



Twin Falls Parks and Recreation Commission Agenda

Tuesday, April 17, 2018, 11:30 AM

Special Meeting

Members: Chairman, Cindy Collins; Vice-Chairman, Marc Lambert, Richard Birrell; Aaron Camacho; Z J Martinez; Sherry Murray; Gabe Ostyn; Brian Rice; Chance Munns

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) Approve Minutes of March 13, 2018 Commission Meeting
Purpose: Action By: Nicolette Miller
- 3) Items of Consideration
 - a) Introductions and Welcome New Commissioner, Chance Munns
Purpose: Informational By: Wendy Davis
 - b) Appoint Commission Chairperson and Vice Chairperson
Purpose: Action By:
 - c) Request to recommend approval of a Parks in Lieu contribution for Addison Springs Subdivision.
Purpose: Action By: Steve O'Connor
 - d) Request to recommend approval of a Parks in Lieu contribution for River Ridge Estates No. 5 Subdivision.
Purpose: Action By: Steve O'Connor
 - e) Request to recommend approval of a Parks in Lieu contribution for Morning Sun No. 10.
Purpose: Action By: Steve O'Connor
 - f) Request to recommend approval of modifying current and creating new City Pool fees.
Purpose: Action By: John Pauley
- 4) Department Updates
 - a) Department updates
- 5) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Leila Sanchez (208) 735-7287 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208) 735-7287.

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 address, and whether they are a resident or property owner in the City of Twin Falls, and proceed with their input.
 - 2.** The Chairman may limit input to no less than two (2) minutes. Individuals are not permitted to give their time to other speakers.
- * 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 Chairman.



Date: Tuesday, April 17, 2018
To: Parks and Recreation Commission
From: Nicolette Miller

Request:

Approve Minutes of March 13, 2018 Commission Meeting

Time Estimate:

Background:

Approval Process:

Budget Impact:

Regulatory Impact:

History:

N/A

Analysis:

N/A

Conclusion:

Attachments:

1. Meeting Minutes 3-13-18



Twin Falls Parks and Recreation Commission Minutes

Tuesday, March 13, 2018, 11:30 AM

Council Chambers
203 Main Avenue East - Twin Falls, Idaho

Members: Chairman, Cindy Collins; Vice-Chairman, Marc Lambert, Richard Birrell; Aaron Camacho; Z J Martinez; Sherry Murray; Gabe Ostyn; Brian Rice

1) Confirmation of Quorum/Call Meeting to Order

Chair Cindy Collins called the meeting to order at 11:38 AM. A quorum was present.

Commissioners Present: Cindy Collins, Gabe Ostyn, Aaron Camacho, Richard Birrell, Sherry Murray, Tom Reynolds, Brian Rice, ZJ Martinez, and Marc Lambert.

Commissioners Absent: None.

Staff Present: Wendy Davis, Stacy McClintock, John Pauley, Kevin Skelton, and Lorrie Bauer.

2) Consent Calendar

- a) Approve February 13, 2018 Meeting Minutes

MOTION: Sherry Murray moved to approve the minutes. Z J Martinez seconded the motion.

Roll call vote showed all members present voted. Approved 9 to 0.

3) Items of Consideration

- b) Approve Parks In Lieu Request for Alexa Lane Subdivision

Wendy Davis explained the request. Discussion ensued.

MOTION: Z J Martinez moved to approve the request. Brian Rice seconded the motion. Roll call vote showed all members present voted. Approved 9 to 0.

- a) Pool Fee Proposal and Discussion

John Pauley shared the history of the current fees and requested a discussion regarding proposed future changes to help offset operational costs. Discussion ensued as the proposal was explained. The commission is in support of exclusive use of the pool to generate revenue (rentals); individual and family fees should be looked at closer with a cost savings to family passes with different rates for larger families; and include partnership percentage fees for pool program activities.

4) Department Updates

- a) Parks, Recreation, Aquatics, and Director's updates

Division updates were included in the agenda packet and there were no questions or comments. Chair Collins announced that today was Tom Reynolds last meeting and thanked him for his six years participation on the commission.

5) Adjournment

MOTION: Z J Martinez moved to adjourn the meeting. Gabe Ostyn seconded the motion. Roll call vote showed all members present voted. Approved 9 to 0. The meeting adjourned at 01:01 PM.



Date: Tuesday, April 17, 2018
To: Parks and Recreation Commission
From: Wendy Davis

Request:

Introductions and Welcome New Commissioner, Chance Munns

Time Estimate:

Background:

Approval Process:

Budget Impact:

Regulatory Impact:

History:

N/A

Analysis:

N/A

Conclusion:

Attachments:

None



Date: Tuesday, April 17, 2018
To: Parks and Recreation Commission
From:

Request:

Appoint Commission Chairperson and Vice Chairperson

Time Estimate:

Background:

Approval Process:

Budget Impact:

Regulatory Impact:

History:

N/A

Analysis:

N/A

Conclusion:

Attachments:

None



Date: Tuesday, April 17, 2018
To: Parks and Recreation Commission
From: Wendy Davis

Request:

Request to recommend approval of a Parks in Lieu contribution for Addison Springs Subdivision.

Time Estimate:

10 minuets for Staff presentation.

Background:

Approval Process:

In accordance with City Code Section 10-12-3-11 Section F: The city council may, at their discretion, approve and accept cash contributions in lieu of park land with improvements.

The commission is tasked with forwarding a recommendation to City Council based on, 1) the minimum standards or regulations set forth in City Code, and 2) the guiding principles of the Twin Falls Parks and Recreation Master Plan.

Budget Impact:

Action taken by this commission will not affect the budget

Regulatory Impact:

History:

N/A

Analysis:

This is a request for a Parks in Lieu contribution for Addison Springs Subdivision. A 12.45 acre subdivision with a 7.07 residential development and ninety-six (96) residential units.

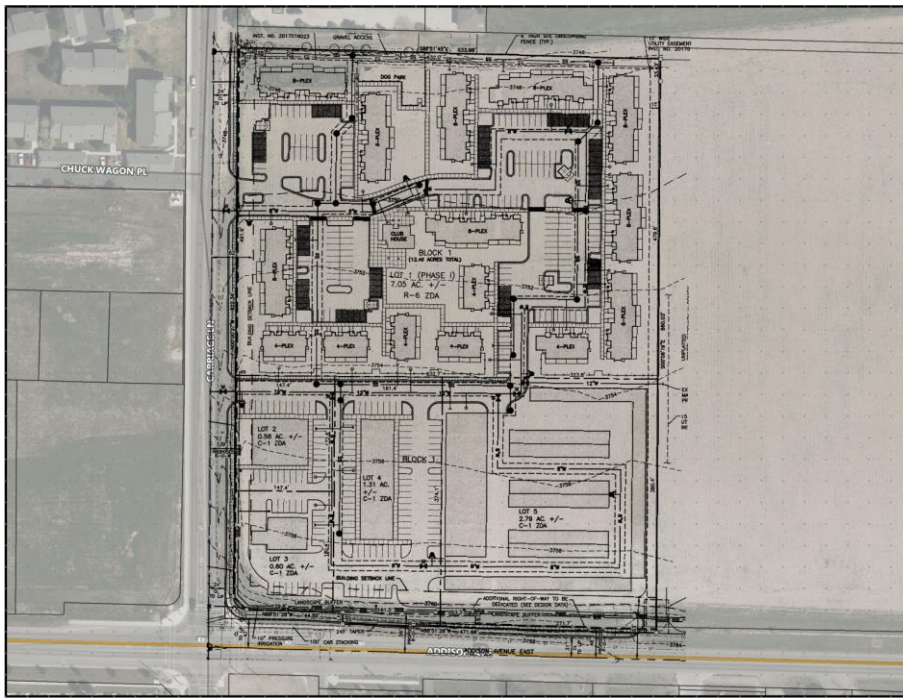
The requested Parks in Lieu contribution is calculated at \$155,884, based on a January 16th, 2018 appraisal of the property value.

Conclusion:

The Commission is tasked with forwarding a positive or negative recommendation to City Council on whether to accept a Parks in Lieu contribution for the River Ridge Estates No. 5 Subdivision.

Attachments:

1. Parks in Lieu Staff Report - Addison Springs
2. 1 - Preliminary Plat
3. 2 - Aerial
4. 3 - Vicinity Map
5. 4 - Appraisal Summary



Comprehensive Staff Report



To: Parks & Recreation Commission
From: Wendy Davis
Presenter: Steve O'Connor
Authored by: Steve O'Connor
Request: Request to recommend approval of a Parks in Lieu contribution for Addison Springs Subdivision.

Public Meeting: April 17th, 2018

Analysis

This is a request for a Parks in Lieu contribution for Addison Springs Subdivision. A 12.45 acre subdivision with a 7.07 residential development and ninety-six (96) residential units.

The requested Parks in Lieu contribution is calculated at \$155,884, based on a January 16th, 2018 appraisal of the property value.

Approval Process

In accordance with City Code Section 10-12-3-11 Section F: The city council may, at their discretion, approve and accept cash contributions in lieu of park land with improvements.

The commission is tasked with forwarding a recommendation to City Council based on, 1) the minimum standards or regulations set forth in City Code, and 2) the guiding principles of the Twin Falls Parks and Recreation Master Plan.

Applicable Regulations or Codes

Per City Code 10-12-3-11 a "minipark" is a minimum of 15,000sq-ft and a "neighborhood" park is at least 3 acres of flat open space.

The amount of land to set aside for park land is equal to the number of residential lots multiplied by 0.01

The fee structure for cash contributions for acquisition of park land shall be the appraised value of the required land area at the time of the application.

The development may qualify for a 50% reduction on their cash contribution in lieu of park land if the development meets all criteria to be called an "in fill" development. (Ord. 2954, 11-3-2008)

Facts

The proposed subdivision proposes 96 units which would require a 41,817sq-ft +/- park.

13.5 Dwelling Units per acre.

The development is within city limits, does border an arterial street, and it will be converted from agricultural land.

Master Plan Compliance

There is no identified need for a neighborhood park per the Parks Master Plan, this development would not produce the minimum standards required for a neighborhood park. Therefore accepting Parks in Lieu contributions would comply with the master plan

Conclusion

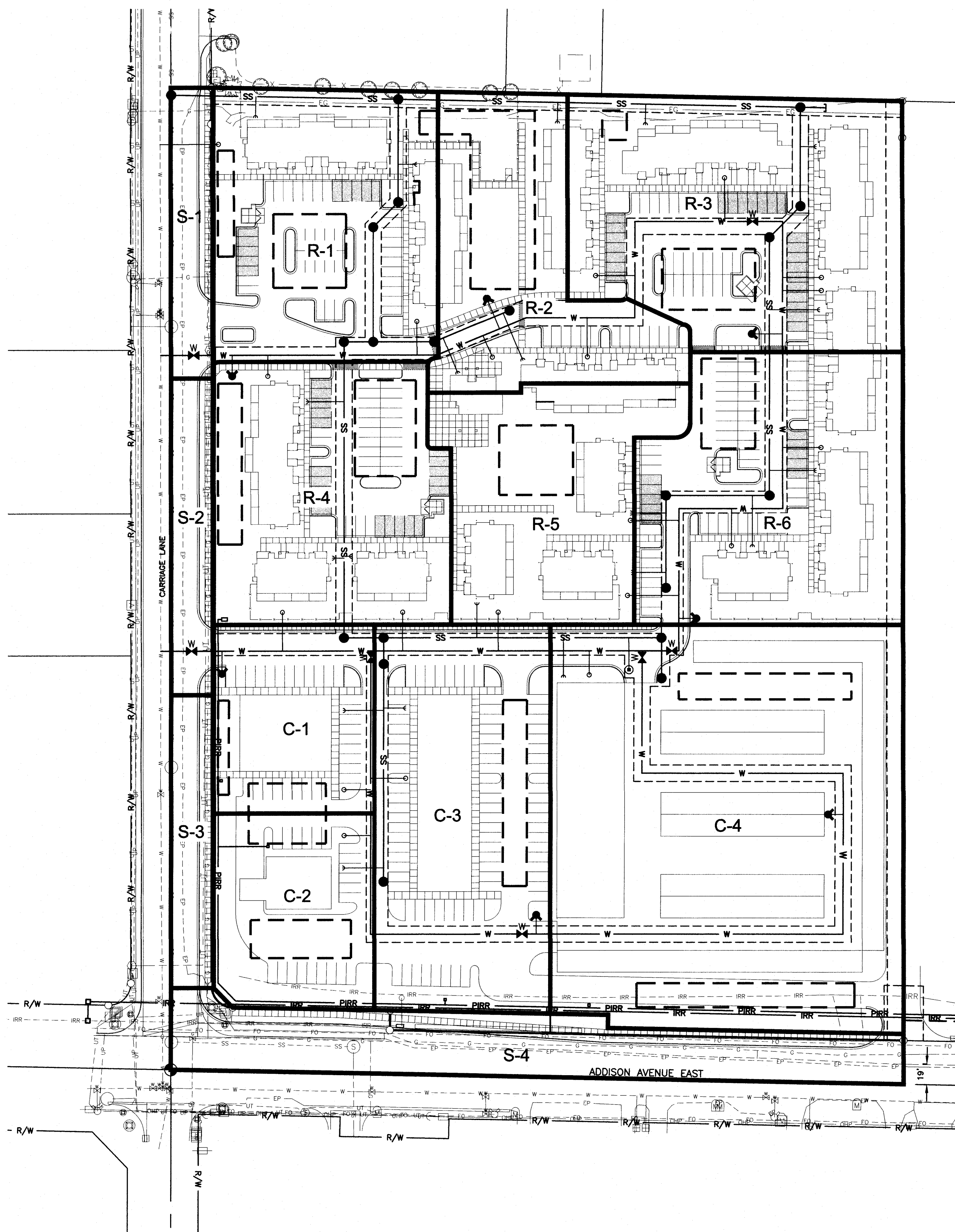
The Commission is tasked with forwarding a positive or negative recommendation to City Council on whether to accept a Parks in Lieu contribution for the River Ridge Estates No. 5 Subdivision.

Attachments

1. Addison Springs Subdivision Preliminary Plat
2. Aerial Map
3. Vicinity Map
4. Appraisal Summary

Public Meeting: April 17th, 2018

Pld Date: 2/21/2018 8:28 AM Pld By: Scott Allen
Date Created: 1/16/2018 E:\PROJECTS\JUB\60-17-058 VISSEY BUILDING CO. - CARRIAGE ADDISON\DWG\60-17-058_PP2.DWG



STORM WATER RETENTION CALCULATIONS

R-1 = 1.18 ACRES - OR - 51,231 SF
IMPERVIOUS AREA = $(1.9/12)(35,432SF)(0.95) = 5,330$ CF
LANDSCAPE AREA = $(1.9/12)(15,799SF)(0.25) = 625$ CF
TOTAL RETENTION = 5,955 CF

R-2 = 0.93 ACRES - OR - 40,314 SF
IMPERVIOUS AREA = $(1.9/12)(22,082SF)(0.95) = 3,322$ CF
LANDSCAPE AREA = $(1.9/12)(18,232SF)(0.25) = 722$ CF
TOTAL RETENTION = 4,044 CF

R-3 = 1.53 ACRES - OR - 66,802 SF
IMPERVIOUS AREA = $(1.9/12)(43,316SF)(0.95) = 6,515$ CF
LANDSCAPE AREA = $(1.9/12)(23,486SF)(0.25) = 930$ CF
TOTAL RETENTION = 7,445 CF

R-4 = 1.17 ACRES - OR - 50,863 SF
IMPERVIOUS AREA = $(1.9/12)(31,981SF)(0.95) = 4,810$ CF
LANDSCAPE AREA = $(1.9/12)(18,882SF)(0.25) = 747$ CF
TOTAL RETENTION = 5,557 CF

R-5 = 0.92 ACRES - OR - 40,234 SF
IMPERVIOUS AREA = $(1.9/12)(17,465SF)(0.95) = 2,827$ CF
LANDSCAPE AREA = $(1.9/12)(22,769SF)(0.25) = 901$ CF
TOTAL RETENTION = 3,528 CF

R-6 = 1.32 ACRES - OR - 57,685 SF
IMPERVIOUS AREA = $(1.9/12)(39,853SF)(0.95) = 5,995$ CF
LANDSCAPE AREA = $(1.9/12)(17,832SF)(0.25) = 706$ CF
TOTAL RETENTION = 6,701 CF

C-1 = 0.58 ACRES - OR - 25,448 SF
IMPERVIOUS AREA = $(1.9/12)(22,322SF)(0.95) = 3,358$ CF
LANDSCAPE AREA = $(1.9/12)(3,126SF)(0.25) = 124$ CF
TOTAL RETENTION = 3,482 CF

STORM WATER RETENTION CALCULATIONS

C-2 = 0.60 ACRES - OR - 26,214 SF
IMPERVIOUS AREA = $(1.9/12)(18,050SF)(0.95) = 2,715$ CF
LANDSCAPE AREA = $(1.9/12)(8,164SF)(0.25) = 323$ CF
TOTAL RETENTION = 3,038 CF

C-3 = 1.31 ACRES - OR - 57,231 SF
IMPERVIOUS AREA = $(1.9/12)(51,141SF)(0.95) = 7,692$ CF
LANDSCAPE AREA = $(1.9/12)(6,090SF)(0.25) = 241$ CF
TOTAL RETENTION = 7,933 CF

C-4 = 2.75 ACRES - OR - 119,690 SF
IMPERVIOUS AREA = $(1.9/12)(100,767SF)(0.95) = 15,157$ CF
LANDSCAPE AREA = $(1.9/12)(18,923SF)(0.25) = 749$ CF
TOTAL RETENTION = 15,906 CF

S-1 = 0.24 ACRES - OR - 10,363 SF
IMPERVIOUS AREA = $(1.9/12)(9,051SF)(0.95) = 1,361$ CF
LANDSCAPE AREA = $(1.9/12)(1,312SF)(0.25) = 52$ CF
TOTAL RETENTION = 1,413 CF

S-2 = 0.26 ACRES - OR - 11,363 SF
IMPERVIOUS AREA = $(1.9/12)(9,686SF)(0.95) = 1,454$ CF
LANDSCAPE AREA = $(1.9/12)(1,657SF)(0.25) = 66$ CF
TOTAL RETENTION = 1,520 CF

S-3 = 0.24 ACRES - OR - 10,464 SF
IMPERVIOUS AREA = $(1.9/12)(8,592SF)(0.95) = 1,292$ CF
LANDSCAPE AREA = $(1.9/12)(1,872SF)(0.25) = 74$ CF
TOTAL RETENTION = 1,366 CF

S-4 = 0.84 ACRES - OR - 36,572 SF
IMPERVIOUS AREA = $(1.9/12)(30,978SF)(0.95) = 4,660$ CF
LANDSCAPE AREA = $(1.9/12)(5,594SF)(0.25) = 221$ CF
TOTAL RETENTION = 4,881 CF

NOTE: PREDEVELOPMENT RUNOFF WILL NOT BE USED.

LEGEND

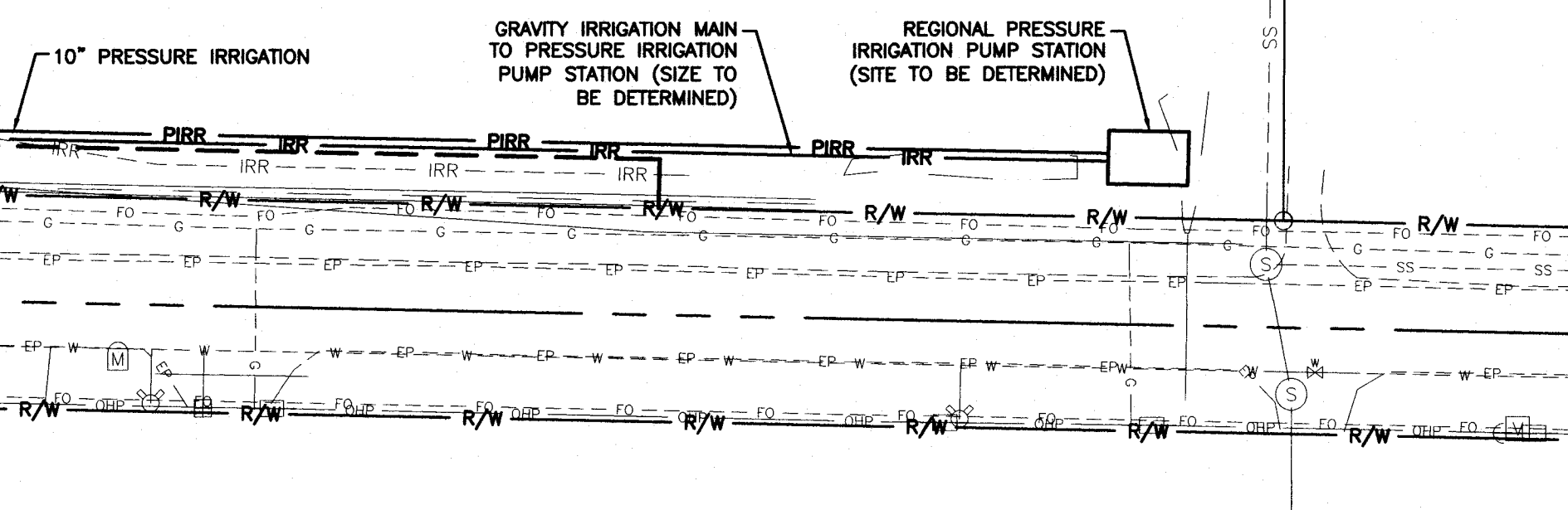
C-1 DRAINAGE AREA DESIGNATION

AVAILABLE RETENTION AREAS

DRAINAGE AREA BOUNDARY



0 60 120
SCALE IN FEET



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 CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

REVISION

NO.	DESCRIPTION	BY	DATE

J-U-B ENGINEERS, INC.

115 Northstar Ave.
Twin Falls, ID 83301

Phone: 208.733.2414
www.jub.com



J-U-B ENGINEERS, INC.

FILE: 60-17-058_PP2
JUB PROJ. # 60-17-058
DRAWN BY: VKC
DESIGN BY:
CHECKED BY: SLA

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

PRELIMINARY PLAT ADDISON SPRINGS SUBDIVISION

LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 11
TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN
CITY OF TWIN FALLS, TWIN FALLS COUNTY, IDAHO

LAST UPDATED: 2/14/2018
SHEET NUMBER:

2 of 2

[illegible]

Legend

- Park Area
- Zoning**
 - RB
 - C-1
 - M-1
 - OS
 - R-1 VAR
 - R-2
 - R-4
 - R-6
 - SUI
- Area Of Impact**



0 500 1,000
Feet

**AERIAL PHOTO APRIL 2016
REFERENCE ONLY**

American Real Estate & Appraisal LLC

210 Sixth Avenue East * P.O. Box 566 * Twin Falls, Idaho 83303-0566

Douglas D. Vollmer, SRA, SRPA
Real Estate Broker and Appraiser

Owned and Operated Since 1973
(208)734-5650 Fax (208)734-5653

January 26, 2018

Thad Farnham
Post Office Box 3535
Ketchum, Idaho 83340

RE: 12.46 Acres; 542,757 of s.f.
Commercial Land
2695 Addison Avenue East
Twin Falls, Idaho 83301

Dear Mr. Farnham:

In accordance with your authorization, I have performed a Restricted Appraisal Report of the property referenced above in Twin Falls, Idaho.

The Restricted Appraisal Report is intended to comply with the reporting requirements set forth under all of Standards Rule 2-2(B) of the 2018-2019 Uniform Standards of Professional Appraisal Practice for a restricted appraisal report. As such, it presents only minimal discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the opinion of value. Supporting documentation concerning the data, reasoning, and analysis is retained in our file. The depth of discussion contained in this report is specific to your needs and for the intended use as indicated below. We are not responsible for unauthorized use of this report.

As a result of my analyses and studies made, and subject to the Assumptions and Limiting Conditions included within this report, I have established an opinion that as of January 16, 2018, the estimated market value for the subject property, according to its zoning restrictions and "as is", was estimated to be:

ONE MILLION SIX HUNDRED TWENTY-EIGHT THOUSAND DOLLARS

(\$1,628,000.00)

Thank you for this opportunity to be of service to you.

Sincerely,



Douglas D. Vollmer, SRA, SRPA



Date: Tuesday, April 17, 2018
To: Parks and Recreation Commission
From: Wendy Davis

Request:

Request to recommend approval of a Parks in Lieu contribution for River Ridge Estates No. 5 Subdivision.

Time Estimate:

10 minuets for staff presentation.

Background:

Approval Process:

In accordance with City Code Section 10-12-3-11 Section F: The city council may, at their discretion, approve and accept cash contributions in lieu of park land with improvements.

The commission is tasked with forwarding recommendation to City Council based on, 1) the minimum standards or regulations set forth in City Code, and 2) the guiding principles of the Twin Falls Parks and Recreation Master Plan.

Budget Impact:

Action taken by this commission does not affect the budget

Regulatory Impact:

History:

N/A

Analysis:

This is a request for a Parks in Lieu contribution for River Ridge Estates No. 5 Subdivision. A 6.08 acre subdivision with nineteen (19) residential lots. Due to the size of the plat the amount of park land dedication required would not meet the minimum standards per City Code 10-12-3-11. (See applicable Regulations or Codes)

The requested Parks in Lieu contribution is calculated at \$13,210.50, based on a January 20th, 2018 appraisal of the property value.

This request meets the 5 criteria for a 50% reduction per City Code 10-12-3-11(G).

Conclusion:

The Commission is tasked with forwarding a positive or negative recommendation to City Council on whether to accept a Parks in Lieu contribution for the River Ridge Estates No. 5 Subdivision.

Attachments:

1. Parks in Lieu Staff Report - River Ridge No. 5
2. 1 - Preliminary Plat
3. 2 -Aerial
4. 3 - Vicinity Map
5. 4 - Appraisal Summary



Comprehensive Staff Report



To: Parks & Recreation Commission
From: Wendy Davis
Presenter: Steve O'Connor
Authored by: Steve O'Connor
Request: Request to recommend approval of a Parks in Lieu contribution for River Ridge Estates No. 5 Subdivision.

Public Meeting: ?

Analysis

This is a request for a Parks in Lieu contribution for River Ridge Estates No. 5 Subdivision. A 6.08 acre subdivision with nineteen (19) residential lots. Due to the size of the plat the amount of park land dedication required would not meet the minimum standards per City Code 10-12-3-11. (See applicable Regulations or Codes)

The requested Parks in Lieu contribution is calculated at \$13,210.50, based on a January 20th, 2018 appraisal of the property value.

This request meets the 5 criteria for a 50% reduction per City Code 10-12-3-11(G).

Approval Process

In accordance with City Code Section 10-12-3-11 Section F: The city council may, at their discretion, approve and accept cash contributions in lieu of park land with improvements.

The commission is tasked with forwarding recommendation to City Council based on, 1) the minimum standards or regulations set forth in City Code, and 2) the guiding principles of the Twin Falls Parks and Recreation Master Plan.

Applicable Regulations or Codes

Per City Code 10-12-3-11 a "minipark" is a minimum of 15,000sq-ft and a

"neighborhood" park is at least 3 acres of flat open space.

The amount of land to set aside for park land is equal to the number of residential lots multiplied by 0.01

The fee structure for cash contributions for acquisition of park land shall be the appraised value of the required land area at the time of the application.

The development may qualify for a 50% reduction on their cash contribution in lieu of park land if the development meets all criteria to be called an "in fill" development. (Ord. 2954, 11-3-2008)

Facts

The proposed subdivision has 19 lots which would require an 8,276sq-ft +/- park.

3.125 Dwelling Units per acre

The development is within city limits, does not border an arterial street nor city limits, and it has not been converted from agricultural land.

Master Plan Compliance

Though there is an identified need for a neighborhood park per the Parks Master Plan, this development would not produce the minimum standards required. Therefore accepting Parks in Lieu contributions would comply with the master plan

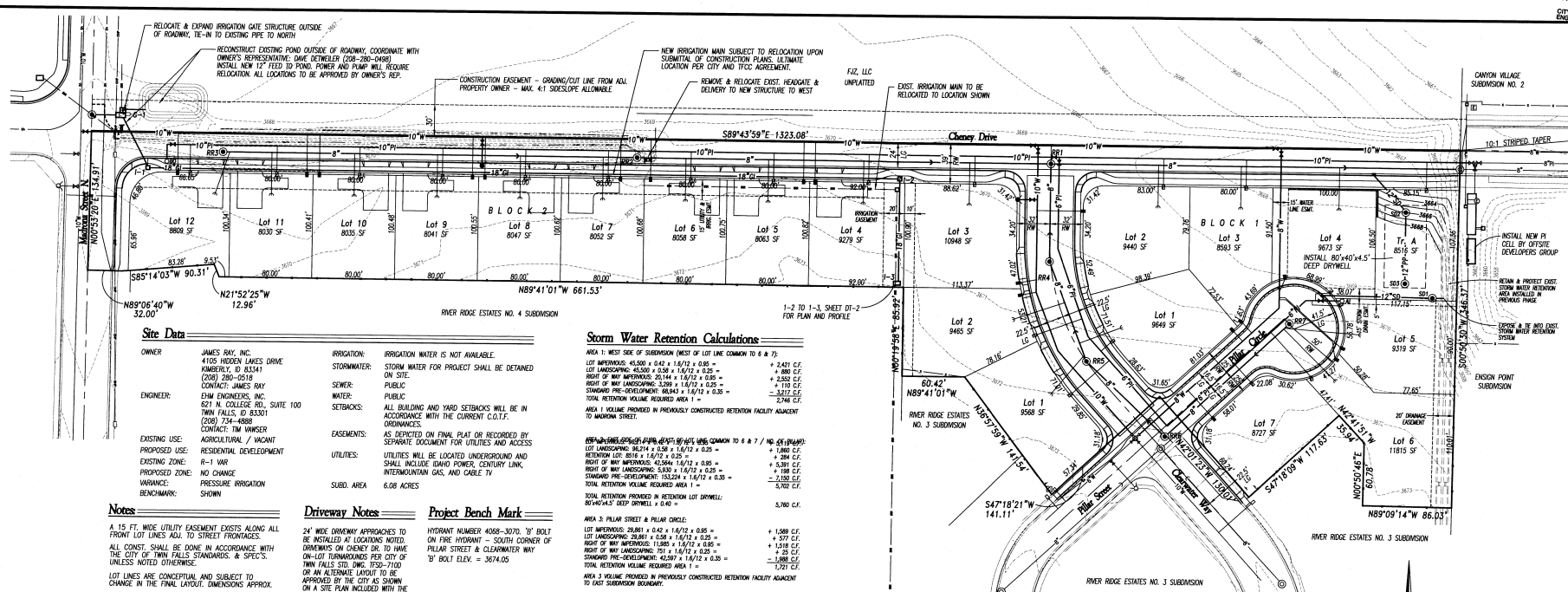
Conclusion

The Commission is tasked with forwarding a positive or negative recommendation to City Council on whether to accept a Parks in Lieu contribution for the River Ridge Estates No. 5 Subdivision.

Attachments

1. River Ridge Estates No. 5 Preliminary Plat
2. Aerial Map

Public Meeting: ?



Site Data

OWNER	JAMES RAY, INC. 4105 HIDDEN LAKES DRIVE KIMBERLY, ID 83341 (208) 280-0519 CONTACT: JAMES RAY	IRRIGATION	IRRIGATION WATER IS NOT AVAILABLE.
ENGINEER	EHM ENGINEERS, INC. 621 N. COLLEGE RD., SUITE 100 TWIN FALLS, ID 83301 (208) 734-4600 CONTACT: TIM WAMSER	STORMWATER	STORM WATER FOR PROJECT SHALL BE DETAINED ON SITE.
EXISTING USE	AGRICULTURAL / VACANT	SEWER	PUBLIC
PROPOSED ZONE	R-1 VLR	WATER	PUBLIC
PROPOSED ZONE	NO CHANGE	SETBACKS	ALL BUILDING AND YARD SETBACKS WILL BE IN ACCORDANCE WITH THE CURRENT C.O.F.F. ORDINANCES.
VARIANCE	PRESSURE IRRIGATION	EASEMENTS	AS DEPICTED ON FINAL PLAT OR RECORDED BY SEPARATE DOCUMENT FOR UTILITIES AND ACCESS.
BENCHMARK	SHOWN	UTILITIES	UTILITIES WILL BE LOCATED UNDERGROUND AND SHALL INCLUDE (DADO POWER, CENTURY LINK, INTERMOUNTAIN GAS, AND CABLE TV).
		SLUD. AREA	6.08 ACRES

Notes

A 15 FT. WIDE UTILITY EASEMENT EXISTS ALONG ALL FRONT LOT LINES ADJ. TO STREET FRONTAGES. ALL CONST. SHALL BE DONE IN ACCORDANCE WITH THE CITY OF TWIN FALLS STANDARDS, & SPECS. UNLESS NOTED OTHERWISE.
LOT LINES ARE CONCEPTUAL AND SUBJECT TO CHANGE IN THE FINAL LAYOUT. DIMENSIONS APPROX. TRACT A WILL BE RESERVED AS A RETENTION AREA. OWNED BY THE HOMEOWNERS ASSOCIATION, SUBJECT TO A COMMON AREA MAINTENANCE AGREEMENT.

Driveway Notes

24" WIDE DRIVEWAY APPROACHES TO BE INSTALLED AT LOCATIONS NOTED. DRIVEWAYS ON CHENEY DR. TO HAVE ON-LOT DRAINAGE PER CITY OF TWIN FALLS STD. (IRC 7250-7100) OR AN ALTERNATE LAYOUT TO BE APPROVED BY THE CITY AS SHOWN ON A SITE PLAN INCLUSIVE WITH THE BUILDING PERMIT APPLICATION.
LOTS 4 THRU 12, BLOCK 2 ARE THE ONLY LOTS TO HAVE DIRECT ACCESS TO CHENEY DRIVE. ALL OTHER LOTS SHALL BE ACCESSIBLE FROM RESIDENTIAL STREETS.

Project Bench Mark

HYDRAULIC NUMBER 4088-3070. 71 BOLT ON FIRE HYDRANT - SOUTH CORNER OF PILLAR STREET & CLEARWATER WAY
71 BOLT ELEV. = 3674.05

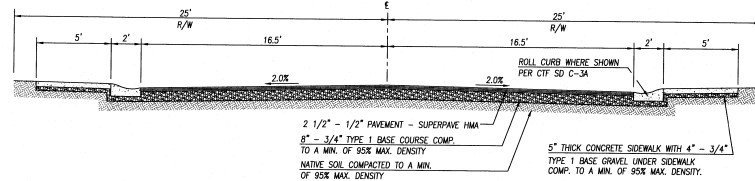
Storm Water Retention Calculations

AREA 1: WEST SIDE OF SUBDIVISION (WEST OF LOT LINE COMMON TO 6 & 7):	
LOT IMPROVING: 45,500 x 0.45 x 1.6/12 x 0.25 =	+ 2,421 C.F.
LOT LANDSCAPING: 45,500 x 0.58 x 1.6/12 x 0.25 =	+ 888 C.F.
RIGHT OF WAY IMPROVING: 11,250 x 1.6/12 x 0.25 =	+ 2,352 C.F.
RIGHT OF WAY LANDSCAPING: 5,000 x 1.6/12 x 0.25 =	+ 1,111 C.F.
STANDARD PRE-DEVELOPMENT: 48,250 x 1.6/12 x 0.25 =	+ 3,212 C.F.
TOTAL RETENTION VOLUME REQUIRED AREA 1 =	2,784 C.F.
AREA 1 VOLUME PROVIDED IN PREVIOUSLY CONSTRUCTED RETENTION FACILITY ADJACENT TO MADRONA STREET:	
LOT IMPROVING: 45,500 x 0.45 x 1.6/12 x 0.25 =	+ 2,421 C.F.
LOT LANDSCAPING: 45,500 x 0.58 x 1.6/12 x 0.25 =	+ 888 C.F.
RIGHT OF WAY IMPROVING: 11,250 x 1.6/12 x 0.25 =	+ 2,352 C.F.
RIGHT OF WAY LANDSCAPING: 5,000 x 1.6/12 x 0.25 =	+ 1,111 C.F.
STANDARD PRE-DEVELOPMENT: 48,250 x 1.6/12 x 0.25 =	+ 3,212 C.F.
TOTAL RETENTION VOLUME PROVIDED AREA 1 =	5,784 C.F.
TOTAL RETENTION PROVIDED IN RETENTION LOT DRYWELL: 80'x40'x5' DEEP DRYWELL =	5,760 C.F.

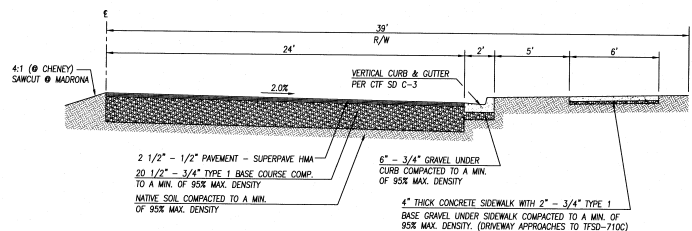
AREA 3: PILLAR STREET & PILLAR CIRCLE:	
LOT IMPROVING: 59,811 x 0.45 x 1.6/12 x 0.25 =	+ 1,580 C.F.
LOT LANDSCAPING: 59,811 x 0.58 x 1.6/12 x 0.25 =	+ 571 C.F.
RIGHT OF WAY IMPROVING: 11,250 x 1.6/12 x 0.25 =	+ 2,352 C.F.
RIGHT OF WAY LANDSCAPING: 5,000 x 1.6/12 x 0.25 =	+ 1,111 C.F.
STANDARD PRE-DEVELOPMENT: 48,250 x 1.6/12 x 0.25 =	+ 3,212 C.F.
TOTAL RETENTION VOLUME REQUIRED AREA 3 =	5,784 C.F.
AREA 3 VOLUME PROVIDED IN PREVIOUSLY CONSTRUCTED RETENTION FACILITY ADJACENT TO EAST SUBDIVISION BOUNDARY:	
LOT IMPROVING: 59,811 x 0.45 x 1.6/12 x 0.25 =	+ 1,580 C.F.
LOT LANDSCAPING: 59,811 x 0.58 x 1.6/12 x 0.25 =	+ 571 C.F.
RIGHT OF WAY IMPROVING: 11,250 x 1.6/12 x 0.25 =	+ 2,352 C.F.
RIGHT OF WAY LANDSCAPING: 5,000 x 1.6/12 x 0.25 =	+ 1,111 C.F.
STANDARD PRE-DEVELOPMENT: 48,250 x 1.6/12 x 0.25 =	+ 3,212 C.F.
TOTAL RETENTION VOLUME PROVIDED AREA 3 =	5,784 C.F.

Legend

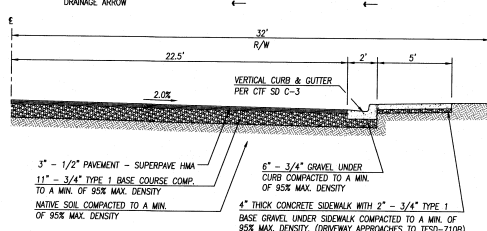
SUBDIVISION BOUNDARY LINE	EXISTING	PROPOSED
LOT LINE	---	---
STREET CENTERLINE	---	---
EASEMENT AS NOTED	---	---
WATER MAIN	---	---
SEWER MAIN	---	---
PRESSURE IRRIGATION	---	---
GRAVITY IRRIGATION	---	---
STORM DRAIN	---	---
PERF. PIPE	---	---
STANDARD CURB & GUTTER	---	---
ROLL CURB & GUTTER	---	---
CONTOUR LINE	---	---
MANHOLE	---	---
FIRE HYDRANT	---	---
GATE VALVE	---	---
IRRIG. ASSEMBLY (AIR INJ. OR BLOWOFF)	---	---
WATER SERVICE	---	---
SEWER SERVICE	---	---
PRESSURE IRR. SERVICE	---	---
CATCH BASIN	---	---
DRAINAGE ARROW	---	---



Typical Street Cross Section
Pillar Street & Pillar Circle



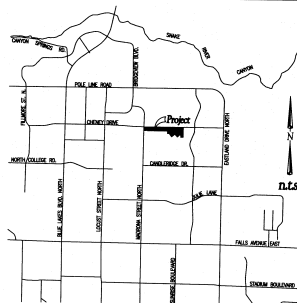
Typical Street Cross Section
Cheney Drive / Madrona Street



Typical Street Cross Section
Clearwater Way SECTION SYMMETRICAL AT CENTERLINE (BOTH SIDES TO BE CONSTRUCTED)

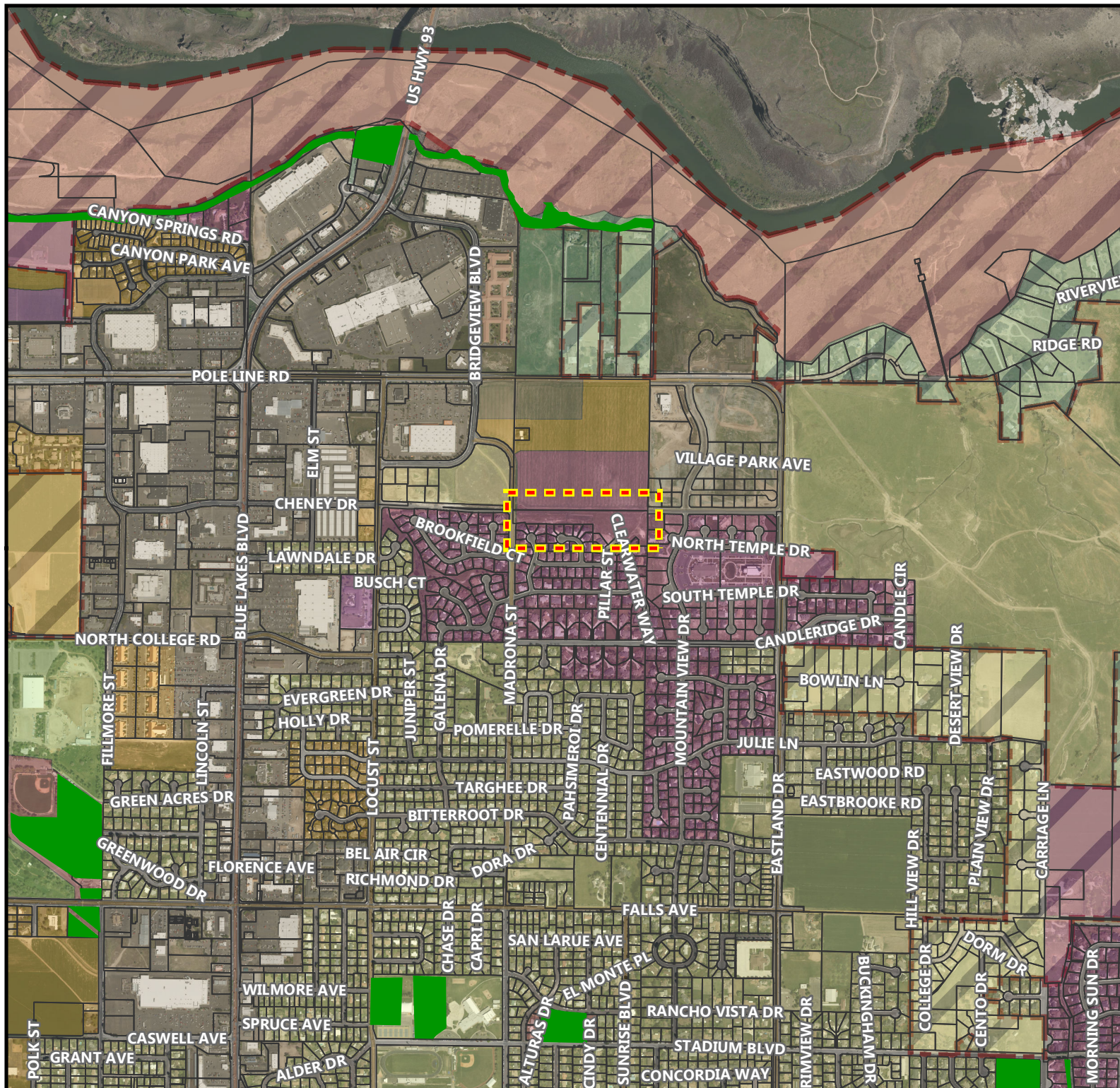
Located In
SW4 NE4, Section 3, T. 10 S., R. 17 E., BM.
Twin Falls County, Idaho

Vicinity Sketch





**AERIAL PHOTO APRIL 2016
REFERENCE ONLY**



APPRAISAL OF REAL PROPERTY



LOCATED AT

TBD River Ridge Estates
Twin Falls, ID 83301
*Please see plat and addenda

FOR

Client: Mr. James Ray
1096 Eastland Dr. N
Twin Falls, ID 83301

OPINION OF VALUE

230,000

AS OF

01/20/2018

BY

Bob Roberts
Bob Roberts Appraisal Services
2247 Poleline Road East
Twin Falls, ID 83301
208-4044653
bproberts1@outlook.com

Borrower	N/A		File No.	013318TC	
Property Address	TBD River Ridge Estates				
City	Twin Falls	County	Twin Falls	State	ID
Lender/Client	Client: Mr. James Ray				
				Zip Code	83301

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- ☐ Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- ☒ Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

"The Intended User of this appraisal report is the Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a tax in lieu evaluation, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Users are identified by the appraiser."

Scope of Work: Please see attached addendum.

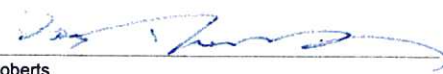
The highest and best use of the subject was analyzed as though vacant and as improved. Consideration was given to those uses, which are legally possible or probable, physically possible, financially feasible, and maximally productive. It has been determined by this appraiser that the current improvements contribute value to the site and are considered the "highest & best use."

Bob Roberts/Bob Roberts Appraisal Services. utilizes WinTotal/Aurora software. The digital signatures are password protected, and are accessed only by the appraiser.

I have performed no services, as an appraiser or in any other capacity, regarding the property this is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

The subject is a bare ground with potential for development. No entitlements survey or research was conducted for this report. The current zoning is reported and concluded that it allows for its Highest and Best Use.

APPRAISER:

Signature: 
 Name: Bob Roberts
 Bob Roberts Appraisal
 State Certification #: _____
 or State License #: LRA-232
 State: ID Expiration Date of Certification or License: 09/17/2018
 Date of Signature and Report: 01/26/2018
 Effective Date of Appraisal: 01/20/2018
 Inspection of Subject: ☐ None ☐ Interior and Exterior ☐ Exterior-Only
 Date of Inspection (if applicable): 01/20/2018

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date of Signature: _____
 Inspection of Subject: ☐ None ☐ Interior and Exterior ☐ Exterior-Only
 Date of Inspection (if applicable): _____

LAND APPRAISAL REPORT

File No. 013318TC
013318TC

SUBJECT	Borrower <u>N/A</u>		Census Tract <u>N/A</u>		Map Reference <u>Twin Falls</u>																																																																																																															
	Property Address <u>TBD River Ridge Estates</u>																																																																																																																			
	City <u>Twin Falls</u>		County <u>Twin Falls</u>		State <u>ID</u> Zip Code <u>83301</u>																																																																																																															
	Legal Description <u>*Please see plat and addenda</u>																																																																																																																			
NEIGHBORHOOD	Sale Price \$ _____		Date of Sale _____		Loan Term _____ yrs.																																																																																																															
	Actual Real Estate Taxes \$ <u>Pending</u> (yr)		Loan charges to be paid by seller \$ <u>0</u>		Property Rights Appraised ☒ Fee ☐ Leasehold ☐ De Minimis PUD																																																																																																															
	Lender/Clien <u>Client: Mr. James Ray</u>		Address <u>1096 Eastland Dr. N</u>																																																																																																																	
	Appraiser <u>Bob Roberts</u>		Instructions to Appraiser <u>To determine non complex approach to market value.</u>																																																																																																																	
	Location ☒ Urban ☐ Suburban ☐ Rural		Employment Stability ☒ Good ☐ Avg. ☐ Fair ☐ Poor																																																																																																																	
	Built Up ☒ Over 75% ☐ 25% to 75% ☐ Under 25%		Convenience to Employment ☒ ☐ ☐ ☐																																																																																																																	
	Growth Rate ☐ Fully Dev. ☐ Rapid ☒ Steady ☐ Slow		Convenience to Shopping ☒ ☐ ☐ ☐																																																																																																																	
	Property Values ☒ Increasing ☐ Stable ☐ Declining		Convenience to Schools ☒ ☐ ☐ ☐																																																																																																																	
	Demand/Supply ☐ Shortage ☒ In Balance ☐ Oversupply		Adequacy of Public Transportation ☒ ☐ ☐ ☐																																																																																																																	
	Marketing Time ☐ Under 3 Mos. ☒ 4-6 Mos. ☐ Over 6 Mos.		Recreational Facilities ☒ ☐ ☐ ☐																																																																																																																	
SITE	Present <u>64</u> % One-Unit <u>5</u> % 2-4 Unit <u>1</u> % Apts. <u>10</u> % Condo		Adequacy of Utilities ☒ ☐ ☐ ☐																																																																																																																	
	Land Use <u>20</u> % Industrial <u>0</u> % Vacant		Property Compatibility ☒ ☐ ☐ ☐																																																																																																																	
	Change in Present Land Use ☐ Not Likely ☐ Likely (*) ☒ Taking Place (*)		Protection from Detrimental Conditions ☒ ☐ ☐ ☐																																																																																																																	
	Predominant Occupancy ☒ Owner ☐ Tenant ☐ % Vacant		Police and Fire Protection ☒ ☐ ☐ ☐																																																																																																																	
	One-Unit Price Range \$ <u>250</u> to \$ <u>750</u>		General Appearance of Properties ☒ ☐ ☐ ☐																																																																																																																	
	One-Unit Age Range <u>0</u> yrs. to <u>10</u> yrs.		Appeal to Market ☒ ☐ ☐ ☐																																																																																																																	
	Predominant Value \$ <u>300+/-</u>																																																																																																																			
	Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise)																																																																																																																			
	Properties in the area reflect average to good care and maintenance. Single-family residences are predominant in all near neighborhoods. The population growth and demand for housing, rental units in the subject's area as well as the entire Magic Valley area have been popular to homeowners and investors.																																																																																																																			
	MARKET DATA ANALYSIS	Dimensions <u>Please see plat attached</u> = <u>6.08 ac</u> ☐ Corner Lot																																																																																																																		
Zoning Classification <u>R-1 Variable</u> Present Improvements ☐ Do ☐ Do Not Conform to Zoning Regulations																																																																																																																				
Highest and Best Use ☐ Present Use ☒ Other (specify) <u>Vacant to residential housing sites as proposed.</u>																																																																																																																				
Elec. ☒ Gas ☒ Water ☒ San. Sewer ☒ Underground Elect. & Tel. ☒																																																																																																																				
OFF SITE IMPROVEMENTS Street Access ☒ Public ☐ Private Surface <u>Public Asphalt/Proposed</u> Maintenance ☒ Public ☐ Private ☒ Storm Sewer ☒ Curb/Gutter ☒ Sidewalk ☒ Street Lights																																																																																																																				
Topo <u>Undulating/Good</u> Size <u>Larger Than Typical</u> Shape <u>Irregular/Avg</u> View <u>Residential some commercial to the north, northeast and west.</u> Drainage <u>Appears adequate</u> Is the property located in a FEMA Special Flood Hazard Area? ☐ Yes ☒ No																																																																																																																				
Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions)																																																																																																																				
The site is typical for development in the area but conforms to the neighborhood. There are no apparent adverse easements or encroachments. City services are available at specific locations as proposed by EHM Engineers. This office was offered submittals for review but the documentations still appear to be at an early stages of submittals. *Please see additional comments.																																																																																																																				
The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.																																																																																																																				
RECONCILIATION		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>ITEM</th> <th>SUBJECT PROPERTY</th> <th>COMPARABLE NO. 1</th> <th>COMPARABLE NO. 2</th> <th>COMPARABLE NO. 3</th> </tr> </thead> <tbody> <tr> <td>Address</td> <td><u>TBD River Ridge Estates</u> <u>Twin Falls, ID 83301</u></td> <td><u>0000 North Grandview</u> <u>Twin Falls, ID 83301</u></td> <td><u>1054 Maurice St</u> <u>Twin Falls, ID 83301</u></td> <td><u>TBD Borah Avenue W.</u> <u>Twin Falls, ID 83301</u></td> </tr> <tr> <td>Proximity to Subject</td> <td><u>2+/- Miles</u></td> <td><u>2+/- Miles</u></td> <td><u>2+/- Miles</u></td> <td><u>2+/- Miles</u></td> </tr> <tr> <td>Sales Price</td> <td>\$ _____</td> <td>\$ <u>185,300</u></td> <td>\$ <u>150,000</u></td> <td>\$ <u>120,000</u></td> </tr> <tr> <td>Price \$/Sq. Ft. acre</td> <td>\$ _____</td> <td>\$ <u>39,800</u></td> <td>\$ <u>75,214</u></td> <td>\$ <u>63,181</u></td> </tr> <tr> <td>Data Source(s)</td> <td><u>Inspection</u></td> <td><u>MLS#98638564 DOM 128</u></td> <td><u>MLS#98644106 DOM 203</u></td> <td><u>MLS#98650207 DOM 63</u></td> </tr> <tr> <td>ITEM</td> <td>DESCRIPTION</td> <td>DESCRIPTION</td> <td>DESCRIPTION</td> <td>DESCRIPTION</td> </tr> <tr> <td>Date of Sale/Time Adj.</td> <td></td> <td><u>04/14/2017</u></td> <td><u>08/15/2017</u></td> <td><u>08/16/2017</u></td> </tr> <tr> <td>Location</td> <td><u>N;Res;Open</u></td> <td><u>N;Res;Open</u></td> <td><u>N;Res</u></td> <td><u>N;Res;Open</u></td> </tr> <tr> <td>Site/View</td> <td><u>6.08 ac</u></td> <td><u>5.00 ac</u></td> <td><u>2.01 ac</u></td> <td><u>2.20 ac</u></td> </tr> <tr> <td>Improvements</td> <td><u>None</u></td> <td><u>None</u></td> <td><u>None</u></td> <td><u>None</u></td> </tr> <tr> <td>Access to Utilities</td> <td><u>Accessible</u></td> <td><u>Accessible</u></td> <td><u>Accessible</u></td> <td><u>Accessible</u></td> </tr> <tr> <td>Sales or Financing</td> <td><u>0</u></td> <td><u>ArmLth</u></td> <td><u>ArmLth</u></td> <td><u>ArmLth</u></td> </tr> <tr> <td>Concessions</td> <td><u>0</u></td> <td><u>0</u></td> <td><u>0</u></td> <td><u>0</u></td> </tr> <tr> <td>Net Adj. (Total)</td> <td></td> <td>☒ + ☐ - \$ <u>42,012</u></td> <td>☒ + ☐ - \$ <u>161,986</u></td> <td>☒ + ☐ - \$ <u>154,424</u></td> </tr> <tr> <td>Indicated Value of Subject</td> <td></td> <td><u>Net 22.7 %</u> <u>Gross 22.7 %</u></td> <td><u>Net 108.0 %</u> <u>Gross 108.0 %</u></td> <td><u>Net 128.7 %</u> <u>Gross 128.7 %</u></td> </tr> <tr> <td colspan="6"> Comments on Market Data <u>Sale #1 was utilized as the basis for the adjustments. The "Law of Multiplicity" is clear in the above sales data. It was necessary to use and give the most weight to sale #1. The Law of Multiplicity caused sale #2 and #3 to higher in the final reconciliation values. Again, sale #1 appear to be the most appropriate sale to represent the subjects value.</u> </td> </tr> <tr> <td colspan="6"> Comments and Conditions of Appraisal <u>This appraisal is made "as is", there are no conditions. The final reconciliation value was rounded to the nearest significant number.</u> </td> </tr> <tr> <td colspan="6"> Final Reconciliation <u>Sales Comparison Analysis best reflects market forces in the market and given primary weighth. The Cost Approach is not applicable in the analysis as a bareland report. Income Approach was not considered due to the intent and purpose of the report.</u> </td> </tr> <tr> <td colspan="6"> I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF <u>01/20/2018</u> TO BE \$ <u>230,000</u> </td> </tr> <tr> <td colspan="6"> Appraiser <u>Bob Roberts</u> Supervisory Appraiser (if applicable) _____ Date of Signature and Report <u>01/26/2018</u> Date of Signature _____ Title <u>Bob Roberts Appraisal</u> Title _____ State Certification # _____ ST State Certification # _____ ST Or State License # <u>LRA-232</u> ST ID Or State License # _____ ST Expiration Date of State Certification or License <u>09/17/2018</u> Expiration Date of State Certification or License _____ Date of Inspection (if applicable) <u>01/20/2018</u> ☐ Did ☐ Did Not Inspect Property Date of Inspection _____ </td> </tr> </tbody> </table>						ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3	Address	<u>TBD River Ridge Estates</u> <u>Twin Falls, ID 83301</u>	<u>0000 North Grandview</u> <u>Twin Falls, ID 83301</u>	<u>1054 Maurice St</u> <u>Twin Falls, ID 83301</u>	<u>TBD Borah Avenue W.</u> <u>Twin Falls, ID 83301</u>	Proximity to Subject	<u>2+/- Miles</u>	<u>2+/- Miles</u>	<u>2+/- Miles</u>	<u>2+/- Miles</u>	Sales Price	\$ _____	\$ <u>185,300</u>	\$ <u>150,000</u>	\$ <u>120,000</u>	Price \$/Sq. Ft. acre	\$ _____	\$ <u>39,800</u>	\$ <u>75,214</u>	\$ <u>63,181</u>	Data Source(s)	<u>Inspection</u>	<u>MLS#98638564 DOM 128</u>	<u>MLS#98644106 DOM 203</u>	<u>MLS#98650207 DOM 63</u>	ITEM	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	Date of Sale/Time Adj.		<u>04/14/2017</u>	<u>08/15/2017</u>	<u>08/16/2017</u>	Location	<u>N;Res;Open</u>	<u>N;Res;Open</u>	<u>N;Res</u>	<u>N;Res;Open</u>	Site/View	<u>6.08 ac</u>	<u>5.00 ac</u>	<u>2.01 ac</u>	<u>2.20 ac</u>	Improvements	<u>None</u>	<u>None</u>	<u>None</u>	<u>None</u>	Access to Utilities	<u>Accessible</u>	<u>Accessible</u>	<u>Accessible</u>	<u>Accessible</u>	Sales or Financing	<u>0</u>	<u>ArmLth</u>	<u>ArmLth</u>	<u>ArmLth</u>	Concessions	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	Net Adj. (Total)		☒ + ☐ - \$ <u>42,012</u>	☒ + ☐ - \$ <u>161,986</u>	☒ + ☐ - \$ <u>154,424</u>	Indicated Value of Subject		<u>Net 22.7 %</u> <u>Gross 22.7 %</u>	<u>Net 108.0 %</u> <u>Gross 108.0 %</u>	<u>Net 128.7 %</u> <u>Gross 128.7 %</u>	Comments on Market Data <u>Sale #1 was utilized as the basis for the adjustments. The "Law of Multiplicity" is clear in the above sales data. It was necessary to use and give the most weight to sale #1. The Law of Multiplicity caused sale #2 and #3 to higher in the final reconciliation values. Again, sale #1 appear to be the most appropriate sale to represent the subjects value.</u>						Comments and Conditions of Appraisal <u>This appraisal is made "as is", there are no conditions. The final reconciliation value was rounded to the nearest significant number.</u>						Final Reconciliation <u>Sales Comparison Analysis best reflects market forces in the market and given primary weighth. The Cost Approach is not applicable in the analysis as a bareland report. Income Approach was not considered due to the intent and purpose of the report.</u>						I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF <u>01/20/2018</u> TO BE \$ <u>230,000</u>						Appraiser <u>Bob Roberts</u> Supervisory Appraiser (if applicable) _____ Date of Signature and Report <u>01/26/2018</u> Date of Signature _____ Title <u>Bob Roberts Appraisal</u> Title _____ State Certification # _____ ST State Certification # _____ ST Or State License # <u>LRA-232</u> ST ID Or State License # _____ ST Expiration Date of State Certification or License <u>09/17/2018</u> Expiration Date of State Certification or License _____ Date of Inspection (if applicable) <u>01/20/2018</u> ☐ Did ☐ Did Not Inspect Property Date of Inspection _____				
	ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3																																																																																																															
	Address	<u>TBD River Ridge Estates</u> <u>Twin Falls, ID 83301</u>	<u>0000 North Grandview</u> <u>Twin Falls, ID 83301</u>	<u>1054 Maurice St</u> <u>Twin Falls, ID 83301</u>	<u>TBD Borah Avenue W.</u> <u>Twin Falls, ID 83301</u>																																																																																																															
	Proximity to Subject	<u>2+/- Miles</u>	<u>2+/- Miles</u>	<u>2+/- Miles</u>	<u>2+/- Miles</u>																																																																																																															
	Sales Price	\$ _____	\$ <u>185,300</u>	\$ <u>150,000</u>	\$ <u>120,000</u>																																																																																																															
	Price \$/Sq. Ft. acre	\$ _____	\$ <u>39,800</u>	\$ <u>75,214</u>	\$ <u>63,181</u>																																																																																																															
	Data Source(s)	<u>Inspection</u>	<u>MLS#98638564 DOM 128</u>	<u>MLS#98644106 DOM 203</u>	<u>MLS#98650207 DOM 63</u>																																																																																																															
	ITEM	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION																																																																																																															
	Date of Sale/Time Adj.		<u>04/14/2017</u>	<u>08/15/2017</u>	<u>08/16/2017</u>																																																																																																															
	Location	<u>N;Res;Open</u>	<u>N;Res;Open</u>	<u>N;Res</u>	<u>N;Res;Open</u>																																																																																																															
Site/View	<u>6.08 ac</u>	<u>5.00 ac</u>	<u>2.01 ac</u>	<u>2.20 ac</u>																																																																																																																
Improvements	<u>None</u>	<u>None</u>	<u>None</u>	<u>None</u>																																																																																																																
Access to Utilities	<u>Accessible</u>	<u>Accessible</u>	<u>Accessible</u>	<u>Accessible</u>																																																																																																																
Sales or Financing	<u>0</u>	<u>ArmLth</u>	<u>ArmLth</u>	<u>ArmLth</u>																																																																																																																
Concessions	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>																																																																																																																
Net Adj. (Total)		☒ + ☐ - \$ <u>42,012</u>	☒ + ☐ - \$ <u>161,986</u>	☒ + ☐ - \$ <u>154,424</u>																																																																																																																
Indicated Value of Subject		<u>Net 22.7 %</u> <u>Gross 22.7 %</u>	<u>Net 108.0 %</u> <u>Gross 108.0 %</u>	<u>Net 128.7 %</u> <u>Gross 128.7 %</u>																																																																																																																
Comments on Market Data <u>Sale #1 was utilized as the basis for the adjustments. The "Law of Multiplicity" is clear in the above sales data. It was necessary to use and give the most weight to sale #1. The Law of Multiplicity caused sale #2 and #3 to higher in the final reconciliation values. Again, sale #1 appear to be the most appropriate sale to represent the subjects value.</u>																																																																																																																				
Comments and Conditions of Appraisal <u>This appraisal is made "as is", there are no conditions. The final reconciliation value was rounded to the nearest significant number.</u>																																																																																																																				
Final Reconciliation <u>Sales Comparison Analysis best reflects market forces in the market and given primary weighth. The Cost Approach is not applicable in the analysis as a bareland report. Income Approach was not considered due to the intent and purpose of the report.</u>																																																																																																																				
I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF <u>01/20/2018</u> TO BE \$ <u>230,000</u>																																																																																																																				
Appraiser <u>Bob Roberts</u> Supervisory Appraiser (if applicable) _____ Date of Signature and Report <u>01/26/2018</u> Date of Signature _____ Title <u>Bob Roberts Appraisal</u> Title _____ State Certification # _____ ST State Certification # _____ ST Or State License # <u>LRA-232</u> ST ID Or State License # _____ ST Expiration Date of State Certification or License <u>09/17/2018</u> Expiration Date of State Certification or License _____ Date of Inspection (if applicable) <u>01/20/2018</u> ☐ Did ☐ Did Not Inspect Property Date of Inspection _____																																																																																																																				



Date: Tuesday, April 17, 2018
To: Parks and Recreation Commission
From: Wendy Davis

Request:

Request to recommend approval of a Parks in Lieu contribution for Morning Sun No. 10.

Time Estimate:

10 minutes for staff presentation.

Background:

Approval Process:

In accordance with City Code Section 10-12-3-11 Section F: The city council may, at their discretion, approve and accept cash contributions in lieu of park land with improvements.

The commission is tasked with forwarding a recommendation to City Council based on, 1) the minimum standards or regulations set forth in City Code, and 2) the guiding principles of the Twin Falls Parks and Recreation Master Plan.

Budget Impact:

Action by this commission does not affect the budget.

Regulatory Impact:

History:

N/A

Analysis:

This is a request for a Parks in Lieu contribution for Morning Sun No. 10. A 32.11 acre subdivision with ninety-five (95) residential lots.

The requested Parks in Lieu contribution is calculated at \$58,615 based on the auction price the current owner purchased the property for.

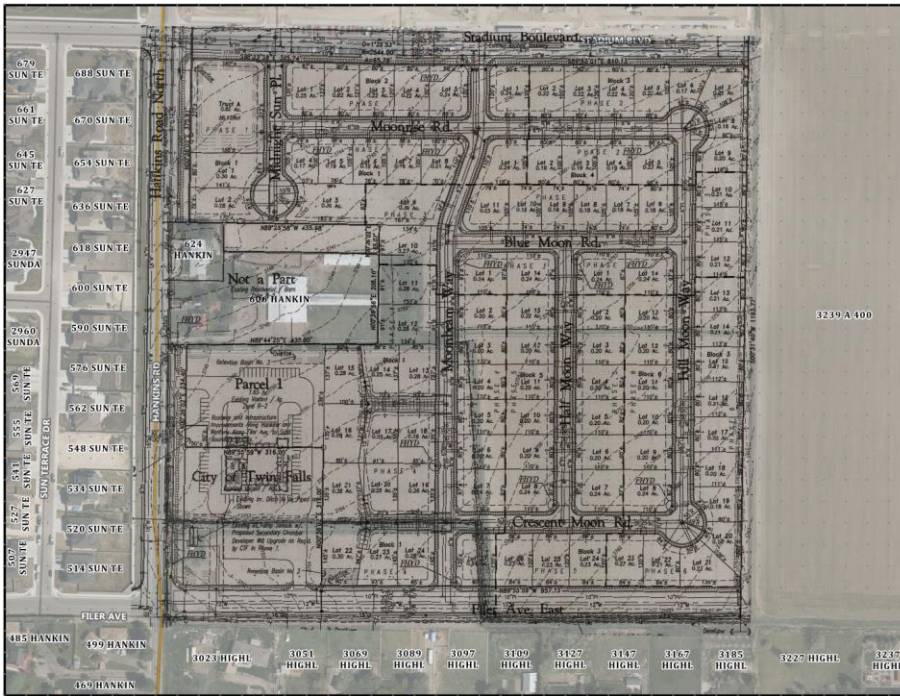
The applicant is requesting a credit for this Parks in Lieu due to the construction cost of the shelter at Morning Sun Park. The credit proposed is \$35,854.91. Bringing the total cash contribution for Morning Sun No. 10 to, \$22,760.09.

Conclusion:

The Commission is tasked with forwarding a positive or negative recommendation to City Council on whether to accept a Parks in Lieu contribution for the River Ridge Estates No. 5 Subdivision.

Attachments:

1. Parks in Lieu Staff Report - Morning Sun
2. 1 - Preliminary Plat
3. 2 - Aerial
4. 3 - Vicinity Map
5. 4 - Appraisal



Comprehensive Staff Report

To: Parks & Recreation Commission
From: Wendy Davis
Presenter: Steve O'Connor
Request: Request to recommend approval of a Parks in Lieu contribution for Morning Sun No. 10.

Public Meeting: April 17th, 2018

Analysis

This is a request for a Parks in Lieu contribution for Morning Sun No. 10. A 32.11 acre subdivision with ninety-five (95) residential lots.

The requested Parks in Lieu contribution is calculated at \$58,615 based on the auction price the current owner purchased the property for.

The applicant is requesting a credit for this Parks in Lieu due to the construction cost of the shelter at Morning Sun Park. The credit proposed is \$35,854.91. Bringing the total cash contribution for Morning Sun No. 10 to, \$22,760.09.

Approval Process

In accordance with City Code Section 10-12-3-11 Section F: The city council may, at their discretion, approve and accept cash contributions in lieu of park land with improvements.

The commission is tasked with forwarding a recommendation to City Council based on, 1) the minimum standards or regulations set forth in City Code, and 2) the guiding principles of the Twin Falls Parks and Recreation Master Plan.

Applicable Regulations or Codes

Per City Code 10-12-3-11 a "minipark" is a minimum of 15,000sq-ft and a

"neighborhood" park is at least 3 acres of flat open space.

The amount of land to set aside for park land is equal to the number of residential lots multiplied by 0.01

The fee structure for cash contributions for acquisition of park land shall be the appraised value of the required land area at the time of the application.

The development may qualify for a 50% reduction on their cash contribution in lieu of park land if the development meets all criteria to be called an "in fill" development. (Ord. 2954, 11-3-2008)

Facts

The proposed subdivision proposes 95 lots which would require a 41,382 sq-ft +/- park.

~3 Dwelling Units per acre.

The development is within city limits, does border an arterial street, and it will be converted from agricultural land.

Master Plan Compliance

There is no identified location for a neighborhood park per the Parks Master Plan for this area. This development would not produce the minimum standards required for a neighborhood park. Therefore accepting Parks in Lieu contributions would comply with the master plan

Conclusion

The Commission is tasked with forwarding a positive or negative recommendation to City Council on whether to accept a Parks in Lieu contribution for the River Ridge Estates No. 5 Subdivision.

Attachments

1. Morning Sun No. 10 Subdivision Preliminary Plat
2. Aerial Map
3. Vicinity Map
4. Appraisal Summary

Public Meeting: April 17th, 2018

Drainage Calculations:

Drainage Runoff Factors: $V_i = 1.6/12(A)(ROF)$
 Impervious Areas = 0.95
 Landscape Areas = 0.25
 Undeveloped Area = 0.35
 Pre-Development = 0.25

Total Subd. Area = 1,227,165sf
 Roadway & SW Area = 245,478sf - Impervious
 Total Lot Area = 945,446sf = 42% Impervious
 Ret. Basin (Landscape) = 36,241sf - Tract A

Drainage Area A= Interior Roadways and Proposed Res. Lots @ 42%
 Except Hammerheads - Impervious per CTF Memorandum 4/12/15.
 Roadway & SW Area = 245,478sf 1.6/12* 245,478*95=31,094cf
 Impervious Lot Area = 337,466sf 1.6/12* 337,466*95=42,743cf
 Landscape Area = 644,221sf 1.6/12* 644,221*25=21,474cf
 Total Sub Total 95,311cf
 Pre Development = 1,227,165sf 1.6/12*1,227,165*25=40,906cf
 Sub Total 54,405cf

~375' Drainage From Hankins Improvements

Roadway & SW Area = 14,250sf - Impervious
 Landscape Area = 2,250sf - Landscape

Roadway & SW Area = 14,250sf 1.6/12* 14,250*95=1,805cf
 Landscape Area = 2,250sf 1.6/12* 2,250*25= 75cf
 Total Sub Total 1,880cf
 Total Req'd. 56,285cf

Storm Drainage Shall be Retained in Tract A Basin as Shown
 190'x144'x3' Deep (Mea @ Top) 4:1 Min Slopes = 63,500cf

Drainage Area B= Hammerheads and Proposed Res. Lots @ 42%
 Impervious per CTF Memorandum 4/12/15.
 Driveway Area = 12,264sf 1.6/12* 12,264*95= 1,553cf
 Impervious Lot Area = 54,471sf 1.6/12* 54,471*95= 6,900cf
 Landscape Area = 75,221sf 1.6/12* 75,221*25= 2,507cf
 Total 10,960cf
 Pre Development = 141,956sf 1.6/12* 141,956*25= 4,732cf
 Sub Total 6,228cf

Storm Drainage Shall be Retained in Tract B Basin as Shown
 40'x90'x3' Deep (Mea @ Top) 4:1 Min Slopes = 63,500cf

Filler Ave. E. Improvements (Developer Portion)

Roadway & SW Area = 54,535sf - Impervious
 Landscape Area = 14,351sf - Landscape

Roadway & SW Area = 54,535sf 1.6/12* 54,535*95=6,908cf
 Landscape Area = 14,351sf 1.6/12* 14,351*25= 478cf
 Total Sub Total 7,386cf
 Pre Development = 68,909sf 1.6/12*68,909*25= 2,297cf
 Total Req'd. 5,089cf

Storm Drainage Shall be Retained in Tract Basin 2 as Shown
 36'x80'x4' Deep (Mea @ Top) 4:1 Min Slopes = 5,106cf

Notes:

- NOTES:
- Tracts A shall be owned and maintained by the Morning Sun Home Owner's Association. Tracts A will be subject to a blanket utility and storm water retention easement.
 - All landscaping strips and roadway medians shall be maintained by the Morning Sun Home Owner's Association.
 - Developer shall construct pressure irrigation station improvements as required to support this development.
 - All improvements shown on parcels identified as City of Twin Falls or Not a Part to be by others.

Design Data

Owner/Developer: Wickel Land Co., L.L.P.
 c/o Gerald Martens
 621 N College Rd. Suite 100
 Twin Falls, Id. 83301
 (208) 734-4888 (G. Martens)

Engineer/Surveyor: EHM Engineers, Inc.
 621 N. College Rd. Suite 100
 Twin Falls, Id. 83301
 (208)734-4888

Development Area: 32.11 Acres

Existing Zone: R-2

Proposed Zone: No Change

Existing Use: Vacant / Ag.

Proposed Use: Residential-Single Household

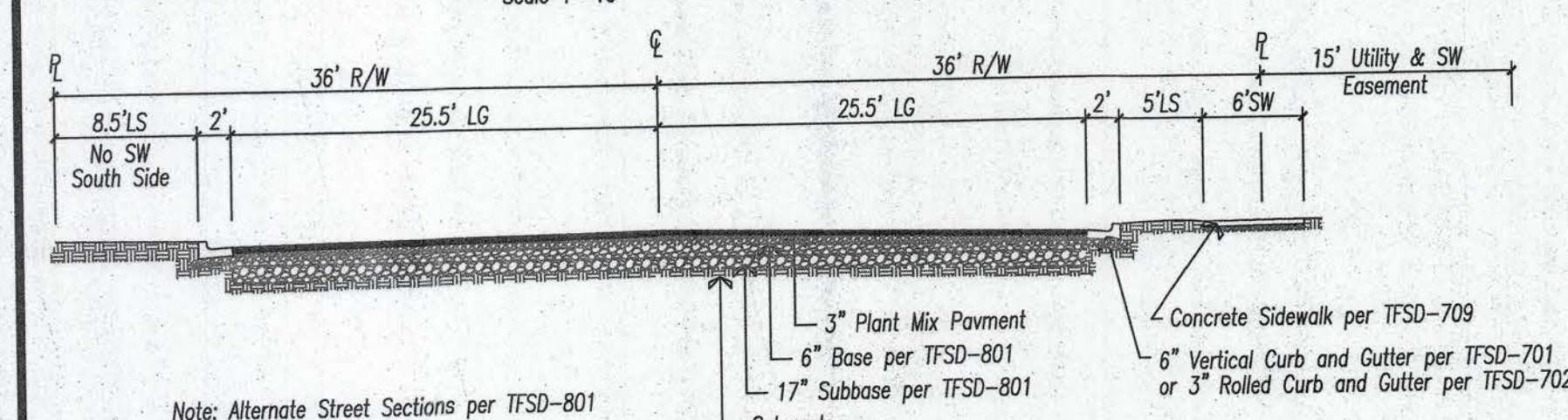
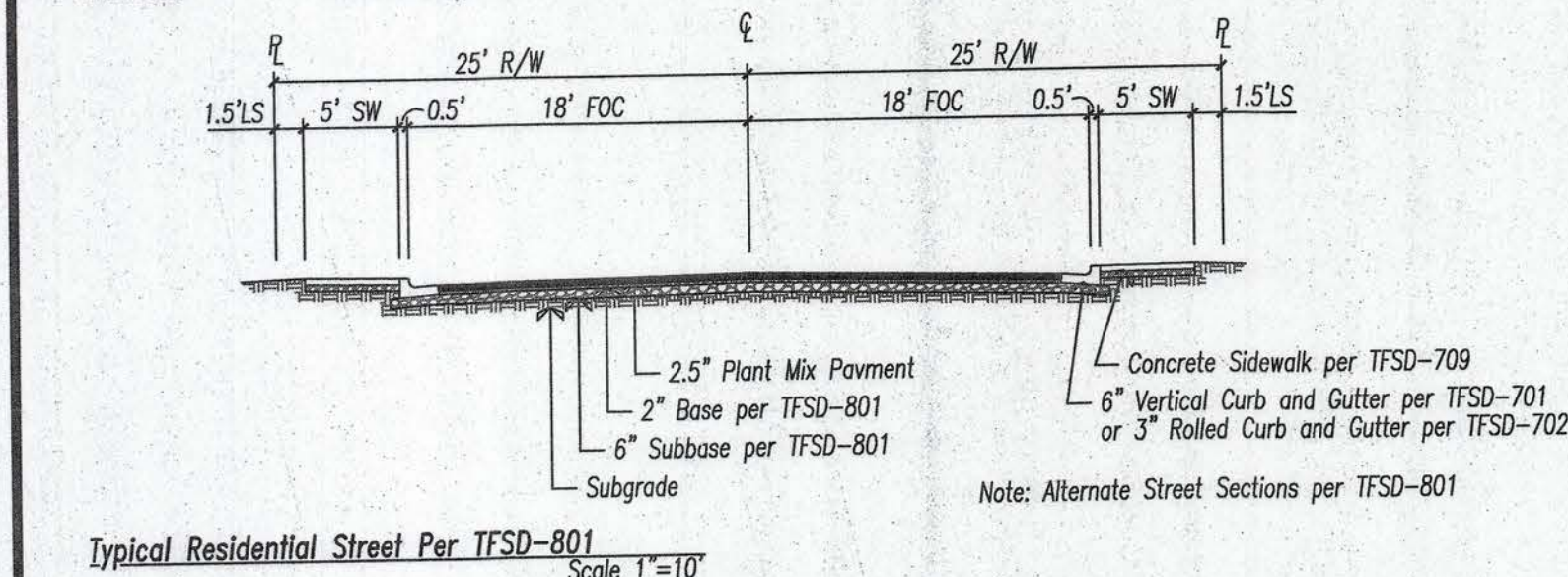
Variance: None Requested

Setbacks: Setbacks shall conform to City of Twin Falls Zoning and Subdivision Regulations Section 10-4-4.3

Sewer & Water: City Sewer and Water

Utilities: Underground Power, Gas, TV, and Telephone

Easements: 15' Adjacent to Roads and as shown



Roadway Typical Sections

Morning Sun No. 8

Residential Subd. - R1 Var.

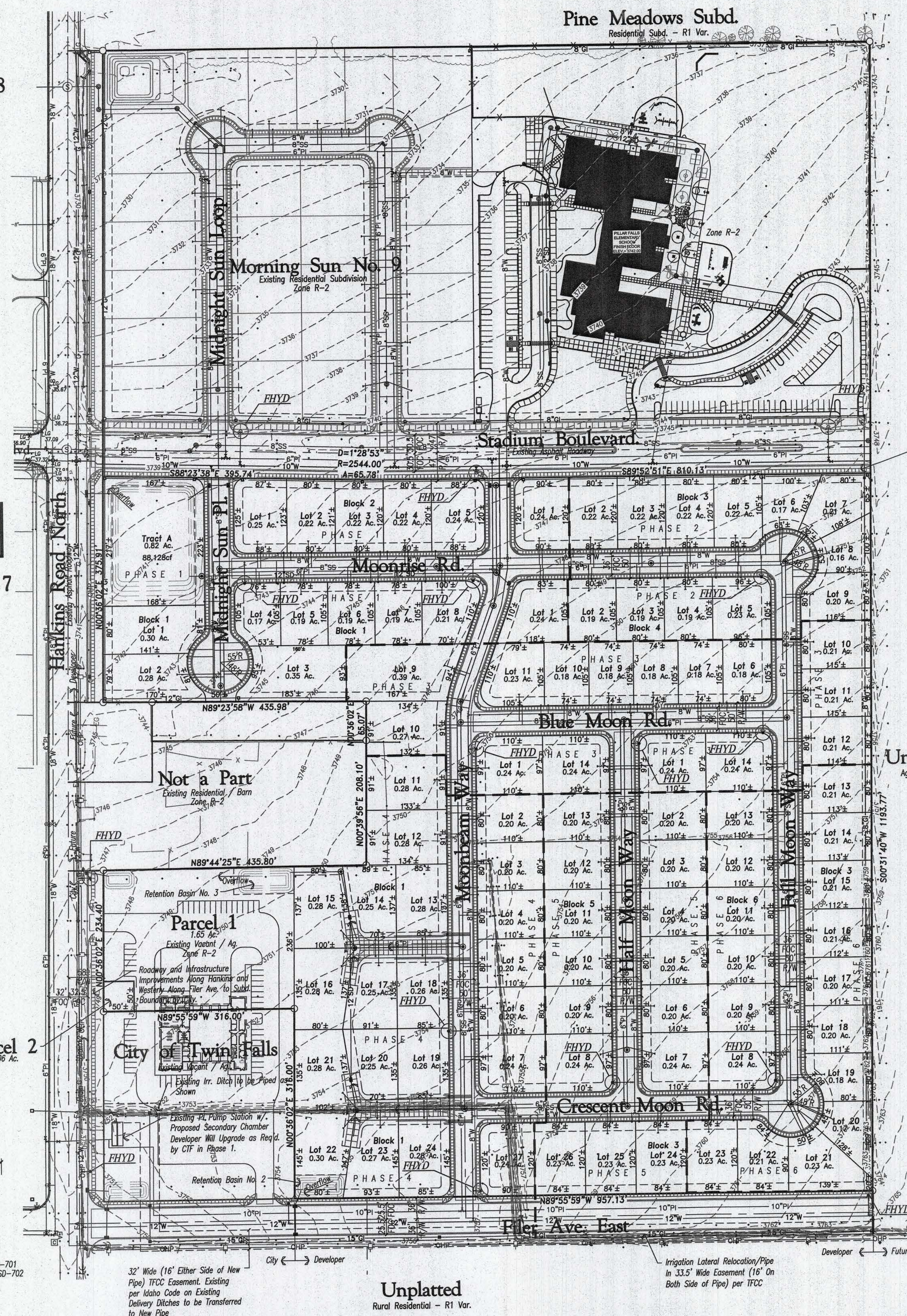
LDS Church

Morning Sun No. 7

Existing Residential Subd. R1 Var.

Parcel 2

0.06 Ac.



Unplatted

Rural Residential - R1 Var.

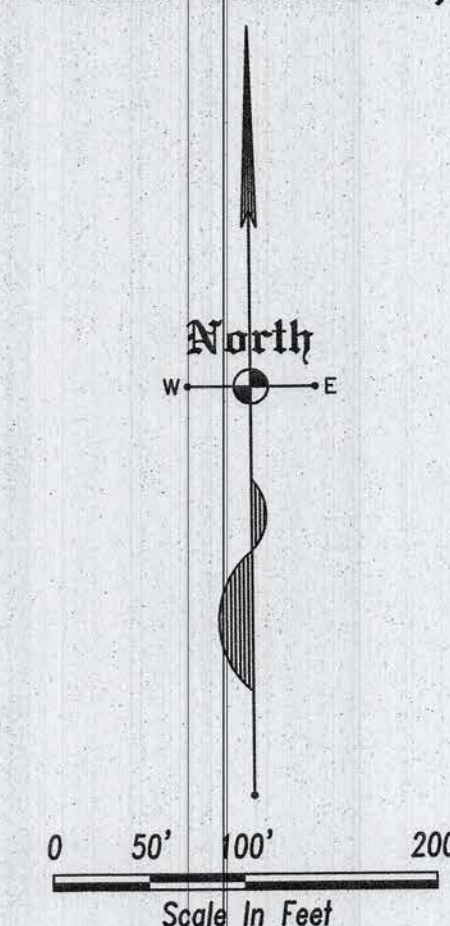
Preliminary Plat

For:

Morning Sun Subdivision No. 10

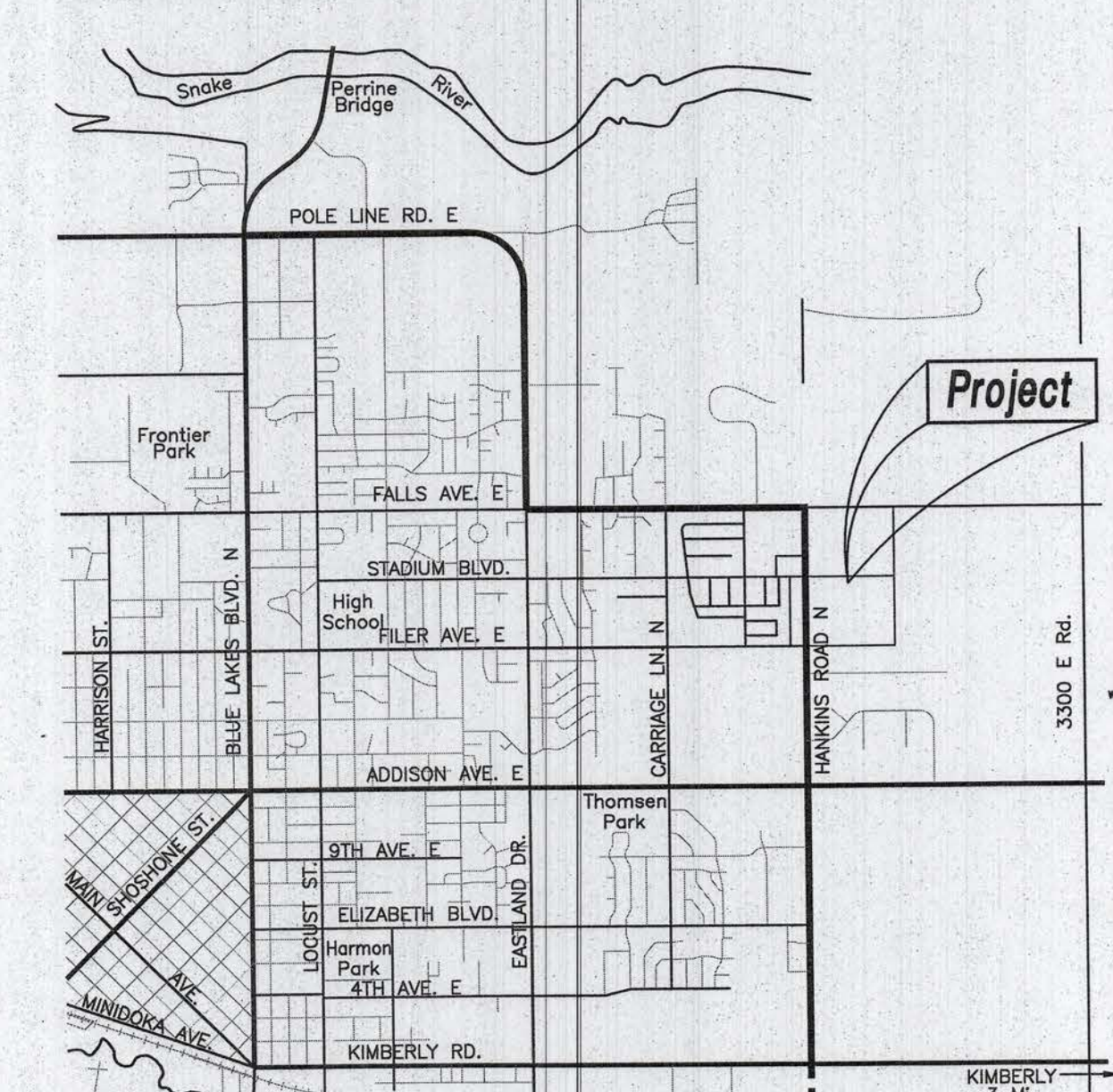
A Replatting and Renumbering of
 Lots 1 & 2, Block 2, Sackett Farm Subd. No. 2

In
 A Portion of
 SW 1/4 NW 1/4, Section 12,
 Township 10 South, Range 17 East
 Boise Meridian,



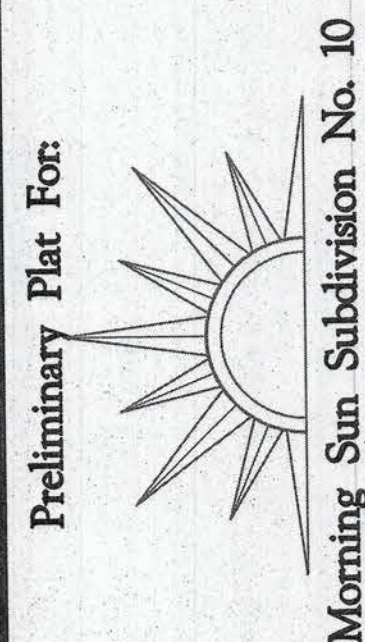
Legend

Property Boundary Line
 Proposed Lot Line
 Proposed Easement Line
 Building Setback Line
 Proposed Water Main & Size
 Existing Water Main & Size
 Proposed Sewer Main & Size
 Existing Sewer Main & Size
 Proposed Pressure Irrigation Main & Size
 Existing Pressure Irrigation & Size
 Proposed Storm Drain & Size
 Existing Storm Drain & Size
 Existing Overhead Powerline
 Proposed Fire Hydrant
 Existing Fire Hydrant
 Proposed Manhole
 Existing Manhole
 Proposed Power Pole
 Existing Power Pole
 Proposed Valve
 Existing Valve
 Proposed Catch Basin
 Existing Catch Basin



Twin Falls, Idaho

Preliminary Plat For:



Morning Sun Subdivision No. 10

DO NOT SCALE DRAWINGS
 CONTRACTOR SHALL VERIFY ALL
 CONDITIONS AND DIMENSIONS AT
 THE JOB SITE AND NOTIFY THE
 ENGINEER OF ANY DIMENSIONAL
 ERRORS, OMISSIONS, OR DIS-
 CREPANCIES BEFORE BEGINNING
 OR FABRICATING ANY WORK.

REVISIONS:
 2/24/17 TCM per CTF
 4/14/17 TCM per CTF

STAMP

APPROVED

DESIGN T. MCBRIDE

DRAWN T. MCBRIDE

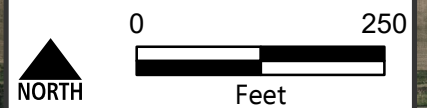
DATE DEC., 2016

SCALE AS SHOWN

DWG. NO. 415-15PREPLAT



Aerial Map



**AERIAL PHOTO APRIL 2016
REFERENCE ONLY**

Parks Vicinity Map

 Park Area

Zoning

 C-1

 R-1 VAR

 R-2

 R-4

 R-6

 SUI

Area Of Impact

 Area Of Impact



0 500 1,000
Feet

**AERIAL PHOTO APRIL 2016
REFERENCE ONLY**

Gerald Martens

From: Jessica Bowser <jbowser@titlefact.com>
Sent: Tuesday, November 28, 2017 9:38 AM
To: Gerald Martens
Subject: RE: Documents Requested

Reading through the Sales Contract it looks like the sales prices were broke down as shown below

Sunway Subdivision:

Sales Price: \$641,900.00
5% Buyers Premium: \$32,095.00
Total: \$673,995.00

Sackett Farm Subdivision:

Sales Price: \$912,300.00 = *# 30,000 / ACRE* *30.41 ACRES*
5% Buyers Premium: \$45,615.00
Total: \$957,915.00

Total Sales Price: \$1,631,910.00

Let me know if you have any questions. Have a great day!



*PURCHASE PRICE REPRESENTS AMOUNT BID
IN PUBLIC AUCTION. - PREMIUM COMPENSATES
AUCTION/MARKETING COSTS.*

Jessica Bowser

Escrow Officer

Phone: 208-733-3821

Fax: 208-734-2940

jbowser@titlefact.com

"It's your choice, choose TitleFact!"

TitleFact, Inc., does not accept or request changes to wiring instructions via email or fax. Always call to verify.

From: Gerald Martens [mailto:gmartens@ehminc.com]
Sent: Monday, November 27, 2017 2:16 PM
To: Jessica Bowser <jbowser@titlefact.com>
Subject: RE: Documents Requested

The closing included the sunway parcel Can you give me the breakdown between the Sunway parcel and the Sackett parcel.

Gerald

*Gerald L. Martens
Professional Engineer*

621 North College Road – Suite 100
Twin Falls, Idaho 83301



A. Settlement Statement (HUD-1)

OMB Approval No. 2502-0265

B. Type of Loan			
1. ☐ FHA 2. ☐ RHS 3. ☐ Conv. Unins	6. File Number: 67088sm	7. Loan Number:	8. Mortgage Insurance Case Number:
4. ☐ VA 5. ☐ Conv. Ins			
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.			
D. Name & Address of Borrower: WICKEL LAND COMPANY LLP AN ID LIMITED LIABILITY PARTNERSHIP		E. Name & Address of Seller: TWIN FALLS SCHOOL DISTRICT #411	
		F. Name & Address of Lender:	
G. Property Location: LOT 2BLOK 1 SUNWAY CONVEYANCE PLAT & LOT 1 BLK 2 SACKETT FARM SUB NO 2 T.F. CTY Lot: Block:		H. Settlement Agent: TITLEFACT INC. 163 FOURTH AVENUE NORTH TWIN FALLS, ID 83301 Place of Settlement: 163 FOURTH AVENUE NORTH TWIN FALLS, ID 83301	
		TIN: 820293927 Phone: (208) 733-3821 I. Settlement Date: 6/8/2015 Funding Date: 6/8/2015	
J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Borrower		400. Gross Amount Due To Seller	
101. Contract sales price	1,631,910.00	401. Contract sales price	
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	456.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes:		406. City/town taxes:	
to		to	
107. County taxes:		407. County taxes:	
to		to	
108. Assessments:		408. Assessments:	
to		to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due From Borrower	1,632,366.00	420. Gross Amount Due To Seller	
200. Amounts Paid By Or In Behalf Of Borrower		500. Reductions In Amount Due To Seller	
201. Deposit or earnest money	163,191.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes:		510. City/town taxes:	
to		to	
211. County taxes:		511. County taxes:	
to		to	
212. Assessments:		512. Assessments:	
to		to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	



Date: Tuesday, April 17, 2018
To: Parks and Recreation Commission
From: John Pauley

Request:

Request to recommend approval of modifying current and creating new City Pool fees.

Time Estimate:

20 minutes

Background:

When the City began operating the City Pool in April 2017 the City Council adopted a variety of fees that allowed for the pool to provide access and programs to the public. In the year since the transition, different pricing needs have come up when it comes to access and programs.

During the March meeting, John discussed with the Commission about the pricing at the City Pool. The Commission gave recommendations on how they would like to see pricing. From that discussion John came up with a pricing structure that would change some current prices and create new prices that better addresses the needs of the City Pool.

Approval Process:

A simple majority will approve this request.

Budget Impact:

Regulatory Impact:

Approval will make a recommendation to City Council to approve this request.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends the commission approve this request.

Attachments:

1. 2018 City Pool Price Proposals

Program/Fee	Sub Category	Current Community	Proposed Community	Current Resident	Current Non-Resident	Proposed Resident	Proposed Non-Resident
Daily Admission (effective 6/1/2018)	3 & Under	\$2.50	\$0.00				
	4-11 years	\$3.50	\$3.00				
	12-17 years	\$3.50	\$4.00				
	18-59 years	\$4.50	\$5.00				
	60 & older	\$4.50	\$4.00				
Punch Pass (effective 6/1/2018)	4-11 years	\$53	\$45				
(25% off daily admission)	12-17 years	\$53	\$60				
	18-59 years	\$68	\$75				
	60 & older	\$68	\$60				
Passes	Family (effective 1/1/2019)			\$38/\$380	\$47/\$470	\$43/\$430	\$52/\$520
	Summer Family (effective Summer 2019)			\$110	\$140	\$130	\$155
	Senior (60 & older) (effective 6/1/2018)			\$27/\$270	\$32/\$320	\$24/\$240	\$29/\$290
	CSI Rec Center - City Pool Membership (Must have a CSI Rec Center Membership and a City Pool Pass to qualify)			NA	25% off City Pool Passes	NA	25% off City Pool Passes

Program/Fee	Sub Category	Proposed Pass Holder	Proposed Community
Lifeguard Certification	Full Class	\$150	\$200
	Full Class with Waterfront	\$175	\$225
	Recertification	\$50	\$75
Water Safety Instructor Certification	Full Class	\$150	\$200
Lifeguard Instructor Certification	Full Class (Requires Application)	\$200	\$250
Pool Rentals (Prices per hour)	1-100 people	\$250	\$250
	101-200 people	\$450	\$450
	201-300 people	\$500	\$500
	301-400 people	\$550	\$550
	401-500 people	\$600	\$600
Lane Rentals (per hour)	Rental rate per lane.	\$25	\$25
Discover Scuba with AWOL	Pass Holders would pay the cost of the program as is what the partner is charging the City.	\$35	\$45
Kayak Time (Saturdays: 8-11am)	Open time for patrons to kayak.	NA	\$10
300 Mile Swim Club	Swimmers that accomplish get a t-shirt.	\$5	\$10

Recreation Update
Brandy Mason & Justin Wolters Recreation Coordinator
April 2018

Adult Softball: Registration wraps up this week, the leagues begin play the week of May 7th.

Adult Basketball: We are In the middle of our tournament season for basketball; games are scheduled to finish on April 16th and 17th. We asked the officials to tighten up their calls and be quicker to call technical fouls to help avoid some of the recent conflicts that we were having.

Outdoor Volleyball: Back for its second year, registration is now open and will run through May 18th. The fee is \$100 for an eight game season. This year the league will play on Tuesday Nights in the outfield of Cowboy baseball field.

Spring Soccer: We have completed registration and games will started on Wednesday April 4th. The season will run through April 28th and all games will be played at the Sunway Soccer Complex. The table below compares the number of participants in each grade from 2017 to 2018.

Grade	2016	2017	2018
K Boys	115	116	62
1 st Boys	101	90	70
2 nd Boys	90	63	50
3 rd Boys	72	65	49
4 th -5 th Boys	118	117	72
6 th -8 th Boys	75	68	47
K Girls	75	74	51
1 st Girls	90	84	50
2 nd Girls	83	85	61
3 rd Girls	52	63	66
4 th -5 th Girls	97	89	76
6 th -8 th Girls	87	49	36
Total:	1055	963	690

Baseball/Softball: Regular registration began Monday April 2nd and will end Monday April 30th.

Recreation Supervisor Update
Stacy McClintock

Spring/Summer Recreation Guide is done, so look for it soon at the Parks and Recreation office, banks, daycares, airport, City Hall, Library, YMCA and the City pool. The Recreation Guide will also be available on line at www.tfid.org.

We are currently taking registration for our “**Sporties for Shorties**” baseball program. This program is designed for 4 and 5 year old boys and girls. This program is designed to introduce the fundamentals of all baseball in a non-competitive environment. Each Saturday, participants work on skill development while having fun. There are no designated teams or coaches and parents are required to participate with their child. Each participant will receive a t-shirt.

Success Martial Arts is a fun and positive way to give kids a head start. Students learn the benefits of discipline and confidence as well as developing coordination, strength and flexibility. These skills will prove valuable in all areas of life. This program is designed for all ages and levels of ability. Season begins May 1st. The cost is \$149, includes uniform.

Currently we are prepping the softball and baseball fields for **Cal Ripken/Babe Ruth** baseball/softball.

Staff is currently working on the park sign for Harmon Park.

May 19th, 2018 is “Kids to the Park” day. We are celebrating this at Dierkes Lake, May 19th, 10am-2pm. We will have fishing, nature hikes, National Guard, kayaking, archery, grass and sand volleyball, and so much more. This event is FREE to the public. Let’s hope that the weather is good. ☺

Parks
Kevin Skelton & Todd Andersen

Application of pre-emergent herbicide has been completed in all areas maintained by Parks
All the restrooms have been charged and are now open
Mowing for the season has begun
Irrigations systems are being prepped for this years’ irrigation season
Wastewater Dept. have been assisting Parks with cleaning ditches at Shoshone Falls and Dierkes.
Ditch and pond burning is complete
Parks Dept. ball diamond maintenance crews have begun this season ball field preps
The infield ball diamond sprinkler system capital improvement project has been completed

Aquatics Director Update
John Pauley

New Programs

- This summer we will be showing 5 movies as a part of our Splash N Flick Series. All movies will be at 9:30pm with the pool opening at 8:30pm. They are the following:
 - o The Little Mermaid on Saturday, July 7
 - o Moana on Saturday, July 14
 - o Finding Nemo on Saturday, July 28
 - o Finding Dory on Saturday, August 4
 - o Jaws on Saturday, August 11

Swim Lessons

- Our April session of swim lessons and the Hurricane Swim League are 100% full. We have 71 kids in swim lessons, 72 kids in Hurricanes, and 14 kids in Water Babies.

Midnight Splash

- Our Spring Break Midnight Splash brought in nearly 100 people! We will have our April Midnight Splash on Friday, April 20 from 8:30-10:30pm.

Summer Hiring

- We are currently in the process of hiring summer staff for the City Pool and Dierkies Lake. We are accepting applications for Lifeguard, Swim Instructor, and Front Desk.

Summer Swim Lessons & Summer Passes

- We are taking registration for both our summer swim lesson programs and summer pool passes. The community can register online or at the City Pool.

City Pool Pass Holder Numbers (as of April 9):

- Total: 348

Number of City Pool Visits

- April
 - o Pass Holders: 1,765
 - o Daily Admission: 1,086
 - o Total: 2,851
- May
 - o Pass Holders: 2,016
 - o Daily Admission: 1,228
 - o Total: 3,244
- June
 - o Pass Holders: 3,250
 - o Daily Admission: 3,847

- Total: 7,097
- July
 - Pass Holders: 3,782
 - Daily Admission: 4,215
 - Total: 7,997
- August
 - Pass Holders: 2,971
 - Daily Admission: 2,481
 - Total: 5,452
- September
 - Pass Holders: 1,738
 - Daily Admission: 544
 - Total: 2,282
- October (Limited Hours)
 - Pass Holders: 867
 - Daily Admission: 86
 - Total: 953
- November (Only Marlins and Water Polo for $\frac{3}{4}$ of the month.)
 - Pass Holders: 596
 - Daily Admission: 199
 - Total: 795
- December
 - Pass Holders: 2,258
 - Daily Admission: 1,127
 - Total: 3,385
- January
 - Pass Holders: 3,428
 - Daily Admission: 2,186 (Additional 342 free admission for Cabin Fever Day)
 - Total: 5,614
- February
 - Pass Holders: 2,973
 - Daily Admission: 2,096
 - Total: 5,069
- March
 - Pass Holders: 3,243
 - Daily Admission: 3,588
 - Total: 6,831
- Year to Date:
 - Pass Holders: 28,887
 - Daily Admission: 22,683
 - Total: 51,570
- These numbers are patrons that use the pool during lap swim and open swim. Visits do not include swim instruction programs.

Director's Update
Wendy Davis

Arbor Day: Friday, April 27, 4:00pm Oregon Trail Youth Complex

Recreation Center Committee: Met with City Council to help clarify the process and steps leading to the request for approval of the contract for the feasibility study. Staff will take the feasibility study back to council soon with the requested information and revisions.

Rock Creek Trail: The ground is saturated and is delaying progress on the finalization of the trail. Expected completion date has now been extended to the end of June. Meanwhile, the Urban Renewal Agency approved funds to complete the extension from the bottom of the grade by the P&R office southeast to the sale yard property. Once the ground is dry enough for compaction, the trail will be completed with an approximate .25 mile extension.