Twin Falls, Idaho
REGULAR NOVEMBER MEETING
November 9, 2026, 8:00 a.m.

Vice Chairman Matthews called the Board of County Commissioners to order at 8:00 a.m. in regular session, pursuant to the recess of November 6, 2026.

PRESENT: Commissioner Rocky Matthews and Commissioner Suzanne Hawkins.

ABSENT: Commissioner Brent Reinke.

STAFF: Deputy Clerk Shannon Carter.

The following proceedings were held to wit:

In the Matter of MEETINGS
Commissioners attended a staff meeting.
Commissioners met with Legal for a department update.
Commissioners met with Nathaniel Anderson, Research and Development Supervisor, for a department update.
Commissioners met with Rachelle Jeske, Housekeeping Director, for a department update.
Commissioners met with Val Stotts, Safe House Director, for a department update.
Commissioner Hawkins attended a Historic Preservation Commission meeting.

In the Matter of COMMISSIONER PROCEEDINGS
Commissioner Matthews made a MOTION to go into executive session at 9:12 a.m. pursuant to Idaho Code §74-206 (F) records exempt from disclosure – pending litigation or issues likely to be litigated. Commissioner Hawkins SECONDED. Motion passed after roll call vote. (Hawkins yes, Matthews yes, (Reinke absent)

Commissioners returned to regular session at 9:40 a.m.

In the Matter of CONSENT AGENDA
Commissioners considered the Consent Agenda; items may include status sheets, employee requisitions, alcohol licenses, tax cancellations, Sheriff's Office Security Agreements, and Commissioner minutes.

Commissioner Hawkins made a MOTION to approve the Consent Agenda as presented. Commissioner Matthews SECONDED. Discussion Commissioner Hawkins reviewed the items in the Consent Agenda to include status sheets for Weeds, Housekeeping, the Clerk's Office, the Sheriff's Office, Elections, and the Treasurer's Office; an employee requisition for Housekeeping; and Commissioner minutes for October 26-30. Motion passed unanimously. (Reinke absent)

In the Matter of PLANNING AND ZONING
Commissioners considered a request for an extension for Avram Point Subdivision.

David Overacre, P&Z Director, and Lorie Jeske, P&Z Planner 1, reviewed the request to extend Avram Point Subdivision for two years. Mr. Overacre noted that Legal has reviewed the request and all the necessary documents have been received other than the estimate for the improvements, which is two years old. There was discussion on the plat and pending changes.

Commissioner Hawkins made a MOTION to approve the extension request for Avram Point Subdivision. Commissioner Matthews SECONDED. Motion passed unanimously. (Reinke absent)

In the Matter of CONTRACTS
Commissioners considered the FY2026 DOJ Equitable Sharing Agreement and Certification.

Captain Scott Bishop reviewed the FY2026 DOJ Equitable Sharing Agreement with the Board. Captain Bishop noted that Legal reviewed the document and no funds were dispersed during FY2026.

Commissioner Hawkins made a MOTION to approve the FY2026 DOJ Equitable Sharing Agreement and Certification and authorize the Vice-Chairman to sign the documents on behalf of the Board. Commissioner Matthews SECONDED. Motion passed unanimously. (Reinke absent)

There being no further business, the Board recessed until 8:00 a.m., November 10, 2026, at the Commissioners Chambers, second floor of the Twin Falls County West Facility, 630 Addison Ave West, Ste. 2300, Twin Falls, Idaho, for the transaction of further business of the Board.

Twin Falls, Idaho
REGULAR NOVEMBER MEETING
November 10, 2026, 8:00 a.m.

Vice Chairman Matthews called the Board of County Commissioners to order at 8:00 a.m. in regular session, pursuant to the recess of November 9, 2026.

PRESENT: Commissioner Rocky Matthews and Commissioner Suzanne Hawkins.

ABSENT: Commissioner Brent Reinke.

STAFF: Deputy Clerk Amy Allred and Shannon Carter.

The following proceedings were held to wit:

In the Matter of MEETINGS
Commissioner Hawkins attended a Twin Falls County Youth Council meeting.

In the Matter of INIDGENT
Commissioners considered County Assistance applications.

Commissioner Hawkins made a MOTION to approve case number 104915 for cremation in the amount of $950.00 to Idaho Legacy LLC. Commissioner Matthews SECONDED. Motion passed unanimously. (Reinke absent)

In the Matter of CONSENT AGENDA
Commissioners considered the Consent Agenda; items may include status sheets, employee requisitions, alcohol licenses, tax cancellations, Sheriff's Office Security Agreements, and Commissioner minutes.

Commissioner Hawkins made a MOTION to approve the Consent Agenda as presented. Commissioner Matthews SECONDED. Discussion Commissioner Hawkins reviewed the items in the Consent Agenda to include an alcohol catering permit for Log Tavern at the Twin Falls County Fairgrounds on December 4, 2026. Motion passed unanimously. (Reinke absent)

In the Matter of ELECTIONS
Commissioners canvassed the Election Results.

Commissioner Hawkins made a MOTION to approve the canvass of the Election Results as presented. Commissioner Matthews SECONDED. Motion passed unanimously. (Reinke absent)

Twin Falls County
General Election - November 3, 2026
November 03, 2026
Summary Results Report

United States Senator
Vote for 1
Precincts Reported 46 of 46
TOTAL %
Natalie M Fleming (Independent) 2,078 7.50%
Todd Achilles (Independent) 8,044 29.04%
Matt Loesby (Libertarian) 799 2.88%
Jim Risch (Republican) 16,781 60.58%
Total Votes Cast 27,702
Over Votes 12
Under Votes 1,144
Total Ballots Cast 28,858

United States Representative District 2
Vote for 1
Precincts Reported 46 of 46
TOTAL %
Ellie Gilbreath (Democratic) 7,765 28.26%
Emre Houser (Independent) 670 2.44%
Tripp Charles Hutchinson (Independent) 1,231 4.48%
Will Johanson (Libertarian) 571 2.08%

Mike Simpson (Republican) 17,238 62.74%
Total Votes Cast 27,475
Over Votes 22
Under Votes 1,361
Total Ballots Cast 28,858

Governor
Vote for 1
Precincts Reported 46 of 46
TOTAL %
Pro-Life (Constitution) 447 1.60%
Terri Pickens (Democratic) 7,798 27.97%
John R. Stegner (Independent) 2,106 7.55%
Paul Sand (Libertarian) 413 1.48%
Brad Little (Republican) 17,050 61.15%
Jacob Burnett (Write-in) (Independent) 4 0.01%
Uncertified write-ins 62 0.22%
Total Votes Cast 27,880
Over Votes 19
Under Votes 959
Total Ballots Cast 28,858

Lieutenant Governor
Vote for 1
Precincts Reported 46 of 46
TOTAL %
Eric Myricks (Democratic) 8,207 29.92%
Scott Bedke (Republican) 19,223 70.08%
Total Votes Cast 27,430
Over Votes 6
Under Votes 1,422
Total Ballots Cast 28,858

Secretary of State
Vote for 1
Precincts Reported 46 of 46
TOTAL %
Shawn Keenan (Democratic) 7,653 28.08%
Phil McGrane (Republican) 19,598 71.92%
Total Votes Cast 27,251
Over Votes 10
Under Votes 1,597
Total Ballots Cast 28,858
State Controller
Vote for 1
Precincts Reported 46 of 46

TOTAL %
Rakesh Mohan (Democratic) 7,569 27.91%
Brandon D Woolf (Republican) 19,550 72.09%
Total Votes Cast 27,119
Over Votes 4
Under Votes 1,735
Total Ballots Cast 28,858

State Treasurer
Vote for 1
Precincts Reported 46 of 46
TOTAL %
Kevin A Jones (Democratic) 7,952 29.58%
Julie A. Ellsworth (Republican) 18,935 70.42%
Total Votes Cast 26,887
Over Votes 13
Under Votes 1,958
Total Ballots Cast 28,858
Attorney General
Vote for 1
Precincts Reported 46 of 46
TOTAL %
Lori Hickman (Democratic) 9,685 35.42%
Raul R. Labrador (Republican) 17,656 64.58%
Total Votes Cast 27,341
Over Votes 8
Under Votes 1,509
Total Ballots Cast 28,858

Superintendent of Public Instruction
Vote for 1
Precincts Reported 46 of 46
TOTAL %
Teresa Roundy (Constitution) 1,018 3.74%
Becky Sundin Mitchell (Democratic) 7,441 27.37%
Debbie Critchfield (Republican) 18,730 68.89%
Total Votes Cast 27,189
Over Votes 7
Under Votes 1,662
Total Ballots Cast 28,858
State Senator District 24
Vote for 1
Precincts Reported 23 of 23
TOTAL %
Mary Jo Durfee (Democratic) 2,816 22.07%
Brent D Reinke (Republican) 9,941 77.93%

Total Votes Cast 12,757
Over Votes 5
Under Votes 806
Total Ballots Cast 13,568

State Representative District 24 Seat A
Vote for 1
Precincts Reported 23 of 23
TOTAL %
Kevin Moxley (Independent) 3,953 30.95%
Clint Hostetler (Republican) 8,818 69.05%
Total Votes Cast 12,771
Over Votes 5
Under Votes 792
Total Ballots Cast 13,568

State Representative District 24 Seat B
Vote for 1
Precincts Reported 23 of 23
TOTAL %
Chance Requa (Republican) 10,583 100.00%
Total Votes Cast 10,583
Over Votes 0
Under Votes 2,985
Total Ballots Cast 13,568

State Senator District 25
Vote for 1
Precincts Reported 23 of 23
TOTAL %
W. Lane Startin (Democratic) 5,075 35.53%
Casey Swensen (Republican) 9,208 64.47%
Total Votes Cast 14,283
Over Votes 1
Under Votes 1,006
Total Ballots Cast 15,290

State Representative District 25 Seat A
Vote for 1
Precincts Reported 23 of 23
TOTAL %
Marla Palmer (Democratic) 5,304 36.90%
Grayson Stone (Republican) 9,070 63.10%
Total Votes Cast 14,374
Over Votes 1
Under Votes 915

Total Ballots Cast 15,290

State Representative District 25 Seat B
Vote for 1
Precincts Reported 23 of 23
TOTAL %
Liyah Babayan (Independent) 5,333 37.60%
Cherie Vollmer (Republican) 8,852 62.40%
Total Votes Cast 14,185
Over Votes 3
Under Votes 1,102
Total Ballots Cast 15,290

County Commissioner District 1
4 Year Term
Precincts Reported 46 of 46
TOTAL %
Kirk Tubbs (Independent) 9,978 37.15%
Scott Tverdy (Republican) 16,879 62.85%
Total Votes Cast 26,857
Over Votes 12
Under Votes 1,989
Total Ballots Cast 28,858

County Commissioner District 2
2 Year Term
Precincts Reported 46 of 46
TOTAL %
Suzanne "Suzie" Hawkins (Republican) 20,804 100.00%
Total Votes Cast 20,804
Over Votes 0
Under Votes 8,054
Total Ballots Cast 28,858

Clerk of the District Court
Vote for 1
Precincts Reported 46 of 46
TOTAL %
Kristina Glascock (Republican) 21,107 100.00%
Total Votes Cast 21,107
Over Votes 0
Under Votes 7,751
Total Ballots Cast 28,858

County Treasurer
Vote for 1

Precincts Reported 46 of 46
TOTAL %
Amanda P Gier (Republican) 20,258 100.00%
Total Votes Cast 20,258
Over Votes 0
Under Votes 8,600
Total Ballots Cast 28,858

County Assessor
Vote for 1
Precincts Reported 46 of 46
TOTAL %
Bradford Wills (Republican) 20,492 100.00%
Total Votes Cast 20,492
Over Votes 0
Under Votes 8,366
Total Ballots Cast 28,858

County Coroner
Vote for 1
Precincts Reported 46 of 46
TOTAL %
Will Carson (Republican) 20,544 100.00%
Total Votes Cast 20,544
Over Votes 0
Under Votes 8,314
Total Ballots Cast 28,858

Retain Magistrate Judge Jennifer Bergin
Vote for 1
Precincts Reported 46 of 46
TOTAL %
Yes (Nonpartisan) 19,980 89.20%
No (Nonpartisan) 2,420 10.80%
Total Votes Cast 22,400
Over Votes 5
Under Votes 6,453
Total Ballots Cast 28,858

College of Southern Idaho Trustee Zone 1
Vote for 1
Precincts Reported 46 of 46
TOTAL %
Chenele Dixon (Nonpartisan) 19,564 100.00%
Total Votes Cast 19,564
Over Votes 0

Under Votes 9,294
Total Ballots Cast 28,858

College of Southern Idaho Trustee Zone 5
Vote for 1
Precincts Reported 46 of 46
TOTAL %
J.D. Gould (Nonpartisan) 19,323 100.00%
Total Votes Cast 19,323
Over Votes 0
Under Votes 9,535
Total Ballots Cast 28,858

Idaho Constitutional Amendment: House Joint Resolution 4
Requires 50% + 1 vote to pass
Precincts Reported 46 of 46
TOTAL %
YES (Yes) 9,288 33.58%
NO (No) 18,369 66.42%
Total Votes Cast 27,657
Over Votes 37
Under Votes 1,164
Total Ballots Cast 28,858

Idaho Constitutional Amendment: House Joint Resolution 6
Requires 50% + 1 vote to pass
Precincts Reported 46 of 46
TOTAL %
YES (Yes) 18,471 66.88%
NO (No) 9,147 33.12%
Total Votes Cast 27,618
Over Votes 14
Under Votes 1,226
Total Ballots Cast 28,858

Proposition 1: Reproductive Freedom & Privacy Act
Requires 50% + 1 vote to pass
Precincts Reported 46 of 46
TOTAL %
YES (Yes) 10,973 38.67%
NO (No) 17,405 61.33%
Total Votes Cast 28,378
Over Votes 16
Under Votes 464
Total Ballots Cast 28,858

Advisory Question: House Bill 932
Precincts Reported 46 of 46
TOTAL %
Winchester Model 1894 (.30-30) 5,096 24.99%
Winchester Model 1873 “Gun that Won the West” (.44-40) 6,513 31.94%
1873 Colt Single Action Army Revolver “Peacemaker” (.45 Colt) 3,075 15.08%
M1 Garand rifle (.30-06) 1,289 6.32%
Colt M1911 .45 automatic Colt pistol (.45 ACP) 1,951 9.57%
Remington Model 700 bolt-action rifle (.30-06) 2,470 12.11%
Total Votes Cast 20,394
Over Votes 63
Under Votes 8,401
Total Ballots Cast 28,858

Buhl Joint School District Supplemental Levy
Requires 50% + 1 vote to pass
Precincts Reported 7 of 7
TOTAL %
IN FAVOR OF authorizing a supplemental levy in the amount of $1,250,000 per year for two (2) years
(Yes)
1,397 48.24%
AGAINST authorizing a supplemental levy in the amount of $1,250,000 per year for two (2) years (No) 1,499 51.76%
Total Votes Cast 2,896
Over Votes 1
Under Votes 160
Total Ballots Cast 3,057

Hansen School District No. 415 Supplemental Levy
Requires 50% +1 vote to pass
Precincts Reported 2 of 2
TOTAL %
IN FAVOR OF authorizing a supplemental levy in the amount of $290,000 per year for two years
(Nonpartisan)
353 65.25%
AGAINST authorizing a supplemental levy in the amount of $290,000 per year for two years (Nonpartisan) 188 34.75%
Total Votes Cast 541
Over Votes 0
Under Votes 61
Total Ballots Cast 602

Twin Falls School District No. 411 Supplemental Levy
Requires 50% +1 vote to pass

Precincts Reported 28 of 28
TOTAL %
IN FAVOR OF authorizing a supplemental levy in the amount of $7,200,000 per year for two (2) years
(Nonpartisan)
11,267 65.40%
AGAINST authorizing a supplemental levy in the amount of $7,200,000 per year for two (2) years
(Nonpartisan)
5,961 34.60%
Total Votes Cast 17,228
Over Votes 6
Under Votes 932
Total Ballots Cast 18,166

Rock Creek Rural Fire Protection District Temporary Levy
Requires 50% + 1 vote to pass
Precincts Reported 7 of 7
TOTAL %
IN FAVOR OF authorizing the temporary override levy in the amount of $1,300,000 (Yes) 2,102 51.95%
AGAINST authorizing the temporary override levy in the amount of $1,300,000 (No) 1,944 48.05%
Total Votes Cast 4,046
Over Votes 1
Under Votes 244
Total Ballots Cast 4,291

In the Matter of PLANNING AND ZONING
Commissioners conducted a public hearing to consider an appeal of the Planning and Zoning Commission's decision to deny a Conditional Use Permit for an application filed by Wade and Elizabeth Dunlap.

Commissioner Matthews reviewed the record for an appeal of the Planning and Zoning Commission's denial of an Application for a Conditional Use Permit for a private event barn on parcels of land totaling approximately 3.36 acres. The property is located at approximately 2228 East 4400 North, Filer, Idaho, in the Rural Residential Zone.

Commissioner Matthews also reviewed the documents that were considered as part of the record and the laws considered to include:

- The Conditional Use Permit Application Packet including: staff reports, agency letters, and the Planning and Zoning Commission's Written Decision.

- Appeal Application Packet including: the appeal application; written statement explaining the basis for the appeal; written statements of respondents; and the transcript of the planning and zoning commission proceedings.

The following statutes, ordinances, and standards:

- Title 8, Chapter 6, Article D of Twin Falls County Code regarding Rural Residential Zone
- Title 8, Chapter 20 of Twin Falls County Code regarding appeals.
- Title 8, Chapter 7 of Twin Falls County Code regarding Conditional Uses.
- The Twin Falls County Comprehensive Plan.
- Idaho Code 67-6512 regarding Special Use Permits, Conditions, and Procedures.

Commissioner Matthews opened the public testimony portion of the hearing at 1:36 p.m. and swore in all persons wishing to testify to include:

Lorie Jeske – P&Z Planner 1, David Overacre, P&Z Director, Kimberly Cruz Marks, Bernie Marks, Kenna High, Ryan High, John Ramseyer, Peter Hatch, Zane Jesser, Jessica Jesser, and Wade Dunlap, Brandon Ramseyer and Carol Sybesma.

Lorie Jeske reviewed the record with the Board and answered the following questions posed by Commissioner Matthews:

A. Appeal Procedure

1. Was this matter a decision that may be appealed pursuant to TFCC 8-20-2? (Yes)
    a. Was it a final decision of the Planning and Zoning Commission? (Yes)
    b. When was that decision made? (written decision dated July 17, 2026, approved at their meeting August 11, 2026)
2. Did you receive an appeal application in this matter? (Yes)
    a. Who filed the appeal? (Wade and Elizabeth Dunlap)
    b. Are they a person who may file an appeal pursuant to TFCC 8-20-3? (Yes)
3. When did you receive the Notice of Appeal? (August 21, 2026 the appeal deadline was August 25, 2026)
    a. Was the appeal application timely filed? (Yes)
    b. Was the Appeal application complete? (Yes)
4. Did the Applicant provide your office with proof of personal or mailed service of the notice of appeal to all required parties pursuant to TFCC 8-20-6-C? (Yes, sent out on 9.1.26 and 9.3.26)
5. Did the Applicant provide a written statement in support of their application? (Yes, 10.2.26, an extension was requested on 8.21.26 due to the transcript, deadline was extended to 10.9.26)

6. Did any Respondent(s) provide a written statement in opposition or support of the appeal? (Yes)

B. Conditional Use Permit Application

1. Where is the property located? (2228 East 4400 North, Filer, Twin Falls County)
    a. Is it located in an Area of City Impact? (No.)
2. What is the property zoned? (Rural Residential)
    a. Is an event barn a principal designated use in that zone? (No)
    b. Is an event barn a listed Conditional Use in that zone? (No.)
    c. Is a Conditional Use Permit required for an event barn? (No, an event barn is not listed as a principal designated use or a conditional use in Twin Falls County Code.)
3. Did the Planning and Zoning Commission approve the Conditional Use Permit Application? (No)
    a. What were the reasons they gave for their decision? (8-7-7A Location is not compatible with other land uses in the general neighborhood.8-7-7B Site not sufficient size to accommodate the proposed use.
    8-7-7D Proposed use will adversely affect other property in the vicinity. The type of application being proposed is not fitting to a residential neighborhood due to the noise and traffic potential.)
    b. What express standards were their decision based upon? (8Twin Falls County Code Title 8)
    c. Did the CUP Application satisfy the standards for special uses set forth in TFCC 8-7-7 A through E? (No. The P&Z Commission stated that it did not meet all the standards, specifically A, B and D)

Appellant Presentation

Wade Dunlap presented the appeal on behalf of himself and Elizabeth Dunlap. He requested reversal of the denial and approval of Application Z2026-0066 subject to the conditions in Exhibit A and any additional reasonable conditions imposed by the Board.

Mr. Dunlap argued that the Commission's written decision did not provide the reasoned explanation required by Idaho Code § 67-6535. He stated that it failed to connect contested facts to the applicable approval standards and did not adequately explain why proposed conditions would fail to address neighboring property owners' concerns.

Regarding site size under § 8-7-7(B), he argued that the Commission had not identified a specific setback, parking, landscaping, loading, septic, lot coverage, or other physical requirement that the property could not accommodate. Regarding transportation, he cited the Filer Highway District's response and the Commission finding that public facilities and streets were adequate, which he argued conflicted with language in the denial concerning an undue transportation burden.

Regarding adverse effects under § 8-7-7(D), Mr. Dunlap argued that opposition alone did not establish that impacts could not be mitigated. He described proposed limits of approximately 30 reserved private events annually, attendance and operating restrictions, indoor amplified sound ending at 9:00 p.m., and events ending at 10:00 p.m. He also described proposed conditions addressing parking, traffic, lighting, privacy, fencing, trash, security, alcohol, guest conduct, and canyon safety. He stated that the owners would be present for every event and that no events would occur while they were away.

Mr. Dunlap argued that the proposal should be evaluated under the ordinance provision allowing consideration of other uses compatible with and no less restrictive in character than listed conditional uses. He compared the proposal to churches, parish halls, country clubs, racquet clubs, and other gathering uses. He maintained that Gardiner v. Boundary County required ordinance authorization but did not require the exact label "event barn" to appear in the use list. He argued that the Commission had not completed the compatibility analysis and that personal preferences had influenced its deliberations.

He described the site as buffered by property owned by the Dunlaps, the Snake River Canyon to the north, and agricultural land across the road to the south. He emphasized the limited frequency of events and requested findings identifying any specific unmet standard and why additional conditions could not resolve it.

Respondent Presentations

Bernie Marks: An adjacent property owner, Mr. Marks opposed the appeal and referred to concerns previously submitted at the Commission hearing. He stated that traffic and noise would affect the quiet residential setting and his use of his backyard, including during hours before the proposed 9:00 p.m. amplified music cutoff. He stated that the proposed mitigation did not resolve his concerns.

Kim Cruz Marks: Ms. Cruz Marks supported the original denial. She described the proposed lots as long and narrow, expressed concern about the venue's proximity to her residence, and stated that an event venue would be inconsistent with the residential setting and affect her ability to enjoy her property.

Affected Person Testimony

Ryan High: Mr. High opposed the appeal based on compatibility and undue burden. He described a written offer from the Dunlaps that he characterized as a nuisance payment, with alternatives of payments totaling up to $15,000 or per event payments over three years totaling up to $20,000. He viewed the offer as acknowledgment of anticipated neighborhood impacts and asked the Board to deny the appeal.

John Ramseyer: Mr. Ramseyer opposed the proposal, citing farm operations, equipment movement, road safety, noise, and potential conflicts involving agricultural dust. He initially attributed photographs and summer events to the Dunlap property, raised concerns about alcohol and compliance, and identified September 12 as the date of photographs discussed with the Board.

He clarified that the vehicles depicted were on a private lane rather than the public road. The property attribution was corrected later in the hearing, as recorded below.

Peter Hatch: Mr. Hatch began remarks supporting his farming family. After questioning his relationship to the affected property, the Board declined further testimony because he did not own qualifying property and his status as a named heir did not qualify him under the legal advice described by Commissioner Hawkins.

Jessica Jesser: The Board permitted Ms. Jesser to testify after she confirmed a signed purchase contract for neighboring property. She stated that the purchase was scheduled to close that week and that the buyers had sought a quiet residential setting. She opposed the proposal based on noise, alcohol, parking, event hours, lot configuration, and effects on neighboring property. She also questioned the need for another event venue in the area.

Zane Jesser: Mr. Jesser questioned whether meeting conditional use criteria required approval or whether the Board also considered surrounding circumstances. He expressed concern about additional traffic on narrow roads, existing traffic associated with nearby activities, and pedestrian and bicycle safety. He opposed the proposal.

Brandon Ramseyer: After being sworn, Mr. Ramseyer described farming land directly west of the proposed site. He opposed the proposal based on irrigation, dust, machinery movement, traffic safety, noise, and concerns about impaired drivers. He also referred to summer events and stated that he had not been contacted about the proposal. The attribution of summer events to the Dunlaps was subsequently disputed and clarified.

Kenna High: Ms. High clarified that the property depicted in the photographs and associated with the summer events discussed by earlier speakers was a different property, across the road to the south and approximately one quarter mile east of the proposed site. Commissioners Matthews and Hawkins acknowledged the correction. Ms. High maintained her opposition based on potential traffic, farm equipment conflicts, safety, quality of life, and the proposed payments described by her husband.

Carol Sybesma: After being sworn, Ms. Sybesma identified herself as the seller of the neighboring property being purchased by the Jessers. She described 19 years of enjoyment of the quiet canyon setting and expressed support for the buyers and concern about impacts on surrounding residents. She stated that the Dunlaps had been good neighbors to her.

Appellant Rebuttal and Board Questions

Mr. Dunlap confirmed that the summer events described by earlier speakers occurred on another property. He stated that the Dunlaps had never hosted an event on their property. He distinguished his proposal for an indoor venue with enforceable conditions from the other property's outdoor events. He also clarified that the existing shop or barndominium was the family residence and that travel for work would further limit event availability.

In response to Commissioner Matthews, Mr. Dunlap confirmed that the application concerned two lots and a proposed new event building, rather than conversion of the existing residence. No

residence was proposed on those two lots. Commissioner Hawkins raised the proposed 6,000 square foot building and the 2,000 square foot maximum she identified in County Code. Mr. Dunlap stated his understanding that conditional use approval would address size and use. The commissioners discussed the building size shown in the application and a possible separate oversized building application; no separate size approval was granted.

Commissioner Matthews stated his belief that the separate property associated with the summer events had received a cease and desist notice. The appellant offered no further closing remarks, and Commissioner Matthews closed public testimony.

Commissioner Matthews closed the public testimony portion of the hearing at 2:38 p.m.

Board Deliberations

The commissioners confirmed that the decision was appealable, the appeal was properly filed, complete, and timely, and required notice had been provided. Commissioner Hawkins stated that County Code and Gardiner v. Boundary County applied and that, in her opinion, the proposed conditional use was not allowed in the zone. During the scripted questions, she also answered "Yes, I believe so" when asked whether the application satisfied the express County Code standards. She subsequently reiterated that she believed there was no legal basis to allow the project to proceed.

Commissioner Hawkins stated that the Commission findings were consistent with Idaho Code and based on express County Code standards. She acknowledged the county ordinance language concerning comparable uses but stated that legal counsel had advised that it did not satisfy Gardiner and needed revision. The commissioners noted that an outside consultant was assisting the county with the code rewrite.

Commissioner Matthews discussed zoning expectations, the residential character of the area, and existing surrounding residences. He stated that, based on his understanding of Gardiner and advice from legal counsel, the proposed use was not authorized by the applicable use provisions. Commissioner Hawkins agreed and also expressed concern about a 6,000 square foot event center disrupting the neighborhood. Both commissioners emphasized consistency with legal advice and the County's treatment of other applications.

Commissioner Hawkins made a MOTION that based on the testimony presented and the content of the appeal, we affirm the decision of the Planning and Zoning Commission, finding that the Conditional Use Permit Application was properly denied. Commissioner Matthews SECONDED. Discussion Commissioner Matthews noted that he felt the decision was consistent with how the Board has made previous decisions and how they have been advised by legal. Motion passed unanimously. (Reinke absent)

Commissioner Matthews read the right to appeal for the record.

There being no further business, the Board recessed until 8:00 a.m., November 12, 2026, at the Commissioners Chambers, second floor of the Twin Falls County West Facility, 630 Addison Ave West, Ste. 2300, Twin Falls, Idaho, for the transaction of further business of the Board.

Twin Falls, Idaho
REGULAR NOVEMBER MEETING
November 12, 2026, 8:00 a.m.

Chairman Reinke called the Board of County Commissioners to order at 8:00 a.m. in regular session, pursuant to the recess of November 10, 2026.

PRESENT: Commissioner Rocky Matthews, Commissioner Brent Reinke, and Commissioner Suzanne Hawkins.

ABSENT: None.

STAFF: Deputy Clerk Shannon Carter.

The following proceedings were held to wit:

In the Matter of MEETINGS
Commissioners met with Elaine Molignoni, Human Resources Director, for a department update.
Commissioner Reinke attended a Kiwanis meeting.
Commissioners met with Bob Beer, Facilities Director, for a department update.

In the Matter of CONSENT AGENDA
Commissioners considered the Consent Agenda; items may include status sheets, employee requisitions, alcohol licenses, tax cancellations, Sheriff's Office Security Agreements, and Commissioner minutes.

Commissioner Hawkins made a MOTION to approve the Consent Agenda as presented. Commissioner Matthews SECONDED. Discussion Commissioner Hawkins reviewed the items in the Consent Agenda to include status sheets for the Assessor's Office and the Sheriff's Office. Motion passed unanimously. (Reinke absent)

In the Matter of BOARDS
Commissioners considered the reappointment of Matthew Buck to the Planning and Zoning Commission.

David Overacre, P&Z Director, reviewed the request to reappoint Matthew Buck to the P&Z Commission. Mr. Overacre noted that Mr. Buck has been active on the Board and is currently the Vice-Chairman on the commission. Mr. Overacre reviewed the pending change to the County code to specifically list the number of commission members.

Commissioner Hawkins made a MOTION to approve the reappointment of Matthew Buck to a three-year term on the P&Z Commission to expire December 31, 2029. Commissioner Matthews SECONDED. Motion passed unanimously. (Reinke absent)

In the Matter of TAXES
Commissioners considered Homeowner's Exemption tax cancellations as per Idaho Code 63-602G.

Commissioner Hawkins made a MOTION to approve the Homeowner's Exemption tax cancellations as per Idaho Code 63-602G as listed in the total amount of $14,199.25. Commissioner Matthews SECONDED. Motion passed unanimously. (Reinke absent)

Property Owner	Parcel #	HO Exempt Value	Tax Cancellation
Doris Kuchinski	RPT04110040030A	$125,000	$1,314.79
Sebastian Hernandez	RPT3941002010AA	$125,000	$1,314.79
Beverly Clark	RPT42540010020A	$125,000	$1,314.79
Dustin Belveal	RPT47410010030A	$104,323	$1,097.31
Eto Regina	RPT49210010070A	$125,000	$1,314.79
Britana Cantu	RPT00011130060A	$96,086	$1,010.67
Julio Zuniga & Maya Emmett	RPB72410550090A	$125,000	$1,464.47
Jeffrey Hanson	RPB76580070100A	$125,000	$1,464.47
Gentry Coats	RPK89660060020A	$125,000	$1,258.19
Greg Miller	RPK89740060150A	$125,000	$1,258.19
Randy & Candice Varin	RPO74150010050A	$125,000	$788.59
Nathan Farber	RP12S16E293151A	$125,000	$598.20
		$1,450,409	**$14,199.25**

There being no further business, the Board recessed until 8:00 a.m., November 13, 2026, at the Commissioners Chambers, second floor of the Twin Falls County West Facility, 630 Addison Ave West, Ste. 2300, Twin Falls, Idaho, for the transaction of further business of the Board.

Twin Falls, Idaho
REGULAR NOVEMBER MEETING
November 13, 2026, 8:00 a.m.

Chairman Reinke called the Board of County Commissioners to order at 8:00 a.m. in regular session, pursuant to the recess of November 12, 2026.

PRESENT: Commissioner Rocky Matthews, Commissioner Brent Reinke, and Commissioner Suzanne Hawkins.

ABSENT: None.

STAFF: Deputy Clerk Shannon Carter.

The following proceedings were held to wit:

In the Matter of MEETINGS
Commissioner Reinke attended a West End Men's Association meeting.
Commissioner Reinke attended a Juvenile Justice Officer Graduation Ceremony.

There being no further business, the Board recessed until 8:00 a.m., November 16, 2026, at the Commissioners Chambers, second floor of the Twin Falls County West Facility, 630 Addison Ave West, Ste. 2300, Twin Falls, Idaho, for the transaction of further business of the Board.