



NOTICE OF AGENDA
TWIN FALLS CITY PLANNING & ZONING COMMISSION
MAY 12, 2015 6:00 PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Nikki Boyd Jason Derricott Tom Frank Kevin Grey Gerardo "Tato" Muñoz Christopher Reid Jolinda Tatum
Chairman Vice-Chairman

AREA OF IMPACT:

Ryan Higley Steve Woods

City Council Liaison

Rebecca Mills Sojka

I. CALL MEETING TO ORDER:

1. Confirmation of quorum
2. Introduction of staff

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): [April 28, 2015 PH](#) and [May 6, 2015 WS](#)
2. Approval of Findings of Fact and Conclusions of Law:
 - Eagle Financial-Plan Therapy (SUP 04-28-15)

III. ITEMS OF CONSIDERATION:

1. Consideration of a [Recommendation](#) to the City Council regarding a proposed Amendment to Urban Renewal Plan #4 that creates Revenue Allocation Area #4-4. [c/o Melinda Anderson/Economic Development Director for the City of Twin Falls.](#) (app 2725)

IV. PUBLIC HEARINGS:

1. Request for a [Special Use Permit](#) to construct a 2800 sq. ft. detached accessory building on property located at 983 Kenyon Road within the Area of Impact. [c/o Calvin R. Lamborn](#) (app. 2723)

V. GENERAL PUBLIC INPUT:

VI. ITEMS FROM THE ZONING DEVELOPMENT MANAGER AND/OR THE PLANNING & ZONING COMMISSION:

VII. UPCOMING PUBLIC MEETINGS: (held at the City Council Chamber unless otherwise posted)

1. Public Hearing- [Wednesday, May 27, 2015](#)
2. Work Session- [June 3, 2015](#)

VIII. ADJOURN MEETING:

Si desea esta información en español, llame Leila Sanchez al (208) 735-7287

Any person(s) needing special accommodations to participate in the above noticed meeting should contact Lisa A. Strickland at (208) 735-7267 at least two (2) working days before the meeting.

CITY OF TWIN FALLS
PLANNING & ZONING COMMISSION
Public Hearing Procedures for Zoning Requests

1. Prior to opening the public meeting, the Chairman shall review the public hearing procedures, confirm a quorum is present and introduce staff present.
2. Individuals wishing to testify or speak before the Commission shall wait to be recognized by the Chairman, approach the microphone/podium, state their name and address, then commence with their comments. Following their statements, they shall write their name and address on the Sign-In record sheet(s) located on a separate table near the entrance of the chambers. The administrative assistant shall make an audio recording of each public meeting.
3. **The Applicant, or the spokesperson for the Applicant, shall make a presentation** on the application/request. No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing – WHICH IS A MINIMUM OF 15 DAYS PRIOR TO PUBLIC HEARING. **The applicant's 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.**

The Applicant is limited to 15 minutes, unless a written request for additional time is received and granted by the Chairman prior to commencement of the public meeting.

4. Upon completion of the applicant's presentation City Staff will present a staff report which shall summarize the application/request, history of the property, if any, staff analysis of the request and any recommendations.
 - **The Commission may ask questions of staff or the applicant pertaining to the request at this time.**
5. The public will then be given the opportunity to provide public testimony/input/comments regarding the request.
 - **The Chairman may limit public testimony to no more than two (2) minutes per person.**
 - **Five (5) or more individuals, having received personal public notice of the application under consideration, may select a spokesperson by written petition. The spokesperson shall be limited to 15 minutes.**
 - **No written comments, including e-mail, received after 12:00 o'clock noon on the date of the hearing will be accepted for consideration by the hearing body. Written comments, including e-mail, received by 12:00 o'clock noon or before the date of the hearing shall be either read into the record or displayed on the overhead projector either during or upon the completion of public comment.**
 - **Following the Public Testimony, the applicant is permitted a maximum five (5) minutes rebuttal to respond to Public Testimony.**
6. Following the Public Testimony and Applicant's response, the Public Input portion of the public hearing shall be closed-**No further public testimony is permitted.** Commission Members, as recognized by the Chairman, shall be allowed to request clarification of any public testimony received of the Applicant, Staff or any person who has testified. The Chairman may again establish time limits.
7. The Chairman shall then close the Public Hearing. The 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 Chairman.



Date: TUESDAY, MAY 12, 2015
To: Planning & Zoning Commission
From: Melinda Anderson, Economic Development / URA

AGENDA ITEM III-1

Request: Consideration of a [Recommendation](#) to the City Council regarding a proposed Amendment to Urban Renewal Plan #4 that creates Revenue Allocation Area #4-4. c/o Melinda Anderson for the Urban Renewal Agency. (app 2725)

Background:

Applicant: Urban Renewal Agency for the City of Twin Falls PO. Box 1907 Twin Falls, Idaho 83303-1907 Melinda Anderson, URA	Status: governing body	Size: 90 (+/-) acres
	Zoning: M-2, Heavy Manufacturing	Requested Zoning: N/A
	Comprehensive Plan: Industrial	Lot Count: N/A
	Existing Land Use: M-2	Proposed Land Use: Industrial Business Park
	Applicable Regulations: 10-1-4, 10-1-5, Idaho State Statutes 50-2008(b), 50-2904, 50-2905	
Zoning Designation & Surrounding Land Use(s)	North: M-2; EIRR, Chobani; industrial uses	East: County; Champlin Road a/k/a 3300 East Road, agricultural land
	South: M-2 Aol;	West: M-2; Jayco Subdivision – industrial uses

History:

On April 28, 2015, the Urban Renewal Agency of Twin Falls held a meeting and voted to approve the attached Urban Renewal Plan creating a Revenue Allocation Area 4-4 within Urban Renewal Area #4.

Budget Impact:

Approval of this request will impact the City budget. Creating the revenue allocation area will establish a tax increment financing district on this property. That means that there will be a base land value established for the property. The City, and other taxing jurisdictions, will continue to collect taxes from the property based on the established base value. However, as development occurs on the property the taxable value of the land will go up. That increase in taxable value is called the increment. The Urban Renewal Agency will collect property taxes on the increment. So the other taxing jurisdictions will forfeit those taxes for the term of the plan (20 years). The money collected by the Urban Renewal Agency will then be spent for public improvement projects within the Plan Area. These taxes and the improvements funded by them are used by the Agency to encourage development in the Area. While the City and other jurisdictions do forfeit some tax collections for a time, the justification for doing so is that the development would not have occurred without the financial assistance from the Agency in the first place. So, there is an impact on the City budget.

However, the Planning & Zoning Commission's role in this process is to evaluate the project based on its conformance with long range planning documents of the City, and not the budgetary implications of the plan amendment.

Background:

After review and recommendation from the Planning & Zoning Commission this request will be heard by the City Council. Approval of this request will allow the Urban Renewal Agency to amend Urban Renewal Area #4 by adding Revenue Allocation Area #4-4. This will allow the Urban Renewal Agency to allocate a portion of property taxes levied within the Plan area to go towards financing of needed public improvements. Specifically, this amendment will allow funds to be allocated to improve public infrastructure needed to serve the Area, including the construction of water lines, improvement of wastewater collection lines, wastewater pretreatment and treatment, site access, natural gas, and power. A complete list of expenditures can be found on Table 7 in the attached Plan.

Idaho State Statute 50-2008(b) states the following:

50-2008(b): An urban renewal agency may itself prepare or cause to be prepared an urban renewal plan, or any person or agency, public or private, may submit such a plan to an urban renewal agency. Prior to its approval of an urban renewal project, the local governing body shall submit such plan to the planning commission of the municipality, if any, for review and recommendations as to its conformity with the general plan for the development of the municipality as a whole. The planning commission shall submit its written recommendations with respect to the proposed urban renewal plan to the local governing body within thirty (30) days after receipt of the plan for review. Upon receipt of the recommendations of the planning commission, or if no recommendations are received within said 30 days, then without such recommendations, the local governing body may proceed with the hearing on the proposed urban renewal project prescribed by subsection (c) hereof.

The Planning and Zoning Commission is to review this project based on its conformance with the general plan for the City. The City's Comprehensive Plan map designates this area as appropriate for industrial development. Industrial land uses include warehousing, food processing, general manufacturing, and industrial business parks. The types of land uses are also appropriate along highway corridors and railroad lines. This property is located adjacent to 3300 Road East and the railroad. The current zoning on and around the property is M-2. Therefore, the attached Plan is appropriate for the property and does conform to the City's Comprehensive Plan as well as to existing zoning standards on the property.

Conclusion:

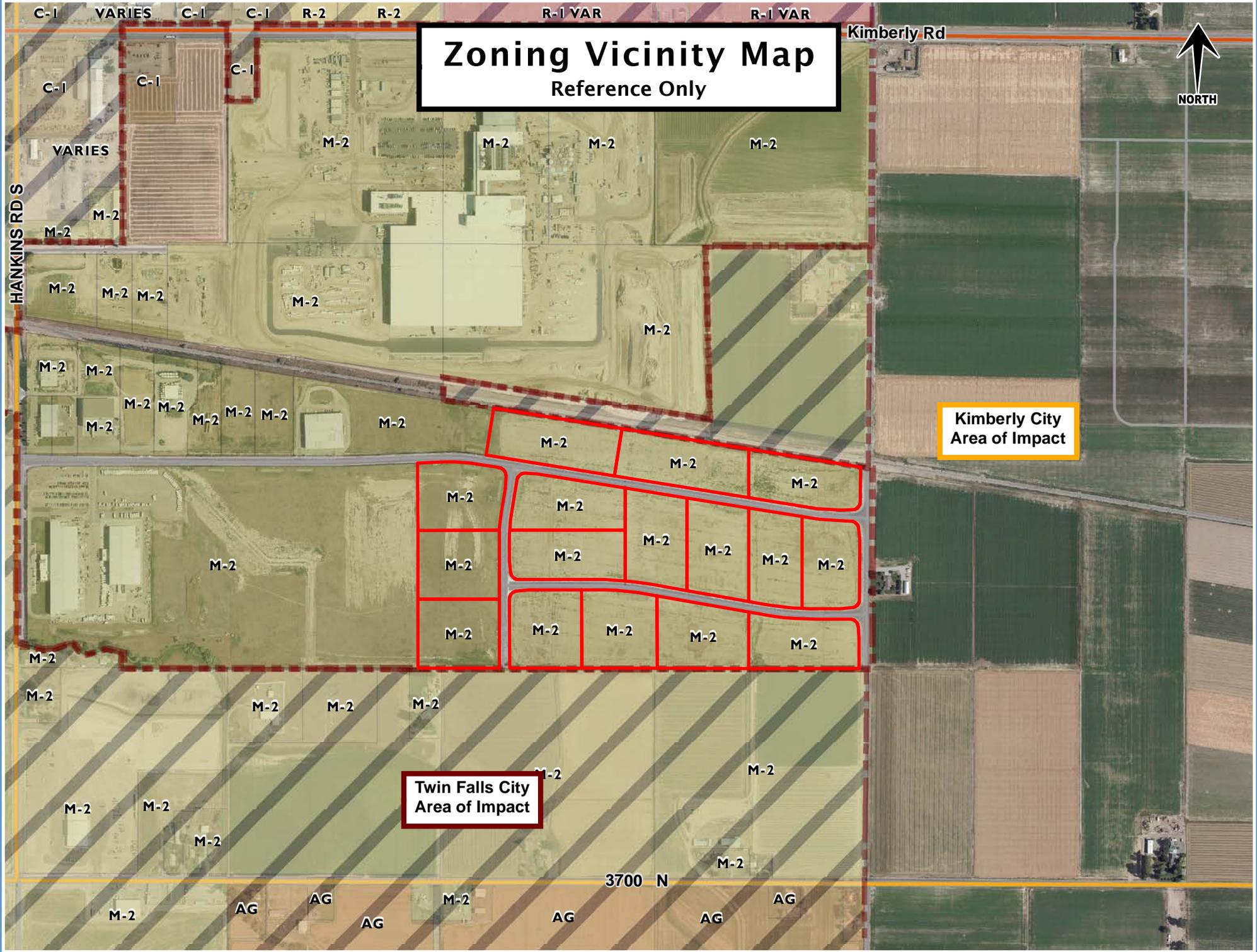
As the proposed use of this area is in conformance with the City's Comprehensive Plan and applicable zoning regulations, staff recommends that the Commission recommend approval of request to adopt the attached Urban Renewal Plan for Revenue Allocation Area #4-4.

Attachments:

1. Location Maps
2. Urban Renewal Plan for Revenue Allocation Area #4-4
3. Resolution of URA Approving the Plan and Recommending Approval
4. Findings of Fact

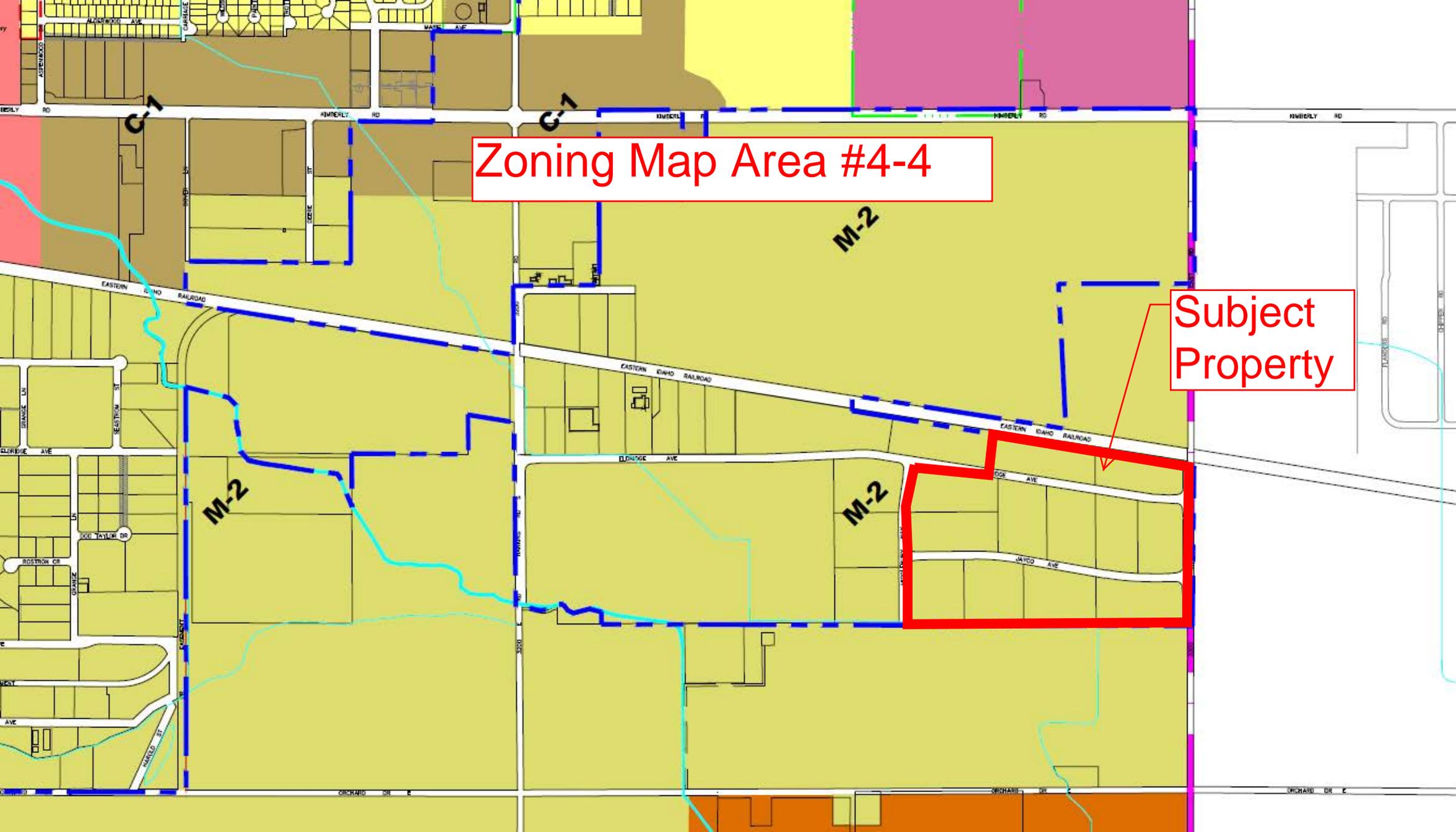
Zoning Vicinity Map

Reference Only

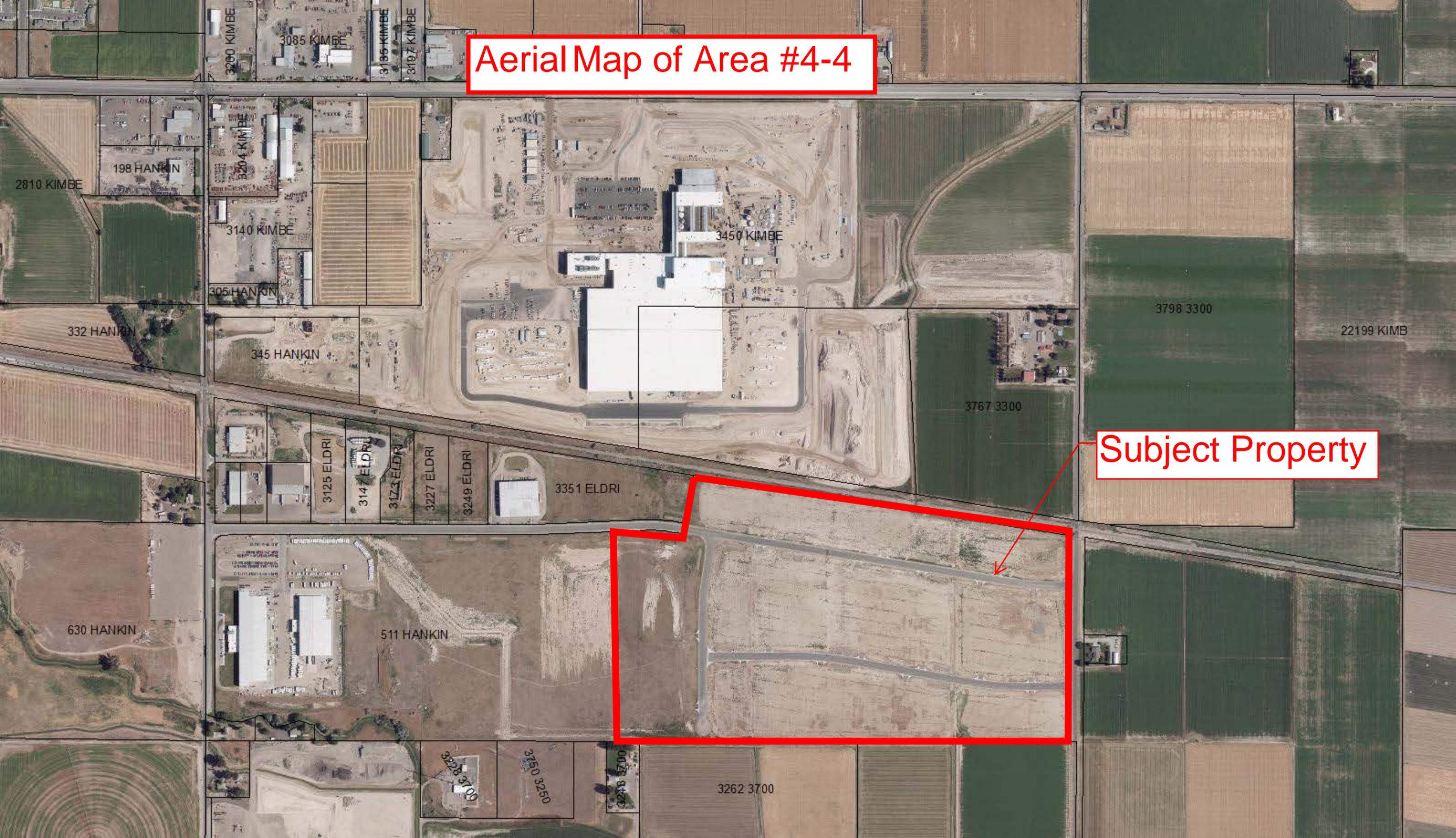


Zoning Map Area #4-4

Subject Property



Aerial Map of Area #4-4



Subject Property

URBAN RENEWAL PLAN FOR REVENUE ALLOCATION AREA #4-4

INTRODUCTION

On June 30, 1997, the Twin Falls City Council enacted its Resolution No. 1603, which created Urban Renewal Area #4, pursuant to the provisions of Idaho Code §50-2005. On October 7, 2002, the City Council of the City of Twin Falls, by Resolution No. 1692 approved expanding Urban Renewal Plan #4 to include the property that is the subject of this plan. Within this Urban Renewal Area #4, the Urban Renewal Agency for the City of Twin Falls, and the Twin Falls City Council, have previously approved plans with revenue allocation financing, known as Revenue Allocation Area #4-1 and Revenue Allocation Area #4-2. On November 3, 2011 the Urban Renewal Agency approved Resolution 2011-1 to create Revenue Allocation Area 4-3. The Urban Renewal Agency now proposes to establish a new urban renewal plan located within Urban Renewal Area #4 with revenue allocation financing provisions, to be known as Revenue Allocation Area #4-4.

LOCATION

Revenue Allocation Area #4-4 consists of approximately ninety (90) acres and is generally located south of Kimberly Road (3800 North or Highway 30), west of 3300 East, and south of the railroad right of way, as shown on the attached map, and is legally described as follows:

Commencing at the Northeast corner of Lot 4, Block 2, of "Jayco Subdivision" and being the REAL POINT OF BEGINNING.

Thence South $00^{\circ}30'21''$ West 1253.98 feet to the Southeast corner of Lot 4, Block 4, of "Jayco Subdivision."

Thence North $89^{\circ}51'36''$ West 2600.23 feet along the South boundary of "Jayco Subdivision."

Thence North $89^{\circ}49'03''$ West 148.93 feet along the South boundary of "Jayco Subdivision" to the Southwest corner of Lot 4, Block 1.

Thence North $00^{\circ}00'00''$ East 1277.50 feet along the East boundary of Lot 1, Block 1, to the Northeast corner thereof.

Thence North $87^{\circ}49'49''$ East 168.24 feet along the North boundary of Lot 2, Block 1.

Thence along the North boundary of lot 2, Block 1, on an arc of 193.12 feet of a curve to the right with a radius of 968.00 feet, a central angle of $11^{\circ}25'50''$ and a chord of 192.80 feet that bears S $86^{\circ}27'16''$ E.

Thence South $80^{\circ}44'21''$ East 55.74 feet along the North boundary of Lot 2, Block 1.

Thence North $09^{\circ}15'39''$ East 64.00 feet to the Southwest corner of Lot 2, Block 2, of said subdivision.

Thence North 09°15'39" East 297.66 feet along the Westerly boundary of said Lot 2, Block 2 to the Northwest corner thereof.

Thence South 80°44'21" East 2316.66 feet along the North boundary of "Jayco Subdivision," to the REAL POINT OF BEGINNING.

Containing approximately 89.44 acres. See attached map as Exhibit A.

PURPOSE

The purpose of the Plan is to acquire real property within the revenue allocation area, to prepare the land for industrial development, to improve public infrastructure needed to serve the project, including the construction of water lines, improvement of wastewater collection lines, wastewater pretreatment and treatment, natural gas and power, and road/railway crossing improvements. The property will be transferred, for industrial development with any applicable deed restrictions, and the said public improvements will be made to encourage maximum capital investment in the revenue allocation area, to encourage maximum job growth, long-term growth of the tax base, and such other matters that best serve the public interest and the purposes of the Urban Renewal Law and the Local Economic Development Act.

ASSESSED VALUATIONS

The base assessment roll of the proposed Revenue Allocation Area #4-4 is \$4,153,968 The base assessment roll of all revenue allocation areas is \$106,232,932. The current assessed valuation of all taxable property within the City is \$2,282,743,583. The base assessment rolls of all revenue allocation areas within the City, including Revenue Allocation Area #4-4, is less than ten percent (10%) of the current assessed valuation of all taxable property within the City.

PUBLIC WORKS OR IMPROVEMENTS

- Construction of pretreatment facilities and an expanded lift station. The pretreatment facility will address wastewater characteristics prior to entry into the City's collection system which will extend the life of the sewer collection piping.
- Construction of a 5-million gallon water tank to be located on the west side of Hankins Road ½ block north of Kimberly Road.
- Preparation of the site for development, including but not limited to relocation of irrigation works, site leveling, and improvement of public access to the site, water & sewer lines, etc.
- Improvements to 3200 Road East, 3300 Road East, and an improved rail signal crossing at 3300 Road East.
- Extension of water & sewer lines, electric power and natural gas infrastructure.
- Such other costs as are required to complete the project such as development, capacity, connection, and impact fees.

ECONOMIC FEASIBILITY STUDY

Clif Bar intends to build and operate a nutrition bar bakery in Twin Falls and expects to invest up to \$225,000,000 in both real and personal property. Based on a conservative assessed value of \$211,000,000 for both real and personal property, it is estimated that Clif Bar may pay up to \$61,561,736 in property taxes over the 20-year life of RAA 4-4.

On January 1, 2013, the values of the properties within the proposed Revenue Allocation Area #4-4 were assessed by the Twin Falls County Assessor at the values shown in **Table 1**.

Table 1

Value of the Properties within the Proposed Revenue Allocation Area 4-4					
Parcel No.	Market Values	Property Tax	Taxable Values		
	January 1,2013*	Exemption, 2014	January 1,2014	Full Tax Payment	
RPT28250010020	\$ 204,992	\$ 204,992	\$ -	\$ -	-
RPT28250010030	103,476	103,476	\$ -	\$ -	-
RPT28250010040	275,035	275,035	\$ -	\$ -	-
RPT28250020020	293,725	293,725	\$ -	\$ -	-
RPT28250020030	297,120	297,120	\$ -	\$ -	-
RPT28250020040	259,270	259,270	\$ -	\$ -	-
RPT28250030010	276,750	276,750	\$ -	\$ -	-
RPT28250030020	277,800	277,800	\$ -	\$ -	-
RPT28250030030	278,045	278,045	\$ -	\$ -	-
RPT28250030040	279,655	279,655	\$ -	\$ -	-
RPT28250030050	244,090	244,090	\$ -	\$ -	-
RPT28250030060	249,700	249,700	\$ -	\$ -	-
RPT28250040010	275,735	275,735	\$ -	\$ -	-
RPT28250040020	280,880	280,880	\$ -	\$ -	-
RPT28250040030	284,345	284,345	\$ -	\$ -	-
RPT28250040040	273,350	273,350	\$ -	\$ -	-
Combined	\$ 4,153,968	\$ 4,153,968	\$ -	\$ -	-

* Market Values were last reported for 2013. Currently the property is owned by the Urban Renewal Agency of Twin Falls, Idaho and is classified as exempt.

The Current Market Value for the Area of \$4,153,968 is the base tax value as of January 1, 2015 for the proposed Revenue Allocation Area. Each of the seven taxing jurisdictions will continue to receive their portion of the tax revenue from the base value.

Table 2 shows the current annual amount of tax revenue to each jurisdiction within the proposed Revenue Allocation Area #4-4.

Table 2

Current Revenue to Each Taxing District			
Taxing District	2014 Property Tax Levy Rate	January 1, 2014 Taxable Value	Current Property Tax Revenue*
Twin Falls County	0.004499616	\$ -	\$ -
City of Twin Falls	0.007664692	-	-
Twin Falls School Dist. #411	0.004786364	-	-
College of Souther Idaho	0.000955478	-	-
Twin Falls Highway Dist.	0.001194773	-	-
Twin Falls Ambulance Dist.	0.000202299	-	-
Twin Falls Abatement Dist.	0.000124412	-	-
Combined	0.019427634	\$ -	\$ -

* There is no current revenue as the property is exempt.

Table 3 shows the fiscal impact of the revenue allocation area, both until and after the bonds are paid, upon all taxing districts levying taxes upon property on the revenue allocation area. The table demonstrates that the Plan promotes the long-term growth of the tax base for the area.

Table 3

Estimated Property Tax Revenue from Expected New Assessed Value for Buildings and Reclassification of Land from Exempt to Taxable							
Taxing District	Twin Falls County	City of Twin Falls	School Dist. #411	College of South. Idaho	Twin Falls Highway Dist.	Twin Falls Ambulance Dist.	Twin Falls Abatement Dist.
2014 Levy Rate	0.004499616	0.007664692	0.004786364	0.000955478	0.001194773	0.000202299	0.000124412
<u>Year</u>							
2016	\$ 18,691	\$ 31,839	\$ 436,296	\$ 3,969	\$ 4,963	\$ 840	\$ 517
2017	18,691	31,839	431,414	3,969	4,963	840	517
2018	18,691	31,839	550,786	3,969	4,963	840	517
2019	18,691	31,839	533,842	3,969	4,963	840	517
2020	18,691	31,839	517,186	3,969	4,963	840	517
2021	18,691	31,839	498,088	3,969	4,963	840	517
2022	18,691	31,839	588,838	3,969	4,963	840	517
2023	18,691	31,839	685,762	3,969	4,963	840	517
2024	18,691	31,839	774,501	3,969	4,963	840	517
2025	18,691	31,839	747,362	3,969	4,963	840	517
2026	18,691	31,839	714,480	3,969	4,963	840	517
2027	18,691	31,839	797,475	3,969	4,963	840	517
2028	18,691	31,839	757,126	3,969	4,963	840	517
2029	18,691	31,839	718,644	3,969	4,963	840	517
2030	18,691	31,839	686,479	3,969	4,963	840	517
2031	18,691	31,839	667,095	3,969	4,963	840	517
2032	18,691	31,839	648,715	3,969	4,963	840	517
2033	18,691	31,839	631,628	3,969	4,963	840	517
2034	18,691	31,839	613,248	3,969	4,963	840	517
2035	18,691	31,839	590,274	3,969	4,963	840	517
Thereafter*	537,767	916,038	\$ 572,038	\$ 114,193	\$ 142,792	\$ 24,178	\$ 14,869

* Subject to further fluctuations in values.

The projects described in this document, to be completed in the proposed Revenue Allocation Area, will add new property tax value to the current base property tax values. The estimated value of both the new values and the current base values over the 20-year life of financing bonds is shown in **Table 4**.

Table 4

Estimated Valuations						
December 31	New Market Value - Building	New Market Value - Fixtures and Equipment *	Total Market Value - Bldg. and Equipment	Market Value Increase for Land	Current Market Value for Area No. 4-4 (Land)	Total Market Value
2016	\$ 36,000,000	\$ 51,000,000	\$ 87,000,000	\$ -	\$ 4,154,000	\$ 91,154,000
2017	36,000,000	49,980,000	85,980,000	-	4,154,000	90,134,000
2018	40,000,000	70,920,000	110,920,000	-	4,154,000	115,074,000
2019	40,000,000	67,380,000	107,380,000	-	4,154,000	111,534,000
2020	40,000,000	63,900,000	103,900,000	-	4,154,000	108,054,000
2021	40,000,000	59,910,000	99,910,000	-	4,154,000	104,064,000
2022	64,000,000	54,870,000	118,870,000	-	4,154,000	123,024,000
2023	64,000,000	75,120,000	139,120,000	-	4,154,000	143,274,000
2024	64,000,000	93,660,000	157,660,000	-	4,154,000	161,814,000
2025	64,000,000	87,990,000	151,990,000	-	4,154,000	156,144,000
2026	64,000,000	81,120,000	145,120,000	-	4,154,000	149,274,000
2027	64,000,000	98,460,000	162,460,000	-	4,154,000	166,614,000
2028	64,000,000	90,030,000	154,030,000	-	4,154,000	158,184,000
2029	64,000,000	81,990,000	145,990,000	-	4,154,000	150,144,000
2030	64,000,000	75,270,000	139,270,000	-	4,154,000	143,424,000
2031	64,000,000	71,220,000	135,220,000	-	4,154,000	139,374,000
2032	64,000,000	67,380,000	131,380,000	-	4,154,000	135,534,000
2033	64,000,000	63,810,000	127,810,000	-	4,154,000	131,964,000
2034	64,000,000	59,970,000	123,970,000	-	4,154,000	128,124,000
2035	64,000,000	55,170,000	119,170,000	-	4,154,000	123,324,000
2036	64,000,000	51,360,000	115,360,000	-	4,154,000	119,514,000

* The equipment valuations have been adjusted by the Idaho State Tax Commission's Industrial Property Valuation Schedule factor. The factor includes components for both depreciation and inflation.

The potential Estimated New Market Values of up to \$64,000,000 for Buildings and Improvements, up to \$147,000,000 for Fixtures and Equipment, and \$4,153,968 for Land are projected to generate incremental tax revenues. **Table 5** shows the potential new assessed value and, based on 2014 levy rates, the expected incremental tax revenue from this new value is shown over the life of the twenty-year bonds.

Table 5

Year	Expected New Assessed Value of Equip. and Building	School District #411 Bond	School District #411 Supplemental	School District #411 Other	URA
2014 Levy Rates		0.001348224	0.002051073	0.001387067	0.01464127
2016	87,000,000	117,295	178,443	120,675	1,273,790
2017	85,980,000	115,920	176,351	119,260	1,258,856
2018	110,920,000	149,545	227,505	153,853	1,624,010
2019	107,380,000	144,772	220,244	148,943	1,572,180
2020	103,900,000	140,080	213,106	144,116	1,521,228
2021	99,910,000	134,701	204,923	138,582	1,462,809
2022	118,870,000	160,263	243,811	164,881	1,740,408
2023	139,120,000	187,565	285,345	192,969	2,036,893
2024	157,660,000	212,561	323,372	218,685	2,308,343
2025	151,990,000	204,917	311,743	210,820	2,225,327
2026	145,120,000	195,654	297,652	201,291	2,124,741
2027	162,460,000	219,032	333,217	225,343	2,378,621
2028	154,030,000	207,667	315,927	213,650	2,255,195
2029	145,990,000	196,827	299,436	202,498	2,137,479
2030	139,270,000	187,767	285,653	193,177	2,039,090
2031	135,220,000	182,307	277,346	187,559	1,979,793
2032	131,380,000	177,130	269,470	182,233	1,923,570
2033	127,810,000	172,317	262,148	177,281	1,871,301
2034	123,970,000	167,139	254,272	171,955	1,815,078
2035	119,170,000	160,668	244,426	165,297	1,744,800

Table 6 shows the economic feasibility of using the potential New Property Tax Revenue and annual proceeds from the Debt Service Reserve Fund, shown as Revenue Available for Debt Service, to service up to \$22,000,000 debt to finance the potential cost of the proposed project.

Table 6

Tax Increment Financing Debt Service and Revenue Coverage				
Year	Required Revenue Allocation*	New Tax Revenue	Annual Funding Surplus (Deficit)	Cumulative Funding Surplus
2016	\$ 1,000,000	\$ 1,273,790	\$ 273,790	\$ 273,790
2017	1,000,000	1,258,856	258,856	532,647
2018	1,300,000	1,624,010	324,010	856,657
2019	1,300,000	1,572,180	272,180	1,128,836
2020	1,300,000	1,521,228	221,228	1,350,064
2021	1,200,000	1,462,809	262,809	1,612,873
2022	1,400,000	1,740,408	340,408	1,953,281
2023	1,800,000	2,036,893	236,893	2,190,175
2024	2,000,000	2,308,343	308,343	2,498,517
2025	1,900,000	2,225,327	325,327	2,823,844
2026	1,900,000	2,124,741	224,741	3,048,585
2027	2,000,000	2,378,621	378,621	3,427,206
2028	2,000,000	2,255,195	255,195	3,682,401
2029	1,900,000	2,137,479	237,479	3,919,880
2030	1,800,000	2,039,090	239,090	4,158,969
2031	1,700,000	1,979,793	279,793	4,438,762
2032	1,600,000	1,923,570	323,570	4,762,332
2033	1,600,000	1,871,301	271,301	5,033,632
2034	1,550,000	1,815,078	265,078	5,298,711
2035	1,494,129	1,744,800	250,671	5,549,382
Combined	\$31,744,129	\$37,293,511	\$ 5,549,382	\$5,549,382

* Debt servicing and the related required revenue were computed at 3.5% annually.

ESTIMATED PROJECT COSTS

The estimated potential costs to build acquire and redevelop land, install new public infrastructure are listed in **Table 7**:

Table 7

Property Acquisition	~ \$3,904,000
Water Reservoir & Water Infrastructure	~ \$6,431,000
Waste Water Pretreatment Facility	~ \$6,000,000
Wastewater Infrastructure	~ \$1,330,000
Water Lines	~ \$780,000
Extension of Electrical Power Up to 10MW	~ \$2,600,000
Relocation of Canal Lateral	~ \$800,000
Street Improvements	~ \$1,500,000
Rail Crossing	~ \$400,000
Site Development	~\$3,542,000
Development Fees	~\$380,000
Total Estimated Project Costs	~ \$27,667,000

It's expected that of the total project costs approximately \$22 million will come from RAA 4-4 and the balance from a combination of City of Twin Falls and State of Idaho funds.

FISCAL IMPACT STATEMENT

Without this urban renewal project and the public infrastructure required to serve the project, the industry could not have located its industrial plant within the Revenue Allocation Area, and there would be no increase in the value of the property for assessment purposes, and therefore no corresponding increase in the payment of taxes. **Table 3** above shows the potential impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property on the revenue allocation area. The expected potential assessed new value is shown over the life of the 20-year loan. The expected potential assessed new value from the projects will revert to each respective taxing jurisdiction's taxable market value upon the termination of the plan.

METHOD OF FINANCING PROJECT COSTS

The financing source to be used to cover the cost of the proposed projects will be a bank private placement or bond in the estimated amount of up to \$22,000,000 to be repaid from additional property taxes generated from new private investment in the proposed revenue allocation area. It is expected that the bank loan will be available as soon as judicial confirmation is approved and the appeal time has run. The bank loan will be paid off in year 20 of the plan.

TERMINATION DATE

The revenue allocation financing shall terminate twenty (20) years following the date of initiation of the financing provision. The agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision, as described above, pursuant to Idaho Code §§50-2907 and 50-2903(2).

DISPOSTION OF ASSETS UPON THE TERMINATION DATE

Based upon the financing provisions for the project, it is not anticipated that the Agency will have any remaining assets related to this project on the termination date. Provided however, nothing herein shall prevent the agency from retaining assets or revenues generated from such assets as long as the agency shall have resources other than revenue allocation funds to operate and manage such assets.

CONCLUSIONS AND RECOMMENDATION

The Urban Renewal Agency of the City of Twin Falls, in cooperation with private industry is in the fortunate position of being able to redevelop the a portion of the Urban Renewal Area #4 and assist the private sector in making a substantial investment in the community. The project will enable substantial new industrial development to occur and enable the renewal and economic development of a deteriorating area of the City. These private investments can only take place if the public infrastructure deficiencies are corrected. Without the improvements, these and future private investments will likely not take place in the area. With the completion of these projects, the community will substantially benefit. The initial phase of the new industrial project will create an estimated (200) new manufacturing jobs. The Twin Falls economy will benefit by the inclusion of this new industry.

In 1988, the Idaho Legislature passed the Local Economic Development Act. This law allows municipalities the opportunity to provide for a method of financing needed improvements, allocating a portion of the property taxes levied against taxable property within an Urban Renewal Area. The intent of the law is to identify areas in need of improvement and development and to encourage private investment in those areas.

The Urban Renewal Agency of the City of Twin Falls believes this project meets both the intent and the spirit of this law. Therefore, the Urban Renewal Agency of the City of Twin Falls recommends to the Twin Falls City Council the adoption of this Urban Renewal Plan and, further, to create and adopt Revenue Allocation Area #4-4 within Urban Renewal Area #4. The effect of said adoption will cause the increased property taxes of the new tax increment project to be added to the anticipated new property taxes to be allocated to the Urban Renewal Agency of the City of Twin Falls for the purposes of repaying a loan, proceeds of which will go to make the necessary public improvements and correct existing deficiencies as previously detailed.

This Urban Renewal Plan may be modified at any time by the Urban Renewal Agency of the City of Twin Falls, provided that--where the proposed modifications will substantially change the Plan--the modifications must be approved by the Twin Falls City Council in the same manner as the original Plan, in accordance with applicable law. Substantial changes for City Council approval purposes shall be regarded as revisions in Project boundaries, land uses permitted, private land acquisition, and other changes which will violate the objectives of this Plan.

If any one or more of the provisions contained in this Plan to be performed on the part of the Agency shall be declared by any court of competent jurisdiction to be contrary to the law, then, such provision shall be deemed separable from the remaining provisions in this Plan and shall in no way affect the validity of the other provisions of this Plan.

APPROVED BY THE URBAN RENEWAL AGENCY 4-28-15, 2015.
SIGNED BY THE CHAIRMAN April 28, 2015.

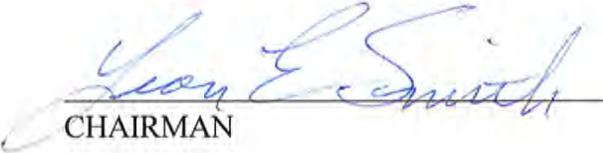
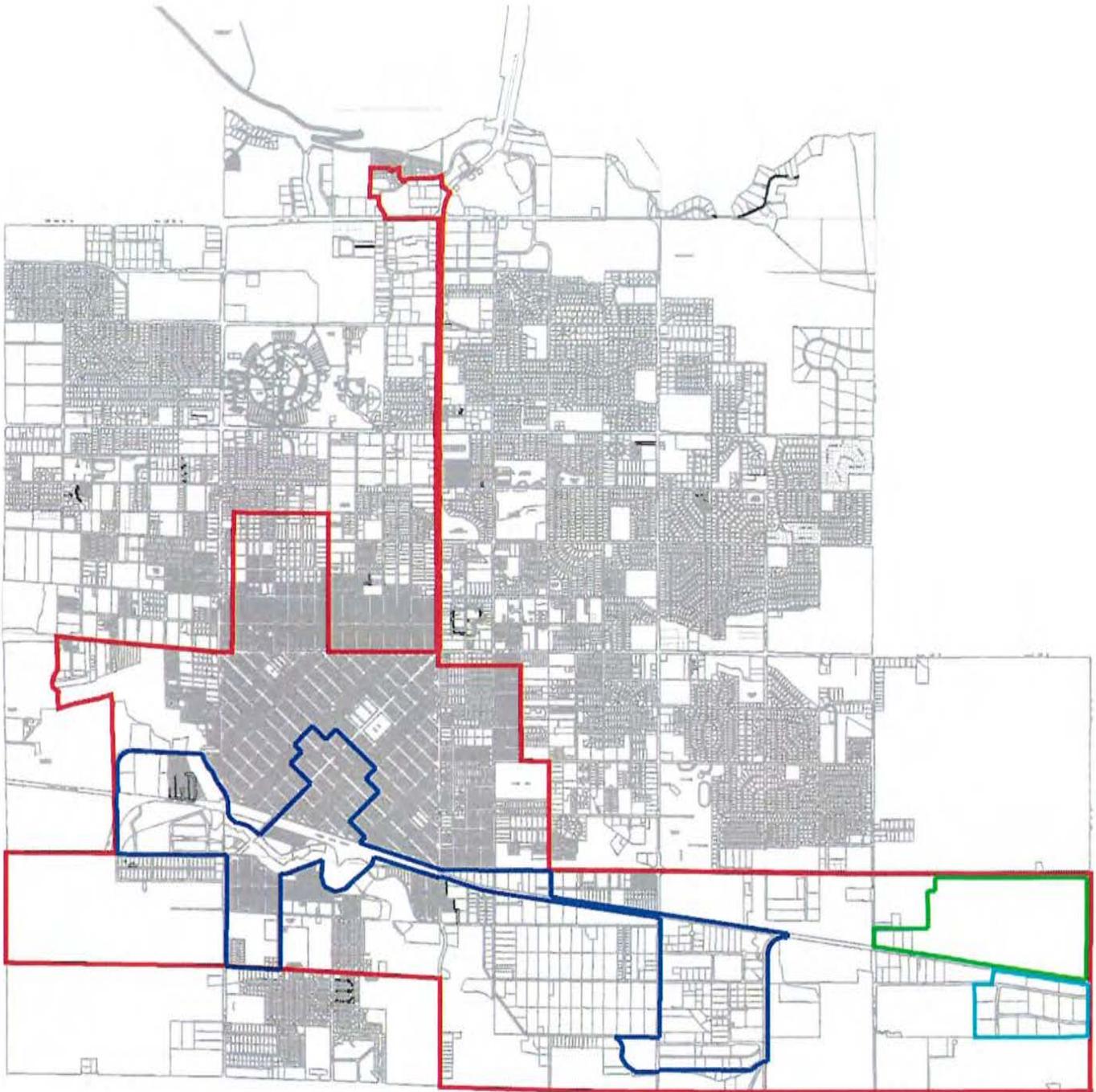

CHAIRMAN

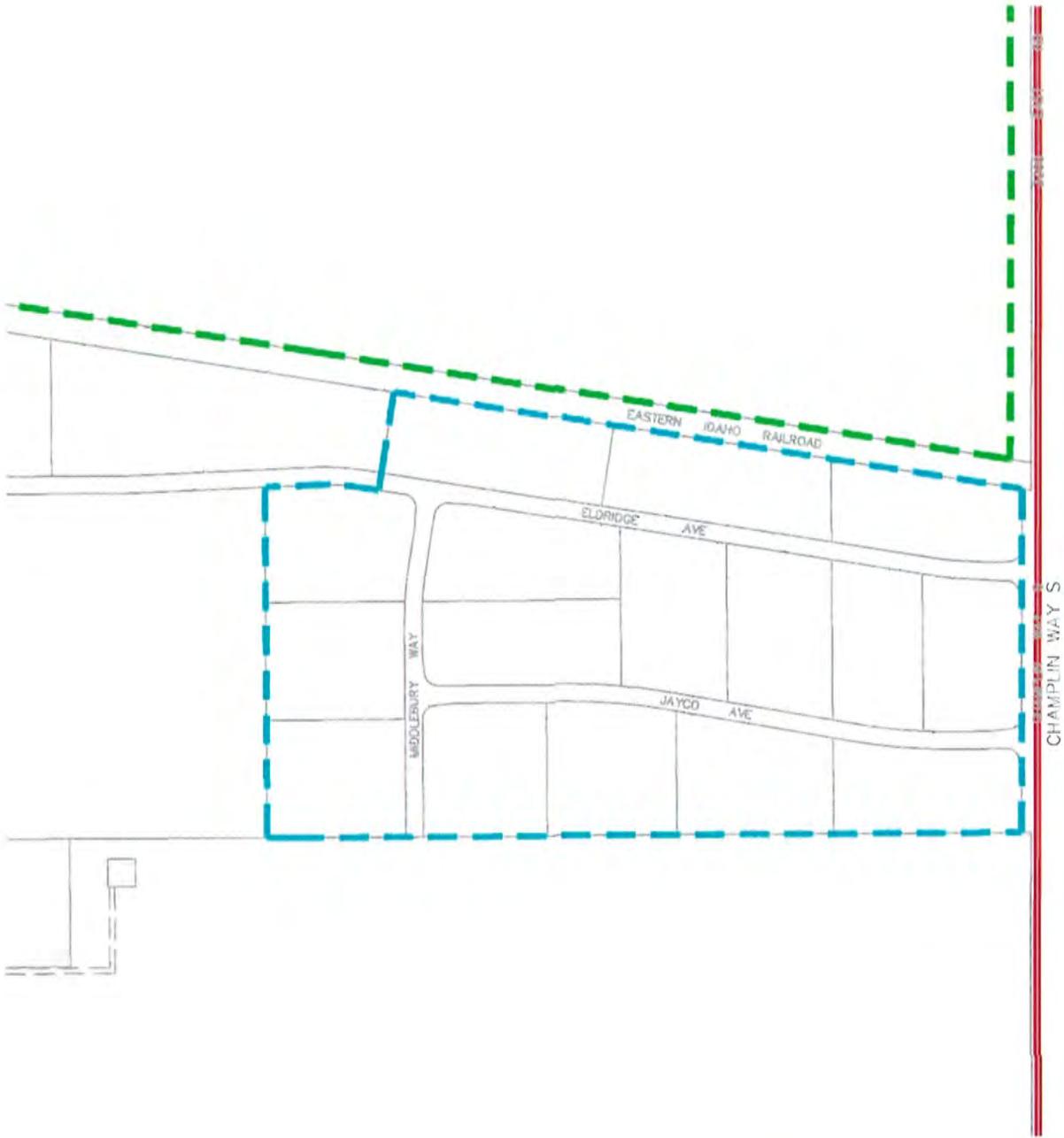
EXHIBIT A



**URBAN RENEWAL AGENCY OF THE
CITY OF TWIN FALLS, IDAHO**



LEGEND	
	URBAN RENEWAL AREA #4
	REVENUE ALLOCATION AREA #4-1
	REVENUE ALLOCATION AREA #4-3
	NEW REVENUE ALLOCATION AREA #4-4



**URBAN RENEWAL AGENCY OF THE
CITY OF TWIN FALLS, IDAHO**



LEGEND	
	URBAN RENEWAL AREA #4
	REVENUE ALLOCATION AREA #1-3
	NEW REVENUE ALLOCATION AREA #1-4 (89.44 ACRES)

RESOLUTION NO. 2015-2

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, IDAHO APPROVING THE URBAN RENEWAL PLAN FOR REVENUE ALLOCATION AREA #4-4, AND RECOMMENDATION FOR APPROVAL THEREOF TO THE CITY COUNCIL OF THE CITY OF TWIN FALLS.

WHEREAS, The City Council has, by resolution, determined that Urban Renewal Area #4 to be a deteriorating area and designated it as appropriate for an urban renewal project; and,

WHEREAS, the Urban Renewal Agency of the City of Twin Falls has prepared a plan for an urban renewal project which will include acquisition of land, site development, extension of water and sewer lines, construction of a waste water pretreatment facility, improvements to the waste water treatment plant, extension of electrical power, extension of gas lines, management of property under the control of the agency, and such other undertakings and activities authorized by Idaho Code §50-2007 and 50-2903(13); and,

WHEREAS, the urban renewal plan will include revenue allocation financing in order to pay for the costs of the project; and,

WHEREAS, the Urban Renewal Agency of the City of Twin Falls finds that the plan will afford maximum opportunity, consistent with the sound needs of the City of Twin Falls as a whole, to facilitate the long-term growth of the tax base, and to redevelop the urban renewal area by private enterprise; and,

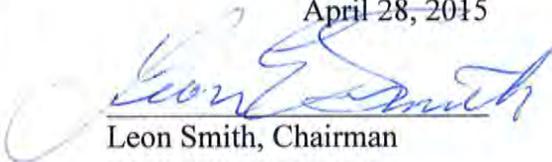
WHEREAS, the Urban Renewal Agency of the City of Twin Falls finds that the plan is a workable program.

NOW, THEREFORE, BE IT RESOLVED BY THE URBAN RENEWAL AGENCY OF TWIN FALLS, IDAHO:

That the Urban Renewal Plan for Revenue Allocation Area #4-4 is hereby adopted, and recommended for approval to the City Council of the City of Twin Falls.

PASSED BY URBAN RENEWAL AGENCY
SIGNED BY THE CHAIRMAN

April 28, 2015
April 28, 2015


Leon Smith, Chairman



BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF TWIN FALLS

In Re:)	
)	
<u>Urban Renewal Agency of the City of Twin Falls,</u>)	FINDINGS OF FACT,
)	
<u>Urban Renewal Plan for Revenue Allocation</u>)	CONCLUSIONS OF LAW,
<u>Area #4-4</u>)	
)	AND DECISION

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on May 12, 2015 for their recommendations as to conformity of the Urban Renewal Plan for Revenue Allocation Area #4-4, and the Planning and Zoning Commission being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. The Urban Renewal Plan for Revenue Allocation Area #4-4 provides for a large industrial development on real property located west of 3300 East Road, south of the railroad right of way between Kimberly Road (3800 South) and 3700 South, east of Jayco Manufacturing, east of 3200 East Road (Hankins Road), and.
2. The property is designated as Industrial by the Comprehensive Plan and is zoned M-2
3. The property is well-served by a high-capacity roadway (Highway 30).
4. The plan provides for necessary public infrastructure for the industrial development of the site, including improvement of water lines, wastewater pretreatment, wastewater collection, waste water treatment, electrical power and natural gas lines.

Based on the foregoing Findings of Fact and the regulations and standards set forth below, the Planning and Zoning Commission hereby makes the following

CONCLUSIONS OF LAW

The Urban Renewal Plan for Revenue Allocation Area #4-4 is in conformance with the Comprehensive Plan, the objectives of the zoning ordinance, and is in conformity with the general plan for the development of the municipality as a whole.

DECISION

The Twin Falls City Planning and Zoning Commission recommends that the City Council of the City of Twin Falls approve the Urban Renewal Plan for Revenue Allocation Area #4-4.

Dated May 12, 2015

TWIN FALLS CITY PLANNING AND ZONING COMMISSION

Chairman



Public Hearing: **TUESDAY, May 12, 2015**

To: Planning & Zoning Commission

From: Rene'e V. Carraway-Johnson, Zoning & Development Manager

AGENDA ITEM IV-1

Request: Request for a [Special Use Permit](#) to construct a 2800 sq. ft. detached accessory building on property located at 983 Kenyon Road within the Area of Impact. c/o Calvin R. Lamborn (app. 2723)

Time Estimate:

The applicant's presentation may take up to ten (10) minutes. Staff presentation will be approximately five (5) minutes.

Background:

Applicant:	Status: Owner	Size: 3.3 acre lot , 2800 Sq ft bldg
Calvin R. Lamborn 983 Kenyon Road Twin Falls, ID 83301 208-733-3632 lambornpeas@gmail.com	Current Zoning: R-4 in Area of Impact	Requested Zoning: SUP
	Comprehensive Plan: Urban Village/Urban Infill	Lot Count: 3.3 +/- acre residential Lot
	Existing Land Use: Residential	Proposed Land Use: to construct a detached accessory bldg in excess of 1000 sf
Representative:	Zoning Designations & Surrounding Land Use(s)	
Kevin Bradshaw 1193 Eastridge Cir Twin Falls, ID 83301 208-212-0265	North: R-4 Aol; Residential	East: R-4 Aol; Agricultural
	South: R-4 Aol; Residential	West: Kenyon Road; R-4 Aol; Agricultural
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-5, 10-11-1 thru 8, 10-13	

Approval Process:

The Special Use Permit process requires a public hearing to be held in which interested persons have the opportunity to be heard with regards to the application.

Within thirty (30) days after the public hearing, the Commission shall approve, conditionally approve, or disapprove the application as presented during the hearing. If conditions are placed on the permit, the Administrator shall issue a special use permit listing the specific conditions specified by the Commission for approval. Conditions shall be implemented within 6 months or the permit if void.

If an applicant or interested party appeals the decision of the Commission with fifteen (15) days from the date of action (when the Findings of Fact are signed), the City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Budget Impact:

Approval of this request will have no impact on the City budget as the property is not within City Limits.

Regulatory Impact:

Approval of this request will allow the applicant to proceed with the building permit process to construct a detached accessory structure larger than 1000 square feet.

A special use permit is for zoning purposes only. Other permits such as sign, building, electrical or plumbing permits, etc. may be required. All facilities must comply with all Building and Fire Code Regulations.

History:

This lot is not part of a recorded subdivision. According to County records, a single family dwelling was constructed on the property in 1977. The applicant has been farming the majority of the land and plans to continue for the foreseeable future.

Analysis:

The Applicant has supplied plans showing a 2800 sf detached accessory building being constructed on the South portion of his lot. The applicant described the area as space for farm equipment, storage and a work area. The building elevations show the area as paved with landscaping. A point of clarification by the applicant whether his intent is to pave and landscape the site as shown.

Per City Code 10-4-5: Detached accessory buildings within the R-4 Zone greater than 1000 sf are required to obtain a Special Use Permit prior to being legally constructed. The proposed plan is showing a new structure approximately 2800 sf. Within this existing neighborhood this size is not uncommon. There were two SUP's issued in previous years for large accessory structures on properties in the area.

Per City Code 10-11-1 thru 8: Required improvements include streets, water and sewer, drainage and storm water. These required improvements will be evaluated and all applicable code requirements will be enforced at the time of building permit submittal.

Possible Impacts: Accessory structures of similar size are common in this area. The design submitted is consistent with the existing neighborhood. Staff does not foresee any impacts related to noise, glare, odor, or fumes being overly imposing to neighboring property owners.

Conclusion:

Should the Commission grant this request as presented; staff recommends approval be subject to the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to construction of the detached accessory building to be consistent with the submitted drawings/elevations, as presented.
3. Subject to no business use or residential occupancy within this structure.

Attachments:

- | | |
|------------------------|-----------------------------------|
| 1. Letter of request | 4. Applicant Submitted Site Plan |
| 2. Zoning Vicinity Map | 5. Applicant Submitted Elevations |
| 3. Aerial Map | 6. Site Photos |

REQUEST FOR SPECIAL USE PERMIT

4-a, b

My property, at 983 Kenyon Road, in Twin Falls, 3.3 acres of land, has been used for farming for a very long time. While I was working for Rogers Seed Co. as a plant breeder (sugar snap peas), I occasionally used this personal property as an isolation trial ground. When seed is brought in from different parts of the world, this isolation helped prevent contaminating the main nursery or main trial ground with any seed-borne diseases.

I retired in 1997, and continued plant breeding on my own. Since then, I've used this property as my nursery. This can involve three or four hundred small lots (often less than 100 seed each).

Plant breeding requires work space and storage areas. Currently, I've been using our kitchen and garage for these things. The large number of small amounts of seed, calls for the use of specialized planting and harvesting equipment, which needs inside storage.

It is now time to take this agricultural operation out of our house and garage, and put it into a proper facility.

We will plant lawn and fruit trees between Kenyon Road and this building.

4-c

The use of this land and new building will be the same as it has been used for, for many years. It is totally compatible with adjacent properties because they are also used for farming.

Calvin R. Lamborn

Zoning Vicinity Map

Reference Only



R-4

ORCHARD DR W

R-4

KENYON RD

R-4

SILVER PHEASANT AVE

R-4

R-4

R-4

R-4

R-4

R-4

R-4

R-4

SAGE GROUSE PATH

NOAME

R-4

R-4

R-4

R-4

R-4

R-4

R-4

R-4

R-4

515 ORCHAR

Aerial Photo Map

Reference Only



KENYON RD

951 KENYON

983 KENYON

1009 KENYO

1041 KENYO

1047 KENYO



Approx size & location
of proposed structure



983 Kenyon Road

658'

150'



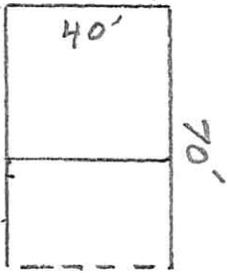
Home

Green house

224'

New Building

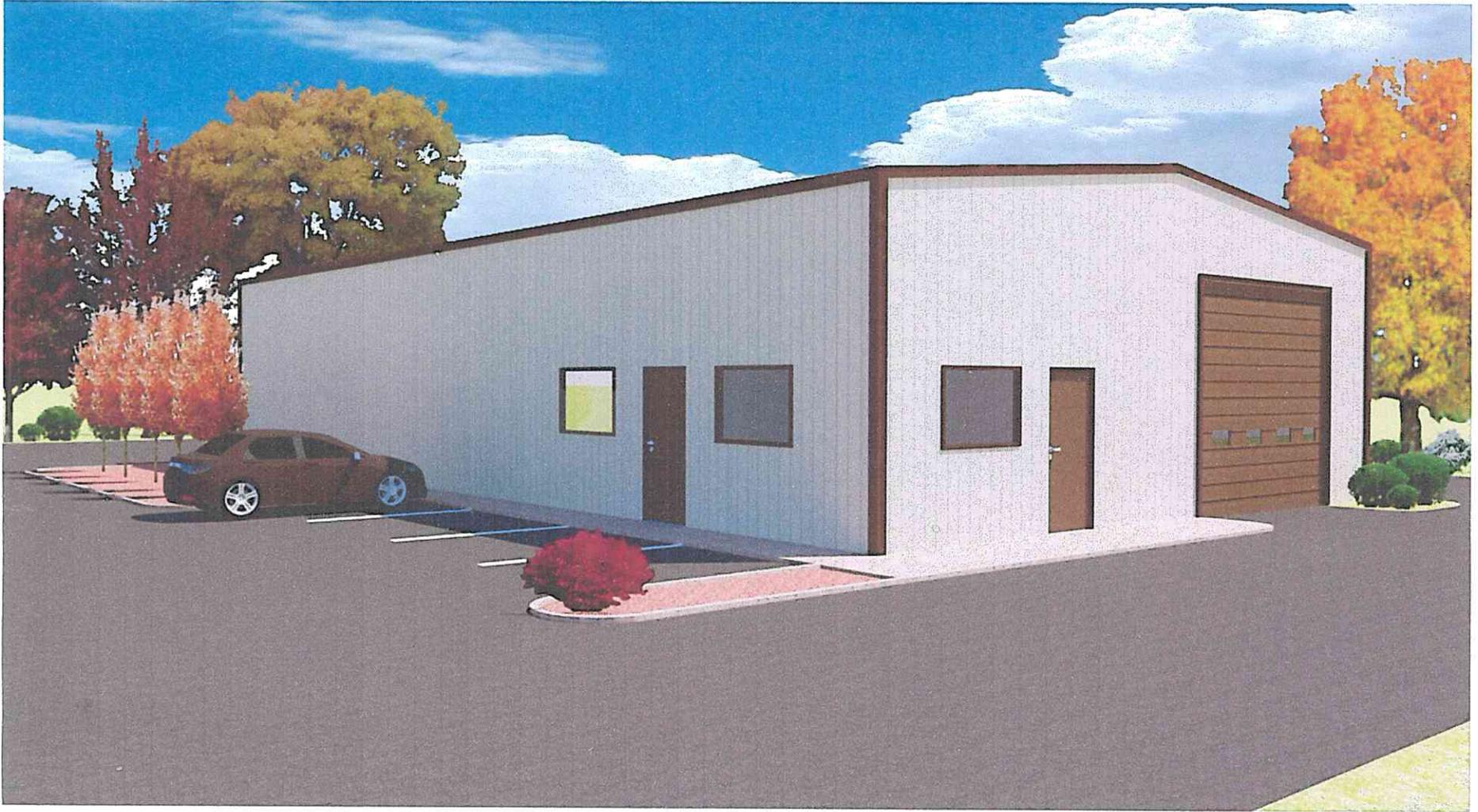
Shop
work area
Garage

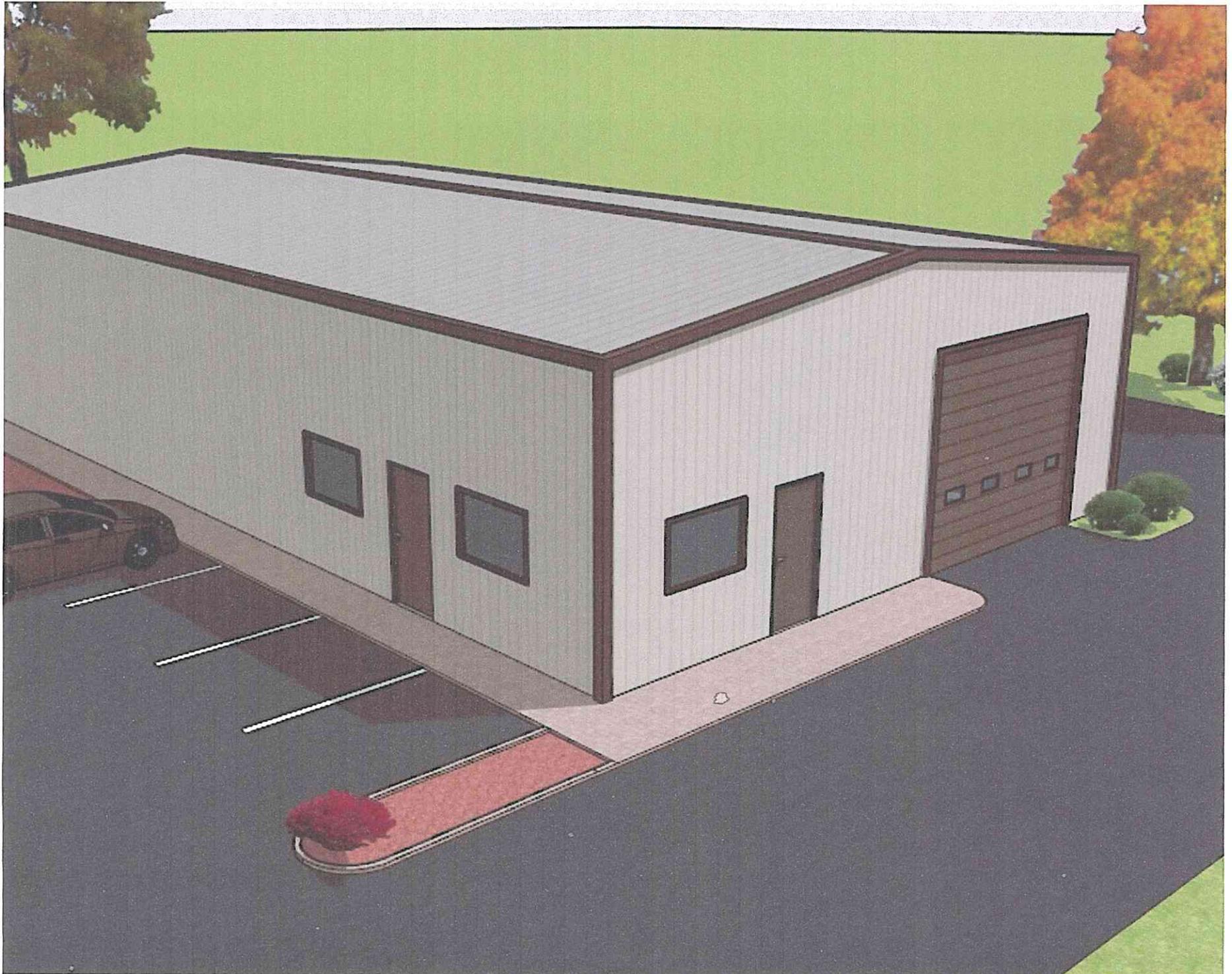


open end
equipment
storage

Calvin Lambern
Site Plan

1" = 50'











Rear of property looking toward Kenyon Road.

