

ORDINANCE NO. _____

An ordinance repealing and replacing previous editions of Twin Falls County Code Title 8, Chapter 9, Section 18, Negotiation Procedure and Title 8, Section 19, Area of City Impact.

Be it ordained by the Board of County Commissioners of Twin Falls County, Idaho, that Twin Falls County Code Title 8, Chapter 9, Section 18, Negotiation Procedure and Title 8, Section 19, Area of City Impact, is hereby repealed and Title 8, Chapter 22, Section 1-3 be adopted as follows:

CHAPTER 22

AREAS OF IMPACT

SECTION:

8-22-1 Purpose:

8-22-2 Negotiation Procedure

8-22-3 Areas of Impact

8-22-1: PURPOSE:

This Chapter establishes the authority, regulations, and criteria to be used for areas of impact within Twin Falls County. The regulations contained herein are designed to protect and promote the public health, safety, and community welfare of Twin Falls County; to promote the proper location and development of projects based on the effective use of local resources; and to avoid adverse impacts on the use and peaceful enjoyment of nearby lands for lawful purposes.

8-22-2: NEGOTIATION PROCEDURE:

- A. The governing body of Twin Falls County and each city therein may adopt by ordinance, following the notice and hearing procedures provided in section 67-6509, Idaho Code, a map identifying an area of impact within the unincorporated area of the County. The ordinance identifying an area of impact shall provide for one of the following:
 - 1. Application of Twin Falls County's Comprehensive Plan and zoning and subdivision ordinances; or
 - 2. Application of individual county comprehensive plan and zoning and subdivision ordinance provisions regarding a specific area of impact. (Idaho Code § 67-6526(4)(e)).
- B. If the respective city and County cannot agree upon all details of the area of impact, a recommendation committee shall be established. The city and County shall each select a representative to participate on the committee within (30) days of the demand for

compliance and the process set forth in this paragraph shall commence. After the city and County representatives have been selected, they shall in turn select another city representative living within the applicable city and another County representative living in the County and not within any city to serve on the recommendation committee. Meeting of the recommending committee may be hosted by the city or County and shall be conducted in accordance with Idaho Open Meetings Law. These four (4) persons shall, by majority vote, provide a written recommendation to the Board of County Commissioners for an area of impact. The recommendation shall include and address the following: anticipated commercial and residential growth; geographic factors; transportation infrastructure and systems including connectivity; areas where municipal or public sewer and water are expected to be provided within five (5) years; and other public service district boundaries. The written recommendation shall be submitted to the Board of County Commissioners within one hundred eighty (180) days after the selection of the recommending committee members.

- C. Areas of impact shall not overlap.
- D. Areas of impact shall remain fixed until modifications are made pursuant to Idaho Code § 67-6526.
- E. This section shall not preclude growth and development in areas of the County which are not within the areas of city impact provided for herein. (Ord. 21, 12-1-1998)

8-22-3: AREAS OF IMPACT

A. Buhl, Idaho

1. BUHL AREA OF IMPACT BOUNDARY:

Area of Impact for the City of Buhl is established and set forth herein and described as the Area of Impact map adopted by the Twin Falls County Board of County Commissioners on December 19, 2025.

2. STANDARDS:

The following standards shall apply whenever an official, agency, planning and/or zoning commission, hearing examiner, or governing body of Twin Falls County considers a zone change, comprehensive plan change, request regarding any real property, planned unit development, vacation, rezone, special use permit, variance, or other such land use permit application within the Area of Impact which is subject to this ordinance as of December 19, 2025:

- a. The City of Buhl Comprehensive Plan
- b. The zoning and subdivision regulations set forth in Title 9 of the Buhl City Code;
- c. Except as set forth above, all other applicable standards set forth in this code; and

- d. Except as set forth above, all other standards for any subdistricts or overlay district applicable within the Area of Impact.

3. Governing Plan, Policies, and Ordinances:

- a. Governing Plan: The City of Buhl Comprehensive Plan, Comprehensive Plan Land Use Map, Zoning Districts Map, Area of Impact Map, and Title 9 of the Buhl City Code shall comprise the governing plan and ordinance for the Buhl Area of Impact. The version of any of the documents listed herein which controls is the most recent of: the December 19, 2025, version, or the version most recently adopted by ordinance by the Twin Falls County Board of Commissioners.
- b. Within the Area of Impact, any parcel of land used solely for agricultural uses and in excess of 20 acres may continue said use until a change of use occurs.

4. ADMINISTRATION OF THE BUHL AREA OF IMPACT

a. Administration:

- 1. The Board of Commissioners of Twin Falls County hereby appoints and authorizes the Twin Falls County Community Development Services Director, its agents, and employees, to enforce and administer the provisions of Title 9 of the Buhl City Code which are assigned in the Buhl City Code to the Planning and Zoning Clerk and to charge and collect fees for such administrative duties as adopted by reference herein for the Area of Impact.
- 2. The Twin Falls County Community Development Services Director accepts the appointment and authorization.

b. Commission:

- 1. The Board of Commissioners of Twin Falls County hereby appoints the Twin Falls County Planning and Zoning Commission to administer Title 9 of the Buhl City Code in the Area of Impact in lieu of the Buhl Planning and Zoning Commission.
- 2. All applications for preliminary plat of a subdivision, vacation, rezone, special use permit, variance, and other such permits shall be submitted to the County Planning and Zoning Commission. All applications for final plat of a subdivision, for vacation, and for rezone shall be submitted to the County Planning and Zoning Commission for their recommendation and action, prior to submission to the Board of County Commissioners. The Board of County Commissioners may approve, deny, or remand the application. The County shall provide the City with notice and opportunity to provide comment on these

applications pursuant to the standards provided within Idaho Code § 67-6509.

5. ENFORCEMENT WITHIN THE BUHL AREA OF IMPACT

- a. Twin Falls County shall be responsible for the administration and enforcement of the City of Buhl Title 9 within the Area of Impact and shall receive all permit fees for inspections performed to recapture direct costs of inspections, administration, legal publications, any development fees or other costs arising from fulfilling the terms of each ordinance or regulation.

6. ANNEXATION:

- a. Annexation by the City of Buhl shall be compliant with Idaho Code §§ 67-6509, 67-6526 and 50-222. Upon annexation, the provisions of this article, which is the agreement between the city of Buhl and Twin Falls County, shall no longer apply to the annexed area.
- b. The City of Buhl shall send notice of all annexations, de-annexations, amendments, changes and updates to Title 9 of the Buhl City Code and the Buhl Comprehensive Plan along with maps to the Twin Falls County Community Development Services office.
- c. All applications and requests to Twin Falls County for subdivision of any real property, planned unit development, vacation, rezone, special use permit, variance, and other such land use permit applications and public notices within the Buhl Area of Impact shall be provided to the City of Buhl with notice and an opportunity to provide comment on these applications pursuant to the notice standards provided within Idaho Code § 67-6509.

7. RENEGOTIATION:

- a. Renegotiation: The Area of Impact may be reviewed and renegotiated at any time upon written request of either party hereto. In any event, pursuant to Idaho Code § 67-6526(e), the City and the County shall review the agreement every five (5) years.
- b. While renegotiation is occurring, all provisions of this Chapter shall remain in effect until this Chapter is amended or a substitute ordinance is adopted by Twin Falls County, in accordance with the notice and hearing procedures provided in Title 67, Chapter 65 of Idaho Code, or until judgment from the District Court is final pursuant to Idaho Code § 67-6526(2)(b).
- c. Repeal of Conflicting Provisions: All ordinances and code sections or parts thereof in conflict with this subsection are hereby repealed.

B. Castleford, Idaho

1. CASTLEFORD AREA OF IMPACT BOUNDARY:

The agreed upon Area of Impact for the City of Castleford is established and set forth herein and described as the Area of Impact map adopted by the Twin Falls County Board of County Commissioners on December 19, 2025.

2. STANDARDS:

The following standards shall apply whenever an official, agency, planning and/or zoning commission, hearing examiner, or governing body of Twin Falls County considers a zone change, comprehensive plan change, request regarding any real property, planned unit development, vacation, rezone, special use permit, variance, or other such land use permit applications within the Area of Impact which is subject to this ordinance as of December 19, 2025:

- a. The City of Castleford Comprehensive Plan;
- b. The zoning and subdivision regulations set forth in Title 8 of the Castleford City Code;
- c. Except as set forth above, all other applicable standards set forth in this code; and
- d. Except as set forth above, all other standards for any subdistricts or overlay district applicable within the Area of Impact.

3. Governing Plan, Policies, and Ordinances:

- a. Governing Plan: The City of Castleford Comprehensive Plan, Comprehensive Plan Land Use Map, Zoning Districts Map, Area of Impact Map, and Title 8 of the Castleford City Code shall comprise the governing plan and ordinance for Castleford Area of Impact. The version of any of the documents listed herein which controls is the most recent of: the December 19, 2025, version or the version most recently adopted by ordinance by the Twin Falls County Board of Commissioners.
- b. Within the Area of Impact, any parcel of land used solely for agricultural uses and in excess of 20 acres may continue said use until a change of use occurs.

4. ADMINISTRATION OF THE CASTLEFORD AREA OF IMPACT

- a. Administration:
 - 1. The Board of Commissioners of Twin Falls County hereby appoints and authorizes the Twin Falls County Community Development Services Director, its agents, and employees, to enforce and administer the provisions of Title 8 of the Castleford City Code and to charge and collect fees for such administrative duties as adopted by reference herein for the Area of Impact.

2. The Twin Falls County Community Development Services Director accepts the appointment and authorization.

b. Commission:

1. The Board of Commissioners of Twin Falls County hereby appoints the Twin Falls County Planning and Zoning Commission to administer Title 8 of the Castleford City Code in the Area of Impact.
2. All applications for preliminary plat of a subdivision, vacation, rezone, special use permit, variance, and other such permits shall be submitted to the County Planning and Zoning Commission. All applications for final plat of a subdivision, for vacation, and for rezone shall be submitted to the County Planning and Zoning Commission for their recommendation and action, prior to submission to the Board of County Commissioners. The Board of County Commissioners may approve, deny, or remand the application. The County shall provide the City with notice and opportunity to provide comment on these applications pursuant to the standards provided within Idaho Code § 67-6509.

5. ENFORCEMENT WITHIN THE CASTLEFORD AREA OF IMPACT

- a. Twin Falls County shall be responsible for the administration and enforcement of the City of Castleford ordinances within the Area of Impact and shall receive all permit fees for inspections performed to recapture direct costs of inspections, administration, legal publications, any development fees or other costs arising from fulfilling the terms of each ordinance or regulation.

6. ANNEXATION:

- a. Annexation by the City of Castleford shall be compliant with Idaho Code §§ 67-6509, 67-6526 and 50-222. Upon annexation, the provisions of this article, which is the agreement between the City of Castleford and Twin Falls County, shall no longer apply to the annexed area.
- b. The City of Castleford shall send notice of all annexation, de-annexations, amendments, changes and updates to Title 8 of the Castleford City Code and the Comprehensive Plan along with maps to the Twin Falls County Community Development Services office.
- c. All applications and requests to Twin Falls County for subdivision of any real property, planned unit development, vacation, rezone, special use permit, variance, and other such land use permit applications and public notices within the Castleford Area of Impact shall be provided to the City of

Castelford with notice and an opportunity to provide comment on these applications pursuant to the notice standards provided within Idaho Code § 67-6509.

7. RENEGOTIATION:

- a. Renegotiation: The Area of Impact may be reviewed and renegotiated at any time upon written request of either party hereto. In any event, pursuant to Idaho Code §67-6526(e), the City and the County shall review the agreement every five (5) years.
- b. While renegotiation is occurring, all provisions of this Chapter shall remain in effect until this Chapter is amended or a substitute ordinance is adopted by Twin Falls County, in accordance with the notice and hearing procedures provided in title 67, Chapter 65 of Idaho Code, or until judgment from the District Court is final pursuant to Idaho Code §67-6526(2)(b).
- c. Repeal of Conflicting Provisions: All ordinances and code sections or parts thereof in conflict with this subsection are hereby repealed.

C. Filer, Idaho

1. FILER AREA OF IMPACT BOUNDARY:

The agreed upon Area of Impact for the City of Filer is established and set forth herein and described as: the Area of Impact map adopted by the Twin Falls County Board of County Commissioners on December 19, 2025.

2. STANDARDS:

The following standards shall apply whenever an official, agency, planning and/or zoning commission, hearing examiner, or governing body of Twin Falls County considers a zone change, comprehensive plan change, request regarding any real property, planned unit development, vacation, rezone, special use permit, variance, and other such land use permit applications within the Area of Impact which is subject to this ordinance as of December 19, 2025:

- a. The City of Filer Comprehensive Plan;
- b. The zoning and subdivision regulations set forth in Title 9 and Title 10 of the Filer City Code;
- c. Except as set forth above, all other applicable standards set forth in this code; and
- d. Except as set forth above, all other standards for any subdistricts or overlay district applicable within the Area of Impact.

3. Governing Plan, Policies, and Ordinances:

- a. Governing Plan: The City of Filer Comprehensive Plan, Comprehensive Plan Land Use Map, Zoning Districts Map, Area of Impact Map, and Title 9 and Title 10 of the Filer City Code shall comprise the governing plan and ordinance for Filer Area of Impact. The version of any of the documents listed herein which controls is the most recent of: the December 19, 2025, version or the version most recently adopted by ordinance by the Twin Falls County Board of Commissioners.
- b. Within the Area of Impact, any parcel of land used solely for agricultural uses and in excess of 20 acres may continue said use until a change of use occurs.

4. ADMINISTRATION OF THE FILER AREA OF IMPACT

a. Administration:

- 1. The Board of Commissioners of Twin Falls County hereby appoints and authorizes the Twin Falls County Community Development Services Director, its agents, and employees, to enforce and administer the provisions of Title 9 and Title 10 of the Filer City Code and to charge and collect fees for such administrative duties as adopted by reference herein for the Area of Impact.
- 2. The Twin Falls County Community Development Services Director accepts the appointment and authorization.

b. Commission:

- 1. The Board of Commissioners of Twin Falls County hereby appoints the Twin Falls County Planning and zoning Commission to administer Title 9 and Title 10 of the Filer City Code in the Area of Impact.
- 2. All applications for preliminary plat of a subdivision, vacation, rezone, special use permit, variance, and other such permits shall be submitted to the County Planning and Zoning Commission. All applications for final plat of a subdivision, for vacation, and for rezone shall be submitted to the County Planning and Zoning Commission for their recommendation and action, prior to submission to the Board of County Commissioners. The Board of County Commissioners may approve, deny, or remand the application. The County shall provide the City with notice and opportunity to provide comment on these applications pursuant to the standards provided within Idaho Code § 67-6509.

5. ENFORCEMENT WITHIN THE FILER AREA OF IMPACT

- a. Twin Falls County shall be responsible for the administration and enforcement of the City of Filer ordinances listed in Title 9 and 10 of this ordinance within

the Area of Impact and shall receive all permit fees for inspections performed to recapture direct costs of inspections, administration, legal publications, any development fees or other costs arising from fulfilling the terms of each ordinance or regulation.

6. ANNEXATION:

- a. Annexation by the City of Filer shall be compliant with Idaho Code §§ 67-6509, 67-6526 and 50-222. Upon annexation, the provisions of this article, which is the agreement between the City of Filer and Twin Falls County, shall no longer apply to the annexed area.
- b. The City of Filer shall send notice of all annexation, de-annexations, amendments, changes and updates to Title 9 and Title 10 of the Filer City Code and the City of Filer Comprehensive Plan along with maps to the Twin Falls County Community Development Services office.
- c. All applications and requests to Twin Falls County for subdivision of any real property, planned unit development, vacation, rezone, special use permit, variance, and other such land use permit applications and public notices within the Filer Area of Impact shall be provided to the City of Filer with notice and an opportunity to provide comment on these applications pursuant to the notice standards provided within Idaho Code § 67-6509.

7. RENEGOTIATION:

- a. Renegotiation: The Area of Impact may be reviewed and renegotiated at any time upon written request of either party hereto. In any event, pursuant to Idaho Code § 67-6526(e), the City and the County shall review the agreement every five (5) years.
- b. While renegotiation is occurring, all provisions of this Chapter shall remain in effect until this Chapter is amended or a substitute ordinance is adopted by Twin Falls County, in accordance with the notice and hearing procedures provided in Title 67, Chapter 65 of Idaho Code, or until judgment from the District Court is final pursuant to Idaho Code §67-6526(2)(b).
- c. Repeal of Conflicting Provisions: All ordinances and code sections or parts thereof in conflict with this subsection are hereby repealed.

D. Hansen, Idaho

1. HANSEN AREA OF IMPACT BOUNDARY:

The agreed upon Area of Impact for the City of Hansen is established and set forth herein and described as: the Area of City Impact map adopted by the Twin Falls County Board of County Commissioners on December 19, 2025.

2. STANDARDS:

The following standards shall apply whenever an official, agency, planning and/or zoning commission, hearing examiner, or governing body of Twin Falls County considers a zone change, comprehensive plan change, request regarding any real property, planned unit development, vacation, rezone, special use permit, variance, or other such land use permit applications within the Area of Impact which is subject to this ordinance as of December 19, 2025:

- a. The City of Hansen Comprehensive Plan;
- b. The zoning and subdivision regulations set forth in Title 10 of the Hansen City Code;
- c. Except as set forth above, all other applicable standards set forth in this code; and
- d. Except as set forth above, all other standards for any subdistricts or overlay district applicable within the Area of Impact.

3. Governing Plan, Policies, and Ordinances:

- a. Governing Plan: The City of Hansen Comprehensive Plan, Comprehensive Plan Land Use Map, Zoning Districts Map, Area of Impact Map, and Title 10 of the Hansen City Code shall comprise the governing plan and ordinance for Hansen Area of Impact. The version of any of the documents listed herein which controls is the most recent of: the December 19, 2025, version or the version most recently adopted by ordinance by the Twin Falls County Board of Commissioners.
- b. Within the Area of Impact, any parcel of land used solely for agricultural uses and in excess of 20 acres may continue said use until a change of use occurs.

4. ADMINISTRATION OF THE HANSEN AREA OF IMPACT

- a. Administration:
 1. The Board of Commissioners of Twin Falls County hereby appoints and authorizes the Twin Falls County Community Development Services Director, its agents, and employees, to enforce and administer the provisions of Title 10 of the Hansen City Code which are assigned in the Hansen City Code to the Administrator and to charge and collect fees for such administrative duties as adopted by reference herein for the Area of Impact.
 2. The Twin Falls County Community Development Services Director accepts the appointment and authorization.

b. Commission:

1. The Board of Commissioners of Twin Falls County hereby appoints the Twin Falls County Planning and Zoning Commission to administer Title 10 of the Hansen City Code in the Area of Impact in lieu of the Hansen Commission.
2. All applications for preliminary plat of a subdivision, vacation, rezone, special use permit, variance, and other such permit shall be submitted to the County Planning and Zoning Commission. All applications for final plat of a subdivision, for vacation, and for rezone shall be submitted to the County Planning and Zoning Commission for their recommendation and action, prior to submission to the Board of County Commissioners. The Board of County Commissioners may approve, deny, or remand the application. The County shall provide the City with notice and opportunity to provide comment on these applications pursuant to the standards provided within Idaho Code §67-6509.

5. ENFORCEMENT WITHIN THE HANSEN AREA OF IMPACT

- a. Twin Falls County shall be responsible for the administration and enforcement of the City of Hansen ordinances within the Area of Impact and shall receive all permit fees for inspections performed to recapture direct costs of inspections, administration, legal publications, any development fees or other costs arising from fulfilling the terms of each ordinance or regulation.

6. ANNEXATION:

- a. Annexation by the City of Hansen shall be compliant with Idaho Code §§ 67-6509, 67-6526 and 50-222. Upon annexation, the provisions of this article, which is the agreement between the City of Hansen and Twin Falls County, shall no longer apply to the annexed area.
- b. The City of Hansen shall send notice of all annexation, de-annexations, amendments, changes and updates to Title 10 of the Hansen City Code and the Comprehensive Plan along with maps to the Twin Falls County Community Development Services office.
- c. All applications and requests to Twin Falls County for subdivision of any real property, planned unit development, vacation, rezone, special use permit, variance, and other such land use permit applications and public notices within the Hansen Area of Impact shall be provided to the City of Hansen with notice and an opportunity to provide comment on these applications pursuant to the notice standards provided within Idaho Code § 67-6509.

7. RENEGOTIATION:

- a. Renegotiation: The Area of City Impact may be reviewed and renegotiated at any time upon written request of either party hereto. In any event, pursuant to Idaho Code §67-6526(e), the City and the County shall review the agreement every five (5) years.
- b. While renegotiation is occurring, all provisions of this Chapter shall remain in effect until this Chapter is amended or a substitute ordinance is adopted by Twin Falls County, in accordance with the notice and hearing procedures provided in Title 67, Chapter 65 of Idaho Code, or until judgment from the District Court is final pursuant to Idaho Code § 67-6526(2)(b).
- c. Repeal of Conflicting Provisions: All ordinances and code sections or parts thereof in conflict with this subsection are hereby repealed.

E. Hollister, Idaho

1. HOLLISTER AREA OF IMPACT BOUNDARY:

The agreed upon Area of Impact for the City of Hollister is established and set forth herein and described as the Area of Impact map adopted by the Twin Falls County Board of County Commissioners on December 19, 2025.

2. STANDARDS:

The following standards shall apply whenever an official, agency, planning and/or zoning commission, hearing examiner, or governing body of Twin Falls County considers a zone change, comprehensive plan change, request regarding any real property, planned unit development, vacation, rezone, special use permit, variance, or other such land use permit application within the Area of Impact which is subject to this ordinance as of December 19, 2025:

- a. The City of Hollister Comprehensive Plan;
- b. The zoning and subdivision regulations set forth in Title XV of the Hollister City Code;
- c. Except as set forth above, all other applicable standards set forth in this code; and
- d. Except as set forth above, all other standards for any subdistricts or overlay district applicable within the Area of Impact.

3. Governing Plan, Policies, and Ordinances:

- a. Governing Plan: The City of Hollister Comprehensive Plan, Comprehensive Plan Land Use Map, Zoning Districts Map, Area of Impact Map, and Title XV of the Hollister City Code shall comprise the governing plan and ordinance for

Hollister Area of Impact. The version of any of the documents listed herein which controls is the most recent of: the December 19, 2025, version or the version most recently adopted by ordinance by the Twin Falls County Board of Commissioners.

- b. Within the Area of Impact, any parcel of land used solely for agricultural uses and in excess of 20 acres may continue said use until a change of use occurs.

4. ADMINISTRATION OF THE HOLLISTER AREA OF IMPACT

- a. Administration:

- 1. The Board of Commissioners of Twin Falls County hereby appoints and authorizes the Twin Falls County Community Development Services Director, its agents, and employees, to enforce and administer the provisions of Title XV Chapter 152 and 153 of the Hollister City Code which are assigned in the Hollister City Code to the Zoning Administrator, and to charge and collect fees for such administrative duties as adopted by reference herein for the Area of Impact.
- 2. The Twin Falls County Community Development Services Director accepts the appointment and authorization.

- b. Commission:

- 1. The Board of Commissioners of Twin Falls County hereby appoints the Twin Falls County Planning and Zoning Commission to administer Title XV Chapters 152 and 153 of the Hollister City Code in the Area of Impact in lieu of the Hollister Planning and Zoning Commission.
- 2. All applications for preliminary plat of a subdivision, vacation, rezone, special use permit, variance, and other such permits shall be submitted to the County Planning and Zoning Commission. All applications for final plat of a subdivision, for vacation, and for rezone shall be submitted to the County Planning and Zoning Commission for their recommendation and action, prior to submission to the Board of County Commissioners. The Board of County Commissioners may approve, deny, or remand the application. The County shall provide the City with notice and opportunity to provide comment on these applications pursuant to the standards provided within Idaho Code § 67-6509.

5. ENFORCEMENT WITHIN THE HOLLISTER AREA OF IMPACT

- a. Twin Falls County shall be responsible for the administration and enforcement of the City of Hollister ordinances within the Area of Impact and shall receive all permit fees for inspections performed to recapture direct costs of

inspections, administration, legal publications, any development fees or other costs arising from fulfilling the terms of each ordinance or regulation.

6. ANNEXATION:

- a. Annexation by the City of Hollister shall be compliant with Idaho Code §§ 67-6509, 67-6526 and 50-222. Upon annexation, the provisions of this article, which is the agreement between the City of Hollister and Twin Falls County, shall no longer apply to the annexed area.
- b. The City of Hollister shall send notice of all annexation, de-annexations, amendments, changes and updates to Title XV Chapter 152 and 153 of the Hollister City Code and the Comprehensive Plan along with maps to the Twin Falls County Community Development Services office.
- c. All applications and requests to Twin Falls County for subdivision of any real property, planned unit development, vacation, rezone, special use permit, variance, and other such land use permit applications and public notices within the Hollister Area of Impact shall be provided to the City of Hollister with notice and an opportunity to provide comment on these applications pursuant to the notice standards provided within Idaho Code § 67-6509.

7. RENEGOTIATION:

- a. Renegotiation: The Area of Impact may be reviewed and renegotiated at any time upon written request of either party hereto. In any event, pursuant to Idaho Code §67-6526(e), the City and the County shall review the agreement every five (5) years.
- b. While renegotiation is occurring, all provisions of this Chapter shall remain in effect until this Chapter is amended or a substitute ordinance is adopted by Twin Falls County, in accordance with the notice and hearing procedures provided in Title 67, Chapter 65 of Idaho Code, or until judgment from the District Court is final pursuant to Idaho Code § 67-6526(2)(b).
- c. Repeal of Conflicting Provisions: All ordinances and code sections or parts thereof in conflict with this subsection are hereby repealed.

F. Kimberly, Idaho

1. KIMBERLY AREA OF IMPACT BOUNDARY:

The agreed upon Area of Impact for the City of Kimberly is established and set forth herein and described as the Area of Impact map adopted by the Twin Falls County Board of County Commissioners on December 19, 2025.

2. STANDARDS:

The following standards shall apply whenever an official, agency, planning and/or zoning commission, hearing examiner, or governing body of Twin Falls County considers a zone change, comprehensive plan change, request regarding any real property, planned unit development, vacation, rezones, special use permit, variance, or other such land use permit application within the Area of Impact which is subject to this ordinance as of December 19, 2025:

- a. The City of Kimberly Comprehensive Plan;
- b. The zoning and subdivision regulations set forth in Title 17 of the Kimberly City Code;
- c. Except as set forth above, all other applicable standards set forth in this code; and
- d. Except as set forth above, all other standards for any subdistricts or overlay district applicable within the Area of Impact.

3. Governing Plan, Policies, and Ordinances:

- a. **Governing Plan:** The City of Kimberly Comprehensive Plan, Comprehensive Plan Land Use Map, Zoning Districts Map, Area of Impact Map, and Title 17 of the Kimberly City Code shall comprise the governing plan and ordinance for Kimberly Area of Impact. The version of any of the documents listed herein which controls is the most recent of: the December 19, 2025, version or the version most recently adopted by ordinance by the Twin Falls County Board of Commissioners.
- b. Within the Area of Impact, any parcel of land used solely for agricultural uses and in excess of 20 acres may continue said use until a change of use occurs.

4. ADMINISTRATION OF THE KIMBERLY AREA OF IMPACT

- a. **Administration:**
 1. The Board of Commissioners of Twin Falls County hereby appoints and authorizes the Twin Falls County Community Development Services Director, its agents, and employees, to enforce and administer the provisions of Title 17 of the Kimberly City Code which are assigned in the Kimberly City Code to the Administrator, and to charge and collect fees for such administrative duties as adopted by reference herein for the Area of Impact.
 2. The Twin Falls County Community Development Services Director accepts the appointment and authorization.

b. Commission:

1. The Board of Commissioners of Twin Falls County hereby appoints the Twin Falls County Planning and Zoning Commission to administer Title 17 of the Kimberly City Code in the Area of Impact in lieu of the Kimberly Planning and Zoning Commission.
2. All applications for preliminary plat of a subdivision, vacation, rezone, special use permit, variance, and other such permit shall be submitted to the County Planning and Zoning Commission. All applications for final plat of a subdivision, for vacation, and for rezone shall be submitted to the County Planning and Zoning Commission for their recommendation and action, prior to submission to the Board of County Commissioners. The Board of County Commissioners may approve, deny, or remand the application. The County shall provide the City with notice and opportunity to provide comment on these applications pursuant to the standards provided within Idaho Code § 67-6509.

5. ENFORCEMENT WITHIN THE KIMBERLY AREA OF IMPACT

- a. Twin Falls County shall be responsible for the administration and enforcement of the City of Kimberly ordinances within the Area of Impact and shall receive all permit fees for inspections performed to recapture direct costs of inspections, administration, legal publications, any development fees or other costs arising from fulfilling the terms of each ordinance or regulation.

6. ANNEXATION:

- a. Annexation by the City of Kimberly shall be compliant with Idaho Code §§ 67-6509, 67-6526 and 50-222. Upon annexation, the provisions of this article, which is the agreement between the City of Kimberly and Twin Falls County, shall no longer apply to the annexed area.
- b. The City of Kimberly shall send notice of all annexation, de-annexations, amendments, changes and updates to Title 17 of the Kimberly City Code and the Comprehensive Plan along with maps to the Twin Falls County Community Development Services office.
- c. All applications and requests to Twin Falls County for subdivision of any real property, planned unit development, vacation, rezone, special use permit, variance, and other such land use permit applications and public notices within the Kimberly Area of Impact shall be provided to the City of Kimberly with notice and an opportunity to provide comment on these applications pursuant to the notice standards provided within Idaho Code § 67-6509.

7. RENEGOTIATION:

- a. Renegotiation: The Area of Impact may be reviewed and renegotiated at any time upon written request of either party hereto. In any event, pursuant to Idaho Code § 67-6526(e), the City and the County shall review the agreement every five (5) years.
- b. While renegotiation is occurring, all provisions of this Chapter shall remain in effect until this Chapter is amended or a substitute ordinance is adopted by Twin Falls County, in accordance with the notice and hearing procedures provided in Title 67, Chapter 65 of Idaho Code, or until judgment from the District Court is final pursuant to Idaho Code § 67-6526(2)(b).
- c. Repeal of Conflicting Provisions: All ordinances and code sections or parts thereof in conflict with this subsection are hereby repealed.

G. Murtaugh, Idaho

1. MURTAUGH AREA OF CITY IMPACT BOUNDARY:

The agreed upon Area of Impact for the City of Murtaugh is established and set forth herein and described as the Area of Impact map adopted by the Twin Falls County Board of County Commissioners on December 19, 2025.

2. STANDARDS:

The following standards shall apply whenever an official, agency, planning and/or zoning commission, hearing examiner, or governing body of Twin Falls County considers a zone change, comprehensive plan change, request regarding any real property, planned unit development, vacation, rezone, special use permit, variance, or other such land use permit applications within the Area of Impact which is subject to this ordinance as of December 19, 2025:

- a. The City of Murtaugh Comprehensive Plan;
- b. The zoning and subdivision regulations set forth in Ordinance 24-01 of the Murtaugh City Code;
- c. Except as set forth above, all other applicable standards set forth in this code; and
- d. Except as set forth above, all other standards for any subdistricts or overlay district applicable within the Area of Impact.

3. Governing Plan, Policies, and Ordinances:

- a. Governing Plan: The City of Murtaugh Comprehensive Plan, Comprehensive Plan Land Use Map, Zoning Districts Map, Area of Impact Map, and

Ordinance 24-01 of the Murtaugh City Code shall comprise the governing plan and ordinance for Murtaugh Area of Impact. The version of any of the documents listed herein which controls is the most recent of: the December 19, 2025, version or the version most recently adopted by ordinance by the Twin Falls County Board of Commissioners

- b. Within the Area of Impact, any parcel of land used solely for agricultural uses and in excess of 20 acres may continue said use until a change of use occurs.

4. ADMINISTRATION OF THE MURTAUGH AREA OF IMPACT

a. Administration:

1. The Board of Commissioners of Twin Falls County hereby appoints and authorizes the Twin Falls County Community Development Services Director, its agents, and employees, to enforce and administer the provisions of Ordinance 24-01 of the Murtaugh City Code and to charge and collect fees for such administrative duties as adopted by reference herein for the Area of Impact.
2. The Twin Falls County Community Development Services Director accepts the appointment and authorization.

b. Commission:

1. The Board of Commissioners of Twin Falls County hereby appoints the Twin Falls County Planning and Zoning Commission to administer Ordinance 24-01 of the Murtaugh City Code in the Area of Impact.
2. All applications for preliminary plat of a subdivision, vacation, rezone, special use permit, variance, and other such permits shall be submitted to the County Planning and Zoning Commission. All applications for final plat of a subdivision, for vacation, and for rezone shall be submitted to the County Planning and Zoning Commission for their recommendation and action, prior to submission to the Board of County Commissioners. The Board of County Commissioners may approve, deny, or remand the application. The County shall provide the City with notice and opportunity to provide comment on these applications pursuant to the standards provided within Idaho Code § 67-6509.

5. ENFORCEMENT WITHIN THE MURTAUGH AREA OF IMPACT

- a. Twin Falls County shall be responsible for the administration and enforcement of the City of Murtaugh ordinances within the Area of Impact and shall receive all permit fees for inspections performed to recapture direct costs of

inspections, administration, legal publications, any development fees or other costs arising from fulfilling the terms of each ordinance or regulation.

6. ANNEXATION:

- a. Annexation by the City of Murtaugh shall be compliant with Idaho Code §§ 67-6509, 67-6526 and 50-222. Upon annexation, the provisions of this article, which is the agreement between the City of Murtaugh and Twin Falls County, shall no longer apply to the annexed area.
- b. The City of Murtaugh shall send notice of all annexation, de-annexations, amendments, changes and updates to Ordinance 24-01 of the Murtaugh City Code and the Comprehensive Plan along with maps to the Twin Falls County Community Development Services office.
- c. All applications and requests to Twin Falls County for subdivision of any real property, planned unit development, vacation, rezone, special use permit, variance, and other such land use permit applications and public notices within the Murtaugh Area of Impact shall be provided to the City of Murtaugh with notice and an opportunity to provide comment on these applications pursuant to the notice standards provided within Idaho Code § 67-6509.

7. RENEGOTIATION:

- a. Renegotiation: The Area of Impact may be reviewed and renegotiated at any time upon written request of either party hereto. In any event, pursuant to Idaho Code §67-6526(e), the city and the county shall review the agreement every five (5) years.
- b. While renegotiation is occurring, all provisions of this Chapter shall remain in effect until this Chapter is amended or a substitute ordinance is adopted by Twin Falls County, in accordance with the notice and hearing procedures provided in title 67, Chapter 65 of Idaho Code, or until judgment from the District Court is final pursuant to Idaho Code § 67-6526(2)(b).
- c. Repeal of Conflicting Provisions: All ordinances and code sections or parts thereof in conflict with this subsection are hereby repealed.

H. Twin Falls, Idaho:

1. TWIN FALLS AREA OF IMPACT BOUNDARY:

The agreed upon Area of Impact for the City of Twin Falls is established and set forth herein and described as the Area of Impact map adopted by the Twin Falls County Board of County Commissioners on December 19, 2025.

2. STANDARDS:

The following standards shall apply whenever an official, agency, planning and/or zoning commission, hearing examiner, or governing body of Twin Falls County considers a zone change, comprehensive plan change, request regarding any real property, planned unit development, vacation, rezone, special use permit, variance, or other such land use permit application within the Area of Impact which is subject to this ordinance as of December 19, 2025:

- a. The City of Twin Falls Comprehensive Plan;
- b. The zoning and subdivision regulations set forth in Title 10 of the Twin Falls City Code;
- c. Except as set forth above, all other applicable standards set forth in this code; and
- d. Except as set forth above, all other standards for any subdistricts or overlay district applicable within the Area of Impact.

3. Governing Plan, Policies, and Ordinances:

- a. Governing Plan: The City of Twin Falls Comprehensive Plan, Comprehensive Plan Land Use Map, Zoning Districts Map, Area of Impact Map, and Title 10 of the Twin Falls City Code shall comprise the governing plan and ordinance for Twin Falls. The version of any of the documents listed herein which controls is the most recent of: the December 19, 2025, version or the version most recently adopted by ordinance by the Twin Falls County Board of Commissioners.
- b. Within the Area of Impact, any parcel of land used solely for agricultural uses and in excess of 20 acres may continue said use until a change of use occurs.

4. ADMINISTRATION OF THE TWIN FALLS AREA OF IMPACT

- a. Administration:
 1. The Board of Commissioners of Twin Falls County hereby appoints and authorizes the Twin Falls County Community Development Services Director, its agents, and employees, to enforce and administer the provisions of Title 10 of the Twin Falls City Code which are assigned in the Twin Falls City Code to the City Planning Administrator and to charge and collect fees for such administrative duties as adopted by reference herein for the Area of Impact.
 2. The Twin Falls County Community Development Services Director accepts the appointment and authorization.
- b. Commission:

1. The Board of Commissioners of Twin Falls County hereby appoints the Twin Falls County Planning and Zoning Commission to administer Title 10 of the Twin Falls City Code in the Area of Impact in lieu of the Twin Falls City Planning and Zoning Commission.
2. All applications for preliminary plat of a subdivision, vacation, rezone, special use permit, variance, and other such permits shall be submitted to the County Planning and Zoning Commission. All applications for final plat of a subdivision, for vacation, and for rezone shall be submitted to the County Planning and Zoning Commission for their recommendation and action, prior to submission to the Board of County Commissioners. The Board of County Commissioners may approve, deny, or remand the application. The County shall provide the City with notice and opportunity to provide comment on these applications pursuant to the standards provided within Idaho Code § 67-6509.

5. ENFORCEMENT WITHIN THE TWIN FALLS AREA OF IMPACT

- a. Twin Falls County shall be responsible for the administration and enforcement of the City of Twin Falls ordinances within the Area of Impact and shall receive all permit fees for inspections performed to recapture direct costs of inspections, administration, legal publications, any development fees or other costs arising from fulfilling the terms of each ordinance or regulation.

6. ANNEXATION:

- a. Annexation by the City of Twin Falls shall be compliant with Idaho Code §§ 67-6509, 67-6526 and 50-222. Upon annexation, the provisions of this article, which is the agreement between the City of Twin Falls and Twin Falls County, shall no longer apply to the annexed area.
- b. The City of Twin Falls shall send notice of all annexation, de-annexations, amendments, changes and updates to Title 10 of the Twin Falls City Code and the Comprehensive Plan along with maps to the Twin Falls County Community Development Services office.
- c. All applications and requests to Twin Falls County for subdivision of any real property, planned unit development, vacation, rezone, special use permit, variance, and other such land use permit applications and public notices within the Twin Falls Area of Impact shall be provided to the City of Twin Falls with notice and an opportunity to provide comment on these applications pursuant to the notice standards provided within Idaho Code § 67-6509.

7. RENEGOTIATION:

- a. Renegotiation: The Area of Impact may be reviewed and renegotiated at any time upon written request of either party hereto. In any event, pursuant to

Idaho Code §67-6526(e), the city and the county shall review the agreement every five (5) years.

- b. While renegotiation is occurring, all provisions of this Chapter shall remain in effect until this Chapter is amended or a substitute ordinance is adopted by Twin Falls County, in accordance with the notice and hearing procedures provided in Title 67, Chapter 65 of Idaho Code, or until judgment from the District Court is final pursuant to Idaho Code § 67-6526(2)(b).
- c. Repeal of Conflicting Provisions: All ordinances and code sections or parts thereof in conflict with this subsection are hereby repealed.

WHEREAS, all ordinances, amendments, and code sections or parts which conflict with this Ordinance are hereby repealed; and

WHEREAS, this ordinance is hereby declared to be severable. Should a court of competent jurisdiction declare any portion of this ordinance invalid, the remaining provisions shall continue in full force and effect and shall be read to carry out the purpose(s) of the ordinance before the declaration of partial invalidity; and

WHEREAS, a draft of this ordinance was considered by the Twin Falls Board of County Commissioner at a duly notice public hearing on the 19th, day of December, 2025.

WHEREAS, this ordinance shall be effective upon passage and publication as provided by law.

Approved and adopted by the Board of County Commissioners of Twin Falls County, Idaho, on this 19th day of December, 2025.

This ordinance shall be effective upon passage and publication as provided by law.

TWIN FALLS COUNTY BOARD OF COMMISSIONERS

Don Hall, Chairman

Rocky Matthews, Commissioner

Brent Reinke, Commissioner

Attest: _____
Kristina Glascock, Clerk