendment is limited in scope. It does not increase development density, alter building setbacks, modify site design standards, or authorize additional building area. The amendment only expands the list of allowed uses in the PUD. The City retains the ability to evaluate each proposal individually for compatibility, parking, traffic, hours of operation, site circulation, and other operational characteristics.

Health/Fitness Facility-Minor Amendment Analysis

The applicant is seeking to add “Health/Fitness Facility-Minor” as a permitted land use to the agreement. Health/Fitness Facility is defined as an establishment or facility primarily designed for patrons to use equipment or space for the purpose of physical exercise or training under the direction/supervision of a coach or trainer; with a total occupant load of forty-nine (49) individuals or less. This land use is permitted by right in the many zones, including the Community Market and Mixed Use zone, but not listed as a permitted use in the PRO overlay.

A Health/Fitness Facility-Minor is intended for small groups or class sizes. Although this property is zoned residential, it is located on a block of Park View Dr. (between North College Rd. and Cheney Dr.) with Canyon Ridge High School’s western boundary on one side of the street and multiple businesses/offices on the other side of the street. This street block gives a transition from residential to commercial uses.

Examples of other land uses in this PUD are a childcare facility, medical and real estate offices, and beauty salons/shops. All these uses are intended to serve the surrounding community. St. Lukes Hospital is located just north of this area and Canyon Ridge High School is located directly east of the area. Cheney Drive and North College Rd. are collector roads that are intended to handle significant traffic. Park View Dr. is also a collector road designed to move cars through the area from residential to commercial. Staff believes that a Health/Fitness Facility-Minor would be a good fit in this area, as it is designed to be smaller to serve the surrounding community. With an occupant load of 49 people or less, traffic to and from the facility will not overload the current roadways.

Traffic generated by a Health/Fitness Facility – Minor is expected to be dispersed throughout the day and comparable to other customer-oriented businesses within the development. Given the occupant limitation of forty-nine persons or fewer and the existing collector street network, staff does not anticipate adverse impacts on roadway capacity.

Many of the existing businesses within the River Hawk Plaza PUD generate customer traffic throughout the day, including childcare, medical offices, salons, counseling services, and professional offices. A small fitness facility is expected to have similar operational characteristics and customer turnover rates, making it compatible with the existing mix of businesses.

Parking demand associated with a Health/Fitness Facility – Minor is also expected to remain manageable due to the limited occupant load. With the building permit review, it would include review of parking availability and site circulation to ensure the proposed operation can be accommodated without adversely affecting neighboring tenants.

Compatibility with Surrounding Development

The River Hawk Plaza PUD functions as a transitional area between surrounding residential

neighborhoods and larger institutional and commercial uses. Canyon Ridge High School is located directly east of the development, while St. Luke's Medical Center and other commercial services are located nearby. Existing uses within the PUD include childcare, professional offices, medical offices, beauty salons, counseling services, and the previously approved Xrossway Fitness and Life Center.

The addition of a Health/Fitness Facility – Minor would complement these existing neighborhood-serving businesses without substantially increasing the intensity of development.

The proposed amendment is consistent with the purpose of the River Hawk Plaza Planned Unit Development by allowing an additional neighborhood-serving use that complements the existing office and service-oriented businesses within the development. The request does not increase development intensity, alter site design standards, or authorize additional building area. Rather, it expands the list of uses while preserving the City's ability to evaluate each future proposal individually.

Staff finds that the proposed amendment satisfies the approval criteria for a Planned Unit Development amendment because:

- the proposed use will not be detrimental to the public health, safety, or welfare;
- existing streets and public infrastructure are adequate to serve the proposed use;
- the amendment is compatible with surrounding land uses and the established character of the PUD; and
- the use provides an additional neighborhood-serving service consistent with the transition between residential and institutional/commercial development.

For these reasons, staff recommends that the Planning and Zoning Commission recommend approval of the proposed Planned Unit Development amendment to allow Health/Fitness Facility – Minor as an outright use permitted within the River Hawk Plaza PUD.

The commission may recommend approval as presented, approval with added conditions, tabling the item for additional information, or the request be denied.

Applicant Presentation:

Gerald Martens presented his request.

Public Hearing: Opened and closed with no public input

Discussions Followed:

The Commission feels this request fits with the property.

MOTION: Commissioner Bulkley moved to approve the request for a recommendation to City Council for a Planned Unit Development Amendment - River Hawk Plaza PUD - to allow "Health/Fitness Facility - Minor" on property located at 1341 Park View Dr. c/o Gerald Martens. (PZ26-0077). Vice Chairperson Zimmerman seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

6) Upcoming Meeting(s)

- a) August 5, 2026 - Work Session
August 11, 2026 - Meeting Cancelled
August 25, 2026

7) Adjournment

The meeting adjourned at 07:18 PM

Jody Green, Planning Technician

DRAFT



Date: Monday, August 24, 2026

To: Honorable Mayor and City Council

From: Travis Rothweiler, City Manager

ACTION ITEM

Request:

ACTION: A public hearing on the use of \$342,868 of Forgone Revenue in the 2026-2027 Fiscal Year (FY 2027) to cover ongoing operation and maintenance costs, beginning on October 1, 2026, and ending on September 30, 2027.

ACTION: Adoption of Resolution 005-2026: a Resolution of the City Council for the City of Twin Falls including \$342,868 of Forgone Revenue in the 2026-2027 Fiscal Year (FY 2027) to cover ongoing operation and maintenance costs, beginning on October 1, 2026, and ending on September 30, 2027.

Time Estimate:

This item should take ten minutes plus time for the public hearing and to answer questions.

Background:

House Bill 474 was passed during the 2016 Idaho Legislature and set forth a process to be followed when the city uses forgone levying authority. The City Council must adopt a resolution stating the intent to use forgone levying authority, the amount of forgone revenue to be included in the tax levy, and the purpose for which the forgone revenue will be used.

House Bill 389 also made changes to the City's budgeting process. The bill was passed in 2021 and limited the amount of forgone available to a city to 1% and 3% depending upon its use. Idaho Code 63-802 requires taxing districts to hold a public hearing prior to budgeting any forgone increase. The public hearing may be in conjunction with its annual budget hearing. This section of State Code also requires taxing districts to certify by resolution the amount of forgone increase to be budgeted and the specific purpose for which the forgone increase is being budgeted; and

On August 3, 2026, the City Council adopted the preliminary budget for the City of Twin Falls. The preliminary budget included the use of 1% of the City's foregone balance, equaling \$342,868.

As stated in the accompanying Resolution, the Forgone tax revenue will be used to fund ongoing operational and maintenance costs as allowed in Idaho Code Section 63-802.

The City Council must affirm its intent to use \$342,868 of Forgone tax revenue to fund ongoing operational and maintenance costs included in the FY 2026-2027 Budget. The City of Twin Falls operation budget allocation across all funds has increased by \$509,949, or 2.19%, compared to FY 2025.

Should the City Council approve this resolution, the forgone balance is projected to be \$328,623 available for consideration in fiscal year 2027-2028 (FY 2028).

Approval Process:

Approving the Intent to Use Forgone Resolution in the FY 2026-2027 Budget requires a simple majority (50%+1) of the members in attendance at this meeting.

Budget Impact:

Without the adoption of the Resolution and the approval of the use of forgone balance, the City Council will have to reduce the City's budget by \$342,868.

Regulatory Impact:

Idaho Code Section 63-802. LIMITATION ON BUDGET REQUESTS — LIMITATION ON TAX CHARGES —

EXCEPTIONS. (1) Except as otherwise provided in this section, no taxing district shall certify a budget request for an amount of property tax revenues to finance an annual budget that exceeds the maximum sum permitted under this section:

(e) (i) In the case of a non-school district for which less than the maximum allowable increase in the dollar amount of property taxes is certified for annual budget purposes in any one (1) year, such a district may, in any following year, recover the forgone increase by certifying, in addition to any increase otherwise allowed, any or all of the increase originally forgone. Provided however, that prior to budgeting any forgone increase, the district must provide notice of its intent to do so, hold a public hearing, which may be in conjunction with its annual budget hearing, and certify by resolution the amount of forgone increase to be budgeted and the specific purpose for which the forgone increase is being budgeted. Upon adoption of the resolution, the clerk of the district shall file a copy of the resolution with the county clerk and the state tax commission. Said additional amount shall be included in future calculations for increases as allowed, except as provided in subparagraph (iii) of this paragraph.

(ii) If the forgone increase is budgeted for the purpose of maintenance and operations, the rate of recovering the reserved forgone moneys may increase the taxing district's budget by no more than one percent (1%) per year. Provided, however, this cap shall not apply to a taxing district that budgets its reserved forgone moneys for the purpose of maintenance and operations as long as it does not budget, or reserve as forgone, any portion of the three percent (3%) increase otherwise allowed and does not budget any new construction or annexation increases.

Conclusion:

The City Council needs to adopt this Resolution to have the ability to use \$342,868 of the forgone balance for Fiscal Year 2026-2027.

Attachments:

1. Forgone Resolution

Resolution No. 2026-005

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, DECLARING THE INTENT TO LEVY AND USE \$342,868 OF FORGONE PROPERTY TAX FUNDS IN FISCAL YEAR 2026-2027, AND DECLARING THE PURPOSE FOR WHICH THE FORGONE FUNDS ARE BUDGETED.

WHEREAS: In previous years, pursuant to Idaho Code §63-802(f), the City chose to levy taxes less than the maximum amount allowed by law, which amount not levied is referred to as forgone funds; and

WHEREAS: The City, pursuant to Idaho Code 63-802(e), intends to use forgone funds in the amount of \$342,868 for operational and maintenance costs in Fiscal Year 2026-2027; and

WHEREAS: The City provided the required notice of its intention to use forgone funds and hold a public hearing by publishing a notice in the Magic Valley Times News on August 13, 2026 and August 20, 2026; and

WHEREAS: The City held a public hearing and accepted public testimony at its regular meeting held at City Council Chambers on August 24, 2026.

THEREFORE, BE IT RESOLVED THAT: The City Council Is using forgone funds in the amount of \$342,868. The forgone funds will be included in the Fiscal Year 2026-2027 property tax levy and budget to fund operational and maintenance costs.

PASSED AND APPROVED THIS 24th DAY OF AUGUST 2026.

CITY OF TWIN FALLS

Ruth Pierce, Mayor

ATTEST:

Amy Luna, City Clerk



Date: Monday, August 24, 2026
To: Mayor and City Council
From: Travis Rothweiler, City Manager

Request

ACTION ITEM: A public hearing on the 2026-2027 Fiscal Year Budget for the City of Twin Falls, Idaho.

ACTION ITEM: Adoption of Ordinance 008-2026 of City of Twin Falls; adopting the 2026-2027 Fiscal Year Budget (FY 2027) for the City of Twin Falls in the amount of \$96,547,281, beginning on October 1, 2026, and ending on September 30, 2027.

Time Estimate

The estimated amount of time this item will take is 30 minutes, plus time for the public hearing and time to answer questions.

Background

Idaho Code Section 50-811 requires the City Manager to keep the City Council fully advised of the financial condition of the City and its future needs while preparing and submitting an annual budget for consideration. In fulfillment of that responsibility, it is my privilege to present the Fiscal Year 2026-2027 (FY 2027) Recommended Budget for the City of Twin Falls. This budget reflects the collective efforts of the City Council, department leaders, employees, and community stakeholders. Developed in the spirit of our "One City" philosophy, it is the product of many hours of analysis, collaboration, and thoughtful discussion regarding the priorities and future needs of our community.

Twin Falls continues to experience sustained growth and increasing demands for services. With an estimated population of 57,077 residents, the City has grown by more than 10.17% since the 2020 Census and currently maintains an annual growth rate exceeding 1.8%. The City employs 354 full-time employees dedicated to delivering essential public services and supporting a community that serves as the regional hub for south-central Idaho. The City's net taxable value now exceeds \$6.782 billion, excluding more than \$717.7 million located within Urban Renewal Agency revenue allocation areas. In 2017, Twin Falls' net taxable value was \$2.360 billion, which reflects an increase of \$4.442 billion, or more than two and one-half times. Additionally, the growth in value is a sign of the strength of the local economy and the continued attractiveness of our community.

The City's fiscal year extends from October 1 through September 30. Developed in accordance with Idaho law and Government Finance Officers Association (GFOA) best practices, the FY 2027 Budget serves as the City's primary financial planning and policy document. It provides a balanced, sustainable, and strategically focused framework for allocating resources to the services, infrastructure, and programs that protect public safety, support economic vitality, maintain community assets, and enhance quality of life. While the budget does not fund every project or initiative proposed during the development process, it prioritizes the most critical needs identified by employees, departments, City Council, and the community.

The FY 2027 Budget was developed to advance the goals established by the City's Strategic Plan and confirmed by the City Council at the outset of the budget process. Those goals included:

- maintaining a stable, sustainable, and adaptable financial position,
- developing a budget that is responsive to changing economic conditions,

- aligning expenditures with the City's 2030 and 2040 Strategic Plans,
- continuing the pursuit of becoming an Employer and Organization of Choice, and,
- balancing the need for additional revenues with the affordability concerns facing residents and businesses.

The FY 2027 budget includes total expenditures and transfers of \$102,179,406, representing an increase of \$1,122,992, or 1.11%, compared to FY 2026. However, the budget for FY 2027 is less than the budget approved for FY 2025 of \$109,692,892, and represents a decrease of \$7,513,486, or 6.85%.

Overall Governmental Fund expenditures are recommended to increase by \$4,632,316, or 7.66%. The increases are predominantly found in two areas. The General Fund is recommended to increase by \$2,204,404, or 5.41%, and will be used to support increased costs realized in both personnel and operations, and in the General Fund Capital Fund of \$1,867,007, or 34.15%, to support improvements to facilities and to fund scheduled fleet replacements.

As a matter of practice, the City focuses primarily on the "net budget," which excludes transfers between funds and provides a clearer picture of actual operating and capital expenditures. The FY 2027 net budget totals \$96,547,281, an increase of \$1,070,944, or 1.12%, over the FY 2026 net budget of \$95,476,336. This budget will serve as the framework for delivering essential services, maintaining critical infrastructure, and advancing strategic priorities during the coming fiscal year.

The City's Budget as a Policy, Communications, and Funding Plan

The annual budget serves as the City of Twin Falls' primary financial planning, policy, and communication document. More than a collection of revenues and expenditures, it is a strategic roadmap that aligns resources with community priorities, organizational objectives, and the long-term vision established by the City Council. Through a deliberate and disciplined budgeting process, expenditures are carefully evaluated to ensure they advance the City's mission, support strategic priorities, and provide measurable value to the community. This approach allows the City to balance current service demands with future obligations while remaining responsive to changing economic conditions, growth pressures, and community expectations.

Strategic Budgeting

The City of Twin Falls has long embraced a strategic approach to governance, planning, and resource allocation. In 2013, the City Council adopted the 2030 Strategic Plan to establish a clear vision and direction for the future of the community. The plan was developed through an extensive public engagement process that spanned nearly a year and included meaningful conversations with residents, businesses, community organizations, and other stakeholders. These discussions, combined with an analysis of local, regional, and statewide trends, helped identify the priorities, opportunities, and challenges that would shape Twin Falls for decades to come.

While the core vision established by the community remains as relevant today as it was more than a decade ago, the City recognizes that strategic planning must remain responsive to changing circumstances. Population growth, economic shifts, technological advancements, workforce challenges, and evolving community expectations require continual evaluation and adaptation. Recognizing this reality, the City Council and staff initiated a comprehensive update of the Strategic Plan earlier this year. The updated plan is expected to be completed later this fall.

Priority Based Budgeting and Performance Measurement

As community expectations evolve and financial resources become increasingly constrained, the City must continuously evaluate how services are delivered and whether resources are aligned with the outcomes most valued by residents. Priority Based Budgeting provides a structured framework for connecting expenditures to community priorities, strategic objectives, and measurable results. Rather than focusing solely on how much is spent, this approach evaluates the value, effectiveness, and impact of City programs, helping ensure

that limited resources are directed toward services that best support the community's safety, health, welfare, and quality of life.

Our Commitment to Provide Quality Services

The City of Twin Falls is committed to delivering high-quality, cost-effective services that protect public safety, support economic vitality, and enhance the quality of life for residents. This commitment serves as the foundation for the City's policies, operational plans, and budget decisions. The annual budget is intentionally designed to align resources with the outcomes most valued by the community, ensuring that every public dollar is invested thoughtfully and strategically.

Commitment to Transparency

Consistent with the City's commitment to transparency and community engagement, significant efforts are made to encourage public participation throughout the budget development process. Budget presentations begin on July 6, 2026, and are available both in person and online to maximize accessibility. Citizens are provided multiple opportunities to review budget proposals, offer input, and participate in discussions prior to adoption. Following the required public hearing on August 24, 2026, the City Council will adopt the FY 2027 Budget, reaffirming its commitment to responsible financial stewardship and the continued success of the Twin Falls community.

Economic Indicators and Other Considerations that Shaped this Budget

Developing a responsible and sustainable budget requires more than reviewing revenues and expenditures—it requires a thorough understanding of the local economic environment. While national and state economic indicators provide valuable context, local data often provides the clearest picture of the conditions affecting residents, businesses, and municipal operations. Trends in employment, wages, housing costs, construction activity, population growth, consumer spending, and business investment directly influence service demands, revenue projections, workforce availability, and infrastructure needs. By incorporating local economic data into the budget process, the City is better positioned to anticipate challenges, identify opportunities, and make informed decisions that reflect the realities of the Twin Falls community. This data-driven approach helps ensure that resources are allocated effectively, financial risks are managed proactively, and investments remain aligned with the community's priorities and long-term vision.

Serving as a Regional Center for the Magic Valley

Twin Falls serves a population far larger than its municipal boundaries would suggest. As the regional hub for a geographic area exceeding 275,000 residents and a daytime population estimated to exceed 115,000 people. As the regional center for healthcare, education, employment, shopping, government services, recreation, and transportation, the City of Twin Falls must continue planning for service demands that reflect both resident and non-resident usage. This regional role creates significant economic opportunities while also requiring continued investment in City infrastructure, transportation systems, parks, public safety resources, and community amenities support a regional population that extends well beyond that of the City of Twin Falls.

Rising Municipal Costs and Inflation

Although inflation has moderated from the historic levels experienced in the years immediately following the pandemic, the cost of providing municipal services continues to rise. The Consumer Price Index (CPI) increased 3.77% during the twelve months ending in April 2026, while the Municipal Cost Index (MCI), which more accurately reflects the costs faced by local governments, increased 4.77% through April 2026. The MCI incorporates the costs of labor, construction materials, equipment, vehicles, utilities, technology, insurance, and contracted services, many of which continue to increase at rates exceeding general consumer inflation. Rising construction costs, supply chain disruptions, workforce shortages, insurance premiums, and utility expenses continue to place significant pressure on municipal operating and capital budgets. While annual inflation rates have moderated, the cumulative impact of these increases remains one of the most significant financial challenges facing local governments.

Population Growth and Migration Trends

Idaho continues to be one of the fastest-growing states in the nation. Recent projections estimate the state could add approximately 500,000 residents over the next 25 years, creating continued demand for housing, transportation infrastructure, utilities, public safety services, and community amenities. Growth pressures that have transformed the Treasure Valley are increasingly influencing communities throughout Idaho as households seek affordability and quality of life outside major metropolitan areas. Twin Falls is particularly well-positioned to benefit from these trends as a regional economic center offering employment opportunities, educational institutions, healthcare services, and a high quality of life. Continued population growth will create opportunities for economic expansion while increasing expectations for public infrastructure and municipal services.

Interstate migration continues to play a significant role in Idaho's growth. According to an analysis of Internal Revenue Service migration data, Idaho gained approximately \$72 billion in adjusted gross income between 2012 and 2023 through interstate migration, ranking among the top beneficiary states nationwide. Although migration patterns fluctuate over time, Idaho continues to attract residents seeking economic opportunity, affordability, and quality of life. For Twin Falls, continued migration supports economic development and taxable value growth while simultaneously increasing demand for housing, transportation systems, parks, utilities, and public safety services.

Income, Taxes, and Household Affordability

Tax burden remains an important component of overall affordability. A recent national study ranked Idaho 42nd among states in overall tax burden, with residents paying approximately 7.04% of personal income toward state and local taxes. Idaho's relatively low tax burden contributes to the state's competitiveness and attractiveness to residents and businesses. However, local governments must continue balancing service expectations with affordability considerations. The City remains committed to maintaining financial sustainability while minimizing impacts on taxpayers and utility customers whenever possible.

Labor Market and Workforce Conditions

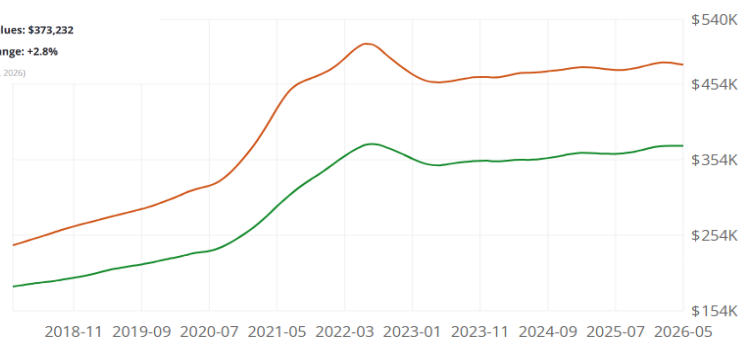
For the City of Twin Falls, workforce constraints affect nearly every aspect of service delivery. Municipal governments are competing with private industry for employees in critical fields such as public safety, engineering, utilities, information technology, skilled trades, and management. As experienced employees retire and workforce expectations continue to evolve, the importance of attracting, developing, and retaining talented employees has never been greater. Employee retention is particularly important, as turnover can result in the loss of institutional knowledge, disrupt service delivery, delay projects, and place additional demands on remaining staff.

Housing Affordability and Market Conditions

Housing affordability remains one of the most significant economic challenges facing Twin Falls, Idaho, and the nation. While housing prices have stabilized compared to the rapid appreciation experienced during and immediately following the pandemic, affordability continues to be constrained by elevated home values, limited inventory, and higher borrowing costs. As of April 2026, Zillow estimates the average home value in Twin Falls at approximately \$370,400, an increase of 2.7% over the past year. Statewide, the average Idaho home value reached approximately \$477,500, up 1.1% over the same period. Although appreciation has slowed considerably from the unprecedented growth experienced between 2020 and 2022, home values remain substantially above pre-pandemic levels, creating ongoing challenges for first-time homebuyers and households.

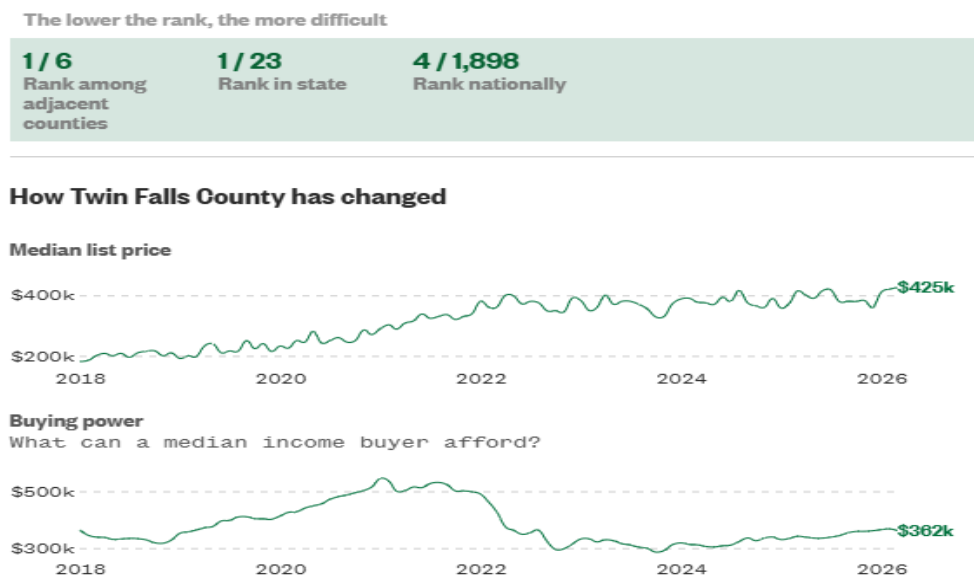
Twin Falls Key Takeaways

Typical Home Values: \$373,232
1-Year Value Change: +2.8%
(Data through May 31, 2026)



Financing costs continue to play a major role in housing affordability. According to Federal Reserve data, the average 30-year fixed mortgage rate remained near 6.7% during the spring of 2026, more than double the rates available during the pandemic era. Combined with higher home prices, these interest rates have significantly reduced purchasing power and increased monthly housing costs for prospective buyers. The National Association of Realtors recently reported that first-time homebuyers represented only 21% of home purchases nationwide, the lowest share recorded since 1981, highlighting the barriers facing younger households seeking homeownership.

These challenges are reflected in NBC News' monthly Home Buyer Index, which measures housing affordability by considering home prices, mortgage rates, wages, and market competition. The national affordability score remains above 80 on a 100-point scale, indicating one of the most difficult housing markets in decades. On the surface, Twin Falls appears more affordable than many larger metropolitan areas. However, local housing costs have increased faster than household incomes over the past several years, widening the affordability gap for many residents. In March 2026, Twin Falls held the distinction of being the most difficult place to purchase a home in the Magic Valley and the State of Idaho. Nationally, Twin Falls was ranked the fourth most difficult in the county, out of 1,898 counties surveyed.



Using Cash Reserves to Make Strategic Investments in Infrastructure

The City continues to rely on cash reserves to make strategic, long-term investments in its facilities and infrastructure. The City has elected to use \$4.893 million of cash reserves to fund a collection of deficiencies at several existing facilities, of which \$2.8 million is allocated to fund the construction of a new evidence storage facility for the Police Department. This project will provide secure long-term storage for evidence, dedicated indoor space for vehicle evidence processing and storage, and a large outdoor secured area for vehicles and other oversized evidence. The new facility will nearly double the square footage of storage space (11,500) while creating designated processing areas for both vehicles and large items. The facility will improve evidence handling, preserve chain-of-custody standards, increase operational efficiency, and provide the capacity needed to meet current and future public safety needs.

Employee Compensation, Benefits, and Workforce Investment

The City's employees remain its most valuable asset and are essential to delivering the high-quality services that residents expect. Achieving the goals outlined in the Strategic Plan depends on attracting, developing, and retaining a talented and engaged workforce. As a result, employee compensation, benefits, and professional development continue to be important priorities in the FY 2027 Budget. To remain competitive in a challenging labor market, the budget includes: 3% performance adjustment, 3% general salary table adjustment, 0% increase in health insurance premiums without a change of plan or reduction of benefits, continuation of the retention pay program, and continued employer contributions to the Voluntary Employees' Beneficiary Association (VEBA).

These investments reflect the City's ongoing commitment to being an Employer and Organization of Choice while supporting the financial well-being of employees and their families.

The City's transition to a self-funded health insurance model has also strengthened its ability to manage rising healthcare costs while maintaining quality benefits. For several years, the City explored alternatives to the traditional fully insured model, working with actuaries and conducting competitive market evaluations to identify a more sustainable long-term solution. In 2024, the transition to a self-funded plan became financially feasible and has since provided greater control over healthcare costs and plan design. At a time when many Idaho employers continue to experience double-digit increases in health insurance premiums, the City's self-funded model is projected to generate significant savings while allowing benefits to remain stable and affordable for employees and their dependents.

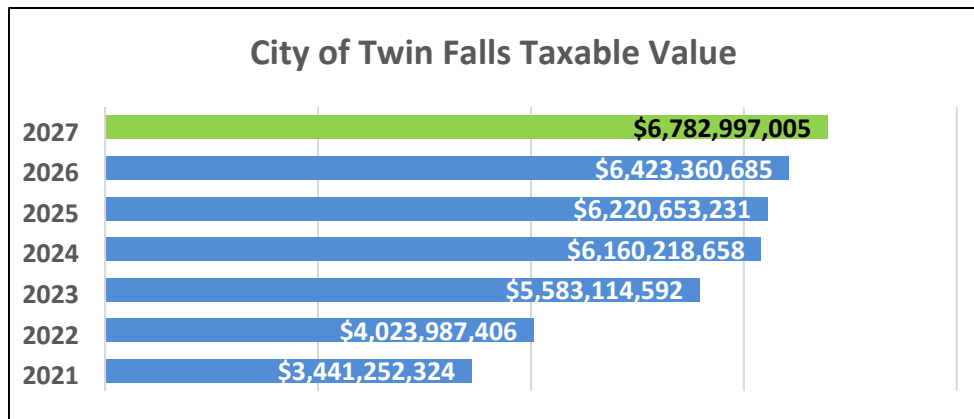
Workforce planning remained a key focus throughout the budget development process. Departments submitted requests for 11 new positions and several position upgrades totaling more than \$1.75 million in the first year alone. Following a comprehensive review, the Executive Leadership Team recommended funding two positions with a total first-year cost of \$264,096:

- 1 FTE - Project Manager, and
- 1 FTE - School Resource Officer assigned to the Twin Falls Police Department - 90% of the School Resource Officer cost reimbursed by the school district.

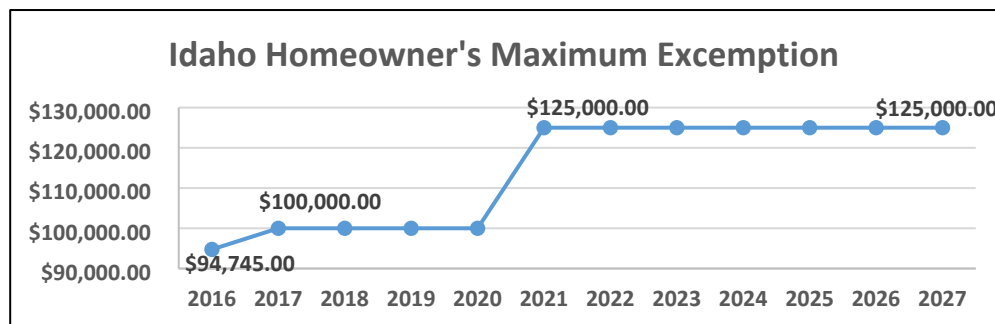
No position upgrades were funded during this budget cycle. At the same time, departments continue to evaluate workload demands, succession planning needs, compensation competitiveness, and workforce development opportunities. Additional investments in training, professional development, leadership development, and employee growth remain important components of the City's long-term strategy to attract and retain talented public servants while ensuring organizational excellence for years to come.

Taxable Value and Property Tax Considerations

The City's taxable value remains one of the primary indicators of community growth, economic activity, and long-term fiscal capacity. It is important to note that the City's reported taxable value excludes properties located within the Twin Falls Urban Renewal Agency (URA) revenue allocation areas. The taxable value of properties within the URA is currently \$717,684,566. When combined with the City's taxable value, the total taxable value within the Twin Falls city limits exceeds \$7.5 billion. As illustrated below, the taxable value used to calculate the FY 2027 tax rate for the City of Twin Falls is the largest in its history.



Property tax relief remains an important issue for homeowners throughout Idaho. From 2006 through 2016 (FY 2007 to FY 2017), the State's homeowner's exemption was indexed annually to reflect changes in real estate market conditions, helping ensure that tax relief kept pace with increasing property values. In 2017, however, the Idaho Legislature established a fixed exemption amount of \$100,000, which remained unchanged until 2021 when it increased to \$125,000. While the increase provided additional relief for homeowners, rapid appreciation in residential property values has significantly outpaced the adjustment. As housing values continue to rise across Idaho, the effectiveness of the exemption as a long-term tax relief tool has diminished. Reinstating an index tied to market conditions would provide a more responsive and sustainable approach to helping homeowners manage future increases in property values and property taxes.



Forgone Property Tax Balance

Idaho law provides local governments with flexibility in managing property tax revenues through the use of forgone balances. Under Idaho Code §63-802(e), cities may choose not to take the full property tax increase allowed in a given year and reserve that capacity for future use. This approach allows elected officials to balance current affordability concerns with future funding needs while preserving the ability to respond to changing economic conditions, service demands, or infrastructure requirements.

The FY 2027 budget continued this practice and includes an allocation of \$820,000 for the following capital projects - \$770,000 traditionally used for Council Capital and \$50,000 from what was previously allocated to fund the municipal power outsource grant (MPOG). By utilizing forgone balances for non-recurring expenditures, the City can address current infrastructure and capital needs while maintaining long-term fiscal sustainability and minimizing future impacts on taxpayers. The table below shows changes to the City's forgone balance since FY 2011.

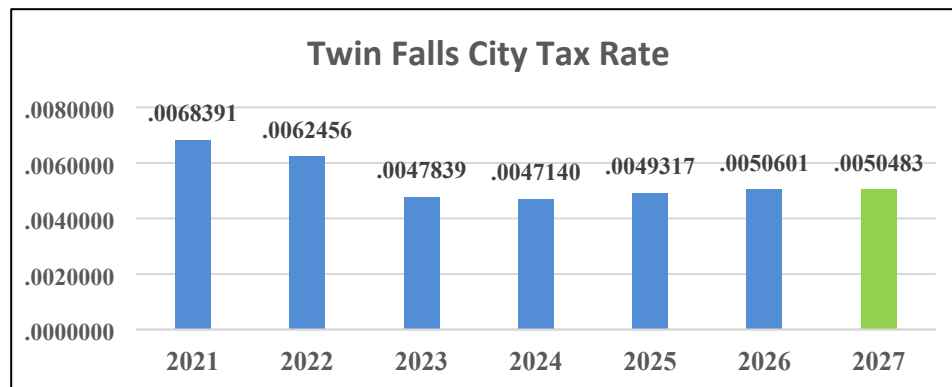
	Amount by Year	Cumulative Amount
FY 2011	\$476,376	\$1,016,278
FY 2012	\$463,422	\$1,479,700
FY 2013	-\$1,123	\$1,478,577
FY 2014	\$8,630	\$1,487,207

FY 2015	\$395,464	\$1,882,671
FY 2016	\$266,548	\$2,149,219
FY 2017	\$37,034	\$2,186,253
FY 2018	\$0	\$2,186,253
FY 2019	-\$770,000	\$1,416,284
FY 2020	\$530	\$1,416,814
FY 2021	\$697,681	\$2,114,495
FY 2022	-\$251,803	\$1,862,692
FY 2023	-\$267,420	\$1,595,272
FY 2024	-\$291,244	\$1,304,028
FY 2025	-\$307,591	\$ 996,464
FY 2026	-\$324,980	\$ 671,491
FY 2027	-\$342,868	\$ 328,623

The City Council followed the City Manager's recommendation and incorporated \$342,868 of the City's forgone balance (the equivalence of 1% property tax revenue) into the FY 2027 budget for operational support and the increased cost of providing municipal services.

Property Tax Rates

As property values increase, the City's property tax rate typically adjusts downward to generate only the amount of revenue authorized by law. Based on the FY 2027 taxable value, the City's property tax rate is projected to decrease from \$5.06 per \$1,000 of taxable value in FY 2026 to \$5.05 per \$1,000 in FY 2027. As illustrated in the following graph, the FY 2027 rate remains among the lowest property tax rates levied by the City in recent history. This continued decline reflects both the growth of the City's tax base and the City's ongoing commitment to balancing community investment with long-term affordability for residents and businesses.



Additional property tax collections and comparisons, rate adjustments, expenditures and economic indexes are discussed in more detail in other sections of this budget document.

How does our Tax Rate compare to the other, large full-service Idaho cities?

One of the most common questions asked by residents is how Twin Falls' property taxes compare to those of other Idaho cities. While tax rates alone do not provide a complete picture, they can offer useful context when evaluating overall property tax burden. To provide a more meaningful comparison, the table and graph below estimate the amount of city property tax paid on a median-valued, owner-occupied home in Idaho's larger full-service cities. This approach accounts for both local tax rates and differences in housing values, providing a better illustration of the actual taxes paid by homeowners. The information presented was compiled using property tax rate data from the Associated Taxpayers of Idaho Levy Book and median home value estimates from Zillow. Although the comparison is intended as a general illustration and should not be viewed as an exact calculation for every property, it provides a reasonable benchmark for evaluating Twin Falls' position relative to other Idaho communities and helps place local property tax discussions into a broader statewide context.

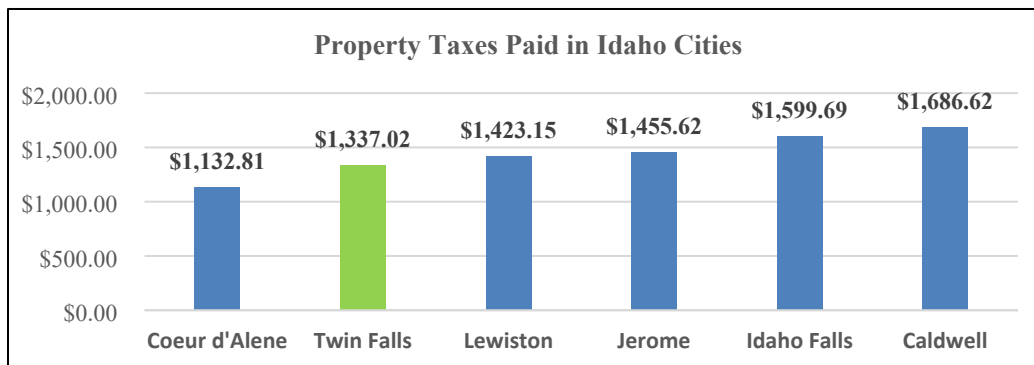
Total City Taxes Paid	Median Home Value January 2025	Tax Rate FY 2026
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Coeur d'Alene	\$1,132.81	\$591,288	0.00242941
Twin Falls	\$1,337.02	\$363,286	0.00561100
Lewiston	\$1,423.15	\$361,969	0.00600563
Jerome	\$1,455.62	\$374,516	0.00583377
Idaho Falls	\$1,599.69	\$398,975	0.00583882
Caldwell	\$1,686.62	\$405,048	0.00602261

Total City Taxes Paid	Median Home Value January 2025	Tax Rate FY 2026
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Twin Falls	\$1,141.88	\$356,510	0.00493230
Caldwell	\$1,452.25	\$393,935	0.00540000
Pocatello	\$1,363.65	\$330,452	0.00663733
Jerome	\$1,477.93	\$374,516	0.00592318
Lewiston	\$1,451.63	\$361,969	0.00612582
Idaho Falls	\$1,522.53	\$383,758	0.00588398

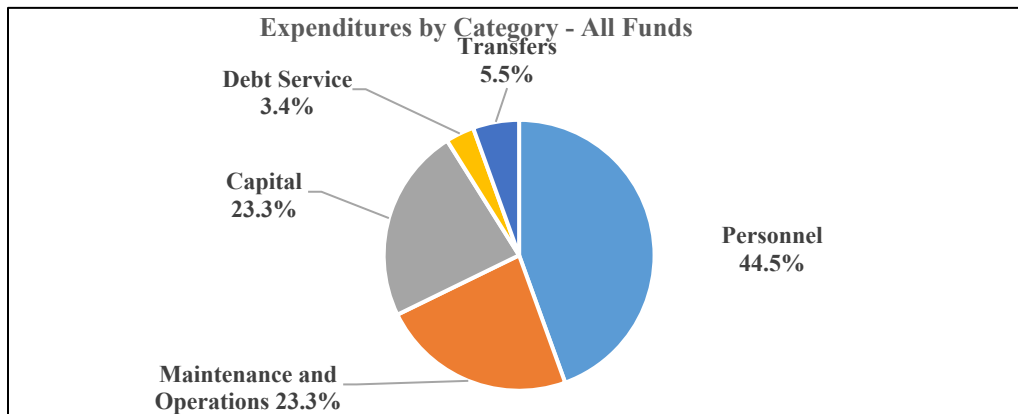
Note: Idaho's median value of an owner-occupied home for this same period was \$476,529.



The cities of Boise and Meridian were intentionally excluded because they are not directly responsible for the transportation systems in their communities; that responsibility lies primarily with the Ada County Highway District (ACHD). ACHD is an independent taxing authority specifically created for the purpose of maintaining the transportation system in these communities. For FY 2027, the Street Fund and Street Light Fund budgets for the City of Twin Falls are \$8,032,642, or 12.34% of the total for tax supported funds. Nampa has also been excluded because they contract fire and rescue services with the Nampa Rural Fire Department. The City of Twin Falls expends \$9,369,560 on fire and rescue services, or 14.40% of tax supported funds.

Expenditures in All Funds

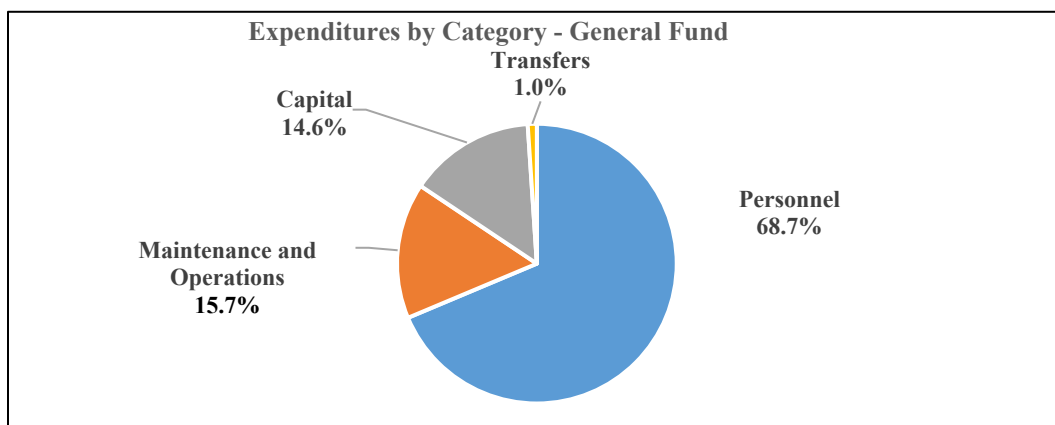
Expenditures in this budget are classified under one of five major categories: Personnel, Maintenance and Operations, Capital, Debt Service, and Transfers. The graph below shows the relative percentage of FY 2027 budget expenditures for the five major categories in all funds combined.



In most government agencies, personnel costs (salaries, wages and benefits) normally represent the largest of the expenditure categories. While municipal governments also devote a large amount of their resources to personnel, the significant investment in infrastructure drives the percentage of the budget devoted to operating and capital costs higher than most other government agencies.

Expenditures in the General Fund

Using the same classification of expenditure types (less Debt Service), the percentages of budgeted expenditures for the General Fund are shown below. When analyzing General Fund expenditures by category in comparison to All Funds, Personnel costs are a much higher percentage, and Capital a much lower percentage, as the General Fund spends relatively less for capital improvements, infrastructure, and equipment.

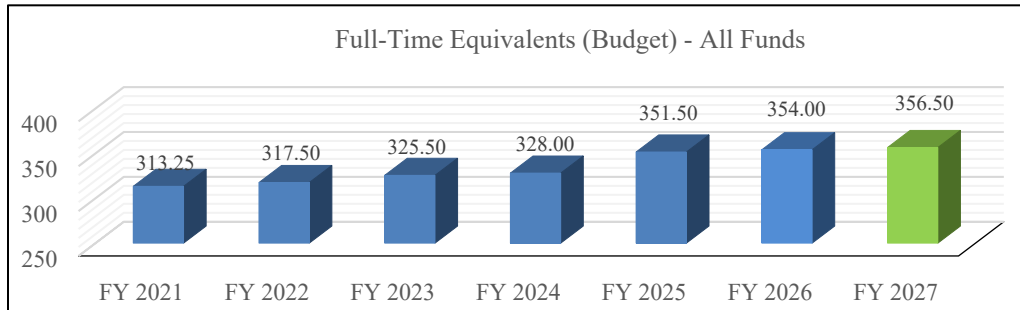


Personnel in All Funds

As we work to realize this vision statement, the City of Twin Falls strives to provide existing employees with the equipment, technology, infrastructure, and financial incentives necessary for them to complete their tasks and responsibilities in an efficient and effective manner. In addition, we recognize the importance of, and the responsibility of providing our employees with a competitive total compensation package. To meet an ever-increasing workload, citizen expectations, and legislated requirements, several requests were made by department leaders to add employees to our workforce. More requests for new employees were made than we were able to include in the proposed budget. However, the fact that some of the positions were not included does not mean they aren't needed. Therefore, we want to make sure we include all the positions requested but not funded.

The City has a philosophy of adding full-time employees only when "need" and "sustainability" can be demonstrated. The City has an estimated population of 57,077. Based on that estimate, it has 6.2 employees per 1,000 of population. However, as the regional and urban center for a geographic area having a

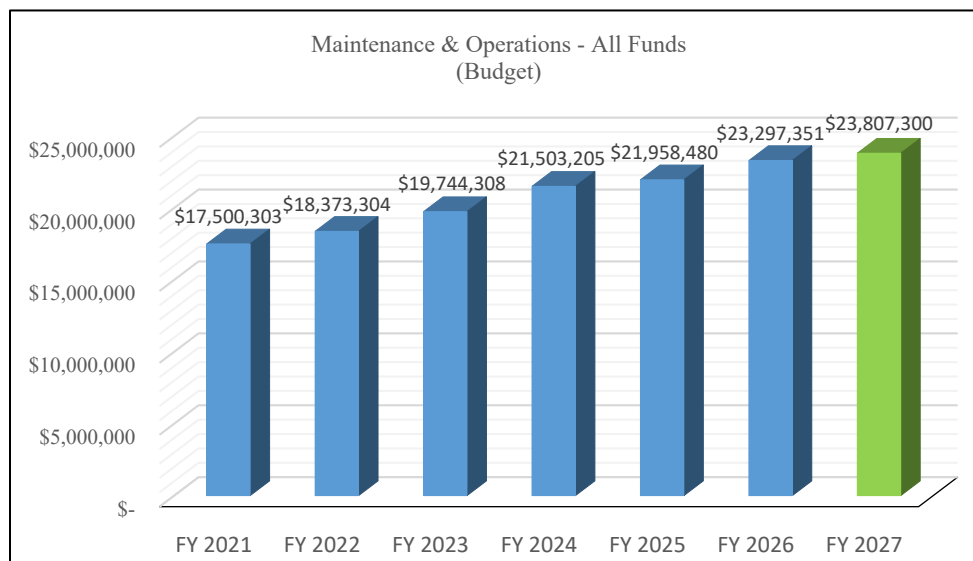
population of nearly 275,000, the City's daily census population is estimated to exceed 115,000. This daily increase causes the number of City employees per 1,000 of population to drop to 3.07.



For FY 2027, a net total of 2.5 Full-Time Equivalents are added to the budget. These additions bring the FTE count for the City of Twin Falls to 356.5. Below are the other increased expenditures associated with personnel in the FY 2027 budget: 3.0% performance-based salary adjustment for all employees, 3.0% increase to general salary table, and no increase in funding for health care insurance premiums

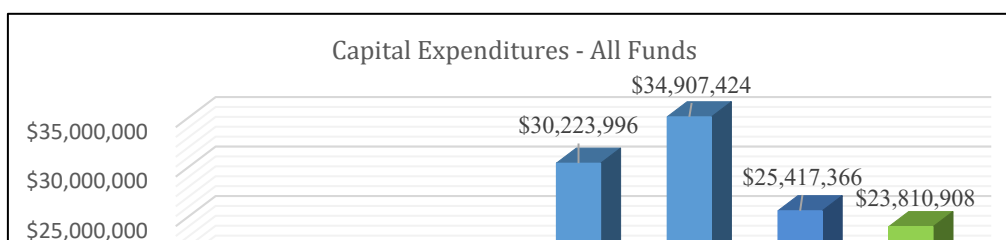
Maintenance and Operations in All Funds

This category includes funding for a wide range of typical activities, including office supplies, fuel, utilities, travel, training, uniforms, building/equipment repair and maintenance, and expenditures for durable goods. The City makes allocations in these areas based on actual expenditures from previous fiscal years, economic trends, and the municipal cost index. The FY 2027 budget allocates \$23,807,300 to cover expenses associated with maintenance and operations. In comparison, the allocation for FY 2026 was \$23,297,351. This is an increase of \$509,949 (2.19%) across all funds.



Capital Expenditures in All Funds

Capital improvements are investments made in our infrastructure. Six of the eight primary focus areas in the City of Twin Falls 2030 Strategic Plan are considered "capital dependent." Capital financing is necessary for the ongoing development, expansion, maintenance, and repair of these capital assets, recognizing the critical value of civil infrastructure to the economic, aesthetic, and functional viability of the City. In total, the FY 2026 budget allocates \$25,424,866 to fund needed, critical, and desired capital improvements, one-time equipment purchases and projects, and community amenities. Compared to the FY 2025 budget of \$34,907,424, this is a decrease of \$9,482,558 (27.16%).

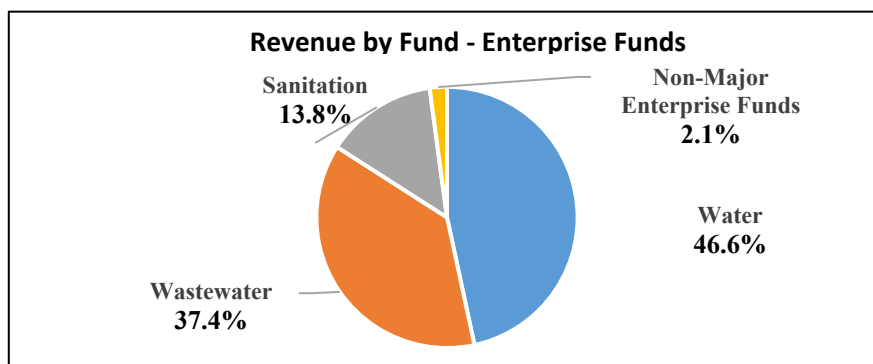


Enterprise Fund Expenditures and Revenue Overview

Enterprise Funds manage services funded by user fees, aiming to cover operational costs and capital asset maintenance. At the fiscal year's end, any net income or loss adjusts the fund's net assets, which must remain within the fund unless the City Council decides otherwise.

The City operates five distinct Enterprise Funds: Water (including supply, distribution, irrigation, and utility services), Wastewater (collection and treatment), Sanitation, Dierkes Lake/Shoshone Falls, and Common Area Maintenance. This budget message primarily addresses the three largest: Water, Wastewater, and Sanitation. The smaller funds are detailed in the budget document.

Enterprise Funds account for \$30.86 million (33.14%) of the \$93.12 million total revenues in the FY 2026 budget. Enterprise Fund cash reserves budgeted for use equal \$5.13 million of the \$8.18 million total for all funds. Combining revenues and reserves brings total funding for Enterprise Funds to \$35.99 million (35.52%) of the \$101.30 million total. The majority of funding, or 80.93%, is from User Fees. The other sources of funding include fines, investment earnings, miscellaneous income, and interfund transfers.



Enterprise Fund Revenue Overview

Enterprise Funds account for services that are primarily funded through user fees rather than property taxes. These funds are intended to operate in a business-like manner, with revenues covering the cost of daily operations, system maintenance, capital improvements, and long-term asset replacement. Any annual net income or loss remains within the respective fund and is used to support future operational and capital needs unless otherwise directed by the City Council.

The City maintains five Enterprise Funds: Water, Wastewater, Sanitation, Dierkes Lake/Shoshone Falls, and Common Area Maintenance. The Water Fund supports water supply, distribution, irrigation, and utility operations, while the Wastewater Fund is responsible for collection and treatment services. The Sanitation Fund provides solid waste collection and disposal services. Together, these three funds represent the largest

enterprise operations within the City and account for the majority of enterprise fund revenues, expenditures, and capital investments. Information regarding the Dierkes Lake/Shoshone Falls and Common Area Maintenance funds is provided in greater detail within the budget document.

Water Fund

The Water Fund supports the City's water supply, distribution, pressurized irrigation, and utility billing operations. Following the payoff of the 2010B Water Bond, the FY 2027 budget no longer includes debt service payments, as the final bond obligation was retired. Total budgeted revenues and reserves for the Water Fund are \$15.243 million, an increase of \$854,917, or 5.94%, from the FY 2026 budget of \$14.388 million. While the retirement of debt strengthens the fund's long-term financial position, the City continues to face significant infrastructure and maintenance needs. To help fund critical system improvements and preserve long-term reliability, the FY 2027 budget includes a 5% water rate adjustment. Additionally, staff is exploring the possibility of requesting the City Council consider placing a water revenue bond in the amount of \$45 million to \$60 million on the May or November 2027 ballot.

Wastewater Fund

The Wastewater Fund supports the collection, treatment, and disposal of wastewater generated throughout the community. Maintaining a reliable wastewater system requires ongoing investment in infrastructure rehabilitation, regulatory compliance, and system capacity improvements. To support these needs and maintain compliance with bond covenant requirements, wastewater user rates were increased by 5% for FY 2027. Total budgeted revenues and reserves are \$12.746 million, a decrease of approximately \$3.641 million, or 22.2%, compared to the FY 2026 budget of \$16.387 million. The decrease is due to the City decision to use less cash reserves from this fund this fiscal year. Despite the decrease in overall budgeted resources, the fund remains focused on protecting critical infrastructure and ensuring the long-term sustainability of the wastewater system.

Sanitation Fund

The Sanitation Fund supports the City's solid waste collection and recycling programs. Since FY 2023, sanitation user rates have remained unchanged, reflecting the fund's stable financial condition and the City's commitment to managing costs efficiently. In FY 2026, the City bid its sanitation service contract. At the time this budget was developed, negotiations and the scope of services had not been finalized. However, based on the bid received, the City Manager is projecting the cost of this service to Twin Falls City residents will decrease. Budgeted revenues and reserves total \$4.425 million in FY 2027, a decrease of approximately \$129,158, or 2.84%, compared to the FY 2026 budget. The fund continues to provide reliable sanitation and recycling services while maintaining the equipment, facilities, and operational resources necessary to meet community needs.

Financial Condition and Reserve Position

The City of Twin Falls' strong financial condition is built upon a longstanding commitment to conservative budgeting, prudent financial management, and strategic reserve planning. Adequate reserves provide the organization with the flexibility to respond to economic uncertainty, unexpected emergencies, infrastructure failures, and fluctuations in revenue without disrupting essential public services. Recognizing the importance of financial resilience, the City maintains a reserve policy requiring a minimum of three months of operating reserves in tax-supported funds and two months in enterprise funds. This policy exceeds the Government Finance Officers Association's (GFOA) recommendation that local governments maintain unrestricted reserves equal to at least two months of operating expenditures or revenues. Maintaining reserve levels above industry standards strengthens the City's ability to manage risk, address unforeseen challenges, and preserve long-term financial stability.

This disciplined approach to financial stewardship continues to position the City for success. At the conclusion of FY 2025, the City reported an audited fund balance and net position of \$115,652,588, including \$71,363,730 in Governmental Funds, \$43,817,978 in Enterprise Funds, and \$470,880 in Internal

Service Funds. While these figures provide a useful measure of the City's overall financial strength, the most meaningful analysis focuses on the major operating funds that support daily service delivery and critical community investments. The following table highlights the reserve position of those key funds and demonstrates the City's continued commitment to fiscal sustainability, responsible stewardship of public resources, and maintaining the financial capacity necessary to support both current operations and future community needs.

At the conclusion of FY 2025 and after committing funding through June 2026 for future, critical projects described in several long-range facility planning documents, the City has an estimated \$38.891 million of unrestricted cash reserves in all funds.

	Unrestricted Fund Balance	Restricted/ Committed	Available Balance
General Fund	\$ 11,941,346	\$ 11,908,221	\$ 33,125
Street Fund	\$ 17,550,949	\$ 5,622,884	\$ 11,928,065
Airport Fund	\$ 3,532,855	\$ 776,169	\$ 2,756,686
Capital Improvement Fund	\$ 22,313,883	\$ 12,130,820	\$ 10,183,063
Water Fund	\$ 16,794,801	\$ 8,440,673	\$ 8,354,128
Wastewater Fund	\$ 24,056,202	\$ 18,419,940	\$ 5,636,262
Sanitation Fund	\$ 562,082	\$ 562,082	\$ -
Total	\$ 96,752,118	\$ 57,860,789	\$ 38,891,329

At the end of FY 2027, the City is expected to surpass the minimum reserve requirements for all major Government-Type and Enterprise-Type Funds. These reserve funds generate interest, improve cash flow, and provide a financial cushion for unexpected expenses or emergencies. As a non-recurring revenue source, beginning fund balances are allocated solely for capital or other one-time expenditures.

City Council Capital

The FY 2027 budget continued this practice and includes an allocation of \$820,000 for the following capital projects - \$770,000 traditionally used for Council Capital and \$50,000 from what was previously allocated to fund the municipal power outsource grant (MPOG). By utilizing forgone balances for non-recurring expenditures, the City can address current infrastructure and capital needs while maintaining long-term fiscal sustainability and minimizing future impacts on taxpayers

Throughout the process, the City Council members received information from several City departments about projects from several members of the City's team. At its August 10th meeting, the City Council voted to support projects totaling \$721,000.

Proposed Council Directed Capital Projects for FY 2027:

- CM Office - Center for Community Health presented to Council June 8, 2026: \$25,000
- IT - Council Chamber Audio Visual Upgrades: \$165,000
- Parks - Harmon Park Playground & Site Improvements: \$356,000
- Parks - Deck mower with grass dump collector: \$40,000
- Police - CID Vehicle: \$50,000
- Police - Crowd Control Equipment: \$15,000
- Police - 40mm (2): \$10,000
- Police - Ballistic Shields (4): \$11,000
- Councilman Reid – Solar radar/speed signs on trail system: \$40,000
- Councilwoman Pierce – Funding for “Seed Money” the Art Commission TBD
- Citizen – Umbrella Shades at City Park and Downtown Commons TBD

• Citizen – Improvements to Skate Park	Not Funded
• Citizen – Funding for TF Senior Center “Meals on Wheels” program	TBD
	\$721,000

For FY 2027, the City Council will have the opportunity to allocate \$99,000 later in FY 2027 after City Council action and has been accounted for in the capital budget as an expenditure. City Staff will work on solutions for the projects listed as TBD (to be determine) and present opportunities to the City Council for their future consideration. .

Impacts on our Citizens.

The FY 2027 budget relies on property taxes to raise 53.20% of the funds needed to support municipal operations in the Governmental and Tax Supported Funds. The budget includes the statutorily allowed three percent (3%) property tax increase (\$984,689) as provided for in Idaho Code §63-802, plus revenue from the growth formula (\$473,951), and the equivalence of one-percent revenue (\$342,816) from the City’s forgone balance. The City’s projected tax rate for FY 2027 is expected to decrease to \$5.05/\$1,000 of taxable value from \$5.06/\$1,000 (FY 2026). Based on the median value of an owner-occupied home, this will create an estimated annual property tax increase of \$42.07. It is anticipated total property tax collections for FY 2027 will be \$34,624,436, or \$1,728,313 more than the FY 2026 total of \$32,896,123.

Over the last ten fiscal years, the City’s tax rate has fluctuated significantly, ranging from a high of \$8.04/\$1,000 (FY 2017) of taxable value to a low of \$4.71/\$1,000 (FY 2024) of taxable value. The average of the tax rate assessed over the course of the last seven fiscal years (2020-2026) is \$5.67/\$1,000 of taxable value. It is important to recognize the tax rate does not necessarily indicate an individual’s tax burdens. The tax rate is simply a multiplier used to determine a property owner’s proportionate share of property tax liability. It is a fraction of a local government’s total property tax collections divided by the total taxable value of that local government unit.

	FY 25-26 Adopted Budget	FY 26-27 Proposed Budget	Variance
Property Tax	Tax Rate: \$5.06/\$1,000 of taxable value	Tax Rate: \$5.05/\$1,000 of taxable value	Tax Rate: -\$0.01/\$1,000 of taxable value
Median Value of Owner-Occupied Home:			
FY 2027 - \$372,088 (January 2026)	\$1,205.73 <i>(annual)</i>	\$1,247.79 <i>(annual)</i>	\$42.07 <i>(annual)</i>
FY 2026 - \$363,286 (January 2025)	\$100.48 <i>(monthly)</i>	\$103.98 <i>(monthly)</i>	\$3.51 <i>(monthly)</i>
Utility Bills			
Average Residential Customer Consumption of:			
<i>Water - 18,000 gallons</i>	\$54.49	\$57.21	\$2.72
<i>Sewer - 12,000 gallons</i>	\$34.05	\$35.75	\$1.70
<i>Sanitation & Recycling</i>	\$20.11	\$20.11	\$0.00
Total Utility Bills	\$108.65	\$113.07	\$4.42
Monthly Total of Property Tax and Utility Bills	\$209.13	\$217.05	\$7.93

Approval

At its August 3, 2026, meeting, the City Council approved the Preliminary Budget for the 2026-2027 Fiscal Year and setting the public hearing for August 24, 2026. The preliminary budget set the maximum budget, or spending cap, of \$102,179,406 for the City of Twin Falls for FY 2027.

Tonight, the City Council will hold the official public hearing on the 2026-2027 Fiscal Year Budget for the City of Twin Falls. The public is invited to share their thoughts with the City Council prior to its deliberations and action it takes on Ordinance referenced above.

Approving the Appropriations Ordinance will set the City's Budget for FY 2026-2027. To be approved, a simple majority (50%+1) of the members in attendance at this meeting is required.

Budget Impact:

There are no current budgetary or financial impacts from the conversation. From this process, we will establish the Fiscal Year 2026-2027 City Manager's Recommended Budget.

Regulatory Impact:

- Idaho Code Section 50-811 states the City Manager shall "...keep the council fully advised of the financial condition of the city and its future needs..." and "...prepare and submit to the council a tentative budget for the next fiscal year."
- Idaho Code §50-235 empowers each city council of each city to levy taxes for general revenue purposes
- Idaho Code §50-1002 requires the city council of each city in the State of Idaho to pass a budget, referred to as an annual appropriation ordinance
- Idaho Code §63-802 sets limitations on all taxing district budget requests on the amount of property tax revenues that can be used to fund programs and services. This section also states that taxing entities can only increase property tax collections by a maximum of three percent (3%) annually, plus value of new construction and annexation added during the previous calendar year, and forgone taxes that have been accumulated and reserved in prior fiscal years

Attachments

Recommended Budget for FY 2026-2027 can be found online.

ORDINANCE NO. 2026-008

AN ORDINANCE OF THE CITY OF TWIN FALLS, IDAHO, APPROPRIATING \$96,547,281 FOR THE 2027 FISCAL YEAR TO DEFRAY ALL NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF TWIN FALLS; PROVIDING FOR THE OBJECTS AND PURPOSES FOR WHICH SUCH APPROPRIATIONS ARE MADE AND THE AMOUNT APPROPRIATED FOR EACH OBJECT OR PURPOSE; LEVYING AD VALOREM TAXES IN THE AMOUNT OF \$34,629,632 FOR THE 2027 FISCAL YEAR; PROVIDING THAT A COPY OF THIS ORDINANCE SHALL BE FILED WITH THE COUNTY COMMISSIONERS OF TWIN FALLS COUNTY, IDAHO ; PROVIDING FOR THIS ORDINANCE TO TAKE EFFECT UPON ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW, THE RULE REQUIRING THAT AN ORDINANCE BE READ ON THREE SEPARATE OCCASIONS HAVING BEEN SUSPENDED.

WHEREAS, the City has provided proper notice and held a public hearing on August 24, 2026 regarding the proposed budget for Fiscal Year 2026-2027, and

WHEREAS, the City Council has reviewed the proposed budget and determined that the expenditures are necessary;

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

Section 1: That the appropriations and the amount appropriated for the fiscal year beginning October 1, 2026 through September 30, 2027 be set as follows for the objects and purposes as herein specified:

<u>Objects and Purposes</u>	<u>Amounts</u>
General Fund	\$ 42,419,823
Street Fund	\$ 6,933,633
Street Light Fund	\$ 538,000
Library Fund	\$ 2,618,180
Airport Fund	\$ 1,710,002
Capital Improvement Fund	\$ 7,313,421
Pool Fund	\$ 928,811
Fireworks Fund	\$ 25,000
Insurance Fund	\$ 868,636
CDBG Fund	\$ 1,100,000
Airport Construction Fund	\$ 1,420,000
Waterworks Fund	\$ 13,609,952
Wastewater Fund	\$ 11,599,865
Common Area Maintenance Fund	\$ 102,048
Sanitation Fund	\$ 3,967,005
Dierkes/Shoshone Falls Fund	\$ 412,374
Shop Fund	\$ 780,665
Seizures/Restitution Fund	\$ 199,866
Total Appropriations	\$ 96,547,281

The amount listed under the General Fund includes the budgets for City Council, City Manager, Finance, Legal, Planning & Zoning, Code Enforcement, Economic Development, Human Resources, Information Technology, Police, Communications Center, Fire, Building Safety, Animal Control, Custodial, Engineering, Parks & Recreation, Golf, and Public Transit.

Section 2: That the City of Twin Falls hereby certifies a tax levy in an amount not to exceed \$34,629,632 on the taxable market value of all taxable property within the corporate limits of the City of Twin Falls, Twin Falls County, Idaho to provide revenue for the following purposes:

Activity	Tax Amount Certified
General Fund	\$ 29,901,453
Street Fund	\$ 462,498
Street Light Fund	\$ 90,410
Library Fund	\$ 2,472,426
Airport Fund	\$ 566,270
Capital Improvement Fund	\$ 820,000
Insurance Fund	\$ 316,576
Total	\$ 34,629,632

Section 3: That the City Clerk of the City of Twin Falls is hereby directed to file a copy of the Ordinance with the County Commissioners of Twin Falls, County, Idaho; in accordance with Idaho Code 50-1003 and 50-1007.

Section 4: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication according to law, the rule requiring that an ordinance be read on three separate days having been suspended.

PASSED AND APPROVED UNDER SUSPENSION OF RULES this 24TH day of August, 2026.

SIGNED BY THE MAYOR August 24, 2026. _____
Mayor

ATTEST: _____
Deputy City Clerk

PUBLISH: September 3, 2026