



Twin Falls City Council Agenda

Monday, May 14, 2018, 5:00 PM

City Council Chambers
203 Main Avenue East- Twin Falls, Idaho

****Amended Agenda****

The City Council meeting will begin at 5:00 P.M.

Members: Shawn Barigar, Suzanne Hawkins, Nikki Boyd, Chris Talkington, Gregory Lanting, Christopher Reid, Ruth Pierce

- 1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM
- 2) PLEDGE OF ALLEGIANCE
- 3) CONSIDERATION OF AMENDMENTS TO AGENDA
- 4) PROCLAMATIONS
 - a) Police Week and Peace Officers Memorial - Request made by Josh Hayes, FOB Lodge #22 President
 - b) Salvation Army Week - Request made by John Kapeleris
- 5) GENERAL PUBLIC INPUT
- 6) CONSENT CALENDAR
 - a) Request to approve the Accounts Payable for May 8-14, 2018.
Purpose: **ACTION ITEM** By: Sharon Bryan, Deputy City Clerk
 - b) Request to approve the May 7, 2018, City Council Minutes.
Purpose: **ACTION ITEM** By: Sharon Bryan, Deputy City Clerk
 - c) Request to hold the Magic Valley Law Enforcement Memorial Service on May 19, 2018.
Purpose: **ACTION ITEM** By: Justin Dimond, Sergeant
 - d) Request to approve the "Special Olympics 2018 State Summer Games."
Purpose: **ACTION ITEM** By: Justin Dimond, Sergeant
 - e) Request to approve the 3rd Annual Magic Valley Pride Festival to be held on June 9, 2018.
Purpose: **ACTION ITEM** By: Justin Dimond, Sergeant
 - f) Request to approve In-Lieu contribution for River Ridge Estates No. 5 Subdivision park land dedication.
Purpose: **ACTION ITEM** By: Wendy Davis, Parks & Recreation Director

- g) Request to approve In-Lieu contribution for Addison Springs Subdivision park land dedication.
Purpose: **ACTION ITEM** By: Wendy Davis, Parks & Recreation Director
- h) Approval of the Final Plat for Sunwest Subdivision No 1 (2 Lots on ~3 acres), located near the NE Corner of Washington Street North and Cheney Drive (App. PZ18-0011).
Purpose: **ACTION ITEM** By: Jonathan Spendlove, Planning and Zoning Director
- i) Request to approve the Final Plat for Pillar Falls Plaza (24 Lots on ~21 Acres) located near Pole Line Road E and Mountain View Drive (App. PZ18-0009)
Purpose: **ACTION ITEM** By: Jonathan Spendlove, Planning & Zoning Director

7) ITEMS OF CONSIDERATION

- a) Presentation to recognize Firefighter Kyle Eldridge for completion of his TFFD Firefighter II.
Purpose: **Presentation** By: Ron Aguirre, Battalion Chief
- b) Request to approve the Crazy Days on Main event on June 2, 2018.
Purpose: **ACTION ITEM** By: Justin Dimond, Sergeant
- c) Request to approve a contract with Pivot North/BRS to conduct a feasibility study for a community recreation center.
Purpose: **ACTION ITEM** By: Wendy Davis, Parks & Recreation Director
- d) Request to waive the Non-Conforming Building Expansion Permit Process for a residential home located at 219 Lenore Street. (App. PZ18-0013)
Purpose: **ACTION ITEM** By: Jonathan Spendlove, Planning and Zoning Director
- e) Request to establish a minimum value for the public auction of real property located at 324 Hansen Street East.
Purpose: **ACTION ITEM** By: Mitch Humble, Deputy City Manager

8) GENERAL INPUT/ADVISORY BOARD REPORT/ANNOUNCEMENTS

9) PUBLIC HEARINGS: None

10) 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 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, 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.

Offices of
Twin Falls County and the City of Twin Falls

Proclamation

A PROCLAMATION by the County and City of Twin Falls Idaho, declaring Monday, May 15 through Sunday, May 20 as Police Week and Monday, May 15, 2018, as Peace Officers Memorial Day.

WHEREAS, the Congress and President of the United States have designated the week in which May 15 falls as National Police Week; and

WHEREAS, the members of the law enforcement agencies of the County and City of Twin Falls play an essential role in safeguarding the rights and freedoms of the residents of the County and City of Twin Falls; and

WHEREAS, it is important that all citizens know and understand the duties, responsibilities, hazards and sacrifices of their law enforcement agency and that members of our law enforcement agency recognize their duty to serve the people by safeguarding life and property, by protecting them against violence and disorder and by protecting the innocent against deception and the weak against oppression; and

WHEREAS, the men and women of the law enforcement agencies of the County and the City of Twin Falls unceasingly provide a vital public service;

Now, therefore, we, call upon all citizens of the County and City of Twin Falls and upon all patriotic, civic and educational organizations to observe the week of May 15 through May 20, 2018, as Police Week with appropriate ceremonies and observances in which all of our people may join in commemorating law enforcement officers, past and present, who, by their faithful and loyal devotion to their responsibilities, have rendered a dedicated service to their communities and, in doing so, have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens.

Furthermore, we call upon all citizens to observe May 15, 2018, as Peace Officers Memorial Day in honor of those law enforcement officers who, through their courageous deeds, have made the ultimate sacrifice in service to their communities or have become disabled in the performance of duty, and let us recognize and pay respect to the survivors of our fallen heroes.

In witness whereof, we have hereunto set our hand and caused this seal to be affixed.

Terry Kramer
Twin Falls County Commissioner

Shawn Barigar
Mayor of Twin Falls

Date: May 14, 2018

Office of the Mayor
City of Twin Falls, Idaho

Proclamation

“Salvation Army Week”

Whereas, since its founding in Great Britain in 1865, the Salvation Army has provided humanitarian relief and spiritual guidance to people throughout the world; and

Whereas, its members continue its compassionate tradition of helping wherever there is hunger, disease, destitution, and spiritual need; and

Whereas, their victories result in shelter for the homeless, food for the hungry, and self-sufficiency for the disabled; and

Whereas, through its welfare and religious institutions in our country, the Salvation Army has befriended, aided, and given new hope to men, women, and children, regardless of race, creed, age, gender or sexual orientation; and

Whereas, The Salvation Army serves as a symbol of compassion, but more so an active participant in the provision of services to thousands of Twin Fall men, women and children; and

Whereas, The Salvation Army has been providing these services to residents of Twin Falls City for 98 years; and

Whereas, last year in Twin Falls The Salvation Army provided 20,849 meals, thousands of items of clothing distributed and energy assistance given to 334 people; and

Whereas, the City of Twin Falls commends the Salvation Army officers, soldiers, and those who support its mission for their continued dedication to helping meet the physical and spiritual needs of people across the Nation.

NOW, THEREFORE BE IT RESOLVED, that I, Mayor Shawn Barigar, do hereby proclaim May 13 through May 19, 2018, as

“Salvation Army Week”

and call upon the citizens of Twin Falls to honor the Salvation Army during that week for its faithful ministry in Twin Falls City for 98 years.

In witness whereof I have hereunto set my
hand and caused this seal to be affixed.

Mayor Shawn Barigar

Deputy City Clerk Leila A. Sanchez

Date: May 14, 2018



Twin Falls City Council Minutes

Monday, May 7, 2018, 4:00 PM City Council

Chambers
203 Main Avenue East- Twin Falls, Idaho

****Special Meeting****

Purpose: Presentations from eligible Municipal Outsource Grants (MPOG) applicants.

1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM

Present: Mayor Shawn Barigar, Vice Mayor Nikki Boyd, Councilmembers Greg Lanting, Suzanne Hawkins, Ruth Pierce, Christopher Reid
Absent: Councilmember Chris Talkington
Staff Present: City Manager Travis Rothweiler, Deputy City Manager Mitch Humble, Deputy City Manager Brian Pike, City Attorney Fritz Wonderlich, Deputy City Attorney Shayne Nope, Grants & Community Relations Manager Mandi Thompson, Deputy City Clerk Sharon Bryan

Mayor Barigar called the meeting to order at 4:03 PM. A quorum was present.

2) PLEDGE OF ALLEGIANCE

Mayor Barigar invited all present, who wished, to recite the Pledge of Allegiance to the Flag.

3) CONSIDERATION OF AMENDMENTS TO AGENDA - NONE

4) PROCLAMATIONS - NONE

5) GENERAL PUBLIC INPUT - NONE

6) CONSENT CALENDAR

MOTION:

Councilmember Reid moved to approve the Consent Calendar as presented. Councilmember Pierce seconded the motion. Roll call vote showed all members present voted in favor of the motion. 6 to 0.

- a) Request to approve the Accounts Payable for April 24-30, 2018.
- b) Request to approve the April 30, 2018, City Council Minutes.
- c) Request to hold the Classics for Tykes Car Show on June 16, 2018.

7) ITEMS OF CONSIDERATION

- a) Five (5) Minute Presentations from Municipal Powers Outsource Grants (MPOG) Applicants.

Grants and Community Relations Manager Thompson gave staff report.

- 1. Boys and Girls Club of Magic Valley.

Lindsey Westburg, and Gary Moreno, Boys and Girls Club of Magic Valley asked for monies for a Fitness Academy, Musical Theatre, Art Academy, Field trip funding, Coordinators and Program staff a total of \$17,900.00.

2. CASA - Court Appointed Special Advocates.

Tahna Barton, Executive Director, Fifth Judicial District Casa Program, Inc asked for funding for recruitment, personnel, office supplies, background checks, mileage reimbursement a total of \$6,452.00.

Discussion ensued on the following:

- Any funding through State or County.

3. IVC - Interlink Volunteer Caregivers.

Edie Schab, Interlink Volunteer Caregivers, asked for funding for volunteer mileage in the amount of \$13,500.00

Discussion ensued on the following:

- Is this for mileage reimbursement?

4. Jubilee House, Inc.

Amy Peterson, Executive Director, Jubilee House, asked for funding for overnight staff, transportation, utilities, household expenses, program materials, and medical in the amount of \$10,000.00.

Discussion ensued on the following:

- Program materials priced.
- Treat for ten women a year.
- Residents are from Twin Falls?
- Other sources of funding.
- Requests made from other cities or counties.

5. LINC - Living Independence Network Corporation

Melva Heinrich, State Community Resource Director, Living Independence Network Corporation, LINC, asked for funding for operating expenses in the amount of \$7,500.00.

Discussion ensued on the following:

- General operation funds
- Profit and Loss

6. Magic Valley Arts Council.

Carolyn White, The Magic Valley Arts Council, asked for funding for staffing, contracted artist fees, art teacher fees, and student art materials in the amount of \$15,000.00.

Discussion ensued on the following:

- Thank you for the 5 points Art piece.
- Is this for one program or more programs?

7. Magic Valley Symphony

Amy Toft, Magic Valley Symphony, asked for funding for February 22, 2019 concert fees in the amount of \$3,083.50.

8. Orton Botanical Garden

LaMar N. Orton, Orton Botanical Garden, Inc. asked for funding for landscaping in the amount of \$6,000.00.

9. Safe House

Val Stotts, safe House Director, asked for funding to provide stabilization services and safe and stable living environments in the amount of \$5,000.00.

Discussion ensued on the following:

- What % are city youth.
- How are the youth placed?

10. Salvation Army

Lt. Troy Cook, The Salvation Army of Twin Falls, asked for funding for their program "It's All About KIDS" in the amount of \$20,000.00.

Discussion ensued on the following:

- How many students in program.
- Age group.
- Are these considered recreation program, health program, or after school program.

11. Trans IV.

Lynn Baird, Trans IV Director, asked for funding to help support public transportation in the amount of \$45,000.00.

Discussion ensued on the following:

- Point to point service.
- What is the difference between the different groups providing transportation?
- Close the gap - if it passes will it provide more funding.

12. TFSC - Twin Falls Senior Center Request #1

Jeanette M Roe, Twin Falls Senior Citizen's Federation, Inc. asked for funding for restroom improvements in the amount of \$1,600.00.

13. TFSC - Twin Falls Senior Center Request #2

Jeanette M Roe, Twin Falls Senior Citizen's Federation, Inc. asked for funding for kitchen improvements in the amount of \$2,200.00.

14. Voices Against Violence.

Donna Graybill, Executive Director Voices against Violence, asked for funding for a new vehicle in the amount of \$15,000.00.

Discussion ensued on the following:

- Do you utilize other transportation?
- Will the 1999 vehicle be retired?

15. Wellness Tree Clinic

Arne Walker, Executive Director, Wellness Tree Community Clinic, asked for funding for medical services funding in the amount of \$14,000.00.

Discussion ensued on the following:

- Medicare on ballot will it help if passes.
- How many City of Twin Falls residents do you serve?

Mayor Barigar recessed meeting for 10 minutes.

Mayor Barigar reviewed the process.

- Mayor Barigar asked if any of the City Council had a conflict of interest with any of the groups. Councilmember Hawkins said she has relatives on Voices against Violence board.
- Mayor Barigar said that he has a relative that works for the College of Southern Idaho which Trans IV is located.

City Council discussed allocation of funds.

MPOG ALLOCATION - 2018

	17/18 Request	17/18 Actual
Boys and Girls Club	\$ 17,900	\$ 6,000
CASA	\$ 6,452	\$ 6,450
Interlink Volunteer Caregivers	\$ 13,500	\$ 8,700
Jubilee House, Inc.	\$ 10,000	\$ 3,500
LINC	\$ 7,500	\$ 6,400
Magic Valley Arts Council	\$ 15,000	\$ 9,000
Magic Valley Symphony	\$ 2,500	\$ 1,000
Orton Botanical Garden	\$ 6,000	\$ 1,000
Safe House	\$ 5,000	\$ 4,700
Salvation Army	\$ 20,000	\$ 6,000
Trans IV	\$ 45,000	\$ 31,000
Twin Falls Senior Center - 1	\$ 1,600	\$ 1,600
Twin Falls Senior Center - 2	\$ 2,200	\$ 2,200
Voices Against Violence	\$ 15,000	\$ 12,450
Wellness Tree Clinic	\$ 14,000	\$ 10,000
		\$ 110,000.00
	Amount Available	\$ 110,000.00

MOTION:

Greg Lanting moved to approve the MPOG allocation of funds. Suzanne Hawkins seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

16. GENERAL INPUT/ADVISORY BOARD REPORT/ANNOUNCEMENTS - NONE

17. PUBLIC HEARINGS - NONE

18. ADJOURNMENT

The meeting adjourned at 06:51: PM

Sharon Bryan, Deputy City Clerk



Date: Monday, May 14, 2018
To: Honorable Mayor and City Council
From: Justin Dimond, Sergeant

ACTION ITEM

Request:

Request to hold the Magic Valley Law Enforcement Memorial Service on May 19, 2018.

Time Estimate:

Due to the time and nature of this event, Staff recommends that this item be placed on the Consent Calendar.

Background:

Jim O'Donnell, on behalf of Magic Valley Law Enforcement, has submitted a Special Event Application to hold the Magic Valley Law Enforcement Memorial Service in the Twin Falls City Park on May 19, 2018. This event is intended as a memorial service in recognition of those law enforcement officers who have made the ultimate sacrifice as servants of the public. It is also intended to recognize those men and women currently serving in law enforcement.

This event will feature a flag presentation and twenty-one gun salute by area Honor Guard members. Community leaders will then address the attendees and the fallen officers of the Magic Valley will be recognized. These events are planned as an area participation of National Police Week.

This event is open to the public and a small lunch will be provided following the service.

There will be amplified sound in the form of a public address system for the scheduled speakers.

Approval Process:

Consent of the Council

Budget Impact:

This event will not require security; therefore, there is no budgetary impact.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Relevant City Staff members have approved the Special Event Application request. Based on this request and the information provided, Staff recommends that this event be approved.

Attachments:

None



Date: Monday, May 14, 2018
To: Honorable Mayor and City Council
From: Justin Dimond, Sergeant

ACTION ITEM

Request:

Request to approve the "Special Olympics 2018 State Summer Games."

Time Estimate:

Staff requests that this item be placed on the Consent Calendar.

Background:

Micah McMurry, on behalf of Special Olympics of Idaho, has submitted a Special Event Application to host the Special Olympics 2018 State Summer Games. The Games will take place at several venues in the Twin Falls area on Friday and Saturday, June 8 and 9, 2018. This is the third consecutive year this event will be held in the City of Twin Falls.

The opening ceremonies for the Games will take place on Friday evening at 5:00 p.m. at the Canyon Ridge High School Football Stadium. Opening ceremonies are anticipated to last until 7:00 p.m. The opening ceremonies will include a flag presentation and a parade of athletes.

Games will begin on Saturday morning at 9:00 a.m. Track and field events will occur at the Canyon Ridge High School Stadium and aquatic events will be held in Buhl, Idaho. A bicycle event will take place on city streets just north of Canyon Ridge High School. Cones and barricades will be utilized to block the outside, westbound lane of Cheney Drive West from Billiar Street to Park View Drive. The outside, northbound lane of Park View Drive; outside, eastbound lane of North Haven Drive; and outside, southbound lane of Billiar Drive will also be blocked. The bicycle event will run from 9:00 a.m. to 1:00 p.m.

Event organizers predict there will be 800 athletes, 300 volunteers, and roughly 2,500 spectators throughout the event.

The Games are expected to conclude at 5:00 p.m. on June 9, 2018, and will be followed by closing ceremonies and a barbeque and dance until 9:00 p.m.

Approval Process:

Consent of the Council

Budget Impact:

This event will not have any budget implications.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

This Special Event Application has been approved by several relevant City Staff members and the Twin Falls Police Department Staff. It is recommended that this request be approved by the City Council as presented.

Attachments:

None



Date: Monday, May 14, 2018
To: Honorable Mayor and City Council
From: Justin Dimond, Sergeant

ACTION ITEM

Request:

Request to approve the 3rd Annual Magic Valley Pride Festival to be held on June 9, 2018.

Time Estimate:

Staff requests that this item be placed on the Consent Calendar.

Background:

Sarah Zatica, representing Magic Valley Pride, has submitted a Special Event Application requesting to hold the 3rd Annual Magic Valley Pride Festival at the Twin Falls City Park. This event is scheduled to take place on Saturday, June 9, 2018. The event organizers have requested the use of the Twin Falls City Park from 8:00 a.m. until 10:00 p.m.

The event is described as a small, family-friendly event open to the public. It is intended to celebrate diversity and inclusiveness. Based on last year's crowd size, it is expected that 500 to 600 people will attend this event.

Organizers have arranged for a number of booths and vendors to be present during the event. There will be booths passing out information to attendees and vendors providing food for sale. There will also be entertainment and activities for children, to include bounce houses.

This event will have amplified music and will utilize the park band shell. There will be a DJ and pre-recorded music played. Additionally, the organizers have arranged for two to three live bands to play during the event.

Alcohol will be served at this event. The event organizers will set up a beer garden in a designated location within the park for the purchase and consumption of beer. This beer garden will be fenced off and will have only one entry/exit point which will be manned at all times. All identifications will be checked and legal-aged drinkers will be issued wrist bands. Alcohol will be consumed only in the beer garden. Diamondz from Jerome has secured a catering permit and will be dispensing the beer within the beer garden from 10:00 a.m. to 6:00 p.m.

The event organizers have requested two (2) Twin Falls City Police Officers to provide security for this event. The Officers will provide security while alcohol is dispensed at the event. The event organizers have agreed to pay the security fee.

The required certificate of liability insurance with the City of Twin Falls as the certificate holder is required and has been secured by the organizers.

Approval Process:

Consent of the Council

Budget Impact:

There will be two (2) Twin Falls Police Officers working the event from 10:00 a.m. to 6:00 p.m. The total cost for security will be \$919.04, which will be paid by the event organizers. The organizers will have 60 days from the conclusion of the event to pay the security invoice.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

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

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

Attachments:

None



Date: Monday, May 14, 2018
To: Parks and Recreation Commission
From: Wendy Davis, Parks & Recreation Director

ACTION ITEM

Request:

Request to approve In-Lieu contribution for River Ridge Estates No. 5 Subdivision park land dedication.

Time Estimate:

N/A

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 was 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:

According to City Code, In-Lieu funds are collected at the time of recording the Final Plat. The disbursement/expenditure of these funds is limited in type and location based upon the City Budget process.

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 by an equation outlined in City Code 10-12-3-11. Staff confirms city code has been followed and this equation has calculated the correct amount.

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

Conclusion:

On April 17, 2018 the Parks Commission forwarded a positive recommendation to accept the In-Lieu Contribution by unanimous vote.

The City Council is tasked with deciding 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. Preliminary Plat
3. Aerial
4. Vicinity Map
5. Appraisal Summary



Comprehensive Staff Report



From: Wendy Davis

Presenter: Steve O'Connor

Authored by: Steve O'Connor

Request: Approval of a Parks in Lieu contribution for River Ridge Estates Subdivision No. 5.

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).

On April 17th, 2018, the Parks & Recreation Commission unanimously recommended approval of the proposed Parks in Lieu cash contribution

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.

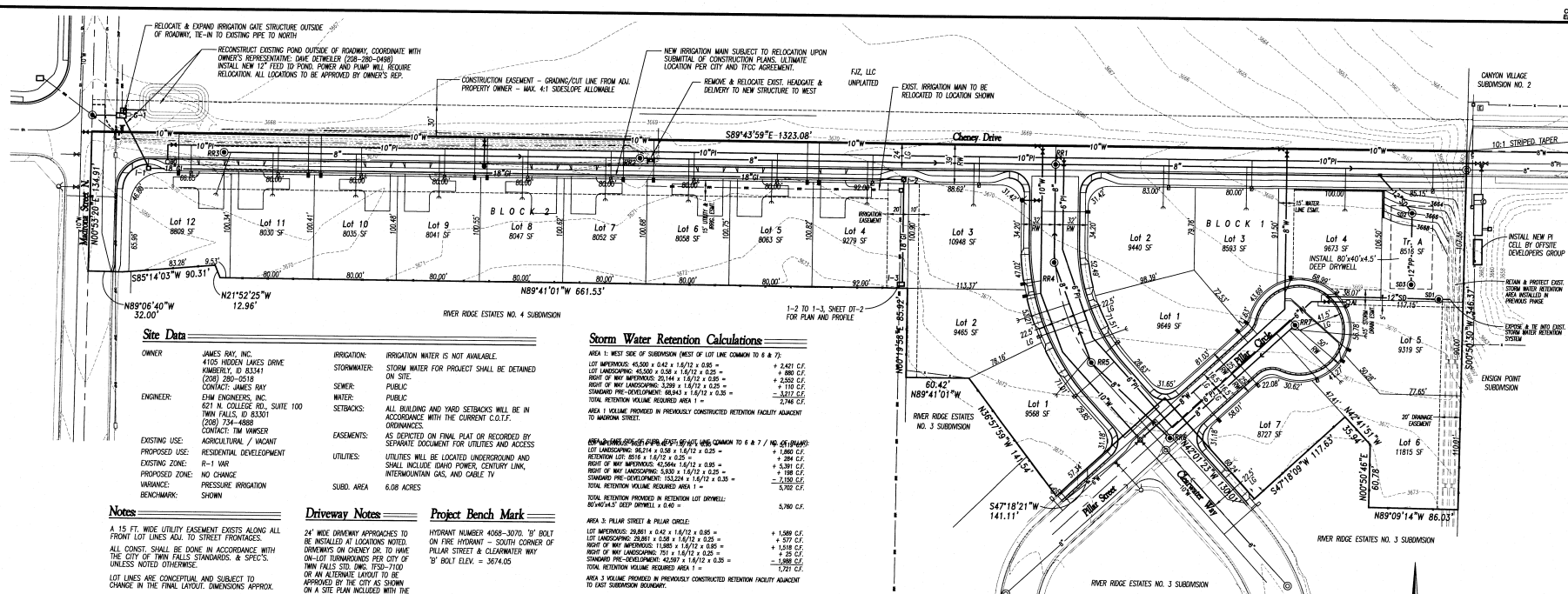
Therefore accepting Parks in Lieu contributions would comply with the master plan

Conclusion

The Council is tasked with approving, modifying or denying the proposed Parks in Lieu contribution for the River Ridge Estates Subdivision No 5.

Attachments

1. River Ridge Estates No. 5 Preliminary Plat
2. Aerial Map
3. Vicinity Map
4. Appraisal Summary



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 VAR	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 PLAN OR RECORDED BY SEPARATE DOCUMENT FOR UTILITIES AND ACCESS.
BENCHMARK	SHOWN	UTILITIES	UTILITIES WILL BE LOCATED UNDERGROUND AND SHALL INCLUDE (BUT NOT LIMITED TO) POWER, TELEPHONE, INTERMEDIATE GAS, AND CABLE TV.
		SLURD 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

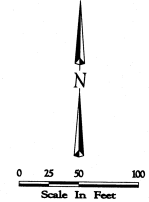
Storm Water Retention Calculations

AREA 1: WEST SIDE OF SUBDIVISION (WEST OF LOT LINE COMMON TO 6 & 7):	
LOT IMPROVING: 45,500 x 0.58 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 =	+ 2,421 C.F.
RIGHT OF WAY IMPROVING: 11,250 x 1.6/12 x 0.25 =	+ 750 C.F.
RIGHT OF WAY LANDSCAPING: 11,250 x 1.6/12 x 0.25 =	+ 750 C.F.
STANDARD PRE-DEVELOPMENT: 48,250 x 1.6/12 x 0.25 =	+ 2,572 C.F.
TOTAL RETENTION VOLUME REQUIRED AREA 1 =	2,942 C.F.
AREA 1 VOLUME PROVIDED IN PREVIOUSLY CONSTRUCTED RETENTION FACILITY ADJACENT TO MADRONA STREET:	
LOT IMPROVING: 45,500 x 0.58 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 =	+ 2,421 C.F.
RIGHT OF WAY IMPROVING: 11,250 x 1.6/12 x 0.25 =	+ 750 C.F.
RIGHT OF WAY LANDSCAPING: 11,250 x 1.6/12 x 0.25 =	+ 750 C.F.
STANDARD PRE-DEVELOPMENT: 48,250 x 1.6/12 x 0.25 =	+ 2,572 C.F.
TOTAL RETENTION VOLUME PROVIDED AREA 1 =	2,942 C.F.
TOTAL RETENTION PROVIDED IN RETENTION LOT DRYWELL: 80'x40'x5' DEEP DRYWELL x 6.40 =	5,760 C.F.

AREA 3: PILLAR STREET & PILLAR CIRCLE:	
LOT IMPROVING: 59,811 x 0.42 x 1.6/12 x 0.25 =	+ 1,580 C.F.
LOT LANDSCAPING: 59,811 x 0.42 x 1.6/12 x 0.25 =	+ 1,580 C.F.
RIGHT OF WAY IMPROVING: 11,250 x 1.6/12 x 0.25 =	+ 750 C.F.
RIGHT OF WAY LANDSCAPING: 11,250 x 1.6/12 x 0.25 =	+ 750 C.F.
STANDARD PRE-DEVELOPMENT: 48,250 x 1.6/12 x 0.25 =	+ 2,572 C.F.
TOTAL RETENTION VOLUME REQUIRED AREA 3 =	2,942 C.F.
AREA 3 VOLUME PROVIDED IN PREVIOUSLY CONSTRUCTED RETENTION FACILITY ADJACENT TO EAST SUBDIVISION BOUNDARY:	
LOT IMPROVING: 59,811 x 0.42 x 1.6/12 x 0.25 =	+ 1,580 C.F.
LOT LANDSCAPING: 59,811 x 0.42 x 1.6/12 x 0.25 =	+ 1,580 C.F.
RIGHT OF WAY IMPROVING: 11,250 x 1.6/12 x 0.25 =	+ 750 C.F.
RIGHT OF WAY LANDSCAPING: 11,250 x 1.6/12 x 0.25 =	+ 750 C.F.
STANDARD PRE-DEVELOPMENT: 48,250 x 1.6/12 x 0.25 =	+ 2,572 C.F.
TOTAL RETENTION VOLUME PROVIDED AREA 3 =	2,942 C.F.

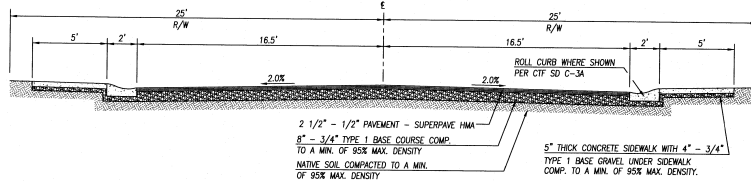
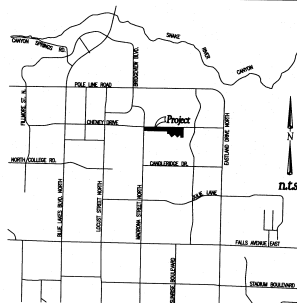
Legend

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	---	---

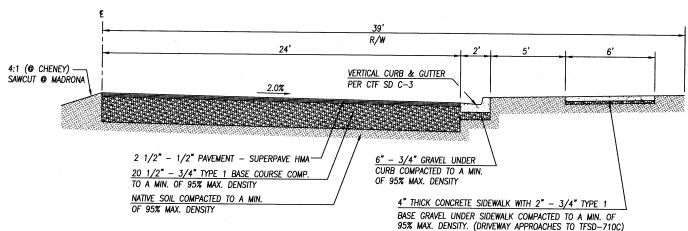


Located In
SW4 NE4, Section 3, T. 10 S., R. 17 E., BM.
Twin Falls County, Idaho

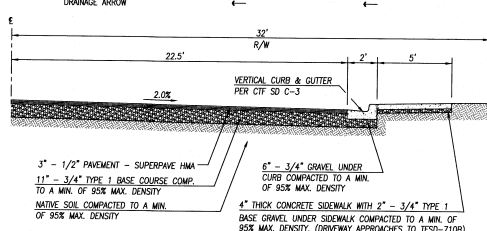
Vicinity Sketch



Typical Street Cross Section
Pillar Street & Pillar Circle



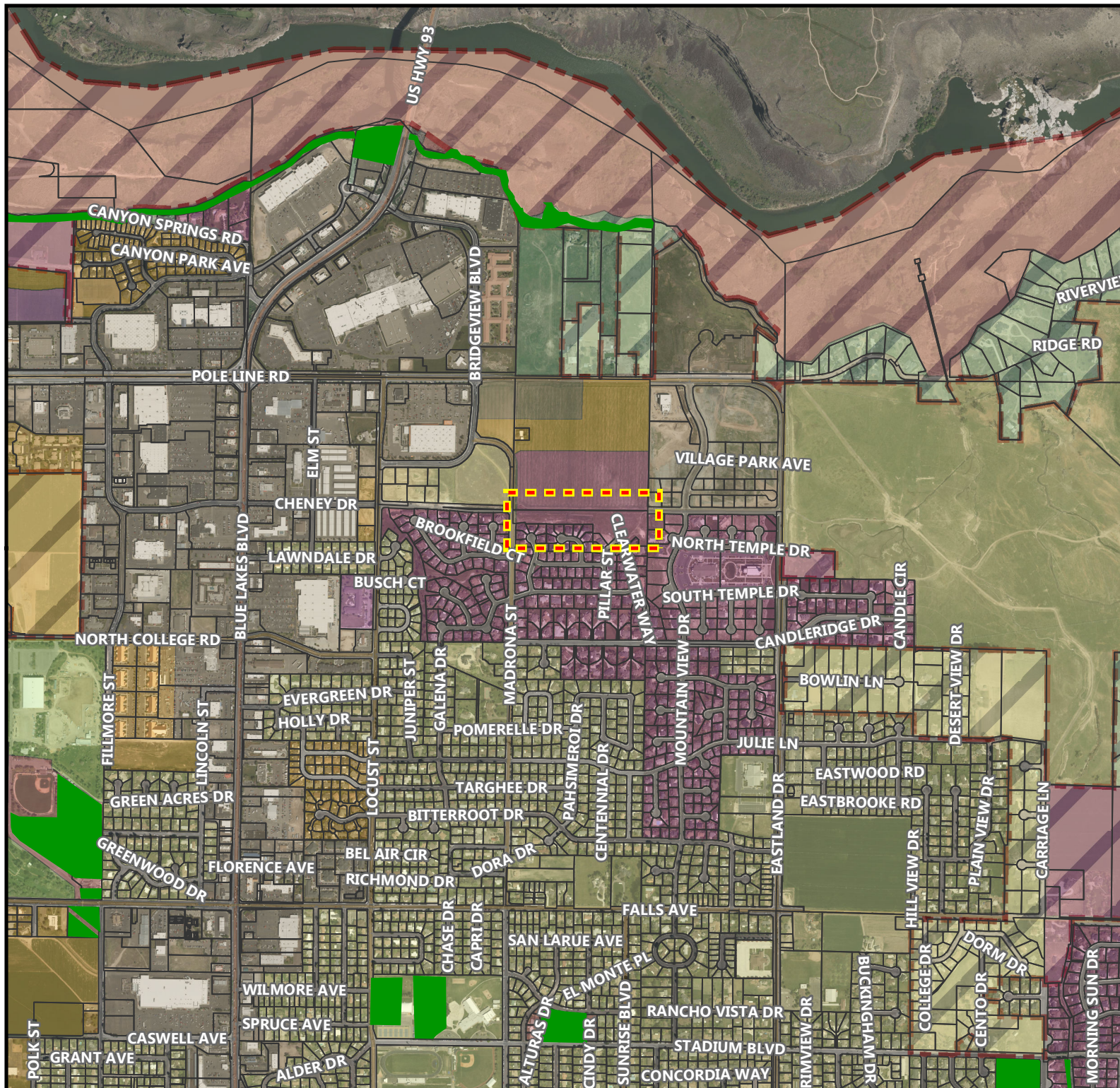
Typical Street Cross Section
Cheney Drive / Madrona Street



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



**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.

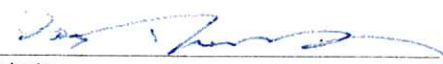
The highest and best use of the subject was analyzed as though vacant and as improved. Consideration was given to those uses, which are legally possible or probable, physically possible, financially feasible, and maximally productive. It has been determined by this appraiser that the current improvements 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. _____ % Condo <u>10</u> % Commercial		Recreational Facilities ☒ ☐ ☐ ☐						
	Land Use <u>20</u> % Industrial _____ % Vacant _____ %		Adequacy of Utilities ☒ ☐ ☐ ☐						
	Change in Present Land Use ☐ Not Likely ☐ Likely (*) ☒ Taking Place (*)		Property Compatibility ☒ ☐ ☐ ☐						
	Predominant Occupancy ☒ Owner ☐ Tenant _____ % Vacant		Protection from Detrimental Conditions ☒ ☐ ☐ ☐						
	One-Unit Price Range \$ <u>250</u> to \$ <u>750</u> Predominant Value \$ <u>300+/-</u>		Police and Fire Protection ☒ ☐ ☐ ☐						
	One-Unit Age Range <u>0</u> yrs. to <u>10</u> yrs. Predominant Age <u>5+</u> yrs.		General Appearance of Properties ☒ ☐ ☐ ☐						
	Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise)		Appeal to Market ☒ ☐ ☐ ☐						
	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.								
	Dimensions <u>Please see plat attached</u> = <u>6.08 ac</u> ☐ Corner Lot								
	MARKET DATA ANALYSIS	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>		Topo <u>Undulating/Good</u>							
Public ☐ Other (Describe) _____		Size <u>Larger Than Typical</u>							
Elec. ☒ Gas ☒ Water ☒ San. Sewer ☒ Underground Elect. & Tel. ☒		Shape <u>Irregular/Avg</u>							
OFF SITE IMPROVEMENTS		View <u>Residential some commercial to the north, northeast and west.</u>							
Street Access ☒ Public ☐ Private		Drainage <u>Appears adequate</u>							
Surface <u>Public Asphalt/Proposed</u>		Is the property located in a FEMA Special Flood Hazard Area? ☐ Yes ☒ No							
Maintenance ☒ Storm Sewer ☒ Curb/Gutter ☒ Sidewalk ☒ Street Lights ☒		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.									
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.		_____		_____		_____		_____	
Location		<u>N;Res;Open</u>		<u>04/14/2017</u>		<u>08/15/2017</u>		<u>08/16/2017</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>Net 108.0 %</u>		<u>Net 128.7 %</u>		<u>Net 128.7 %</u>	
		<u>Gross 22.7 %</u>		<u>Gross 108.0 %</u>		<u>Gross 128.7 %</u>		<u>Gross 128.7 %</u>	
		\$ <u>227,312</u>		\$ <u>311,986</u>		\$ <u>274,424</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 _____									
Or State License # <u>LRA-232</u> ST ID _____									
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: Monday, May 14, 2018
To: Honorable Mayor and City Council
From: Wendy Davis, Parks & Recreation Director

ACTION ITEM

Request:

Request to approve In-Lieu contribution for Addison Springs Subdivision park land dedication.

Time Estimate:

Consent Calendar

Background:

See Comprehensive Staff Report.

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 was 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:

According to City Code, In-Lieu funds are collected at the time of recording the Final Plat. The disbursement/expenditure of these funds is limited in type and location based upon the City Budget process.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

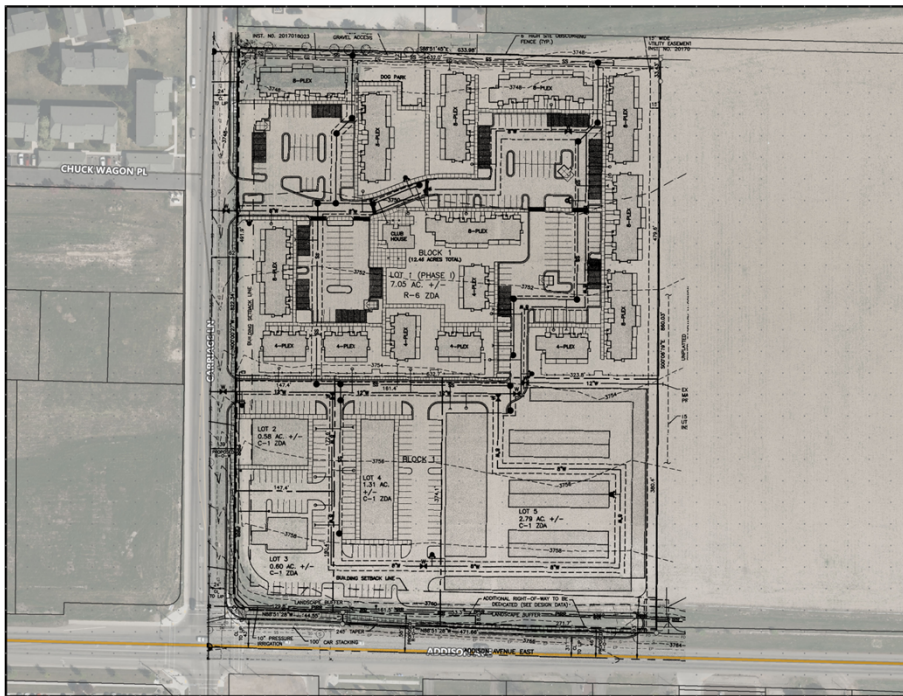
Conclusion:

On April 17, 2018 the Parks Commission forwarded a positive recommendation to accept the In-Lieu Contribution by unanimous vote.

The City Council is tasked with deciding on whether to accept a Parks in Lieu contribution for the Addison Springs Subdivision.

Attachments:

1. Parks in Lieu Comprehensive Staff Report - Addison Springs (CC 5-14-18)
2. Preliminary Plat
3. Aerial
4. Vicinity Map



Comprehensive Staff Report



From: Wendy Davis, Parks and Rec Director

Presenter: Steve O'Connor, Planner

Authored by: Steve O'Connor, Planner

Request: Parks in Lieu contribution for Addison Springs Subdivision.

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 Parks Commission forwards 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. Therefore, it does not qualify for 50% reduction of contribution.

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

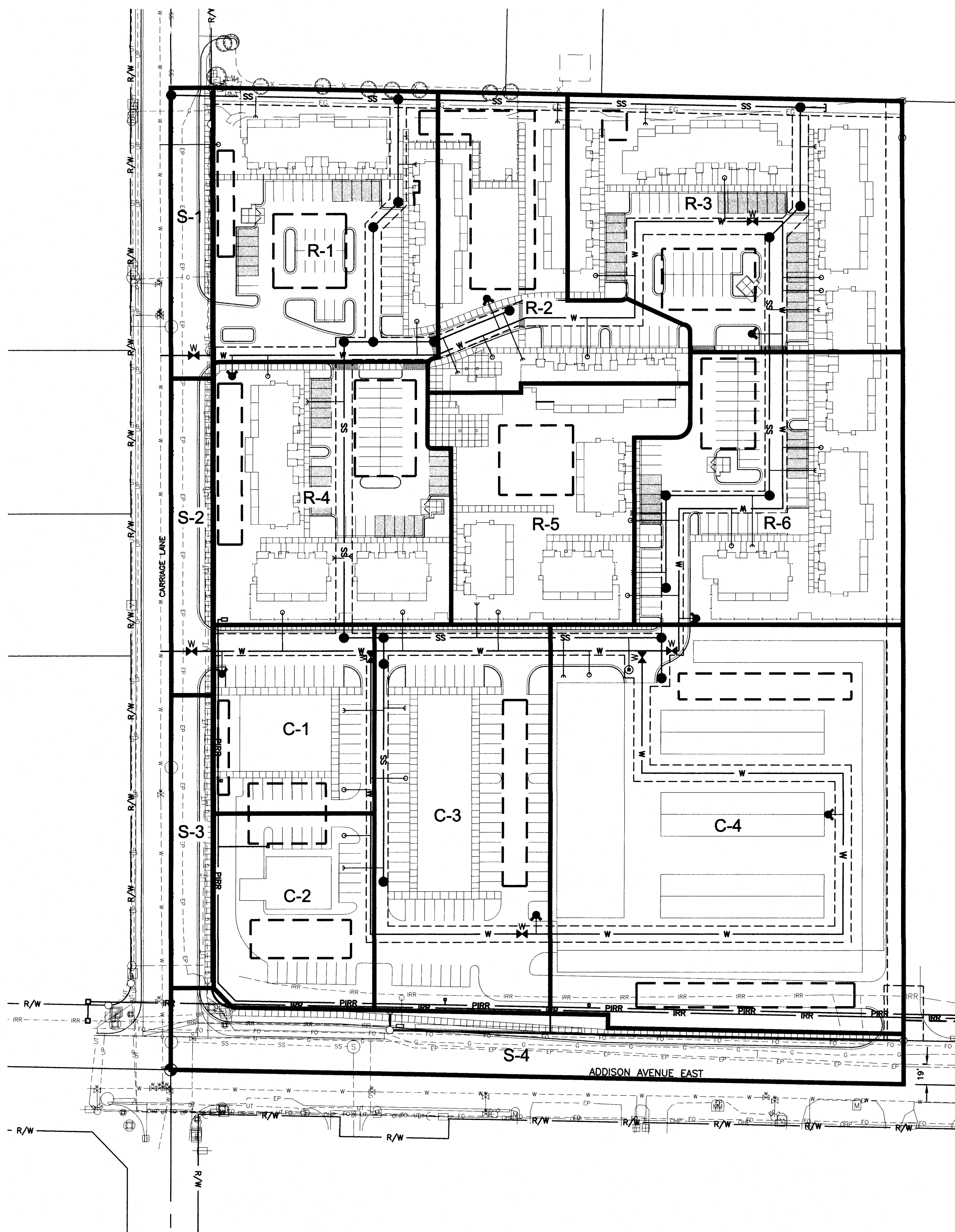
Conclusion

The Council is tasked with deciding whether to accept a Parks In-Lieu contribution for the Addison Springs Subdivision..

Attachments

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

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\CAD\60-17-058_PP2.DWG



STORM WATER RETENTION CALCULATIONS

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

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

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

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

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

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

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

STORM WATER RETENTION CALCULATIONS

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

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

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

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

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

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

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

NOTE: PREDEVELOPMENT RUNOFF WILL NOT BE USED.

LEGEND

C-1 DRAINAGE AREA DESIGNATION



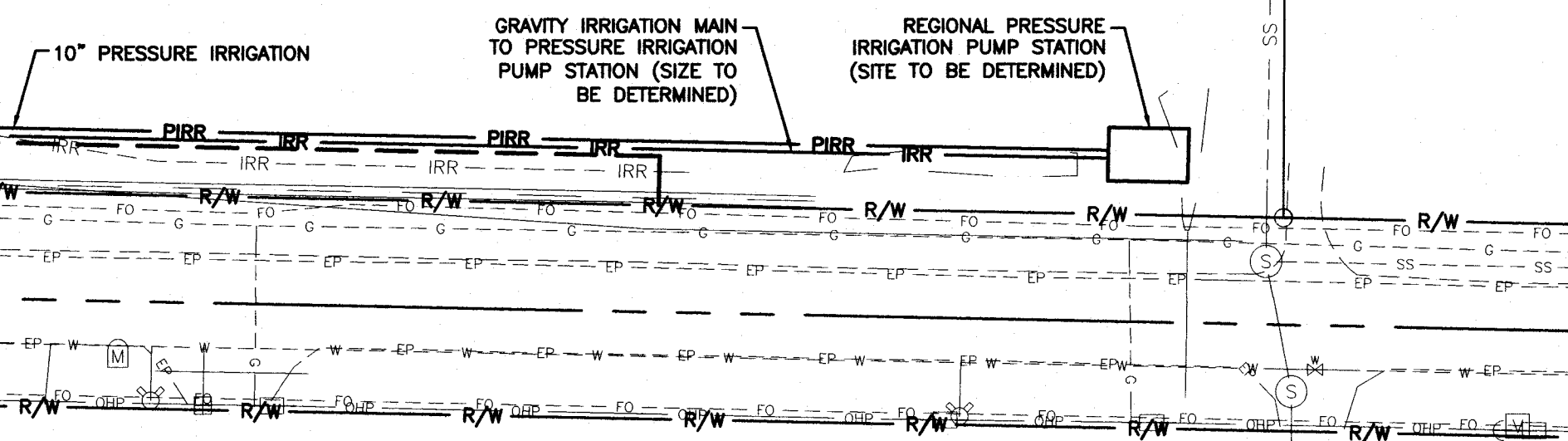
AVAILABLE RETENTION AREAS



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

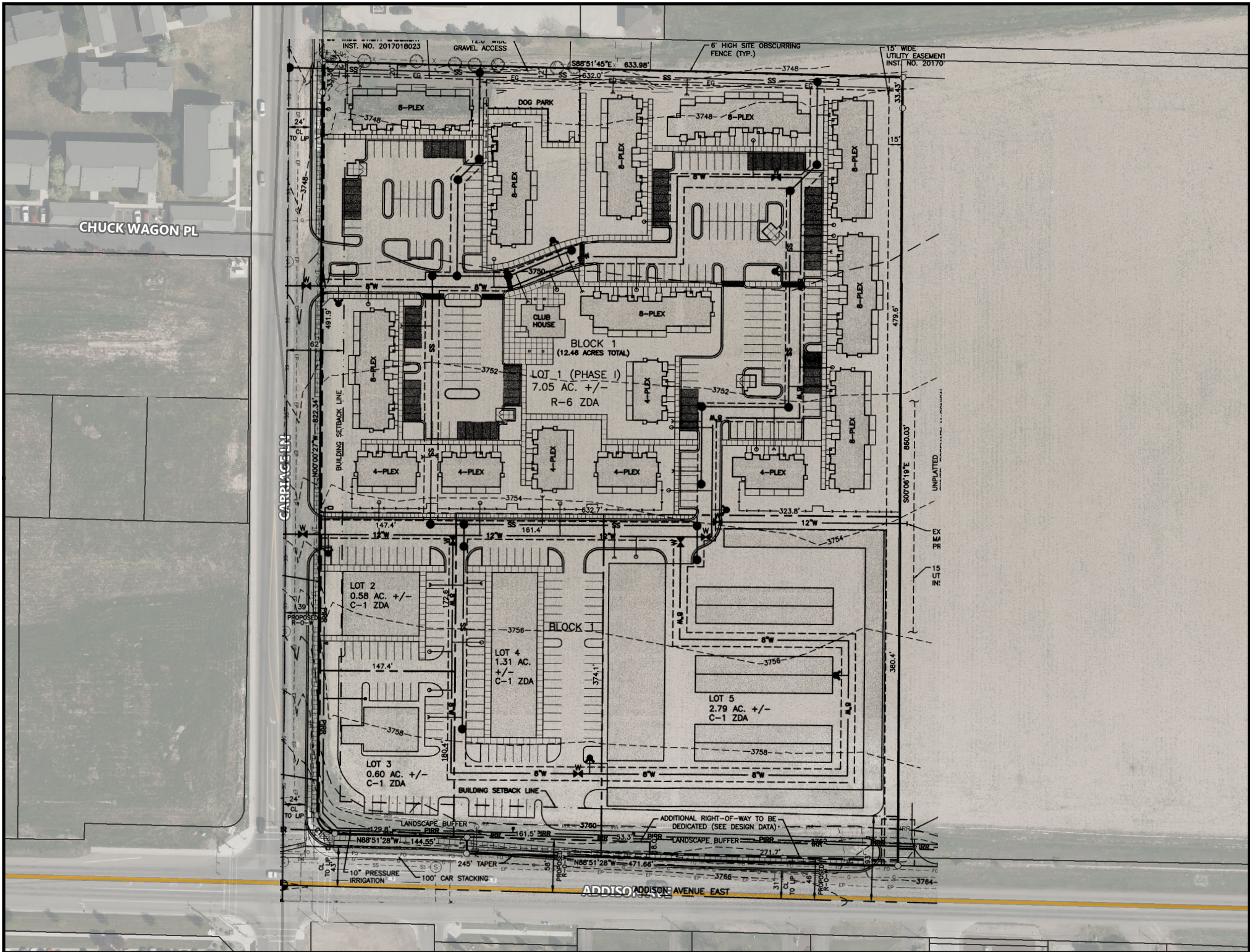
ONE INCH
AT FULL SIZE, IF NOT ONE
INCH, SCALE ACCORDINGLY

**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



Legend

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

Zoning

 SUI

Area Of Impact

Area Of Impact



0 500 1,000



Feet



**AERIAL PHOTO APRIL 2016
REFERENCE ONLY**



Date: Monday, May 14, 2018
To: Honorable Mayor and City Council
From: Jonathan Spendlove, Planning and Zoning Director

ACTION ITEM

Request:

Approval of the Final Plat for Sunwest Subdivision No 1 (2 Lots on ~3 acres), located near the NE Corner of Washington Street North and Cheney Drive (App. PZ18-0011).

Time Estimate:

N/A

Background:

N/A

Approval Process:

Final Plats are required to follow State Statutes and City Code 10-12: Subdivision Regulations. Approval of the Final Plat will allow the developer/owner to move forward with recording and developing the property according to the approved zoning regulations.

Budget Impact:

Regulatory Impact:

N/A

History:

A Preliminary Plat for this property was approved by the Planning and Zoning Commission in 2014 with conditions.

All conditions of the PUD and Preliminary Plat which are applicable to Final Platting this property have been satisfied.

See Attached Comprehensive Report for further details.

Analysis:

This is a request to approve a Final Plat on property which is zoned C-1 Sunwest/Lazy J PUD. The request is in conformance with City Code, the approved PUD, and the Comprehensive Plan.

Conclusion:

Staff recommends the City Council approve the Final Plat for Pillar Falls Plaza, as presented and with the following condition:

1. Subject to final technical review and amendments as required by building, engineering, fire and zoning officials to ensure compliance with all applicable city code requirements and standards.

Attachments:

1. Sunwest No 1 Final Plat - Comprehensive Staff Report - CC
2. Sunwest No 1, a PUD - Final Plat
3. Sunwest Prelim Plat



Editor: Administrator

Authored by: Jonathan Spendlove

Request: Approval of the Final Plat for Sunwest Subdivision No 1 (2 Lots on ~3 acres), located near the NE Corner of Washington Street North and Cheney Drive (App. PZ18-0011).

Analysis

This is a request to approve a Final Plat on property which is zoned C-1 Sunwest/Lazy J PUD. The request is in conformance with City Code, the approved PUD, and the Comprehensive Plan.

Approval Process

Final Plat approvals follow Twin Falls City Code 10-12-2.3

- A Preliminary Plat is reviewed and approved by the Planning and Zoning Commission.
- A Final Plat which is in substantial conformance to the preliminary plat is then submitted to City Council for approval.

Facts

History

The Lazy J Mobile Home Park was established in 1973,
In 2010, the process to Annex and Rezone the property to C-1 PUD was initiated by the property owners. Multiple public hearings took place and the City Council approved the Annexation and Rezone on February 7, 2011, with multiple conditions modifying the PUD Agreement.
A Preliminary Plat was approved by the Planning and Zoning Commission in 2014 with conditions.

All conditions applicable to Platting the property which placed on the PUD and the Preliminary Plat have been satisfied.

Applicable Regulations or Codes

Sunwest/Lazy J PUD, all development shall follow the PUD and associated Master Development Plan.

City Code 10-4-8, C-1 Zone, the commercial areas of the PUD shall follow the criteria listed in the C-1 Zoning District.

City Code 10-12-1 thru 5, all subdivisions shall follow the criteria set forth in this section of City Code for design, procedures, and public infrastructure, among other things.

Comprehensive Plan Compliance

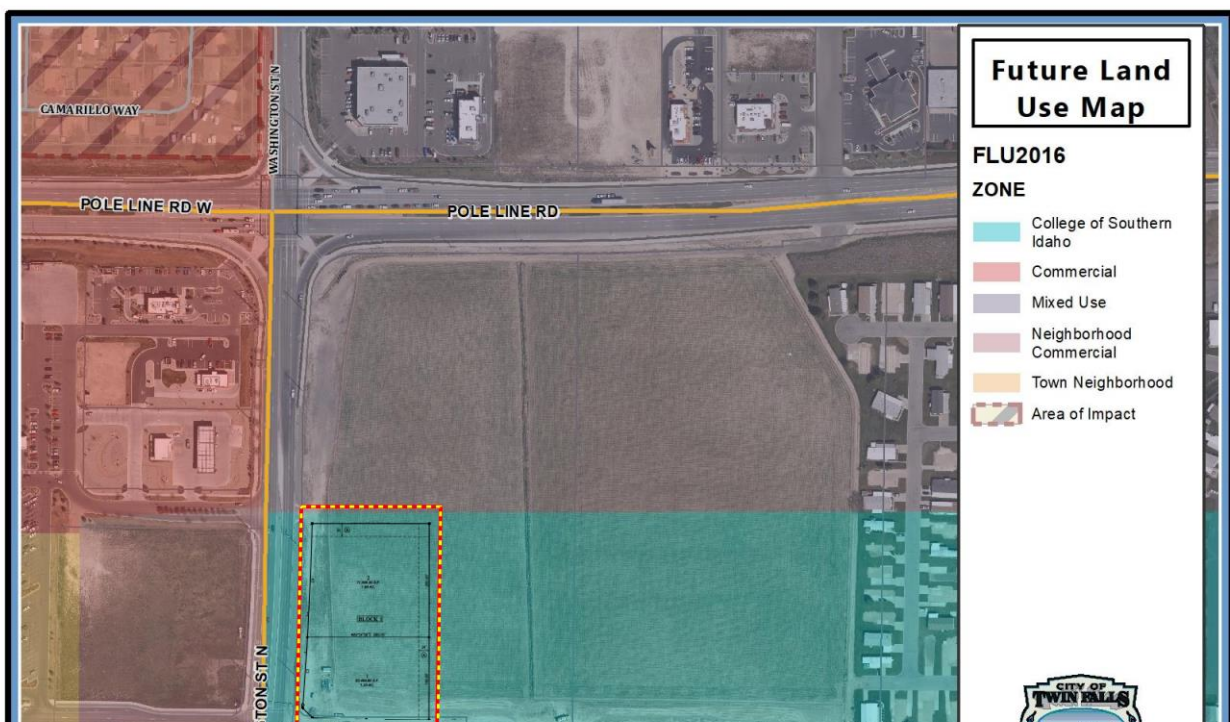
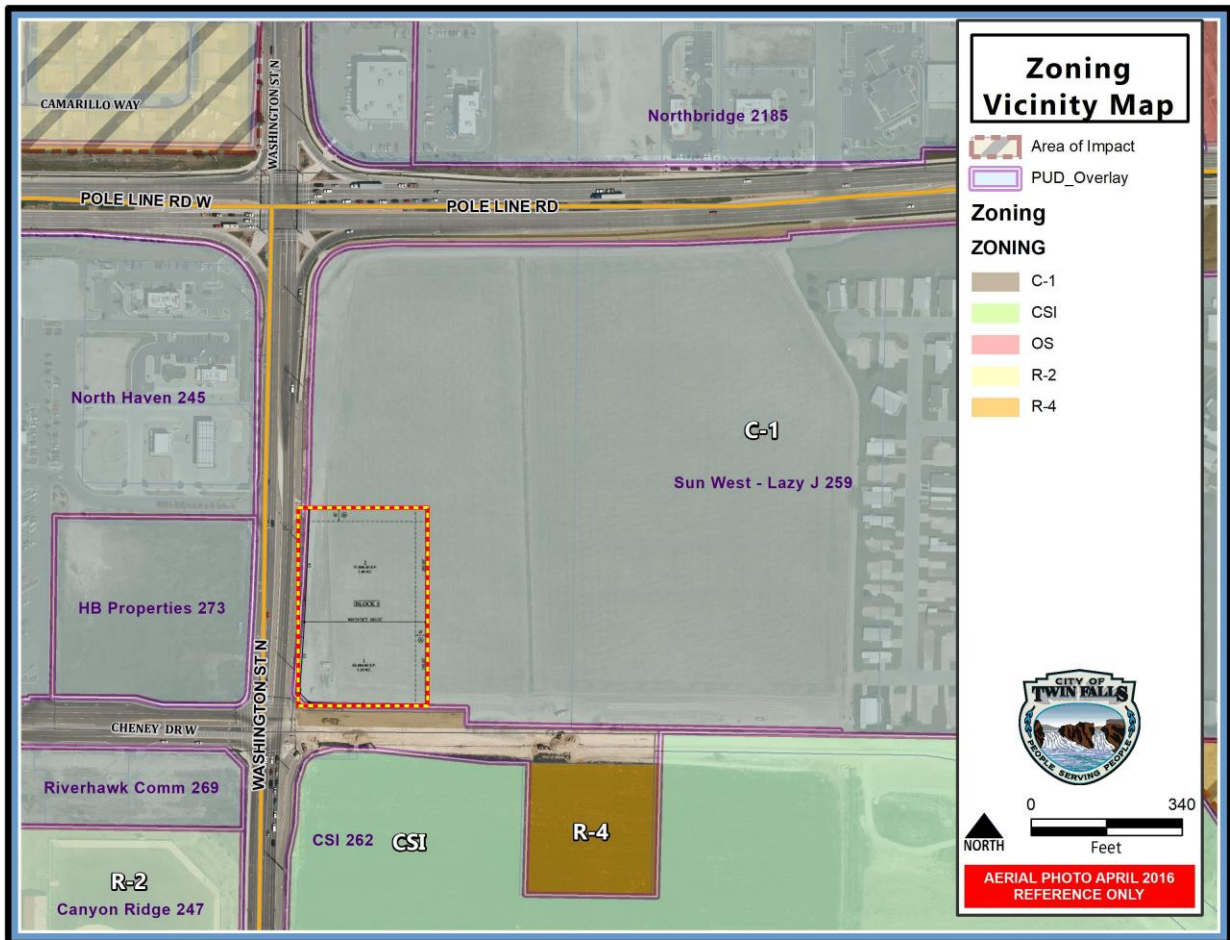
The 2016 Comprehensive Plan "Grow With Us" designates this area as "Mixed Use." Staff has determined this request is in compliance with the 2016 comprehensive plan.

Conclusion

Staff recommends the City Council approve the Final Plat for Pillar Falls Plaza, as presented and with the following condition:

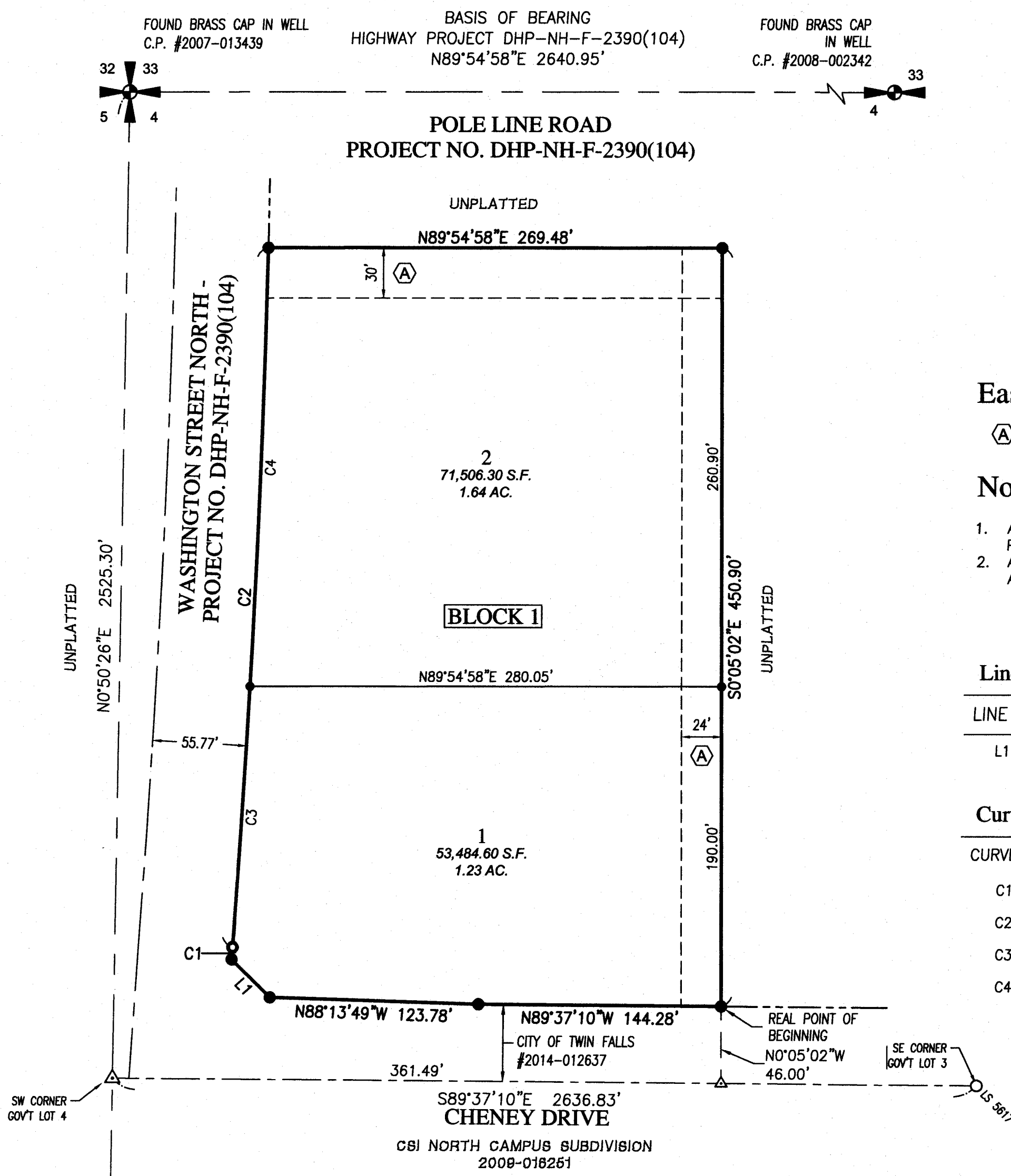
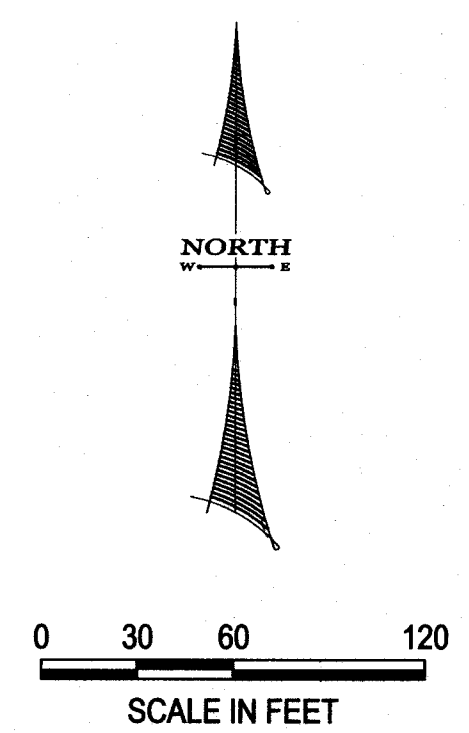
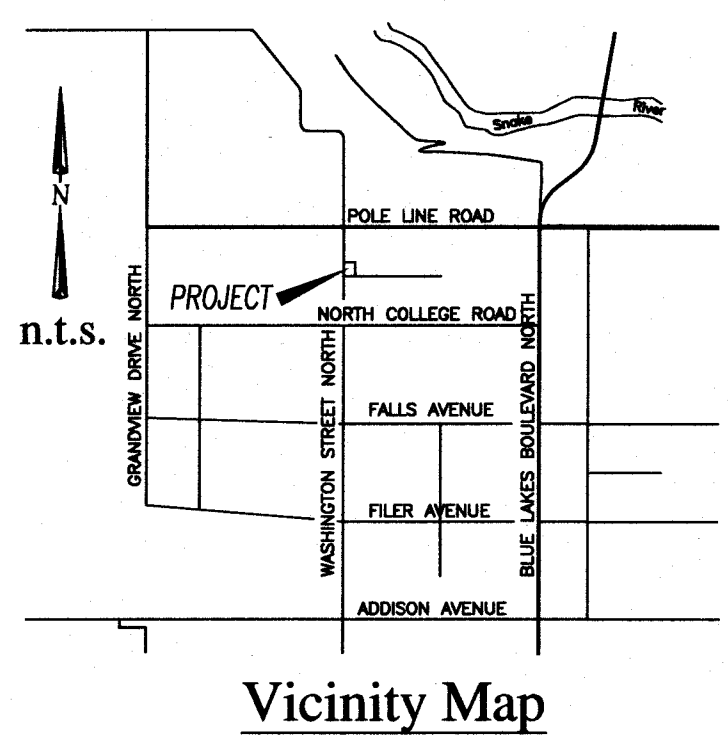
1. Subject to final technical review and amendments as required by building,

engineering, fire and zoning officials to ensure compliance with all applicable city code requirements and standards.



SUN WEST SUBDIVISION NO. 1, ~~APPROVED~~
Located In
A Portion of
Gov't Lot 4, Section 4
Township 10 South, Range 17 East Boise Meridian
Twin Falls County, Idaho
2018

APPROVED
APR 13 2018
CITY OF TWIN FALLS
ENGINEERING DEPT.



Easement Key

(A) ACCESS, UTILITY AND ROADWAY EASEMENT

Notes:

1. ALL LOT DEVELOPMENT SHALL PROVIDE DIRECT ACCESS TO ADJACENT PEDESTRIAN FACILITIES.
2. ALL LOTS ARE SUBJECT TO A CROSS-USE ACCESS AND PARKING AGREEMENT.

Line Table

LINE #	BEARING	DISTANCE
L1	N45°22'23"W	32.10'

Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	0°03'02"	8146.31'	7.18'	7.18'	3.59'	N4°13'41"E
C2	2°53'24"	8257.86'	416.54'	416.50'	208.32'	N2°46'34"E
C3	1°04'42"	8257.86'	155.42'	155.42'	77.71'	N3°40'55"E
C4	1°48'42"	8257.86'	261.12'	261.11'	130.57'	N2°14'13"E

Legend

SUBDIVISION BOUNDARY LINE	—————
SECTION LINE	—————
SIXTEENTH SECTION LINE	—————
EASEMENT LINE	—————
ADJACENT PROPERTY LINE	—————
CENTERLINE OF STREET	—————
LOT LINE	—————
CALCULATED POINT (NOT SET)	△
FOUND BRASS CAP	⊙
FOUND 5/8" REBAR (AS NOTED)	○
SET 5/8" x 24" REBAR & CAP - LS 10110	●
SET 1/2" x 24" REBAR & CAP - LS 10110	•
FOUND 1/2" REBAR - REPLACED WITH 5/8" x 24" REBAR & CAP - LS 10110	⦿

Survey References

CSI NORTH CAMPUS
SUBDIVISION #2009-016251
#2008-002668
#2004-017039
#1994-011401

Deed References

#2014-012637
#2001-020109
#2001-020108

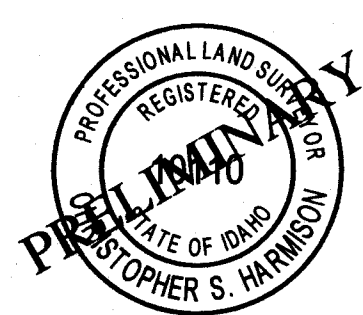
Health Certificate

"SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BASED ON THE STATE OF IDAHO, DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF SANITARY RESTRICTIONS. BUYER IS CAUTIONED 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 SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED, 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."

DISTRICT HEALTH DEPARTMENT, EHS

DATE:

 EHM Engineers, Inc.



CERTIFICATE OF OWNERS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OR REPRESENTATIVE OF THE OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED PROPERTY, LOCATED IN A PORTION OF GOVERNMENT LOT 4, SECTION 4, TOWNSHIP 10 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 SECTION 4, SAID POINT LIES SOUTH 00°50'26" WEST, 2525.30 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 4;
THENCE, NORTH 00°50'26" EAST 1275.73 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4;
THENCE, SOUTH 89°37'10" EAST 361.49 FEET ALONG THE SOUTH BOUNDARY OF GOVERNMENT LOT 4;
THENCE, LEAVING SAID SOUTH BOUNDARY, NORTH 0°05'02" WEST 46.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CHENEY DRIVE AND BEING THE REAL POINT OF BEGINNING;
THENCE, NORTH 89°37'10" WEST 144.28 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE;
THENCE, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 88°13'49" WEST 123.78 FEET;
THENCE, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 45°22'23" WEST 32.10 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF WASHINGTON STREET NORTH;
THENCE, ALONG A NON-TANGENT 8146.31 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°03'02", AN ARC DISTANCE OF 7.18 FEET AND A CHORD DISTANCE OF 7.18 FEET THAT BEARS NORTH 04°13'41" EAST ALONG SAID EAST RIGHT-OF-WAY LINE;
THENCE, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, ALONG A NON-TANGENT 8257.86 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°53'24", AN ARC DISTANCE OF 416.54 FEET AND A CHORD DISTANCE OF 416.50 FEET THAT BEARS NORTH 02°46'34" EAST;
THENCE, LEAVING SAID EAST RIGHT-OF-WAY LINE, NORTH 89°54'58" EAST 269.48 FEET;
THENCE, SOUTH 00°05'02" EAST 450.90 FEET TO SAID THE REAL POINT OF BEGINNING.

THE GROSS AREA CONTAINED IN THIS PLATTED LAND AS DESCRIBED IS 2.87 ACRES.

IT IS THE INTENTION OF THE UNDERSIGNED TO, AND HE DOES HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS INDICATED ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHTS TO USE SAID EASEMENTS ARE 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 TWIN FALLS CANAL COMPANY.

BCM&W FAMILY LIMITED PARTNERSHIP, AN IDAHO LIMITED PARTNERSHIP
BY: BCM&W LLC, AN IDAHO LIMITED LIABILITY COMPANY

BY: GARY J. WILLIAMS, MANAGING MEMBER

ACKNOWLEDGMENT

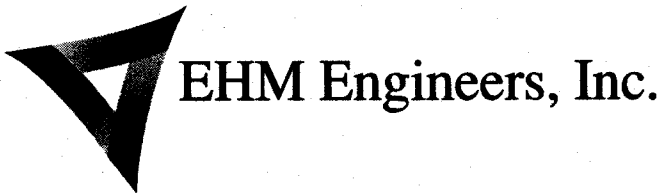
STATE OF IDAHO)
COUNTY OF TWIN FALLS) ss

ON THIS _____ DAY OF _____, 2018, AT _____ M., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GARY J. WILLIAMS, PERSONALLY KNOWN OR IDENTIFIED TO ME TO BE ONE OF THE GENERAL PARTNERS OF BCM&W FAMILY LIMITED PARTNERSHIP, AN IDAHO LIMITED PARTNERSHIP BY: BCM&W LLC, AN IDAHO LIMITED LIABILITY COMPANY, AND THE MANAGING MEMBER WHO SUBSCRIBED SAID COMPANY NAME TO THE FOREGOING CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SAID COMPANY NAME. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC

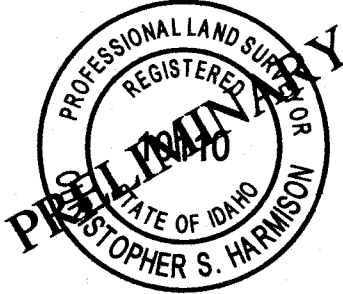
RESIDING AT

COMMISSION EXPIRES



CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, CHRISTOPHER S. HARMISON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, MADE THE SURVEY OF THE LAND DESCRIBED IN THE CERTIFICATE OF OWNER AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY AS MADE AND STAKED UNDER MY SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



APPROVAL OF CITY COUNCIL

THIS PLAT WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF TWIN FALLS, IDAHO AT THEIR MEETING ON THIS _____ DAY OF _____, 2018.

MAYOR _____ CITY CLERK _____

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.

CITY ENGINEER _____ ATTEST _____

COUNTY SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR TWIN FALLS COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATED TO PLATS AND SURVEYS.

GEORGE A. YERION _____ DATE _____
COUNTY SURVEYOR

ACKNOWLEDGMENT

STATE OF _____ } ss
COUNTY OF _____ }
ON THIS _____ DAY OF _____, 2018, AT _____ M., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GEORGE A. YERION, PERSONALLY KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE 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.

NOTARY PUBLIC _____
RESIDING AT _____
COMMISSION EXPIRES _____

COUNTY TREASURER'S CERTIFICATE

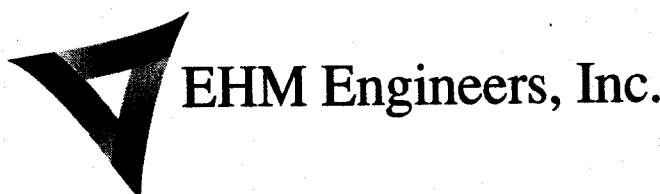
I, _____, COUNTY TREASURER IN AND FOR THE COUNTY OF TWIN FALLS, IDAHO PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ALL COUNTY PROPERTY TAXES DUE FOR THE PROPERTY INCLUDED IN THIS PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY.

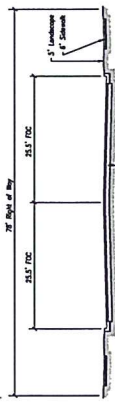
COUNTY TREASURER _____ DATE _____

COUNTY RECORDER'S CERTIFICATE

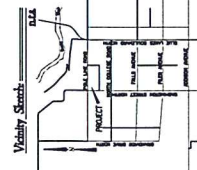
INSTRUMENT NO. _____
STATE OF IDAHO } ss
COUNTY OF TWIN FALLS }
ON THIS _____ DAY OF _____, 2018, AT _____ M., THE FOREGOING PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF TWIN FALLS COUNTY, IDAHO AND DULY RECORDED IN PLAT BOOK _____, ON PAGE _____.

DEPUTY _____ EX-OFFICIO RECORDER _____





50' R/W, 3" Asphalt Surface Roadway per CTF 2008 Transportation Master Plan
Jefferson St. Red to Scale

[illegible][illegible][illegible]



Date: Monday, May 14, 2018
To: Honorable Mayor and City Council
From: Jonathan Spendlove, Planning & Zoning Director

ACTION ITEM

Request:

Request to approve the Final Plat for Pillar Falls Plaza (24 Lots on ~21 Acres) located near Pole Line Road E and Mountain View Drive (App. PZ18-0009)

Time Estimate:

N/A

Background:

N/A

Approval Process:

Final Plat approvals follow Twin Falls City Code 10-12-2.3

Budget Impact:

Regulatory Impact:

N/A

History:

In 2006, the City Council approved the annexation and zoning of this property to C-1 CRO PUD.

A Preliminary Plat was approved in 2007 with conditions. A final Plat was approved and recorded in 2009.

On March 12, 2012 the City Council approved a request to Vacate the Subdivision previously recorded.

On December 13, 2016 the Planning and Zoning Commission Approved a new Preliminary Plat for this property with multiple conditions (see attachments).

Analysis:

This is a request to approve a Final Plat on property which is zoned C-1 CRO Pillar Falls Plaza PUD. Staff has reviewed the request and found it is in conformance with City Code, the approved PUD, and the Comprehensive Plan.

Conclusion:

Staff recommends the City Council approve the Final Plat for Pillar Falls Plaza, as presented and with the following condition:

1. Subject to final technical review and amendments as required by building, engineering, fire and zoning officials to ensure compliance with all applicable city code requirements and standards.

Attachments:

1. Pillar Falls Plaza Final Plat - Comprehensive Staff Report - CC
2. Pillar Falls Plaza - Final Plat
3. Pillar Falls Plaza - Prelim Plat



Editor: Administrator

Authored by: Jonathan Spendlove

Request: Approval of the Final Plat for Pillar Falls Plaza (24 Lots on ~21 Acres) located near Pole Line Road E and Mountain View Drive (App. PZ18-0009)



Analysis

This is a request to approve a Final Plat on property which is zoned C-1 CRO Pillar Falls Plaza PUD. The request is in conformance with City Code, the approved PUD, and the Comprehensive Plan.

Approval Process

Final Plat approvals follow Twin Falls City Code 10-12-2.3

- A Preliminary Plat is reviewed and approved by the Planning and Zoning Commission.
- A Final Plat which is in substantial conformance to the preliminary plat is then submitted to City Council for approval.

Facts

History

In 2006, the City Council approved the annexation and zoning of this property to C-1 CRO PUD.

A Preliminary Plat was approved in 2007 with conditions. A final Plat was approved and recorded in 2009.

On March 12, 2012 the City Council approved a request to Vacate the Subdivision previously recorded.

On December 13, 2016 the Planning and Zoning Commission Approved a new Preliminary Plat for this property with multiple conditions (see attachments).

Applicable Regulations or Codes

Pillar Falls Plaza PUD, all development shall follow the PUD and associated Master Development Plan.

City Code 10-4-8, C-1 Zone, the commercial areas of the PUD shall follow the criteria listed in the C-1 Zoning District.

City Code 10-4-6, R-6 Zone, the residential area of the PUD shall follow the criteria listed in the R-6 Zoning District.

City Code 10-12-1 thru 5, all subdivisions shall follow the criteria set forth in this section of City Code for design, procedures, and public infrastructure, among other things.

Comprehensive Plan Compliance

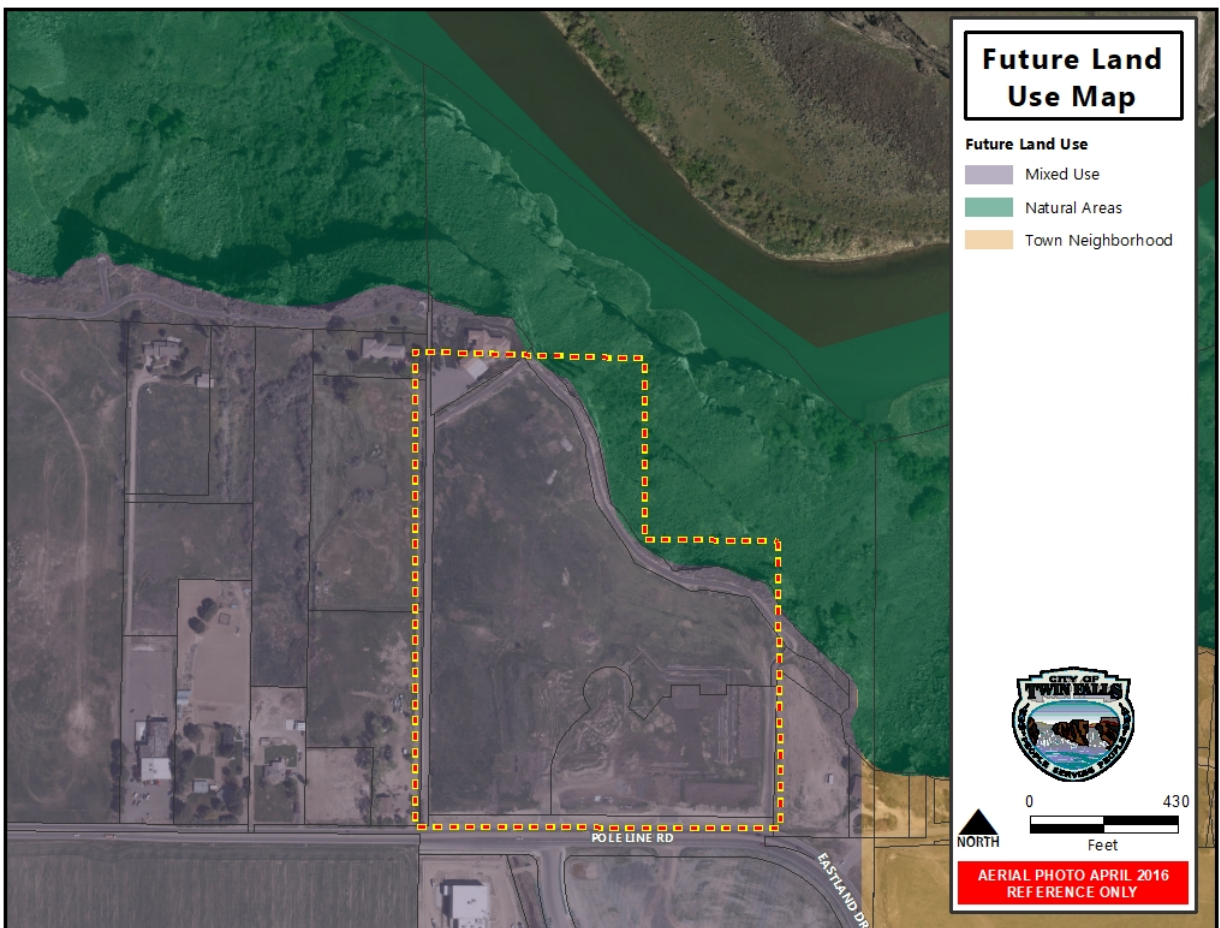
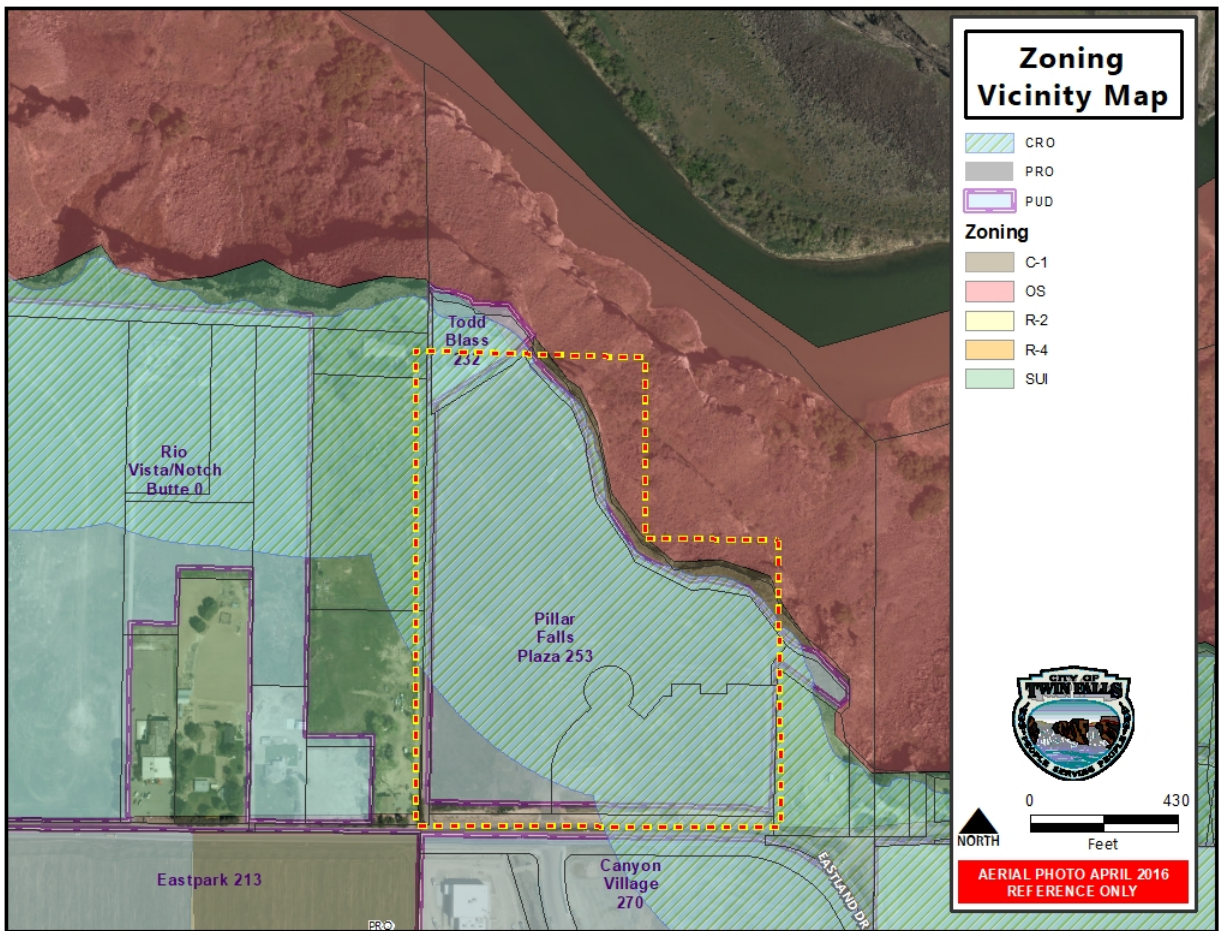
The 2016 Comprehensive Plan "Grow With Us" designates this area as "Mixed Use." Staff has determined this request is in compliance with the 2016 comprehensive plan.

Conclusion

Staff recommends the City Council approve the Final Plat for Pillar Falls Plaza, as presented and with the following condition:

1. Subject to final technical review and amendments as required by building, engineering, fire and zoning officials to ensure compliance with all

applicable city code requirements and standards.



Notes:

- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF THE BUILDING PERMIT. SETBACKS SHALL BE SPECIFICALLY APPROVED BY THE CITY OF TWIN FALLS.
- TRACT A IS HEREBY DESIGNATED AS REFERENCE AREA. NO LOTS IN THIS SUBDIVISION SHALL HAVE DIRECT ACCESS TO POLE LINE ROAD EAST.
- A CROSS-USE AGREEMENT SHALL BE RECORDED FOR ACCESS, PARKING, STORM WATER DRAINAGE & PUBLIC UTILITIES.

Legend

SURVEY BOUNDARY LINE	—
SECTION LINE	---
UTILITY EASEMENT LINE	- - -
ADJACENT PROPERTY LINE	- - -
CENTERLINE OF STREET	- - -
PLATTED LOT LINE	—
CALCULATED POINT (NOT SET)	◁
FOUND 5/8" REBAR (AS NOTED)	○
FOUND 1/2" REBAR (AS NOTED)	◦
SET 5/8" x 24" REBAR & CAP - LS 10110	●
SET 1/2" x 24" REBAR & CAP TO BE - LS 10110	◦

Survey References

- DEED REFERENCES
- (1) PILLAR FALLS SUBD. NO. 1 #2005-020528
#2009-017099 #2005-020526
- (2) SURVEY #2008-025645

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 1 YEAR AFTER THE RECORDATION OF THE FINAL PLAT OR AS DETERMINED BY THE CITY OF TWIN FALLS.

Easement Key

- (A) UTILITY EASEMENT
- (B) UTILITY & PRIVATE ACCESS EASEMENT
- (C) UTILITY & BIKE PATH EASEMENT
- (D) UTILITY & IRRIGATION EASEMENT



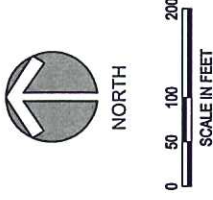
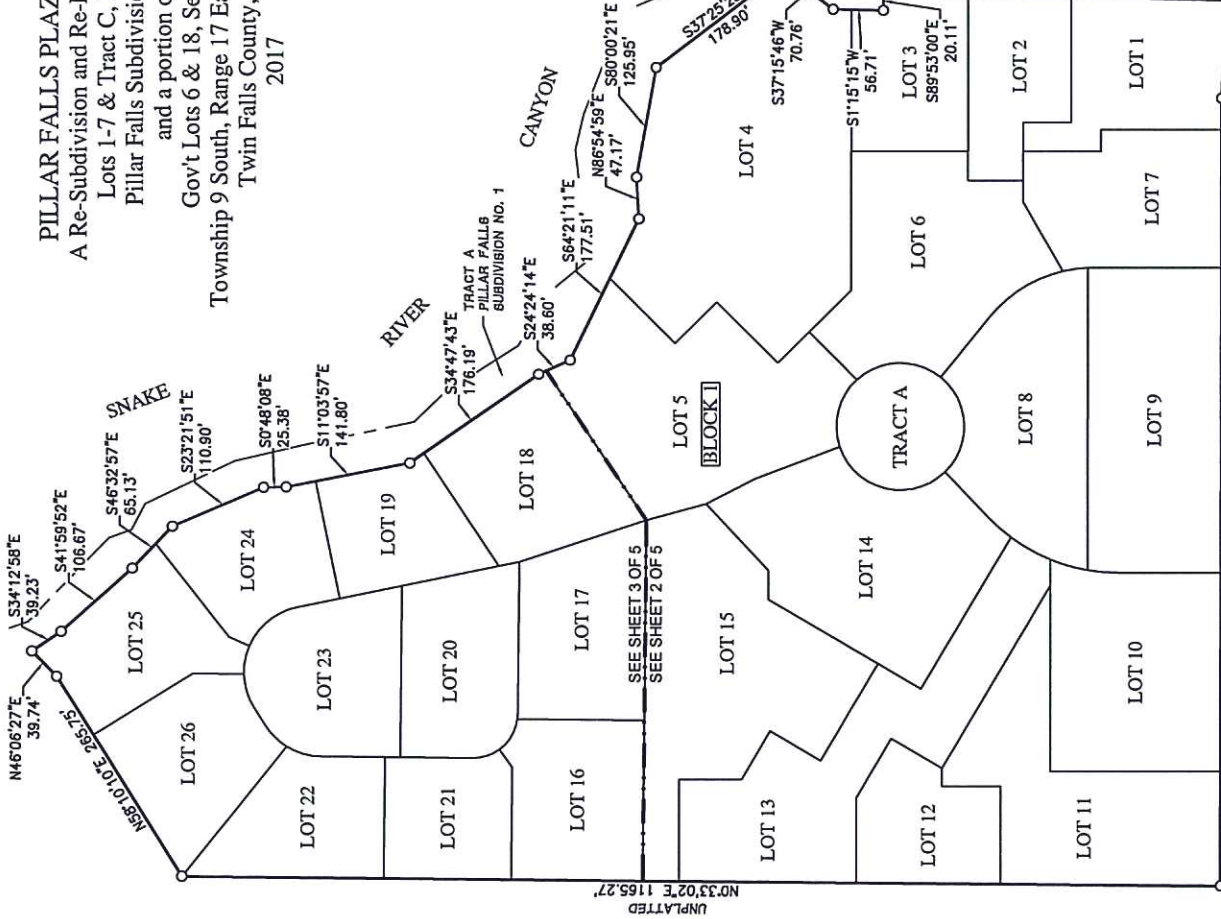
FOUND 5/8" REBAR
& CAP LS 1000
C.P. #653389



FOUND 5/8" REBAR
C.P. #193308940

PILLAR FALLS PLAZA, A PUD A Re-Subdivision and Re-Numbering of Lots 1-7 & Tract C, Block 1 Pillar Falls Subdivision No. 1

and a portion of
Gov't Lots 6 & 18, Section 34
Township 9 South, Range 17 East Boise Meridian
Twin Falls County, Idaho
2017



Sheet List Table

Sheet Number	Sheet Title
1 OF 5	PLAT FACE SHEET 1
2 OF 5	PLAT FACE SHEET 2
3 OF 5	PLAT FACE SHEET 3
4 OF 5	ACKNOWLEDGEMENTS
5 OF 5	CERTIFICATE OF OWNERS



Vicinity Sketch

n.t.s

Health Certificate

"SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BASED ON THE STATE OF IDAHO, DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF SANITARY RESTRICTIONS. BUYER IS CAUTIONED 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 ARE CONSTRUCTED PRIOR TO ANY OTHER CONSTRUCTION. IF THE DEVELOPER SHALL REQUEST CONSTRUCTING THOSE FACILITIES, THE DEVELOPER SHALL CONSTRUCT FACILITIES OR MEET OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED, 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."

DISTRICT HEALTH DEPARTMENT, EHS

DATE:



EHM Engineers, Inc.

Y 014-16 FP
SHEET 1 OF 5

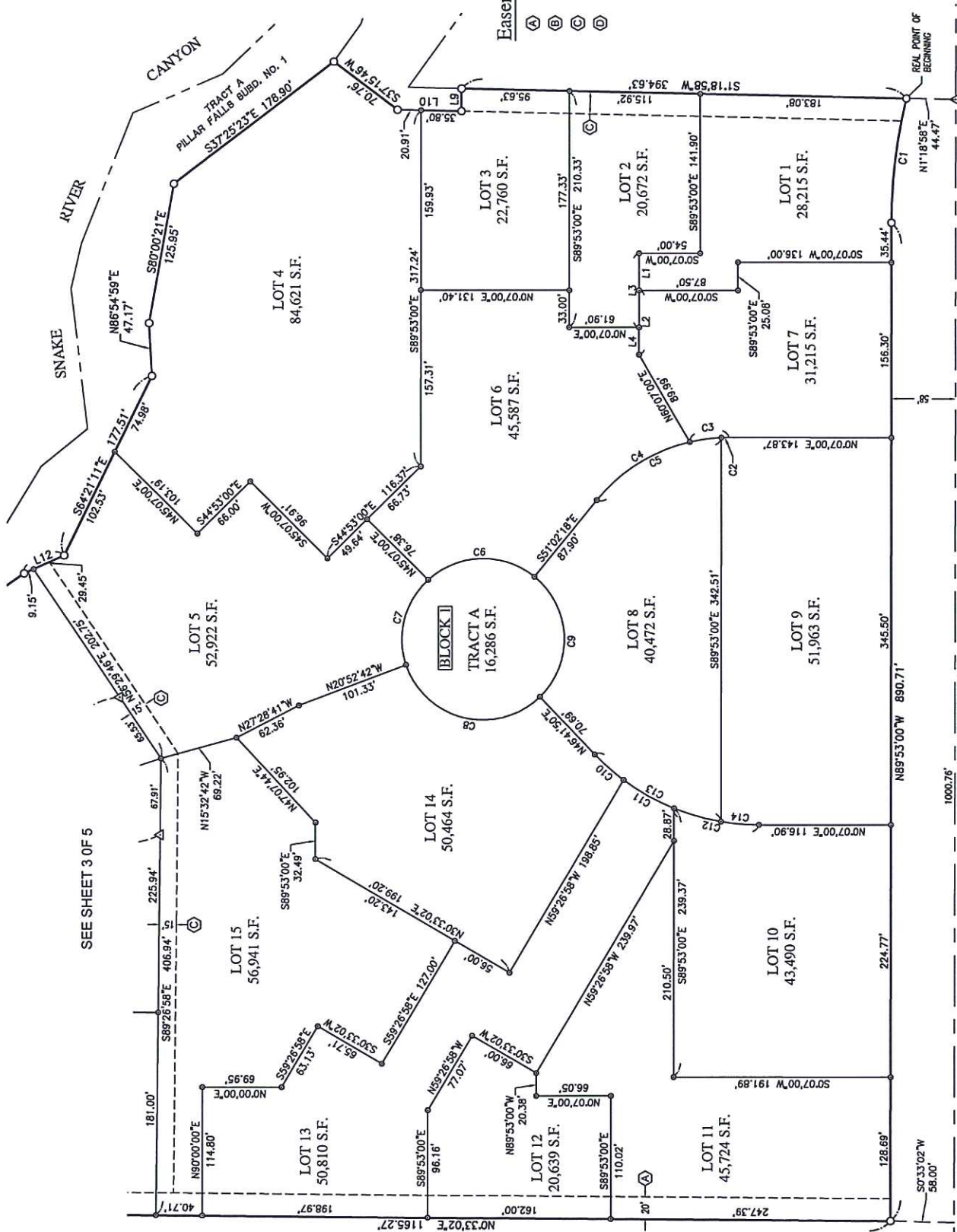


NORTH



Easement Key

- (A) UTILITY EASEMENT
- (B) UTILITY & PRIVATE ACCESS EASEMENT
- (C) UTILITY & BIKE PATH EASEMENT
- (D) UTILITY & IRRIGATION EASEMENT



1000.76'
BASIS OF BEARING - SURVEY INST. #2003-027452
N89°53'00"W 2643.96'



EHM Engineers, Inc.





Line Table

LINE #	BEARING	DISTANCE
L1	N89°53'00"W	33.00'
L2	N89°53'00"W	57.34'
L3	N89°53'00"W	66.00'
L4	N89°53'00"W	24.34'
L5	N54°09'24"E	25.00'
L6	S58°10'21"W	23.66'
L7	N0°33'02"E	57.28'
L8	S23°22'16"W	25.00'
L9	S89°53'00"E	20.11'
L10	S11°15'15"W	56.71'
L11	S0°48'08"E	25.38'
L12	S24°24'14"E	38.60'

Curve Table

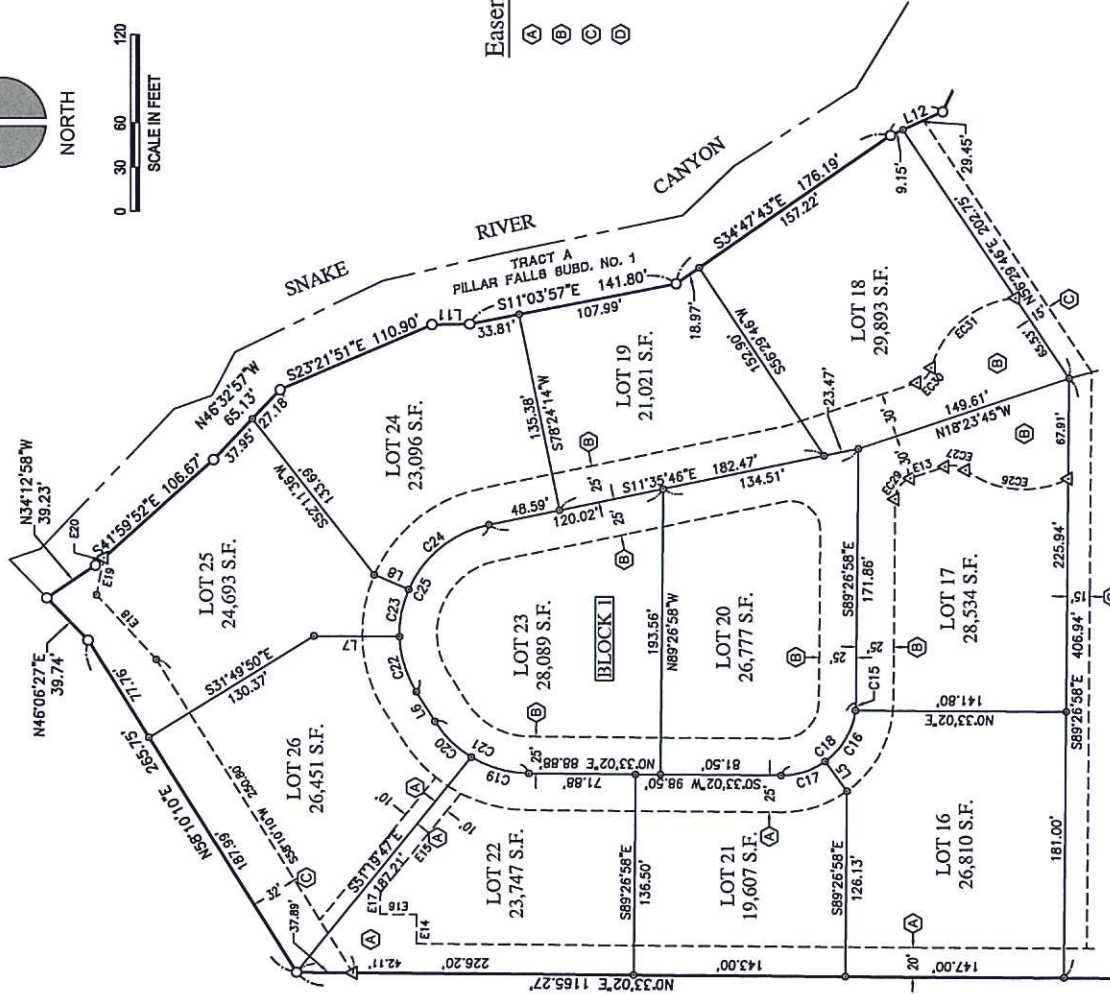
CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	13°58'04"	458.00'	111.65'	111.38'	56.10'	N82°55'58"W
C2	2°31'45"	150.00'	6.62'	6.62'	3.31'	N1°08'53"W
C3	13°20'58"	150.00'	34.95'	34.87'	17.55'	N6°33'29"W
C4	37°48'20"	150.00'	98.98'	97.19'	51.36'	N32°08'08"W
C5	46°37'33"	150.00'	127.31'	123.52'	67.77'	N26°43'32"W
C6	81°41'27"	72.00'	102.66'	94.18'	62.25'	N1°39'00"W
C7	69°59'42"	72.00'	82.93'	78.42'	46.75'	N75°29'34"W
C8	115°53'39"	72.00'	145.64'	122.05'	114.99'	S13°33'45"W
C9	96°25'12"	72.00'	121.16'	107.37'	80.56'	N87°24'20"E
C10	9°47'55"	200.00'	34.20'	34.16'	17.14'	S41°47'52"W
C11	14°45'42"	200.00'	51.53'	51.39'	25.91'	S29°31'03"W
C12	22°01'12"	200.00'	76.86'	76.39'	38.91'	S11°07'36"W
C13	36°54'41"	200.00'	128.84'	126.63'	66.75'	S28°14'29"W
C14	9°40'08"	200.00'	33.75'	33.71'	16.92'	S4°57'04"W
C15	6°18'55"	50.00'	5.51'	5.51'	2.76'	S86°17'30"E
C16	47°17'27"	50.00'	41.27'	40.11'	21.89'	S59°29'19"E
C17	36°23'38"	50.00'	31.76'	31.23'	16.44'	S17°38'47"E
C18	90°00'00"	50.00'	78.54'	70.71'	50.00'	S44°26'58"E
C19	31°06'25"	75.00'	40.72'	40.22'	20.87'	S16°06'14"W
C20	26°30'54"	75.00'	34.71'	34.40'	17.67'	S44°54'54"W
C21	57°37'19"	75.00'	75.43'	72.29'	41.25'	S29°21'41"W
C22	30°09'20"	75.00'	39.47'	39.02'	20.21'	S73°15'01"W
C23	25°02'35"	75.00'	32.78'	32.52'	16.66'	N79°09'01"W
C24	55°01'58"	75.00'	72.04'	69.30'	39.07'	N39°08'45"W
C25	110°13'53"	75.00'	144.29'	123.05'	107.57'	N66°42'43"W

Easement Key

- (A) UTILITY EASEMENT
- (B) UTILITY & PRIVATE ACCESS EASEMENT
- (C) UTILITY & BIKE PATH EASEMENT
- (D) UTILITY & IRRIGATION EASEMENT

Easement Line Table

CURVE E#	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
EC26	64°34'34"	65.00'	73.26'	69.44'	41.07'	S5°05'14"W
EC27	55°46'16"	15.00'	14.60'	14.03'	7.94'	S9°29'23"W
EC29	71°03'13"	15.00'	18.60'	17.43'	10.71'	S53°55'21"E
EC30	55°46'16"	15.00'	14.60'	14.03'	7.94'	N46°16'53"W
EC31	69°02'29"	65.00'	78.32'	73.67'	44.71'	N39°38'46"W



SEE SHEET 2 OF 5



EHM Engineers, Inc.



Date: Monday, May 14, 2018
To: Honorable Mayor and City Council
From: Ron Aguirre, Battalion Chief

Presentation

Request:

Presentation to recognize Firefighter Kyle Eldridge for completion of his TFFD Firefighter II.

Time Estimate:

Approximately 5 - 8 minutes.

Background:

Battalion Chief Ron Aguirre would like to take this opportunity to recognize Firefighter Kyle Eldridge on completing his TFFD Firefighter Level II certification, and then we'd like to ask Mayor Shawn Barigar to present him with his certificate.

Approval Process:

N/A

Budget Impact:

N/A

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

N/A

Attachments:

None



Date: Monday, May 14, 2018
To: Honorable Mayor and City Council
From: Justin Dimond, Sergeant

ACTION ITEM

Request:

Request to approve the Crazy Days on Main event on June 2, 2018.

Time Estimate:

The presentation of this event request will take approximately ten minutes, allowing time for comments and/or questions.

Background:

Kindsey Ringenberg, on behalf of the Brass Monkey, requests to hold the Crazy Days on Main event on Saturday, June 2, 2018, from 12:00 p.m. to 7:00 p.m. This includes a request to close Main Avenue from Hansen Street to Gooding Street to allow for the festivities.

This event will start promptly at 12:00 p.m. with an Old West Shootout sponsored by the Orpheum Theater. This "shootout" will be re-enacted every hour on the hour, until the conclusion of the event.

There will be a temporary stage located in the 100 Block of Main Avenue West. There will be a DJ playing pre-recorded music, as well as a live band between 5:00 p.m. and 7:00 p.m.

There will be multiple vendors and retailers that will place merchandise on the sidewalks for sale. There will be food and alcohol available from these merchants as well. Additionally, a farmers' market will be set up in the 100 Block of Main Avenue East/South.

The organizers have arranged for trash receptacles, dumpsters, and portable toilets to be placed at the event. The event sponsors will be required to provide cleanup in all areas affected by the event, to include outlying areas surrounding the event location.

There will be portable toilets provided in different locations throughout the event area. Alcohol will not be served by the event organizers. For those consuming alcohol, it will be purchased from local businesses in the area who are licensed to serve alcohol under the guidelines of their alcohol licenses.

Downtown business owners have been notified and encouraged to participate in the event.

Approval Process:

Majority vote of the City Council.

Budget Impact:

There will be no budgetary impact from this event.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

It should be noted that this event is scheduled to take place simultaneously with the 36th Annual Western Days Celebration taking place at the Twin Falls City Park. There is some concern this event may conflict with the approved Western Days event under Twin Falls City Code.

City Code 3-6-5(D)

An application for a permit may be denied if the chief of police or his/her designee determines:

4. The special event will substantially interfere or conflict with any other special event for which a permit has already been granted or activity already scheduled for a park or with the provision of public safety or other city services in support of such other previously scheduled event.

Relevant City Staff Members have reviewed this Special Event Application request. The applicants have met all necessary requirements for a special event permit. Based on the information provided, the Special Events Committee would ask the approval be at the discretion of the City Council.

If a permit is granted, the Twin Falls Police Department Staff recommends that the on-duty Patrol Supervisor be given the authority to order the event organizers to mitigate the sound of amplified music. If there are continued noise complaints and non-compliance, the on-duty Patrol Supervisor shall have the authority to terminate the event.

Attachments:

None



Date: Monday, May 14, 2018
To: Honorable Mayor and City Council
From: Wendy Davis, Parks & Recreation Director

ACTION ITEM

Request:

Request to approve a contract with Pivot North/BRS to conduct a feasibility study for a community recreation center.

Time Estimate:

Presentation will take approximately 15 minutes, with additional time allowed for questions and discussion.

Background:

Over the past twelve months the Twin Falls City Council has made decisions and city staff has taken steps to further the goal of exploring a capital investment of a community recreation center. Those steps include adopting a Citizen Involvement Ad Hoc Committee Charter, appointing thirteen citizens, a Parks and Recreation Commission liaison and a City Council liaison to the committee, initiating a Request for Qualifications process to select a qualified firm to conduct a feasibility study, and approving a request to negotiate a contract with the top firm.

Staff presented the contract for approval in February, and Council tabled the request to gather more information. A joint meeting with the Twin Falls Recreation Center Citizen Involvement Ad Hoc Committee and the Twin Falls City Council was held April 6, 2018 to answer questions from Council and identify the information needed for Council to make a decision regarding the proposed contract to conduct a feasibility study.

The following needs were identified:

Include a statistically valid survey to determine community support for the project

Identify the scope and phases of the study and the cost for each phase, allowing for the opportunity to evaluate before moving forward

Provide more information regarding the value of a feasibility study and the selection process

Pivot North and staff have worked to create defined phases of the study, with the cost associated with each step. The proposal allows for a decision point at the conclusion of each phase of the study, as well as the opportunity to add additional services if deemed necessary. Please see the attached cover letter, identified phases and stopping points, and the full proposed scope of work.

The Twin Falls Community Strategic Plan updated and adopted in March of 2018 maintains that The City will be an effective partner in a broad-based focus on community health with initiatives to provide and maintain facilities that support healthy lifestyles, providing facilities, programs and services that support healthy lifestyles, and exploring options for creating a community recreation center. The Strategic Plan also places emphasis on being a responsible community, with the goal to further enhance economic

stewardship through creating and executing sound fiscal plans that ensure financial resources are allocated in a manner designed to achieve the strategic goals and objectives.

Staff believes conducting a feasibility study is the first step toward exploring options for a community recreation center, getting solid answers as they relate to how to do this, and providing the foundation to build and execute a solid fiscal plan to ensure resources are allocated in a manner designed to achieve the strategic goals and objectives.

The end product will be a complete analysis of the needs and desires of the community with regards to a community recreation facility, a financial assessment to include estimated costs, programming and a business plan to support a self-sustaining facility. Location analysis and preliminary design services will give an end product to be used to gain financial support for the facility.

Approval Process:

Simple majority will approve this request

Budget Impact:

Contract total is \$98,272. Statistically valid survey is an additional \$16,000 for a total of \$114,727.

Regulatory Impact:

Approval will allow the Twin Falls Recreation Center Ad Hoc Committee to move forward with a feasibility study and resume the tasks defined in their charter.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends council approve this request.

Attachments:

1. Revised Pivot North Contract

April 2018

City of Twin Falls
Attn: Wendy Davis, Parks and Recreation Director
136 Maxwell Avenue
Twin Falls, Idaho, 83301

Re: Letter of Agreement - Professional Architectural Services for Community Recreation Center Feasibility Study

Dear Wendy,

On behalf of Pivot North and BRS Architecture, I would like to thank you for the opportunity to serve the City of Twin Falls. This letter and attachments shall serve as agreement between the City of Twin Falls (City) and Pivot North, PLLC (Architect) for services related to the Community Recreation Center Feasibility Study. If services are extended for comprehensive architectural services including complete design, construction documents, and construction administration, a separate AIA contract will be executed.

BRS will lead the committee meetings, needs assessment, community work sessions, financial assessment, and interior design. Pivot North, as the local contact, will hold the contract, lead the location analysis, exterior design, be the center of communication, and stay in constant contact with the City of Twin Falls' executive team to ensure that all goals are being met for the project. The following information and attachments to this letter outline the proposed 3-step work plan, estimated schedule, and costs associated.

Original Scope of Service

The original scope of service was based on the City of Twin Falls Request for Qualifications dated September 2017 as well as other similar feasibility studies BRS is performing around the United States. The cost was an hourly not-to-exceed limit of \$182,290 including expenses and a statistically valid survey.

Current Scope of Service

Due to cost, City staff requested an adjusted scope of service as well as a breakdown of checkpoints within the schedule and cost. The following are the requested reductions:

- Facilitation of meetings (will be performed by City staff)
- Multiple site studies (One site study included in current scope)
- Building concept design (only floor plans in current scope)
- City agency coordination meetings (to be performed by City staff)
- Individual engagement with community members (to be performed by City staff)
- Added online meetings (reduced number of meetings in Twin Falls from 4 to 3, reducing time and travel expenses)

The current service is proposed as an hourly not-to-exceed limit including expenses and is broken down into the following steps. See the attached pages for detail regarding each step.

- Step 1 - \$47,339
- Step 2 - \$23,424
- Step 3 - \$27,509
- Total - \$98,272
- Statistically valid survey – add \$16,000 (recommended after Step 1)

At minimum, our proposal is to present updates to the council after each step prior to moving forward. Proposals for additional services such as building design renderings, site surveys, traffic studies, geotechnical reports, etc. may be requested at any time.

Please don't hesitate to contact me if you have any questions regarding this agreement and we look forward to working with you and your community.

Sincerely,



Clint Sievers, AIA, NCARB
Principal

Attachments: Exhibit 'A' Schedule
Exhibit 'B' Community Survey Options
Exhibit 'C' Standard Terms and Conditions
Exhibit 'D' Work Plan

file

Figure 1. The proposed system architecture.

Exhibit 'B' Community Survey Options

1. Statistically Valid Survey

- a. BRS will retain the services of a firm specializing in Community Surveys.
- b. Approximately 3,000 randomly selected households will be mailed a survey
 - i. Maximum 4-page length
 - ii. Selected households will have option of mailing survey back or completing survey online
 - iii. Obtain a statistically valid sample of at least 300 responses (guaranteed).
- c. An "open link" version of the online survey will also be made available to those who did not receive a survey. Responses from the "open link" survey will be kept separate from the "invitation" survey.
- d. Results will be tallied, summarized, charted and graphed in a summary final report in Power Point.

Cost: \$16,000 (This survey will take 6-7 weeks to complete. If this is chosen, will influence the schedule.)

2. Online – Non-Statistically Valid Survey

- a. BRS will develop survey questions for an online survey i.e. Zoho or Survey Monkey, to assist in expanding opportunities for community input regarding a new recreation center.
- b. The survey will be accessed through the City of Twin Falls web site and all marketing for the survey will be the responsibility of the City.
- c. BRS will compile and analyze survey responses and report results to the City.

Cost: \$5,500

3. Non-Statistically Valid Survey

- a. BRS will develop survey questions for a community survey to assist in expanding opportunities for community input regarding a new recreation center.
- b. The City of Twin Falls will be responsible for the determination method of distribution, data collection and analysis.

Cost \$2,000

Exhibit 'C'

CONTRACT TERMS AND CONDITIONS

1. CONTRACT. These Contract Terms and Conditions and the Provisions and the accompanying Proposal or Scope of Services (collectively "Scope") constitute the full and complete Agreement between Architect and Client (the "Agreement") and supersede all prior negotiations, representations or agreements, either written or oral. The Agreement shall not be amended, waived, or superseded in whole or in part except in a writing signed by all parties. These Contract Terms and Conditions shall control over any inconsistency between them and any writing relating to the transactions between Architect and Client arising under the Agreement.

2. PAYMENT. Unless the Scope provides otherwise, Client shall pay Architect as stated herein. Client shall pay Architect monthly for services rendered and reimbursable expenses. Client shall issue payment of all undisputed amounts within 30 calendar days of receiving Architect's invoice. If Client does not pay an invoice within 30 days of receiving it, Architect may, upon written notice to Client, suspend further work until payments are brought current. Client agrees to indemnify and hold Architect harmless from any claim or liability resulting from such suspension. Client shall pay Architect a service fee of 1.5% per month on invoiced amounts not paid after 60 calendar days.

Within 15 calendar days of receiving an invoice, Client shall notify Architect in writing of any dispute over the invoice amount or invoiced services, and waives its rights to all disputes regarding an invoice if it does not so notify Architect. If Client and Architect do not resolve the dispute within 25 calendar days after Client's notice to Architect, the dispute must be resolved in accordance with the Dispute Resolution provisions of this Agreement. Client shall not withhold any payment amount for contractual penalties, contract damages, liquidated damages, or any other set off, unless Architect is adjudged liable for that amount prior to the date the payment is due. Architect has the right to all legal remedies to obtain payment. Client shall pay Architect's costs and attorney fees, incurred in seeking payment of invoices not paid when due.

3. REIMBURSABLE EXPENSES. Reimbursable Expenses will be billed at Architect's cost plus 0%. Reimbursable Expenses are Architect's actual expenses incurred directly or indirectly in connection with the services provided, which may include but are not limited to, travel costs, materials, supplies, document reproduction, municipal fees and taxes, delivery and courier services; and costs responding to subpoenas or other legal process regarding the Agreement or Scope.

4. DOCUMENTS. All reports, notes, drawings, specifications, data, calculations, and other documents, including those in electronic form, prepared by Architect are instruments of Architect's service and shall remain Architect's property ("Instruments of Service"). Unless otherwise stated in the Scope, Architect retains all rights to the Instruments of Service except that Client has a non-exclusive license to use and reproduce the Instruments of Service for the project that is the subject of the Scope. No other licenses are granted or implied. If this agreement is terminated for any reason before Architect completes and is paid in full for its services, Client's non-exclusive license to use the Instruments of Service terminates on the date the contract is terminated. Any reuse or distribution of Instruments of Service to third parties without Architect's written consent is prohibited and shall be at Client's sole risk and without liability to Architect. Client shall defend, indemnify, and hold harmless Architect from and against all costs, expenses, fees, losses, claims, demands, liabilities, suits, actions, and damages whatsoever arising out of or relating to Client's unauthorized reuse or distribution of Instruments of Service.

5. STANDARD OF CARE. Architect shall perform services under this Agreement, including but not limited to efforts to comply with applicable codes, regulations, laws, rules, ordinances, in accordance with the standard of care for similar professionals rendering similar services under similar circumstances in the area of the project.

6. SCHEDULE AND DELAY. Except as to Client's payment obligations, the failure of a party to perform an obligation hereunder shall not be a default of the Agreement to the extent a cause beyond the reasonable control of the party with the obligation prevented the performance.

7. WAIVER OF CERTAIN DAMAGES. Architect and Client mutually and irrevocably waive all claims for and rights to delay damages, productivity loss damages, indirect damages, consequential damages, and, to the extent not encompassed by the foregoing, damages related to loss of use, loss of profits, loss of income, loss of reputation, unrealized savings, and diminution of property value arising out of or relating to Architect's and its sub Architects' services, performance, or breach of the Agreement.

8. LIABILITY. Client agrees the limit of Architect's—and its officers, directors, employees, agents, and sub Architects—liability for any claims, including but not limited to negligent acts, errors, omissions, or breach of contractual obligations relating to or arising out of Architect's—and its officers, directors, employees, agents, and sub Architects—services shall not exceed the greater of \$_____ (If no amount is stated herein, Architect's total compensation under the Agreement shall be the liability limit.) or Architect's total compensation under the Agreement. This limitation applies to Client and Client's contractors and subcontractors on the project. Client agrees to require its contractors and subcontractors to execute an agreement limiting liability in accordance with this paragraph.

9. INDEMNIFICATION. Client shall defend, indemnify and hold harmless Architect—and its officers, directors, employees, agents, and sub Architects—from and against all claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of Client's or Client's other Architects', contractors', and subcontractors' services performed, negligent acts, errors or omissions, or other conduct relating to the project.

10. RIGHT OF ENTRY. Client shall obtain or provide the legal right of Architect—and those assisting it in performing the work—to enter all property necessary to perform the Scope.

11. HAZARDOUS MATERIALS. Unless the Scope provides otherwise, Architect's services under the Agreement do not include any obligation to investigate, detect, or remediate hazardous materials, as defined by Federal, State, and local laws or regulations, and Architect shall have no responsibility for the discovery, presence, handling, removal, remediation, or disposal of, or exposure of persons to, hazardous materials in any form at project.

12. DISPOSAL OF SAMPLES. Unless the Scope provides, Architect has the right to discard all samples of any kind relating to the project upon completing the Scope.

13. FAIR HOUSING. Client acknowledges that the requirements of Americans with Disabilities Act ("ADA") and the Fair Housing Act (as well as all state and local laws, codes, or ordinances, that apply to the same subject matter) may be subject to various and possibly contradictory interpretations. Architect will endeavor to use reasonable professional efforts to interpret applicable requirements that apply to its services. Architect cannot and does not promise, warrant, or guarantee that the services performed under the Agreement services will comply with interpretations of those requirements as they apply currently or in the future.

In addition, the Architect shall be entitled to rely reasonably on written interpretations and specific approvals regarding the disability requirements given by government officials with responsibility for enforcing such requirements.

14. CONSTRUCTION PHASE SERVICES. Unless the Scope provides otherwise, if Architect provides services during the project's construction phase, Architect has no duty, and shall be deemed to not have assumed a duty, to supervise, direct, control, or inspect the work of contractors or subcontractors, shall not have authority over or responsibility for the construction means, methods, techniques, sequences or procedures or for safety precautions and programs in connection with the work of contractors or subcontractors, and shall have no liability or responsibility for the contractors' or subcontractors' performance of their work in accordance with the Instruments of Service or any other document issued by Architect.

15. OPINION OF COSTS. Architect's opinions of probable cost, financial evaluations, feasibility studies, economic analyses of alternate solutions, and utilitarian considerations of operations and maintenance costs, if provided by Architect, will be based on Architect's experience and qualifications and will represent Architect's judgment, but shall not be construed as a guarantee of the accuracy of such estimates. Client recognizes that Architect does not have control over the costs of labor, material, equipment, or services furnished by others or over market conditions or contractors' methods of determining prices or performing the work and agrees that Architect shall have no liability or responsibility arising from or related to the use of Architect's opinions.

16. SUSPENSION OF WORK. If Client suspends Architect's work for any reason, Client shall remain liable to, and shall pay within 30 days, Architect for all services rendered to the date Client suspends the work, plus suspension charges, which shall include the cost of assembling documents, personnel and equipment, rescheduling or reassignment, and commitments made to others on Client's behalf.

17. CHANGES TO ARCHITECT'S FEE AND SCHEDULE COMMITMENTS. Unless the Scope provides otherwise, the proposed fee, costs and schedule commitments therein are Architect's estimate to perform the contracted services. Architect's fee, costs, and schedule commitments shall be renegotiated if Client, Client's contractors' or Client's subcontractor's fail to provide specified facilities, direction, or information, or if any cause beyond Architect's reasonable control impairs Architect's ability to perform its services within its proposed fee, costs and schedule commitments.

18. CONFLICTS OF INTEREST. Architect may have current or past relationships with clients whose interests are adverse to Client or the project. Architect's practice is to make reasonable attempts to identify such relationships prior to accepting a professional assignment, but Architect cannot assure that conflicts or perceived conflicts will not arise and shall incur no liability or responsibility for such occurrences.

19. GOVERNING LAW. The laws of the state of Idaho shall govern the validity and interpretation of this Agreement. In the event and only to the extent that Idaho law is held inapplicable for any reason, the laws of the state in which the project is located shall govern the validity and interpretation of this Agreement.

20. SEVERABILITY AND SURVIVAL. In the event any part of these Contract Provisions is found to be illegal or otherwise unenforceable, the unenforceable part shall be stricken while having no effect on the enforceability of the remaining Contract Provisions and those remaining Contract Provisions shall continue in full force and effect as if the unenforceable part was never included in the Agreement. Limitations of liability and indemnities shall survive termination of this Agreement for any cause.

21. DISPUTE RESOLUTION. Client and Architect agree to submit all claims and disputes arising out of this Agreement to non-binding mediation before initiating legal proceedings. This provision shall survive completion or termination of this Agreement. However, neither party shall seek mediation of any claim or dispute arising out of this Agreement beyond the period of time that would bar the initiation of legal proceedings to litigate such claim or dispute under the applicable law. The mediation shall follow the Construction Industry Mediation Rules of the American Arbitration Association.

22. ARCHITECT RELIANCE. Architect is entitled to rely on the accuracy and completeness of information provided by Client and Client's Architects and contractors, and information from public records, without independently verifying such information, and shall incur no responsibility or liability arising from the inaccuracy or incompleteness of such information.

23. CERTIFICATIONS. Unless the Scope provides otherwise, Architect is not required to sign any certifications. Further, Architect shall not be required to sign any documents, no matter by whom requested, that would require Architect to certify, guaranty, or warrant the existence or non-existence of conditions Architect cannot reasonably ascertain or require affirmation of facts outside of the scope of this agreement.

24. THIRD PARTIES. There are no third party beneficiaries to this Agreement. Nothing in this Agreement shall be construed as creating a contractual relationship with, or a cause of action in favor of, a third party against Client or Architect.

25. NONWAIVER. Either party's waiver or failure to enforce this Agreement regarding an event constituting a breach by the other party shall not operate as or be construed as a waiver of either party's rights as to any other event constituting a breach.

Agreed to on _____
(Date)

Client: _____
(Signature)

Architect: _____
(Signature)

Exhibit D Work Plan

	City of Twin Falls ID - Community Recreation Center Feasibility Study		
	SCOPE OF SERVICES & WORK PLAN		
Activity/ Timeline	Scope Description (Tasks & Products)		
	Program Development and Conceptual Design Phase		Duration
0	Preparation for Pre-Workshop 01	BRS / PN	1 day
1.0	Project Team: Pre-Workshop #1 Meeting with Executive Team	BRS / PN	1 day
Online Meeting	- Confirm time frame for work plan - Discuss public input process requirements - Confirm all deliverables, Project Budget, & Operational Goals/Expectations - Market and demographic analysis considerations - Project mission and vision statement confirmation - Discuss conceptual building budget - Discuss potential focus groups, individual engagement, & partnership outreach efforts		
1.1	Work Period #1 - Data Collection, Workshop, & Community Meeting Prep		3 weeks
	- Develop & schedule focus group, individual engagement, & partnership outreach - Collect all existing data available to include: Past planning efforts, surveys, current mission statements, P & R operational data, City development requirements and codes, City budget - Draft focus group meeting questions - Confirm Committee and public input dates - National Slide tour of potential recreation center program components - Prepare operational strategies and benchmarking data	BRS BRS BRS BRS BRS	
1.2	Committee Workshop #1	BRS / PN	
Trip 1	- Project mission and vision statement confirmation - Consider Project Goals & Objectives - Consider Defining Guidelines - Discuss conceptual building budget - Present National Slide tour of recreation centers - Play Program Card Game as participatory exercise - Discuss Priorities and Phasing Options - Discuss preliminary recreation center cost recovery expectation and capital cost estimates for construction based on work to date and "Wish list" program options - Discuss Site requirements, amenities, and selection priorities		
Day 1			
		PN	
1.3	Facilitation of Focus Group Meetings	BRS / PN	
Trip 1	Facilitate Focus Group Meetings		
1.4	Facilitation of Community Open House #1	BRS / PN	
Trip 1	Facilitate Community Open House #1 (program options)		
Day 1	- Present National Slide tour of recreation centers - Discuss preliminary recreation center cost recovery expectation and capital cost estimates - Play Dot-ocracy Game as participatory exercise for program spaces & site amenities		
1.5	Follow-Up with Executive Team	BRS / PN	
Trip 1	- Re-Cap of Committee, Focus Group, and Open House input - Re-Balance of program / budget / schedule, as needed - Re-Balance project status with operational goals, as needed - Develop prioritization of program & site amenities - Review project commitments to date, and next steps		
Day 2			
2.0	Work Period #2A - Program Refinement		3 weeks
	- Summarize & Compile Community Open House #1 and Project Team Data - Create preliminary conceptual program(s) plan based on all input - Create options of proposed program spaces and area (SF) requirements - Create preliminary capital costs for each program - Create conceptual operational expenses and revenues models - Craft the Mission Statement & Goals - Craft the preliminary Defining Design Guidelines - Revise the recreation project budget model spreadsheet for all program options	BRS BRS BRS	
2.1	Follow-Up with Committee	BRS / PN	
Online Meeting	Facilitate a Go-To-Meeting for preliminary review of above topics		
2.2	Work Period #2B - Program Refinement		2 weeks

	City of Twin Falls ID - Community Recreation Center Feasibility Study		
	SCOPE OF SERVICES & WORK PLAN		
	Revise program, as needed based on all input from Go-To-Meeting	BRS	
	Revise program models & phasing options		
	Revise preliminary capital costs for each program		
	Refine the Mission Statement & Goals / Defining Design Guidelines		
	Develop preliminary relationship diagrams & refine site selection criteria	BRS / PN	
	Revise operational expenses and revenues models costs and fee structure for preferred	BRS	
2.3	Follow-Up with Committee	BRS / PN	
Online Meeting	Facilitate a Go-To-Meeting for preliminary review of above topics		
2.4	Work Period #2C - Preliminary Site Evaluation		4 weeks
	Create a preliminary analysis for building & site amenities	BRS / PN	
	Develop tapestry analysis for one site	BRS / PN	
	Create site diagram showing preferred direction from various inputs	PN	
	Create conceptual building & site plan diagram options on selected site	BRS / PN	
2.5	Follow-Up with Committee	BRS / PN	
Online Meeting	Facilitate a Go-To-Meeting for review of above topics		
	Develop a strategy for property acquisition		
	City of Twin Falls Selects Site & Initiates Formal Acquisition		
2.6	Committee Workshop #2	BRS / PN	2 days
Trip 2			
Day 1	- Present site selection analysis - Present conceptual plan diagrams options & architectural ideas for preferred site, reflecting - Discuss program areas that may be impacted by partner involvement - Confirm timeline for partner involvement - Review and discuss project budget and construction costs - Present operational expenses and revenues models costs and fee structure for preferred		
2.7	Facilitation of Community Open House #2	BRS / PN	
Trip 2			
Day 1	- Presentation of Program, Adjacency Diagrams, Site Analysis, and Architectural Characteristics - Present operational expenses and revenues models costs and fee structure for preferred - Collect comments, questions, and preferences on two conceptual building plan / site options		
2.8	Follow-Up with Executive Team	BRS / PN	
Trip 2			
Day 2	- Re-Cap of Committee and Open House input & discuss possible realignments - Confirm Preferred Site & Building Option		
3.0	Work Period #3 - Refine Building Plan, Business Plan and Study Architectural Character		3 weeks
	Develop conceptual building plan based on preferred option & input to date	BRS	
	Develop architectural character approach for the facility	PN	
	Review Overall Construction and Project Budget Model	BRS / PN	
	Develop Final Draft of Operational Business Plan	BRS	
3.1	Committee Workshop #3	BRS / PN	2 days
Trip 3			
Day 1	- Review Site Plan diagram and final building plan diagram - Review phasing options, if applicable - Review Recreation Center Budget Model against goals - Review Recreation Center Operational Business Plan		
3.2	Facilitation of Community Open House #3	BRS / PN	
Trip 3			
Day 1	- Presentation of site plan diagram and final building plan diagram - Present Recreation Center Budget Model against goals & Final Operational Plan/Fee Structure - Collect comments, questions and preferences.		
3.3	Review Project with City Agencies	PN	
Trip 3			
Day 2	Discuss site / building plan diagrams with City Planning, Fire, and Building Departments		
	Follow-Up with Executive Team	BRS / PN	
	Re-Cap of Committee and Open House input & discuss possible realignments		
4.0	Work Period #4 - Produce Final Conceptual Design Report and Graphics	BRS	3 weeks
	Update all work products based on input received in Workshop 3		
4.1	Deliver Final Feasibility Report	BRS / PN	



Date: Monday, May 14, 2018
To: Honorable Mayor and City Council
From: Jonathan Spendlove, Planning and Zoning Director

ACTION ITEM

Request:

Request to waive the Non-Conforming Building Expansion Permit Process for a residential home located at 219 Lenore Street. (App. PZ18-0013)

Time Estimate:

Staff presentation may take five (5) minutes. Applicant or representative may be available to answer any questions.

Background:

On April 26, 2018 city staff accepted an application for Waiver of Nonconforming Building Expansion submitted by Frank Shoup. The proposed plans associated with the application show a ~500 sq. ft. addition to the front (East) side of the existing residence.

The home is located in the R-6 Zoning District. The minimum Side Yard Setback for this zone is 5'. The existing home, built around 1948, according to County Assessor records, sits ~2' from the side (North) property line. Staff determined the current residence is legal nonconforming as the home was lawfully built prior to the current code requirement of 5' from the side property line.

The addition will encroach into the 5' side yard setback by ~3' as shown on the plan. This encroachment would allow the carport to line up with the existing home foundation on the north side. In no case shall the new addition encroach into the front yard setback of 20'.

If the Council wishes, it may waive the public hearing requirement as per Section 10-3-4. This would allow the applicant to proceed immediately with the building permit process.

If the Council determines this request should go through the non-conforming building expansion permit process, an application would be required and a public hearing shall be held with the Planning and Zoning Commission. The full process takes about 40 days from the date of application. If their decision is appealed to the Council, it could extend the time-frame another 40 days.

Approval Process:

Process for approval shall follow City Code 10-3-4.

Budget Impact:

Regulatory Impact:

History:

N/A

Analysis:

N/A

Conclusion:

The City Council is tasked with acting on this request.

Attachments:

1. #1 Applicant Narrative
2. #2 Applicant Site Plan
3. #3 Staff Exhibit

Frank Shoup
219 Lenore Street
Twin Falls, ID 83301
208-490-4331

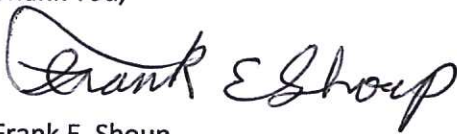
I would like to build a car port to park my cars under to protect them.

My house was built in the 1950's when building laws were different. My house was built 22 inches off the property line. My driveway runs down the same property line. In order to make the car port work and cover my driveway, I need to be allowed to follow the same line of the house as to the property line in one continuous flow as an attachment to the house.

The neighbor on the north property line has an adjoining car port against the same property line and has been there over 20 years or more. He is fine with me building one. His was there when he bought the property.

The car port sits back on my property so that it will not be in anyone's line of sight. No one will lose their view. It will also bring up the property values which is good for everyone.

Thank You,

A handwritten signature in black ink that reads "Frank E. Shoup". The signature is written in a cursive, flowing style with a large initial "F".

Frank E. Shoup

NCBEW - Aerial Exhibit

Reference Only



228 MADRON

225 LENORE

235 LENORE

5' Side Yard Setback Requirement

5'-0"

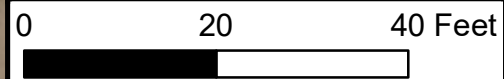
5'-0"

219 LENORE

204 MADRON

215 LENORE

Proposed Carport Addition



LENORE ST



Date: Monday, May 14, 2018
To: Honorable Mayor and City Council
From: Mitch Humble, Deputy City Manager

ACTION ITEM

Request:

Request to establish a minimum value for the public auction of real property located at 324 Hansen Street East.

Time Estimate:

This presentation should take about 2 minutes. Following the presentation, some time will be needed for discussion.

Background:

At a recent meeting, the City Council directed staff to begin the process to auction the City's former development services building, located at 324 Hansen Street East. The Council desired to establish a minimum value that the City would accept through that auction process, but did not know what a reasonable minimum value would be. To help determine the minimum value, staff requested that American Real Estate & Appraisal, LLC prepare an appraisal for the property. They completed the appraisal, and have determined that the current "as is" market value of the property is estimated to be \$200,000. I have attached the executive summary cover letter from that appraisal for your review. Staff recommends that the Council review the appraisal value, discuss, and provide direction to staff regarding the minimum auction value for the property.

Approval Process:

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

Budget Impact:

The Council's direction on this item will set the minimum bid amount for the sale of the Hansen Building. When that property sells, the proceeds will be received by the City as unbudgeted revenue.

Regulatory Impact:

Approval of this request will establish the minimum auction amount that the City will accept for the sale of the Hansen Building.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that the Council provide direction regarding the minimum auction value for the sale of

real property located at 324 Hansen Street East.

Attachments:

1. Hansen Building Appraisal

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

April 17, 2018

Mitchel B. Humble, AICP
Deputy City Manager
Community Services and Development
City of Twin Falls
Post Office Box 1907
Twin Falls, Idaho 83303-1907

RE: Commercial/Office Building
324 Hansen Street East
Twin Falls, Idaho 83301

Dear Mr. Humble:

In accordance with your authorization, I have performed a Restricted Use Appraisal Report of the commercial/office building located at 324 Hansen Street East, Twin Falls, Idaho.

The Restricted Use 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 use appraisal report. As such, it presents no 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 April 14, 2018, the "as is" current market value for the subject property, according to its present zoning restrictions, was estimated to be:

TWO HUNDRED THOUSAND DOLLARS

(\$200,000.00)

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

Sincerely,

Douglas D. Vollmer, SRA, SRPA