Twin Falls City Council
Agenda

Monday, August 8, 2022, 5:00 PM

Council Chambers
203 Main Avenue East, Twin Falls, Idaho

Members: Ruth Pierce, Christopher Reid, Craig Hawkins, Nikki Boyd, Jason Brown, Spencer Cutler

1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM

2) PLEDGE OF ALLEGIANCE

3) PROCLAMATIONS

4) CONSENT CALENDAR

   a) **ACTION ITEM:** Request to approve Accounts Payable for July 28 - August 3, 2022.
   By: Amy Luna, Finance Administrative Assistant

   b) **ACTION ITEM:** City Council Minutes August 1, 2022.
   By: Erin Parrish, Executive Assistant

   c) **ACTION ITEM:** Consideration of a request to approve the annual Joshua Way Block Party.
   By: Lou Coronado, Sergeant, Twin Falls Police Department

   d) **ACTION ITEM:** Consideration of a request to authorize the Mayor to sign an Idaho Transportation Department airport grant application.
   By: William Carberry, Airport Manager

   e) **ACTION ITEM:** Consideration of a request to accept the Improvement Agreement for the purpose of developing Eastern Sun Subdivision No. 1.
   By: Troy Vitek, City Engineer

   f) **ACTION ITEM:** Consideration of a request to accept the Improvement Agreement for the purpose of developing Golden Eagle Subdivision No. 7.
   By: Troy Vitek, City Engineer

5) ITEMS OF CONSIDERATION

   a) **ACTION ITEM:** Adoption of the Tentative Budget for the City of Twin Falls for the 2022-2023 Fiscal Year in the amount of $78,630,390 and set August 22, 2022 at 6:00 p.m. as the date and time for the public budget hearing.
   By: Travis Rothweiler, City Manager

6) GENERAL PUBLIC INPUT

7) ADVISORY BOARD REPORT/ANNOUNCEMENTS

8) PUBLIC HEARINGS

a) **ACTION ITEM:** Public hearing on fee and rate increases for the City of Twin Falls.

By: Breanna Howard, CFO

b) **ACTION ITEM:** Request for approval on the annexation and appropriate Zoning District of Open Space (OS) for 9 (+/-) acres of property located at 350 Blue Lakes Boulevard South c/o the City of Twin Falls. (PZ21-0178)

By: Ian Zollinger, City Planner

c) **ACTION ITEM:** Request for an Annexation and appropriate Zoning District Change and Zoning Map Amendment from R-4 to R-4 ZDA CRO for 13 (+/-) acres of property, located at 831 Park Avenue c/o Gravitas Real Estate Holdings, LLC formerly known as Idahome Development Co., LLC. (PZ22-0093)

By: Ian Zollinger, City Planner

9) EXECUTIVE SESSION

a) **ACTION ITEM:** 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.

By:

10) 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:
- Wait to be recognized by the Mayor or Chairman
- Approach the microphone/podium
- State their name, and whether they are a resident or property owner in the City of Twin Falls, and proceed with their input.

2. The Mayor or Chairman may limit input to no less than two (2) minutes. Individuals are not permitted to give their time to other speakers.

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, August 8, 2022

To: Honorable Mayor and City Council

From: Lou Coronado, Sergeant, Twin Falls Police Department

ACTION ITEM

Request:

Consideration of a request to approve the annual Joshua Way Block Party.

Time Estimate:

Staff requests this item be placed on the Consent Calendar.

Background:

Frank Robles of 2594 Joshua Way, Twin Falls, has submitted a special event application to hold the Joshua Way Block Party in the 2500 block of Joshua Way. This event is scheduled for Saturday, September 10, 2022, from 1:00 p.m. to 10:00 p.m.

The Joshua Way Block Party is for the residents of the 2500 block of Joshua Way and the surrounding neighborhood. The block party is an opportunity for residents of Joshua Way to get to know each other and share in entertainment. This will be the ninth consecutive year this event has taken place and the sixth year the organizers have requested the closure of Joshua Way to accommodate the party and offer more safety for attendees.

There will be a community potluck and entertainment in the form of amplified music and live bands. In addition, there will be bounce houses and games for children.

There will be no alcohol served by the event organizers, but residents will be allowed to bring their own beverages.

The organizers of this event have requested the temporary closure of the 2500 block of Joshua Way between Carriage Lane and Longbow Drive to help ensure the safety of those attending. The Twin Falls Fire Department has reviewed this request and arrangements have been made to allow access to emergency vehicles if necessary.

As with other events, this event will be subject to cancellation, postponement or additional safety precautions based on state and local governmental restrictions and regulations at the time of the event.

Approval Process:

Consent of the City Council

Budget Impact:

There have been no police calls for service on Joshua Way in years past. Since no alcohol will be served at this event, the Twin Falls Police Department staff do not feel there is a need for the Twin Falls Police Department to provide security.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Twin Falls Police Department Staff and several relevant City Staff members have approved this application request. Staff recommends that the City Council approve the Special Event Application based on the information provided.

The Twin Falls Police Department Staff recommends that the on-duty Patrol Supervisor be given the authority to order the event organizers to mitigate the sound of amplified music if necessary. If there are continued noise complaints, disturbances by those participating in the event, and non-compliance, the on-duty Patrol Supervisor shall have the authority to terminate the event.

Attachments:

None

Date: Monday, August 8, 2022

To: Honorable Mayor and City Council

From: Bill Carberry, Airport Manager

Consent Calendar

Action Item

Request:

Consideration of a request to authorize the Mayor to sign an Idaho Transportation Department airport grant application.

Background:

The Idaho Transp. Dept. approved Governor Little's Leading Idaho Initiative for Airports, allowing the Division of Aeronautics to schedule funding for the Sate's commercial service airports to receive a one-time $200,000 lump sum grant to be utilized to fund airport capital improvements.

The application would request grant funding to help with Utility improvements in the northeast hangar area of the airport. The grant would be issued as a reimbursement for recently completed water & sewer improvements, yet, may be a good funding opportunity to move forward with the second phase of waterline improvements. This concept will be will be brought to the Council in further detail in the near future.

Approval Process:

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

Budget Impact:

The approval will allow for participation from ITD with our utility plan upgrades. The Airport should receive the grant offer and funding before the end of this fiscal year.

Regulatory Impact:

The pending grant will require compliance with the grant assurances included in the grant offer. The City Attorney will review the grant offer.

Conclusion:

Staff recommends that the City Council authorize the Mayor to sign the ITD airport grant application.

Attachments: ITD Leading Idaho Airport Grant Application

REQUEST FOR STATE AIRPORT AID
Idaho Division of Aeronautics
Idaho Airport Aid Program Supplemental Funding

INSTRUCTIONS: Please complete page one and have the airport authorized representative sign at the bottom. Complete a separate page two for <u>each</u> project the airport would like to request state funding and participation. Return all pages and attachments to:

Idaho Division of Aeronautics
PO Box 7129
Boise, ID 83705
Telephone: (208) 334-8640
Email: jennifer.schildgen@itd.idaho.gov

This application is for the Leading Idaho Initiative grant funding request only.

Applicant Information

Name of Airport Magic Valley Regional Airport / Joslin Field	Application Date 7/13/2022		
Name of Airport Authorized Representative Bill Carberry	Title Airport Manager		Telephone Number (208) 733-5215
Mailing Address P.O. Box 1907	City Twin Falls	State ID	ZIP Code 83301
Email Address bcarberry@tfid.org	County Twin Falls	# of projects being applied for 1	

Sponsor's Project Certification

Idaho Statute Title 21-105(b) State Financial Assistance. The department may render financial assistance by grant or loan or both to any municipality or municipalities acting jointly, in the planning, acquisition, construction, improvement, maintenance, or operation of an airport owned or controlled, or to be owned or controlled by such municipality or municipalities, out of appropriations made by the legislature for such purposes. Such financial assistance may be furnished in connection with federal or other financial aid for the same purposes.

The Sponsor hereby represents and certifies as follows:

The authority possesses legal authority to apply for a state grant and that a resolution, motion or similar action has been duly adopted or passed as an official act of the Sponsor's governing body, authorizing the person designated below to act in connection with this request and to provide such additional information as may be required.

The Sponsor certifies that the information contained in this application is accurate and complete to the best of their knowledge. The Sponsor also certifies they will comply with all state grant assurances upon the successful approval of this grant application.

Signature of Elected Official Authorized Airport Representative	Title Mayor, City of Twin Falls	Date

Project Information

Please complete this page for each project.

Project Title	Total Estimated Cost	Estimated Completion Date
Magic Valley Regional Airport/Joslin Field Sewer and Water Extension	$285,647.67	2/15/2022

Project Description

Project generally consists of the installation of approximately 820 linear feet of water main, 730 linear feet of gravity sewer main, 500 linear feet of fiber optic conduit, four sewer manholes, various connections, valves and hydrants and associated trenching, backfill and compaction.

Describe need or justification for the project

Ongoing airside development allowed for hanger development to become available. The sewer and water extension from existing utility lines will allow for the hangar development to take place.

Is this project listed on the airport approved Airport Layout Plan and Capital Improvement Program? ☑ Yes ☐ No
If unknown, contact the Idaho Division of Aeronautics.

Name of Contact Person for Project	Title
Bill Carberry	Airport Manager

Telephone Number	Email Address
(208) 733-5215	bcarberry@tfid.org

Project Title	Total Estimated Cost	Estimated Completion Date

Project Description

Describe need or justification for the project

Name of Contact Person for Project	Title

Telephone Number	Email Address

Project Title	Total Estimated Cost	Estimated Completion Date
Project Description		
Describe need or justification for the project		
Is this project listed on the airport approved Airport Layout Plan and Capital Improvement Program? If unknown, contact the Idaho Division of Aeronautics. ☐ Yes ☐ No		
Name of Contact Person for Project	Title	
Telephone Number	Email Address	

Project Cost Estimate Summary

Funding	
Project Totals	$ 285,647.67

Supporting Documentation

Please provide the following documentation as attachments to the grant submittal:

1. A detailed cost estimate or accepted bid.
2. Pictures and/or a drawing of the affected area (with the proposed work area and dimensions noted).
3. Page three and four provide the estimated force account or in kind request form. This form is to be used for application purposes only.

City of Twin Falls

MVRA Sewer and Water Extension - Engineer's Opinion of Probable Construction Cost

BID ABSTRACT

BASE BID UNIT PRICE SCHEDULE

Pay Item		Estimated Quantity	Unit	ENGINEER'S ESTIMATE		5J Excavation		Idaho Materials		Extreme Excavation	
ISPWC Reference	Description			Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
302.4.1.A.1	Rock Excavation	400	CY	$180.00	$72,000.00	$145.00	$58,000.00	$174.00	$69,600.00	$140.00	$56,000.00
307.4.1.A.7	Miscellaneous Surface Restoration (Natural Ground)	1,820	LF	$20.00	$36,400.00	$3.69	$6,715.80	$6.10	$11,102.00	$4.00	$7,280.00
307.4.1.G.1	Type "P" Surface Restoration (Asphalt Roadway)	52	SY	$90.00	$4,680.00	$98.00	$5,096.00	$110.00	$5,720.00	$150.00	$7,800.00
401.4.1.A.1	Water Main Pipe - 8" PVC	824	LF	$60.00	$49,440.00	$47.45	$39,098.80	$51.50	$42,436.00	$63.00	$51,912.00
401.4.1.C.1	Hot Tap Existing Water Main - 10" x 8"	1	EA	$3,500.00	$3,500.00	$2,168.00	$2,168.00	$2,000.00	$2,000.00	$1,650.00	$1,650.00
401.4.1.C.1	Hot Tap Existing Water Main - 6" x 6"	1	EA	$3,500.00	$3,500.00	$1,855.00	$1,855.00	$1,800.00	$1,800.00	$1,350.00	$1,350.00
402.4.1.A.1	Valve - 6" Gate	1	EA	$2,000.00	$2,000.00	$1,940.00	$1,940.00	$2,300.00	$2,300.00	$1,950.00	$1,950.00
402.4.1.A.1	Valve - 8" Gate	1	EA	$2,000.00	$2,000.00	$2,401.00	$2,401.00	$2,700.00	$2,700.00	$2,200.00	$2,200.00
403.4.1.A.1	Hydrant	2	EA	$6,250.00	$12,500.00	$10,230.00	$20,460.00	$6,700.00	$13,400.00	$5,700.00	$11,400.00
501.4.1.B.1	Gravity Sewer Pipe - 8" PVC	732	LF	$60.00	$43,920.00	$65.75	$48,129.00	$35.50	$25,986.00	$60.00	$43,920.00
502.4.1.A.1	Sanitary Sewer Manhole - 48" Type A	4	EA	$6,500.00	$26,000.00	$4,075.00	$16,300.00	$4,400.00	$17,600.00	$4,000.00	$16,000.00
502.4.1.F.1	Connection to Existing Manhole - 48"	1	EA	$3,500.00	$3,500.00	$2,857.40	$2,857.40	$1,850.00	$1,850.00	$1,500.00	$1,500.00
2010.4.1.A.1	Mobilization	1	LS	$13,385.00	$13,385.00	$14,939.00	$14,939.00	$8,990.00	$8,990.00	$8,500.00	$8,500.00
2040.4.1.D.1	Remove and Reset Fence	25	LF	$30.00	$750.00	$153.00	$3,825.00	$105.00	$2,625.00	$140.00	$3,500.00
SP-3000.4.1.A.1	2" Fiber Optic Conduit	500	LF	$15.00	$7,500.00	$13.75	$6,875.00	$17.50	$8,750.00	$15.00	$7,500.00
Total Base Bid Unit Price Schedule:					**$281,075.00**		**$230,660.00**		**$216,859.00**		**$222,462.00**

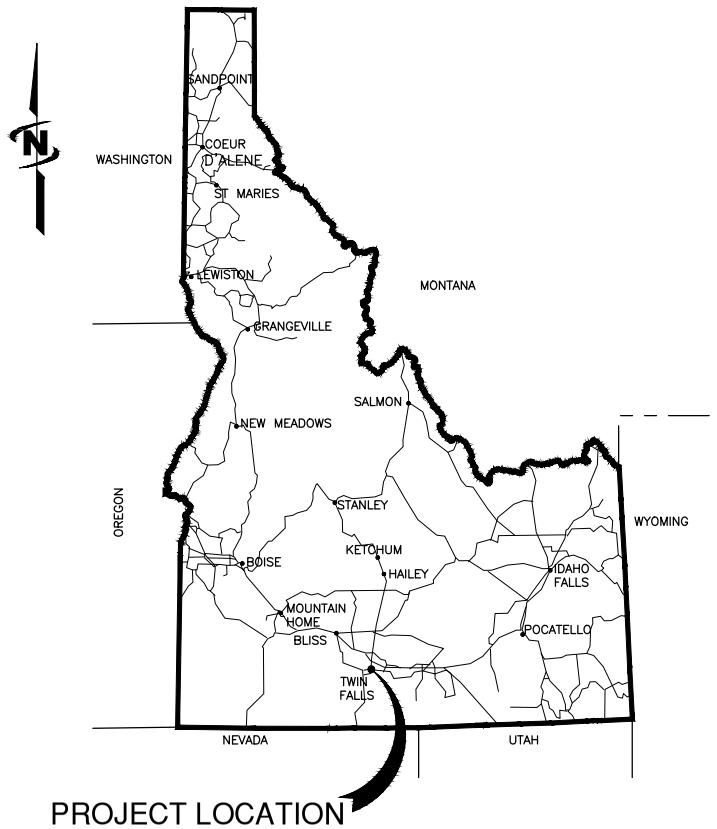
BID ALTERNATE UNIT PRICE SCHEDULE

Pay Item		Estimated Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
ISPWC Reference	Description										
307.4.1.A.7	Miscellaneous Surface Restoration (Natural Ground)	650	LF	$20.00	$13,000.00	$5.75	$3,737.50	$6.10	$3,965.00	$4.00	$2,600.00
401.4.1.A.1	Water Main Pipe - 8" PVC	100	LF	$60.00	$6,000.00	$86.37	$8,637.00	$51.50	$5,150.00	$110.00	$11,000.00
402.4.1.A.1	Valve - 8" Gate	2	EA	$2,000.00	$4,000.00	$2,401.00	$4,802.00	$2,700.00	$5,400.00	$3,200.00	$6,400.00
402.4.1.B.1	4" Blow-off Assembly	2	EA	$3,000.00	$6,000.00	$4,585.00	$9,170.00	$2,400.00	$4,800.00	$4,850.00	$9,700.00
501.4.1.B.1	Gravity Sewer Pipe - 8" PVC	550	LF	$60.00	$33,000.00	$63.25	$34,787.50	$35.50	$19,525.00	$55.00	$30,250.00
502.4.1.A.1	Sanitary Sewer Manhole - 48" Type A	2	EA	$6,500.00	$13,000.00	$4,075.00	$8,150.00	$4,400.00	$8,800.00	$3,800.00	$7,600.00
Total Bid Alternate Unit Price Schedule:					**$75,000.00**		**$69,284.00**		**$47,640.00**		**$67,550.00**
		Total Base Bid + Bid Alternate:			**$356,075.00**		**$299,944.00**		**$264,499.00**		**$290,012.00**

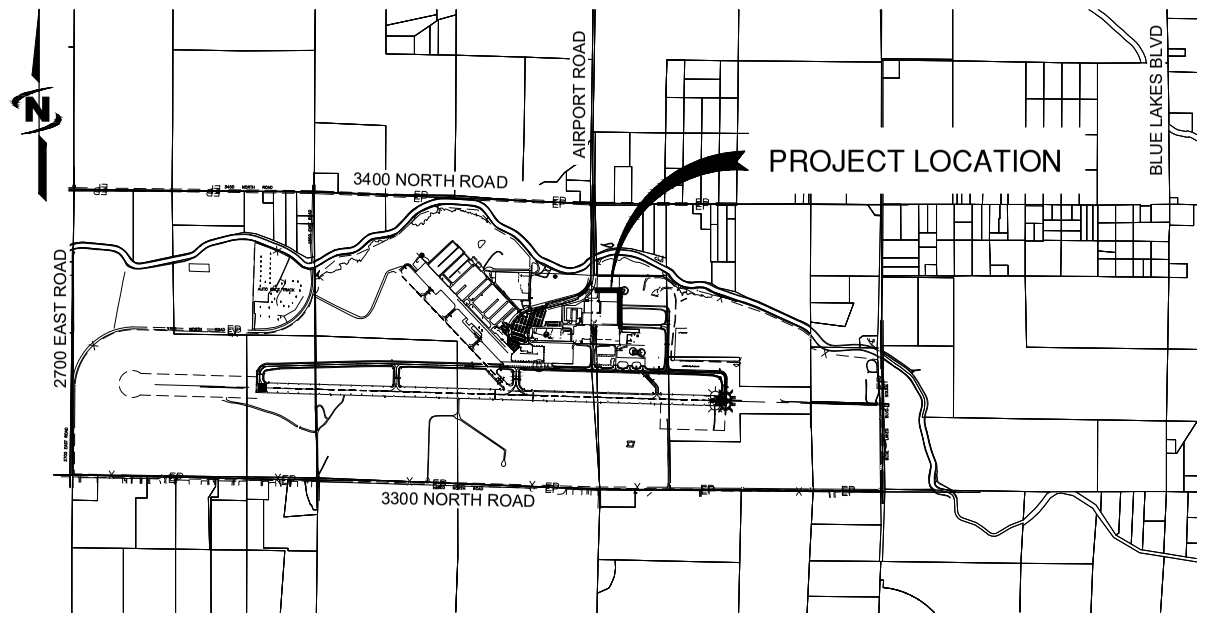
CITY OF TWIN FALLS
MAGIC VALLEY REGIONAL AIRPORT
SEWER AND WATER EXTENSION

TWIN FALLS COUNTY, IDAHO
MAY 2021

RECORD DRAWINGS



AREA MAP



VICINITY MAP

RECORD DRAWINGS:

These record documents have been prepared based on information gathered during field observations as well as information provided by others. The accuracy or completeness of information provided by others has not been verified by J-U-B.

If these record drawings are a public record, J-U-B grants the public entity with jurisdiction the right to copy and disseminate the hard copy or digital image to those who legitimately request the information in writing. Any release, use, or reuse by the public entity, any individual, or organization, shall be at the public entity's, individual's, and/or organization's sole risk and without liability or legal exposure to J-U-B.

Any seals of the registrants included hereon represent that the drafting of the record drawing information was completed by staff under the registrants' responsible charge.

SHEET INDEX	
SHEET NUMBER	SHEET DESCRIPTION
G–001	COVER SHEET, VICINITY MAP, SHEET INDEX
G–002	GENERAL NOTES
G–003	GENERAL NOTES
C–201	SEWER PLAN AND PROFILE
C–202	SEWER PLAN AND PROFILE
C–203	SEWER PLAN AND PROFILE (ADDITIVE ALTERNATE)
C–301	WATER PLAN AND PROFILE
C–302	WATER PLAN AND PROFILE
C–501	DETAILS

OWNER

CITY OF TWIN FALLS
203 MAIN AVE. EAST
P.O. BOX 1907
TWIN FALLS, IDAHO 83301
TELEPHONE: 208-735-7248

PROJECT NO. 60-21-022

PROJECT CONTACTS	
CITY STAFF ENGINEER	ERIN STEEL, P.E. (208) 735–7310
AIRPORT MANAGER	BILL CARBERRY (208) 733–5215

PROFESSIONAL ENGINEER LICENSED 13744 STATE OF IDAHO JOSH ELLIOTT

Digitally signed by Josh Elliott
Date: 2022.02.09 10:51:49-07'00'

J-U-B ENGINEERS, INC.

2114 Village Park Avenue, Suite 100, Twin Falls, ID 83301
p 208 733 2414 *w* www.jub.com

OTHER J-U-B COMPANIES: THE LANGDON GROUP | GATEWAY MAPPING INC.

811 Know what's **below.** **Call** before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES

REUSE OF DOCUMENTS

J-U-B grants to CLIENT a nonexclusive, non-transferable license to use the Drawings, Specifications and/or Contract Documents (Documents) as follows:

CLIENT may make and retain copies of the Documents for reference, but J-U-B shall retain all common law, statutory and other reserved rights, including the copyright thereto, and the same shall not be reused on this Project or any other Project without J-U-B's prior written consent. Distribution of Documents to meet regulatory or permitting requirements, or for similar purposes, in connection with the Project, including but not limited to distribution to contractors or subcontractors for the performance of their work, is not to be construed as publication adversely affecting the reserved rights of J-U-B. The Documents are not intended for use in creating dtm for grading or earthwork, survey staking layout (unless specifically identified as such in the documents), or property boundary layouts.

Any reuse without written consent by J-U-B, or without verification or adoption by J-U-B for the specific purpose intended by the reuse, will be at CLIENT's sole risk and without liability or legal exposure to J-U-B. The CLIENT shall release, defend, indemnify, and hold J-U-B harmless from any claims, damages, actions or causes of action, losses, and expenses, including reasonable attorneys' and expert fees, arising out of or resulting from such reuse.

If the Documents are provided in electronic format, the electronic documents are subject to the provisions of J-U-B's "electronic document/data limited license" found at edocs.jub.com.

LAST UPDATED: 2/9/2022
SHEET NUMBER: G-001

Plot Date:2/9/2022 \\JUB.COM\CENTRAL\CLIENTS\IDTWFAIRPORT\PROJECTS\60-21-022-TFWSEWEREXTENSION\DESIGN\CAD\SHEET\60-21-022_G-001.DWG

GENERAL NOTES:

1. THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. NOT ALL UTILITIES ARE SHOWN. CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH AFFECTED UTILITY COMPANIES. CALL DIG LINE AT 811 AT LEAST 48 HOURS PRIOR TO EXCAVATING TO REQUEST LOCATIONS OF UNDERGROUND UTILITIES.

2. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO DISCONNECT, REMOVE, AND/OR CAP EXISTING UTILITY SERVICE LINES, POWER, TELEPHONE, NATURAL GAS, ETC., AS MAY BE REQUIRED.

3. UNDERGROUND UTILITY LOCATION AND VERIFICATION SHALL BE AN ONGOING PROCESS. WHERE CONFLICTING UTILITIES MAY BE PRESENT, THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY POTENTIAL CONFLICTS.

4. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 2017 EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), THE 2017 TWIN FALLS REVISIONS TO THE ISPWC, THE DRAWINGS AND CONTRACT DOCUMENTS, AND THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (IDEQ) STANDARDS. THE MORE STRINGENT OF ANY OF THESE STANDARDS SHALL PREVAIL.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE STANDARDS LISTED IN NOTE 4 AND MAINTAINING A COPY ON-SITE DURING CONSTRUCTION.

6. CROSS-REFERENCE AND COORDINATE ALL WORK IN THE DRAWINGS AND CONTRACT DOCUMENTS AMONG THE VARIOUS TRADES AND DISCIPLINES.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS AND STANDARDS OF ANY JURISDICTIONAL BODY.

8. NO REVISIONS SHALL BE MADE TO THESE DRAWINGS WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE.

9. THESE DRAWINGS ARE NOT INTENDED TO DEPICT ALL DETAILS OF THE WORK REQUIRED. THE CONTRACTOR IS RESPONSIBLE TO BECOME FAMILIAR WITH ACTUAL SITE CONDITIONS, SUPPLIED EQUIPMENT, AND FACTORS AFFECTING WORK.

10. WATER FOR PROJECT WORK, INCLUDING TESTING, DUST CONTROL, ETC., MAY BE OBTAINED AT FIRE HYDRANTS ON AIRPORT PROPERTY AT LOCATIONS DESIGNATED BY OWNER. OWNER WILL PROVIDE A REASONABLE AMOUNT OF WATER AT NO COST TO THE CONTRACTOR. CONTRACTOR MAY SECURE AN ALTERNATE WATER SOURCE, IF DESIRED. CONTRACTOR RESPONSIBLE FOR COORDINATING, PERMITTING, AND PAYING FOR ALTERNATE WATER SOURCE.

11. ALL ASPHALT DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED TO PRE-PROJECT OR BETTER CONDITION.

12. CONTRACTOR SHALL SECURE APPROVAL FROM THE OWNERS REPRESENTATIVE PRIOR TO (A) BACKFILLING OVER ANY UTILITIES OR TRENCHES; (B) PLACING OF AGGREGATE BASE; (C) PLACING OF CONCRETE; AND (D) PLACING OF ASPHALT PAVING. WORK DONE WITHOUT SUCH APPROVAL DOES NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN ACCORDANCE WITH THE PLANS AND CONTRACTOR DOCUMENTS AND AGENCY REQUIREMENTS.

13. CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES A COPY OF THE APPROVED DRAWINGS AND CONTRACT DOCUMENTS AND SHALL ACCURATELY RECORD THE ACTUAL LOCATION OF EXISTING UTILITIES AND NEW UNDERGROUND UTILITIES/STRUCTURES PRIOR TO BACKFILL. THE CONTRACTOR SHALL PROVIDE THESE LOCATIONS AND DRAWINGS TO THE ENGINEER PRIOR TO SUBSTANTIAL COMPLETION OF THE PROJECT FOR USE IN PRODUCING RECORD DRAWINGS.

14. CONTRACTOR SHALL PROPERLY DISPOSE OF OFF SITE ALL EXISTING MATERIALS, DEBRIS, PIPE AND APPURTENANCES REMOVED FOR CONSTRUCTION OF THE WORK, UNLESS OTHERWISE NOTED ON THE DRAWINGS. THE OWNER RESERVES THE RIGHT TO SALVAGE ITEMS NOTED FOR DEMOLITION.

15. ALL MATERIALS FURNISHED ON OR FOR THE PROJECT MUST BE NEW AND MEET OR EXCEED THE MINIMUM REQUIREMENTS SET FORTH IN THE DRAWINGS AND CONTRACT DOCUMENTS.

16. ALL WORK SHALL BE CONFINED TO THE PUBLIC RIGHTS-OF-WAYS, EASEMENTS, PROPERTIES AND SITE BOUNDARIES SHOWN ON THE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR SECURING CONSTRUCTION STAGING AREAS OTHER THAN THOSE DESIGNATED ON THE DRAWINGS AND OTHER TEMPORARY CONSTRUCTION EASEMENTS THAT MAY BE REQUIRED TO CONSTRUCT THE PROJECT.

17. CONTRACTOR SHALL RETAIN AND PROTECT ACROSS ENTIRE SITE ALL EXISTING FEATURES INCLUDING UTILITIES, ROADS, FENCES, SIGNS, GATES, BENCHES, STRUCTURES, TREES, ETC. THAT ARE NOT DESIGNATED TO BE MODIFIED AND ARE NOT IN DIRECT CONFLICT WITH THE WORK. DAMAGE BY CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE TO PRE-PROJECT OR BETTER CONDITIONS.

18. MISCELLANEOUS EXISTING FEATURES ACROSS THE ENTIRE SITE SUCH AS UTILITIES, ROADS, FENCES, SIGNS, GATES, BENCHES, STRUCTURES, TREES, ETC. WHICH ARE REQUIRED TO BE TEMPORARILY REMOVED OR RELOCATED, SHALL BE REPLACED IN KIND OR RESET TO AN EQUAL OR BETTER PRE-PROJECT CONDITION. IF SUCH WORK IS REQUIRED AND NOT SPECIFICALLY LISTED ON THE BID SCHEDULE, IT SHALL BE CONSIDERED INCIDENTAL WITH ALL COSTS INCLUDED IN OTHER BID ITEMS.

19. ALL EXISTING SITE FEATURES, INCLUDING AGGREGATE, ASPHALT PAVING, ETC., WHICH ARE BEING JOINED OR MATCHED IN CONNECTION WITH THIS PROJECT, SHALL BE JOINED OR MATCHED IN A MANNER SATISFACTORY TO THE OWNER AND JURISDICTIONAL AGENCY, INCLUDING NECESSARY SAW CUTTING, REMOVAL, REPLACEMENT, OR CAPPING.

20. CONTRACTOR SHALL CLEAN-UP AND RESTORE SITE TO ORIGINAL CONDITION UPON COMPLETION OF THE WORK.

21. CONTRACTOR SHALL KEEP ALL PUBLIC ROADWAYS CLEAR OF MUD, DIRT, AND DEBRIS CREATED BY CONSTRUCTION ACTIVITIES. DUST SHALL BE CONTROLLED BY WATERING ON A REGULAR BASIS.

22. CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING CITY, COUNTY, STATE, AND FEDERAL LAND SURVEY MONUMENTS AND PRIVATE PROPERTY CORNERS TO THE GREATEST EXTENT POSSIBLE. ALL SURVEY MONUMENTS AND PRIVATE PROPERTY CORNERS DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION OF THE WORK SHALL BE REPLACED AND/OR REHABILITATED BY THE ENGINEER IN ACCORDANCE WITH APPLICABLE STANDARDS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY LAND SURVEY MONUMENTS AND/OR PROPERTY CORNERS DISTURBED BY CONTRACTOR.

23. CONTRACTOR SHALL MAINTAIN THE FUNCTIONING OF IRRIGATION, WATER, AND SEWER COLLECTION FACILITIES ADJACENT TO THE WORK AND PROVIDE TEMPORARY FACILITIES IF NEEDED TO ACCOMMODATE THE WORK. CONTRACTOR SHALL COORDINATE ALL WORK WITH GOVERNING IRRIGATION AND DRAINAGE AGENCIES AND OBTAIN PRIOR APPROVAL IF SUCH TEMPORARY FACILITIES ARE REQUIRED.

24. CONTRACTOR SHALL OBTAIN, PAY FOR, AND EXECUTE ALL NECESSARY PERMITS FROM THE COUNTY, STATE, AND LOCAL PERMITTING AGENCIES.

25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL LOCAL, STATE, AND FEDERAL PERMITS REQUIRED FOR STORMWATER POLLUTION PREVENTION AS A RESULT OF CONSTRUCTION ACTIVITIES.

26. CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY WHEN MATERIALS ARE ON SITE AND INSPECTION OF THE WORK IS REQUIRED. NO WORK MAY BEGIN ON PORTIONS OF THE PROJECT WITHOUT TWENTY-FOUR (24) HOUR PRIOR NOTICE.

27. DURING CONSTRUCTION ALL OPEN ENDS OF PIPELINES SHALL BE COVERED AND SEALED AT THE END OF THE WORK DAY.

28. AREAS OF BEDROCK MAY BE FOUND UNDERNEATH SOME OF THE PIPING. WHERE BEDROCK IS ENCOUNTERED, ROCK SHALL BE EXCAVATED AND REMOVED TO THE LIMITS INDICATED IN THE DRAWINGS AND CONTRACT DOCUMENTS.

29. ISPWC 2040 SHALL BE MODIFIED TO ADD PAY ITEM 2040.4.1.D.1 – REMOVE AND RESET FENCE...LINEAR FOOT (LF). PAY ITEM SHALL INCLUDE ALL COSTS, LABOR, MATERIALS AND OTHER ITEMS NECESSARY TO REMOVE FENCING, REGARDLESS OF TYPE, AND RESET IT TO EQUAL OR BETTER CONDITION THAN PRIOR TO CONSTRUCTION AND TO THE SATISFACTION OF THE OWNER.

30. ALL ITEMS OF COST NOT SPECIFICALLY ITEMIZED ON THE BID SCHEDULE SHALL BE INCLUDED IN OTHER BID ITEMS OR CONSIDERED INCIDENTAL TO THE CONTRACT.

SEWER NOTES:

1. CONTRACTOR SHALL PROVIDE BYPASS PUMPING OF EXISTING SEWER FLOWS, AS NECESSARY TO CONNECT TO EXISTING SEWER. REFER TO THE CONTRACT DOCUMENTS FOR ADDITIONAL DETAILS. CONTRACTOR SHALL COORDINATE AND OBTAIN APPROVAL FROM THE OWNER AT LEAST TWO (2) WORKING DAYS IN ADVANCE OF SHUTTING DOWN ANY PART OF THE SEWER SYSTEM.

2. ALL PVC GRAVITY SEWER LINES SHALL CONFORM TO ASTM D 3034 SDR 35 STANDARDS, UNLESS OTHERWISE NOTED. ALL PVC GRAVITY SEWER LINES DESIGNATED TO BE CONSTRUCTED TO WATER MAIN STANDARDS SHALL CONFORM TO AWWA C-900 STANDARDS, UNLESS OTHERWISE NOTED.

3. THOUGH NOT ANTICIPATED, INSTALLATION OF GROUNDWATER DEWATERING SYSTEMS MAY BE REQUIRED TO FACILITATE CONSTRUCTION OF PROPOSED FACILITIES. GROUNDWATER LEVELS SHALL BE MAINTAINED BELOW THE BOTTOM OF THE TRENCH AND STRUCTURE EXCAVATION DURING INSTALLATION. CONTRACTOR SHALL SECURE DEWATERING DISPOSAL SITE AND REQUIRED AGENCY PERMITS. ALL DEWATERING SHALL BE CONSIDERED INCIDENTAL TO THE WORK AND ALL APPROPRIATE COSTS FOR THIS WORK SHALL BE INCLUDED IN THE APPROPRIATE BID ITEM BY THE CONTRACTOR.

4. ALL PARALLEL WATER AND NON-POTABLE MAINS AND SERVICES SHALL HAVE A 10 FOOT MINIMUM SEPARATION AND SHALL CONFORM TO IDAPA 58.01.08.542.07. ALSO REFER TO SHEET C-501.

5. ALL INTERSECTIONS OF WATER AND NON-POTABLE MAINS AND SERVICES, SHALL CONFORM TO NON-POTABLE WATER LINE SEPARATION (NPWL) PER ISPWC SD-407 IN CONFORMANCE WITH IDAPA 58 TITLE 01 CHAPTER 08 542.07b

6. ALL SEWER LINES AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO FINAL SURFACE REPAIR.

7. CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS AND APPURTENANCES FOR TESTING.

8. TESTING SHALL BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, ISPWC STANDARD SPECIFICATIONS, AND CITY STANDARD REVISIONS.

9. DEPENDING ON SOILS, WHEN EXCAVATING ON ONLY ONE SIDE OF A MANHOLE, THE DIFFERENTIAL SOIL PRESSURE MAY CAUSE THE MANHOLE TO TIP. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RETAIN AND PROTECT THE EXISTING MANHOLES.

10. CONCRETE FROM EXISTING SEWER LINES, SERVICES, MANHOLES, CLEAN OUTS, ETC. SHALL BE REMOVED AND DISPOSED OF OFFSITE. NO CONCRETE WILL BE ALLOWED IN THE BACKFILL.

11. COORDINATE FINISHED GRADE WITH ONGOING EARTHWORK OPERATIONS. ALL MANHOLE LIDS SHALL BE ADJUSTED TO GRADE AND COLLARED AFTER FINISHED GRADING/PAVING IN ACCORDANCE WITH ISPWC 502 AND 2030 AND THE CITY OF TWIN FALLS REVISIONS THERETO. ALL COST SHALL BE CONSIDERED INCIDENTAL TO THE ASSOCIATED MANHOLE PAY ITEM.

WATER NOTES:

1. ALL MATERIALS AND CHEMICALS THAT COME IN CONTACT WITH OR TO BE USED IN THE POTABLE WATER SYSTEM SHALL BE IN COMPLIANCE WITH ANSI/NSF STANDARDS 60/61/372.

2. ALL WATER MAINS SHALL HAVE A MINIMUM 4'-0" BURY DEPTH TO TOP OF PIPE (MATCH EXISTING WATER MAIN DEPTH AT CONNECTIONS), UNLESS OTHERWISE SHOWN ON THE DRAWINGS. ALL WATER MAINS SHALL BE CONSTRUCTED OF DR25 C900 PVC UNLESS OTHERWISE CALLED OUT.

3. PLACE MARKING TAPE AND NO. 12 DIRECT BURIAL LOCATING WIRE ALONG ALL WATER MAINS AND SERVICE LINES AS REQUIRED.

4. ALL PARALLEL AND CROSSINGS OF POTABLE WATER AND NON-POTABLE WATER LINES (NPWL), INCLUDING MAINS AND SERVICES, SHALL CONFORM TO THE NPWL SEPARATION DETAIL IN IDAPA 58.01.08.542.07 AND ISPWC SD-407.

5. ALL WATER MAINS AND SERVICES, PIPING, VALVES, HYDRANTS, AND APPURTENANCES SHALL BE INSTALLED, FLUSHED, TESTED, DISINFECTED, AND APPROVED PRIOR TO FINAL SURFACE REPAIR AND PRIOR TO BRINGING THEM INTO SERVICE. ONLY WATER FROM THE CITY OF TWIN FALLS WATER SYSTEM WILL BE USED FOR TESTING.

6. DISPOSAL OF CHLORINATED WATER USED FOR DISINFECTION MUST BE COORDINATED WITH THE CITY OF TWIN FALLS, THE TWIN FALLS REGIONAL OFFICE OF IDEQ, AND ANY AFFECTED UTILITY. CONTACT IDEQ'S REGIONAL WATER QUALITY MANAGER AT 208-736-2190.

7. CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY VALVES AND APPURTENANCES FOR FLUSHING AND TESTING.

8. SECURE AND ANCHOR ALL TEES, PLUGS, CAPS, BENDS, VALVES, HOT TAP LOCATIONS, AND OTHER LOCATIONS WHERE UNBALANCED FORCES EXIST BY SUITABLE THRUST BLOCKING PER ISPWC SD-403, UNLESS OTHERWISE SHOWN.

9. ALL VALVE BOX FINISHED GRADE ELEVATIONS TO MATCH FINISHED GRADE OR AS SHOWN ON THE DRAWINGS. COORDINATE FINISHED GRADE WITH ONGOING EARTHWORK OPERATIONS. ALL VALVE LIDS SHALL BE ADJUSTED TO GRADE AND COLLARED AFTER FINISHED GRADING/PAVING IN ACCORDANCE WITH ISPWC 401 AND 2030 AND THE CITY OF TWIN FALLS REVISIONS THERETO. ALL COST SHALL BE CONSIDERED INCIDENTAL TO THE ASSOCIATED VALVE PAY ITEM.

10. CONTRACTOR SHALL PROVIDE AND MAINTAIN FIRE PROTECTION AT THE SITE, PER CITY OF TWIN FALLS FIRE DEPARTMENT REQUIREMENTS.

11. ALL PIPING TO BE RESTRAINED, UNLESS NOTED.

12. CONTRACTOR SHALL COORDINATE AND OBTAIN APPROVAL FROM THE CITY OF TWIN FALLS WATER SUPPLY DEPARTMENT (208-736-2275) AT LEAST TWO (2) WORKING DAYS IN ADVANCE OF (A) OPENING OR CLOSING ANY VALVES IN THE WATER SYSTEM AND/OR (B) SHUTTING DOWN ANY PART OF THE WATER SYSTEM. UNDER NO CIRCUMSTANCES SHALL SERVICE BE DISRUPTED FOR A PERIOD OF GREATER THAN 4 HOURS UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS.

13. NOTIFY ALL WATER CUSTOMERS OF IMPENDING WATER SHUT-OFF IN WRITING ONE WEEK BEFORE THE SHUTOFF DATE. REPEAT NOTICE IN WRITING 24 HOURS IN ADVANCE OF THE ACTUAL SHUT-OFF.

14. ISPWC 401 SHALL BE MODIFIED TO REQUIRE ALL WATER MAIN HOT TAPS TO BE CONDUCTED BY THE CITY OF TWIN FALLS WATER DEPARTMENT. A NEW PAY ITEM 401.4.1.C.1-HOT TAP EXISTING WATER MAIN, SIZE_____... EACH SHALL BE ADDED AND SHALL INCLUDE MATERIALS AND COORDINATION WITH CITY STAFF. HOT TAPS REQUIRE PROPER THRUST BLOCKING BY THE CONTRACTOR.

15. ISPWC 402 SHALL BE MODIFIED TO INCLUDE A NEW PAY ITEM 402.4.1.B.1-4" BLOW-OFF ASSEMBLY...EACH. BLOW-OFFS SHALL BE IN ACCORDANCE WITH ISPWC SD-405 AND ISPWC 402.2.5, INCLUDING ALL ITEMS OF EXPENSE FOR FULLY FUNCTIONAL INSTALLATION.

BASIS OF COORDINATES AND ELEVATIONS:

1. THE BASIS OF BEARING OF THIS SITE WAS ESTABLISHED BY G.N.S.S., PROJECTED TO THE IDAHO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. THE HORIZONTAL PROJECT DATUM IS NAD 1983 (NSRS 2007). UNITS ARE US SURVEY FEET. VERTICAL PROJECT DATUM IS NAVD88.

CONSTRUCTION STAKING NOTES:

1. OWNER WILL PROVIDE CONSTRUCTION STAKING FOR THE PROJECT.

2. CONTRACTOR SHALL NOTIFY ENGINEER A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO SURVEY NEEDS.

3. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL STAKES WITHIN THE CONSTRUCTION SITE AT ALL TIMES. ANY LOST OR OBLITERATED STAKES OR PINS WILL BE RE-SET AT CONTRACTORS EXPENSE.

4. CONSTRUCTION STAKES WILL INCLUDE OFFSET STAKES AT ALL ANGLE POINTS AND MANHOLES WITH OFFSETS.

PAVEMENT NOTES:

1. ISPWC 810 SHALL BE MODIFIED TO REQUIRE PLANT MIX PAVEMENT TO BE SUPERPAVE SP-3, ½" MIX, PG 64-28 WITH 0.5% ANTI-STRIP ADDED AT THE REFINERY. APPLY SS-1 TACK COAT TO EXISTING ASPHALT AT PAVEMENT MATCHES.

FIBER OPTIC NOTES: (ADD SP-3000 TO ISPWC)

1. FIBER OPTIC SHALL BE 2" HDPE 3408, DR-11. CONDUIT SHALL MEET THE ASTM F2160 STANDARD. ALL RESIN USED IN THE CONDUIT WILL MEET ASTM D3350. CONDUIT SHALL BE ORANGE IN COLOR. JOINTS SHALL BE "SHUR LOCK II" COUPLER AS MANUFACTURED BY ARNCO CORPORATION OR APPROVED EQUAL. HEAT FUSION JOINING SHALL NOT BE ALLOWED.

2. CONDUIT ENDS SHALL BE CAPPED. CONDUIT SHALL COMPLY WITH LATEST EDITION OF THE NEC AND ALL APPLICABLE STATE AND LOCAL REGULATIONS.

3. A FOIL TYPE WARNING TAPE IS TO BE INSTALLED DIRECTLY ABOVE THE FIBER OPTIC CONDUIT.

4. BRUSH CLEAN AND MANDREL CONDUIT AFTER INSTALLATION TO ENSURE THAT NO FLATTENING OCCURRED DURING INSTALLATION AND NO FOREIGN MATERIALS WERE LEFT IN THE CONDUIT.

5. ADD PAY ITEM SP-3000.4.1.A.1-2" FIBER OPTIC CONDUIT...LINEAR FOOT, INCLUDING ALL ITEMS OF EXPENSE FOR FULLY FUNCTIONAL INSTALLATION.

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J-U-B ENGINEERS, INC.
2114 Village Park Avenue
Suite 100
Twin Falls, ID 83301
Phone: 208.733.2414
www.jub.com

RECORD DRAWINGS

PROFESSIONAL ENGINEER LICENSED 13744 STATE OF IDAHO JOSH ELLIOTT

Digitally signed by Josh Elliott
Date: 2022.02.09 10:52:15-07'00'

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NO.	DESCRIPTION	DATE	BY	APPR.
REVISION				

MAGIC VALLEY REGIONAL AIRPORT
SEWER AND WATER EXTENSION

GENERAL NOTES

FILE: 60-21-022 G-002
JUB PROJ. #: 60-21-022
DRAWN BY: AB
DESIGN BY: EE
CHECKED BY: JPE

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 2/9/2022

SHEET NUMBER:
G-002

Plot Date: 2/9/2022 7:50 AM Plotted By: George Kinslow II
Date Created: 2/3/2022 \\JUB.COM\CENTRAL\CLIENTS\ID\TWFAIRPORT\PROJECTS\60-21-022-TFWSEWEREXTENSION\DESIGN\CAD\SHEET\60-21-022_G-002.DWG

LINE LEGEND

LINE DESCRIPTION	PROPOSED LINE	EXISTING LINE
POWER / COMMUNICATIONS		
OVERHEAD POWER	OHP	OHP
UNDERGROUND POWER	UP	UP
OVERHEAD TELEPHONE	OHT	OHT
UNDERGROUND TELEPHONE	UT	UT
FIBER OPTIC	F/O	F/O
CABLE TELEVISION	CTV	CTV
UNDERGROUND POWER, TEL, CABLE TV		P,T,CTV
UNDERGROUND POWER, TEL, CABLE TV, GAS		P,T,CTV,G
STORM DRAIN		
STORM DRAIN (GENERAL)	SD	SD
STORM DRAIN	X"SD	X"SD
ROOF DRAIN	RD	RD
SANITARY SEWER		
SANITARY SEWER (GENERAL)	SS	SS
SANITARY SEWER	X"SS	X"SS
SANITARY SEWER SERVICE	SS SS	SS SS
SEWER FORCE MAIN	FM	FM
WATER		
WATER (GENERAL)	W	W
WATER (SPECIFIED SIZE)	X"W	X"W
WATER SERVICE	WS WS	WS WS
IRRIGATION		
IRRIGATION	IRR	IRR
GRAVITY IRRIGATION	GIRR	GIRR
PRESSURE IRRIGATION	PIRR	PIRR
POTABLE WATER	PW	PW
NON-POTABLE WATER	NPW	NPW
GAS		
NATURAL GAS	G	G
NATURAL GAS SERVICE	G G	G G
HIGH PRESSURE GAS	HPG	HPG
LIQUID GAS	LG	LG
UTILITY		
CHLORINE LINE	CHL	CHL
INDUSTRIAL WASTE WATER	IWW	IWW
DRAIN LINE		DL

LINE DESCRIPTION	PROPOSED LINE	EXISTING LINE
BOUNDARY		
PROPERTY LINE	P/L	P/L
PROPERTY LINE		
RIGHT OF WAY	R/W	R/W
TEMPORARY EASEMENT	T/E	T/E
PERMANENT EASEMENT	P/E	P/E
TOWNSHIP AND RANGE		
SECTION LINE		
QUARTER SECTION LINE		
1/16 SECTION LINE		
STATE LINE		
COUNTY LINE		
SITE		
FENCE	X	X
MAJOR CONTOUR	2521	
MINOR CONTOUR		
GRADE BREAK		GB
TOP OF BANK		TOB
TOE OF SLOPE		TOE
CUT LIMITS		
FILL LIMITS		
DITCH		
STORM SWALE		
EDGE OF WATER		
HIGH WATER		
WETLAND		WET
WETLAND BOG		BOG
WETLAND MARSH		MRSH
WETLAND SWAMP		SWMP
ROADWAY		
ACCESS ROUTE		
ROAD SHOULDER		
ROAD CENTERLINE		
ROAD ASPHALT		EP
ROAD GRAVEL		EG
TOP BACK OF CURB		
LIP OF GUTTER		
LANDSCAPING LIMITS	LS	LS

NOTE:
THE LOCATION OF ALL EXISTING KNOWN UNDERGROUND UTILITIES IS SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT OF DAMAGE TO EXISTING UTILITIES OR CABLES, THE ENGINEER AND THE OWNER ARE TO BE NOTIFIED IMMEDIATELY. THE CONTRACTOR SHALL REPAIR ANY SUCH DAMAGE TO UTILITIES, AS DIRECTED BY THE ENGINEER, IMMEDIATELY AND AT THE CONTRACTOR'S EXPENSE.

AIRPORT LEGEND

LINE DESCRIPTION	PROPOSED LINE	EXISTING LINE
AIRPORT LINETYPES		
AIRPORT PROPERTY LINE		
BUILDING RESTRICTION LINE	BRL	BRL
RUNWAY OBJECT FREE AREA	ROFA	ROFA
RUNWAY OBJECT FREE ZONE	ROFZ	ROFZ
RUNWAY PROTECTION ZONE	RPZ	RPZ
RUNWAY SAFETY AREA	RSA	RSA
RUNWAY VIZABILITY ZONE	RVZ	RVZ
TAXIWAY SAFETY AREA	TSA	TSA
TAXIWAY OBJECT FREE AREA	TOFA	TOFA
PRECISION OBSTACLE FREE ZONE	POFZ	POFZ

LEGEND (EXISTING)

- WATER METER
- WATER VALVE
- FIRE HYDRANT
- YARD HYDRANT
- SEWER MANHOLE
- TELEPHONE RISER
- TELEPHONE POLE
- POWER POLE
- LIGHT POLE
- GUY WIRE
- SIGN
- MAILBOX
- VERTICAL PIPE
- TREE (DECIDUOUS)
- TREE (CONIFER)

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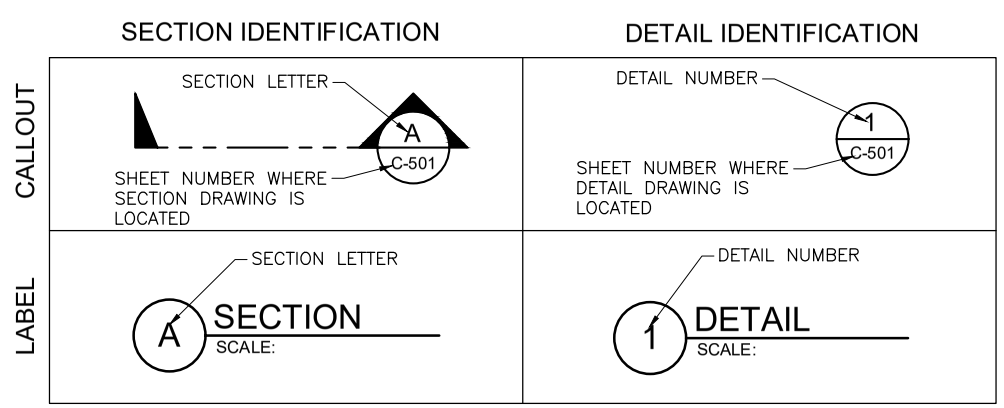
SECTION AND DETAIL IDENTIFIERS

NOTE:
A DASH MAY BE PLACED IN THE LOWER PORTION OF THE IDENTIFIER IF THE DETAIL DRAWING OR SECTION VIEW IS LOCATED ON THE SAME SHEET.



DETAIL REFERENCE EXAMPLE

B1/C-501 IS SHEET C-501 DETAIL B1

J-U-B ENGINEERS, INC.
J-U-B ENGINEERS, INC.
2114 Village Park Avenue
Suite 100
Twin Falls, ID 83301
Phone: 208.733.2414
www.jub.com

RECORD DRAWINGS

PROFESSIONAL ENGINEER LICENSED 13744 STATE OF IDAHO JOSH ELLIOTT

Digitally signed by Josh Elliott
Date: 2022.02.09 10:52:33-07'00'

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NO.	DESCRIPTION	BY	APR.	DATE
	REVISION			

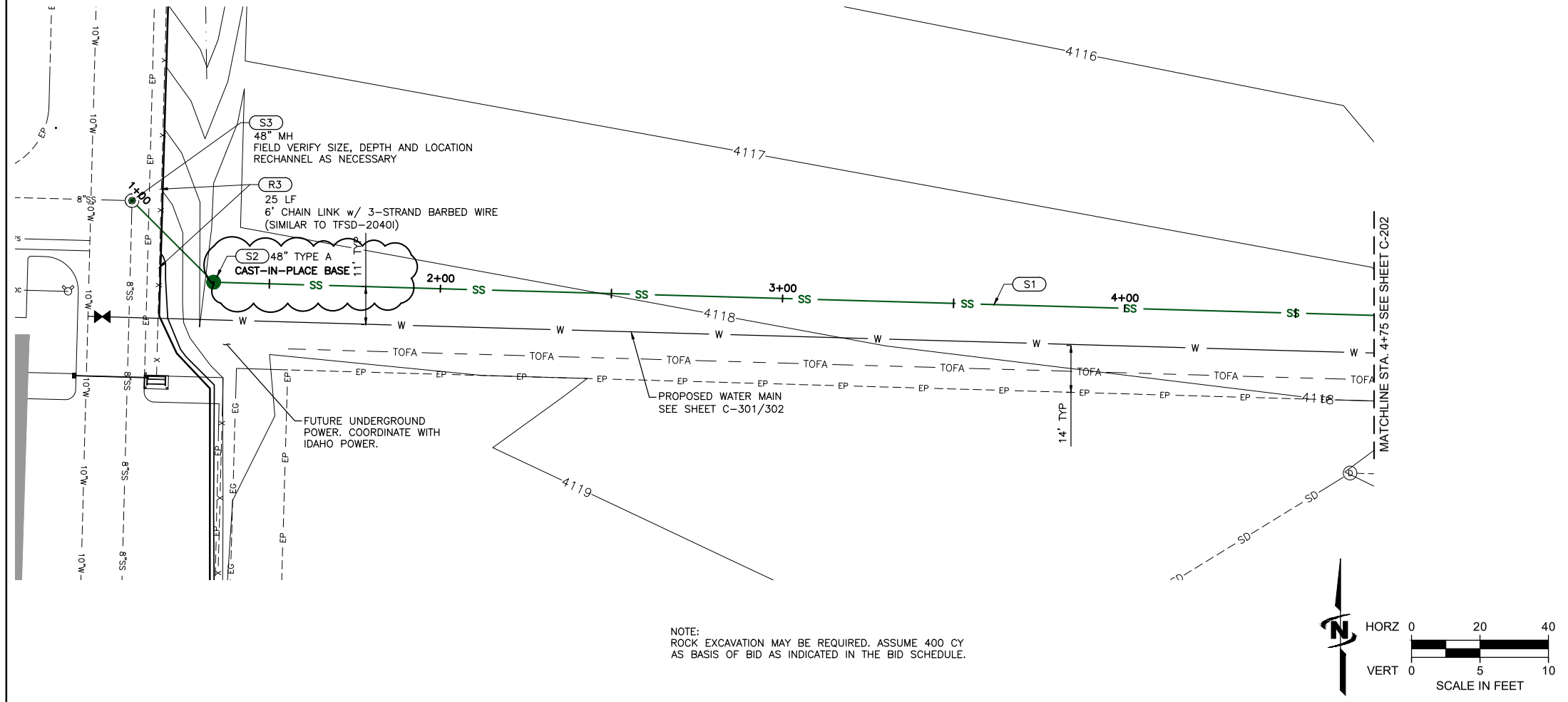
MAGIC VALLEY REGIONAL AIRPORT
SEWER AND WATER EXTENSION

GENERAL NOTES

FILE: 60-21-022_G-003
JUB PROJ. # : 60-21-022
DRAWN BY: AB
DESIGN BY: EE
CHECKED BY: JPE
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 2/9/2022

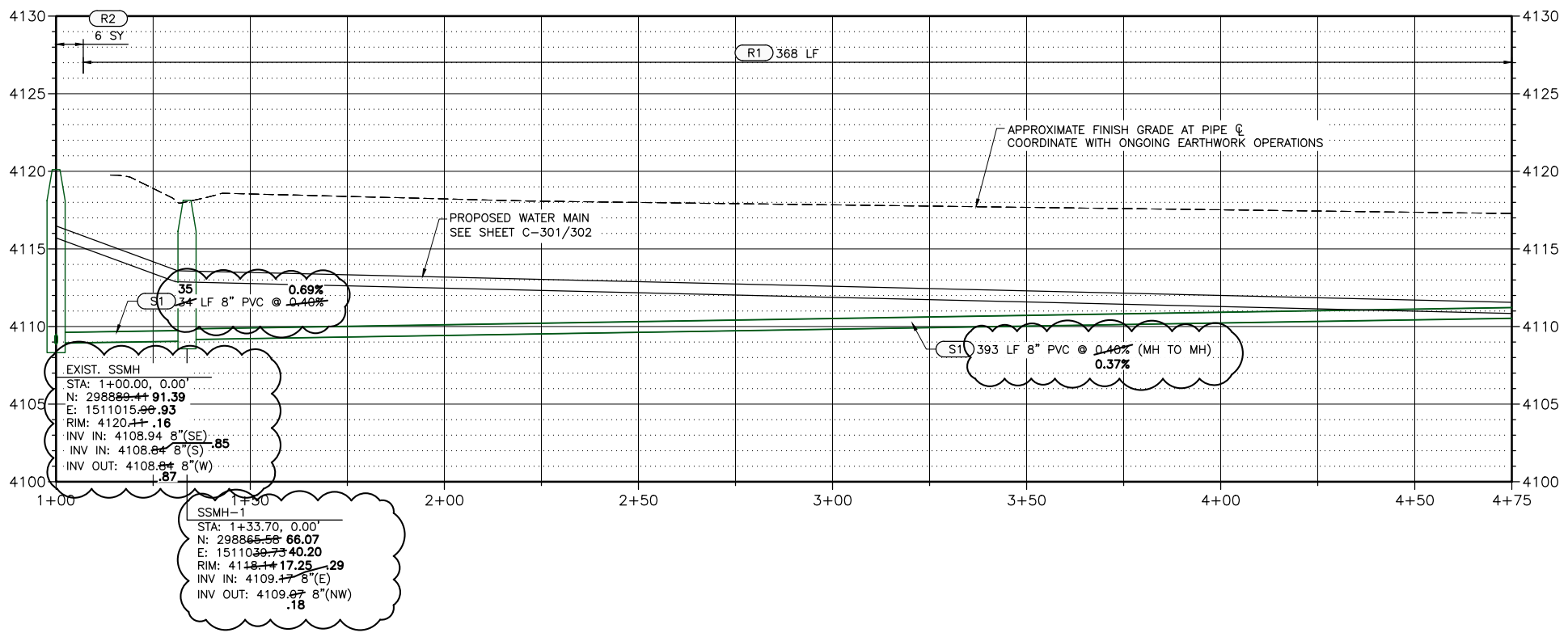
SHEET NUMBER:
G-003

Plot Date:2/9/2022 7:50 AM Plotted By: George Kinslow II
Date Created:2/28/2021 \\JUB.COM\CENTRAL\CLIENTS\ID\TWFAIRPORT\PROJECTS\60-21-022-TFWSEWEREXTENSION\DESIGN\CAD\SHEET\60-21-022_G-003.DWG



NOTE:
ROCK EXCAVATION MAY BE REQUIRED. ASSUME 400 CY AS BASIS OF BID AS INDICATED IN THE BID SCHEDULE.

HORZ 0 20 40
VERT 0 5 10
SCALE IN FEET



KEYED NOTES

- F1 2" FIBER OPTIC CONDUIT
- R1 MISCELLANEOUS SURFACE RESTORATION (NATURAL GROUND)
- R2 TYPE "P" SURFACE RESTORATION (ASPHALT ROADWAY)
- R3 REMOVE AND RESET FENCE
- S1 GRAVITY SEWER PIPE
- S2 SANITARY SEWER MANHOLE (SEE NOTE 4)
- S3 CONNECTION TO EXISTING MANHOLE
- W1 WATER MAIN PIPE
- W2 WATER MAIN FITTING
- W3 HOT TAP EXISTING WATER MAIN (SEE NOTE 5)
- W4 VALVE (SEE NOTE 4)
- W5 HYDRANT
- W6 POTABLE/NON-POTABLE CROSSING (SEE NOTE 3)
- W7 4" BLOW-OFF ASSEMBLY

NOTES:

1. CONSTRUCT GRAVITY SEWER WITH 3' MINIMUM COVER AND WATER MAIN WITH 4' MINIMUM COVER.

2. ALL GRAVITY SEWER SHALL BE CONSTRUCTED WITH ASTM D 3034 SDR 35 PVC PIPE AND ALL WATER MAIN SHALL BE CONSTRUCTED WITH DR25 C900 PVC UNLESS OTHERWISE CALLED OUT.

3. CONTRACTOR SHALL CONTACT ROB BOHLING, CITY OF TWIN FALLS WATER DISTRIBUTION SUPERINTENDENT, AT 208-308-0563, A MINIMUM OF 48 HOURS PRIOR TO EACH POTABLE WATER MAIN CROSSING. CITY WATER DEPARTMENT PERSONNEL MUST BE PRESENT DURING ALL POTABLE WATER MAIN CROSSINGS. CONTRACTOR MUST FULLY SUPPORT WATER MAIN THROUGH ALL OPEN TRENCHES.

4. ALL WATER VALVE AND SEWER MANHOLE LIDS SHALL BE ADJUSTED TO GRADE AND COLLARED AFTER FINISHED GRADE/PAVING IN ACCORDANCE WITH ISPWC 401, 502 AND 2030 AND THE CITY OF TWIN FALLS REVISION THERETO. ALL COSTS SHALL BE CONSIDERED INCIDENTAL TO THE ASSOCIATED VALVE AND MANHOLE PAY ITEMS.

5. ALL WATER MAIN HOT TAPS SHALL BE CONDUCTED BY THE CITY OF TWIN FALLS WATER DEPARTMENT.

6. SECURE AND ANCHOR ALL TEES, PLUGS, CAPS, BENDS, VALVES, HOT TAP LOCATIONS, AND OTHER LOCATIONS WHERE UNBALANCED FORCES EXIST BY SUITABLE THRUST BLOCKING PER ISPWC SD-403, UNLESS OTHERWISE SHOWN.

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J-U-B ENGINEERS, INC.
2114 Village Park Avenue
Suite 100
Twin Falls, ID 83301
Phone: 208.733.2414
www.jub.com

RECORD DRAWINGS

PROFESSIONAL ENGINEER LICENSED 13744 STATE OF IDAHO JOSH ELLIOTT

Digitally signed by Josh Elliott
Date: 2022.02.09 10:52:50-07'00'

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

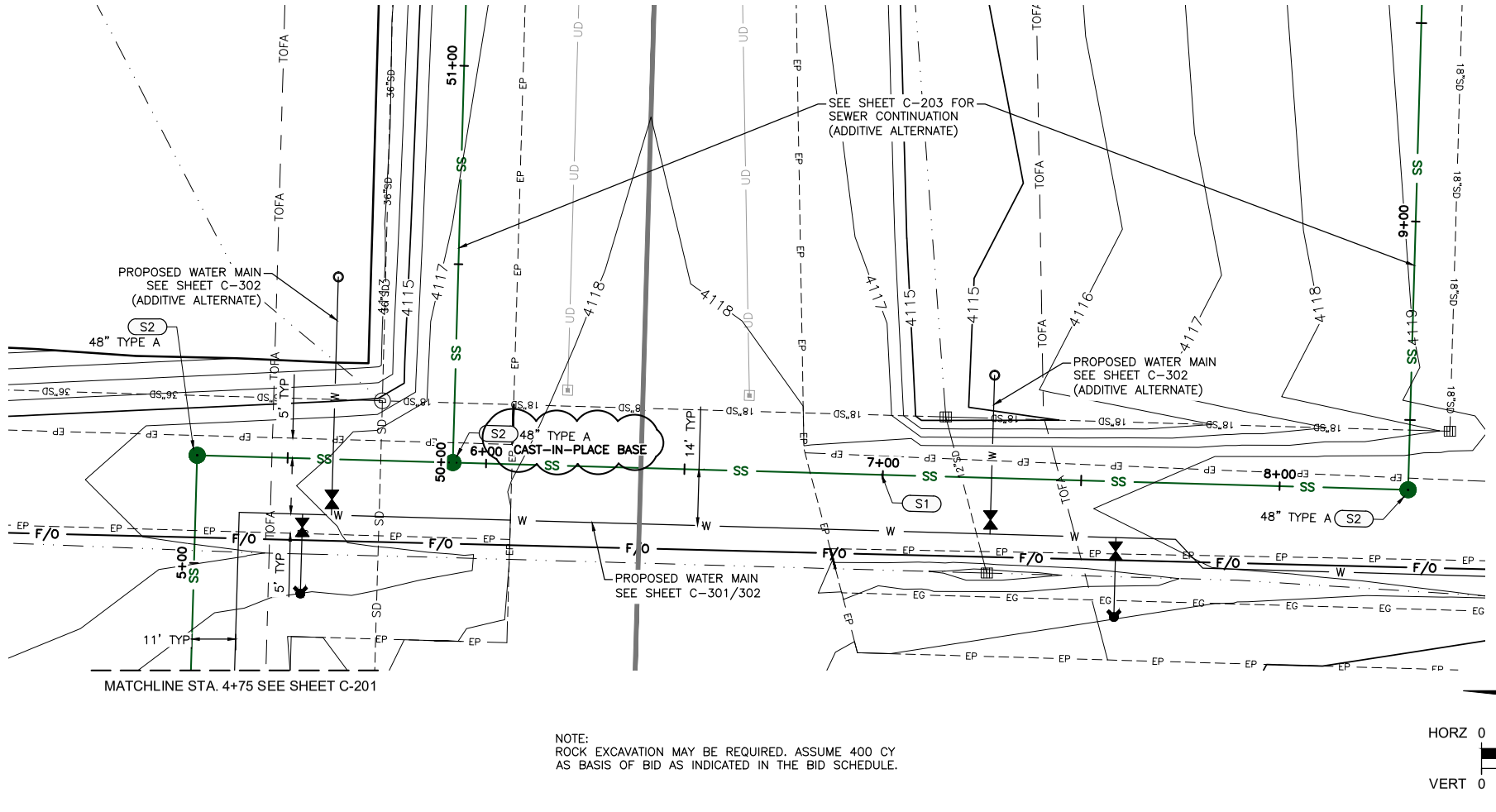
MAGIC VALLEY REGIONAL AIRPORT
SEWER AND WATER EXTENSION

SEWER PLAN AND PROFILE

FILE: 60-21-022_C-201X
JUB PROJ. #: 60-21-022
DRAWN BY: AB
DESIGN BY: EE
CHECKED BY: JPE
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 2/9/2022

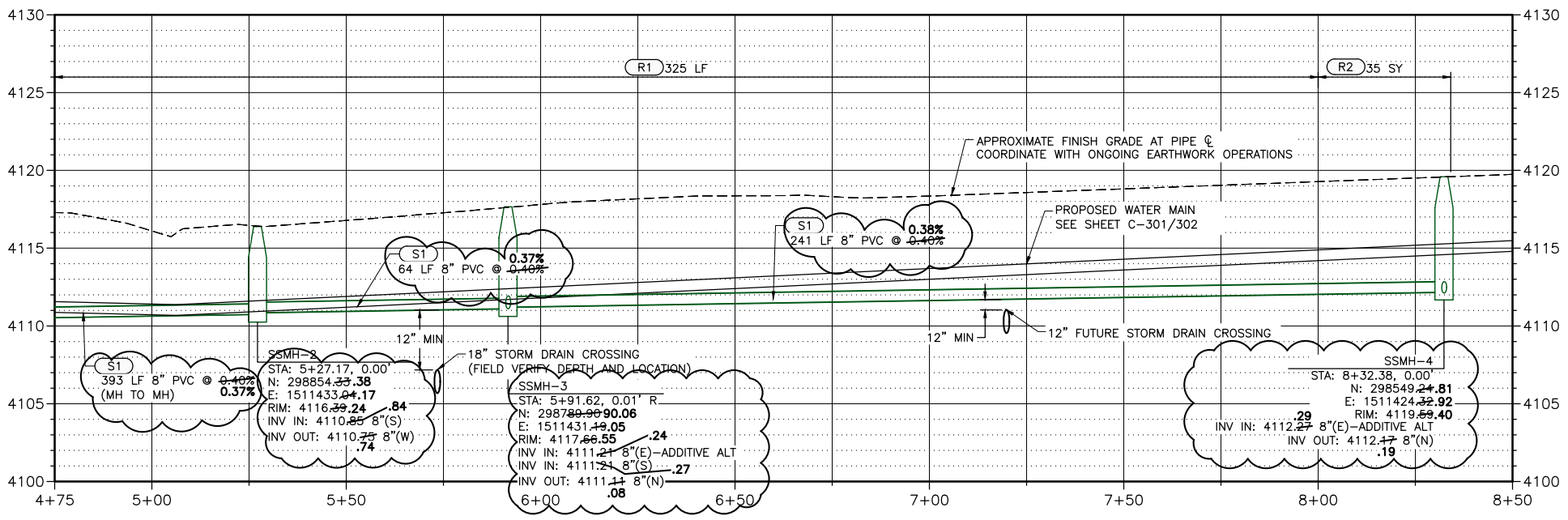
SHEET NUMBER:
C-201

Plot Date: 2/3/2022 7:50 AM Plotted By: George Kinslow II
Date Created: 2/3/2022 \\JUB.COM\CENTRAL\CLIENTS\ID\TWFAIRPORT\PROJECTS\60-21-022-TFWSEWEREXTENSION\DESIGN\CAD\SHEET\60-21-022_C-201X.DWG



NOTE:
ROCK EXCAVATION MAY BE REQUIRED. ASSUME 400 CY AS BASIS OF BID AS INDICATED IN THE BID SCHEDULE.

HORZ 0 20 40
VERT 0 5 10
SCALE IN FEET



KEYED NOTES

- F1 2" FIBER OPTIC CONDUIT
- R1 MISCELLANEOUS SURFACE RESTORATION (NATURAL GROUND)
- R2 TYPE "P" SURFACE RESTORATION (ASPHALT ROADWAY)
- R3 REMOVE AND RESET FENCE
- S1 GRAVITY SEWER PIPE
- S2 SANITARY SEWER MANHOLE (SEE NOTE 4)
- S3 CONNECTION TO EXISTING MANHOLE
- W1 WATER MAIN PIPE
- W2 WATER MAIN FITTING
- W3 HOT TAP EXISTING WATER MAIN (SEE NOTE 5)
- W4 VALVE (SEE NOTE 4)
- W5 HYDRANT
- W6 POTABLE/NON-POTABLE CROSSING (SEE NOTE 3)
- W7 4" BLOW-OFF ASSEMBLY

NOTES:

1. CONSTRUCT GRAVITY SEWER WITH 3' MINIMUM COVER AND WATER MAIN WITH 4' MINIMUM COVER.

2. ALL GRAVITY SEWER SHALL BE CONSTRUCTED WITH ASTM D 3034 SDR 35 PVC PIPE AND ALL WATER MAIN SHALL BE CONSTRUCTED WITH DR25 C900 PVC UNLESS OTHERWISE CALLED OUT.

3. CONTRACTOR SHALL CONTACT ROB BOHLING, CITY OF TWIN FALLS WATER DISTRIBUTION SUPERINTENDENT, AT 208-308-0563, A MINIMUM OF 48 HOURS PRIOR TO EACH POTABLE WATER MAIN CROSSING. CITY WATER DEPARTMENT PERSONNEL MUST BE PRESENT DURING ALL POTABLE WATER MAIN CROSSINGS. CONTRACTOR MUST FULLY SUPPORT WATER MAIN THROUGH ALL OPEN TRENCHES.

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RECORD DRAWINGS

PROFESSIONAL ENGINEER LICENSED 13744 STATE OF IDAHO JOSH ELLIOTT

Digitally signed by Josh Elliott
Date: 2022.02.09 10:53:04-07'00'

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NO.	DESCRIPTION	BY	APP'D	DATE
	REVISION			

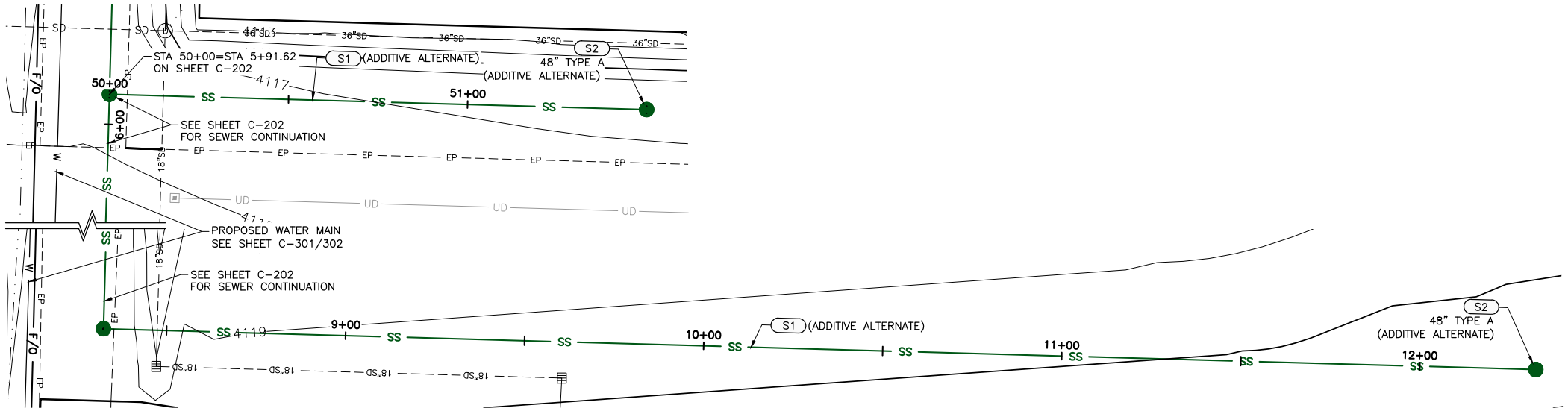
MAGIC VALLEY REGIONAL AIRPORT
SEWER AND WATER EXTENSION

SEWER PLAN AND PROFILE

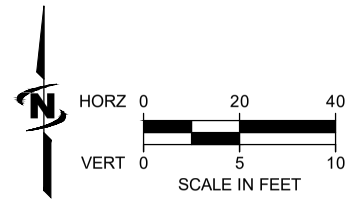
FILE: 60-21-022 C-201X
JUB PROJ. #: 60-21-022
DRAWN BY: AB
DESIGN BY: EE
CHECKED BY: JPE
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 2/9/2022

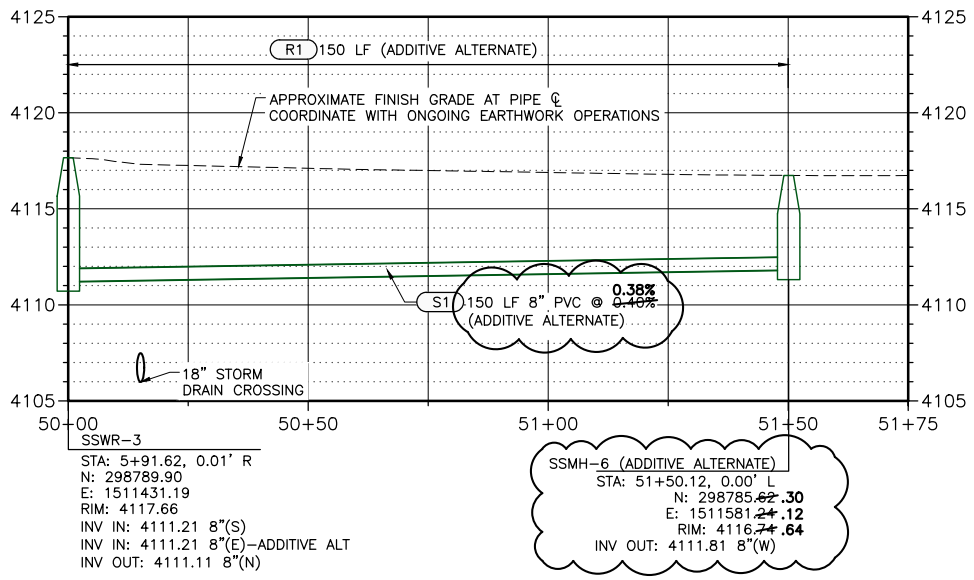
SHEET NUMBER:
C-202

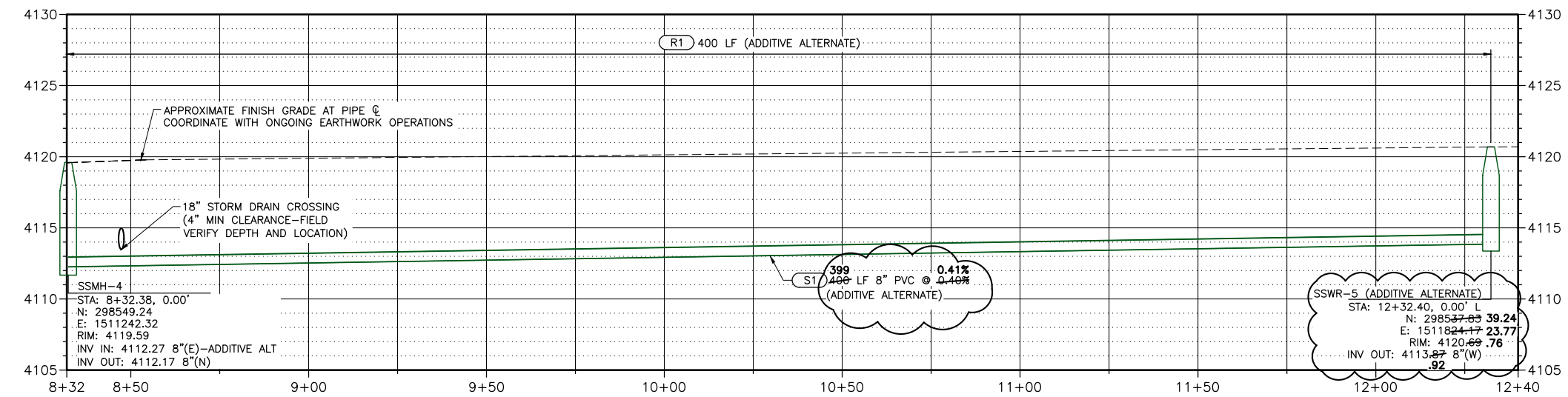
Plot Date: 2/9/2022 7:50 AM Plotted By: George Kinslow II
Date Created: 2/3/2022 \\JUB.COM\CENTRAL\CLIENTS\ID\TWFAIRPORT\PROJECTS\60-21-022-TFWSEWEREXTENSION\DESIGN\CAD\SHEET\60-21-022_C-201X.DWG



NOTE:
ROCK EXCAVATION MAY BE REQUIRED. ASSUME 400 CY AS BASIS OF BID AS INDICATED IN THE BID SCHEDULE.







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Digitally signed by Josh Elliott
Date: 2022.02.09 10:53:17-07'00'

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

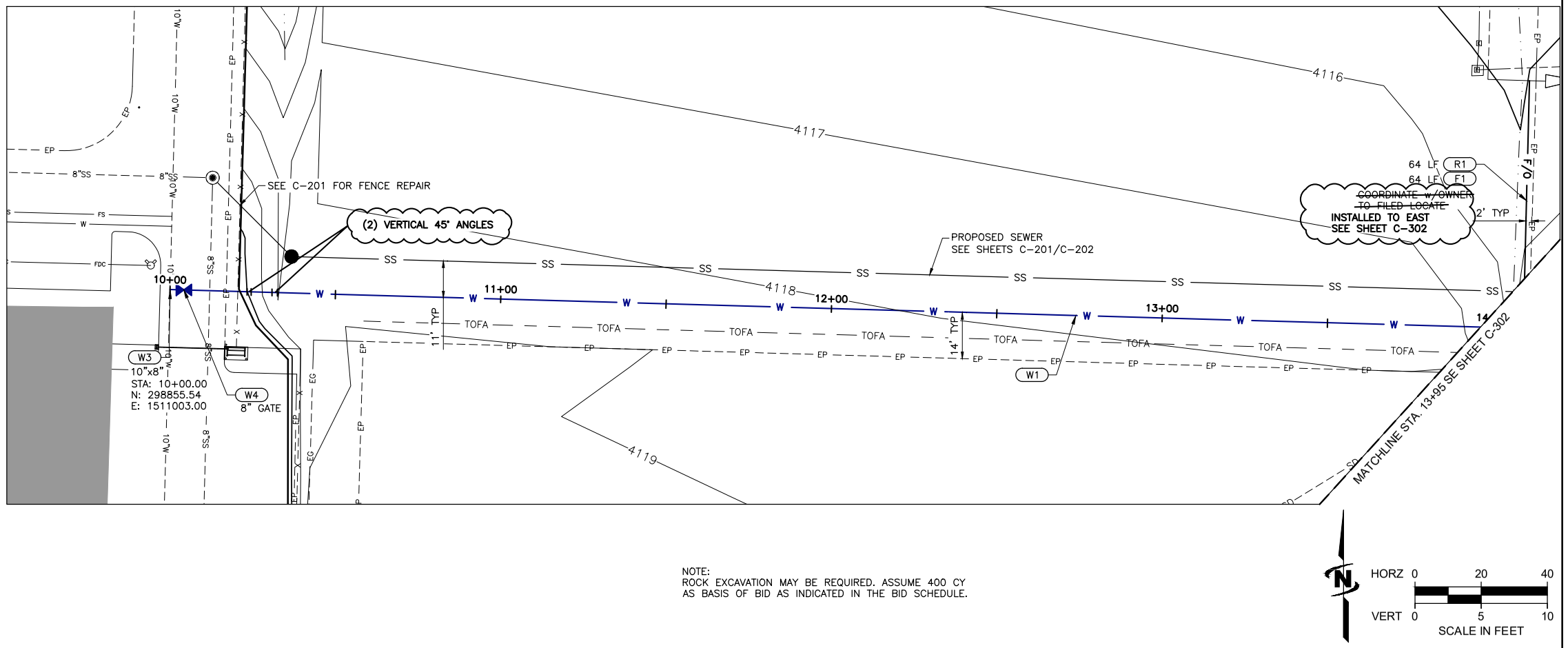
MAGIC VALLEY REGIONAL AIRPORT
SEWER AND WATER EXTENSION

SEWER PLAN AND PROFILE
(ADDITIVE ALTERNATE)

FILE: 60-21-022_C-201X
JUB PROJ. #: 60-21-022
DRAWN BY: AB
DESIGN BY: EE
CHECKED BY: JPE
ONE INCH
AT FULL SIZE. IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 2/9/2022

SHEET NUMBER:
C-203

Plot Date:2/9/2022 7:50 AM Plotted By: George Kinslow II
Date Created:2/3/2022 \\JUB.COM\CENTRAL\CLIENTS\ID\TWFAIRPORT\PROJECTS\60-21-022-TWSEWEREXTENSION\DESIGN\CAD\SHEET\60-21-022_C-201X.DWG



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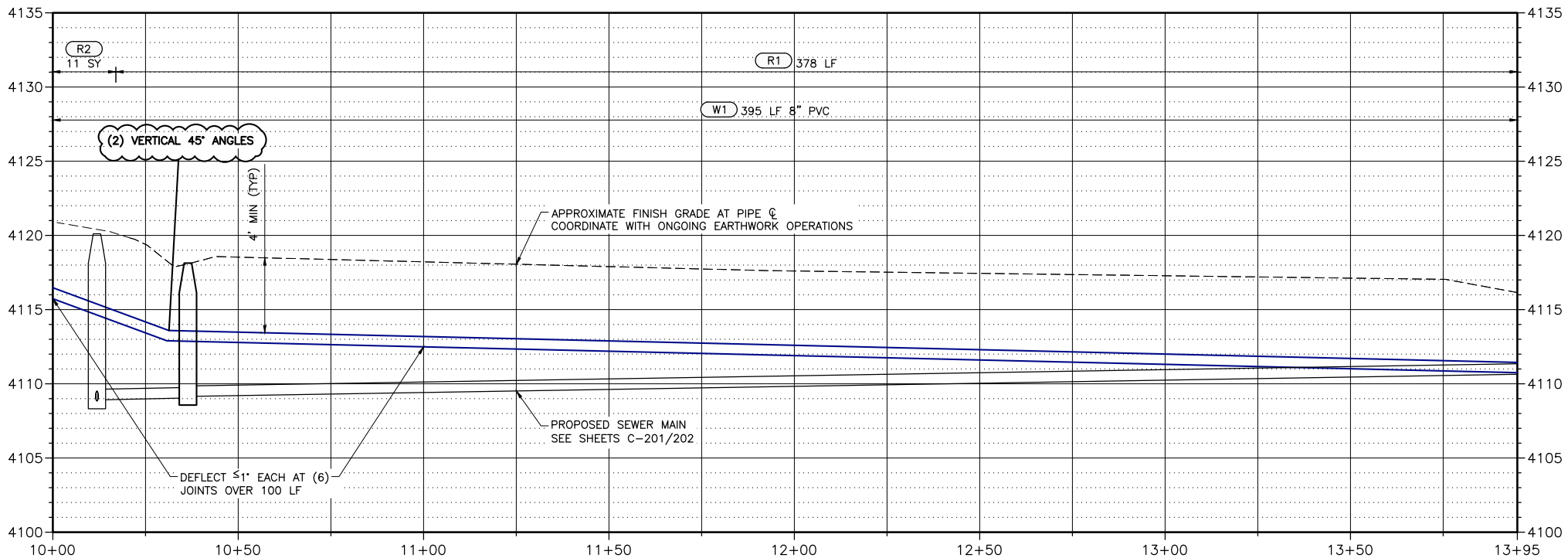

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RECORD DRAWINGS

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Digitally signed by Josh Elliott
Date: 2022.02.09 10:53:40-07'00'

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NO.	DESCRIPTION	BY	APP'L	DATE
	REVISION			

MAGIC VALLEY REGIONAL AIRPORT
SEWER AND WATER EXTENSION

WATER PLAN AND PROFILE

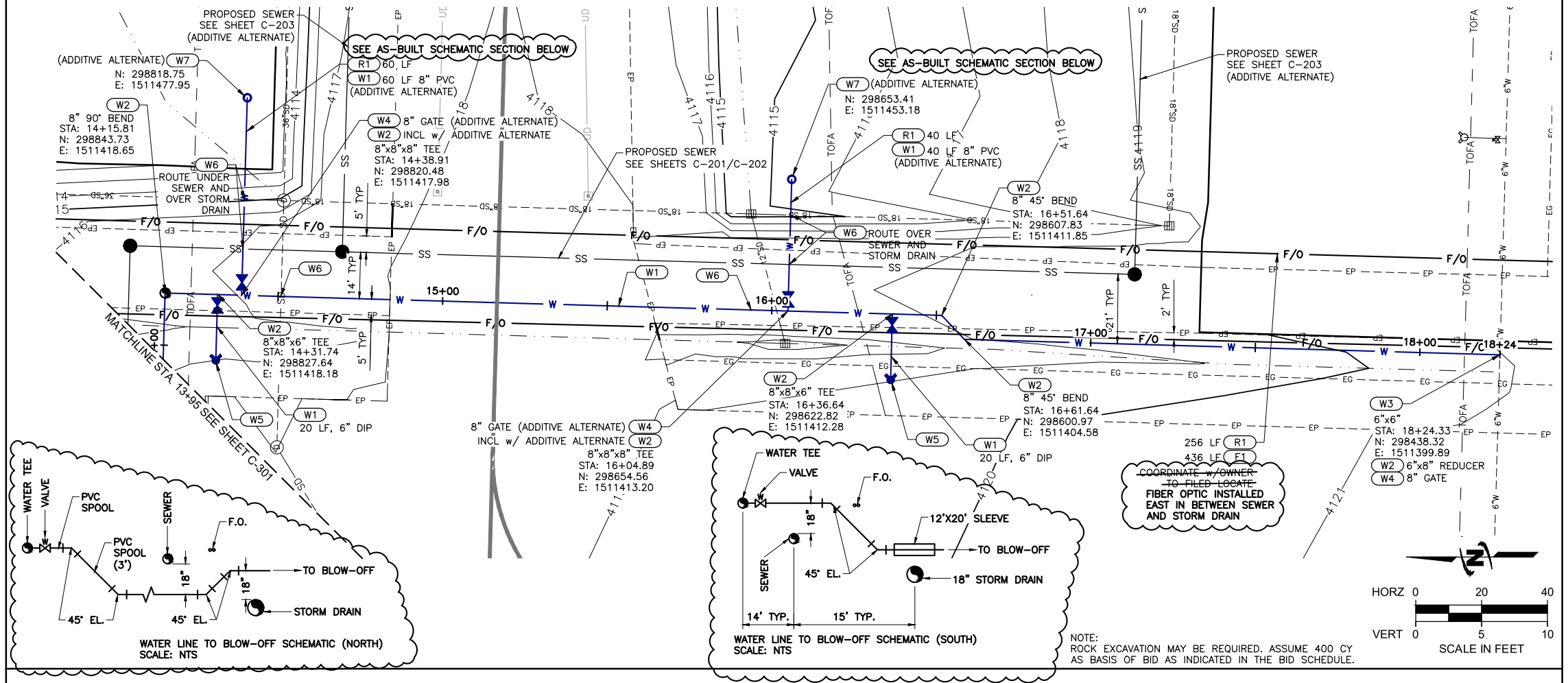
FILE:	60-21-022_C-301X
JUB PROJ. #:	60-21-022
DRAWN BY:	AB
DESIGN BY:	EE
CHECKED BY:	JPE

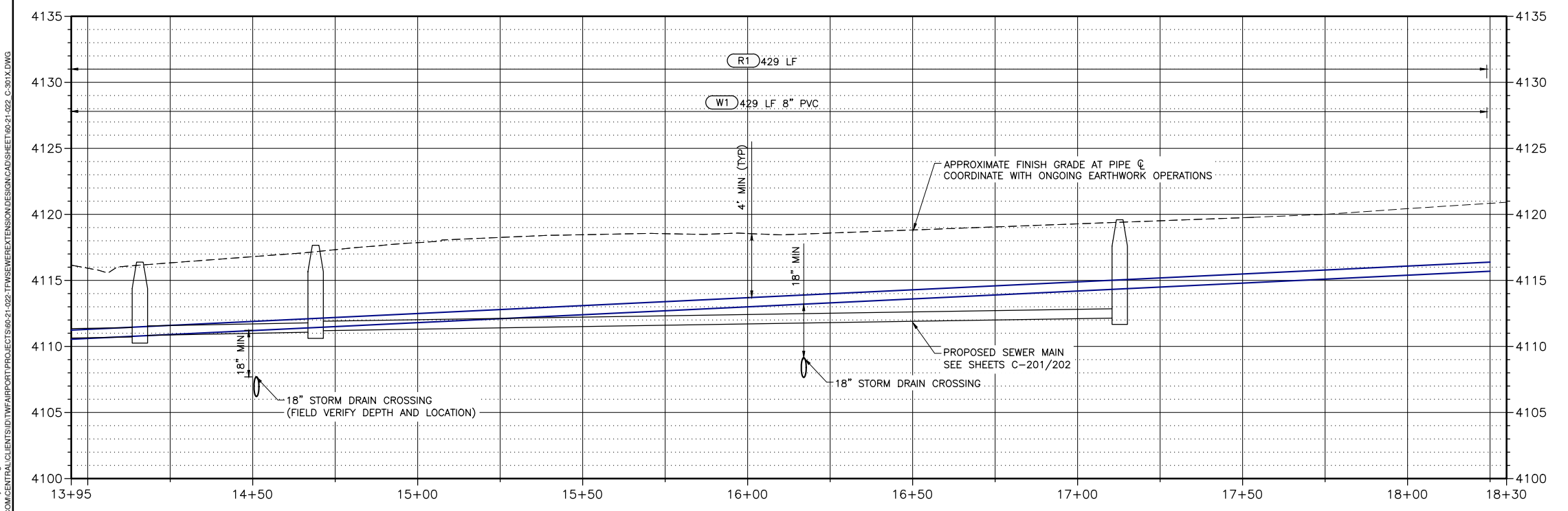
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 2/9/2022

SHEET NUMBER:
C-301

Plot Date: 2/3/2022 7:50 AM Plotted By: George Kinslow II
Date Created: 2/3/2022 \\JUB.COM\CENTRAL\CLIENTS\ID\TWFAIRPORT\PROJECTS\60-21-022-TFWSEWEREXTENSION\DESIGN\CAD\SHEET\60-21-022_C-301X.DWG





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Digitally signed by Josh Elliott
Date: 2022.02.09 10:53:52-07'00'

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

MAGIC VALLEY REGIONAL AIRPORT
SEWER AND WATER EXTENSION

WATER PLAN AND PROFILE

FILE:	60-21-022 C-301X
JUB PROJ. #:	60-21-022
DRAWN BY:	AB
DESIGN BY:	EE
CHECKED BY:	JPE

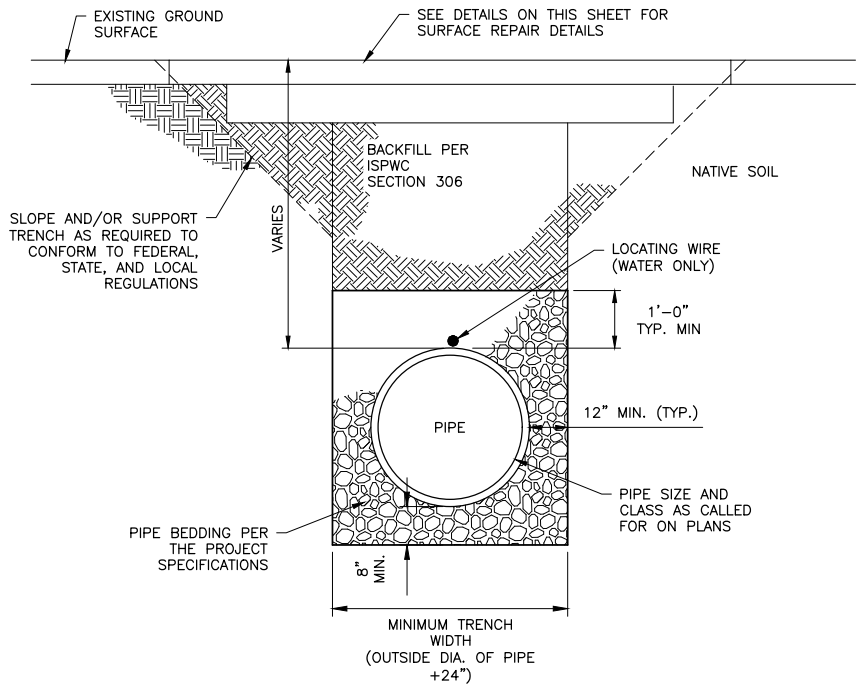
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 2/9/2022

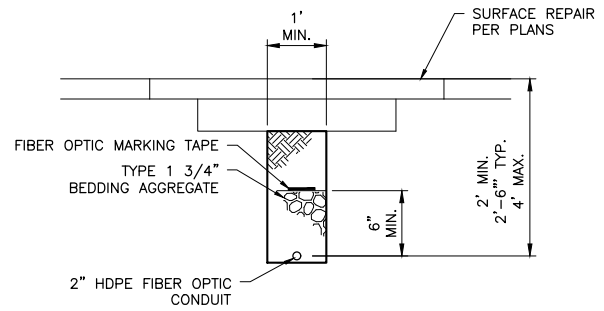
SHEET NUMBER:

C-302

Plot Date: 2/3/2022 7:51 AM Plotted By: George Kinslow II
Date Created: 2/3/2022 \\JUB.COM\CENTRAL\CLIENTS\ID\TWFAIRPORT\PROJECTS\60-21-022-TFWSEWEREXTENSION\DESIGN\CAD\SHEET\60-21-022_C-301X.DWG



A1 TYPICAL TRENCH DETAIL
SCALE: NTS



A2 FIBER OPTIC DETAILS
SCALE: NTS

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Date: 2022.02.09 10:54:06-07'00'

REUSE OF DRAWINGS:
J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENTS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APP'I	DATE
	REVISION			

MAGIC VALLEY REGIONAL AIRPORT
SEWER AND WATER EXTENSION

DETAILS

FILE: 60-21-022_C-501
JUB PROJ. # : 60-21-022
DRAWN BY: AB
DESIGN BY: EE
CHECKED BY: JPE
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 2/9/2022

SHEET NUMBER:
C-501

Plot Date:2/9/2022 7:51 AM Plotted By: George Kinslow II
Date Created:4/1/2021 \\JUB.COM\CENTRAL\CLIENTS\ID\TWFAIRPORT\PROJECTS\60-21-022-TFWSEWEREXTENSION\DESIGN\CAD\SHEET\60-21-022_C-501.DWG

Date: Monday, August 8, 2022

To: Honorable Mayor and City Council

From: Troy Vitek, City Engineer

ACTION ITEM

Request:

Consideration of a request to accept the Improvement Agreement for the purpose of developing Eastern Sun Subdivision No. 1.

Time Estimate:

N/A

Background:

Prior to development, an Improvement Agreement is required. The developer is meeting that requirement with this document.

Approval Process:

Accepting the Improvement Agreement allows the developer to develop the lots. After acceptance of utilities or a financial guarantee provided to the City, the lots can be sold.

Budget Impact:

There is no significant budget impact associated with the Council's approval of this request.

Regulatory Impact:

Approval of this request will allow the applicant to proceed to develop the property.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that the Council approve the request and authorize the Mayor to sign the Improvement Agreement.

Attachments:

1. Eastern Sun Subdivision No. 1- Improvement Agreement

IMPROVEMENT AGREEMENT

for

DEVELOPMENTS

This Agreement made and entered into this ____ day of _____, 20_____, by and between the CITY OF TWIN FALLS, State of Idaho, a municipal corporation, hereinafter called "City" and _____ Gerald Martens _____ hereinafter called "Developer" for the purpose of constructing certain improvements on property sought to be developed for the following Development Eastern Sun Subdivision No. 1.

WHEREAS, there is attached hereto and incorporated herein as if the same were set out in full, a certified copy of the deed to the real property showing ownership of said real property to be in the Developer's name, or, as the case may be, there is attached hereto and incorporated herein as if the same were set out in full, a copy of the deed to the above described real property showing ownership in fee simple in someone other than Developer together with a notarized authorization, signed by the real property owner, authorizing Developer to act on behalf of said real property owner, and;

WHEREAS, Developer desires to develop said real property for the following purposes: Residential.

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

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

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

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

W I T N E S S E T H

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

I.

City agrees: (1) to operate and maintain all approved streets, alleys, service roads, excluding state highways, constructed under the terms of this Agreement in any public rights-of-way or easements and which are presently within or subsequently annexed into the City limits. Those streets, excluding state highways, lying outside the City limits and within the City Area of Impact shall be constructed to City standards but shall become the responsibility of the Twin Falls Highway District until such time as they are annexed or a maintenance agreement is signed by the City and the Twin Falls Highway District. (2) To operate and maintain all approved water lines, pressure irrigation lines, storm drainage lines, sewer lines constructed under the terms of this Agreement in any public rights-of-way or easements and to provide water, sewer, and pressure irrigation service to the Developer's real property, subject to all ordinances, rules and regulations governing sewer, water service, and pressure irrigation. (3) To maintain non-pressure irrigation lines only where they cross City streets. (4) Storm water facilities will be maintained in an easement, if there exists a safety hazard the City has an entitlement to maintain. All other maintenance of non-pressurized irrigation lines is the responsibility of the Twin Falls Canal Company or the irrigation users.

II.

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

a. Surety Bond

1. Accrual - The Bond shall accrue to the City covering construction, operation and maintenance of the specific public improvement.
2. Amount - the bond shall be in an amount equal to one hundred percent (100%) of the total estimated cost for completing construction of the specific public improvements, as estimated by the Developer's Engineer and approved by the City Engineer.
3. Term Length – The minimum term length shall be two (2) years or until the bond is released by the City, whichever is later.

4. Bonding for Surety Company - The bond shall be with a surety company authorized to do business in the State of Idaho, acceptable to the City Council.

5. The escrow agreement shall be drawn and furnished by the subdivider to the satisfaction of the City Council.

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

1. Treasurer, Escrow Agent or Trust Company - A cash deposit or certified check shall be deposited into the City's development escrow account. After the improvements have been accepted, the funds will be returned. A negotiable bond or an irrevocable bank letter of credit, shall be held by the City until the improvements are accepted.

2. Dollar Value - The dollar value of the cash deposit, certified check, negotiable bond or irrevocable bank letter of credit shall be equal to one hundred percent (100%) of the estimated cost of construction for the specific public improvements, as estimated by Developer's Engineer and approved by the City Engineer.

3. Escrow Time - The escrow time for the cash deposit, certified check, negotiable bond or irrevocable bank letter of credit shall be until all required improvements are completed and accepted by the City Engineer.

4. Progressive Payment - In the case of cash deposits or certified checks, an agreement between the City and the subdivider may provide for progressive payment out of the cash deposit or reduction of the certified check, negotiable bond or irrevocable bank letter of credit, to the extent of the cost of the completed portion of the public improvement, in accordance with a previously entered into agreement.

c. Trust Agreements.

1. Per the terms of the trust agreement.

2. Trust agreement must be approved by City Council.

III.

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

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

b. Prepare detailed plans and specifications for construction of all improvements required by this Agreement and shall include but not be limited to a complete set of construction plans, including profiles, cross-sections, specifications and other supporting data, for all required public streets, utilities and other facilities. Such construction plans shall be based on preliminary plans which have been approved with the preliminary plat, and shall be prepared in conjunction with the final plat. Construction plans are subject to approval by the responsible public agencies. All construction plans shall be prepared in accordance with the public agencies' standards and specifications. If improvements are not completed within two (2) years, the Developer shall provide an updated, current version of the updated plans and specifications to current city standards. The Developer may request an extension of the approvals previously given for another two (2) years.

c. Engineer of record shall notify the City in writing of schedule before construction begins.

d. Perform construction surveying, staking, testing, inspection and administer the construction of all facilities required by this contract.

e. Submit all test reports, inspection reports, change orders and construction diaries to the City Engineer every week during the construction of the development or subdivision.

f. Prepare and submit an updated copy of the enclosed development and subdivision checklist to the City Engineer every week during the construction of the development or subdivision, and also upon completion of the project.

g. Submit to the City Engineer the final plans, and master utility plan for the City records showing any approved changes to the original plans and specifications. A permanent drawing in ink on approved Mylar sheets and an electronic media copy

of the plans in current ACAD using City standard format shall be provided within thirty (30) days after completion of the project.

h. Submit a letter upon completion of construction stating that the work has been constructed in conformance to the plans and specifications, with the certification by the Developer's Engineer that improvements were constructed to the lines and grades shown.

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

The City agrees to provide asphalt pavement confirmation testing for conformance with City standards, but it shall be the responsibility of Developer's Engineer or other certified individuals to provide all necessary quality control and required testing during construction. All tests shall be taken at a frequency based upon Idaho Standard for Public Works Construction (ISPWC) and the City of Twin Falls Revisions to the Specifications and Standard Drawings.

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

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

IV.

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

V.

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

VI.

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

VII.

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

VIII.

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

IX.

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

X

Developer agrees to request in writing that the Developer's Engineers make the inspections required herein and the Developer or his Contractors shall not proceed with the next construction phase until the required inspection is complete and the work has been accepted by the Developer's Engineer, the City Engineer or the Engineer's authorized inspector. All such inspections shall be scheduled in accordance with Idaho Standard for Public Works Construction (ISPWC) and the City of Twin Falls Revisions to the Specifications. Developer agrees to pay all costs resulting from: 1) his failure to properly schedule and request a required test or inspection or 2) proceeding with work before receiving approval to proceed. Developer agrees to remove or correct any rejected, unapproved or defective work or materials as required by the Developer's Engineer or the City Engineer. Any such defective work whether the result of poor workmanship, use of defective materials, damage through carelessness or any other cause, shall be removed within ten (10) days after written notice is given by the Developer's Engineer or the City Engineer, and the work shall be re-executed by the Contractor at his expense. The fact that either Engineer may have previously overlooked such defective work or materials shall not be a basis for acceptance of any part of it.

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

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

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

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

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

XI.

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

PUBLIC WAYS

(a) Required Improvements

(1) Curb, gutter and sidewalk on all public street rights-of-way.

(2) A standard residential street thirty three feet (33') wide with an eight inch (8") gravel course and two and a half inch (2.5") asphaltic concrete surface course on all public street rights-of-way serving residential use property.

(3) Residential, private streets, and service roads, private parking and maneuvering will be equal to or greater than the residential street sections as specified in the City of Twin Falls revisions to ISPWC.

(4) A standard collector street forty eight feet (48'), wide per Idaho Standard for Public Works Construction (ISPWC) and the City of Twin Falls Revisions to the Specifications and Standard Drawings, serving commercial use property or as a collector street. Whenever a street serves an industrial use property the City Engineer will determine the appropriate structural section.

(5) Arterial typical sections will be designed by the developer's Engineer and approved by the City Engineer.

(6) A sidewalk, per Idaho Standard for Public Works Construction (ISPWC) and the City of Twin Falls Revisions to the Specifications and Standard Drawings, is required on all public pedestrian rights-of-way. Four foot (4') sidewalks, by special permission of the City Engineer, are allowed by ISPWC and the City of Twin Falls Revisions to the Specifications and Standard Drawings for minor residential streets under certain conditions.

(7) Landscaping and sidewalk placement required adjacent to arterial and collector streets: A portion of land eleven feet (11') in depth behind the curb line will be dedicated as part of any residential development adjacent to arterial and collector streets as Right-of-Way. Within that Right-of-Way the developer shall install a five feet (5') landscape strip with a sprinkler system to the City of Twin Falls Parks and Recreation standards and shall also

install a six foot (6') sidewalk. The landscaping will be maintained by the city and funded through a fee added to the utility bill of each account within the development. Irrevocable restrictive covenants for this development and maintenance shall provide for this funding. TFCC §10-12-4.2(O).

(8) Street signs and traffic control devices on all public streets.

(9) Street lights as determined by City policy for street light installation.

(b) City Costs

(1) The cost of any street signs or traffic control devices installed by the City on new or existing streets.

(2) The cost of any required street lights (standard luminaires mounted on a wood pole). The Developer shall pay the extra cost of any decorative luminaries or poles. Prior approval will be required, and the cost of maintenance, replacement and power usage will be considered.

(c) Required Inspections and Testing

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

WATER SYSTEM

(a) Required Improvements

(1) Pursuant to City Code Section 7-8-3, 7-8-10 and 10-12-4.2 water line and fittings eight inch (8") minimum diameter that will transport a flow of water, which will satisfy fire, domestic, other water demands of the development, based upon the City water pipe sizing plan and computer water model. Water line extension shall include connection from the existing City Water System to each building site and fire hydrants and then loop back to the City System in a manner that will provide a properly functioning system approved by the City Engineer, Water Superintendent and Fire Chief. If the development is to be constructed in phases, the water system shall be looped back to the City system during the first phase. Any water main connections closer than 150' to each other will not be considered looped without prior City approval. No dead-end lines will be allowed during any phase of the project.

(2) Water lines and fittings adjacent to and internal to the development shall be sized to continue the orderly expansion of the City water distribution network in accordance with existing sizing guidelines.

(3) Water valves that will allow temporary suspension of water flow for maintenance and repair of portions of water system without causing undue inconvenience to a large number of users or creating a critical situation in the suppression of fires.

(4) Fire hydrant connections and fire hydrants spacing shall comply with the minimum standards set by the Fire Rating Bureau, American Water Works Association, and the International Fire Code. The maximum length of dead end fire lines shall be one hundred and fifty feet (150'). Fire hydrants are required in all developments.

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

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

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

(6) One water service line tap, meter box, and service line shall be constructed for each building connected to the City water system. Multi-units less than three may be approved for additional service lines. It is understood and agreed that the City will make all service line taps on live lines, and that the

fee paid by the developer for a Water Connection Permit will reimburse the City for such work. All other work to be completed by the Developer.

(7) It is further understood and agreed that the City will make all connections to the existing water system. The developer will disinfect the water system and submit testing results to the City prior to making the system live.

(8) All water valves shall be provided with a gravel access 12" thick where no public roadway currently exists.

(b) City Costs

(1) None.

(c) Required Inspections

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

WASTE WATER COLLECTION SYSTEM

(a) Required Improvements

(1) Pursuant to City Code Section 7-7-4, 7-7-11 and 10-12-4.2 a waste water collection system (eight-inch (8") minimum diameter) that will transport a flow of waste water, under conditions of maximum and minimum discharge from the development, to the existing City waste water system.

(2) Waste water sewer lines adjacent to or internal to the development will be sized to continue the orderly expansion of the City Waste Water Collection System in accordance with existing sizing guidelines and computer sewer model.

(3) Manholes to provide access for maintenance and cleaning of the sewer lines located at any change of grade or alignment of the sewer, at the end of each sewer and spaced not more than four hundred feet (400') apart.

(4) During construction of the curb the letter S shall be stamped into the top or face of the curb directly in front of the sewer service line location. The impression shall be not less than one and one half inches (4") high.

(5) All manholes shall be provided with a gravel access 12" thick where no public roadway currently exists.

(b) City Costs

(1) None.

(c) Required Inspections and Testing

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

STORM DRAINAGE SYSTEM

(a) Required Improvements

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

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

(3) If storm run-off cannot be conveyed without causing damage to public or private property or without being an unreasonable inconvenience or hazard to a private individual, a group of individuals, or the general public, the storm drain shall be piped to the retention facility.

(4) All retention areas are to be on private property or tracts.

(b) City Costs

(1) None.

(c) Required Inspections and Testing

(1) The City will inspect all dry wells for geometry and materials. With prior written approval from the City Engineer other individuals may be authorized to inspect the work. Rock will be submitted for approval prior to placement in dry wells. A request for inspection shall be called in, forty eight (48) hours in advance or two (2) working days whichever is greater.

GRAVITY IRRIGATION SYSTEM

(a) Required Improvements

(1) Any pipe, boxes or other appurtenances necessary to convey all irrigation water in underground pipe across the development and any adjacent public

property. Irrigation facilities outside an established City irrigation district shall be constructed in an easement on private property except where it is necessary for irrigation water to cross the public right-of-way and all such crossings shall be perpendicular to the center line of said right-of-way unless otherwise approved by the City Engineer due to some unusual condition. Fences will not be located on top of irrigation facilities.

(b) City Costs

(1) None.

(c) Required Inspections and Testing

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

PRESSURE IRRIGATION SYSTEM

(a) Required Improvements

(1) Pursuant to Section 7-8-3 of the City Code, the use of the City's potable water supply as the primary source of irrigation water in all new developments shall be prohibited. For purposes of this subsection, the term "new development" means any new subdivision or ZDA, or any development of any parcel of land of two (2) acres or larger that is not part of a subdivision or ZDA. One (1) share of Twin Falls Canal Company Water for each acre of property within the subdivision shall be transferred to the City of Twin Falls before the filing of the final plat for use in the City's pressurized irrigation system.

(2) Pressure irrigation water mains and fittings shall be six inch (6") minimum diameter or larger irrigation pipe that will transport a flow of water, which will satisfy all irrigation water demands of the development, based upon the computer irrigation water model that the developer's engineer has prepared or found in the current Pressurized Irrigation master plan.

(3) Pressure irrigation lines and fittings adjacent to and internal to the development shall be sized to continue the orderly expansion of the

City Pressure Irrigation water distribution network in accordance with existing sizing guidelines.

(4) Pressurized irrigation valves that will allow temporary suspension of water flow for maintenance and repair of portions of water system without causing undue inconvenience to a large number of users. One pressure irrigation water service line shall be constructed to each subdivision lot site at the time the pressure irrigation water lines are installed. The design shall minimize the length of the service line and shall terminate at the Right-of-Way. Service taps will not be allowed in intersection. One Pressure irrigation water service line tap, irrigation box, and service line shall be constructed for each subdivision lot connected to the City pressure irrigation water system.

(5) The Developer shall be responsible for all costs incurred in designing and installing the pressure irrigation station. This includes the land, pumps, motors, filters, enclosures, delivery system to the station from the TFCC head gate and away from the station on the historical path, storage, Supervisory Control and Data Acquisition (SCADA) system, and power to the station.

(6) All pressure irrigation system plans must be prepared by the Developer's engineer and shall be according to the Idaho Standard for Public Works Construction (ISPWC) and the City of Twin Falls Revisions to the Specifications and Standard Drawings.

(7) The Pressure Irrigation System shall be located within easements, right-of-ways and/or property deeded to the City of Twin Falls.

(8) Private Pressure Irrigation Systems shall be located outside City Right-of-Way and within easements. No Public infrastructure will be associated with a private Pressure Irrigation System.

(b) City Cost.

(1) None

(c) <u>Required Inspections and Testing</u>

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

SPECIAL FEATURES

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

a) Required Improvements

_____

_____

_____

_____

b) City Costs

(1) None.

XIII.

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

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

XIV.

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

XV.

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

Attest: CITY OF TWIN FALLS, IDAHO

City Clerk Mayor

Developer
Gerald Martens

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

On this 26TH day of JANUARY, 2022, before me, the undersigned, a Notary Public for Idaho, personally appeared GERALD MARTENS, known to me to be the persons whose names are subscribed to the within instrument on behalf of said Owner and acknowledged to me that said Owner executed the same.

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

VALERIE A SMITH Comm. No. 20181569 NOTARY PUBLIC Expires: 08/15/2024 STATE OF IDAHO

Notary Public for Idaho
Residing TWIN FALLS
EXP. 8.15.2024

CORPORATION

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

On this ____ day of _____, 20___, before me, the undersigned, a Notary Public for Idaho, personally appeared _____, known or identified to me (or proved to me on the oath of_____) to be the president, or vice-president, or secretary or assistant secretary, of the corporation that executed the instrument or the

person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

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

_____
Notary Public for Idaho
Residing _____

PARTNERSHIP

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

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

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

_____
Notary Public for Idaho
Residing _____

NOTICE OF DEVELOPER'S AGREEMENT

NOTICE IS HEREBY GIVEN, that a document entitled "Improvement Agreement for Developers" (hereafter "Agreement") has been executed and filed with the City of Twin Falls, Idaho, for the following named subdivision:
Eastern Sun Subdivision No. 1.

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

CITY OF TWIN FALLS, IDAHO

City Clerk

Mayor

Developer
Gerald Martens

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

On this 26th day of January, 2022, before me, the undersigned, a Notary Public for Idaho, personally appeared Gerald Martens, known to me to be the persons whose names are subscribed to the within instrument on behalf of said Owner and acknowledged to me that said Owner executed the same.

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

VALERIE A SMITH
Comm. No. 20181569
NOTARY PUBLIC
Expires: 08/15/2024
STATE OF IDAHO

Notary Public for Idaho
Residing Twin Falls
EXP: 8-15-2024

Date: Monday, August 8, 2022

To: Honorable Mayor and City Council

From: Troy Vitek, City Engineer

ACTION ITEM

Request:

Consideration of a request to accept the Improvement Agreement for the purpose of developing Golden Eagle Subdivision No. 7.

Time Estimate:

N/A

Background:

Prior to development, an Improvement Agreement is required. The developer is meeting that requirement with this document.

Approval Process:

Accepting the Improvement Agreement allows the developer to develop the lots. After acceptance of utilities or a financial guarantee provided to the City, the lots can be sold.

Budget Impact:

There is no significant budget impact associated with the Council's approval of this request.

Regulatory Impact:

Approval of this request will allow the applicant to proceed to develop the property.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that the Council approve the request and authorize the Mayor to sign the Improvement Agreement.

Attachments:

1. Golden Eagle Subdivision No. 7 - Improvement Agreement

IMPROVEMENT AGREEMENT

for

DEVELOPMENTS

This Agreement made and entered into this ____ day of _____, 20_____, by and between the CITY OF TWIN FALLS, State of Idaho, a municipal corporation, hereinafter called "City" and Robert J. Meyer _____ Robert J. Meyers hereinafter called "Developer" for the purpose of constructing certain improvements on property sought to be developed for the following Development Golden Eagle Subdivision No. 7.

WHEREAS, there is attached hereto and incorporated herein as if the same were set out in full, a certified copy of the deed to the real property showing ownership of said real property to be in the Developer's name, or, as the case may be, there is attached hereto and incorporated herein as if the same were set out in full, a copy of the deed to the above described real property showing ownership in fee simple in someone other than Developer together with a notarized authorization, signed by the real property owner, authorizing Developer to act on behalf of said real property owner, and;

WHEREAS, Developer desires to develop said real property for the following purposes: 41 Residential Lots,1 common area lot & 1 lot dedicated to the City.

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

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

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

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

W I T N E S S E T H

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

I.

City agrees: (1) to operate and maintain all approved streets, alleys, service roads, excluding state highways, constructed under the terms of this Agreement in any public rights-of-way or easements and which are presently within or subsequently annexed into the City limits. Those streets, excluding state highways, lying outside the City limits and within the City Area of Impact shall be constructed to City standards but shall become the responsibility of the Twin Falls Highway District until such time as they are annexed or a maintenance agreement is signed by the City and the Twin Falls Highway District. (2) To operate and maintain all approved water lines, pressure irrigation lines, storm drainage lines, sewer lines constructed under the terms of this Agreement in any public rights-of-way or easements and to provide water, sewer, and pressure irrigation service to the Developer's real property, subject to all ordinances, rules and regulations governing sewer, water service, and pressure irrigation. (3) To maintain non-pressure irrigation lines only where they cross City streets. (4) Storm water facilities will be maintained in an easement, if there exists a safety hazard the City has an entitlement to maintain. All other maintenance of non-pressurized irrigation lines is the responsibility of the Twin Falls Canal Company or the irrigation users.

II.

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

a. Surety Bond

1. Accrual - The Bond shall accrue to the City covering construction, operation and maintenance of the specific public improvement.
2. Amount - the bond shall be in an amount equal to one hundred percent (100%) of the total estimated cost for completing construction of the specific public improvements, as estimated by the Developer's Engineer and approved by the City Engineer.
3. Term Length – The minimum term length shall be two (2) years or until the bond is released by the City, whichever is later.

4. Bonding for Surety Company - The bond shall be with a surety company authorized to do business in the State of Idaho, acceptable to the City Council.

5. The escrow agreement shall be drawn and furnished by the subdivider to the satisfaction of the City Council.

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

1. Treasurer, Escrow Agent or Trust Company - A cash deposit or certified check shall be deposited into the City's development escrow account. After the improvements have been accepted, the funds will be returned. A negotiable bond or an irrevocable bank letter of credit, shall be held by the City until the improvements are accepted.

2. Dollar Value - The dollar value of the cash deposit, certified check, negotiable bond or irrevocable bank letter of credit shall be equal to one hundred percent (100%) of the estimated cost of construction for the specific public improvements, as estimated by Developer's Engineer and approved by the City Engineer.

3. Escrow Time - The escrow time for the cash deposit, certified check, negotiable bond or irrevocable bank letter of credit shall be until all required improvements are completed and accepted by the City Engineer.

4. Progressive Payment - In the case of cash deposits or certified checks, an agreement between the City and the subdivider may provide for progressive payment out of the cash deposit or reduction of the certified check, negotiable bond or irrevocable bank letter of credit, to the extent of the cost of the completed portion of the public improvement, in accordance with a previously entered into agreement.

c. Trust Agreements.

1. Per the terms of the trust agreement.

2. Trust agreement must be approved by City Council.

III.

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

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

b. Prepare detailed plans and specifications for construction of all improvements required by this Agreement and shall include but not be limited to a complete set of construction plans, including profiles, cross-sections, specifications and other supporting data, for all required public streets, utilities and other facilities. Such construction plans shall be based on preliminary plans which have been approved with the preliminary plat, and shall be prepared in conjunction with the final plat. Construction plans are subject to approval by the responsible public agencies. All construction plans shall be prepared in accordance with the public agencies' standards and specifications. If improvements are not completed within two (2) years, the Developer shall provide an updated, current version of the updated plans and specifications to current city standards. The Developer may request an extension of the approvals previously given for another two (2) years.

c. Engineer of record shall notify the City in writing of schedule before construction begins.

d. Perform construction surveying, staking, testing, inspection and administer the construction of all facilities required by this contract.

e. Submit all test reports, inspection reports, change orders and construction diaries to the City Engineer every week during the construction of the development or subdivision.

f. Prepare and submit an updated copy of the enclosed development and subdivision checklist to the City Engineer every week during the construction of the development or subdivision, and also upon completion of the project.

g. Submit to the City Engineer the final plans, and master utility plan for the City records showing any approved changes to the original plans and specifications. A permanent drawing in ink on approved Mylar sheets and an electronic media copy

of the plans in current ACAD using City standard format shall be provided within thirty (30) days after completion of the project.

h. Submit a letter upon completion of construction stating that the work has been constructed in conformance to the plans and specifications, with the certification by the Developer's Engineer that improvements were constructed to the lines and grades shown.

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

The City agrees to provide asphalt pavement confirmation testing for conformance with City standards, but it shall be the responsibility of Developer's Engineer or other certified individuals to provide all necessary quality control and required testing during construction. All tests shall be taken at a frequency based upon Idaho Standard for Public Works Construction (ISPWC) and the City of Twin Falls Revisions to the Specifications and Standard Drawings.

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

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

IV.

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

V.

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

VI.

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

VII.

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

VIII.

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

IX.

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

X

Developer agrees to request in writing that the Developer's Engineers make the inspections required herein and the Developer or his Contractors shall not proceed with the next construction phase until the required inspection is complete and the work has been accepted by the Developer's Engineer, the City Engineer or the Engineer's authorized inspector. All such inspections shall be scheduled in accordance with Idaho Standard for Public Works Construction (ISPWC) and the City of Twin Falls Revisions to the Specifications. Developer agrees to pay all costs resulting from: 1) his failure to properly schedule and request a required test or inspection or 2) proceeding with work before receiving approval to proceed. Developer agrees to remove or correct any rejected, unapproved or defective work or materials as required by the Developer's Engineer or the City Engineer. Any such defective work whether the result of poor workmanship, use of defective materials, damage through carelessness or any other cause, shall be removed within ten (10) days after written notice is given by the Developer's Engineer or the City Engineer, and the work shall be re-executed by the Contractor at his expense. The fact that either Engineer may have previously overlooked such defective work or materials shall not be a basis for acceptance of any part of it.

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

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

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

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

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

XI.

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

PUBLIC WAYS

(a) Required Improvements

(1) Curb, gutter and sidewalk on all public street rights-of-way.

(2) A standard residential street thirty three feet (33') wide with an eight inch (8") gravel course and two and a half inch (2.5") asphaltic concrete surface course on all public street rights-of-way serving residential use property.

(3) Residential, private streets, and service roads, private parking and maneuvering will be equal to or greater than the residential street sections as specified in the City of Twin Falls revisions to ISPWC.

(4) A standard collector street forty eight feet (48'), wide per Idaho Standard for Public Works Construction (ISPWC) and the City of Twin Falls Revisions to the Specifications and Standard Drawings, serving commercial use property or as a collector street. Whenever a street serves an industrial use property the City Engineer will determine the appropriate structural section.

(5) Arterial typical sections will be designed by the developer's Engineer and approved by the City Engineer.

(6) A sidewalk, per Idaho Standard for Public Works Construction (ISPWC) and the City of Twin Falls Revisions to the Specifications and Standard Drawings, is required on all public pedestrian rights-of-way. Four foot (4') sidewalks, by special permission of the City Engineer, are allowed by ISPWC and the City of Twin Falls Revisions to the Specifications and Standard Drawings for minor residential streets under certain conditions.

(7) Landscaping and sidewalk placement required adjacent to arterial and collector streets: A portion of land eleven feet (11') in depth behind the curb line will be dedicated as part of any residential development adjacent to arterial and collector streets as Right-of-Way. Within that Right-of-Way the developer shall install a five feet (5') landscape strip with a sprinkler system to the City of Twin Falls Parks and Recreation standards and shall also

install a six foot (6') sidewalk. The landscaping will be maintained by the city and funded through a fee added to the utility bill of each account within the development. Irrevocable restrictive covenants for this development and maintenance shall provide for this funding. TFCC §10-12-4.2(O).

(8) Street signs and traffic control devices on all public streets.

(9) Street lights as determined by City policy for street light installation.

(b) City Costs

(1) The cost of any street signs or traffic control devices installed by the City on new or existing streets.

(2) The cost of any required street lights (standard luminaires mounted on a wood pole). The Developer shall pay the extra cost of any decorative luminaries or poles. Prior approval will be required, and the cost of maintenance, replacement and power usage will be considered.

(c) Required Inspections and Testing

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

WATER SYSTEM

(a) Required Improvements

(1) Pursuant to City Code Section 7-8-3, 7-8-10 and 10-12-4.2 water line and fittings eight inch (8") minimum diameter that will transport a flow of water, which will satisfy fire, domestic, other water demands of the development, based upon the City water pipe sizing plan and computer water model. Water line extension shall include connection from the existing City Water System to each building site and fire hydrants and then loop back to the City System in a manner that will provide a properly functioning system approved by the City Engineer, Water Superintendent and Fire Chief. If the development is to be constructed in phases, the water system shall be looped back to the City system during the first phase. Any water main connections closer than 150' to each other will not be considered looped without prior City approval. No dead-end lines will be allowed during any phase of the project.

(2) Water lines and fittings adjacent to and internal to the development shall be sized to continue the orderly expansion of the City water distribution network in accordance with existing sizing guidelines.

(3) Water valves that will allow temporary suspension of water flow for maintenance and repair of portions of water system without causing undue inconvenience to a large number of users or creating a critical situation in the suppression of fires.

(4) Fire hydrant connections and fire hydrants spacing shall comply with the minimum standards set by the Fire Rating Bureau, American Water Works Association, and the International Fire Code. The maximum length of dead end fire lines shall be one hundred and fifty feet (150'). Fire hydrants are required in all developments.

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

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

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

(6) One water service line tap, meter box, and service line shall be constructed for each building connected to the City water system. Multi-units less than three may be approved for additional service lines. It is understood and agreed that the City will make all service line taps on live lines, and that the

fee paid by the developer for a Water Connection Permit will reimburse the City for such work. All other work to be completed by the Developer.

(7) It is further understood and agreed that the City will make all connections to the existing water system. The developer will disinfect the water system and submit testing results to the City prior to making the system live.

(8) All water valves shall be provided with a gravel access 12" thick where no public roadway currently exists.

(b) City Costs

(1) None.

(c) Required Inspections

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

WASTE WATER COLLECTION SYSTEM

(a) Required Improvements

(1) Pursuant to City Code Section 7-7-4, 7-7-11 and 10-12-4.2 a waste water collection system (eight-inch (8") minimum diameter) that will transport a flow of waste water, under conditions of maximum and minimum discharge from the development, to the existing City waste water system.

(2) Waste water sewer lines adjacent to or internal to the development will be sized to continue the orderly expansion of the City Waste Water Collection System in accordance with existing sizing guidelines and computer sewer model.

(3) Manholes to provide access for maintenance and cleaning of the sewer lines located at any change of grade or alignment of the sewer, at the end of each sewer and spaced not more than four hundred feet (400') apart.

(4) During construction of the curb the letter S shall be stamped into the top or face of the curb directly in front of the sewer service line location. The impression shall be not less than one and one half inches (4") high.

(5) All manholes shall be provided with a gravel access 12" thick where no public roadway currently exists.

(b) City Costs

(1) None.

(c) Required Inspections and Testing

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

STORM DRAINAGE SYSTEM

(a) Required Improvements

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

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

(3) If storm run-off cannot be conveyed without causing damage to public or private property or without being an unreasonable inconvenience or hazard to a private individual, a group of individuals, or the general public, the storm drain shall be piped to the retention facility.

(4) All retention areas are to be on private property or tracts.

(b) City Costs

(1) None.

(c) Required Inspections and Testing

(1) The City will inspect all dry wells for geometry and materials. With prior written approval from the City Engineer other individuals may be authorized to inspect the work. Rock will be submitted for approval prior to placement in dry wells. A request for inspection shall be called in, forty eight (48) hours in advance or two (2) working days whichever is greater.

GRAVITY IRRIGATION SYSTEM

(a) Required Improvements

(1) Any pipe, boxes or other appurtenances necessary to convey all irrigation water in underground pipe across the development and any adjacent public

property. Irrigation facilities outside an established City irrigation district shall be constructed in an easement on private property except where it is necessary for irrigation water to cross the public right-of-way and all such crossings shall be perpendicular to the center line of said right-of-way unless otherwise approved by the City Engineer due to some unusual condition. Fences will not be located on top of irrigation facilities.

(b) City Costs

(1) None.

(c) Required Inspections and Testing

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

PRESSURE IRRIGATION SYSTEM

(a) Required Improvements

(1) Pursuant to Section 7-8-3 of the City Code, the use of the City's potable water supply as the primary source of irrigation water in all new developments shall be prohibited. For purposes of this subsection, the term "new development" means any new subdivision or ZDA, or any development of any parcel of land of two (2) acres or larger that is not part of a subdivision or ZDA. One (1) share of Twin Falls Canal Company Water for each acre of property within the subdivision shall be transferred to the City of Twin Falls before the filing of the final plat for use in the City's pressurized irrigation system.

(2) Pressure irrigation water mains and fittings shall be six inch (6") minimum diameter or larger irrigation pipe that will transport a flow of water, which will satisfy all irrigation water demands of the development, based upon the computer irrigation water model that the developer's engineer has prepared or found in the current Pressurized Irrigation master plan.

(3) Pressure irrigation lines and fittings adjacent to and internal to the development shall be sized to continue the orderly expansion of the

City Pressure Irrigation water distribution network in accordance with existing sizing guidelines.

(4) Pressurized irrigation valves that will allow temporary suspension of water flow for maintenance and repair of portions of water system without causing undue inconvenience to a large number of users. One pressure irrigation water service line shall be constructed to each subdivision lot site at the time the pressure irrigation water lines are installed. The design shall minimize the length of the service line and shall terminate at the Right-of-Way. Service taps will not be allowed in intersection. One Pressure irrigation water service line tap, irrigation box, and service line shall be constructed for each subdivision lot connected to the City pressure irrigation water system.

(5) The Developer shall be responsible for all costs incurred in designing and installing the pressure irrigation station. This includes the land, pumps, motors, filters, enclosures, delivery system to the station from the TFCC head gate and away from the station on the historical path, storage, Supervisory Control and Data Acquisition (SCADA) system, and power to the station.

(6) All pressure irrigation system plans must be prepared by the Developer's engineer and shall be according to the Idaho Standard for Public Works Construction (ISPWC) and the City of Twin Falls Revisions to the Specifications and Standard Drawings.

(7) The Pressure Irrigation System shall be located within easements, right-of-ways and/or property deeded to the City of Twin Falls.

(8) Private Pressure Irrigation Systems shall be located outside City Right-of-Way and within easements. No Public infrastructure will be associated with a private Pressure Irrigation System.

(b) City Cost.

(1) None

(c) <u>Required Inspections and Testing</u>

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

SPECIAL FEATURES

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

a) Required Improvements

_____

_____

_____

_____

b) City Costs

(1) None.

XIII.

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

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

XIV.

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

XV.

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

Attest:

CITY OF TWIN FALLS, IDAHO

City Clerk

Mayor

Developer
Robert J. Meyer

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

On this 5th day of May, 2022, before me, the undersigned, a Notary Public for Idaho, personally appeared Robert J. Meyer, known to me to be the persons whose names are subscribed to the within instrument on behalf of said Owner and acknowledged to me that said Owner executed the same.

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

Tracy Reed
Notary Public for Idaho
Residing

TRACY REED
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 50671
MY COMMISSION EXPIRES 1-15-2026

CORPORATION

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

On this ____ day of _____, 20___, before me, the undersigned, a Notary Public for Idaho, personally appeared _____, known or identified to me (or proved to me on the oath of_____) to be the president, or vice-president, or secretary or assistant secretary, of the corporation that executed the instrument or the

person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

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

_____
Notary Public for Idaho
Residing _____

PARTNERSHIP

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

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

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

_____
Notary Public for Idaho
Residing _____

NOTICE OF DEVELOPER'S AGREEMENT

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

_____.

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

CITY OF TWIN FALLS, IDAHO

_____ _____

City Clerk Mayor

Developer

_____

_____

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

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

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

_____

Notary Public for Idaho
Residing _____

Date: Monday, August 8, 2022

To: Mayor and City Council

From: Travis Rothweiler, City Manager

Request

Action Item: Adoption of the Tentative Budget for the City of Twin Falls for the 2022-2023 Fiscal Year in the amount of $78,630,390 and set August 22, 2022 at 6:00 p.m. as the date and time for the public budget hearing.

Time Estimate

The estimated amount of time this item will take is one hour plus time to answer questions.

Background

The City of Twin Falls is in south-central Idaho along the scenic Snake River canyon. With a population of approximately 53,213 residents, Twin Falls is the eighth largest city in Idaho and encompasses 18.16 square miles. It is located in Twin Falls County, which covers approximately 1,928 square miles of mostly irrigated agriculture land and has a total population of 92,243. Twin Falls is located 135 miles east of Boise and 218 miles north of Salt Lake City.

The State of Idaho defines city government as a municipal corporation. It is with that mindset this budget has been developed. We are pleased to present to you the recommended Budget for Fiscal Year 2022-2023 (FY2023). This budget represents hundreds of hours of thoughtful work by dozens of people in developing the spending plan for our organization for the coming fiscal year.

The proposed budget is presented for your consideration with the commitment and confidence that it effectively funds the varying needs of the community. It provides a strong financial plan, while ensuring a superior level of municipal services to our citizens. We are confident the projections and estimates are conservative, yet reasonable, and accurately reflect anticipated revenues and municipal needs. We look forward to working with you to achieve all the goals set forth in this proposed budget.

Underlying Twin Falls' success is a unifying commitment across the organization to exercise fiscal discipline, deliver services with maximum efficiency, and provide improved results to the entire community. Undoubtedly, we will be continually challenged to maintain a structurally balanced budget once it is achieved.

The proposed budget is balanced and in accordance with the state law and GFOA best practices. The combined proposed expenditures and transfers total $83,636,229, which is a $9,273,530 (12.47%) increase compared to the current year budget of $74,362,699. In the 2023 fiscal year budget, we are recommending Government Fund-Type expenditures, those funds that receive some of their funding from property tax revenues, increase by $3,420,239 (7.37%). Enterprise and Non-Tax Supported Fund-Type expenditures have increased by $5,853,291 (20.94%).

While the budget does not fund all capital initiatives and projects in the entire organization, it does meet the City Council priorities for service delivery. It recognizes that our local economy continues to experience unprecedented growth.

The budget has been formulated by reflecting on a philosophy of the following:

- Providing solid, efficient, high-quality, core governmental services
- Effectively allocating resources to meet citizen needs
- Ensuring affordability and long-term sustainability
- Pursuing opportunities to partner with other public providers
- Valuing our employees

Public Input and Transparency

Tonight, the City Council will adopt the preliminary budget for FY 2023, with a public hearing and final adoption scheduled to occur on August 22, 2022 at 6:00 PM.

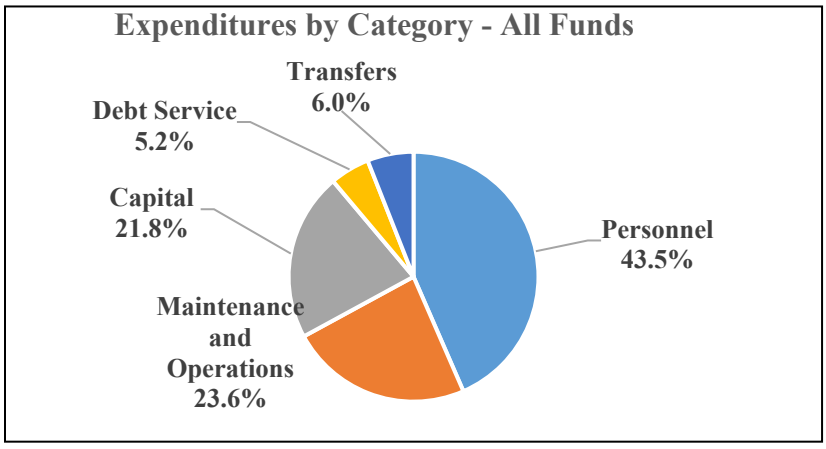
Connection to the City's 2030 Strategic Plan

Twin Falls is a vital, growing, and changing city. We have constructed processes and policies that help us in shaping growth and taking advantage of opportunities as they are presented. We continue to focus on the focus area contained in the City's 2030 Strategic Plan, just as we have for the past seven budget cycles. The current Strategic Plan was updated in March 2018 after an extensive open, citizen-driven process. The City's FY2020 budget allocates funds for needed projects and critical services collectively designed to help the City take the "next step" in realizing the community's 2030 vision of Twin Falls.

2022-2023 Fiscal Year Budget Summary

Most cities, including the City of Twin Falls, have historically focused on the "net budget," which is the total budget, as presented above, less fund transfers. The total net budget for FY 2023 is $78,630,390, or $9,165,449 (13.19%) larger than the $69,464,941 total for the current fiscal year. Both methods are acceptable. From this point forward, and just as we have done historically, we will be focusing on the net budget.

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 2023 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

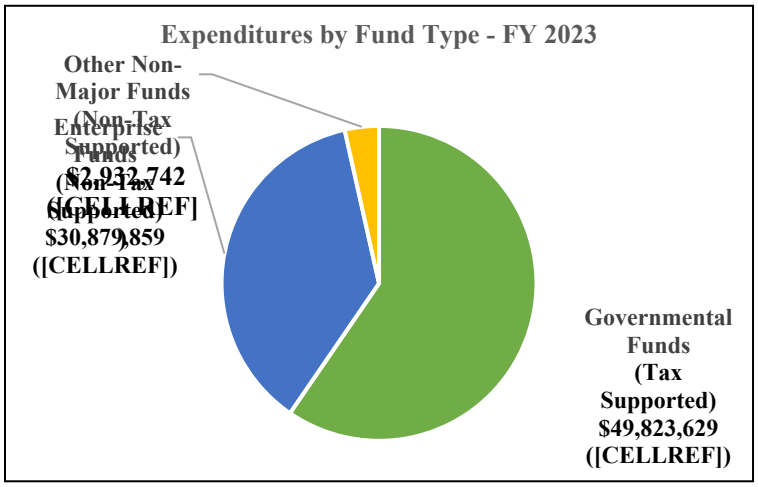
resources to personnel, the significant investment in infrastructure drives the percentage of the budget devoted to operating and capital costs higher than most other government agencies.

Fiscal Year 2022-2023 Expenditures

The most commonly recognized government activities are conducted through **Tax Supported or Governmental Funds**. The Tax Supported or Governmental Fund umbrella includes the following funds: General, Street, Street Light, Airport, Library, Capital Improvement, Pool, Insurance, and Fireworks. Revenues in these funds are derived primarily from property taxes, licenses and permits, intergovernmental grants, shared revenues from the state of Idaho (sales tax, gas tax, etc.), and federal entitlements.

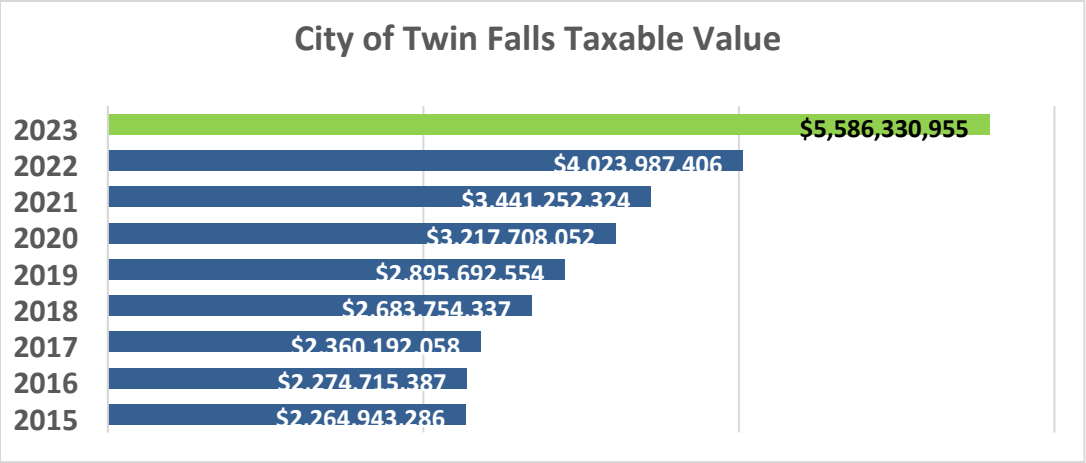
Enterprise Funds account for services financed through the assessment of user fees. The main goal or purpose of these business-like funds is to provide services to customers at a price that will cover both the current cost of operations and the purchase and maintenance of necessary capital assets. The City has five separate and distinct Enterprise Funds, which include the City's Water (supply, distribution, irrigation and utility services), Wastewater (collection and treatment), Sanitation, Dierkes/Shoshone Falls, and Common Area Maintenance Funds.

Other Non-Major Funds account for capital project, internal service, and miscellaneous funds. Included are the Impact Fee, Historic Preservation, Airport Construction, Shop, Seizures & Restitution, and CDBG Funds.



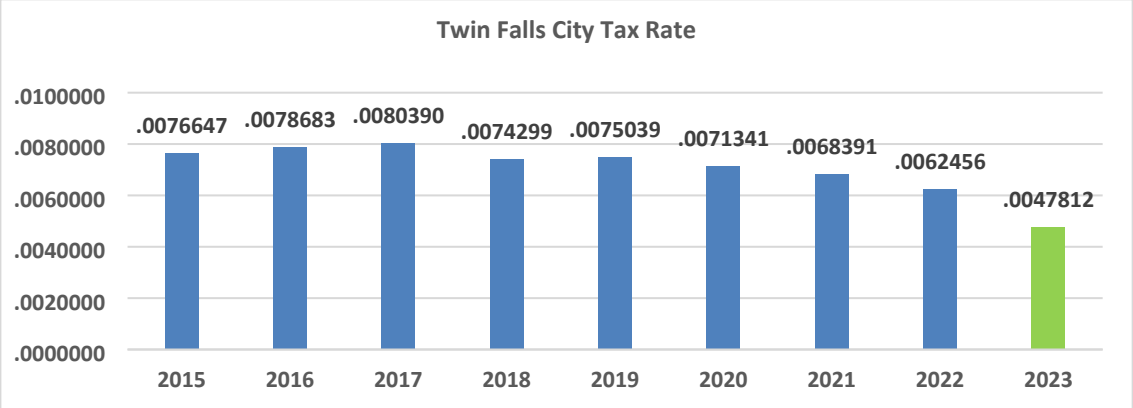
Total Assessed Valuation

According to the Twin Falls County Assessor's Office, from FY 2022 to FY 2023, the City of Twin Falls' total taxable valuation increased by $1,562,343,549, or 38.83%, from $4,023,987,406 to $5,586,330,955, of which $116,197,863 is the from the net new construction roll (90% of the total valuation of $129,108,737). New construction activity will result in $545,373 in new revenue. The total increase in valuation is in addition to the $582,735,082 that was realized in the prior fiscal year. Over the course of the past two fiscal years, the City's total taxable valuation has increased by $2,145,078,631 or 62.33%. This year's increase in taxable value is equivalent to the cumulative increase that occurred between from 2018 to 2022. As illustrated below, the taxable value used to calculate the FY 2023 tax rate for the City of Twin Falls is the largest in its history.



It is important to note the City's taxable value excludes the taxable value of the properties located in the Twin Falls Urban Renewal Agency revenue allocation areas. The entirety of the URA properties are in the City and have a value of in excess of $814 million. Collectively, the taxable values for both the City of Twin Falls and Twin Falls Urban Renewal Agency exceed $6.4 billion. There are many factors that influence the City's total taxable value. Some of the larger factors include an increase in the base value from reappraisals performed by the Twin Falls County Assessor's Office, growth from new construction, and property incorporated into the City through annexation.

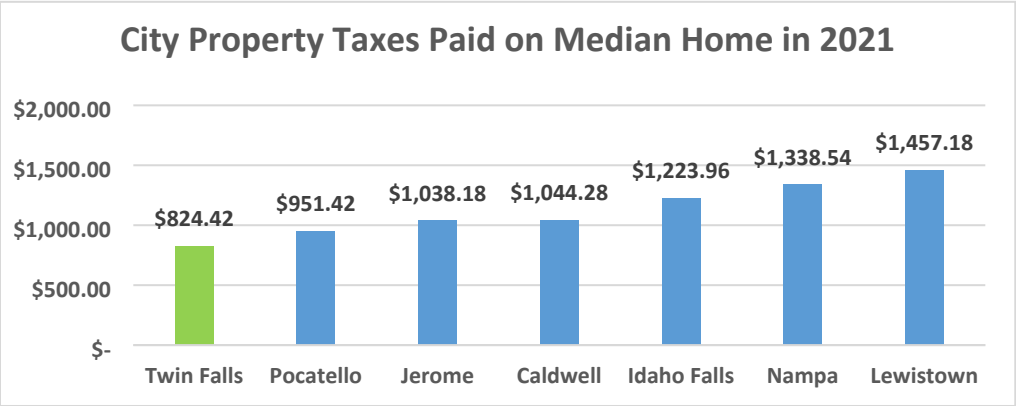
Cities in Idaho do not have control of and cannot determine their community taxable value. That responsibility is assigned to the County Assessor's Office. Based on the taxable value presented above, the City's tax rate for FY 2023 will be $4.78/$1,000 (.00478116) of taxable value, which is the lowest issued by the City.



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?

We are often asked the question, "how does our tax rate compare?" The table and graph provided below are intended to provide an approximate answer to that question. Although only intended to be a rough illustration, the table and graph represent the amount of property tax paid on a median-valued, owner occupied home in each of the larger, full-service cities in Idaho. The information used in the table was collected from the Associated Taxpayers of Idaho's 2021 Levy Book (tax rate) and Zillow. *Note: Idaho's median value of an owner-occupied home for this same period of time was $350,000.*



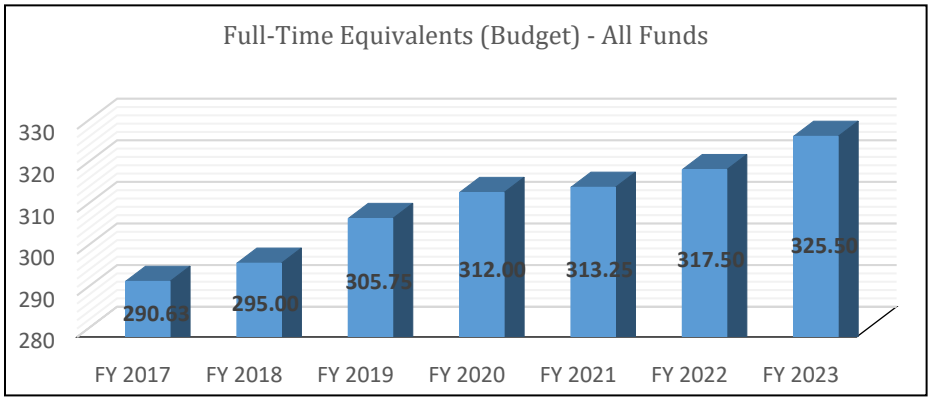
The cities of Boise and Meridian were intentionally excluded because they are not directly responsible for the transportation systems in their communities; that responsibility lies primarily with the Ada County Highway District (ACHD). ACHD is an independent taxing authority specifically created for the purpose of maintaining the transportation system in these communities. For FY 2023, the Street Fund budget for the City of Twin Falls is $6,322,134, or approximately 12.82% of the total for tax supported funds.

Personnel

Focus area 8 of the City's 2030 Strategic Plan states, *"The City of Twin Falls strives to carry out its mission with unquestioned integrity, and the highest ethical standards…In support of the desired effectiveness, the elected leadership works in close partnership with appointed professionals carrying out clear policy directives. A high level of competency is provided from a lean, properly compensated and respected core staff."*

The City of Twin Falls FY 2022 budget included a total of 317.5 full-time professionals working to deliver services to the citizens of Twin Falls. The FY 2023 budget recognizes several employee additions, reductions, and adjustments. New FTEs include:

- A Deputy Prosecuting Attorney
- An Engineering Traffic Technician
- A Water Operator position
- A Deputy Fire Chief position
- A Planning & Zoning Technician *(CDBG, previously approved)*
- Four Police Officers *(COPS Grant, previously approved)*



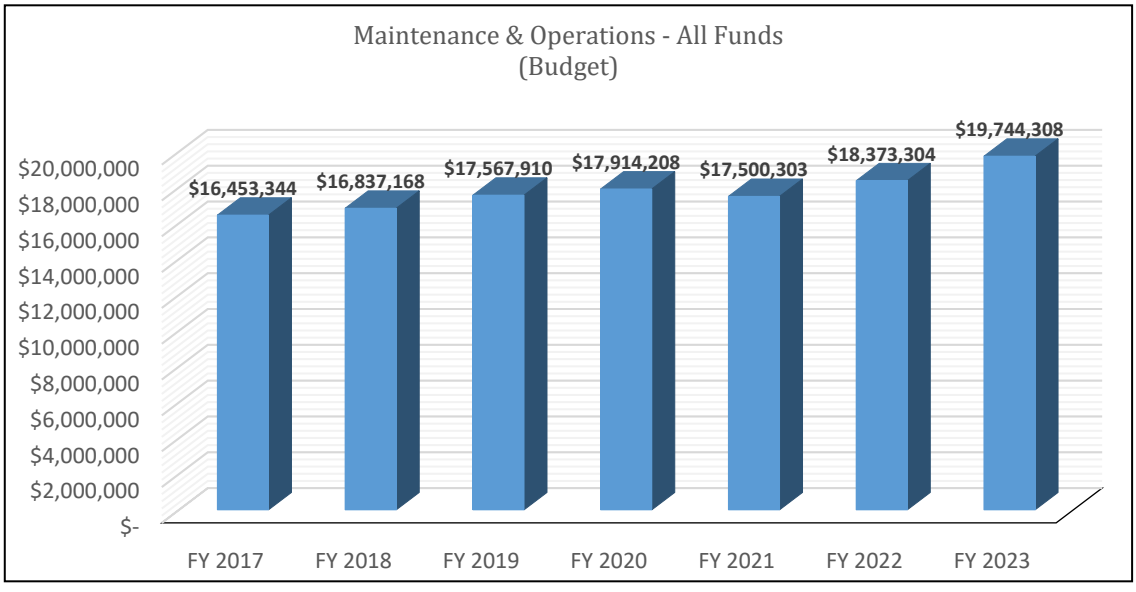
Our employees are our most important resource. Without the service of our employees, we cannot accomplish any of our strategic planning goals and caring for our employees continues to be a guiding principle in the creation of our budget. The FY 2023 budget includes funding for the following changes in compensation: 5% performance adjustment, 2% table adjustment, one-time payment of $2,000, and continuation of our retention pay program

As an organization, we have made significant strides toward improving our competitive place in the labor market over the last several years. Our salary tables have increased by 40% since 2011, and we continue to offer our retention pay program that began in December 2018. Compensation is a key component in being an employer of choice, and we feel that these continued adjustments help us maintain that designation. We also believe that there is room to improve the competitiveness of our salaries for specific positions and create challenging opportunities for employees to develop new skills. We will continue to push salaries forward in the coming fiscal years as the economy recovers.

Maintenance & Operational Costs

This category includes funding for a wide-range of typical activities, including office supplies, fuels, electricity, travel, training, uniforms, building/equipment repair and maintenance, and expenditures for durable goods. The City makes allocations in these areas that are based on actual expenditures from previous fiscal years, economic trends, and the municipal cost index.

The FY 2023 budget allocates $19,744,308 to cover expenses associated with maintenance and operations. In comparison, the allocation for FY 2022 was $18,373,304. This is an increase of $1,371,004 (7.5%) across all funds. CDBG amounts budgeted under M&O lines in FY 2020 and FY 2021 are not included in the totals.



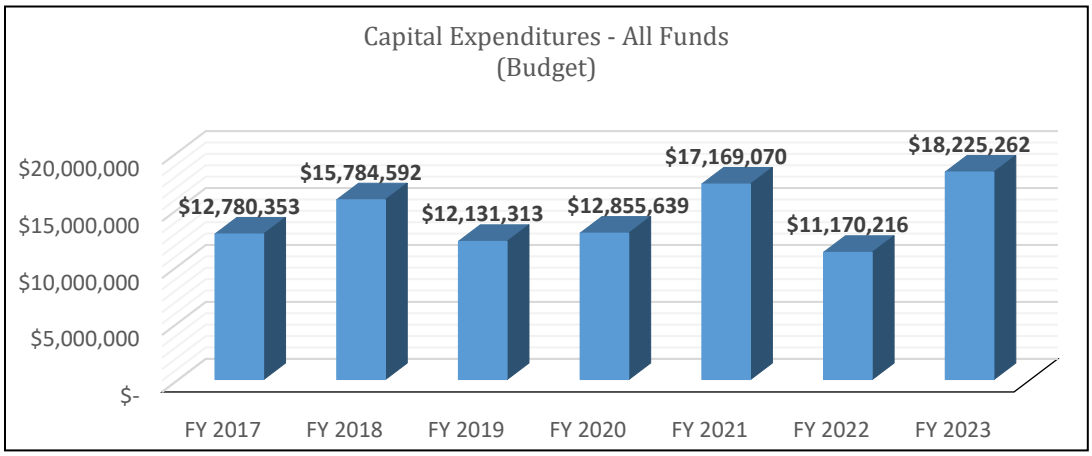
Capital Improvements

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.

The City of Twin Falls owns and maintains a diverse collection of assets and facilities, which include:

- 103 buildings and structures throughout Twin Falls, ranging from the Magic Valley Regional Airport to administrative buildings; from police and fire stations to water delivery and treatment structures;
- 1,476 acres of open spaces and developed park lands, including world-class amenities such as Auger Falls, Shoshone Falls and Dierkes Lake;
- 640 lane miles to maintain.

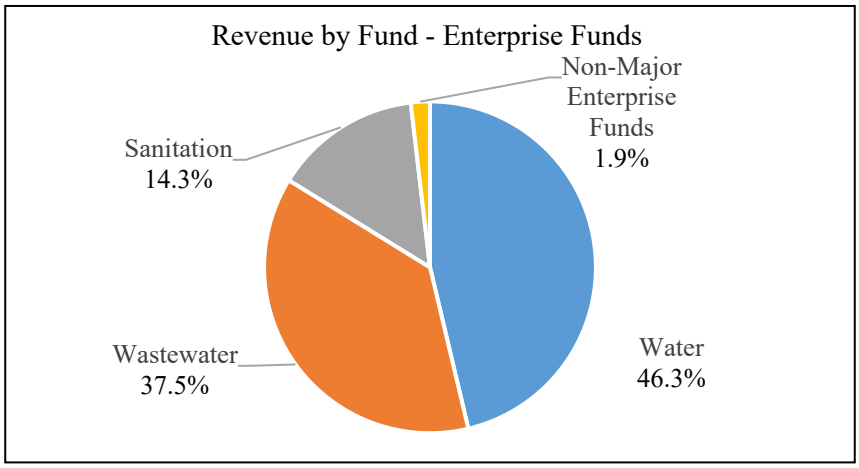
In total, the FY 2023 budget allocates $18,225,262 to fund needed, critical, and desired capital improvements, one-time equipment purchases and projects, and community amenities. Compared to the FY 2022 budget of $11,170,216, this is an increase of $7,055,046, or 63.16%. The increase is primarily due to total capital projects in the Water Fund increasing by $4,919,975.



As illustrated in the graph above, the City of Twin Falls has budgeted $100,116,445 for capital expenditures since 2017. In addition (not included in graph), since 2012, $57,466,359 has been spent on Wastewater Treatment Plant Improvements ($45,570,000), City Hall ($7,732,252), and the Public Safety Complex ($4,164,107).

Major Enterprise Fund Revenues

Enterprise Fund revenues total $30,879,859 (increase of $6,623,595, or 27.31%), which includes $2,304,069 for capital projects funded with cash reserves.



Water Fund

The budget for capital in the Water Fund is $6,171,750, which is $4,919,975 (393.04%) more than the FY 2022 total of $1,251,775. The allocation is derived from anticipated revenue and reserves totaling $14,645,494, or an increase of $1,490,149 (11.33%) compared to FY 2022 funding of 13,155,345.

When debt related to arsenic compliance was paid off in September 2021, FY 21-22 water user rates were increased to provide funding for future capital projects. Some of the additional revenue was not budgeted for use in FY 21-22 but has been included for FY 22-23 capital projects. In addition, approximately $1.3 million of reserves is being used to fund capital projects.

The City will have one bond issuance in the water fund remaining after the 2022 payments are made: the 2012C Bond has one principal payment left of $355k that will be made in FY 2022 and the 2017A Bond will have $1.57M outstanding in FY 2023, with annual payments around $825k until 2024. Budgeted revenue and reserves in the Water Fund total $15,145,494. This is an increase of $1,990,149 (15.13%) compared to the FY 2022 total of $13,155,345.

Wastewater Fund

The Wastewater Fund is used to support all wastewater services provided by the City of Twin Falls, namely wastewater collection and wastewater treatment. FY 2023 wastewater user rates remain the same as they were in FY 2021 and FY 2022. Budgeted revenues and reserves in the Wastewater Fund total $11,808,820, which compared to the FY 2022 total of $10,347,749 is an increase of $1,461,071 (14.12%).

Sanitation Fund

The City's Sanitation Fund supports the City's sanitation and recycling programs. FY 2023 sanitation user rates will remain the same as they were in FY 2022. Budgeted revenue in the Sanitation Fund totals $4,134,290, which compared to the FY 2022 total of $3,781,162 is an increase of $353,128 (9.34%).

Will it cost more for City Services?

As developed and submitted for consideration, City staff projects the average citizen will cost the average citizen $24.06 more per month, $288.74 per year. The table illustrates the projected impact on the average resident in Twin Falls.

	FY 21-22 Adopted Budget	**FY 22-23 Recommended Budget**	**Variance**
Property Tax	Tax Rate: $6.25/$1,000 of taxable value	Tax Rate: $4.78/$1,000 of taxable value	Tax Rate: -$1.47/$1,000 of taxable value
Median Value of Owner-Occupied Home: FY 2023 - $358,000 (January 2022) FY 2022 - $257,000 (January 2021)	**$825.00** *(annual)* **$68.75** *(monthly)*	**$1,113.74** *(annual)* **$92.81** *(monthly)*	**$288.74** *(annual)* **$24.06** *(monthly)*
Utility Bills			
Average Residential Customer Comsumption of:			
Water - 18,000 gallons	$51.88	$51.88	$0.00
Sewer - 12,000 gallons	$30.07	$30.07	$0.00
Sanitation & Recycling	$19.62	$19.62	$0.00
Total Utility Bills	$101.57	$101.57	$0.00
Monthly Total of Property Tax and Utility Bills	**$170.32**	**$194.38**	**$24.06**

Approval

Approving the Preliminary Budget for the 2022-2023 Fiscal Year requires a simple majority (50%+1) of the members in attendance at this meeting.

With approval, the public hearings on the FY 2022-2023 Budget will be set for August 22, 2021 (appropriations ordinance). Final adoption of Appropriations Ordinance is also scheduled for the evening of August 22, 2021.

Budget Impact:

There are no current budgetary or financial impacts from the conversation. From this process, we will establish the Fiscal Year 2022-2023 Budget for the City of Twin Falls.

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 2022-2023 can be found online.

Date: Monday, August 8, 2022

To: Honorable Mayor and City Council

From: Breanna Howard, CFO

ACTION ITEM

Request:

Public hearing on fee and rate increases for the City of Twin Falls.

Time Estimate:

The estimated amount of time for this hearing is 10 minutes, with additional time for Council questions and public input.

Background:

Airport

In an effort to keep airport rates & fees in step with the increased cost of providing service to our users, we are requesting your consideration to adopt a resolution setting a new airport fee schedule to include the following proposed rate adjustments to landing fees and aircraft rescue and firefighting (ARFF) fees. The modest increases proposed are needed to help offset the cost of providing facilities and service.

The survey & recording fee will help cover the costs for the airport to comply with the requirements of I.C. Title 54, chapter 12 and I.C. Title 55, Chapter 19. It is applicable for new ground leases issued after its adoption. The airport will contract with professional surveyors to create a legal description & prepare a Record of Survey and record same with the County Recorder's office.

Engineering

The fee for a new PI service installation is similar to a new water service installation. In the past, we have charged time and materials, but after researching the cost and analyzing what it typically costs the City, we are requesting to establish a flat fee to cover costs and make it part of our standard fees.

The wastewater fees are modified only to reflect the change from Utility Billing to Engineering to more accurately reflect the correct department.

The water meter fees are increased to accommodate the increase in supplies and parts passed through from suppliers.

The water main connection fees are increased to account for the increase in material costs to do those taps. The increase in cost is an average of the cost of each size of connection and the number of times we can resharpen the bits and reuse them. The cost of the larger diameter (4"-12") shell cutter style bits have gone up considerably. Shell cutters may last one tap or last 3-4 taps so the cost calculation is better made on average.

Parks

The motorized vehicle access fees were established in 2019 in Resolution #2019-004 and the keg deposit of $50 is included in City Code 3-7-2; these are added to the Master City-Wide fee schedule.

The motorized vehicle access fees pertaining to Shoshone Falls/Dierkes Lake are moved to Shoshone Falls/DL to more accurately reflect the correct budget line.

Police
The pawnshop employee fingerprinting fee is increased to reflect the actual cost to the City. The $10 is the cost to take the prints $33.25 is what the State charges us to run the checks

Utility Billing

The additional 95-gallon cart fee description was updated to match our policy of keeping the extra cart for a year. There has been some abuse on the option for carts, in which a citizen orders them for a couple of weeks or a month to clean up leaves or yard trash, then call to have them picked up. Requiring a 12-month commitment helps reduce the cost of picking up carts and the associated recordkeeping.

Bulk water usage is in reference to a bulk filling station by the Street Department building. The City uses it as well as others in which the water is metered. There's also a key to unlock it that we issue for a $150 deposit. Currently, the process is for commercial drivers to record the metered water going into their tanks throughout the month, then they convey that information to someone in their office, and that person calls Utility Services once a month to report the usage that is then billed. Compliance is very low because the process is cumbersome. City staff have researched and discussed putting a camera on the corner of the Street department building and monitoring usage, but the cost of the camera and cost of monitoring significantly outweighs the amount of revenue that comes in. Offering unlimited fill-ups would increase compliance and capture lost revenue from noncompliance. City

The renter deposit fee is an attempt to help recover costs for water usage that goes unpaid and is uncollectible by the City. For 2,000 gallons of consumption, the water cost, sewer cost, and sanitation charge would be $64.02 at a minimum and the average amount turned over to collections is $204.41. The deposit is only applicable to tenant accounts because the proportion of water usage that goes unpaid is most significantly in relation to tenant accounts. We refund the deposit after one year of good payment history.

The returned payment, and delinquent fees have not been increased at the City for over 25 years and the charges do not cover the additional cost for the extra time that City staff expend in conjunction with turn-offs and account management. City staff have spent considerable time compiling a list of similar charges throughout the state of Idaho and analyzing current costs incurred in relation to each of these. Currently, we have customers who pay their account quarterly because it's $0.80 a month to do so. In the meantime, we are sending out about 300 late payment notices a week and the added cost and supplies to mail these is significantly more than the $0.80 being charged.

Water mobile home parks is not currently a fee that the City of Twin Falls charges and is deleted from the Master City-Wide fee schedule.

The meter turn-on fees are split out to account for the turn-on of water by timely-paying citizens and additionally increased to account for the increased staff time to turn on water after turning off for delinquent payment. After analyzing water turn-offs, it is City staff's opinion that many of these can be avoided altogether. About 80% of those who have water turned off for non-payment will pay their account balance and have it back on within 24 hours, the rest within a matter of days. The resources they are using to pay their account after shut-off are a significant added cost to the City and we are requesting a fee to cover the added cost. Many times, City staff turn these off resulting from non-payment and then are immediately requested out again to the same location to turn the water back on after payment is

made due to the need for water. City staff has researched fees charged by other cities to determine what is in-line with other cities in Idaho and is requesting to separate the citizens with delinquent payments from regular-paying citizens and to additionally split out the repeat violations from the first violation to discourage the practice of requiring staff to come out to a location multiple times.

The following is a table charting the research that City staff has accumulated regarding these fees:

Cities	Returned Check Fee	Late Payment Fee	Turning Water on after a shut off for non-payment	Deposit
Neighboring				
Buhl	$20	10% of past due, minimum $15	$50, $100 for repeat offenders	$150
Burley (includes electrical)	$20	$12.5	$20	By Property $150-$700
Filer	$20	10% of past due	$20	$100
Jerome	$35	$30	$0	$120
Kimberly	$42	$20	$50	$200
Larger Idaho Cities				
Nampa	$20	10% of past due	$43	$150 after issues
Boise (Sewer and Trash)	$35	20% of past due	$75	$156
Pocatello	$20	3% of past due	$40	$150
Idaho Falls	$35	10% of past due	$25	$0
Caldwell	$15	$20	$35	$200 Tenant Only
Twin Falls - Current	$20	1% of past due	$10	$75 Tenant Only
Twin Falls - Proposed	**$25**	**10% of past due**	**$35/$70 for repeat offenders**	**$100 Tenant Only**

Approval Process:

The City Council must hold a public hearing on the proposed new and increased fees because the amounts to be charged are more than 105% of the last fees collected. After taking public input and comment, the Council will need to vote on the proposal. It will take a simple majority vote of the council to pass the fees, which will then be included in the City-wide master fee schedule.

Budget Impact:

The increased revenue is necessary to help fund increasing costs and operational expenses within the City of Twin Falls.

Regulatory Impact:

There is no regulatory impact.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends the Council adopt the proposed fees in the City-wide master fee schedule with an effective date of August 8, 2022.

Attachments:

1. 08-08-22 Exhibit B Master City-wide Fee Schedule
2. 08-08-22 Exhibit B Master City-wide Fee Schedule Footnotes
3. 08-08-22 Exhibit C Master City-wide Fee Schedule Changes

4. 08-08-22 Master City-wide Fee Schedule Resolution

Exhibit B

MASTER CITY-WIDE FEE SCHEDULE

Department	Description		Fee Amount	Fee Description
Airport	Private hangar land lease		$ 0.157	Per sq. ft., annual/ with CPI escalation adjust (see footnote Airport #1)
Airport	FBO land lease		$ 0.176	Per sq. ft., annual/ with CPI escalation adjust (see footnote Airport #1)
Airport	Commercial land lease		$ 0.176	Per sq. ft., annual/ with CPI escalation adjust (see footnote Airport #1)
Airport	Landing Fee (FAA 121, 135, or any acft over 12,500 lbs		$ 1.610	Each, per thousand lbs. MGLW, $12.80 min (see footnote Airport #2)
Airport	Airline terminal rates		$ 16.430	Per sq. ft., annual/ with CPI escalation adjust (see footnote Airport #1)
Airport	Restaurant		$ 704.520	Monthly with annual CPI escalation adjust (see footnote Airport #1)
Airport	Car rental rates		10%	Monthly % gross revenue, $25,000 MAG
Airport	Non-tenant car rental permit		$ 150.000	Annual (see footnote Airport #3)
Airport	ARFF (over 9 seats)		$ 82.350	Per hour, $82.35 minimum (see footnote Airport #4)
Airport	Fuel flowage		$ 0.090	Per gallon, monthly
Airport	Security charge		$ 20.000	Each, per hour of service (See footnote Airport #5)
Airport	Tie downs to FBO's, STD Size		$ 6.000	Monthly
Airport	Tie downs to FBO's, Over-Sized		$ 7.000	Monthly
Airport	Land lease survey and recording fee		$ 4,000.000	Land lease survey for County parcel recording (see footnote Airport #6)
Airport	Interest on past due		12%	Per annum, monthly
Airport	Parking violation, paid within 3 days		$ 35.000	
Airport	Parking violation, paid outside of 3 days		$ 50.000	
Airport	Parking violation, collection		$ 25.000	
Building	Building permit fee $1-$500		$ 22.000	Per application (see footnote Building #1)
Building	Building permit fee $501-$2,000		$ 22.000	For the first $500 + $2.75 for each add'l $100 or fraction thereof
Building	Building permit fee $2,001.00 to $25,000.00		$ 63.000	For the first $2k + $12.50 for each add'l $1k or fraction thereof
Building	Building permit fee $25,001-$50,000		$ 352.000	For the first $25k + $9 for each add'l $1k or fraction thereof
Building	Building permit fee $50,001 to $100,000		$ 580.000	For the first $50k + $6.25 for each add'l $1k or fraction thereof
Building	Building permit fee $100,001 to $500,000		$ 895.000	For the first $100k + $5 for each add'l $1k or fraction thereof
Building	Building permit fee $500,001 to $1,000,000		$ 2,855.000	For the first $500k + $4.25 for each add'l $1k or fraction thereof
Building	Building permit fee $1,000,001.00 and up		$ 4,955.000	for the first $1,000,000.00 + $2.75 for each add'l $1k or fraction thereof
Building	Commercial Plan Review Fee			65% of the building permit fee
Building	Residential Plan Review Fee			30% of the building permit fee
Building	Residential demolition permit		$ 22.000	
Building	Commercial demolition permit		$ 42.000	
Building	Permit to move a building		$ 42.000	
Building	Swimming pool permit		$ 50.000	
Building	Re-inspection fee		$ 50.000	
Building	Inspections for which no fee is specified		$ 42.000	Per hour, min 1/2 hour (see footnote Building #2)
Building	Inspection outside of business hours		$ 42.000	Per hour, min 2 hours (see footnote Building #2)
Building	Additional plan review fee		$ 50.000	For all changes, additions, or revisions requiring review
Building	Temporary certificate of occupancy		$ 1,000.000	refunded upon approved inspection of outstanding work items
Building	Use of outside consultant			Actual costs include administrative and overhead costs
Building	Mechanical, Electrical, and Plumbing residential permit 2,500 sq. ft.	(1 and 2 family dwellings) 0-	$ 120.000	Finished and unfinished, excluding garages and covered patios (see footnote Building #3)
Building	Mechanical, Electrical, and Plumbing residential permit 2,501-4,000 sq. ft.	(1 and 2 family dwellings)	$ 155.000	Finished and unfinished, excl. garages and covered patios (see footnote Building #3)
Building	Mechanical, Electrical and Plumbing residential permit 4,001+ sq. ft.	(1 and 2 family dwellings)	$ 200.000	Finished and unfinished, excl. garages and covered patios (see footnote Building #3)
Building	Mechanical, Electrical and Plumbing Other Installations		$ 50.000	Flat fee (see footnote Building #4)
Building	Mechanical, Electrical and Plumbing Commercial Permit $501 - $10,000		$ 60.000	Plus $.02 x project value (project value includes contract price of work plus value of owner supplied equipment and labor)
Building	Mechanical, Electrical and Plumbing Commercial Permit $10,001-$100,000		$ 260.000	(Project value - $10,000) x $.01) + base fee ($260) - (project value includes contract price of work plus value of owner supplied equipment and labor)
Building	Mechanical, Electrical and Plumbing Commercial Permit $100,001+		$ 1,160.000	(Project value - $100,00) x $.005) + base fee ($1,160) - (project value includes contract price of work plus value of owner supplied equipment and labor)
Building	Mechanical, Electrical and Plumbing requested inspection fee		$ 42.000	Per hour, 1/2 hour min
Building	Mechanical, Electrical and Plumbing re-inspection fee		$ 50.000	
Building	Mechanical, Electrical and Plumbing plan check fee		$ 42.000	Per hour, 1/2 hour min

Exhibit B

MASTER CITY-WIDE FEE SCHEDULE

Building	Small work permit	$	10.000	(see footnote Building #5)
Building	Work without permit - first violation fee	$	100.000	Or double the required permit fee - whichever is greater (see footnote Building #6)
Building	Work without permit - second violation fee	$	250.000	Or double the required permit fee - whichever is greater (see footnote Building #6)
Building	Work without permit - third violation fee	$	500.000	Or double the required permit fee - whichever is greater (see footnote Building #6)
Building	Work without permit - fourth and subsequent fee	$	1,000.000	Or double the required permit fee - whichever is greater (see footnote Building #6)
Code Enforcement	Animal permits small animal	$	2.000	
Code Enforcement	Animal permits large animal	$	5.000	
Code Enforcement	Duplicate dog tags	$	1.000	
Code Enforcement	Fines not paid within 45 days	$	25.000	In addition to parking ticket of $35 and $75
Code Enforcement	Kennel fees	$	100.000	Annual
Code Enforcement	Parking tickets	$	35.000	
Code Enforcement	Parking tickets if not paid within 3 days	$	50.000	
Code Enforcement	Vehicles, equipment, prohibited on property 1st violation	$	100.000	
Code Enforcement	Vehicles, equipment, prohibited on property 2nd violation	$	200.000	
Code Enforcement	Vehicles, equipment, prohibited on property 3rd and subsequent violations	$	300.000	
Code Enforcement	Watering violations through stage 2 first violation	$	40.000	
Code Enforcement	Watering violations through stage 2 second violation	$	80.000	
Code Enforcement	Watering violations through stage 2, third and subsequent violations	$	120.000	
Code Enforcement	Watering violations through stage 3 first violation	$	80.000	
Code Enforcement	Watering violations through stage 3 second violation	$	160.000	
Code Enforcement	Watering violations through stage 3 third and subsequent violations	$	240.000	
Code Enforcement	Weed/rubbish violations first violation	$	100.000	
Code Enforcement	Weed/rubbish violations second violation	$	200.000	
Code Enforcement	Weed/rubbish violations third and subsequent violations	$	300.000	
Engineering	Improvement reimbursement - application	$	200.000	Flat fee
Engineering	Improvement reimbursement - per lot	$	10.000	Per lot
Engineering	Improvement reimbursement for developments > 200 lots			Actual cost in time & materials
Engineering	Pressure Irrigation Service	$	1,290.520	Per lot
Engineering	Right-of-way permit	$	50.000	Flat fee
Engineering	Right-of-way permit, expiration penalty	$	15.000	Per day
Engineering	Subdivision review - preliminary plat	$	900.000	Flat fee
Engineering	Subdivision review - preliminary plat	$	25.000	Per lot
Engineering	Subdivision review - final plat	$	400.000	Flat fee
Engineering	Subdivision review - final plat	$	25.000	Per lot
Engineering	Subdivision review - conveyance plat	$	900.000	Flat fee
Engineering	Subdivision review - conveyance plat	$	25.000	Per lot
Engineering	Subdivision construction plan review - paving	$	75.000	Flat fee
Engineering	Subdivision construction plan review - paving	$	10.000	Per lot
Engineering	Subdivision construction plan review (3rd) - paving	$	5.000	Per lot
Engineering	Subdivision construction plan review - water	$	50.000	Flat fee
Engineering	Subdivision construction plan review - water	$	7.000	Per lot
Engineering	Subdivision construction plan review (3rd) - water	$	7.000	Per lot
Engineering	Subdivision construction plan review - sanitary sewer	$	50.000	Flat fee
Engineering	Subdivision construction plan review - sanitary sewer	$	7.000	Per lot
Engineering	Subdivision construction plan review (3rd) - sanitary sewer	$	7.000	Per lot
Engineering	Subdivision construction inspection	$	500.000	Flat Fee
Engineering	Subdivision construction inspection	$	25.000	Per lot
Engineering	Wastewater connection application industrial			Established by the City Council
Engineering	Wastewater connection application municipal permit			Established by the City Council
Engineering	Wastewater capacity fees			Connection to the WWTS
Engineering	Wastewater capacity - Single family	$	512.540	
Engineering	Wastewater capacity - Duplexes	$	408.470	Per dwelling unit
Engineering	Wastewater capacity - Mobile home	$	303.270	Per dwelling unit
Engineering	Wastewater capacity - Apartments	$	408.470	Per dwelling unit
Engineering	Wastewater capacity - Commercial, institution, and industrial capacity fee			Based on annual flows and strengths

Engineering	Wastewater capacity - Flow	$	3.411	Per 1,000 gallons
Engineering	Wastewater capacity - Biological Oxygen Demand (BOD)	$	1.356	Per pound
Engineering	Wastewater capacity - Total Suspended Solids (TSS)	$	1.376	Per pound
Engineering	Wastewater user charges group 1 - residential - single family			Use of wastewater collection and treatment system
Engineering	Water service permit - 1 inch water service	$	55.350	Assessed at subdivision construction plan approvals
Engineering	Water service permit - 1 1/2 inch water service	$	55.350	Assessed at subdivision construction plan approvals
Engineering	Water service permit - 2 inch water service	$	55.350	Assessed at subdivision construction plan approvals
Engineering	Water service permit > 2 inch			Fee determined by City Engineer
Engineering	Water service permit - nonstandard			Fee determined by City Engineer
Engineering	Water meter fee - 1 inch (Badger model #55)	$	389.400	Assessed with building permit
Engineering	Water meter fee - 1 1/2 inch (Badger model #120)	$	714.630	Assessed with building permit
Engineering	Water meter fee - 2 inch (Badger model #170)	$	952.670	Assessed with building permit
Engineering	Water service (complete) - 1 inch	$	2,507.440	Complete water service- mainline connection to meter
Engineering	Water service (complete) - 1 1/2 inch	$	3,377.880	Complete water service- mainline connection to meter
Engineering	Water service (complete) - 2 inch	$	3,940.450	Complete water service- mainline connection to meter
Engineering	Water service (complete) - > 2 inch			Fee determined by City Engineer
Engineering	Water service (complete) - nonstandard service size			Fee determined by City Engineer
Engineering	Water main connection - 1 inch tap	$	150.000	Connections to live water mains (tap by City crew)
Engineering	Water main connection - 1 1/2 inch tap	$	150.000	Connections to live water mains (tap by City crew)
Engineering	Water main connection - 2 inch tap	$	150.000	Connections to live water mains (tap by City crew)
Engineering	Water main connection - 4 inch tap	$	1,433.990	Connections to live water mains (tap by City crew)
Engineering	Water main connection - 6 inch tap	$	1,595.700	Connections to live water mains (tap by City crew)
Engineering	Water main connection - 8 inch tap	$	2,063.470	Connections to live water mains (tap by City crew)
Engineering	Water main connection - 10 inch tap	$	2,835.120	Connections to live water mains (tap by City crew)
Engineering	Water main connection - 12 inch tap	$	4,269.890	Connections to live water mains (tap by City crew)
Engineering	Water modeling - spot check	$	200.000	Spot check for static water pressure and fire flow
Engineering	Water modeling - proposed infrast. for new development			Fee determined by City Engineer
Engineering	Sewer modeling fee - proposed infrast. for new development			Fee determined by City Engineer
Engineering	Sewer service connection - permit	$	15.000	Processing the permit
Engineering	Sewer service connection inspection	$	90.000	Inspection of sewer service connection to main line
Fire	Blasting agents	$	25.000	
Fire	Blasting explosives	$	25.000	
Fire	Blasting bulk storage permit	$	100.000	
Fire	Daycare inspections	$	25.000	
Fire	Fireworks for public display permits	$	125.000	
Fire	Fire inspection reporting fee	$	30.000	Life safety systems, 3rd party reporting (LIV)
Fire	Fuel storage new installation	$	120.000	Inspections for above ground storage tanks
Fire	Fuel storage new installation above ground, under 1,100 gallons	$	50.000	
Fire	Fuel storage alter, modify, repair existing tank	$	50.000	
Fire	Fuel storage remove, abandon, place out of service	$	25.000	
Fire	Inspection of temporary firework stand	$	25.000	
Fire	Safe & sane firework application	$	25.000	
Fire	Temporary fireworks storage	$	100.000	
Fire	Tent structure permit	$	50.000	Over 400 sq. ft. or for an awning over 750 sq. ft.
General	Alcohol permit	$	20.000	Per day
General	Airport violations	$	300.000	
General	Auctioneer's license	$	25.000	Annual
General	Beer license	$	200.000	Draught beer and bottled or canned beer annual
General	Bench permit	$	50.000	
General	Burglar alarm systems 3rd false alarm	$	25.000	
General	Burglar alarm systems 4th false alarm	$	50.000	
General	Burglar alarm systems 5th false alarm	$	75.000	
General	Burglar alarm systems 6 and more	$	100.000	
General	Card room license fee	$	10.000	Each table
General	Commercial vending license fee	$	100.000	Annual

General	Copies per page	$	0.200	Per page over 100
General	Cost of disk	$	10.000	
General	Cutting a curb permit	$	10.000	
General	Going out of business license	$	25.000	
General	Jewelry auction sale permit	$	25.000	
General	Parade application	$	25.000	
General	Proposed wine application	$	50.000	Investigation and expense
General	Proposed wine application transfer	$	50.000	Investigation and expense
General	Solicitor's fee	$	25.000	Three months
General	Solicitor's bond	$	500.000	
General	Sound truck license	$	5.000	Per month
General	Sound truck license	$	20.000	Annual
General	Stopping, standing, parking violation, paid in 3 days	$	35.000	
General	Stopping, standing, parking violation, paid > 3 days	$	50.000	
General	Termination of beer license, consumed off premise	$	0.250	Bottle or canned beer only, % of license fee
General	Termination of beer license, consumed on premise	$	0.750	Bottle or canned beer only, % of license fee
General	Towing and storing (initial day)	$	4.000	Per day
General	Towing and storing (subsequent days)	$	1.000	Per day
General	Traffic violation	$	100.000	
General	Tree service license	$	25.000	
General	Wine license	$	200.000	Per retail license and each wine by the drink, annual
Golf	Adult single	$	565.000	
Golf	Adult couple	$	840.000	
Golf	Senior single	$	490.000	
Golf	Senior couple	$	765.000	
Golf	Each additional child	$	70.000	
Golf	Corporate up to 50 employees	$	5,000.000	Plus $100 for each add'l employee
Golf	Corporate up to 50 employees including spouses	$	7,500.000	Plus $150 for each add'l employee
Golf	College	$	315.000	
Golf	Junior	$	160.000	
Golf	Non-Resident	$	33.500	
Golf	Cart fees stored cart	$	265.000	
Golf	Cart fees haul on cart	$	185.000	
Golf	Cart fees locker	$	40.000	
Golf	Punch card - 10 rounds 9 holes	$	120.000	
Golf	Punch card - 10 rounds 18 holes	$	150.000	
Golf	Adult/senior 9 holes	$	16.000	
Golf	Adult/senior 18 holes	$	24.000	
Golf	Junior	$	10.000	
Golf	Specials twilight/rainy/windy	$	16.000	
Golf	Specials winter (nov-jan)	$	10.000	
Impact Fee	Impact fee - fire residential	$	969.980	Per dwelling unit. (see footnote Impact Fee #1)
Impact Fee	Impact fee - fire non-residential	$	0.480	Per sq. ft. (see footnote Impact Fee #1)
Impact Fee	Impact fee - police residential	$	242.760	Per dwelling unit. (see footnote Impact Fee #1)
Impact Fee	Impact fee - police non-residential	$	0.120	Per sq. ft. (see footnote Impact Fee #1)
Impact Fee	Impact fee - parks residential	$	1,683.890	Per dwelling unit. (see footnote Impact Fee #1)
Impact Fee	Impact fee - street single-family	$	1,477.950	Per dwelling unit. (see footnote Impact Fee #1)
Impact Fee	Impact fee - street multi-family	$	791.230	Per dwelling unit. (see footnote Impact Fee #1)
Impact Fee	Impact fee - street retail	$	3.280	Per sq. ft. (see footnote Impact Fee #1)
Impact Fee	Impact fee - street office	$	1.950	Per sq. ft. (see footnote Impact Fee #1)
Impact Fee	Impact fee - street industrial	$	0.600	Per sq. ft. (see footnote Impact Fee #1)
Impact Fee	Impact fee - street institutional	$	0.370	Per sq. ft. (see footnote Impact Fee #1)
IT	Aerial reproduction processing fee	$	18.000	(see Footnote IT #1-3)
IT	Aerial reproduction fee (1-99 .tif)	$	36.000	(see Footnote IT #1-3)
IT	Aerial reproduction fee (>100 .tif)	$	3,640.000	(see Footnote IT #1-3)

Parks	Band shell rental (initial day)	$	50.000	Per day
Parks	Band shell rental (subsequent days)	$	15.000	Per day
Parks	Court rental	$	4.000	Per hour, per court
Parks	Electrical outlets - all	$	50.000	Per day
Parks	Electrical outlet - one	$	5.000	Per day, per outlet
Parks	Keg deposit	$	50.000	Deposit for the use of a keg at a park
Parks	PA system rental	$	15.000	Per day
Parks	Replacement key (City parks)	$	30.000	
Parks	Shelter rental	$	25.000	7 hours
Parks	Table rental	$	10.000	Per 7 hr time block
Parks	Trash removal (over 500 people, over 3 hours)	$	20.000	Per hour for one employee
Parks	Trash removal (over 750 people, over 3 hours)	$	40.000	Per hour for two employees
Planning & Zoning	Annexation	$	1,200.000	
Planning & Zoning	Appeal or readvertisement at applicant's request	$	500.000	
Planning & Zoning	Certificate of appropriateness	$	100.000	
Planning & Zoning	Comprehensive plan amendment	$	1,500.000	
Planning & Zoning	Home occupation/oversized shed SUP (and appeal)	$	100.000	
Planning & Zoning	Investigation fee			Cost of investigation + cost of permit required
Planning & Zoning	Non-conforming building expansion permit	$	250.000	
Planning & Zoning	Non-conforming building expansion waiver	$	100.000	
Planning & Zoning	Publication costs			Publication costs
Planning & Zoning	PUD or ZDA modification	$	1,000.000	
Planning & Zoning	Rezone with PUD/ZDA	$	1,500.000	
Planning & Zoning	Rezone without PUD/ZDA	$	1,200.000	
Planning & Zoning	Sign - Impound Recovery Fee	$	25.000	
Planning & Zoning	Sign - Permanent with inspection	$	500.000	
Planning & Zoning	Sign - Permanent without inspection	$	100.000	
Planning & Zoning	Sign - Temporary	$	25.000	Per sign; per instance
Planning & Zoning	Sign - Temporary: for non-profit & non-commercial	$	-	
Planning & Zoning	Special use permit	$	500.000	
Planning & Zoning	Special use revocation	$	250.000	
Planning & Zoning	Vacation	$	700.000	
Planning & Zoning	Variance	$	500.000	
Planning & Zoning	Wireless communication facilities (admin)	$	500.000	
Planning & Zoning	Wireless communication facilities (SUP)	$	1,000.000	
Planning & Zoning	Zoning verification letter - PCR	$	250.000	
Planning & Zoning	Zoning title amendment	$	1,500.000	
Police	Fingerprinting services	$	10.000	For up to 2 cards per person
Police	Pawnshops, brokers, secondhand dealers license	$	500.000	Annual
Police	Pawnshops, brokers, secondhand dealers license	$	250.000	Semi-annual
Police	Pawnshops, brokers, secondhand dealers license	$	50.000	Dealers that purchase < 10 goods per month
Police	Pawnshops, brokers, secondhand dealers violation	$	300.000	
Police	Pawnshops employee fingerprint (new)	$	43.250	
Police	Private security service license employee (new/renewal)	$	50.000	
Police	Private security service license employee application	$	25.000	
Police	Private security service license employee admin (renewal)	$	15.000	
Police	Private security service license business (new/renewal)	$	50.000	
Police	Private security service license business admin (renewal)	$	15.000	
Police	Private security service license employee 3rd year (new/renewal)	$	50.000	
Police	Private security service license employee 3rd year admin (renewal)	$	15.000	
Police	Public records requests labor charge			Labor cost when over 2 hours
Police	Special event permit	$	25.000	
Police	Transient vendor FBI fingerprint license	$	43.250	
Pool	30 day passes family TF	$	62.000	
Pool	30 day passes family non TF	$	67.000	

Pool	30 day passes single TF	$	42.000	
Pool	30 day passes single non TF	$	47.000	
Pool	30 day passes 60 & older (TF)	$	39.000	
Pool	30 day passes 60 & older (non TF)	$	44.000	
Pool	300 Mile swim club pass holder	$	10.000	
Pool	300 Mile swim club non-pass holder	$	20.000	
Pool	Annual passes single TF	$	270.000	
Pool	Annual passes single non TF	$	320.000	
Pool	Annual passes family TF	$	470.000	
Pool	Annual passes family non TF	$	520.000	
Pool	Annual passes 60 & older (TF)	$	240.000	
Pool	Annual passes 60 & older (non TF)	$	290.000	
Pool	Birthday party	$	75.000	
Pool	CSI Rec Center - month only family TF	$	35.000	
Pool	CSI Rec Center - month only family non TF	$	39.000	
Pool	CSI Rec Center - month only single TF	$	20.000	
Pool	CSI Rec Center - month only single non TF	$	24.000	
Pool	CSI Rec Center - month only 60 & older (TF)	$	18.000	
Pool	CSI Rec Center - month only 60 & older (non TF)	$	22.000	
Pool	Daily admissions 2 years & under (with paying adult)	$	-	
Pool	Daily admissions 3-11 years	$	3.000	
Pool	Daily admissions 12-17 years	$	4.000	
Pool	Daily admissions 18-59 years	$	5.000	
Pool	Daily admissions 60 years & older	$	4.000	
Pool	Daily locker rental	$	2.000	
Pool	Hurricanes year around pass holder	$	45.000	
Pool	Hurricanes year around non-pass holder	$	65.000	
Pool	Hurricanes summer pass holder	$	85.000	
Pool	Hurricanes summer non-pass holder	$	115.000	
Pool	Kayak day	$	10.000	
Pool	Lane rental	$	25.000	
Pool	Lifeguard class pass holder	$	200.000	
Pool	Lifeguard class non-pass holder	$	250.000	
Pool	Lifeguard class with waterfront pass holder	$	250.000	
Pool	Lifeguard class with waterfront non-pass holder	$	300.000	
Pool	Lifeguard class Recertification pass holder	$	100.000	
Pool	Lifeguard class Recertification non-pass holder	$	125.000	
Pool	Lifeguard instructor pass holder	$	250.000	
Pool	Lifeguard instructor non-pass holder	$	300.000	
Pool	Monthly passes single TF	$	27.000	
Pool	Monthly passes single non TF	$	32.000	
Pool	Monthly passes family TF	$	47.000	
Pool	Monthly passes family non TF	$	52.000	
Pool	Monthly passes 60 & older TF	$	24.000	
Pool	Monthly passes 60 & older non TF	$	29.000	
Pool	Monthly personal storage locker TF	$	20.000	
Pool	Monthly personal storage locker non TF	$	25.000	
Pool	Pool rentals (per hour) 1-100 people	$	135.000	
Pool	Pool rentals (per hour) 101-300 people	$	25.000	Each add'l 25
Pool	Pool rentals (per hour) 301-500 people	$	15.000	Each add'l 25
Pool	Private swim lessons pass holder	$	75.000	
Pool	Private swim lessons non-pass holder	$	95.000	
Pool	Punch passes 3-11 years	$	45.000	
Pool	Punch passes 12-17 years	$	60.000	
Pool	Punch passes 18-59 years	$	75.000	

Pool	Punch passes 60 years & older	$	60.000	
Pool	Summer passes single TF	$	80.000	
Pool	Summer passes single non TF	$	95.000	
Pool	Summer passes family TF	$	140.000	
Pool	Summer passes family non TF	$	155.000	
Pool	Summer passes 60 & older TF	$	72.000	
Pool	Summer passes 60 & older non TF	$	87.000	
Pool	Swim lessons pass holder	$	40.000	
Pool	Swim lessons non-pass holder	$	55.000	
Pool	Swim meet rental winter	$	650.000	
Pool	Swim meet rental summer	$	1,000.000	
Pool	Water aerobic drop-in	$	8.000	
Pool	Water aerobic pass holder	$	25.000	
Pool	Water aerobic non-pass holder	$	45.000	
Pool	Water babies pass holder	$	20.000	
Pool	Water babies non-pass holder	$	30.000	
Pool	Water safety instructor pass holder	$	200.000	
Pool	Water safety instructor non-pass holder	$	250.000	
Pool	Youth aquatic pass holder	$	25.000	
Pool	Youth aquatic non-pass holder	$	35.000	
Recreation	Adult League Night Field Use - 6-11pm	$	84.800	
Recreation	Adult League Field Day Use	$	63.300	
Recreation	Tournament fees full day (> 6 hours)	$	53.000	
Recreation	Tournament fees half day (< 6 hours)	$	26.500	
Recreation	Tournament fees field preparation	$	37.100	
Recreation	Tournament fees hour cost of crew	$	31.800	
Recreation	Youth fees for league (non-city) day (max 5 hours)	$	42.400	
Recreation	Youth fees for league (non-city) night (5pm-11pm)	$	53.000	
Recreation	Youth fees for league (non-city) Cal Ripken partner	$	31.800	
Recreation	Youth sports in city	$	28.620	
Recreation	Youth sports out city	$	49.820	
Recreation	Skate rental	$	5.000	
Shoshone Falls/DL	Motorized vehicles other than buses	$	5.000	Per day
Shoshone Falls/DL	Motorized vehicles buses	$	20.000	Per day
Shoshone Falls/DL	Motorized vehicles school buses full of children	$	5.000	Per day
Shoshone Falls/DL	Motorized vehicles licensed by City, County, State and/or Fed Govt	$	-	No fee while on official business
Shoshone Falls/DL	Motorized vehicles maintenance and service of the City and utility co.	$	-	No fee while on official business
Shoshone Falls/DL	Motorized vehicles transporting a senior citizen w/America the Beautiful Senior Pass	$	-	No fee
Shoshone Falls/DL	Motorized vehicles transporting physically disabled	$	-	No fee
Shoshone Falls/DL	Motorized vehicles season pass	$	25.000	Per vehicle
Shoshone Falls/DL	Motorized vehicles coupon book	$	30.000	20 coupons
Utility Billing	Water monthly base rate	$	20.330	Includes first 2,000 gallons of water supplied
Utility Billing	Water monthly 3,000 to 150,000	$	1.972	Per thousand gallons
Utility Billing	Water monthly 151,000 to 10,000,000	$	0.901	Per thousand gallons
Utility Billing	Water monthly >10,001,000	$	0.649	Per thousand gallons
Utility Billing	Pressurized Irrigation - residential property - non-potable	$	0.002	Per sq. ft.
Utility Billing	Pressurized Irrigation - residential property - potable	$	0.002	Per sq. ft.
Utility Billing	Pressurized Irrigation - commercial property	$	0.002	20% of size in square feet
Utility Billing	Pressurized Irrigation - drip only	$	-	Pressurized irrigation is used for drip only. Offered through application.
Utility Billing	Pressurized Irrigation - processing fee	$	6.819	Per month, on "only PI" accounts; i.e. no potable water connection at the address
Utility Billing	Wastewater monthly user charges			Use of the wastewater collection and treatment system
Utility Billing	Wastewater Group I - residential - single family			
Utility Billing	Wastewater Group I - base rate	$	22.872	Use of the wastewater collection and treatment system
Utility Billing	Wastewater Group I - usage	$	0.601	Per thousand gallons of metered water usage for the first 12,000 gallons used each month

Utility Billing	Wastewater Group I - residential - multi-family, including duplexes, apartments, and mobile home parks			
Utility Billing	Wastewater Group 1 - base rate	$	18.542	Per dwelling unit. Use of the wastewater collection and treatment system
Utility Billing	Wastewater Group I - capital construction fee	$	2.235	
Utility Billing	Wastewater Group II - commercial - office buildings, hotels/motels (without restaurants), retail & wholesale (non-food), warehousing and light manufacturing, bars (without restaurants), car washes, laundromats, repair shops and gas stations			
Utility Billing	Wastewater Group II - base rate	$	22.872	Use of the wastewater collection and treatment system
Utility Billing	Wastewater Group II - usage	$	1.477	Per 1,000 gallons
Utility Billing	Wastewater Group III - commercial - hotels/motels (with restaurants), markets (including meat and produce), restaurants, bakeries (wholesale) and mortuaries			
Utility Billing	Wastewater Group III - base rate	$	22.872	Use of the wastewater collection and treatment system
Utility Billing	Wastewater Group III - usage	$	3.248	Per 1,000 gallons
Utility Billing	Wastewater Group IV - institutional - churches, hospitals, convalescent hospitals, elementary schools, high schools and colleges with the exception of elementary and other public schools			
Utility Billing	Wastewater Group IV - base rate	$	22.872	Use of the wastewater collection and treatment system
Utility Billing	Wastewater Group IV - usage - elementary school	$	0.360	Per pupil
Utility Billing	Wastewater Group IV - usage - other schools	$	0.654	Per pupil
Utility Billing	Wastewater Group IV - usage - all others	$	1.513	Per 1,000 gallons
Utility Billing	Wastewater Group V - industrial - all large volume and industrial process waste dischargers			
Utility Billing	Wastewater Group V - base rate	$	22.872	Use of the wastewater collection and treatment system
Utility Billing	Wastewater Group V - usage	$	0.601	Per 1,000 gallons
Utility Billing	Wastewater Group V - Biological Oxygen Demand (BOD)	$	0.266	Per pound
Utility Billing	Wastewater Group V - Total Suspended Solids (TSS)	$	0.261	Per pound
Utility Billing	Wastewater Group VI - City of Kimberly			
Utility Billing	Wastewater Group VI - base rate	$	22.872	Use of the wastewater collection and treatment system
Utility Billing	Wastewater Group VI - usage	$	0.601	Per 1,000 gallons
Utility Billing	Wastewater Group VI - Biological Oxygen Demand (BOD)	$	0.266	Per pound
Utility Billing	Wastewater Group VI - Total Suspended Solids (TSS)	$	0.261	Per pound
Utility Billing	Wastewater Group VI - capital recovery charge	$	1,040.279	
Utility Billing	Sanitation - single family residential 95-gallon cart	$	19.620	Garbage and recycling
Utility Billing	Sanitation - single family residential 65-gallon cart	$	17.290	Garbage and recycling
Utility Billing	Sanitation - single family residential 35-gallon cart	$	14.930	Garbage and recycling
Utility Billing	Sanitation - multi-dwelling 95-gallon cart	$	19.620	Garbage and recycling
Utility Billing	Sanitation - additional 95-gallon cart	$	3.000	Garbage and recycling - requires a 12 month commitment
Utility Billing	Bulk water usage - fire hydrant			Standard water rates
Utility Billing	Fee for hydrant meters	$	100.000	
Utility Billing	Bulk water usage - fill station	$	60.000	Per month fill station is open
Utility Billing	Fill station key deposit	$	150.000	Refunded upon return
Utility Billing	Relocation of PI service	$	160.000	
Utility Billing	Rock excavation			Determined by the Water Superintendent
Utility Billing	Incidental costs			Determined by the Water Superintendent
Utility Billing	Wastewater flow measuring device			User's expense for separate meter
Utility Billing	Commercial class sewer relief			Determined by the City Manager or designated rep.
Utility Billing	Water leak adjustments			Determined by the City Manager or designated rep.
Utility Billing	Meter turn-on (new service)	$	10.000	Processing the application and turning on water at existing meter each time the water is turned on
Utility Billing	Meter turn-on (after off for delinquent payment)	$	35.000	
Utility Billing	Meter turn-on (after off for delinquent payment) - after first violation	$	70.000	
Utility Billing	Service fee - after hours (repairs, on/off, etc)	$	80.000	Not for closing accounts
Utility Billing	Renter deposit	$	100.000	
Utility Billing	Returned payments	$	25.000	

Utility Billing	Delinquent accounts		10%	Percent of past due if over $2.00
Utility Billing	Water meter tampering fine	$	200.000	

MASTER CITY-WIDE FEE SCHEDULE FOOTNOTES

Depart.	Ref.	Footnote
Airport	1	Annual rent shall be subject to annual escalation on October 1 of each year. An annual change in the rent payment shall be directly proportional to the percent change in the Annual Consumer Price Index (CPI) for all urban consumers (CPI-U, U. S. City Average, all items, unadjusted basis, index base period (1982-84=100)).
	2	A landing fee shall be assessed for any aircraft operating under Federal Aviation Regulation Parts 121 or 135 or any aircraft with a maximum gross landing weight equal to or greater than 12,500 pounds.
	3	A charge shall be applied to process a permit for a non-tenant permit. The permits are valid for 12 months.
	4	The airport must provide additional ARFF (Aircraft Rescue/Firefighting) service for the scheduled arrival, planned diversion arrival, and/or departure of any aircraft with a seating capacity greater than 9 seats and carrying passengers on board. For arrivals, ARFF service begins 15 minutes prior to the aircraft estimated time of arrival and ends 15 minutes after all passengers are safely inside the terminal. For departures, ARFF service begins 15 minutes prior to scheduled passenger boarding and ends 15 minutes after actual time of departure. A single charge shall apply if the ARFF service time for any aircraft is a consecutive two hours or less from arrival to departure.
	5	The airport must provide additional security service for the departure of any commercial service or public charter aircraft with a seating capacity greater than 60 seats and carrying passengers on board. An exception is for diversion aircraft that stop for fuel only and do not board or re-board passengers. Security service begins fifteen minutes prior to the aircraft estimated time of arrival or passenger processing time, as applicable, and ends fifteen minutes after aircraft actual departure time. No-notice cancellations will be assessed for two hours of service.
	6	The survey & recording fee will help cover the costs for the airport to comply with the requirements of I.C. Title 54, chapter 12 and I.C. Title 55, Chapter 19. It is applicable for new ground leases issued after its adoption. The airport will contract with professional surveyors to create a legal description & prepare a Record of Survey and record same with the County Recorder's office.
Building	1	Applicants for building permit shall declare the project value of the work being performed on their building permit application. The project value is the total value of all construction work for which the permit is issued (including overhead and profit), as well as finished work, painting, roofing, mechanical, electrical, plumbing, owner supplied equipment, elevators, fire extinguishing systems, and other permanent equipment. The Building Official may require documentation to support the declared value if that value significantly varies from average construction values. For 1 and 2 family residential buildings, the declared value shall not be less than 20% or more than 20% than the average per square foot value of all 1 and 2 family homes permitted in Twin Falls during the prior fiscal year.
	2	Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.
	3	Mechanical, Electrical and Plumbing Residential – New Construction – Flat fee based on the entire floor area of the home including finished and unfinished basements, but excluding garages and covered patios. Separate permit required for each trade.

	4	Mechanical, Electrical and Plumbing – Other Installations - Including, but not limited to, temporary construction electrical service, change of residential electrical service, electrical wiring for installation of residential spas, hot tubs, hydro massage tubs, swimming pools, electric space heating, outline lighting, air conditioning, water/sewer installations, and electrical wiring for commercial installation of signs and outline lighting.
Building	5	Mechanical, Electrical, Plumbing Small work permit. Small work is defined as a job with total cost including material and labor that does not exceed five hundred dollars ($500.00). Small work does not include any job with a specifically designated fee in this resolution. Small work also includes, regardless of total cost, the installation of: Residential water heaters up to 100 gallons, water softeners and other single unit appliances, sprinkler system backflow prevention, bathroom exhaust fans, dryer ducts, and/or extension of forced supply and return ducts up to 25 feet in length.
	6	Permit fees are due upon commencement of work and must be paid prior to inspections being performed. The Building Official may assess an escalating penalty as established herein, for failure to obtain a permit and pay the required fees. Penalties are assessed in addition to the permit fee and must be paid prior to commencement of work and any inspections being done.
Impact Fee	1	On January 1, 2015, and on January 1 of each year thereafter in which an impact fee is in effect, the amount of the impact fee shall be automatically adjusted to account for inflation increases in the cost of providing police, fire, parks and recreation, and street public facilities to serve new development utilizing the municipal cost index as published by "American Cities And County Magazine". Nothing herein shall prevent the city from electing to maintain a then existing police, fire, parks and recreation, and street impact fee or from electing to waive the inflation adjustment for any given fiscal year, or years. Any such action to determine an inflation factor shall be by city council resolution. (Ord. 3074, 8-24-2014)
IT	1	EXEMPTIONS FOR CITY WORK: If the data is needed to perform work assigned to the contractor or consultants by the city, the city of Twin Falls may provide contractors or consultants electronic data at no charge under this chapter. Only the data for the area under contract will be provided.
	2	REPRODUCTION: All electronic data or related material provided by the city of Twin Falls may not be reproduced or resold to any person to whom the data is provided without the express written consent of the City of Twin Falls.
	3	DISCLAIMER: The GIS information is provided with the understanding that conclusions drawn from such information is solely the responsibility of the user. This GIS data is not a legal representation of any of the features depicted, and any assumption of the legal status of this data is hereby disclaimed. All utilities should be verified in the field.

In some settings the City collects fees on behalf of other agencies and those fees can change without notice. Those fees are not reflected in this resolution.

Exhibit C

MASTER CITY-WIDE FEE SCHEDULE CHANGES

Department	Description	Fee Amount	Fee Description	Changes	%
Airport	Private hangar land lease	$ 0.157	Per sq. ft., annual/ with CPI escalation adjust (see footnote Airport #1)	Increased from $0.15	4.67%
Airport	FBO land lease	$ 0.176	Per sq. ft., annual/ with CPI escalation adjust (see footnote Airport #1)	Increased from $0.168	4.76%
Airport	Commercial land lease	$ 0.176	Per sq. ft., annual/ with CPI escalation adjust (see footnote Airport #1)	Increased from $0.168	4.76%
Airport	Landing Fee (FAA 121, 135, or any acft over 12,500 lbs	$ 1.610	Each, per thousand lbs. MGLW, $12.80 min (see footnote Airport #2)	Increased from $1.54	4.55%
Airport	Airline terminal rates	$ 16.430	Per sq. ft., annual/ with CPI escalation adjust (see footnote Airport #1)	Increased from $15.69	4.72%
Airport	Restaurant	$ 704.520	Monthly with annual CPI escalation adjust (see footnote Airport #1)	Increased from $672.9	4.70%
Airport	ARFF (over 9 seats)	$ 82.350	Per hour, $82.35 minimum (see footnote Airport #4)	Increased from $78.8	4.51%
Airport	Fuel flowage	$ 0.090	Per gallon, monthly	Increased from $.08	12.50%
Airport	Land lease survey and recording fee	$ 4,000.000	Land lease survey for County parcel recording (see footnote Airport #6)		New fee
Engineering	Pressure Irrigation Service	$ 1,290.520	Per lot		New fee
Engineering	Wastewater connection application industrial		Established by the City Council	Changed dept. from Utility Billing	
Engineering	Wastewater connection application municipal permit		Established by the City Council	Changed dept. from Utility Billing	
Engineering	Wastewater capacity fees		Connection to the WWTS	Changed dept. from Utility Billing	
Engineering	Wastewater capacity - Single family	$ 512.540		Changed dept. from Utility Billing	
Engineering	Wastewater capacity - Duplexes	$ 408.470	Per dwelling unit	Changed dept. from Utility Billing	
Engineering	Wastewater capacity - Mobile home	$ 303.270	Per dwelling unit	Changed dept. from Utility Billing	
Engineering	Wastewater capacity - Apartments	$ 408.470	Per dwelling unit	Changed dept. from Utility Billing	
Engineering	Wastewater capacity - Commercial, institution, and industrial capacity fee		Based on annual flows and strengths	Changed dept. from Utility Billing	
Engineering	Wastewater capacity - Flow	$ 3.411	Per 1,000 gallons	Changed dept. from Utility Billing	
Engineering	Wastewater capacity - Biological Oxygen Demand (BOD)	$ 1.356	Per pound	Changed dept. from Utility Billing	
Engineering	Wastewater capacity - Total Suspended Solids (TSS)	$ 1.376	Per pound	Changed dept. from Utility Billing	
Engineering	Wastewater user charges group 1 - residential - single family		Use of wastewater collection and treatment system	Changed dept. from Utility Billing	
Engineering	Water meter fee - 1 inch (Badger model #55)	$ 389.400	Assessed with building permit	Increased from $355.08	9.67%
Engineering	Water meter fee - 1 1/2 inch (Badger model #120)	$ 714.630	Assessed with building permit	Increased from $670.08	6.65%
Engineering	Water meter fee - 2 inch (Badger model #170)	$ 952.670	Assessed with building permit	Increased from $873.84	9.02%
Engineering	Water service (complete) - 1 inch	$ 2,507.440	Complete water service- mainline connection to meter	Increased from $1,989.81	26.01%
Engineering	Water service (complete) - 1 1/2 inch	$ 3,377.880	Complete water service- mainline connection to meter	Increased from $2,987.22	13.08%
Engineering	Water service (complete) - 2 inch	$ 3,940.450	Complete water service- mainline connection to meter	Increased from $3,499.73	12.59%
Engineering	Water main connection - 4 inch tap	$ 1,433.990	Connections to live water mains (tap by City crew)	Increased from $1,233.99	16.21%
Engineering	Water main connection - 6 inch tap	$ 1,595.700	Connections to live water mains (tap by City crew)	Increased from $1,395.70	14.33%
Engineering	Water main connection - 8 inch tap	$ 2,063.470	Connections to live water mains (tap by City crew)	Increased from $1,863.47	10.73%
Engineering	Water main connection - 10 inch tap	$ 2,835.120	Connections to live water mains (tap by City crew)	Increased from $2,635.12	7.59%
Engineering	Water main connection - 12 inch tap	$ 4,269.890	Connections to live water mains (tap by City crew)	Increased from $4,069.89	4.91%
Parks	Motorized vehicles licensed by City, County, State and/or Fed	$ -	No fee while on official business	See Res #2019-004, updating master schedule	
Parks	Motorized vehicles maintenance and service of the City and uti	$ -	No fee while on official business	See Res #2019-004, updating master schedule	
Parks	Motorized vehicles transporting a senior citizen w/Golden Eagl	$ -	No fee	See Res #2019-004, updating master schedule	
Parks	Motorized vehicles transporting physically disabled	$ -	No fee	See Res #2019-004, updating master schedule	
Parks	Keg deposit	$ 50.000	Deposit for the use of a keg at a park	See City Code 3-7-2 , updating master schedule	
Police	Pawnshops employee fingerprint (new)	$ 43.250		Increased from $10.00	332.50%
Shoshone Falls/DL	Motorized vehicles other than buses	$ 5.000	Per day	Changed dept. from Parks	
Shoshone Falls/DL	Motorized vehicles buses	$ 20.000	Per day	Changed dept. from Parks	
Shoshone Falls/DL	Motorized vehicles school buses full of children	$ 5.000	Per day	Changed dept. from Parks	

Exhibit C

MASTER CITY-WIDE FEE SCHEDULE CHANGES

Shoshone Falls/DL	Motorized vehicles licensed by City, County, State and/or Fed	$	-	No fee while on official business	Changed dept. from Parks	
Shoshone Falls/DL	Motorized vehicles maintenance and service of the City and uti	$	-	No fee while on official business	Changed dept. from Parks	
Shoshone Falls/DL	Motorized vehicles transporting a senior citizen w/America the	$	-	No fee	Changed dept. from Parks	
Shoshone Falls/DL	Motorized vehicles transporting physically disabled	$	-	No fee	Changed dept. from Parks	
Shoshone Falls/DL	Motorized vehicles season pass	$	25.000	Per vehicle	Changed dept. from Parks	
Shoshone Falls/DL	Motorized vehicles coupon book	$	30.000	20 coupons	Changed dept. from Parks	
Utility Billing	Sanitation - additional 95-gallon cart	$	3.000	Garbage and recycling - requires a 12 month commitment	Increased from $2.50	20.00%
Utility Billing	Bulk water usage - fill station	$	60.000	Per month fill station is open		New fee
Utility Billing	Renter deposit	$	100.000		Increased from $75.00	33.33%
Utility Billing	Returned payments	$	25.000		Increased from $20.00	25.00%
Utility Billing	Delinquent accounts		10%	Percent of past due if over $2.00	Increased from 1% per month, updated description	900%
Utility Billing	Water monthly mobile home parks, trailer parks, trailer & tourist camps			Charged in accordance with the standard Ind. residents rates, every 2 spaces for living unit parking shall be defined as the equivalent of 1 ind residence	Deleted	
Utility Billing	Meter turn-on (after off for delinquent payment)	$	35.000		Split out from Meter turn-on service and increased from $10 for delinquent payment	250%
Utility Billing	Meter turn-on (after off for delinquent payment) - after first violation	$	70.000		Split out from Meter turn-on service and increased from $10 for delinquent payment	600%

RESOLUTION NO. 2022-011

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, PROPOSING NEW FEES AND AMENDING THE CITY'S MASTER FEE SCHEDULE.

Section 1: Proposed New Fees and Proposed Fee increase in excess of five percent (5%).

WHEREAS, Pursuant to Idaho Code Sections 63-1311 and 63-1311A the City would like to establish new fees and increase certain fees by more than five percent (5%); and,

WHEREAS, Pursuant to Idaho Code Section 63-1311A the City must hold a public hearing prior to approving a new fee or a fee increase in excess of five percent (5%); and,

WHEREAS, Notice of the Public Hearing was properly given pursuant to Idaho Code Section 63-1311A; and,

WHEREAS, Attached hereto and incorporated herein as Exhibit A is a list of all proposed new fees and proposed fee increases in excess of five percent (5%).

Section 2: Proposed Master Fee Schedule

WHEREAS, Attached hereto and incorporated herein as Exhibit B is the Master Fee Schedule, with proposed amounts.

WHEREAS, The City would like to repeal all other fee resolutions that are inconsistent with this Resolution.

WHEREAS, Attached hereto and incorporated herein as Exhibit C is a list of all changes made as part of the new Master Fee Schedule regardless of the amount.

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

Section 1: That the proposed new fees and fee increases listed in Exhibit A are approved.

Section 2: That the Master Fee Schedule, attached as Exhibit B, is approved and that all prior resolutions or parts thereof inconsistent with this Resolution are repealed.

PASSED BY THE CITY COUNCIL _____, 2022.
SIGNED BY THE MAYOR _____, 2022.

_____
MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

Date: Monday, August 8, 2022

To: Planning and Zoning Commission

From: Ian Zollinger, City Planner

ACTION ITEM

Request:

Request for approval on the annexation and appropriate Zoning District of Open Space (OS) for 9 (+/-) acres of property located at 350 Blue Lakes Boulevard South c/o the City of Twin Falls. (PZ21-0178)

Time Estimate:

15 Mintues for Presentation from Staff.

Background:

This application is for a request to annex approximately 9.02 (+-/-) acres into the city limits with a designation of Open Space.

Approval Process:

Per City Code 10-15-1 Prior to annexation of an unincorporated area, the council shall request and receive a recommendation from the commission on the proposed plan and zoning ordinance changes for the unincorporated area.

Per City Code 10-15-2 The council, prior to adoption, amendment or repeal of the plan or zoning ordinance, shall conduct at least one public hearing using the same notice and hearing procedures as the commission.

Budget Impact:

N/A

Regulatory Impact:

Annexation of this property will affect the regulations by which this property is enforced. It will, if annexed, fall under all regulatory policies of the City of Twin Falls.

History:

Per City and County records, the subject property has been historically used for Open Space. The subject property is currently utilized as natural park land and is maintained by the City Parks Department.

On July 12th, 2022 the Planning and Zoning Commission forwarded a recommendation on the appropriate Zoning District of "Open Space" by a vote of 4-0.

Analysis:

Comprehensive Plan Compliance:

The Comprehensive Plan " 2016 Grow with Us" designates this property as Opening Space. Staff has determined that this request complies with the Comprehensive Plan.

Analysis:

The applicant is requesting the subject property be annexed into the city for the purpose of allowing other properties to be contiguous to City Limits.
The applicant is requesting a zoning designation of OS when the subject property is annexed into the City.

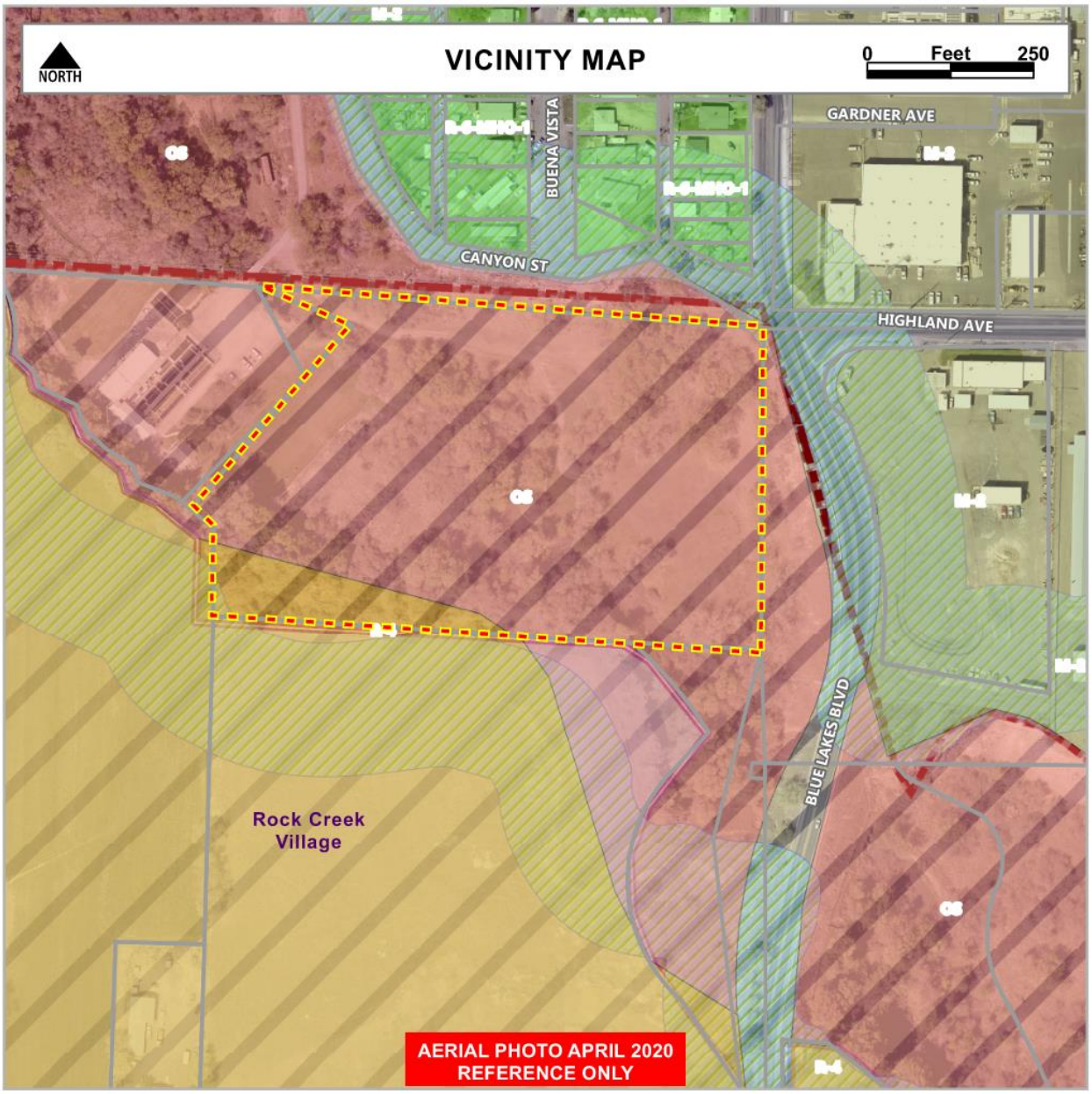
Conclusion:

This City Council is tasked to decide whether the subject property shall be annexed into the city with the recommended zoning designation of Open Space.

The Council may approve the request as presented, approve with conditions, deny the request, or table the item for additional information to be provided.

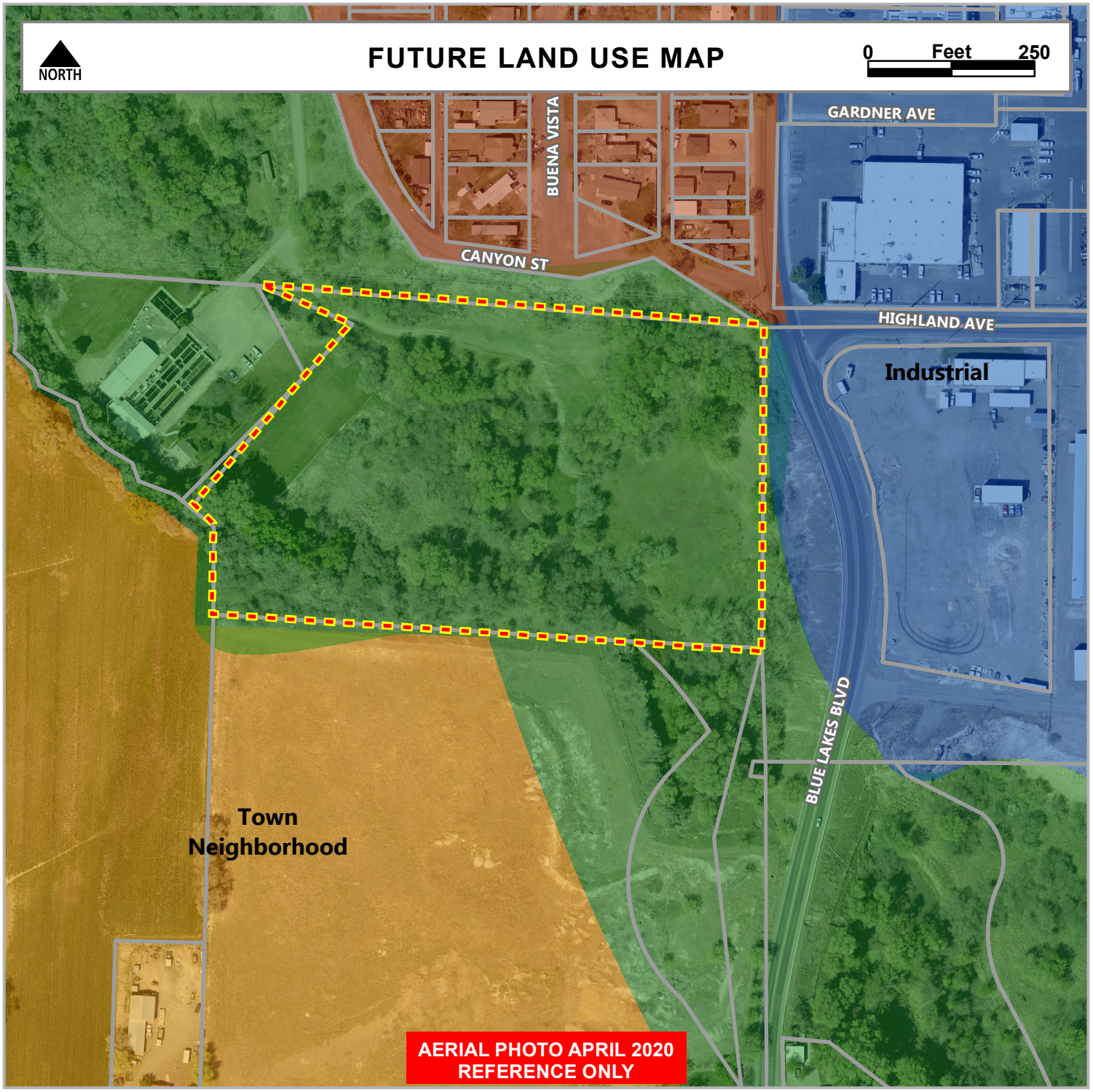
Attachments:

1. Vicinity Map
2. Future Land Use Map
3. 20220712 PZC minutes final



Current Zoning: Open Space	**Existing Land Use:** Vacant/ Undeveloped
Comprehensive Plan: Open Space	**Proposed Land Use:** Open Space
Surrounding Zoning Designations & Land Use(s)	
North: R-6/ OS: Residential/ Open Space	**East: OS/ M-2:** Industrial
South: R4 : Residentia/ Vacant/ Undeveloped	**West: OS:** CSI Fish Hatchery
Applicable Regulations	

10-1-4, 10-4-11, 10-15



- Commercial
- Industrial
- Open Space
- Town Neighborhood

Twin Falls Planning & Zoning Commission
Minutes

Tuesday, July 12, 2022, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members -
City Limits: Craig Kelley, Chairperson; Carolyn Bolton, Vice-Chair; Shelley McEuen; Todd Rambur; Cortney Campbell; Marilu Perez
Area of Impact: David Detweiler

1) **Confirmation of Quorum/Call Meeting to Order**
Chairman Kelley called the meeting to order at 6:02 pm
A quorum was present.

Members Present: Kelley, Bolton, Rambur, Campbell
Staff Present: Spendlove, Strickland, Zollinger, Schuerman, Ebersole

2) **Consent Calendar**
MOTION: Vice Chair Bolton moved to approve the Consent Calendar, as presented.
Commissioner Campbell seconded the motion.

Unanimously Approved by a vote of 4 to 0.

a) Approval of minutes from the following meeting: June 28, 2022

3) **Items of Consideration** - None

4) **Public Hearings**

a) Request for a recommendation to City Council on the appropriate Zoning District for 9 (+/-) acres of property, proposed to be Annexed, located at 350 Blue Lakes Boulevard South c/o the City of Twin Falls. (PZ21-0178)

Staff Presentation:
City Planner Zollinger presented the request for a recommendation to City Council on the appropriate Zoning District for 9 (+/-) acres of property, proposed to be Annexed, located at 350 Blue Lakes Boulevard South c/o the City of Twin Falls. (PZ21-0178)

§10-15-2: Annexation
The Commission shall conduct at least one public hearing, to send a recommendation to City Council for the proposed plan and zoning designation. Interested persons shall have an opportunity to be heard at the Commission and Council hearings. The Planning & Zoning Commission hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

Per City and County records, the subject property has been historically used for Open Space. The subject

property is currently utilized as natural park land and is maintained by the City Parks Department.

Comprehensive Plan Compliance:
The Comprehensive Plan " 2016 Grow with Us" designates this property as Opening Space. Staff has determined that this request complies with the Comprehensive Plan.

Analysis:
The applicant is requesting the subject property be annexed into the city for the purpose of allowing other properties to be contiguous to City Limits.
The applicant is requesting a zoning designation of OS when the subject property is annexed into the City.

The Commission is tasked with making a recommendation to the City Council on the zoning designation being requested by the applicant. The Commission's recommendation may be to, approve the request as presented, request a different zoning designation, or table the request in order to acquire additional information.

Applicant Presentation:
Planning and Zoning Director Spendlove, City of Twin Falls, representing owner, stated the city has no issue with annexing this property. He stated Open Space is the appropriate zone for this property. He stated the Parks Dept. will continue to maintain property, as a as city park.

PZ/Questions & Comments: none

Public Hearing: Opened
Gale Merrick, stated this property is just a stepping stone to next item on agenda. He does not believe he was properly noticed, and that this property is a necessary element to next application.
Public Hearing: Closed

Discussions Followed:

- Commissioner Rambur is okay with request.
- Chairman Kelley is okay with the request.
- Vice Chair Bolton asked for clarification on the zoning.
- City Planner Zollinger clarified the zoning of open space, as it is now.
- Planning and Zoning Director Spendlove clarified what the recommendation to city council.
- Chairman Kelley stated it is maintained by the Parks Dept. and the commission is only focused on this property with this application.
- Vice Chair Bolton stated she is in favor of the property remaining Open Space.

MOTION: Vice Chair Bolton moved to approve the request for a recommendation to City Council on the appropriate Zoning District for 9 (+/-) acres of property, proposed to be Annexed, located at 350 Blue Lakes Boulevard South c/o the City of Twin Falls. (PZ21-0178), as presented, with staff recommendations.
Commissioner Rambur seconded the motion.

Unanimously Approved by a vote of 4 to 0.

b) Request for a recommendation to City Council on the appropriate Zoning District Change and Zoning Map Amendment from R-4 to R-4 ZDA CRO for 13 (+/-) acres of property, proposed to be Annexed, located at 831 Park Avenue c/o Mark Russell on behalf of Idahome Development Co., LLC. (PZ22-0093)

Staff Presentation:
City Planner Zollinger presented the request for a recommendation to City Council on the appropriate Zoning District Change and Zoning Map Amendment from R-4 to R-4 ZDA CRO for 13 (+/-) acres of property, proposed to be Annexed, located at 831 Park Avenue c/o Mark Russell on behalf of Idahome Development Co., LLC. (PZ22-0093)

Per Twin Falls City Code 10-6-1.7(E), Approval of a ZDA shall be based on the following standards:
The proposed uses shall not be detrimental to any surrounding uses, nor shall they be detrimental to the health, safety and general welfare of the public.

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

The underlying zoning district and the conceptual development plan shall conform to the comprehensive plan.

Existing and/or proposed streets and utility services must be suitable and adequate for the proposed development.

The property was zoned Rock Creek Village PUD but an agreement between the original developer and the City was never signed.

Comprehensive Plan Compliance:
The 2016 Comprehensive Plan " Grow With Us" designates this area as Town Neighborhood/Open Space. Staff has determined this request is in compliance with the 2016 Comprehensive Plan.

Analysis:
The applicant is requesting a Zoning Development Agreement with the R-4, Residential, and the Canyon Rim Overlay District with deviations to the code.

The applicant is proposing to allow for attached dwelling (zero lot line townhomes) in groupings of three (3) or more. The site will contain 20 buildings equaling 136 residential units within 13 acres.

The applicant is requesting to have a minimum lot size of 1,000 sf and for each lot to have a one hundred (100%) lot occupancy.

Regarding setbacks, the applicant is requesting that no setbacks be required for residential lots, the dwellings would be able to be constructed up to the property line. There will be a building setback of 20' to the boundary of the development.

The applicant is requesting the minimum lots width be a minimum of 20' and a minimum width of 50'.

All other requirements related to the development and construction of the property not specified within the ZDA will follow City Code as it applies.

As stated above, the applicant is requesting a Zoning Development Agreement which allows them to develop in a different way than what is permitted within the City Code. The requested number of dwelling units, 136, is similar to the number of dwelling units permitted under the R4 District. Making some changes to the R-4 Zoning district and allowing attached dwelling units on smaller lots allows for a more efficient use of open space throughout the development.

Conclusion:

Upon conclusion, should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Applicant Presentation:
Matt Hatfield, Cole Architects, applicant representative, presented the request for a recommendation to City Council on the appropriate Zoning District Change and Zoning Map Amendment from R-4 to R-4 ZDA CRO for 13 (+/-) acres of property, proposed to be Annexed, located at 831 Park Avenue. He stated this project will help provide needed housing with growth, while maintaining green space.

PZ/Questions & Comments:

- Chairman Kelley asked why this property was chosen for this project.
- Mr. Hatfield stated the client requested this property for this project.
- Chairman Kelley asked if the company has done this type of project before.
- Mr. Hatfield stated they have done these types of projects in over 20 states.
- Commissioner Rambur asked if any of those requests have been declined.
- Mr. Hatfield stated no projects have been denied. He stated this project will bring opportunity for property ownership in time, as these are platted as individual lots. He stated the buyer can buy a unit as a separate single-family dwelling.
- Commissioner Rambur asked staff the maximum number of units could be built on property as R-4 zoning.
- City Planner Zollinger answered with current R-4 zoning, the minimum lot size 4000 square feet. This property would be allowed 141 outright permitted units. He stated the applicant is asking for 136 units.
- Vice Chair Bolton asked for clarification on the applicant asking for less units than is outright permitted.
- City Planner Zollinger stated it is the same density as presented.
- Planning and Zoning Director Spendlove stated until the plat is presented, staff can't give the definite impact this project will have on surrounding neighborhoods. He stated the recommendation to Council is for the appropriate zoning of the property.

Public Hearing: Opened

- Gale Merrick, citizen, stated he is opposed to this request. He stated his concern for more traffic congestion. He stated he lives across the street, and this request has a direct impact to him. He stated his concern on the wording of the notice, and the identification of the applicant.
- James Schwartz, citizen, stated he is opposed to this request. He asked about impact studies, with added traffic and infrastructure. He stated he would like the community involved in the decision making.
- Glenda Kinneman, is opposed to this request. She stated her concern for traffic, congestion and believes this is too much for the area.
- City Planner Zollinger clarified the minimum lot size in R-4 is 4000 square feet and how he got to the maximum density number. He stated that dependent on topography, could make changes. infrastructure will be laid out at platting.
- Planning and Zoning Director Spendlove clarified lot sizes to the west of this property. He stated the R-4 zoning code was adopted in 1981. He stated, if approved, the plat cannot make changes to this proposal in regard to increaseed density, height, coverage, reduce parking ratio, setbacks at boundary, open space. The ZDA cannot change when the building permit is submitted; they must stick to plan.
- Vice Chair Bolton asked about the ZDA being in someone else's name that is not on the notice.

- Planning and Zoning Director Spendlove stated believes it is an error by applicant. The error does not change who the applicant is on this request, as it is adraft ZDA.

Public Hearing: Closed

Discussions Followed:

- Chairman Kelley reiterated what is being decided by the commission tonight.
- Vice Chair Bolton stated her concern the ZDA draft not being correct. She stated her concern with density and infrastructure. She likes the affordable housing option. She stated she is not comfortable with approving request.
- Commissioner Rambur stated he isn't sure the traffic will change. He likes the affordable housing, close to a school.
- Commissioner Campbell asked for clarification on the applicant.
- Commissioner Rambur stated they are voting on the zoning on the ZDA.
- Planning and Zoning Director Spendlove stated the ZDA will be reviewed by the by the city attorney for corrections.

Public Hearing Reopened

- Mr. Hatfield clarified that Mark Russell is the applicant.
- Gale Merrick, citizen, asked if Mark Russell is the owner of the property.
- Mr. Hatfield confirmed that Mark Russell is the owner.

Public Hearing Closed

Discussion Continued:

- Commissioner Campbell stated open space all over Twin Falls is being addressed. She is happy with the home ownership opportunity. She is okay with request, as is.
- Vice Chair Bolton stated she is satisfied with ownership clarification. She is ok with request and zone request.
- Chairman Kelley believes the project fits with the Comprehensive Plan. He stated he likes the affordable housing and ownership option, as believes the use is the same as surrounding areas. He stated they are to focus on what is in front of them right now.
- Commissioner Rambur stated as the rules and laws lie, he is okay with request.
- Commissioner Campbell asked about how the public can get more information.
- Chairman Kelley stated they can contact staff and more notices will go out for the City Council meeting.

MOTION: Commissioner Campbell moved to approve the request for a recommendation to City Council on the appropriate Zoning District Change and Zoning Map Amendment from R-4 to R-4 ZDA CRO for 13 (+/-) acres of property, proposed to be Annexed, located at 831 Park Avenue c/o Mark Russell on behalf of Idahome Development Co., LLC. (PZ22-0093), as presented, with staff recommendations. Commissioner Rambur seconded the motion.

Unanimously Approved by a vote of 4 to 0.

c) Request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at 1899 Stadium Boulevard c/o Tilson Technology Management on behalf of TDS Metrocom, LLC. (PZ22-0104)

Staff Presentation:

City Planner Strickland presented the request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at 1899 Stadium Boulevard c/o Tilson Technology Management on behalf of TDS Metrocom, LLC. (PZ22-0104)

Per City Code 10-13-2-2 The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard with regards 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:

- Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- 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.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- 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.
- 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.
- 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 production of traffic, noise, smoke, fumes, glare or odors.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

The proposed site is located in Cascade Park. The City has owned and maintain this park for a number of years, there is no additional significant zoning history to report for this property.

The property is zoned OS; Open Space per City Code 10-4-11 a special use permit is required for a utility-owned structure greater than three (3) feet aboveground on property located within this zone.

The 2016 Comprehensive Plan; "Grow With Us" designates this area as Town Neighborhood, characteristics of this designation is residential, clustered development and open space, the request is to allow for a utility cabinet to make fiberoptic services available to the surrounding residential area. Staff has determined the proposed use is compatible with the comprehensive plan. This is a request to allow for the land use it is not a permit for installation of the cabinet. Prior to installation, the applicant will need to ensure the cabinet is installed within a recorded easement and should coordinate with the property owner when and where the cabinet will be installed. This request is associated with a large project proposed to take place within the City's right of way in order for Tilson/TDS to provide fiberoptic services throughout the city. The installation of the utility cabinet is necessary to house the equipment used to provide the service. The special use permit process allows the commission the opportunity to look at the location proposed and address any visual impacts or additional impacts that may need to be mitigated. The staff has reviewed the request, there are other utility service cabinets throughout the city and located within the vicinity that has not generated public room concern. Staff has not identified any

possible impacts associated with the proposed location of the cabinet.

Upon conclusion, should the Commission approve the request as presented, staff recommends the following:
1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Applicant Presentation:
Todd Naylor, applicant, presented the request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at 1899 Stadium Boulevard. He explained the maintenance processes of the utility boxes.

PZ/Questions & Comments:

- Commissioner Bolton asked the property ownership.
- City Planner Strickland stated the property is city owned.
- Commissioner Campbell asked about maintenance agreement of the utility boxes.
- Planning and Zoning Director Spendlove explained the process for city property.
- Commissioner Campbell asked how many boxes will be in town.
- City Planner Strickland stated 10 boxes in total in the city.

Public Hearing: Opened and closed without input

Discussions Followed: no concerns

MOTION: Vice Chair Bolton moved to approve the request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at 1899 Stadium Boulevard c/o Tilson Technology Management on behalf of TDS Metrocom, LLC. (PZ22-0104), as presented, with staff recommendations.
Commissioner Rambur seconded the motion.

Unanimously Approved by a vote of 4 to 0.

d) Request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at 1231 Washington Street North c/o Tilson Technology Management on behalf of TDS Metrocom, LLC. (PZ22-0105)

Staff Presentation:
City Planner Strickland presented the request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at 1231 Washington Street North c/o Tilson Technology Management on behalf of TDS Metrocom, LLC. (PZ22-0105)

Per City Code 10-13-2-2 The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard with regards 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:

- Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- 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.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- 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.
- 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.
- 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 production of traffic, noise, smoke, fumes, glare or odors.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

The proposed site is located on the west side boundary of the property, aka the First Nazarene Church. There is no further significant zoning history to report about this property.

The property is zoned R-4; Residential Medium Density District Per City Code 10-4-5 a special use permit is required for a utility-owned structure greater than 3 feet aboveground. The 2016 Comprehensive Plan; "Grow With Us" designates this area as Town Neighborhood and Neighborhood Commercial characteristics of these designations include residential, clustered development, open space with commercial that provides supporting services on a small scale for the surrounding neighborhood.

The request is to allow for a utility cabinet to make fiberoptic services available to the surrounding residential area therefore staff has determined the proposed use is compatible with the comprehensive plan. This is a request to allow for the land use it is not a permit for installation of the cabinet. Prior to installation, the applicant will need to ensure the cabinet is installed within a recorded easement and should coordinate with the property owner when and where the cabinet will be installed. This request is associated with a large project proposed to take place within the City's right of way in order for Tilson/TDS to provide fiberoptic services throughout the city. The installation of the utility cabinet is necessary to house the equipment used to provide the service. The special use permit process allows the commission the opportunity to look at the location proposed and address any visual impacts or additional impacts that may need to be mitigated. The staff has reviewed the request, there are other utility service cabinets throughout the city and located within the vicinity that has not generated public room concern. Staff has not identified any possible impacts associated with the proposed location of the cabinet.

Upon conclusion, should the Commission approve the request as presented, staff recommends the following:
1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Applicant Presentation:
Todd Naylor, applicant, presented the request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at 1231 Washington Street North. He explained the maintenance processes of the utility boxes.

PZ/Questions & Comments: none

Public Hearing: Opened and closed without input

Discussions Followed: without concerns

MOTION: Vice Chair Bolton moved to approve the request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at 1231 Washington Street North c/o Tilson Technology Management on behalf of TDS Metrocom, LLC. (PZ22-0105), as presented, with staff recommendations.
Commissioner Campbell seconded the motion.

Unanimously Approved by a vote of 4 to 0.

e) Request for a Special Use Permit to allow for an indoor recreation facility located on property at 260 2nd Avenue South c/o Don Sawyer on behalf of Blast Masters LLC. (PZ22-0108)

Staff Presentation:
City Planner Strickland presented the request for a Special Use Permit to allow for an indoor recreation facility located on property at 260 2nd Avenue South c/o Don Sawyer on behalf of Blast Masters LLC. (PZ22-0108)

This property was a veterinary clinic known as "A Pets Place". It is located within the Warehouse Historic District and is a non-contributing building. There is no significant zoning history related to this property. The property is zoned CB; Central Business, P1 Parking Overlay per City Code 10-4-7 a special use permit is required for an indoor recreation facility. The 2016 Comprehensive Plan "Grow With Us" designates this area as Downtown. The characteristics associated with this designation include land uses such as retail, office, entertainment and residential.

The property is located along a large avenue constructed to handle large amounts of traffic. The property is also located in the P-1 Parking Overlay therefore onsite parking is not required. However, there are several public parking areas nearby to accommodate the groups of customers during business hours of operation and this should minimize the impact to the area.

Being an entertainment type business, the hours of operation are generally outside of the typical hours of operations for this area. The noise impact from the nerf arena is expected to be minimal, and remain within the building as the adjoining walls are made of brick and the business plan is to keep the nerf area opposite this adjoining wall.

This area of the city is gradually changing and has become a more diverse combination of businesses, such as new restaurants, mixed development and entertainment. Staff has determined this will be a good addition to the area and is compatible with the comprehensive plan.

Upon conclusion, should the Commission approve the request as presented, staff recommends the following:
1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to

comply with applicable City Codes and standards.

Applicant Presentation:
Don Sawyer, applicant, presented the request for a Special Use Permit to allow for an indoor recreation facility located on property at 260 2nd Avenue South. He addressed where parking is located and explained that the parents to sign a waiver and are expected to monitor their children. He addressed noise impact and explained the floor plan and how to mitigate sound. He stated their hours of operation are after standard business hours.

PZ/Questions & Comments:

- Commissioner Campbell asked about the traffic concern being on the corner.
- Vice Chair Bolton asked the number of staff on site.
- Commissioner Campbell asked about a crosswalk or flags at the corner.
- Planning and Zoning Director Spendlove stated 2nd Avenue South is a state road, and the city has no authority to put in a crosswalk. He stated the traffic light at Shoshone Street does help with gaps in traffic to help with time to cross the street and per state code every intersection is a crosswalk.

Public Hearing: Opened and closed without input

Discussions Followed: without concerns

MOTION: Commissioner Campbell moved to approve the request for a Special Use Permit to allow for an indoor recreation facility located on property at 260 2nd Avenue South c/o Don Sawyer on behalf of Blast Masters LLC. (PZ22-0108), as presented, with staff recommendations.
Commissioner Rambur seconded the motion.

Unanimously approved by a vote of 4 to 0.

5) Upcoming Meeting(s)

a) Tuesday, July 26, 2022

6) Adjournment
The meeting adjourned at 07:31 PM

Kelli Ebersole
Kelli Ebersole, Technician

Date: Monday, August 8, 2022

To: Honorable Mayor and City Council

From: Ian Zollinger, City Planner

ACTION ITEM

Request:

Request for an Annexation and appropriate Zoning District Change and Zoning Map Amendment from R-4 to R-4 ZDA CRO for 13 (+/-) acres of property, located at 831 Park Avenue c/o Gravitas Real Estate Holdings, LLC formerly known as Idahome Development Co., LLC. (PZ22-0093)

Time Estimate:

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

Background:

The property is currently zoned R-4 CRO and Rock Creek Village PUD and is within the area of impact. The City Council approved the property to be zoned Rock Creek Village PUD but the agreement was never signed.

This annexation process began with the Biggs Estate being owners of the property. Throughout the ensuing months the property has transferred ownership from Biggs to Idahome Development Co LLC and then recently to Gravitas Real Estate Holdings, LLC. All required ownership documents have been submitted to City Staff.

Approval Process:

Per City Code 10-15-1 Prior to annexation of an unincorporated area, the council shall request and receive a recommendation from the commission on the proposed plan and zoning ordinance changes for the unincorporated area.

Per City Code 10-15-2 The council, prior to adoption, amendment or repeal of the plan or zoning ordinance, shall conduct at least one public hearing using the same notice and hearing procedures as the commission.

Budget Impact:

N/A

Regulatory Impact:

Per City Code 10-4-15 & 10-4-19, a Zoning Development Agreement is required prior to development for any property within the CRO Zone.

Per City Code 10-6, Zoning Development Agreements: A ZDA shall conform to all sections of Title 10 unless specifically addressed within the written zoning development agreement. The City Council may add, remove, or modify requirements they deem appropriate.

Per City Code 10-15;
Annexation of this property will affect the regulations by which this property is enforced. It will, if annexed, fall under all regulatory policies of the City of Twin Falls. Further, being that the subject

property will be in the corporate boundaries of the City the property will be eligible to receive City utilities.

History:

In accordance with City Code 10-6-1, a preliminary presentation on the request was given to the Planning & Zoning Commission meeting on June 28th, 2022.

At their Planning & Zoning Commission Meeting on July 12th, the Commission voted 4-0 in favor of recommending the proposed ZDA to be an appropriate zoning district for the property.

Analysis:

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan " Grow With Us" designates this area as Town Neighborhood/Open Space. Staff has determined this request is in compliance with the 2016 Comprehensive Plan.

Other Analysis:

The applicant is requesting a Zoning Development Agreement with the R-4, Residential, and the Canyon Rim Overlay District with deviations to the code.

The applicant is proposing to allow for attached dwelling (zero lot line townhomes) in groupings of three (3) or more. The site will contain 20 buildings equaling 136 residential units within 13 acres.

The applicant is requesting to have a minimum lot size of 1,000 sf and for each lot to have a one hundred (100%) lot occupancy.

Regarding setbacks, the applicant is requesting that no setbacks be required for residential lots, and that the dwellings would be able to be constructed up to the property line. There will be a building setback of 20' to the boundary of the development.

The applicant is requesting the minimum lots width be a minimum of 20' and a minimum width of 50'.

All other requirements related to the development and construction of the property not specified within the ZDA will follow City Code as it applies.

As stated above, the applicant is requesting a Zoning Development Agreement which allows them to develop in a different way than what is permitted within City Code. The requested number of dwelling units, 136, is similar in number to the allowed number of dwellings that could be constructed under the regular R-4 Zoning District. Making some changes to the R-4 Zoning district and allowing attached dwelling units on smaller lots allows for a more efficient use of space in the productive areas of the property.

Potential Impacts:

With the development of the property along Park Ave there may be potential impacts. Park Avenue is classified as a collector within the Master Transportation Plan. Collector roads are intended to carry traffic from local streets to arterial streets. They are designed to carry less traffic at lower speeds than arterials and to serve trips that are shorter in length. If the property were to develop as proposed, Park Ave, when improved with the development, would be able to handle the increase in the level of service.

Conclusion:

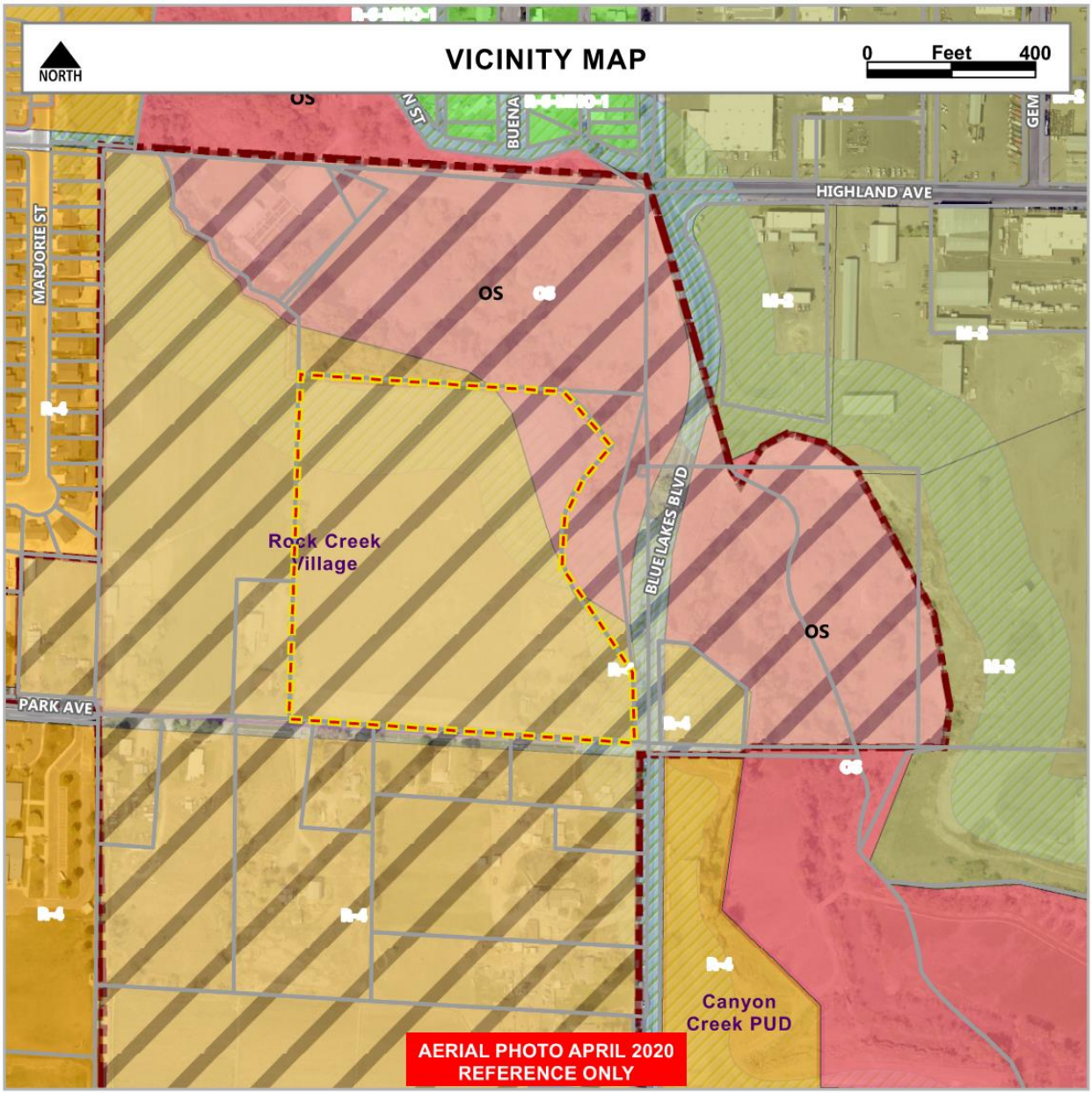
The City Council is tasked with making a final decision on the Annexation of this property. The Council may approve the annexation as requested, approve with conditions, deny the annexation, or table the item for additional information.

If Council approves this item as presented, staff recommends the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

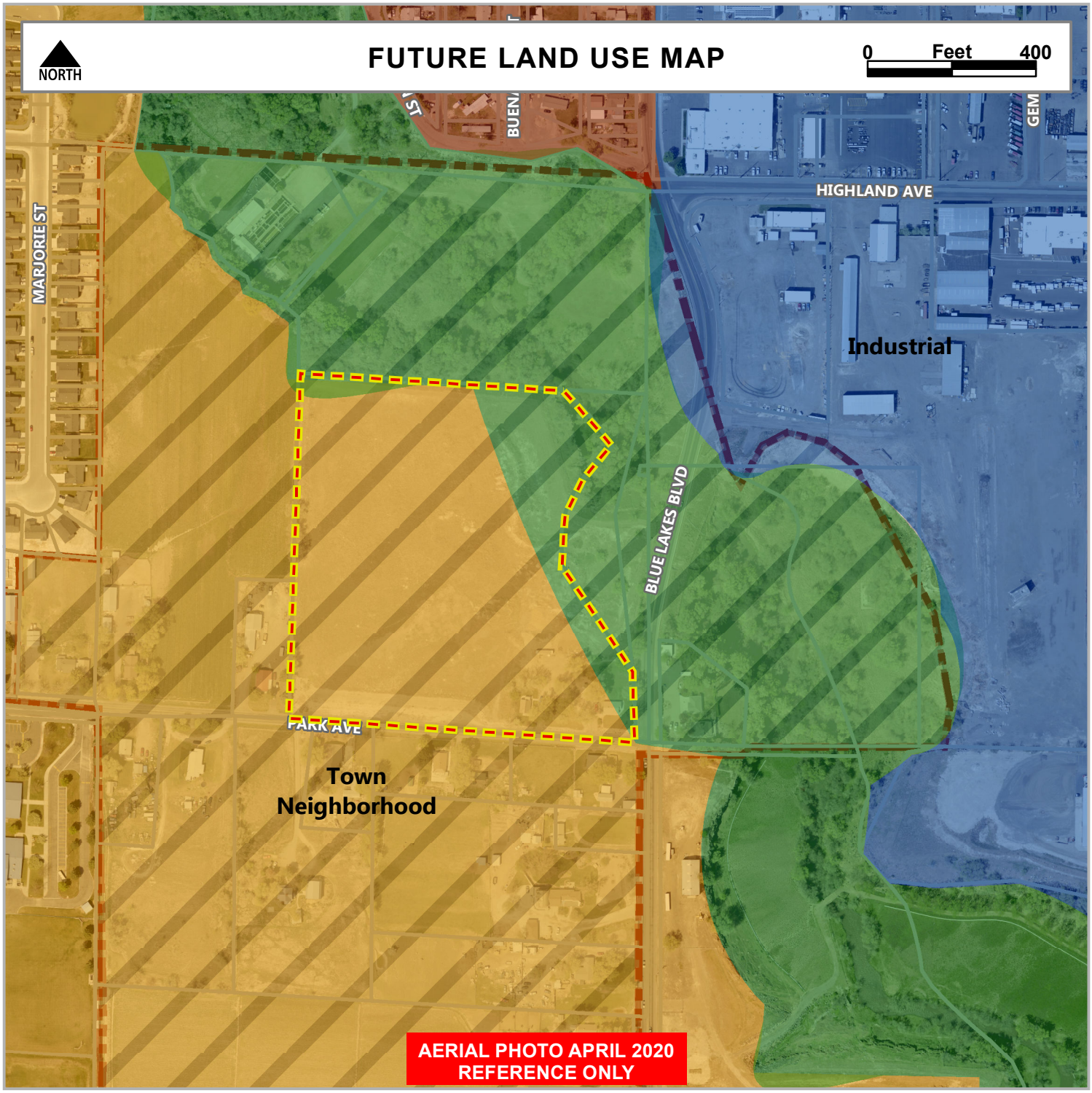
Attachments:

1. Vicinity Map
2. Future Land Use Map
3. Site Plan
4. Elevations
5. Revised 2022.08.08 Park Ave Zoning Development Agreement
6. 20220712 PZ minutes final



Current Zoning: R-4/OS/CRO	**Existing Land Use:** Residential / Undeveloped
Comprehensive Plan: Town Neighborhood Open Space	**Proposed Land Use:** Residential
Surrounding Zoning Designations & Land Use(s)	
North: **OS CRO**, Open Space/ Canyon Rim Overlay	**East:** **R-4/OS,** Residential/ Open Space
South: **R-4**, Residential	**West:** **R-4**, Residential
Applicable Regulations	

10-1-4, 10-4-15, 10-4-19.4, 10-4-19.5



- Town Neighborhood
- Open Space
- Commercial
- Industrial

SITE PLAN/ AMENITY LOCATIONS

SCALE: 1"=80'-0"

LEGEND

- TOWN HOME BUILDING
- LANDSCAPING
- PRIMARY AMENITY
- TREE

THE NUMBERS

TOWNHOMES:
- 3-PLEX: (4) BUILDINGS
- 7-PLEX: (10) BUILDINGS
- 9-PLEX: (6) BUILDINGS

TOTAL BUILDINGS: (20) BUILDINGS
TOTAL UNITS: (136) TOWNHOMES

35 FT MAX HEIGHT

PRECEDENTS/EXTERIOR

August 8th, 2022

Gravitas Real Estate Holdings, LLC
1309 Coffeen Anve St 3106
Sheridan, WY 82801

RE: Park Avenue, ZDA
A Residential Zoning Development Agreement

To Whom It May Concern:

This ZDA Development Commitment is made and entered into this 08 day of August 2022, by and between the CITY OF TWIN FALLS, State of Idaho, a municipal corporation, hereinafter called "City" and Gravitas Real Estate Holdings and/or any associated entities, successors, or assignees hereinafter called "Developer" for the purpose of annexation and development of a residential subdivision as a Zoned Development Agreement (ZDA) on property located at the NW corner of the intersection of Park Avenue and Blue Lakes Boulevard S. (N 3000 E) in Twin Falls, Twin Falls County, State of Idaho known as Park Avenue Subdivision.

The legal description of the property is SEC 21 T 10 R 17, TAX #346 SE NE, EXC NE 1.01A, & EXC HWY and located at the NW corner of the intersection of Park Avenue and Blue Lakes Boulevard S. (N 3000 E) in Twin Falls, Twin Falls County, State of Idaho. At the time of site reconnaissance, the subject Property was occupied by undeveloped land.

Development and Improvements shall conform to the standards and regulations of the Twin Falls City Code Title 10 — Chapter 4 — Section 5; R4, Residential Medium Density District or as amended, Title 10 — Chapter 4 — Section 19; CRO, Canyon Rim Overlay District:

Project Description:

1. Use Regulatlons:
    a. Permitted Uses: attached single family household units (zero lot line townhomes in groupings of three (3) or more.)
    b. Special Uses: None Requested
    c. Prohibited uses: None Requested

2. Property Development Standards to be modified to include the following. The following property development standards shall apply to all land and buildings in the RM district:
    a. Lot Area: Each residential building to be located on an individual lot of no less than one thousand (1,000) square feet in size. Open space and/or common area to have no minimum or maximum square footage.
    b. Lot Occupancy: Each residential lot may contain one hundred percent (100%) occupancy or a portion thereof for the purposes of decks, driveways, and/or yard area. Open space to have no minimum or maximum and may include landscaping, access and utility corridors, lighting, and trash enclosures.
    c. Bulldlng Height: No building shall exceed thirty five feet (35'-0") in height.

    d. Yards:

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i. No property line building setbacks will be required from the residential lot lines. Setbacks from the subdivision boundary will be in conformance with the R4, Residential Medium Density District.
ii. Canyon Rim Setback: Fifty feet (50'-0") setback with approved Geotech Report as specified in City Code 10-4-19.4 Section D.

e. Access:
i. All interior streets will be developed as a public street throughout the development.
ii. Access to the buildings will be through private alleys as well as on street parking.

f. Walls, Fences, Hedges, Trees, Shrubs and Landscaping:
i. On-Site landscaping to be installed, owned, and maintained by the Homeowners Association and shall comply with Twin Falls City Code.

g. Plattlng:
i. A final plat will be recorded prior to Its development.

3. Other Site development Criteria
a. Bulldlng Elevations:
i. Project to be constructed in accordance with the City of Twin Falls. Example of proposed building typology provided with this agreement.
b. Density: No change requested.
c. Residential lot Width:
i. Platted townhouse lot width will be a minimum of 20 feet.
d. Residential Lot Depth:
i. Platted townhouse lot length will be a minimum of 50 feet.
e. Open Space or Common Area:
i. No minimum or maximum size.
ii. A proposed walking trail along the canyon rim is proposed.
f. Multi-Use Transportation Access:
i. No amenities specifically designed for multi-use transportation access are planned.
g. Park:
i. No Change Requested to park dedication procedure.
h. Pathways: The sidewalks will be 5' wide and set back from the curb along all streets where sidewalks are proposed and required to meet city standards.
i. Trash containers: Trash shall be located throughout the site visibly screened from roadways, adjacent residential areas, and adjacent properties. All trash enclosures will comply with city and trash department standards.

4. Architectural Standards: The buildings will be constructed by the Developer in accordance with the building typologies included with this application.

5. Management Associations: A Park Avenue Homeowner's Association will be formed with documentation recorded at Twin Falls County. The property will be managed by a property manager hired by the Homeowner's Association.

If no development has occurred on the ZDA subject parcel within the requirements of this application, the Planning and Zoning Commission and City Council may review the origlnal ZDA

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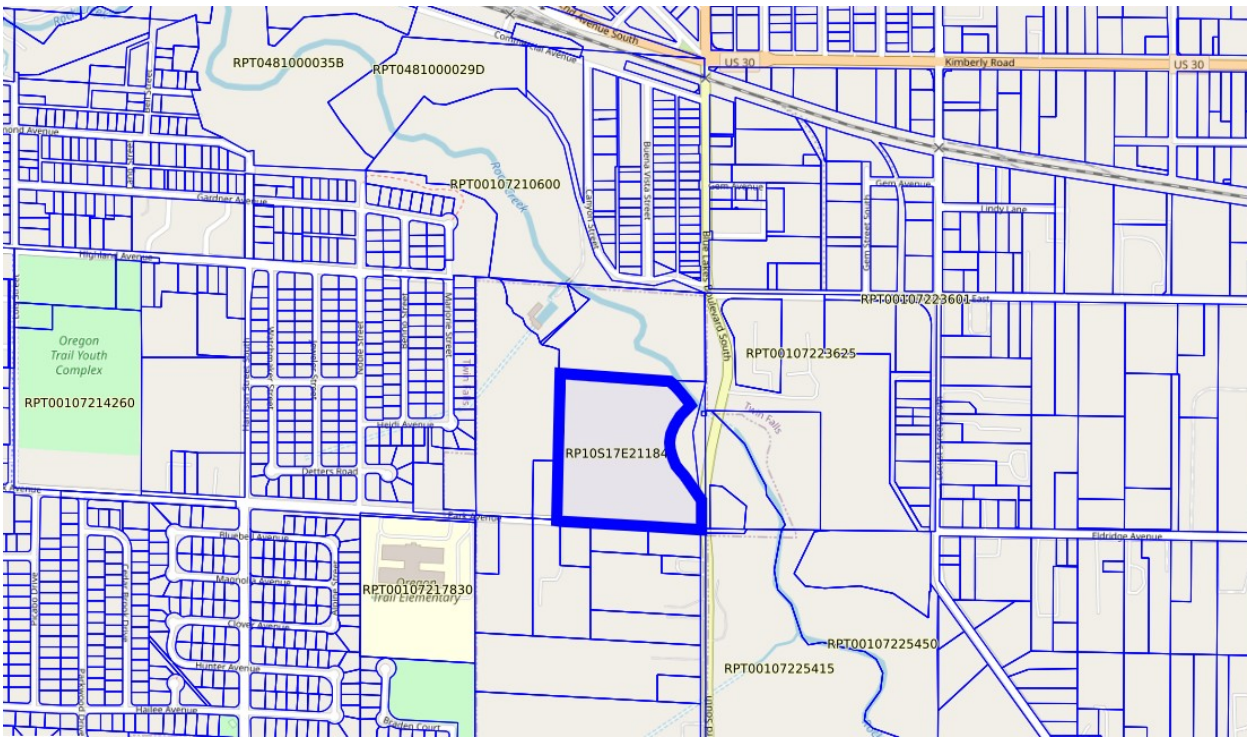
development requirements and conceptual development plan to ensure their continued validity. If the city determines the concept is no longer valid, then:

1. The city may Initiate a process to change the zoning classification, or
2. A new ZDA development requirements and/or a new conceptual development plan may be required to be approved prior to the city Issuing a building permit for any portion of the ZDA subject parcel.

Site Vicinity Map:



Sincerely,

Matt Huffield, AIA, LEED AP
Managing Partner | Architect, Cole Architects, PLLC

(208) 345-1800 1008 W Main St, Boise Idaho 83702 colearchitects.com

RE: ***Park Avenue, ZDA***
A Residential Zoning Development Agreement

Developer:
Gravitas Real Estate Holdings, LLC
1309 Coffeen Anve St 3106
Sheridan, WY 82801

City: City of Twin Falls
P.O. Box 1907
Twin Falls, ID 83303-1907

"CITY"
CITY OF TWIN FALLS

By: _____
Mayor

ATTEST:

By: _____
City Clerk

"DEVELOPER"

By: _____
Developer

STATE OF IDAHO)
ss
County of Twin Falls)

On this day of _____ day of _____, 2022 before me, a Notary Public for said County and State, personally appeared _____ and _____, known or identified to me, to be the Mayor and City Clerk, respectively, of the CITY OF TWIN FALLS, IDAHO, that executed said instrument, and acknowledged to me that such City 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.

_____

Residing at: _____

Commission Expires: _____

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Twin Falls Planning & Zoning Commission
Minutes

Tuesday, July 12, 2022, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members -
City Limits: Craig Kelley, Chairperson; Carolyn Bolton, Vice-Chair; Shelley McEuen; Todd Rambur; Cortney Campbell; Marilu Perez
Area of Impact: David Detweiler

1) **Confirmation of Quorum/Call Meeting to Order**
Chairman Kelley called the meeting to order at 6:02 pm
A quorum was present.

Members Present: Kelley, Bolton, Rambur, Campbell
Staff Present: Spendlove, Strickland, Zollinger, Schuerman, Ebersole

2) **Consent Calendar**
MOTION: Vice Chair Bolton moved to approve the Consent Calendar, as presented.
Commissioner Campbell seconded the motion.

Unanimously Approved by a vote of 4 to 0.

a) Approval of minutes from the following meeting: June 28, 2022

3) **Items of Consideration** - None

4) **Public Hearings**

a) Request for a recommendation to City Council on the appropriate Zoning District for 9 (+/-) acres of property, proposed to be Annexed, located at 350 Blue Lakes Boulevard South c/o the City of Twin Falls. (PZ21-0178)

Staff Presentation:
City Planner Zollinger presented the request for a recommendation to City Council on the appropriate Zoning District for 9 (+/-) acres of property, proposed to be Annexed, located at 350 Blue Lakes Boulevard South c/o the City of Twin Falls. (PZ21-0178)

§10-15-2: Annexation
The Commission shall conduct at least one public hearing, to send a recommendation to City Council for the proposed plan and zoning designation. Interested persons shall have an opportunity to be heard at the Commission and Council hearings. The Planning & Zoning Commission hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

Per City and County records, the subject property has been historically used for Open Space. The subject

property is currently utilized as natural park land and is maintained by the City Parks Department.

Comprehensive Plan Compliance:
The Comprehensive Plan " 2016 Grow with Us" designates this property as Opening Space. Staff has determined that this request complies with the Comprehensive Plan.

Analysis:
The applicant is requesting the subject property be annexed into the city for the purpose of allowing other properties to be contiguous to City Limits.
The applicant is requesting a zoning designation of OS when the subject property is annexed into the City.

The Commission is tasked with making a recommendation to the City Council on the zoning designation being requested by the applicant. The Commission's recommendation may be to, approve the request as presented, request a different zoning designation, or table the request in order to acquire additional information.

Applicant Presentation:
Planning and Zoning Director Spendlove, City of Twin Falls, representing owner, stated the city has no issue with annexing this property. He stated Open Space is the appropriate zone for this property. He stated the Parks Dept. will continue to maintain property, as a as city park.

PZ/Questions & Comments: none

Public Hearing: Opened
Gale Merrick, stated this property is just a stepping stone to next item on agenda. He does not believe he was properly noticed, and that this property is a necessary element to next application.
Public Hearing: Closed

Discussions Followed:

- Commissioner Rambur is okay with request.
- Chairman Kelley is okay with the request.
- Vice Chair Bolton asked for clarification on the zoning.
- City Planner Zollinger clarified the zoning of open space, as it is now.
- Planning and Zoning Director Spendlove clarified what the recommendation to city council.
- Chairman Kelley stated it is maintained by the Parks Dept. and the commission is only focused on this property with this application.
- Vice Chair Bolton stated she is in favor of the property remaining Open Space.

MOTION: Vice Chair Bolton moved to approve the request for a recommendation to City Council on the appropriate Zoning District for 9 (+/-) acres of property, proposed to be Annexed, located at 350 Blue Lakes Boulevard South c/o the City of Twin Falls. (PZ21-0178), as presented, with staff recommendations.
Commissioner Rambur seconded the motion.

Unanimously Approved by a vote of 4 to 0.

b) Request for a recommendation to City Council on the appropriate Zoning District Change and Zoning Map Amendment from R-4 to R-4 ZDA CRO for 13 (+/-) acres of property, proposed to be Annexed, located at 831 Park Avenue c/o Mark Russell on behalf of Idahome Development Co., LLC. (PZ22-0093)

Staff Presentation:
City Planner Zollinger presented the request for a recommendation to City Council on the appropriate Zoning District Change and Zoning Map Amendment from R-4 to R-4 ZDA CRO for 13 (+/-) acres of property, proposed to be Annexed, located at 831 Park Avenue c/o Mark Russell on behalf of Idahome Development Co., LLC. (PZ22-0093)

Per Twin Falls City Code 10-6-1.7(E), Approval of a ZDA shall be based on the following standards:
The proposed uses shall not be detrimental to any surrounding uses, nor shall they be detrimental to the health, safety and general welfare of the public.

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

The underlying zoning district and the conceptual development plan shall conform to the comprehensive plan.

Existing and/or proposed streets and utility services must be suitable and adequate for the proposed development.

The property was zoned Rock Creek Village PUD but an agreement between the original developer and the City was never signed.

Comprehensive Plan Compliance:
The 2016 Comprehensive Plan " Grow With Us" designates this area as Town Neighborhood/Open Space. Staff has determined this request is in compliance with the 2016 Comprehensive Plan.

Analysis:
The applicant is requesting a Zoning Development Agreement with the R-4, Residential, and the Canyon Rim Overlay District with deviations to the code.

The applicant is proposing to allow for attached dwelling (zero lot line townhomes) in groupings of three (3) or more. The site will contain 20 buildings equaling 136 residential units within 13 acres.

The applicant is requesting to have a minimum lot size of 1,000 sf and for each lot to have a one hundred (100%) lot occupancy.

Regarding setbacks, the applicant is requesting that no setbacks be required for residential lots, the dwellings would be able to be constructed up to the property line. There will be a building setback of 20' to the boundary of the development.

The applicant is requesting the minimum lots width be a minimum of 20' and a minimum width of 50'.

All other requirements related to the development and construction of the property not specified within the ZDA will follow City Code as it applies.

As stated above, the applicant is requesting a Zoning Development Agreement which allows them to develop in a different way than what is permitted within the City Code. The requested number of dwelling units, 136, is similar to the number of dwelling units permitted under the R4 District. Making some changes to the R-4 Zoning district and allowing attached dwelling units on smaller lots allows for a more efficient use of open space throughout the development.

Conclusion:

Upon conclusion, should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Applicant Presentation:
Matt Hatfield, Cole Architects, applicant representative, presented the request for a recommendation to City Council on the appropriate Zoning District Change and Zoning Map Amendment from R-4 to R-4 ZDA CRO for 13 (+/-) acres of property, proposed to be Annexed, located at 831 Park Avenue. He stated this project will help provide needed housing with growth, while maintaining green space.

PZ/Questions & Comments:

- Chairman Kelley asked why this property was chosen for this project.
- Mr. Hatfield stated the client requested this property for this project.
- Chairman Kelley asked if the company has done this type of project before.
- Mr. Hatfield stated they have done these types of projects in over 20 states.
- Commissioner Rambur asked if any of those requests have been declined.
- Mr. Hatfield stated no projects have been denied. He stated this project will bring opportunity for property ownership in time, as these are platted as individual lots. He stated the buyer can buy a unit as a separate single-family dwelling.
- Commissioner Rambur asked staff the maximum number of units could be built on property as R-4 zoning.
- City Planner Zollinger answered with current R-4 zoning, the minimum lot size 4000 square feet. This property would be allowed 141 outright permitted units. He stated the applicant is asking for 136 units.
- Vice Chair Bolton asked for clarification on the applicant asking for less units than is outright permitted.
- City Planner Zollinger stated it is the same density as presented.
- Planning and Zoning Director Spendlove stated until the plat is presented, staff can't give the definite impact this project will have on surrounding neighborhoods. He stated the recommendation to Council is for the appropriate zoning of the property.

Public Hearing: Opened

- Gale Merrick, citizen, stated he is opposed to this request. He stated his concern for more traffic congestion. He stated he lives across the street, and this request has a direct impact to him. He stated his concern on the wording of the notice, and the identification of the applicant.
- James Schwartz, citizen, stated he is opposed to this request. He asked about impact studies, with added traffic and infrastructure. He stated he would like the community involved in the decision making.
- Glenda Kinneman, is opposed to this request. She stated her concern for traffic, congestion and believes this is too much for the area.
- City Planner Zollinger clarified the minimum lot size in R-4 is 4000 square feet and how he got to the maximum density number. He stated that dependent on topography, could make changes. infrastructure will be laid out at platting.
- Planning and Zoning Director Spendlove clarified lot sizes to the west of this property. He stated the R-4 zoning code was adopted in 1981. He stated, if approved, the plat cannot make changes to this proposal in regard to increaseed density, height, coverage, reduce parking ratio, setbacks at boundary, open space. The ZDA cannot change when the building permit is submitted; they must stick to plan.
- Vice Chair Bolton asked about the ZDA being in someone else's name that is not on the notice.

- Planning and Zoning Director Spendlove stated believes it is an error by applicant. The error does not change who the applicant is on this request, as it is adraft ZDA.

Public Hearing: Closed

Discussions Followed:

- Chairman Kelley reiterated what is being decided by the commission tonight.
- Vice Chair Bolton stated her concern the ZDA draft not being correct. She stated her concern with density and infrastructure. She likes the affordable housing option. She stated she is not comfortable with approving request.
- Commissioner Rambur stated he isn't sure the traffic will change. He likes the affordable housing, close to a school.
- Commissioner Campbell asked for clarification on the applicant.
- Commissioner Rambur stated they are voting on the zoning on the ZDA.
- Planning and Zoning Director Spendlove stated the ZDA will be reviewed by the by the city attorney for corrections.

Public Hearing Reopened

- Mr. Hatfield clarified that Mark Russell is the applicant.
- Gale Merrick, citizen, asked if Mark Russell is the owner of the property.
- Mr. Hatfield confirmed that Mark Russell is the owner.

Public Hearing Closed

Discussion Continued:

- Commissioner Campbell stated open space all over Twin Falls is being addressed. She is happy with the home ownership opportunity. She is okay with request, as is.
- Vice Chair Bolton stated she is satisfied with ownership clarification. She is ok with request and zone request.
- Chairman Kelley believes the project fits with the Comprehensive Plan. He stated he likes the affordable housing and ownership option, as believes the use is the same as surrounding areas. He stated they are to focus on what is in front of them right now.
- Commissioner Rambur stated as the rules and laws lie, he is okay with request.
- Commissioner Campbell asked about how the public can get more information.
- Chairman Kelley stated they can contact staff and more notices will go out for the City Council meeting.

MOTION: Commissioner Campbell moved to approve the request for a recommendation to City Council on the appropriate Zoning District Change and Zoning Map Amendment from R-4 to R-4 ZDA CRO for 13 (+/-) acres of property, proposed to be Annexed, located at 831 Park Avenue c/o Mark Russell on behalf of Idahome Development Co., LLC. (PZ22-0093), as presented, with staff recommendations. Commissioner Rambur seconded the motion.

Unanimously Approved by a vote of 4 to 0.

c) Request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at 1899 Stadium Boulevard c/o Tilson Technology Management on behalf of TDS Metrocom, LLC. (PZ22-0104)

Staff Presentation:

City Planner Strickland presented the request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at 1899 Stadium Boulevard c/o Tilson Technology Management on behalf of TDS Metrocom, LLC. (PZ22-0104)

Per City Code 10-13-2-2 The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard with regards 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:

- Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- 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.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- 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.
- 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.
- 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 production of traffic, noise, smoke, fumes, glare or odors.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

The proposed site is located in Cascade Park. The City has owned and maintain this park for a number of years, there is no additional significant zoning history to report for this property.

The property is zoned OS; Open Space per City Code 10-4-11 a special use permit is required for a utility-owned structure greater than three (3) feet aboveground on property located within this zone.

The 2016 Comprehensive Plan; "Grow With Us" designates this area as Town Neighborhood, characteristics of this designation is residential, clustered development and open space, the request is to allow for a utility cabinet to make fiberoptic services available to the surrounding residential area. Staff has determined the proposed use is compatible with the comprehensive plan. This is a request to allow for the land use it is not a permit for installation of the cabinet. Prior to installation, the applicant will need to ensure the cabinet is installed within a recorded easement and should coordinate with the property owner when and where the cabinet will be installed. This request is associated with a large project proposed to take place within the City's right of way in order for Tilson/TDS to provide fiberoptic services throughout the city. The installation of the utility cabinet is necessary to house the equipment used to provide the service. The special use permit process allows the commission the opportunity to look at the location proposed and address any visual impacts or additional impacts that may need to be mitigated. The staff has reviewed the request, there are other utility service cabinets throughout the city and located within the vicinity that has not generated public room concern. Staff has not identified any

possible impacts associated with the proposed location of the cabinet.

Upon conclusion, should the Commission approve the request as presented, staff recommends the following:
1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Applicant Presentation:
Todd Naylor, applicant, presented the request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at 1899 Stadium Boulevard. He explained the maintenance processes of the utility boxes.

PZ/Questions & Comments:

- Commissioner Bolton asked the property ownership.
- City Planner Strickland stated the property is city owned.
- Commissioner Campbell asked about maintenance agreement of the utility boxes.
- Planning and Zoning Director Spendlove explained the process for city property.
- Commissioner Campbell asked how many boxes will be in town.
- City Planner Strickland stated 10 boxes in total in the city.

Public Hearing: Opened and closed without input

Discussions Followed: no concerns

MOTION: Vice Chair Bolton moved to approve the request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at 1899 Stadium Boulevard c/o Tilson Technology Management on behalf of TDS Metrocom, LLC. (PZ22-0104), as presented, with staff recommendations.
Commissioner Rambur seconded the motion.

Unanimously Approved by a vote of 4 to 0.

d) Request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at 1231 Washington Street North c/o Tilson Technology Management on behalf of TDS Metrocom, LLC. (PZ22-0105)

Staff Presentation:
City Planner Strickland presented the request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at 1231 Washington Street North c/o Tilson Technology Management on behalf of TDS Metrocom, LLC. (PZ22-0105)

Per City Code 10-13-2-2 The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard with regards 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:

- Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- 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.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- 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.
- 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.
- 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 production of traffic, noise, smoke, fumes, glare or odors.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

The proposed site is located on the west side boundary of the property, aka the First Nazarene Church. There is no further significant zoning history to report about this property.

The property is zoned R-4; Residential Medium Density District Per City Code 10-4-5 a special use permit is required for a utility-owned structure greater than 3 feet aboveground. The 2016 Comprehensive Plan; "Grow With Us" designates this area as Town Neighborhood and Neighborhood Commercial characteristics of these designations include residential, clustered development, open space with commercial that provides supporting services on a small scale for the surrounding neighborhood.

The request is to allow for a utility cabinet to make fiberoptic services available to the surrounding residential area therefore staff has determined the proposed use is compatible with the comprehensive plan. This is a request to allow for the land use it is not a permit for installation of the cabinet. Prior to installation, the applicant will need to ensure the cabinet is installed within a recorded easement and should coordinate with the property owner when and where the cabinet will be installed. This request is associated with a large project proposed to take place within the City's right of way in order for Tilson/TDS to provide fiberoptic services throughout the city. The installation of the utility cabinet is necessary to house the equipment used to provide the service. The special use permit process allows the commission the opportunity to look at the location proposed and address any visual impacts or additional impacts that may need to be mitigated. The staff has reviewed the request, there are other utility service cabinets throughout the city and located within the vicinity that has not generated public room concern. Staff has not identified any possible impacts associated with the proposed location of the cabinet.

Upon conclusion, should the Commission approve the request as presented, staff recommends the following:
1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Applicant Presentation:
Todd Naylor, applicant, presented the request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at 1231 Washington Street North. He explained the maintenance processes of the utility boxes.

PZ/Questions & Comments: none

Public Hearing: Opened and closed without input

Discussions Followed: without concerns

MOTION: Vice Chair Bolton moved to approve the request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at 1231 Washington Street North c/o Tilson Technology Management on behalf of TDS Metrocom, LLC. (PZ22-0105), as presented, with staff recommendations.
Commissioner Campbell seconded the motion.

Unanimously Approved by a vote of 4 to 0.

e) Request for a Special Use Permit to allow for an indoor recreation facility located on property at 260 2nd Avenue South c/o Don Sawyer on behalf of Blast Masters LLC. (PZ22-0108)

Staff Presentation:
City Planner Strickland presented the request for a Special Use Permit to allow for an indoor recreation facility located on property at 260 2nd Avenue South c/o Don Sawyer on behalf of Blast Masters LLC. (PZ22-0108)

This property was a veterinary clinic known as "A Pets Place". It is located within the Warehouse Historic District and is a non-contributing building. There is no significant zoning history related to this property. The property is zoned CB; Central Business, P1 Parking Overlay per City Code 10-4-7 a special use permit is required for an indoor recreation facility. The 2016 Comprehensive Plan "Grow With Us" designates this area as Downtown. The characteristics associated with this designation include land uses such as retail, office, entertainment and residential.

The property is located along a large avenue constructed to handle large amounts of traffic. The property is also located in the P-1 Parking Overlay therefore onsite parking is not required. However, there are several public parking areas nearby to accommodate the groups of customers during business hours of operation and this should minimize the impact to the area.

Being an entertainment type business, the hours of operation are generally outside of the typical hours of operations for this area. The noise impact from the nerf arena is expected to be minimal, and remain within the building as the adjoining walls are made of brick and the business plan is to keep the nerf area opposite this adjoining wall.

This area of the city is gradually changing and has become a more diverse combination of businesses, such as new restaurants, mixed development and entertainment. Staff has determined this will be a good addition to the area and is compatible with the comprehensive plan.

Upon conclusion, should the Commission approve the request as presented, staff recommends the following:
1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to

comply with applicable City Codes and standards.

Applicant Presentation:
Don Sawyer, applicant, presented the request for a Special Use Permit to allow for an indoor recreation facility located on property at 260 2nd Avenue South. He addressed where parking is located and explained that the parents to sign a waiver and are expected to monitor their children. He addressed noise impact and explained the floor plan and how to mitigate sound. He stated their hours of operation are after standard business hours.

PZ/Questions & Comments:

- Commissioner Campbell asked about the traffic concern being on the corner.
- Vice Chair Bolton asked the number of staff on site.
- Commissioner Campbell asked about a crosswalk or flags at the corner.
- Planning and Zoning Director Spendlove stated 2nd Avenue South is a state road, and the city has no authority to put in a crosswalk. He stated the traffic light at Shoshone Street does help with gaps in traffic to help with time to cross the street and per state code every intersection is a crosswalk.

Public Hearing: Opened and closed without input

Discussions Followed: without concerns

MOTION: Commissioner Campbell moved to approve the request for a Special Use Permit to allow for an indoor recreation facility located on property at 260 2nd Avenue South c/o Don Sawyer on behalf of Blast Masters LLC. (PZ22-0108), as presented, with staff recommendations.
Commissioner Rambur seconded the motion.

Unanimously approved by a vote of 4 to 0.

5) Upcoming Meeting(s)

a) Tuesday, July 26, 2022

6) Adjournment
The meeting adjourned at 07:31 PM

Kelli Ebersole
Kelli Ebersole, Technician