



City of Twin Falls
Special Meeting Notice & Agenda

Impact Fee & Improvement Reimbursement Committee

Meeting

October 25, 2018

12:00 pm

City Council Chambers

203 Main Avenue East

Twin Falls, ID 83301

Kelli Ebersole
Planning & Zoning
Administrative Assistant
208-735-7267



Twin Falls Development Impact Fee Advisory Committee & Improvement Reimbursement Commission

Agenda

Thursday, October 25, 2018, 12:00 PM

203 Main Avenue East

Twin Falls, ID 8301

SPECIAL MEETING

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

Council Liaison: Chris Talkington

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
- 3) Introduction of New Members
- 4) Review of Member Terms
 - a) Membership Information
- 5) Impact Fee Items
 - a) **ACTION ITEM:** Review, Discussion and Action on the Annual Financial Report, Impact Fee Program, and implementation of the Capital Improvement Plan.
By: Jonathan Spendlove
 - b) **ACTION ITEM:** Review and action on recommendation to City Council on the automatic Impact Fee increase scheduled January 1, 2019. By: Jonathan Spendlove
 - c) **ACTION ITEM:** Discussion and Action on recommending review and update of the Capital Improvement Plans. By: Jonathan Spendlove
- 6) Improvement Reimbursement Items
 - a) **ACTION ITEM:** Broadmoor Subdivision Reimbursement Request
By: Troy Vitek, Assistant City Engineer
- 7) Upcoming Meeting(s)
- 8) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Lisa A. Strickland (208) 735-7267 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208) 735-7287.

Public Input Procedures

1. Individuals wishing to provide public input regarding matters relevant to the City of Twin Falls shall
 - wait to be recognized by the Mayor or Chairman
 - approach the microphone/podium
 - state their name and address, and whether they are a resident or property owner in the City of Twin Falls, and proceed with their input.
2. The Mayor or Chairman may limit input to no less than two (2) minutes. Individuals are not permitted to give their time to other speakers.

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chairman shall review the public hearing procedures.
2. Individuals wishing to testify or speak before the City Council or Planning and Zoning shall wait to be recognized by the Mayor or Chairman, approach the microphone/podium, state their name and address, then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
3. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - A complete explanation and description of the request.
 - Why the request is being made.
 - Location of the Property.
 - Impacts on the surrounding properties and efforts to mitigate those impacts.
4. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
5. A City Staff Report shall summarize the application and history of the request.
6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chairman may limit public testimony to no less than two (2) minutes per person.
 - Five or more individuals, having received personal public notice of the application under consideration, may select by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chairman. The spokesperson shall be limited to 15 minutes.
 - Written comments, including e-mail, shall be either read into the record or displayed to the public on the overhead projector.
 - Following the Public Testimony, the applicant is permitted five (5) minutes to respond to Public Testimony.
8. Following the Public Testimony and Applicant's response, the hearing shall continue. The City Council or Planning & Zoning Commission, as recognized by the Mayor or Chairman, shall be allowed to question the Applicant, Staff or anyone who has testified. The Mayor or Chairman may again establish time limits.
9. The Mayor or Chairman shall close the Public Hearing. The City Council or Planning and Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.

* Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.

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

Name & Address	Term & Expiration	Contact Information	Related Business
Nathan Bishop	Started June 2015 1 st Full Term Exp 6/2018 2 nd Full Term Exp 6/2021	2creativeguys@gmail.com	Yes
Brad Wills Resigned as of 01-16-18	Started February 2013 1 st Full Term Exp 3/2016 2 nd Full Temp Exp 3/2019	bradwills2007@gmail.com	Yes
Susan Petruzzelli	Started February 2014 1 st Full Term Exp 3/2017 2 nd Full Term Exp 3/2020	petz@cableone.net	Yes
Gerald Martens	Started February 2014 1 st Full Term Exp 3/2017 2 nd Full Term Exp 3/2020	gmartens@ehminc.com	Yes
Colby Ricks	Started June 2015 1 st Full Term Exp 6/2018 2 nd Full Term Exp 6/2021	colby.ricks@gmail.com	Yes
Chad Debie	Stated June 2015 1 st Partial Term Exp 6/2017 1 st Full Term 6/2020	chad@tkohomes.com	Yes
Jennifer Jensen	Started June 2015 1 st Full Term Exp 6/2018 2 nd Full Term Exp 6/2021	tjkojjensen@msn.com	No
Andrew DiPietro	Started April 2016 1 st Full Term Exp 4/2019	andrewd@pbsbuilds.com	Yes
Ross Conlin Resigned 10-12-18	Started April 2017 1 st Full Term Exp 4/2020	dutchoven1@msn.com	No
P&Z Contacts:			
Jonathan Spendlove	208-735-7276	jspendlove@tfid.org	
Lisa Strickland	208-735-7267	lstrickland@tfid.org	
Troy Vitek	208-735-7256	tvitek@tfid.org	
Mitch Humble	208-735-7342	mhumble@tfid.org	
Kristi Fehringer	208-735-7332	kfehringer@tfid.org	



Date: Thursday, October 25, 2018
To: Impact Fee & Improvement Reimbursement Committee
From: Planning and Zoning Department

ACTION ITEM

Request:

Review, Discussion and Action on the Annual Financial Report, Impact Fee Program, and implementation of the Capital Improvement Plan.

Time Estimate:

Approximately ten (10) minutes.

Background:

The 2018 financial report is attached for your review. Following the Committee review, staff will prepare the Annual Impact Fee Report to the City Council, including an updated financial report.

The report indicates expenditures which took place this past calendar year. Some expenditures of note include the Fire Station Review Study (~\$400,000), the North College Road Extension Engineering Plans (~\$300,000), and additional trail extensions / enhancements along The Preserve trail section (~\$180,000).

The FY 2019 Budget included ~\$900,000 for the construction of the North College Road Extension. The contracted price recently awarded amounts to ~\$770,000.

In addition to the Finance Report, the Annual Impact Fee Report to the City Council shall include other recommendations from the Committee:

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

The current Capital Improvement Plans have been operating well for the past 4 years, with minimal negative feedback received by staff.

Approval Process:

A motion, and simple majority vote will satisfy the requirement for recommendations to City Council.

Budget Impact:

N/A

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

The Committee is tasked with discussing and making a recommendation to the City Council on this years Annual Impact Fee Report. Specifically mentioning perceived inequities in implementation or imposition of the Impact Fees.

Attachments:

1. Revenue & Expenditure Update-9-30-18

City of Twin Falls
Summary of Impact Fee Activity

10/10/2018

(unaudited)

9/30/2018

	<u>Total</u>	<u>17-18</u>	<u>Totals</u>	
Residential Impact Fees-Police	\$ 320,214	\$ 109,554	\$ 429,767	
Non-resid. Impact Fees-Police	\$ 360,646	\$ 95,193	\$ 455,839	
Revenue Subtotal-Police	\$ 680,860	\$ 204,746	\$ 885,606	
Dispatch Consoles - Expenditures	\$ (26,981)	\$ (67,679)	\$ (94,660)	\$ (2,125) Dispatch furniture circuits (65,554) Consoles; accostic panels
Net Revenue-Police	\$ 653,879	\$ 137,067	\$ 790,946	
Residential Impact Fees-Fire	\$ 806,071	\$ 243,403	\$ 1,049,474	
Non-resid. Impact Fees-Fire	\$ 885,900	\$ 211,464	\$ 1,097,364	
Revenue Subtotal-Fire	\$ 1,691,971	\$ 454,866	\$ 2,146,838	
Future Fire Station Review - Expenditures	\$ -	\$ (400,032)	\$ (400,032)	\$ (132,104) Dispatch
Net Revenue-Fire	\$ 1,691,971	\$ 54,835	\$ 1,746,806	
Residential Impact Fees-Streets	\$ 518,817	\$ 170,587	\$ 689,404	
Non-resid. Impact Fees-Streets	\$ 1,420,132	\$ 457,977	\$ 1,878,109	
Revenue Subtotal-Streets	\$ 1,938,949	\$ 628,564	\$ 2,567,513	
Street - North College Rd. Extension	\$ -	\$ (300,000)	\$ (300,000)	
Street light project - Expenditures	\$ (410,742)	\$ -	\$ (410,742)	\$ (270,704) N. College Rd Ext.
Net Revenue-Streets	\$ 1,528,207	\$ 328,564	\$ 1,856,771	
Residential Impact Fees-Parks	\$ 881,675	\$ 234,431	\$ 1,116,106	
Transfer from the CI Fund	\$ 560,000	\$ (560,000)	\$ -	
Revenue Subtotal-Parks	\$ 1,441,675	\$ (325,569)	\$ 1,116,106	
Parks - Equipment storage bldg	\$ (168,366)	\$ -	\$ (168,366)	
Parks - Trails	\$ (724,032)	\$ (181,588)	\$ (905,620)	
	\$ 549,277	\$ (507,157)	\$ 42,120	
Net Revenue-Parks	\$ 549,277	\$ (507,157)	\$ 42,120	
FY 2018 budget includes: Streets - N. College Rd Extension - \$300,000				
Interest Income-Adj for Unrealized Gain or Loss	\$ 202,094	\$ 98,301	\$ 300,395	
TOTALS	\$ 4,625,429	\$ 111,609	\$ 4,737,039	



Date: Thursday, October 25, 2018
To: Impact Fee & Improvement Reimbursement Committee
From: Planning and Zoning Department

ACTION ITEM

Request:

Review and action on recommendation to City Council on the automatic Impact Fee increase scheduled January 1, 2019.

Time Estimate:

Approximately five (5) minutes.

Background:

Current fee rates are listed on the attached file. These rates went into effect April 1, 2018.

Per City Code 10-18-12, on January 1 of each year the amount of the impact fee shall automatically increase to account for inflation increases in the cost of providing police, fire, parks and recreation, and street public facilities to serve new development.

The amount to be adjusted will be based on the municipal cost index (MCI) as published by the American Cities and Counties Magazine.

According to the latest numbers, September 2018, the MCI is currently at a 3.236% increase over last year. As prices of construction and materials increase, it is prudent to stay in line with actual costs of projects listed on the Capital Improvement Program.

Approval Process:

A motion, and simple majority vote will satisfy the requirement for recommendations to City Council.

Budget Impact:

Allowing the automatic increase to occur will increase the Impact Fee amounts. However, it is not a direct correlation to the current fee amount, the value of the projects are modified to reflect current construction/material costs and the fee is then generated from those prices.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

The Committee is tasked with discussing the information, and recommending a course of action to the City Council.

The following options are some of those available to the Committee:

1. Recommend allowing the increase to occur on January 1,
2. Recommend allowing the increase to occur on a specific future date,
3. Recommend waiving the inflation adjustment for the next fiscal year.

This decision is a recommendation only, and will be forwarded to the City Council for final decision.

Attachments:

1. Impact Fee Rates effective April 1, 2018

Impact Fee Rates effective April 1, 2018.

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



Date: Thursday, October 25, 2018
To: Impact Fee & Improvement Reimbursement Committee
From: Planning and Zoning Department

ACTION ITEM

Request:

Discussion and Action on recommending review and update of the Capital Improvement Plans.

Time Estimate:

Approximately five (5) minutes.

Background:

Per State Statute, the Capital Improvement Plan shall be reviewed at least once every 5 years. As we look forward to this next year, the current iteration will be reaching that 5 year mark and will need to be updated.

As this update process can be intensive and time consuming, staff wishes to be underway in January 2019. In order to proceed Staff recommends the Committee discuss and forward a recommendation to begin the Capital Improvement Plan update process.

Approval Process:

A motion, and simple majority vote will satisfy the requirement for recommendations to City Council.

Budget Impact:

N/A

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Staff suggests the Committee recommend initiating the process to update the Capital Improvement Plan, as required by State Statute.

Attachments:

None



Date: Thursday, October 25, 2018
To: Impact Fee & Improvement Reimbursement Committee
From: Gerald Martens

ACTION ITEM

Request:

Broadmoor Subdivision Reimbursement Request

Time Estimate:

Staff estimates 5-10 minutes to explain the application.

Background:

Broadmoor Subdivision has constructed improvements that are eligible for payback. A payback ordinance is in place that allows for this to happen. If the commission accepts the payback as presented, the City will enter the payback into the City GIS database and will require it to be fulfilled before executing any more approvals.

Approval Process:

The Commission can accept the application as presented, deny the application or accept with changes. A majority vote is required for execution

Budget Impact:

There is no budgetary impact to the City of Twin Falls. If the commission approves there is a requirement that the beneficiary repay the original developer to the tune of \$184,302.73 for improvements completed.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Staff has verified the boundary of the Payback and agrees with the applicant on the boundary. The payback was reviewed by a third party firm who verified the amounts and that the application meets the rules of the ordinance and resolutions. (letter included)

Attachments:

1. Broadmore Reimbursement Application



RECEIVED

SEP 28 2018

CITY OF TWIN FALLS
ENGINEERING DEPT.

To: Mr. Troy Vitek, P.E.

From: Gerald Martens, P.E.

Date: June 7, 2018

RE: Payback Request For Broadmoor Subdivision – Pressurized Irrigation & Storm Drainage

Please accept this transmittal as formal request to be considered as an initial developer for the Broadmoor Subdivision for the lots located north of Ridgeway Road and eligible for reimbursement for construction costs. At my expense an extension of pressurized irrigation main line has been installed to connect to the Riverhawk Pressurized Irrigation Pump Station running parallel to North College Road. Additionally, I have constructed the storm water retention basin within the park area of the City and completed seeding and other improvements for this area according to the requirements of City Code. Therefore, in accordance with Resolution No. 2017-13 I hereby request that I be identified as the initial developer and be reimbursed according to City Code provisions.

Pressurized Irrigation Improvements

Connection to Existing Station @ \$800.00 Lump Sum	\$800.00
1,700 LF of 10" PVC P.I. Main Line @ \$18.00/LF	\$30,600.00
182 LF of 6" PVC P.I. Main Line @ \$13.75/LF	\$2,502.50
220 CY of ¾" Gravel for Backfill @ \$28.00/CY	\$6,160.00
525 SY of Asphalt Patch Back & Repair @ \$36.50/SY	\$19,162.50
(2) 10" Gate Valves @ \$1,200.00 Each	\$2,400.00
(3) 10" 90° Elbows @ \$500.00 Each	\$1,500.00
(1) 10"x6"x6" Tee @ \$1,500.00 Each	\$1,500.00
Traffic Control @ \$1,000.00 Lump Sum	\$1,000.00

Storm Drainage Improvements at Park Area

Retention Basin @ \$45,000.00 Lump Sum	\$45,000.00
(40) Tree Plantings @ \$250.00/Tree	\$10,000.00
Irrigation & Hydro Seed at Park (Playground Area)	\$35,145.56
Irrigation & Hydro Seed at Park (Retention Pond Area)	\$28,532.17

Total Improvement Costs Identified Above **\$184,302.73**

This work involved installation of the pressurized irrigation main line, asphalt patch back and repair, as well as traffic control. A full compensation for the eligible reimbursement amount plus 15% to address the costs of engineering, management, interest, and inspection is requested for these improvements.

621 North College Rd., Suite 100 • Twin Falls, Idaho 83301 • [208] 734-4888 • Fax [208] 734-6049
3501 W. Elder St., Suite 100 • Boise, Idaho 83705 • [208] 386-9170 • Fax [208] 386-9076

IN THE FIELDS OF:
PLANNING • SURVEYING • HIGHWAYS • WATER • SEWAGE • STRUCTURAL • SUBDIVISIONS • BRIDGES • ENVIRONMENTAL • QUALITY CONTROL • CONSTRUCTION MGMT.

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

9/11/2018

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

Dear Mr. Vitek,

Mr. Gerald Martens retained my services to conduct a third-party review of the submitted Improvement Reimbursement Application for the northern portion of Broadmoor Subdivision. After a thorough review it is my opinion that the application was completed professionally and the items, quantities, and associated costs successfully meet the intent of the City of Twin Falls adopted Ordinance #2974 and Resolution 1816.

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

Kind regards,

Hailey G. Barnes, P.E.



Attachments: Broadmoor Subdivision Payback Request Package

Cc: Gerald Martens, P.E.; David Thibault, P.E.

Broadmoor Subdivision (Northern Portion) 131 Lots

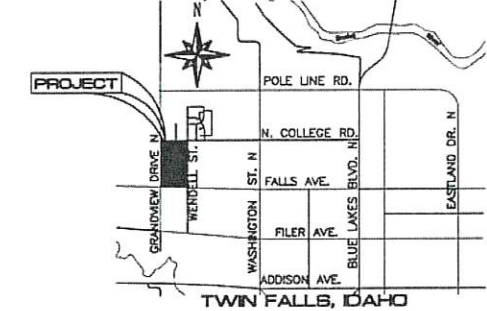
BROADMOOR SUBDIVISION

A SUBDIVISION OF
Lots 61 Thru 65, Lot 40 and A Portion of Lots 41 and 42 of
"ORCHALARA SUBDIVISION"
LOCATED IN A PORTION OF
SW 4 OF SECTION 5 &
NW 4 OF SECTION 8
TOWNSHIP 10 SOUTH,
RANGE 17 EAST, B.M.,
TWIN FALLS COUNTY, IDAHO
2015



0 100 200 400
SCALE IN FEET

Vicinity Map



Legend

SUBDIVISION BOUNDARY LINE	—
SECTION LINE	— — —
EASEMENT LINE	- - - - -
ADJACENT PROPERTY LINE	— · — · —
CENTERLINE OF STREET	— · — · — · —
LOT LINE	— · — · — · — · —
CALCULATED POINT (NOT SET)	△
FOUND BRASS CAP	⊙
FOUND 5/8" REBAR, LS 8077	○
SET 5/8" x 24" REBAR & CAP - LS 10110	●
TO BE SET 1/2" x 24" REBAR & CAP - LS 10110	•
TO BE SET 5/8" x 24" REBAR & CAP - LS 10110	●

Notes:

1. A 15 FOOT WIDE UTILITY EASEMENT EXISTS ADJACENT TO ALL FRONT LOT LINES AND ADJACENT TO STREET FRONTAGES.
2. ALL TRAFFIC ACCESS ON LOTS ADJACENT TO COLLECTOR OR ARTERIAL ROADS WILL BE PROVIDED FROM INTERIOR RESIDENTIAL STREETS INCLUDING RIDGEWAY DRIVE EXCEPT FOR COMBINED ACCESS ON LOTS 6, 7, 9, 11, 13 AND 16 OF BLOCK 6.

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, REHS

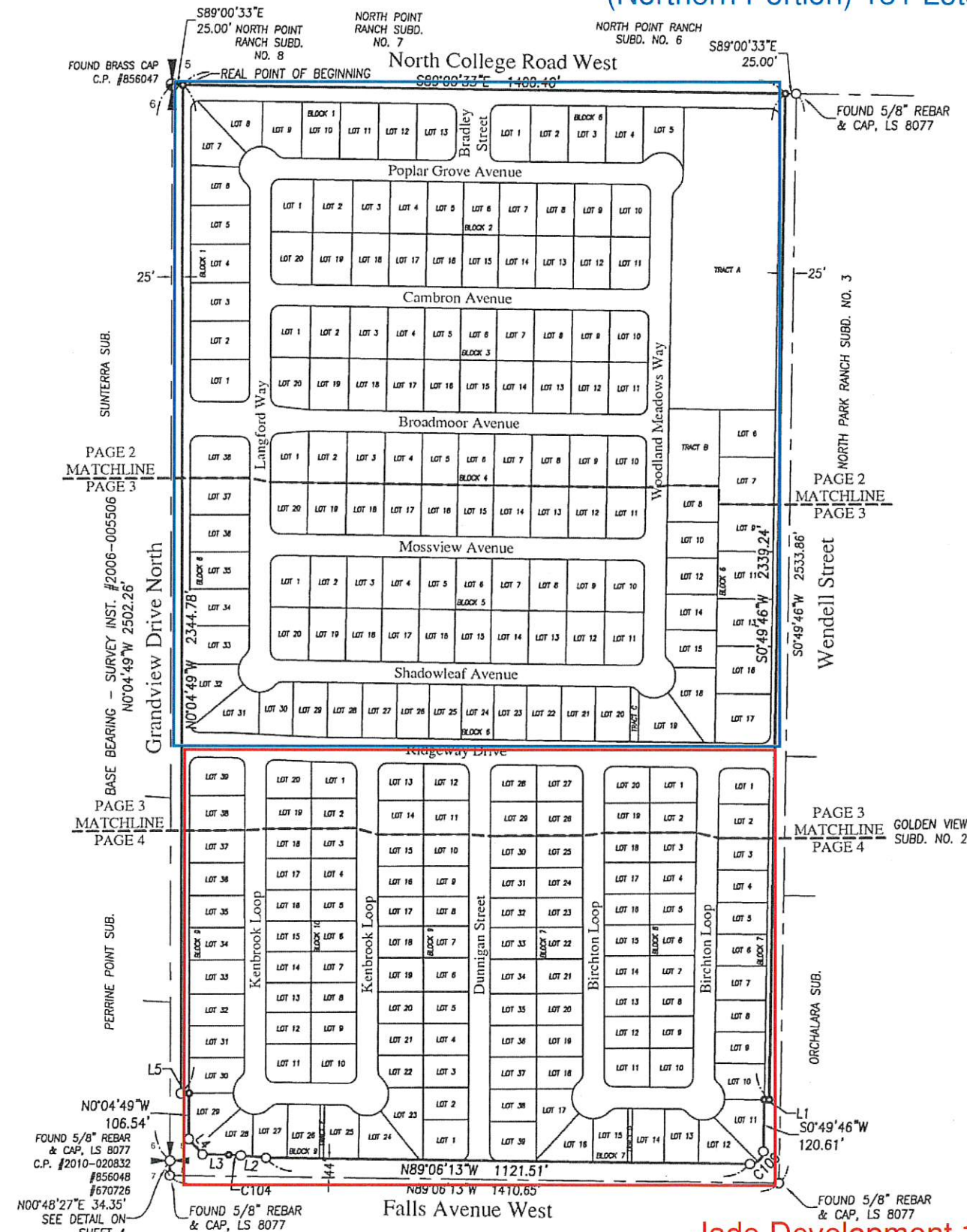
DATE: _____

Tracts Owned & Maintained By:

- TRACT A - CITY OF TWIN FALLS
- TRACT B - HOMEOWNERS ASSOCIATION
- TRACT C - CITY OF TWIN FALLS
- TRACT D - CITY OF TWIN FALLS
- TRACT E - CITY OF TWIN FALLS



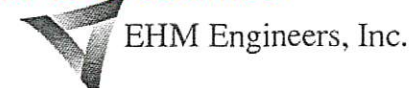
V 008-07 FP
SHEET 1 OF 7



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.

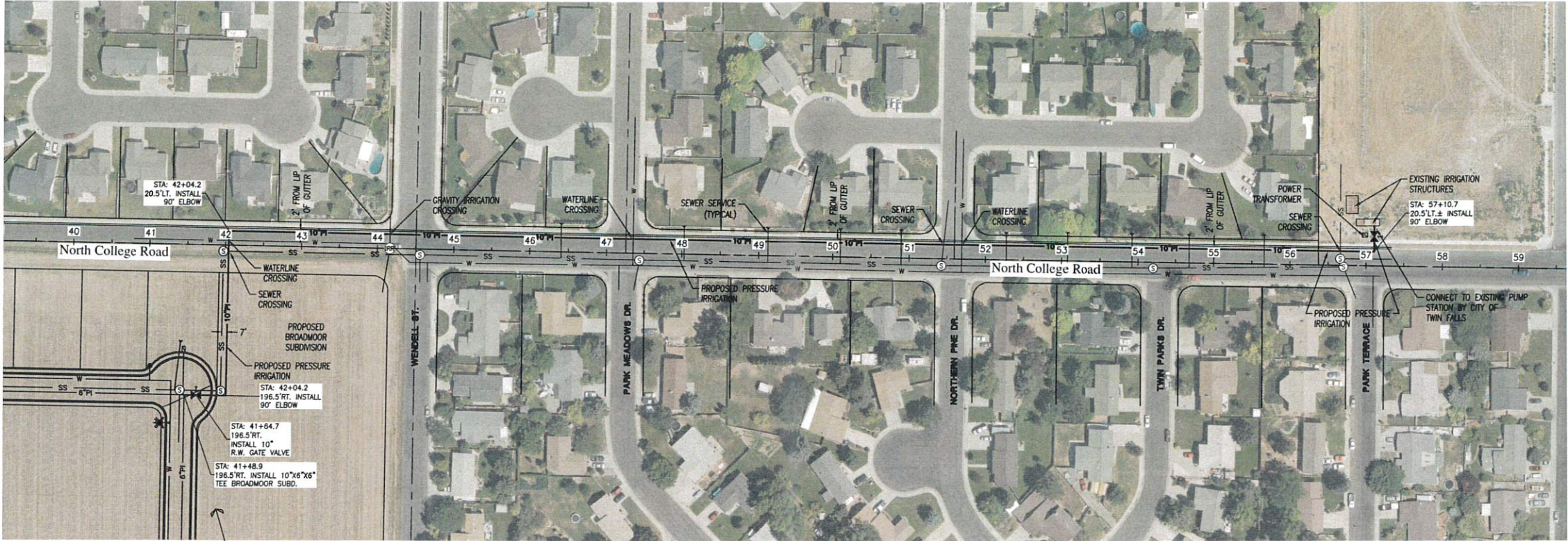
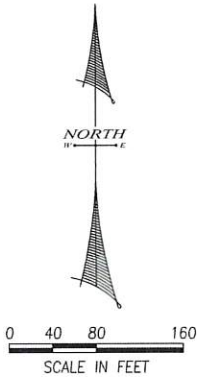
**Jade Development 118 Lots in
The Falls at Broadmoor**



EHM Engineers, Inc.

10" Pressurized Irrigation Main Extension to Existing Pumping Station along North College Rd. ~ 1,700 Lineal Feet of 10" Dia. PVC Pipe.

- (3) 90-Degree Elbows
- (2) 10" Gate Valves
- (1) 10"x6"x6" Tee
- Roadway Cut and Patchback
- 220 CY of 3/4" Gravel for Backfill
- 525 SY of Asphalt Patchback
- Traffic Control Required



SEE BROADMOOR SUBDIVISION PLANS FOR DISTRIBUTION SYSTEM WITHIN THE SUBDIVISION.

NOTES:
ALL PIPE INSTALLATION SHALL BE PERFORMED USING CITY OF TWIN FALLS STANDARD DRAWING T-1.

PROPOSED OFFSITE PRESSURE IRRIGATION PLAN
for
BROADMOOR SUBDIVISION

REVISIONS
Δ -
Δ -
Δ -
Δ -
Δ -
Δ -

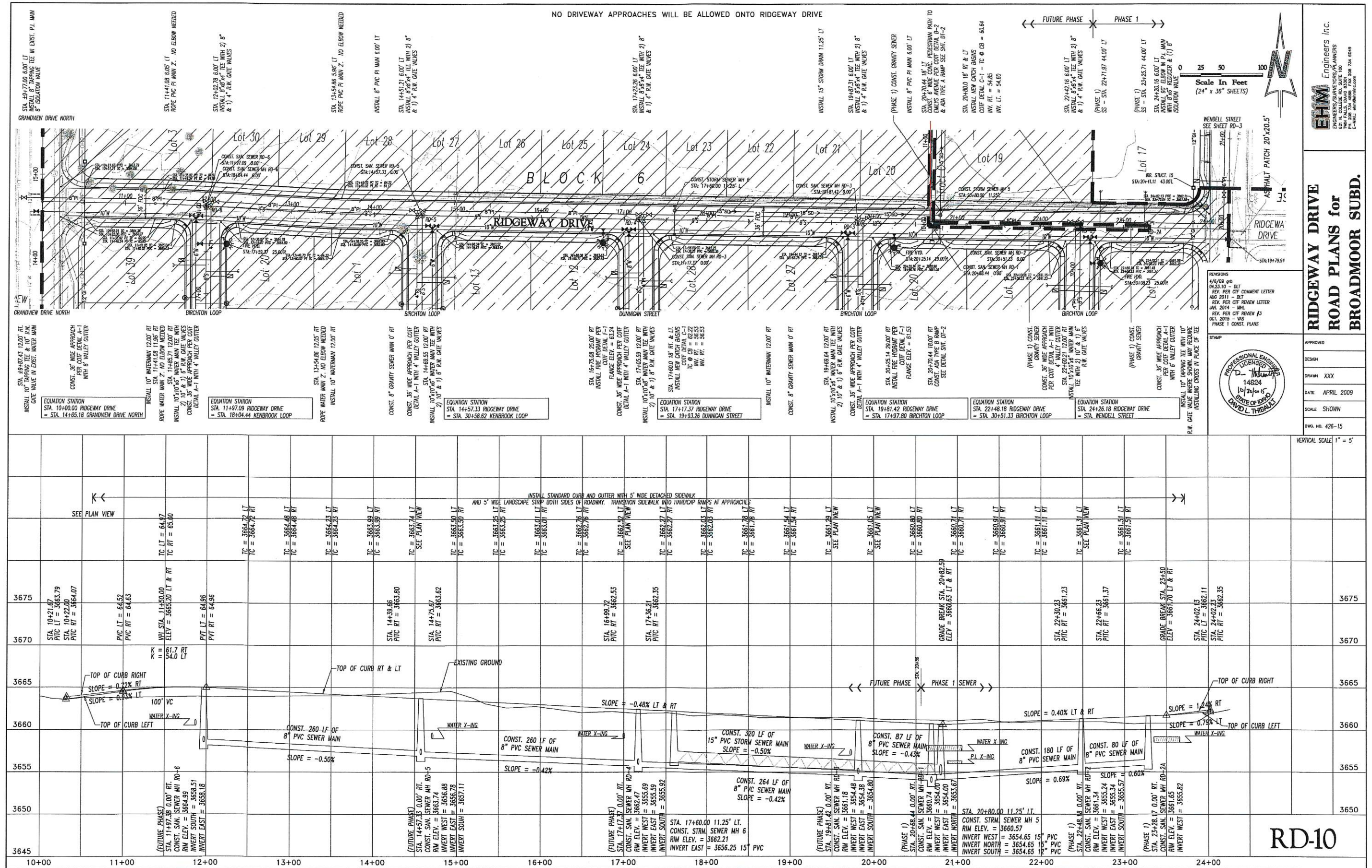
DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ENGINEER OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

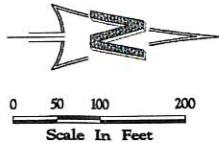
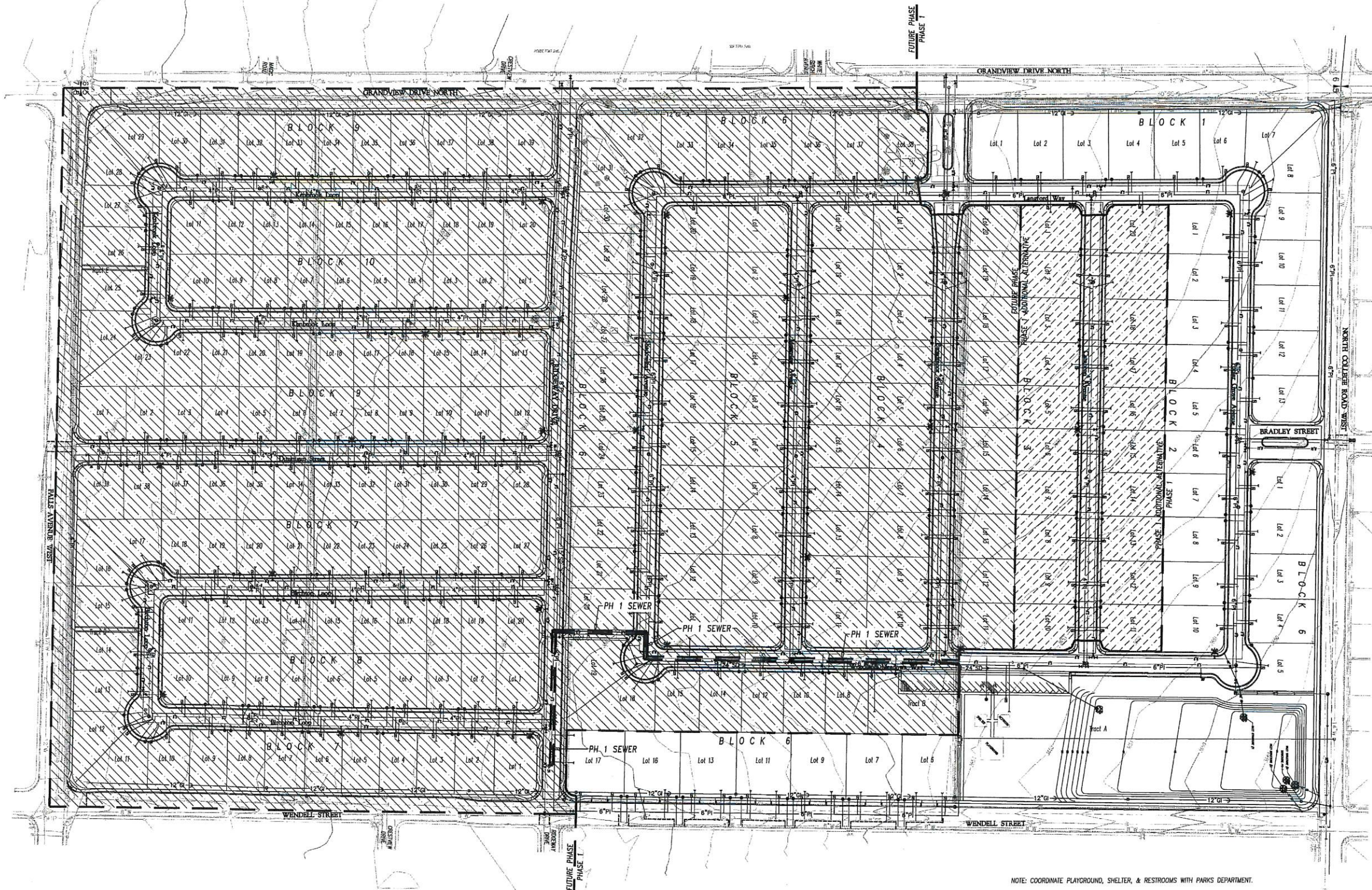
STAMP

APPROVED	DLT
DESIGN	DLT
DRAWN	DJS
DATE	2/1/2016
SCALE	AS SHOWN
C 426-15 N COLL PI	

SHEET
C 5.01 PI

6" Pressurized Irrigation Extension
to Jade Development ~ 182 Lineal
feet of 6" Dia. PVC Main





NOTE: COORDINATE PLAYGROUND, SHELTER, & RESTROOMS WITH PARKS DEPARTMENT.

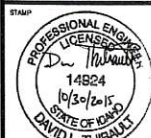
Tract A is a Retention Facility and Park Area. The retention basin services the entire Broadmoor Subdivision including both the North and South Portions. The area has been seeded and an irrigation sprinkler system meeting the City of Twin Falls requirements has been installed. Trees have been purchased to be planted around the perimeter of the park area.

EHM Engineers Inc.
ENGINEERS/SURVEYORS/PLANNERS
821 N. COLLEGE RD. SUITE 100
TWIN FALLS, IDAHO 83301
PH. 208 734 4888 FAX 208 734 6049
E-MAIL: ehm@ehminc.com

MASTER UTILITY PLAN for BROADMOOR SUBDIVISION

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

REVISIONS:
REV. - DLT - AUG 2011
CITY REVIEW LETTER
JAN. 2014 - MHL
REV. PER CITY REVIEW #3
OCT. 2015 - WAS
PHASE 1 CONST. PLANS



APPROVED	
DESIGN	
DRAWN	R. WATSON
DATE	MAY 2007
SCALE	SHOWN
CAD FILE	C-426-15CONSTPLANS
JOB NO.	426-15

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