



Twin Falls Development Impact Fee Advisory Committee & Improvement Reimbursement Commission Agenda

Thursday, April 26, 2018, 12:00 PM

203 Main Ave E
Twin Falls, ID 83301

SPECIAL MEETING

Members: Brad Wills, Gerald Martens, Nathan Bishop, Ross Conlin, Chad DeBie, Andrew DiPietro, Jennifer Jensen, Susan Petruzzelli, Colby Ricks

Council Liaison: Chris Talkington

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) Approval of Minutes from the following meeting: 12-06-17
Purpose: **ACTION ITEM** By: Committee Chairman
- 3) Review of Member Terms
 - a) Membership List
- 4) Election of Officers
- 5) Impact Fee Items
 - a) Review of the Finance Report, including an update of all amounts, and expenditures.
Purpose: **Informational** By: Jonathan Spendlove, Planning and Zoning Director
- 6) Improvement Reimbursement Items
 - a) Consideration of the Impact fee application for eligible improvements for Federation Road Utilities.
Purpose: **ACTION ITEM** By: Troy Vitek
- 7) General Input/Announcements - Public/Staff
- 8) Upcoming Meeting(s)
 - a) October 25, 2018
- 9) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Lisa A. Strickland (208) 735-7267 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 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 and Zoning shall wait to be recognized by the Mayor or Chairman, approach the microphone/podium, state their name and address, 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. 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.
 4. 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.
 5. A City Staff Report shall summarize the application and history of the request.
 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.
 - Five or more individuals, having received personal public notice of the application under consideration, may select 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, shall be either read into the record or displayed to the public on the overhead projector.
 - Following the Public Testimony, the applicant is permitted five (5) minutes to respond to Public Testimony.
 8. Following the Public Testimony and Applicant's response, the hearing shall continue. The City Council or Planning & Zoning Commission, as recognized by the Mayor or Chairman, shall be allowed to question the Applicant, Staff or anyone who has testified. The Mayor or Chairman may again establish time limits.
 9. The Mayor or Chairman shall close the Public Hearing. The City Council or Planning and Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.
- * Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.



Twin Falls Development Impact Fee Advisory Committee & Improvement Reimbursement Commission Minutes

Wednesday, December 6, 2017, 12:00 PM

305 3rd Avenue East
Twin Falls, ID 83301

Members: Brad Wills, Gerald Martens, Nathan Bishop, Ross Conlin, Chad DeBie, Andrew DiPietro, Jennifer Jensen, Susan Petruzzelli, Colby Ricks

Council Liaison: Chris Talkington

1) Confirmation of Quorum/Call Meeting to Order

Members Present: Wills, Martens, Bishop, Conlin, DeBie, DiPietro, Petruzzelli, Ricks

Staff Present: Humble, Race, Spendlove, Strickland, Vitek

Council Liaison Present: Talkington

Chairman Wills called the meeting to order and confirmed a quorum.

2) Consent Calendar

a) Approval of minutes from the following meeting: 04-26-17

Motion:

Member Conlin moved to approve the consent calendar, as presented. Member DeBie seconded the motion.

Unanimously Approved

3) Review Member Terms

Senior Planner Spendlove stated the committee does not have any "term outs" prior to our next meeting. A few 1st terms expire in June of 2018 (Nathan Bishop, Jennifer Jensen, Colby Ricks) we will address these at the next meeting.

4) Review and Discuss the Fiscal Year 2017 Impact Fee Report

Senior Planner Spendlove stated the 2017 financial report is attached for your review (Attachment #1). Following your review, staff will prepare the Annual Impact Fee Report from the Committee to the City Council and will include the attached financial report.

The Financial Report indicates any expenditures which took place this past calendar year. Expenditures of note from the Public Safety Departments are equipment for Dispatch and a Future Fire Station Review. The Fire Station review is for programing the future fire station to gain an understanding of the future facility needs.

The Parks department had a \$724,032 expenditure for trails, this was for the construction of the new trail connection between the Knievel jump-site and the existing trail at Eastland and Poleline Road. As part of that construction expenditure, the Capital Improvement Fund "Loaned" a total \$560,000 to the Parks Impact Fee. That amount will need to be repaid over the ensuing years as we continue to collect parks impact fees.

The FY 2018 Budget includes \$300K for the N College Rd Extension, a roadway which was recently added to the CIP list in April 2017.

In addition to the Financial Report, the Annual Impact Fee Report to the City Council should also include other recommendations from the Committee. City Code requires that the committee:

1. File periodic reports, at least annually, with respect to the Capital Improvements Plan and report to the governmental entity any perceived inequities in implementing the plan or imposing the development impact fees; and
2. Advise the governmental entity of the need to update or revise land use Assumptions, Capital Improvements Plan and Development Impact Fees.

On October 1, 2014, the City implemented a significant update to the impact fee program, including several amendments to the capital improvement plans, the planning horizon, and the fee amounts. The Committee was very involved in the creation of the update. The new program has been going well for the last 3 years with no negative feedback received by City staff.

The Committee is tasked to discuss any recommendations to make to the City Council in this year's Annual Impact Fee Report regarding perceived inequalities in implementation or imposition of the fees. The Committee's recommendation will be included in the Report to the City Council, typically presented on December 18, 2107.

5) Discuss Fee Increase Scheduled for January 1, 2018

Senior Planner Spendlove stated the Impact fee project costs have not been updated since the program revision that was approved in early 2014, with those fee amounts going into effect on 10/1/14. The current fee amounts are included in Attachment #2.

City Code 10-18-12 includes a provision for the impact fee project costs to be automatically increased annually on January 1 of each year to account for inflation increases by a rate equal to the MCI. From October 2016, through October 2017 the Municipal Cost Index (MCI) increased 3.19%. We anticipate this trend to hold and the percentage increase to be around 3% by January 1, 2018.

The Committee should discuss and make a recommendation to the Council regarding the automatic increase scheduled for January 1, 2018. The Committee is tasked with making a recommendation to the Council on whether to allow the increase to go into effect, or to take action to stall the increase. As cost of construction continues to rise, the cost of the projects listed on the CIP list will also increase. It is prudent to keep the amounts collected in-line with the amounts projected to construct the Capital Improvement.

Discussion Followed:

- Member martens asked why in April last year
- Deputy City Manager Humble explained the MCI is calculated late in January and so the increase usually is not ready until March or April. In October it was about 3.4%.
- Member Martens explained that a date certain would be better.
- Deputy City Manager Humble explained the number is provided by a national organization so they don't have control over getting the number but staff could do a notification.

Motion:

Member martens made a motion to recommend that the council allow the automatic increase to take place April 1, 2018, Member Conlin seconded the motion. All members present voted in favor of the motion.

Discussion Followed:

- Member Martens explained that the increase didn't take place a few years back because of the economy.
- Member Will explained that the impact fees are not as high as some other cities and it could be that some other cities fees are too high period.
- Member Martens explained you have to look at how the money is allocated in ADA County the cost is higher because they use the money to build collector streets, versus the developer building the roads. Eventually the owner of the property ends up paying the fees. He does think that the money collected needs to be spent.
- Deputy City Manager Humble explained the improvements to the police/fire dispatch will be gone once the project is finally complete. They have sent out a request for design on Fire Station 5 and they will be doing a remodel to a couple of the stations. The Parks money is gone, the street money is being used for a design plan for N. College Road. extension and there will probably be a signal somewhere in the next few years. The money is being spent or will be spent in the near future.
- Member DePietro explained that the cost per sq. ft. is not a flat fee could that be a set fee. Deputy City Manager Humble explained that the use is what drives the fee type, and so until a use and square footage of the space has been determined the fee can't be calculated.
- Member Petruzelli asked if there are ever any questions from customers about how the money is used.
- Senior Planner stated yes and they are provided a copy of the capital improvement plan and explained what the money is used for, usually after some clarification there is not an issue.

6) Improvement Reimbursement Items

None

7) General Input/Announcements - Public/Staff

None

8) Upcoming Meeting(s)

- April 26, 2018 at 12:00 pm

9) Adjournment

Chairman Wills adjourned the meeting at 12:30 pm.

City of Twin Falls Impact Fee & Improvement Reimbursement Committee
March 1, 2018 to February 28, 2019

Name & Address	Term & Expiration	Contact Information	Related Business
Nathan Bishop	Started June 2015 1 st Full Term Exp 6/2018	2creativeguys@gmail.com	Yes
Brad Wills Resigned as of 01-16-18	Started February 2013 1 st Full Term Exp 3/2016 2 nd Full Temp Exp 3/2019	bradwills2007@gmail.com	Yes
Susan Petruzzelli	Started February 2014 1 st Full Term Exp 3/2017 2 nd Full Term Exp 3/2020	petz@cableone.net	Yes
Gerald Martens	Started February 2014 1 st Full Term Exp 3/2017 2 nd Full Term Exp 3/2020	gmartens@ehminc.com	Yes
Colby Ricks	Started June 2015 1 st Full Term Exp 6/2018	colby.ricks@gmail.com	Yes
Chad Debie	Stated June 2015 1 st Partial Term Exp 6/2017 1 st Full Term 6/2020	chad@tkohomes.com	Yes
Jennifer Jensen	Started June 2015 1 st Full Term Exp 6/2018	tjkojjensen@msn.com	No
Andrew DiPietro	Started April 2016 1 st Full Term Exp 4/2019	andrewd@pbsbuilds.com	Yes
Ross Conlin	Started April 2017 1 st Full Term Exp 4/2020	dutchoven1@msn.com	No

P&Z Contacts:

Jonathan Spendlove	208-735-7276	jspendlove@tfid.org
Lisa Strickland	208-735-7267	lstrickland@tfid.org
Troy Vitek	208-735-7256	tvitek@tfid.org
Mitch Humble	208-735-7342	mhumble@tfid.org
Kristi Fehringer	208-735-7332	kfehringer@tfid.org



Date: Thursday, April 26, 2018
To: Honorable Mayor and City Council
From: Jonathan Spendlove, Planning and Zoning Director

Informational

Request:

Review of the Finance Report, including an update of all amounts, and expenditures.

Time Estimate:

Presentation will take approximately ten (10) minutes.

Background:

The Committee reviews the financial report at each meeting in order to be informed on any increases in fees attributed to the MCI increase at the end of each calendar year, and to inform the Committee on expenditures/revenues that have been reported in the previous 6 months.

The City Council decided to allow the automatic increase to occur, per city Code 10-18-12. The new Fees are depicted in Attachment #1.

Each Impact Fee Fund will be briefly summarized for changes. These numbers are reported as of March 31st 2018.

Police: Net Revenue is **\$779,508**. With an expenditure of **\$26, 981** (Dispatch equipment) which took place approx 2 years ago. However, With the recent upgrade/construction of the Admin Building, this fund will be expended. It was only this past week that the City Managers Office paid the final invoice for that construction. The ending balance for this account will be reflected in the Fall report.

Fire: Net revenue is **\$1,861,857**. With an expenditure **\$107,901** (Dispatch Center Upgrades) which took place this past year. This Committee previously recommended expenditure of \$68,000 for land acquisition of a future fire station. Those dollars will be expended within the next month.

Streets: Net revenue is **\$1,900,164**. An expenditure of **\$410,742** (traffic Signal) took place a few years ago. This committee previously recommended an expenditure of \$300,000 for the design of North College Road West. That amount will be expended this fiscal year. It is anticipated that design will provide an Engineers estimate for the construction cost of that project. That construction cost will be reported back to this committee at a later date.

Parks: Net revenue is **\$(48,045)**. With expenditures of **\$1,062,128** (equipment storage building, Trail Extension – Eastland to Knevel Jump Site). The fund shows a negative amount. In order to construct the trail extension all at once, the City provided a Zero Interest “Loan” from a separate account to cover the overage cost. This impact fee fund will repay that loan as we collect the fees from new construction over the next year or so.

The Impact Fee Funds have a **Net Total of \$4,738,027** at the time of this printing. We know the entire Police fund has been obligated toward an approved project, and will in fact be repaying some amount back to the City (similar to the Parks fund) over the next few years.

As a separate, but still related note, we are finishing projects which we have been collecting funds over the last 4-8 years for specific projects as listed on the CIP List. We will be approaching the time to update the CIP List in the next 1-2 years. Staff anticipates that updating process to take several months. Some projects, like the Police Station Expansion, will fall off the list, new ones may arise, and the fee amounts will be adjusted. As we progress toward that update, this committee will be apprised of the progress, and ultimately will see the items on that list. Although it is a few years out, it warranted bringing up as we finish some of the projects of the current CIP List.

Approval Process:

There is no approval of the financial report, or the implementation of the program at this meeting.

Budget Impact:

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

N/A

Attachments:

1. Impact Fee Rates effective April 1, 2018
2. Revenue & Expenditure Update-3-31-18

Impact Fee Rates effective April 1, 2018.

Impact Fee Funds & Categories	Rate
Police Fees	
Residential (per dwelling unit)	\$ 301.00
Nonresidential (per square foot)	\$ 0.15
Fire Fees	
Residential (per dwelling unit)	\$ 670.00
Nonresidential (per square foot)	\$ 0.34
Street Fees	
Single Family (per dwelling unit)	\$ 534.00
Multifamily (per dwelling unit)	\$ 351.00
Retail (per square foot)	\$ 2.56
Office (per square foot)	\$ 0.79
Industrial (per square foot)	\$ 0.57
Institutional (per square foot)	\$ 0.16
Parks & Recreation Fees	
Residential (per dwelling unit)	\$ 632.00
Nonresidential (per square foot)	N/A
Total Fees	
Single Family (per dwelling unit)	\$ 2,137.00
Multifamily (per dwelling unit)	\$ 1,954.00
Retail (per square foot)	\$ 3.05
Office (per square foot)	\$ 1.28
Industrial (per square foot)	\$ 1.06
Institutional (per square foot)	\$ 0.65

City of Twin Falls
Summary of Impact Fee Activity

4/17/2018

3/31/2018

	<u>Total</u>	<u>17-18</u>	<u>Totals</u>
Residential Impact Fees-Police	\$ 320,214	\$ 60,944	\$ 381,157
Non-resid. Impact Fees-Police	\$ 360,646	\$ 64,685	\$ 425,331
Revenue Subtotal-Police	\$ 680,860	\$ 125,629	\$ 806,489
Dispatch Consoles - Expenditures	\$ (26,981)	\$ -	\$ (26,981)
Net Revenue-Police	\$ 653,879	\$ 125,629	\$ 779,508

Residential Impact Fees-Fire	\$ 806,071	\$ 135,243	\$ 941,314
Non-resid. Impact Fees-Fire	\$ 885,900	\$ 142,544	\$ 1,028,444
Revenue Subtotal-Fire	\$ 1,691,971	\$ 277,787	\$ 1,969,758
Future Fire Station Review - Expenditures	\$ -	\$ (107,901)	\$ (107,901)
Net Revenue-Fire	\$ 1,691,971	\$ 169,885	\$ 1,861,857

Residential Impact Fees-Streets	\$ 518,817	\$ 90,002	\$ 608,819
Non-resid. Impact Fees-Streets	\$ 1,420,132	\$ 281,955	\$ 1,702,087
Revenue Subtotal-Streets	\$ 1,938,949	\$ 371,956	\$ 2,310,906
Street - North College Rd. Extension	\$ -	\$ -	\$ -
Street light project - Expenditures	\$ (410,742)	\$ -	\$ (410,742)
Net Revenue-Streets	\$ 1,528,207	\$ 371,956	\$ 1,900,164

Residential Impact Fees-Parks	\$ 881,675	\$ 132,408	\$ 1,014,083
Transfer from the CI Fund	\$ 560,000	\$ (560,000)	\$ -
Revenue Subtotal-Parks	\$ 1,441,675	\$ (427,592)	\$ 1,014,083
Parks - Equipment storage bldg	\$ (168,366)	\$ -	\$ (168,366)
Parks - Trails	\$ (724,032)	\$ (169,730)	\$ (893,762)
		\$ -	\$ -
Net Revenue-Parks	\$ 549,277	\$ (597,322)	\$ (48,045)

FY 2018 budget includes:

Streets - N. College Rd Extension - \$300,000

Interest Income-Adj for Unrealized Gain or Loss	\$ 202,094	\$ 42,449	\$ 244,544
TOTALS	\$ 4,625,429	\$ 112,597	\$ 4,738,027



Date: Thursday, April 26, 2018
To: Honorable Mayor and City Council
From: Brad Wills

ACTION ITEM

Request:

Consideration of the Impact fee application for eligible improvements for Federation Road Utilities.

Time Estimate:

Staff estimates 10 minutes for presentation

Background:

Northern Passage Subdivision #3 and #5 installed utilities as part of their development. It is the intent of this request to have those utilities reimbursed per the Reimbursement Ordinance.

Approval Process:

The Reimbursement commission reviews the submittal to determine if the application and boundary is acceptable per the Reimbursement Ordinance. If the commission approves the request, the City staff will input the information into our GIS system and before any further development can proceed, the reimbursement will need to be satisfied.

Budget Impact:

No budget impact for the City. Future development will be required to satisfy the reimbursement prior to any City permit being approved.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends approval of the application as presented.

Attachments:

1. Federation Utilities Review Corrected Print

To: City of Twin Falls Engineering Department
Improvement Reimbursement Committee

Reference: Application for eligible improvements
Federation Road Utilities
Northern Passage, Inc
Northern Passage Sub # 3 and # 5

- Please find enclosed the necessary completed forms and information required for this Application for consideration by the Improvement Reimbursement Committee.
- Listed below are the forms and exhibits explaining the requested reimbursements.

Project Name
1/1/2018

Federation Road Utilities

Documents & Exhibits

0		3rd Party Review
1		Application
2		Vicinity Map
3		Narrative
4		Boundary of Project
5		Area of Benefit
6	1	Current Ownership
	2	Ownership List of all Lots
7	1	Recorded Final Plat NP3
	2	Recorded Final Plat NP5
	3	Recorded Grandview Estates Subdivision
	4	Combined
8	1	Cost per Unit Master Price List
	2	Master Payback Worksheet
	3	RPT Parcel Number
9	1	As Built Construction Plan
	2	As Built Details
10	1	Ownership Certification NP 3
	2	Ownership Certification NP 5
11	1	City of Twin Falls Approval Letter

815 Yakima Ave.
Filer, ID 83328
208.420.9624
Jd.hg.barnes@gmail.com

3/29/2018

City of Twin Falls
Attn: Troy Vitek, P.E.
324 Hansen St. E.
Twin Falls, ID 83301

Dear Mr. Vitek,

Mr. Brad Wills retained my services to conduct a third party review of the submitted Improvement Reimbursement Application for the Federation Road Project. After careful review it is my opinion that the application was completed professionally and the items, quantities, and associated costs successfully meet the intent of the City of Twin Falls adopted Ordinance #2974 and Resolution 1816.

Should the City have any questions regarding this review, please feel free to contact me at 208-420-9624 or jd.hg.barnes@gmail.com.

Kind regards,


Hailey G. Barnes, P.E.

Attachments: Improvement Reimbursement Application: Federation Road Extension

Cc: Brad Wills



IMPROVEMENT REIMBURSEMENT APPLICATION OFF SITE SEWER PROJECT

January 1, 2018

Subdivision Name: Northern Passage Subdivision 3 and 5 Acres/Lots: 10.60 Acres/ 38 Lots +/-
Subdivision Locations S1/2 NW1/4, 9 South, Range 17 East, Boise Meridian

Cross Streets: Federation Road and Columbia Drive

Initial Developer: Northern Passage, Inc. Contact: Steve Shotwell
Address/phone #: 4030 Canyon Ridge Road, Twin Falls, Idaho 83301 208-731-5061
Current Contact: Northern Passage, Inc. Contact: Steve Shotwell
Address/phone #: 4030 Canyon Ridge Road, Twin Falls, Idaho 83301 208-731-5061
Local Agent for Owner: Brad Wills, 222 Shoshone St. West, Twin Falls Idaho 83303-0346 208-420-0314
Property Owner: Northern Passage, Inc. Contact: Steve Shotwell
Address/phone #: 4030 Canyon Ridge Road, Twin Falls, Idaho 83301 208-731-5061
Engineering Firm: EHM Engineering Contact: Tim Vawser
Address/phone #: 621 North College Road Suite 100 Twin Falls, Idaho, 83301

The City of Twin Falls adopted Ordinance Number 2974 and Resolution 1816 which allows developers to submit an application to the Improvement Reimbursement Committee (I.R.C.) of the City of Twin Falls if they wish to seek reimbursement for improvements for previously developed and accepted utilities and roadways that benefit future development. More specifically; whenever any extension is made by a private developer (initial developer) to the City of Twin Falls' (City) water distribution system, wastewater collection system, transportation system, pressure irrigation pump stations and distribution systems, in such a manner as to enable a subsequent private developer or property owner to connect to or extend the previously extended water distribution system, wastewater collection system, transportation system, pressure irrigation pump stations and distribution systems, the subsequent private developer or property owner (subsequent developers) shall first make proper compensation to the initial developer for the costs of the water distribution system, wastewater collection system, transportation system, pressure irrigation pump stations and distribution systems (improvements).

The initial developer must maintain proper identity and current address with the City Engineer in order to be eligible for proper compensation in the future.

The lists below identify the items that are required for submittal of the Improvement Reimbursement application.

Incomplete submittals will not be accepted or reviewed. It is the responsibility of Engineering firm and/or Developer/ Owner to see that all the required information is submitted to the City in the proper form.

Include the following information:

1. Improvement Reimbursement Application
2. A Narrative describing the project overview, the initial improvements, the surrounding areas that will benefit from the improvements, the boundary of the affected area, any known developers/owners that will be included in this application and any other information that would be supportive to the commission.

3. Vicinity Map
4. Proof of past ownership of the real property included in this application.
5. AS-BUILT drawing on file with the City of Twin Falls Engineering Department of improvement.
6. The letter from the City Engineering Department approving the completion of the improvements and accepting the project for maintenance.
7. If required, an electronic GIS file indicating items subject to reimbursement.
8. A plan identifying all improvements proposed for compensation.
 - a. A separate plan for each of the individual reimbursement areas.
 - i. Include all four system for that area:
 1. water distribution system
 2. wastewater collection system
 3. transportation system
 4. pressure irrigation pump stations and distribution systems
 - ii. Identify the surrounding area that benefits from the improvements.
9. Each individual reimbursement area should include the following information;
 - i. Improvements for consideration
 - ii. The estimated boundary that will benefit from those improvements.
 - iii. Actual cost of installation
 1. Attach copy of original cost documents
 2. If costs are unavailable, other documentation per Ordinance guidelines
 - iv. Estimated proposed reimbursement

Filing Fee: \$ 200.00

Date Submitted: January 1, 2018

Fee per Lot, tract or parcel impacted \$ 10.00

Fee to be calculated after I. R. C. Approval

Application received by the City Engineering Department.

Date Reviewed by City Staff: _____

Date of Boundary Verification by Engineer Dept.: _____

Date of Notification to Improvement Reimbursement Commission: _____

Date Scheduled for Commission meeting: _____

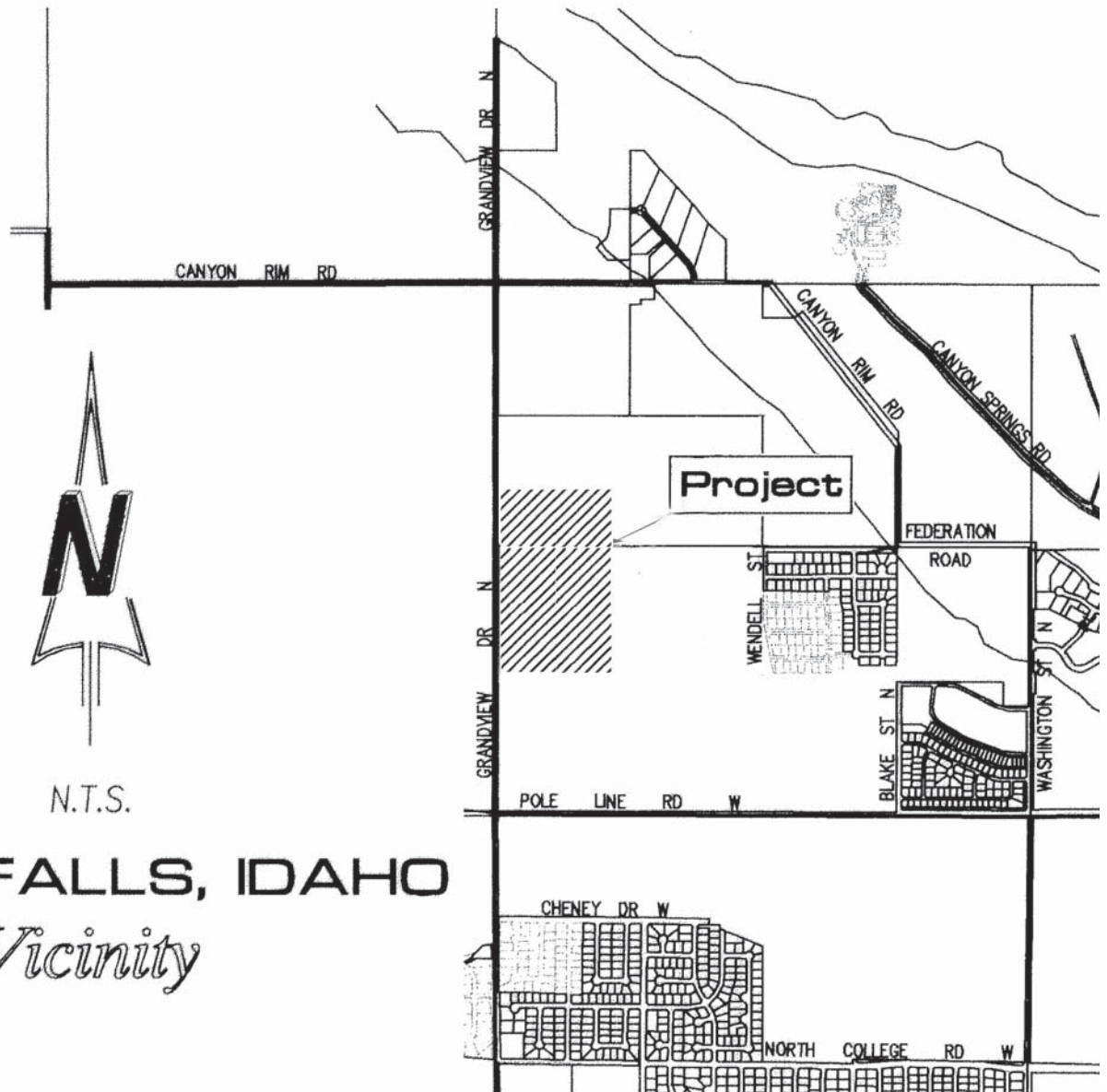
Note: In the case of an agreement between the Initial Developer and Subsequence Developer, item #10 iii and iv will not be required and a lump sum will be included.

Additional Notes:

- There will be no consideration for depreciation or inflation.
- Improvements must be accepted by the City of Twin Falls to be eligible for reimbursement.
- The period of compensation to the initial developer shall be terminated at the earliest of any of the following conditions:
 - Full compensation for the determined eligible reimbursement amount based on the actual cost plus 15% to address costs for engineering, management, fees, interest and inspection.
 - Failure on the part of the initial developer or their assigns to maintain proper identity and address on file with the Improvement Reimbursement Commission.
 - A date twenty years after the acceptance of the improvement by the City.
- Disclaimer: City of Twin Falls and Improvement Reimbursement Committee approvals determines eligibility and benefit. All quantities and calculations are the responsibility of the applicant therefore any errors are not the liability of the City of Twin Falls or the Improvement Reimbursement Committee.

Federation Road Utilities Northern Passage #3 & #5 Grandview Estates

Vicinity Map NTS



TWIN FALLS, IDAHO
Vicinity

Exhibit 3

Federation Road Improvements
Northern Passage, Inc.
4030 Canyon Ridge Road
Twin Falls, Idaho 83301

To: City of Twin Falls
Engineering Department
Twin Falls, Idaho

Reference: Improvement Reimbursement Narrative
Project: Federation Road Utilities
Northern Passage Subdivision # 3 and # 5

Northern Passage, Inc. completed improvements located in Northern Passage Subdivision 3 and 5 back in 2006. When Northern Passage Subdivision # 2 was being completed, a water line and a pressurized irrigation line were extended to provide service to the future Northern Passage Subdivision 3 and 4 along with the future Grandview Estate Subdivision.

The Twin Falls School District purchased a portion of the Northern Passage Subdivision 3 and 4 for the Rock Creek Elementary School. A portion of the Northern Passage Subdivision 3 and 4 were redesigned and platted as Northern Passage 5. The TFSD Federation Road project was completed in the fall of 2015. The City of Twin Falls has approved and accepted the Federation Road Extension project including these water and pressurized irrigation improvements for maintenance on June 14, 2016.

We have reviewed the City Ordinance Number 2974 to determine which of these improvements would be eligible for future reimbursement.

Water Distribution System

The 12" water line located in Federation Road and the 8" water line located in Columbia Drive were extended beyond the boundary of the Northern Passage Subdivision 3 improvements and were capped for future connection. The 12" water line extension is located in Federation Road and begins at the intersection of Columbia Drive and proceeds west for approximately 1180 lineal feet and included three fire hydrants. The 8" water line extension is located in Columbia Drive and proceeds south from the intersection of Federation Road for approximately 10 lineal feet. An additional 6" water line extension was installed to provide service to Grandview Estates Subdivision from the intersection of Federation Road and Boulder Mountain Street. This extension was 10 lineal feet proceeding to the south.

Wastewater Collection System

No Wastewater Collection System was included in this project.

Transportation System

No Transportation System was included in this project.

Pressurized Irrigation Pump Station and Distribution System

The 10" pressurized irrigation line located in Federation Road was extended beyond the boundary of the Northern Passage Subdivision 3 improvements and was capped for future connection. The 10" pressurized irrigation extension is located in Federation Road and begins at the intersection of Columbia Drive and proceeds west for approximately 1210 lineal feet.

Gravity Irrigation Distribution System

No Gravity Irrigation Distribution System was included in this project.

EXHIBIT 4 & 5

Federation Road Utilites Northern Passage #3 & #5 Grandview Estates

Boundary and Area of Benefit of Project NTS



The image is an aerial photograph of a residential area. Three specific regions are highlighted with colored rectangles and labeled with yellow text:

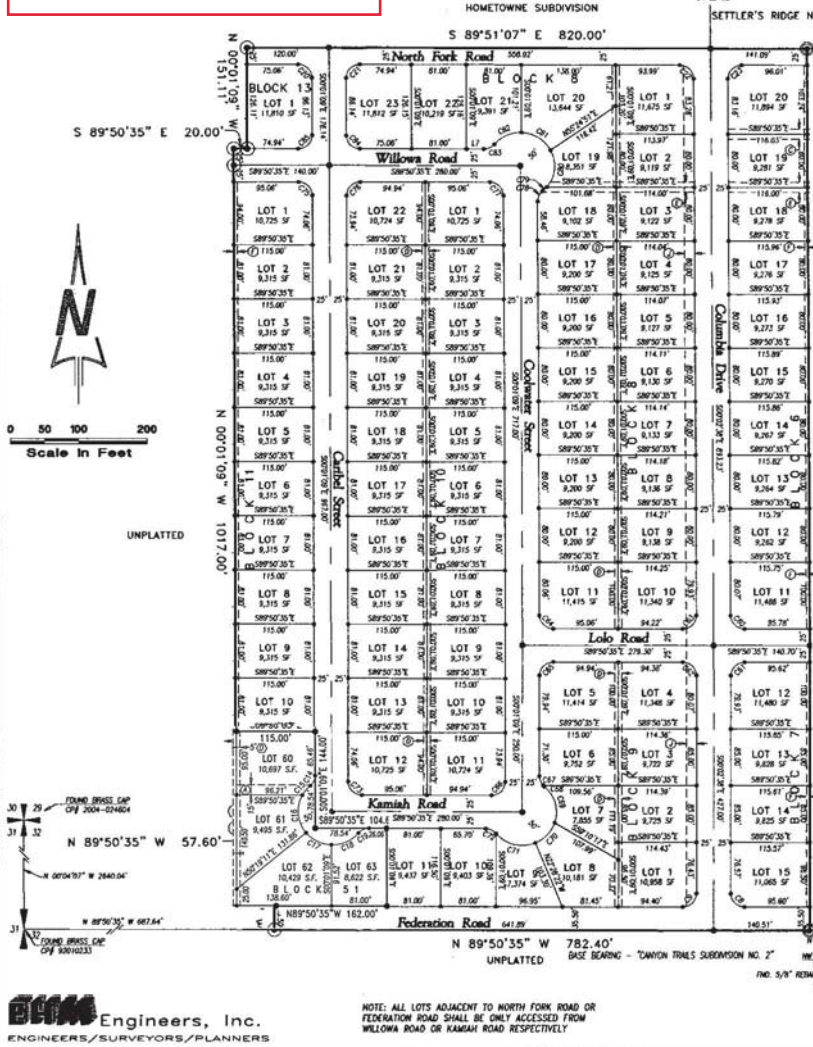
- Rock Creek Elementary:** Located in the top left, enclosed in a red rectangle.
- Northern Passage:** Located in the top right, enclosed in a yellow rectangle.
- Grandview Estates Subdivision:** A large area in the center and bottom, enclosed in a red rectangle. It contains a detailed plat map with lot numbers (e.g., Lot 1, Lot 2, etc.) and street names (e.g., Grady Drive, Canyon Crest Drive, Boulder Mountain Street).

Other visible labels include "Loehsa Rd" on the right edge and "Grandview Drive" on the left edge.

Exhibit 7-1

NORTHERN PASSAGE SUBDIVISION NUMBER 3

LOCATED IN
A PORTION OF THE
S1/2 NW1/4, SECTION 32
TOWNSHIP 9 SOUTH, RANGE 17 EAST,
BOISE MERIDIAN, TWIN FALLS COUNTY
IDAHO 2009



Legend

- Boundary Line
- Center Line of Street
- Lot Line
- Easement Line (See Table)
- To Be Set 1/2"x24" Rebar and Cap (LS 1000)
- To Be Set 3/8"x24" Rebar and Cap (LS 1000)
- Set 5/8"x24" Rebar & Cap (LS 1000)
- Found 3/8" Rebar & Cap (LS 1000)

Monument Certification

The interior monuments on this Plat shown as "TO BE SET", will be set in accordance with section 50-1333, Idaho Code on or before one year from the recording date of this plat or as determined by the City of Twin Falls.

Easement Table

- 15.00' IRRIGATION EASEMENT CENTERED ON LOT LINES
- 10.00' DRAINAGE EASEMENT CENTERED ON LOT LINES
- 15.00' IRRIGATION & DRAINAGE EASEMENT CENTERED ON LOT LINES
- 5.00' DRAINAGE EASEMENT
- 15.00' IRRIGATION & UTILITY EASEMENT

Notes

A 15 FOOT WIDE UTILITY EASEMENT EXISTS ADJACENT TO ALL FRONT LOT LINES AND ADJACENT TO STREET FRONTS.

Curve Table

CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD	CHORD BRG
C1	88°42'37"	31.35	20.00	19.53	28.23	S44°36'30"E
C2	88°42'37"	31.35	20.00	19.53	28.23	S44°36'30"E
C3	88°42'37"	31.35	20.00	19.53	28.23	S44°36'30"E
C4	88°42'37"	31.35	20.00	19.53	28.23	S44°36'30"E
C5	88°42'37"	31.35	20.00	19.53	28.23	S44°36'30"E
C6	88°42'37"	31.35	20.00	19.53	28.23	S44°36'30"E
C7	88°42'37"	31.35	20.00	19.53	28.23	S44°36'30"E
C8	88°42'37"	31.35	20.00	19.53	28.23	S44°36'30"E
C9	88°42'37"	31.35	20.00	19.53	28.23	S44°36'30"E
C10	88°42'37"	31.35	20.00	19.53	28.23	S44°36'30"E
C11	88°42'37"	31.35	20.00	19.53	28.23	S44°36'30"E
C12	88°42'37"	31.35	20.00	19.53	28.23	S44°36'30"E
C13	88°42'37"	31.35	20.00	19.53	28.23	S44°36'30"E
C14	88°42'37"	31.35	20.00	19.53	28.23	S44°36'30"E
C15	88°42'37"	31.35	20.00	19.53	28.23	S44°36'30"E
C16	88°42'37"	31.35	20.00	19.53	28.23	S44°36'30"E
C17	88°42'37"	31.35	20.00	19.53	28.23	S44°36'30"E
C18	88°42'37"	31.35	20.00	19.53	28.23	S44°36'30"E
C19	88°42'37"	31.35	20.00	19.53	28.23	S44°36'30"E
C20	88°42'37"	31.35	20.00	19.53	28.23	S44°36'30"E
C21	88°42'37"	31.35	20.00	19.53	28.23	S44°36'30"E
C22	88°42'37"	31.35	20.00	19.53	28.23	S44°36'30"E
C23	88°42'37"	31.35	20.00	19.53	28.23	S44°36'30"E
C24	88°42'37"	31.35	20.00	19.53	28.23	S44°36'30"E
C25	88°42'37"	31.35	20.00	19.53	28.23	S44°36'30"E
C26	88°42'37"	31.35	20.00	19.53	28.23	S44°36'30"E
C27	88°42'37"	31.35	20.00	19.53	28.23	S44°36'30"E
C28	88°42'37"	31.35	20.00	19.53	28.23	S44°36'30"E
C29	88°42'37"	31.35	20.00	19.53	28.23	S44°36'30"E
C30	88°42'37"	31.35	20.00	19.53	28.23	S44°36'30"E

Line Table

LINE LENGTH BEARING
17 25.46' S 88°35'35"E

NORTHERN PASSAGE SUBDIVISION
NUMBER 2

TWIN FALLS, IDAHO
Vicinity



HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on the DCO approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water or sewer/septic facilities were constructed. Building construction can be allowed with appropriate building permits if drinking water or sewer facilities have been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities or meet the other conditions of DCO, then sanitary restrictions may be reimposed, in accordance with Section 50-1320, Idaho Code by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

3-11-09
Date:

District Health Department, REHS
SHEET 1 OF 2
208-049P1

Engineers, Inc.
ENGINEERS/SURVEYORS/PLANNERS

NOTE: ALL LOTS ADJACENT TO NORTH FORK ROAD OR FEDERATION ROAD SHALL BE ONLY ACCESSED FROM WILLOW ROAD OR KAMIAH ROAD RESPECTIVELY.

Exhibit 7-2

NORTHERN PASSAGE SUBDIVISION NUMBER 5

LOCATED IN

A VACATED PORTION OF "NORTHERN PASSAGE SUBDIVISION NUMBER 3"

AND

A VACATED PORTION OF "NORTHERN PASSAGE SUBDIVISION NUMBER 4"

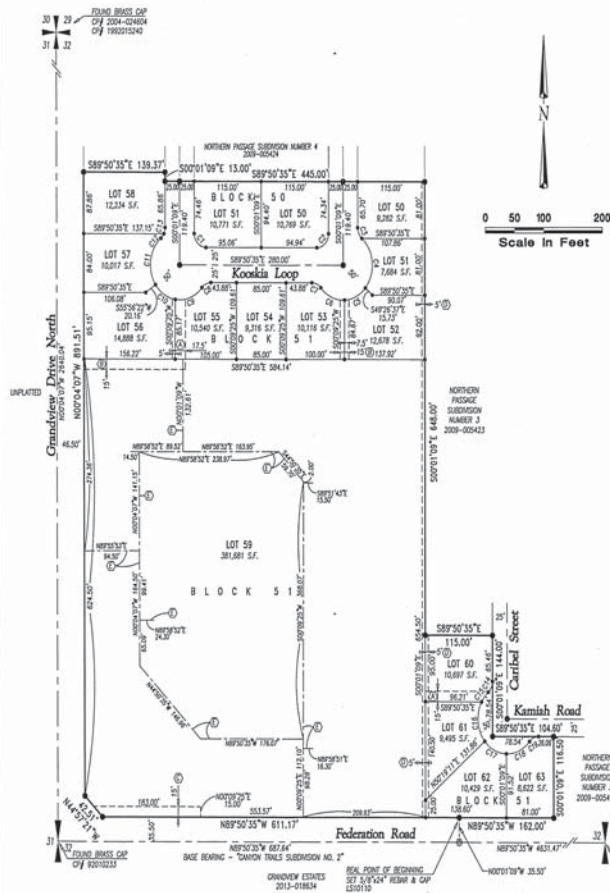
IN

A PORTION OF THE
SW 1/4 NW 1/4, SECTION 32

TOWNSHIP 9 SOUTH, RANGE 17 EAST,

BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

2015



Legend

Boundary Line	—————
Center Line of Street	—————
Lot Line	—————
Easement Line (See Table)	—————
Easement Centerline (See Table)	—————
Set 1/2" 1/4" Rebar and Cap (LS 10110)	•
Set 5/8" 1/4" Rebar and Cap (LS 10110)	•
Found 5/8" Rebar and Cap (LS 1000)	•

Easement Table

- ① Access & Utility Easement
- ② Drainage & Utility Easement
- ③ Roadway & Utility Easement
- ④ Drainage Easement
- ⑤ Centerline 15' Wide Water Line Easement

Curve Table

CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD	CHORD BRG.
C1	89°49'25"	31.35'	20.00'	19.84'	28.24'	S44°35'50"E
C2	90°10'34"	31.48'	20.00'	20.06'	28.33'	N45°04'08"E
C3	49°59'42"	17.45'	20.00'	9.33'	16.90'	S25°00'38"E
C4	90°34'12"	79.04'	50.00'	50.50'	71.06'	S04°43'44"E
C5	48°44'08"	40.78'	50.00'	21.60'	39.66'	S63°35'26"W
C6	57°31'36"	46.13'	50.00'	24.85'	44.51'	N66°16'41"W
C7	49°59'41"	17.45'	20.00'	9.33'	16.90'	N64°30'34"W
C8	49°59'41"	17.45'	20.00'	9.33'	16.90'	S65°09'35"W
C9	58°17'16"	51.16'	50.00'	26.00'	48.95'	S69°18'32"W
C10	47°09'23"	41.15'	50.00'	21.82'	40.00'	N57°38'19"W
C11	84°02'10"	71.34'	50.00'	45.05'	66.94'	N07°37'28"E
C12	2°16'36"	8.13'	20.00'	4.12'	8.07'	N38°20'11"E
C13	28°43'05"	9.33'	20.00'	4.75'	9.24'	N17°20'24"E
C14	49°59'41"	17.45'	20.00'	9.33'	16.90'	S24°58'41"W
C15	21°07'58"	18.44'	50.00'	9.33'	18.34'	S39°24'18"W
C16	68°11'24"	49.80'	50.00'	34.06'	56.30'	S02°20'20"E
C17	48°44'12"	42.53'	50.00'	22.65'	41.26'	S64°02'25"E
C18	51°25'15"	44.87'	50.00'	24.07'	43.38'	N65°52'21"E
C19	49°59'42"	17.45'	20.00'	9.33'	16.90'	N65°09'34"E

Notes

A 15 FOOT WIDE UTILITY EASEMENT EXISTS ADJACENT TO ALL FRONT LOT LINES AND ADJACENT TO STREET FRONTS. ALL RESIDENTIAL LOTS ADJACENT TO GRANDVIEW DRIVE NORTH OR FEDERATION ROAD SHALL ONLY BE ACCESSED FROM KOOKIA LOOP OR KAMIAH ROAD RESPECTIVELY.

Health Certificate

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on the DEC approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water or sewer/septic facilities were constructed. Building construction can be allowed with appropriate building permits if drinking water or sewer/septic facilities have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities or meet the other conditions of DEC, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

3/31/15
Date

[Signature]
REG, South Central Public Health District

Vicinity Sketch



TWIN FALLS COUNTY

EHM ENGINEERS

2015-006804

No. Pages: 3

KRISTINA GLASCOCK

County Clerk

Deputy: BRUNYER



Engineers / Surveyors / Planners

SHEET 1 OF 3

245-14-B-771

CERTIFICATE

OF

OWNERS

This is to certify that the undersigned are the owners in fee simple of the following described property located in the Southwest quarter of the Northwest quarter of Section 32, Township 9 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho. Said property being more specifically described as follows:

Commencing at the East quarter corner of said Section 32. Said point lies South 89°50'35" East, 5319.11 feet from the West quarter corner of said Section 32. Thence, North 89°50'35" West, 4831.47 feet along the South boundary of the North half of Section 32 to the Southwest corner of "Northern Passage Subdivision Number 3". Thence, North 07°01'09" West, 35.50 feet along the West boundary of "Northern Passage Subdivision Number 3" to a point on the North right of way of Federation Road being the REAL POINT OF BEGINNING.

Thence, North 89°50'35" West, 611.17 feet along said right of way.

Thence, North 44°57'21" West, 42.51 feet to a point on the East right of way of Grandview Drive North.

Thence, North 07°04'07" West, 891.51 feet along said right of way to the Southwest corner of Lot 10, Block 13 of "Northern Passage Subdivision Number 4".

Thence, South 89°50'35" East, 139.37 feet along the South boundary of Lot 10, Block 13 of "Northern Passage Subdivision Number 4" to the Southeast corner thereof.

Thence, South 07°01'09" East, 13.00 feet along the West right of way of Alachka Street.

Thence, South 89°50'35" East, 445.00 feet to the Southeast corner of Lot 21, Block 11 of "Northern Passage Subdivision Number 4".

Thence, South 07°01'09" East, 648.00 feet along the West boundary of "Northern Passage Subdivision Number 3" to the Southwest corner of Lot 10, Block 11 of "Northern Passage Subdivision Number 3".

Thence, South 89°50'35" East, 115.00 feet along the South boundary of Lot 10, Block 11 of "Northern Passage Subdivision Number 3" to the Southwest corner thereof and a point on the West right of way of Corbel Street.

Thence, South 07°01'09" East, 144.00 feet along the West right of way of Corbel Street extended to a point on the South right of way of Kamiah Road.

Thence, South 89°50'35" East, 104.60 feet along the South right of way of Kamiah Road to the Northwest corner of Lot 11, Block 9 of "Northern Passage Subdivision Number 3".

Thence, South 07°01'09" East, 116.50 feet along the West boundary of Lot 11, Block 9 of "Northern Passage Subdivision Number 4" to the Southwest corner thereof and a point on the North right of way of Federation Road.

Thence, North 89°50'35" West, 182.00 feet along said right of way to the REAL POINT OF BEGINNING.

The gross area contained in this platted land as described is 13.178 acres.

It is the intention of the undersigned to, and they do hereby include said land in this plat. That the undersigned by these presents dedicate to the public for public use forever the road rights of way as shown on this plat. The easements indicated on this plat are not dedicated to the public, but the right to use said easements is hereby perpetually reserved for public utilities and such other uses designated on this plat. No structure other than for such utility and other designated public uses are to be erected within the lines of said easements.

Pursuant to Idaho Code 50-1334, I, the undersigned, as owner, do hereby state that the lots on this plat are eligible to receive water service from the City of Twin Falls Municipal Water System.

Pursuant to Idaho Code 31-3805, I, the undersigned, as owner, do hereby state that the irrigation water rights appurtenant and the assessment obligation of the lands in this plat have not been transferred from said lands and that a satisfactory irrigation water delivery system is provided for and has been approved by the Twin Falls City Council. Lots within the subdivision will be entitled to water rights and will be obligated for assessments from the Irrigation District and/or Canal Company.

NORTHERN PASSAGE, INC., an Idaho Corporation

Steve R. Shively
BY: STEVE R. SHIVELY - Director

TWIN FALLS SCHOOL DISTRICT #411
A Governmental Subdivision of the State of Idaho, A Body Public and Corporate

Wiley D. Dobb
BY: WILEY DOBB, PH. D. - Superintendent

TITLEFACT, INC., An Idaho Corporation as Trustee

Richard B. Stivers
BY: RICHARD B. STIVERS - President

ACKNOWLEDGMENT

STATE OF IDAHO } ss
COUNTY OF TWIN FALLS }

On this 20th day of February, 2015, at 3:16 P.M., before me, the undersigned, a Notary Public in and for said State, personally appeared Steve R. Shively, known to me to be the Director of NORTHERN PASSAGE, INC., an Idaho Corporation and acknowledged to me that the corporation 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.

Martha Tolman
Notary Public
Twin Falls
Residing At
1/17/18
Commission Expires

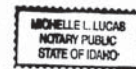


ACKNOWLEDGMENT

STATE OF IDAHO } ss
COUNTY OF TWIN FALLS }

On this 19th day of February, 2015, at 2:05 P.M., before me, the undersigned, a Notary Public in and for said State, personally appeared Wiley Dobb, PH. D., known to me to be the Superintendent of TWIN FALLS SCHOOL DISTRICT #411, and acknowledged to me that the Twin Falls School District #411 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.

Michelle L. Lucas
Notary Public
Twin Falls
Residing At
8/18/18
Commission Expires



ACKNOWLEDGMENT

STATE OF IDAHO } ss
COUNTY OF TWIN FALLS }

On this 19th day of February, 2015, at 9:00 A.M., before me, the undersigned, a Notary Public in and for said State, personally appeared Richard B. Stivers, known to me to be the President of TITLEFACT, INC., an Idaho Corporation and acknowledged to me that the corporation 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.

Nancy Telling
Notary Public
Jerome
Residing At
12/01/2017
Commission Expires



TWIN FALLS COUNTY
Booster for:
EHM ENGINEERS
9:28:12 AM 05-01-2015
2015-006804
No. Pages: 3 Fee: \$ 33.00
KRISTINA GLASCOCK
County Clerk
Deputy: BUESTER



EHM Engineers, Inc.
Engineers / Surveyors / Planners

SHEET 2 OF 3
245-14-0-791

CERTIFICATE OF SURVEYOR

This is to certify that I, Christopher S. Harrison, a Professional Land Surveyor in the State of Idaho, made the survey of the land described in the Certificate of Owners and that this plot is a true and accurate representation of said survey as made and staked under my supervision and direction.

Christopher S. Harrison
PLS 10110



APPROVAL OF CITY COUNCIL

This plot was accepted by the City Council of Twin Falls, Idaho at their meeting on the 9th day of February, 2015.

Don Hall
Mayor

Leila A. Davies
City Clerk, Deputy

APPROVAL OF CITY ENGINEER

I have reviewed the accompanying plot and hereby certify that it conforms with the applicable ordinances of the City of Twin Falls, Idaho.

James R. Feltner
City Engineer

Kristi Tilly
Attest - Clerk

COUNTY SURVEYOR'S CERTIFICATE

This is to certify that the undersigned has checked the foregoing plot and computations for making the same and has determined that they comply with the laws of the State of Idaho and the County of Twin Falls related thereto.

Dated this 4th day of December, 2014.
Richard H. Carlson PLS 908
Richard H. Carlson, Acting County Surveyor

ACKNOWLEDGMENT

STATE OF } ss
COUNTY OF }
On this 4 day of December, 2014 at 8:30 p.m., before me, the undersigned, a Notary public in and for said State, personally appeared Richard H. Carlson, personally known or identified to me to be the person whose name is subscribed to the foregoing certificate and acknowledged to me that he executed the same.

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

Raul Wood Chelland
Notary Public
Twin Falls
Residing At
June 11, 2015
Commission Expires

COUNTY TREASURER'S CERTIFICATE

I, Debbie Keuffman, County Treasurer in and for the County of Twin Falls, Idaho per the requirements of Idaho Code 50-1308, do hereby certify that all County property taxes due for the property included in this plot have been paid in full. This certification is valid for the next thirty days only.

Debbie Keuffman
County Treasurer

Date April 30, 2015

COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NO. 2015-006804
STATE OF IDAHO }
COUNTY OF TWIN FALLS } ss

On this 5th day of May, 2015, at 9:30 A.M., the foregoing plot was filed for record in the office of the Recorder of Twin Falls County, Idaho and duly recorded in plot book 24 on page 46.

Becky Hunter
Deputy

Kristin Glascock
Ex-Officio Recorder

TWIN FALLS COUNTY
Recorded for:
EHM ENGINEERS
9:38:10 AM 05-01-2015
2015-006804
No. Pages: 3 Fee: \$ 33.00
KRISTINA GLASCOCK
County Clerk
Deputy: BIRNTER

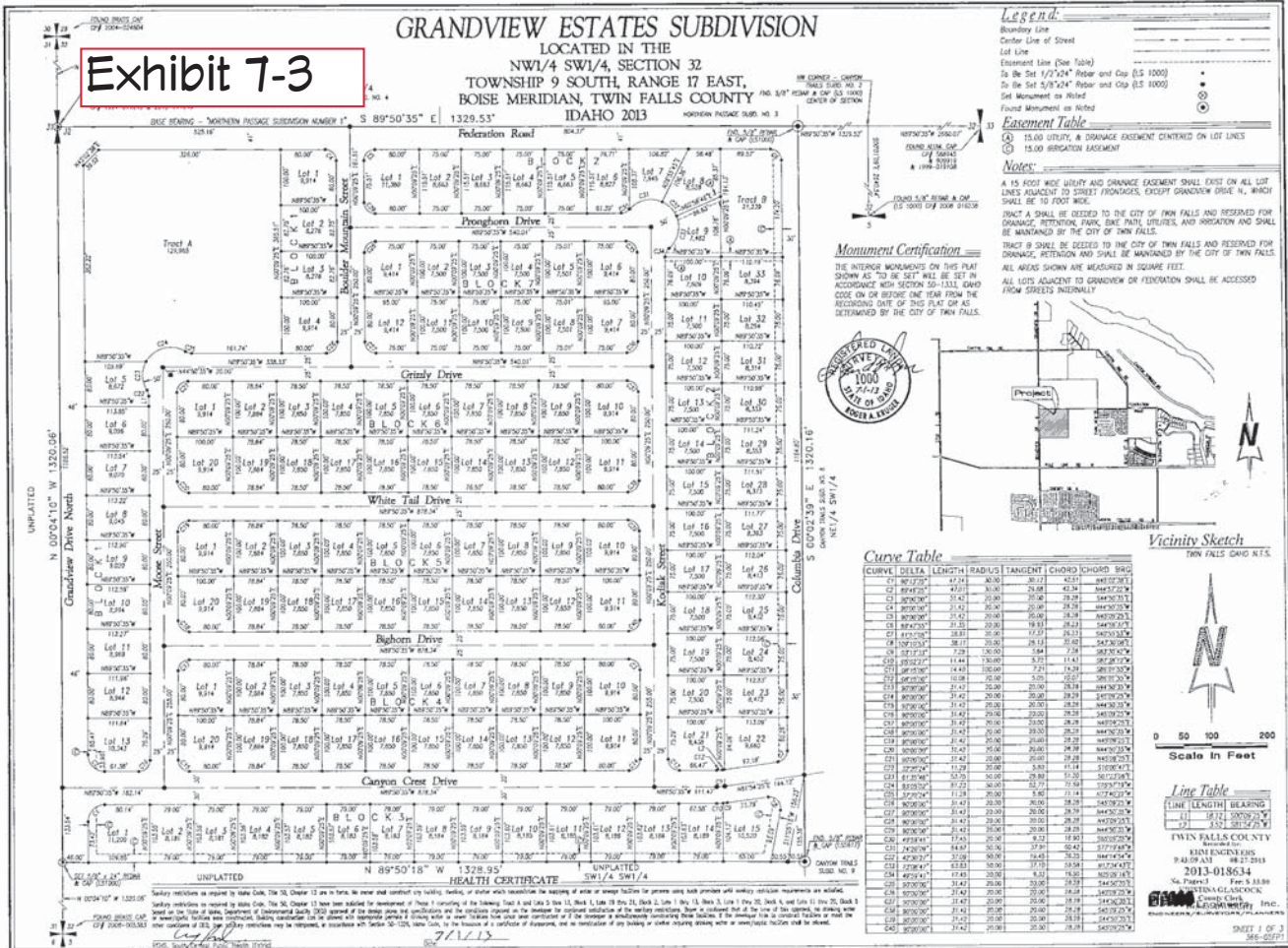


EHM Engineers, Inc.
Engineers / Surveyors / Planners

SHEET 3 OF 3
245-14-8-171

Exhibit 7-3

GRANDVIEW ESTATES SUBDIVISION LOCATED IN THE NW1/4 SW1/4, SECTION 32 TOWNSHIP 9 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY IDAHO 2013



Legend

- Boundary Line
- Center Line of Street
- Lot Line
- Essential Line (See Table)
- To the Set 1/2" x 1/4" Paper and Cap (S.S. 1000)
- To the Set 1/2" x 1/4" Paper and Cap (S.S. 1000)
- Set Monument as Noted
- Found Monument as Noted

Easement Table

- 15.00' UTILITY & DRAINAGE EASEMENT CENTERED ON LOT LINES
- 15.00' BIRCHGATE EASEMENT

Notes

A 15' FOOT WIDE UTILITY AND DRAINAGE EASEMENT SHALL EXIST ON ALL LOT LINES ADJACENT TO STREET FRONTS, EXCEPT GRANDVIEW DRIVE N, WHICH SHALL BE 10' FOOT WIDE.

TRACT A SHALL BE DEED TO THE CITY OF TWIN FALLS AND RESERVED FOR DRAINAGE, RETENTION, PARK, BIKI PATH, UTILITIES, AND IRRIGATION AND SHALL BE MAINTAINED BY THE CITY OF TWIN FALLS.

TRACT B SHALL BE DEED TO THE CITY OF TWIN FALLS AND RESERVED FOR DRAINAGE, RETENTION AND SHALL BE MAINTAINED BY THE CITY OF TWIN FALLS.

ALL LOTS ADJACENT TO GRANDVIEW OR FEDERATION SHALL BE ADRESSED FROM STREETS INTERNALLY.

Monument Certification

THE INTERIOR MONUMENTS ON THIS PLAT SHOWN AS TO BE SET WILL BE SET IN ACCORDANCE WITH SECTION 50-1331, IDAH CODE OR ON OR BEFORE ONE YEAR FROM THE RECORDING DATE OF THIS PLAT OR AS DETERMINED BY THE CITY OF TWIN FALLS.



Vicinity Sketch

TWIN FALLS, IDAHO N.T.S.



Scale In Feet
0 50 100 200

Curve Table

CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEG.
C1	11.25	42.71	10.00	20.00	42.71	42.71
C2	11.25	42.71	10.00	20.00	42.71	42.71
C3	11.25	42.71	10.00	20.00	42.71	42.71
C4	11.25	42.71	10.00	20.00	42.71	42.71
C5	11.25	42.71	10.00	20.00	42.71	42.71
C6	11.25	42.71	10.00	20.00	42.71	42.71
C7	11.25	42.71	10.00	20.00	42.71	42.71
C8	11.25	42.71	10.00	20.00	42.71	42.71
C9	11.25	42.71	10.00	20.00	42.71	42.71
C10	11.25	42.71	10.00	20.00	42.71	42.71
C11	11.25	42.71	10.00	20.00	42.71	42.71
C12	11.25	42.71	10.00	20.00	42.71	42.71
C13	11.25	42.71	10.00	20.00	42.71	42.71
C14	11.25	42.71	10.00	20.00	42.71	42.71
C15	11.25	42.71	10.00	20.00	42.71	42.71
C16	11.25	42.71	10.00	20.00	42.71	42.71
C17	11.25	42.71	10.00	20.00	42.71	42.71
C18	11.25	42.71	10.00	20.00	42.71	42.71
C19	11.25	42.71	10.00	20.00	42.71	42.71
C20	11.25	42.71	10.00	20.00	42.71	42.71
C21	11.25	42.71	10.00	20.00	42.71	42.71
C22	11.25	42.71	10.00	20.00	42.71	42.71
C23	11.25	42.71	10.00	20.00	42.71	42.71
C24	11.25	42.71	10.00	20.00	42.71	42.71
C25	11.25	42.71	10.00	20.00	42.71	42.71
C26	11.25	42.71	10.00	20.00	42.71	42.71
C27	11.25	42.71	10.00	20.00	42.71	42.71
C28	11.25	42.71	10.00	20.00	42.71	42.71
C29	11.25	42.71	10.00	20.00	42.71	42.71
C30	11.25	42.71	10.00	20.00	42.71	42.71
C31	11.25	42.71	10.00	20.00	42.71	42.71
C32	11.25	42.71	10.00	20.00	42.71	42.71
C33	11.25	42.71	10.00	20.00	42.71	42.71
C34	11.25	42.71	10.00	20.00	42.71	42.71
C35	11.25	42.71	10.00	20.00	42.71	42.71
C36	11.25	42.71	10.00	20.00	42.71	42.71
C37	11.25	42.71	10.00	20.00	42.71	42.71
C38	11.25	42.71	10.00	20.00	42.71	42.71
C39	11.25	42.71	10.00	20.00	42.71	42.71
C40	11.25	42.71	10.00	20.00	42.71	42.71
C41	11.25	42.71	10.00	20.00	42.71	42.71
C42	11.25	42.71	10.00	20.00	42.71	42.71
C43	11.25	42.71	10.00	20.00	42.71	42.71
C44	11.25	42.71	10.00	20.00	42.71	42.71
C45	11.25	42.71	10.00	20.00	42.71	42.71
C46	11.25	42.71	10.00	20.00	42.71	42.71
C47	11.25	42.71	10.00	20.00	42.71	42.71
C48	11.25	42.71	10.00	20.00	42.71	42.71
C49	11.25	42.71	10.00	20.00	42.71	42.71
C50	11.25	42.71	10.00	20.00	42.71	42.71

Line Table

LINE	LENGTH	BEARING
L1	11.25	11.25
L2	11.25	11.25
L3	11.25	11.25
L4	11.25	11.25
L5	11.25	11.25
L6	11.25	11.25
L7	11.25	11.25
L8	11.25	11.25
L9	11.25	11.25
L10	11.25	11.25
L11	11.25	11.25
L12	11.25	11.25
L13	11.25	11.25
L14	11.25	11.25
L15	11.25	11.25
L16	11.25	11.25
L17	11.25	11.25
L18	11.25	11.25
L19	11.25	11.25
L20	11.25	11.25
L21	11.25	11.25
L22	11.25	11.25
L23	11.25	11.25
L24	11.25	11.25
L25	11.25	11.25
L26	11.25	11.25
L27	11.25	11.25
L28	11.25	11.25
L29	11.25	11.25
L30	11.25	11.25
L31	11.25	11.25
L32	11.25	11.25
L33	11.25	11.25
L34	11.25	11.25
L35	11.25	11.25
L36	11.25	11.25
L37	11.25	11.25
L38	11.25	11.25
L39	11.25	11.25
L40	11.25	11.25
L41	11.25	11.25
L42	11.25	11.25
L43	11.25	11.25
L44	11.25	11.25
L45	11.25	11.25
L46	11.25	11.25
L47	11.25	11.25
L48	11.25	11.25
L49	11.25	11.25
L50	11.25	11.25

Surveyor's seal and signature area.

DAVID N. S. No. 1006

7/11/13

PLAT, Survey Public Health Service

CERTIFICATE OF OWNERS

This is to certify that the undersigned are the owners in fee simple of the following described property located in the NW1/4 SW1/4 of Section 32, Township 9 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho. Said property being more specifically described as follows:

Commencing at the West Quarter corner of said Section 32 and being THE REAL POINT OF BEGINNING.

Thence South 89°50'30" East 1329.53 feet along the Northerly boundary of the NW1/4 SW4 to the Northeast corner thereof.

Thence South 00°02'39" East 1320.16 feet along the Easterly boundary of the NW1/4 SW4 to the Southeast corner thereof.

Thence North 89°30'18" West 1328.95 feet along the Southerly boundary of the NW1/4 SW4 to the Westerly boundary of Section 32.

Thence North 00°04'10" West 1320.06 feet along the Westerly boundary of Section 32, to the REAL POINT OF BEGINNING.

The gross area contained in this platted land as described is 40.28 acres.

It is the intention of the undersigned to, and they do hereby include said land in this plat. That the undersigned by these presents dedicate to the public for public use forever the road rights of way as shown on this plat. The easements indicated on this plat are not dedicated to the public, but the right to use said easements is hereby perpetually reserved for public utilities and such other uses designated on this plat. No structure other than for such utility and other designated public uses are to be erected within the lines of said easements.

Pursuant to Idaho Code 50-1334, I, the undersigned, as owner, do hereby state that the lots on this plat are eligible to receive water service from the City of Twin Falls Municipal Water System.

Pursuant to Idaho Code 31-3805, I, the undersigned, as owner, do hereby state that the irrigation water rights appurtenant and the assessment obligation of the lands in this plat have not been transferred from said lands and that a satisfactory irrigation water delivery system is provided for and has been approved by the Twin Falls City Council. Lots within the subdivision will be entitled to water rights and will be obligated for assessments from the Irrigation District and/or Canal Company.

GRANVIEW PROPERTIES LLC, An Idaho Limited Liability Company

BY: *Justin V. Peterson*, Managing Member

ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Salt Lake

On this 28th day of June, 2013, at 1:15 P.M., before me, the undersigned, a Notary Public in and for said State, personally appeared Justin V. Peterson, known or identified to me to be the Managing Member of GRANVIEW PROPERTIES LLC, an Idaho Limited Liability Company, and acknowledged to me that the limited liability company 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.

Lee Johnston
Notary Public

SJC UT
Residing At

03-22-2015
Commission Expires



PHM Engineers, Inc.
ENGINEERS/SURVEYORS/PLANNERS

TWIN FALLS COUNTY
Recorder for
IDAHO ENGINEERS
9:45 AM AST - 06-27-2013
2013-018634
No Fees - Fee: \$13.00
ARISTINA GLASCOCK
County Clerk
Deputy: DVA RICHIE



SHEET 2 OF 3
106-00791

CERTIFICATE OF SURVEYOR

This is to certify that I, Roger A. Kruger, a Professional Land Surveyor in the State of Idaho, made the survey of the land described in the Certificate of Owners and that this plat is a true and accurate representation of said survey as made and staked under my supervision and direction.



COUNTY SURVEYOR CERTIFICATE

This is to certify that the undersigned has checked the foregoing plat and computations for making the same and has determined that they comply with the Laws of the State of Idaho and the County of Twin Falls related thereto.

Dated this 17th day of JUNE, 2013.

Richard H. Hanson PLS 900
Acting County Surveyor

ACKNOWLEDGMENT

STATE OF IDAHO } ss
COUNTY OF TWIN FALLS }
On this 17th day of JUNE, 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard H. Hanson, personally known or identified to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same.

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

Bonny L. Ramsey
Notary Public
Twin Falls
Residing At
June 18, 2018
Commission Expires



APPROVAL OF CITY ENGINEER

I have reviewed the accompanying plat and hereby certify that it conforms with the applicable ordinances of the City of Twin Falls, Idaho.

James A. Hale
City Engineer

[Signature]
Attest: Clerk

APPROVAL OF CITY COUNCIL

Accepted by the City Council of Twin Falls, Idaho at their meeting on the 28th day of August, 2013.

[Signature]
Mayor

[Signature]
City Clerk

COUNTY TREASURER CERTIFICATE

County Treasurer is and for the County of Twin Falls, Idaho per the requirements of Idaho Code 50-1308, do hereby certify that all County property taxes due for the property included in this plat have been paid in full. This certification is valid for the next thirty days only.

[Signature]
County Treasurer

August 22, 2013
Date

COUNTY RECORDER CERTIFICATE

INSTRUMENT NO. 2013-018634

STATE OF IDAHO } ss
COUNTY OF TWIN FALLS }

On this 27th day of August, 2013, at 9:45 A.M., the foregoing plat was filed for record in the office of the Recorder of Twin Falls County, Idaho and duly recorded in plat book 24 on page 21.

Diana Wright
Deputy

Kristina Glascock
Ex-Officio Recorder

Federation Road Utilites Northern Passage #3 & #5 Grandview Estates

Combined Plats NTS

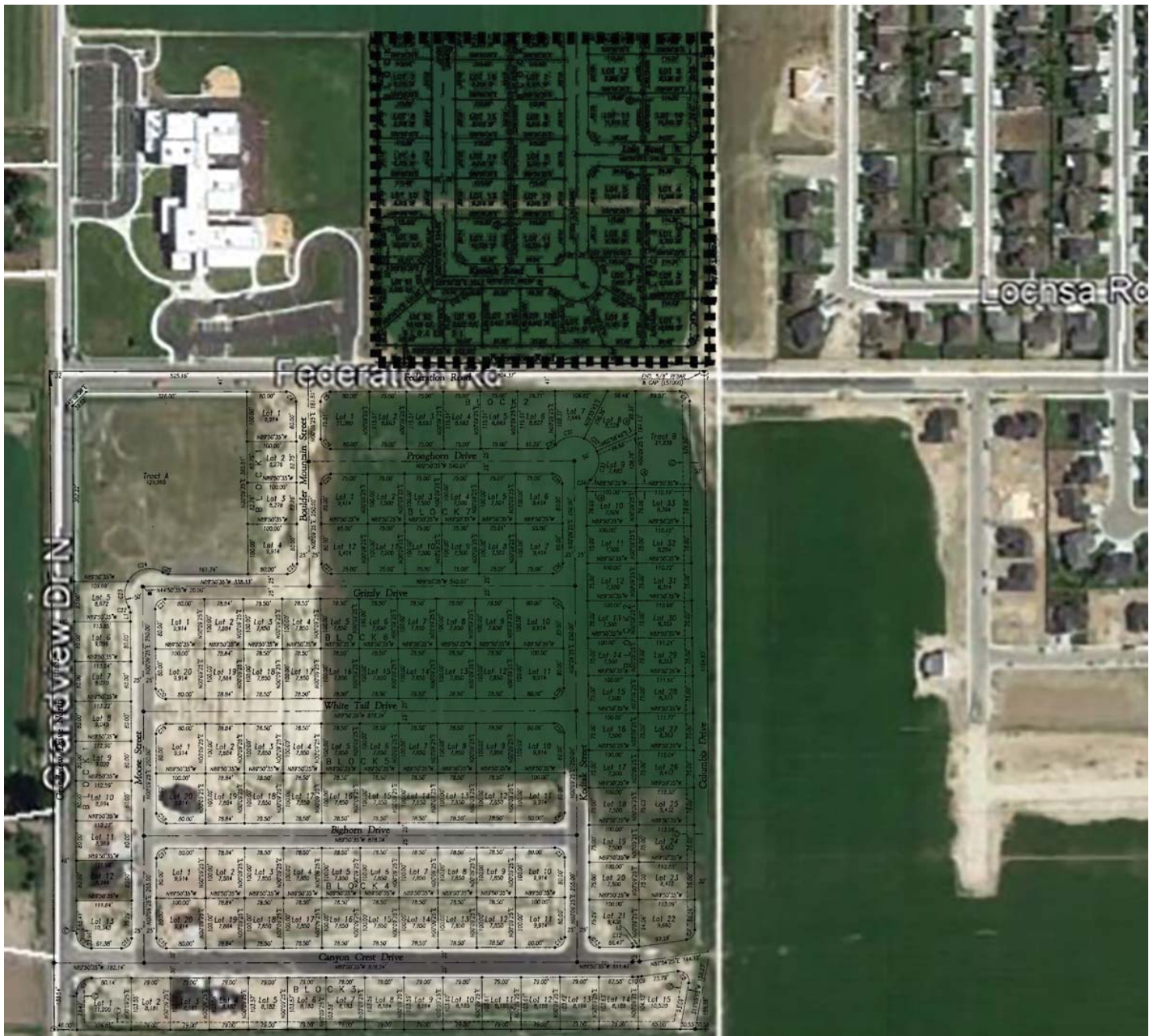


Exhibit 8-1

[illegible]

Improvement Reimbursement Worksheet**Federation Road Extension****Exhibit 8-2**Reference # **GE 1****Contact Information**

Name Brad Wills
 Phone 208-420-0314
 E-mail: bradw@willsinc.com

Project Information

Cross Streets

RPT # If Available

Date of City's Approval

Federation Road and Columbia Drive

Multiple RPT #s

18-Apr-16

Date of Application:

1-Apr-16

Drawing Sheet #

Exhibit 9

Engineering Department Notes Only

Date Submitted

Boundary Reviewed

GIS Notes

3rd Party Review

Commission Approval

Description of Improvements

12" water line and 10" PI Line

Description of Boundary

1/8th mile rule to South of Federation along frontage

Status of Property

Undeveloped Platted Land except Improvements on Federation I

Method to determine Payback

Percentage of Benefit based on area of platted lots to South

Description	Item	Quantity	EA	Unit Price	Amount	Percentage	Balance
Water Line	12" C-900	1,180.00	LF	\$24.50	\$28,910.00	50.00%	\$14,455.00
	12" Gate Valves	1.00	EA	\$985.00	\$985.00	50.00%	\$492.50
	8" C-900	10.00	LF	\$19.00	\$190.00	50.00%	\$95.00
	8" Gate Valves	1.00	EA	\$610.00	\$610.00	50.00%	\$305.00
	6" C-900	10.00	LF	\$15.75	\$157.50	50.00%	\$78.75
	6" Gate Valves	1.00	EA	\$410.00	\$410.00	50.00%	\$205.00
	Fit/Tees/Elbows/Etc	1,180.00	LF	\$1.00	\$1,180.00	50.00%	\$590.00
	System Connect	1.00	EA	\$1,000.00	\$1,000.00	50.00%	\$500.00
	Fire Hydrant	3.00	EA	\$3,000.00	\$9,000.00	50.00%	\$4,500.00
Pressurized Irrigation	10" Pressurized Pipe	1,210.00	LF	\$22.00	\$26,620.00	50.00%	\$13,310.00
	10" Gate Valve	4.00	EA	\$850.00	\$3,400.00	50.00%	\$1,700.00
	10" Fittings	70.00	LF	\$1.00	\$70.00	50.00%	\$35.00
	8" Gate Valves	1.00	EA	\$610.00	\$610.00	50.00%	\$305.00
	6" C-900	10.00	LF	\$15.75	\$157.50	50.00%	\$78.75
	6" Gate Valve	1.00	EA	\$410.00	\$410.00	50.00%	\$205.00
	Fit/Tees/Elbows/Etc	1,210.00	LF	\$1.00	\$1,210.00	50.00%	\$605.00
	System Connect	1.00	EA	\$1,000.00	\$1,000.00	50.00%	\$500.00
						Subtotal	\$37,960.00
Reimbursement Fee of 15 %						15%	\$ 5,694.00
						Total	\$ 43,654.00

Support Information

Description	Reference #	Contractor	Notes
Per Unit Price List			
Method of Percentage of Benefit			
Acreage within the 1/8 Mile Rule	Multiple Lots		

Eligible Payback

Description	RPT #	Owner	Amount of Payback
Acreage within the 1/8 Mile Rule	See RPT List	TitleFact Inc. Trustee	\$ 43,654.00
		Total	\$ 43,654.00

Owner Information

RPT #	Owner	Address	Phone #	Contacted
See RPT List	TitleFact Inc. Trustee	PO Box 486, Twin Falls, Idaho 83303-486	208-733-3821	

Exhibit 8-3

Grandview Estates Subdivision					RPT Lots Remaining to be Improved						
Lot	Block	Parcel Number	Lot	Block	Parcel Number	Lot	Block	Parcel Number	Lot	Block	Parcel Number
1	1	RPT22640010010	1	2	RPT22640020010	1	6	RPT22640060010	1	7	RPT22640070010
2		RPT22640010020	2		RPT22640020020	2		RPT22640060020	2		RPT22640070020
3		RPT22640010030	3		RPT22640020030	3		RPT22640060030	3		RPT22640070030
4		RPT22640010040	4		RPT22640020040	4		RPT22640060040	4		RPT22640070040
			5		RPT22640020050	5		RPT22640060050	5		RPT22640070050
		TITLEFACT, INC TRUSTEE	6		RPT22640020060	6		RPT22640060060	6		RPT22640070060
		Box 486	7		RPT22640020070	7		RPT22640060070	7		RPT22640070070
		Twin Falls, Idaho 83303-0486	8		RPT22640020080	8		RPT22640060080	8		RPT22640070080
			9		RPT22640020090	9		RPT22640060090	9		RPT22640070090
			10		RPT22640020100	10		RPT22640060100	10		RPT22640070100
			11		RPT22640020110	11		RPT22640060110	11		RPT22640070110
			12		RPT22640020120	12		RPT22640060120	12		RPT22640070120
			13		RPT22640020130	13		RPT22640060130			
			14		RPT22640020140	14		RPT22640060140			
			15		RPT22640020150	15		RPT22640060150			
			28		RPT22640020280	16		RPT22640060160			
			29		RPT22640020290	17		RPT22640060170			
			30		RPT22640020280	18		RPT22640060180			
			31		RPT22640020280	19		RPT22640060190			
			32		RPT22640020280	20		RPT22640060200			
			33		RPT22640020280						
4			21			20			12	57	

Exhibit 9-1

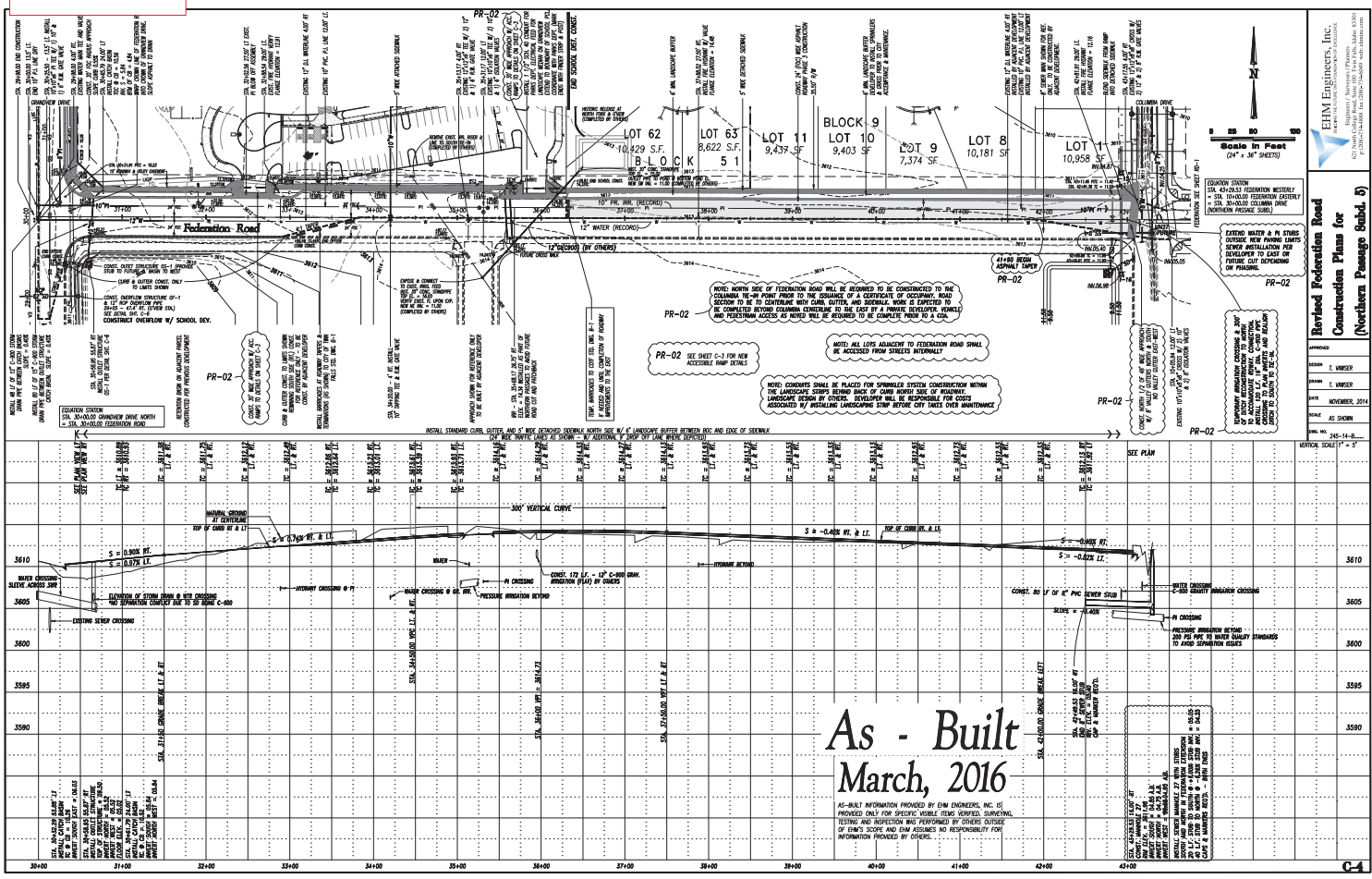


Exhibit 9-2

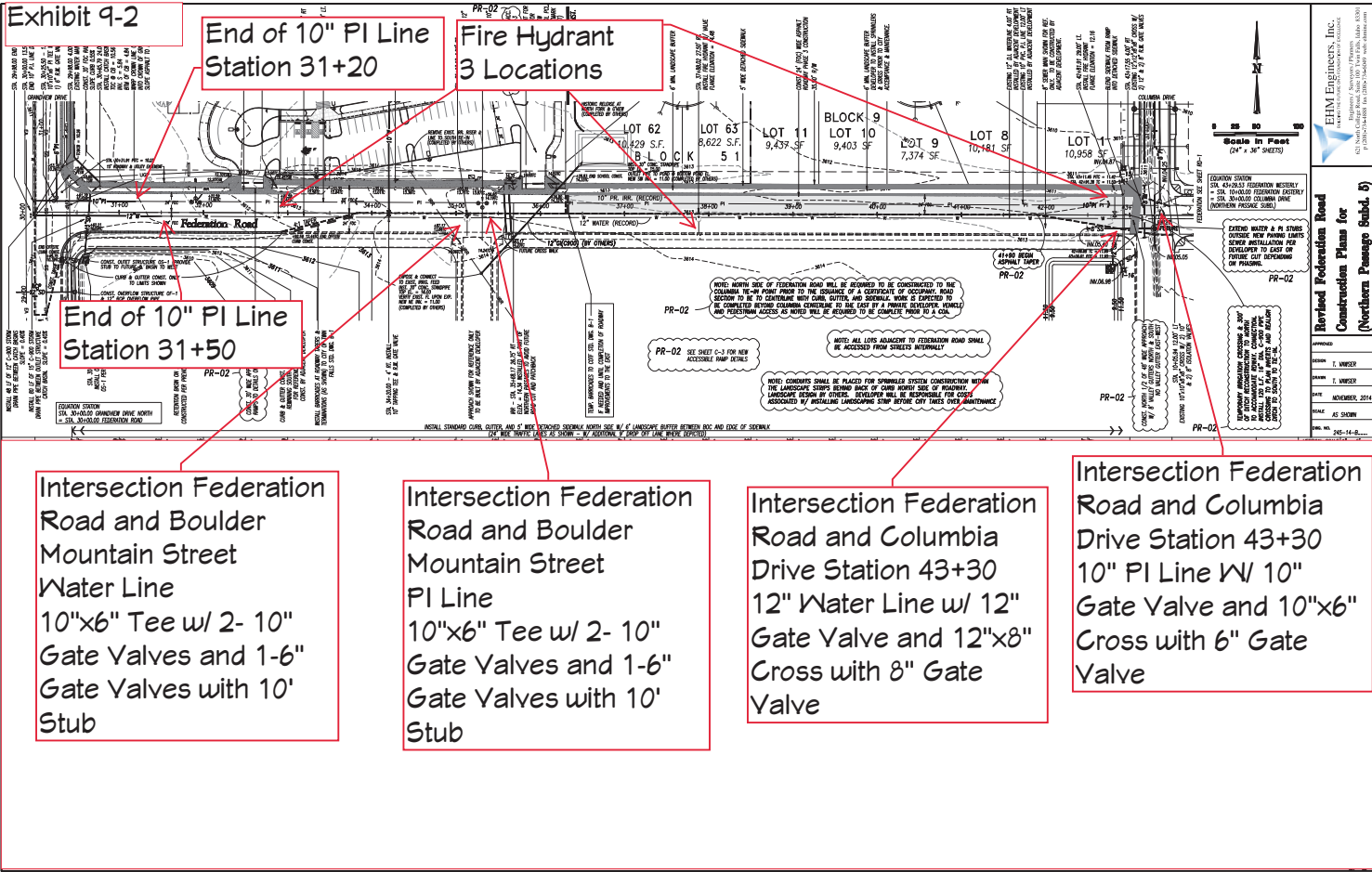


Exhibit 10-1

CERTIFICATE

OF

OWNERS

This is to certify that the undersigned are the owners in fee simple of the following described property located in the S1/2 NW1/4 of Section 32, Township 9 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho. Said property being more specifically described as follows:

Commencing at the East Quarter corner of said Section 32. Thence North 89°50'35" West 2660.07 feet along the South boundary of NE4, Section 32 to the Center of Section 32 also being the Northwest corner of "CANYON TRAILS SUBD. NO. 2", Thence continuing North 89°50'35" West 1189.00 feet to THE REAL POINT OF BEGINNING also being the Southwest corner of "Northern Passage Subdivision Number 2".

Thence North 89°50'35" West 782.40 feet, along the South boundary of the NW4, Section 32,

Thence North 00°01'09" West 152.00 feet,

Thence North 89°50'35" West 57.60 feet,

Thence North 00°01'09" West 1017.00 feet,

Thence South 89°50'35" East 20.00 feet,

Thence North 00°01'09" West 151.11 feet, to a point on the North boundary of S2NW4, Section 32

Thence South 89°51'07" East 820.00 feet, along the North boundary of S2NW4, Section 32

Thence South 00°01'09" East 1320.24 feet, along the boundary of "Northern Passage Subdivision Number 2" to the REAL POINT OF BEGINNING.

The gross area contained in this platted land as described is 25.19 acres.

It is the intention of the undersigned to, and they do hereby include said land in this plat. That the undersigned by these presents dedicate to the public for public use forever the road rights of way as shown on this plat. The easements indicated on this plat are not dedicated to the public, but the right to use said easements is hereby perpetually reserved for public utilities and such other uses designated on this plat. No structure other than for such utility and other designated public uses are to be erected within the lines of said easements.

Pursuant to Idaho Code 50-1334, I, the undersigned, as owner, do hereby state that the lots on this plat are eligible to receive water service from the City of Twin Falls Municipal Water System.

Pursuant to Idaho Code 31-3805, I, the undersigned, as owner, do hereby state that the irrigation water rights appurtenant and the assessment obligation of the lands in this plat have not been transferred from said lands and that a satisfactory irrigation water delivery system is provided for and has been approved by the Twin Falls City Council. Lots within the subdivision will be entitled to water rights and will be obligated for assessments from the Irrigation District and/or Canal Company.

NORTHERN PASSAGE, INC., an Idaho Corporation

BY:  STEVE R. SHOTWELL - Director

Exhibit 11-1



P.O. Box 1907 305 Third Avenue East

Twin Falls, Idaho 83303-1907

Fax: (208) 736-1501

ENGINEERING

208-735-7255

June 14, 2016

Tim Vawser
EHM Engineer, Inc.
621 N. College Rd- Suite 100
Twin Falls, Id. 83301

REF: Northern Passage Subdivision #5
Block 51, Lot 59 (Rock Creek Elementary School)

Dear Mr. Vawser,

The City of Twin Falls has field reviewed the above reference project and found that the Engineering requirements have been completed. Therefore the City of Twin Falls will accept these public improvements for maintenance upon today's date as well as the one-year warranty. Please keep in mind we will revisit this project 60 Day's prior to the anniversary of the warranty.

If you have any questions please feel free to contact me at 735-7255

Sincerely;

A handwritten signature in blue ink, appearing to be "G. Denton", with a stylized flourish at the end.

Garry Denton
Engineering Technician

Cc: Jackie Fields PE, City Engineer
Troy Vitek PE, Assistant City Engineer
Twin Falls School District #4
ESI