COMMISSIONERS:

Marc Lambert Chairman | Tom Reynolds Vice Chairman | Liyah Babayan | Richard Birrell | Aaron Camacho | Cindy Collins | Joey Martin | Gabe Ostyn | Brian Rice

AGENDA

Meeting of the Parks and Recreation Commission
Tuesday, August 9, 2016, 11:30 am- City Council Chambers
305 3rd Ave E – Twin Falls, Idaho

CONFIRMATION OF QUORUM
CONSIDERATION OF THE AMENDMENTS TO THE AGENDA

AGENDA ITEMS	Purpose:	By:
I. CONSENT CALENDAR: Request to approve meetings minutes of July 12, 2016	Action	Nikki Miller
II. ITEMS FOR CONSIDERATION:		
1. Parks In Lieu request Canyon Village #2	Action	Wendy Davis
2. Parks and Recreation Updates	Presentation	Stacy McClintock/ Wendy Davis
3. Other Items from the Commission	Discussion	Commission
III. ATTACHMENTS:		
1. July 12, 2016 Meeting Minutes		
2. Staff Report Parks In Lieu Canyon Village #2		
3. Parks and Recreation Updates		
V. ADJOURNMENT: Next meeting Tuesday, September 13, 2016, 11:30am City Council Chambers, 305 3rd E.		

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

COMMISSIONERS:

Marc Lambert Richard Birrell Joey Martin Tom Reynolds Liyah Babayan Brian Rice Aaron Camacho Gabe Ostyn Cindy Collins

Chairman Vice Chairman

Meeting Minutes

Meeting of the Parks and Recreation Commission
Tuesday, July 12th, 2016 11:30 am- City Council Chambers
305 3rd Ave E – Twin Falls, Idaho

CONFIRMATION OF QUORUM – Quorum was established

CONSIDERATION OF THE AMENDMENTS TO THE AGENDA

AGENDA ITEMS	Purpose:	By:
I. CONSENT CALENDAR: Request to approve meetings minutes of	Action	Nikki Miller
1. Parks In Lieu mixed contribution request-Valencia Park ZDA	Action	Wendy Davis
2. Canyon Rim Trail donor recognition	Action	Wendy Davis
3. Parks and Recreation Updates	Discussion	Stacy McClintock/
4. Other Items from the Commission	Commission	Wendy Davis
III. ATTACHMENTS: 1. June 14, 2016 Meeting Minutes 2. Staff Report Parks In Lieu Valencia Park **3.** Parks and Recreation Updates		
V. ADJOURNMENT:		

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

Present: Cindy Collins, Richard Birrell, Tom Reynolds, Aaron Camacho, Brian Rice, Marc Lambert, Gabe Ostyn

Absent: Joey Martin, Liyah Babayan

Staff Present: Wendy Davis, Stacy McClintock and Nikki Miller

Staff Absent: Mitch Humble

Council Present: Nikki Boyd

Guest: Rex Harding, Riedesel Engineering

CONSIDERATION OF THE AMENDMENTS TO THE AGENDA:

AGENDA ITEMS

I. CONSENT CALENDAR:

a. Request to approve the minutes of the June 14th, 2016 meeting. Tom Reynolds made a motion to accept the minutes as written, Cindy Collins seconded the motion. Motion passed with a unanimous vote.

II. ITEMS FOR CONSIDERATION:

1. Parks in Lieu of mixed contribution request-Valencia Park ZDA

This developer is proposing to develop 10 acres with 21 four-plexes creating 84 housing units, and a 19,596 sf developed park with tot-lot style playground improvements. Valencia Park Subdivision is a multi-family dwelling development located on the north side of 3600 North, about 800 feet west of Harrison St South. It is adjacent to the South Hills Middle School property. The applicant is requesting to dedicate a 19,600 sf mini-park with tot-lot style playground improvements. This park does not incorporate water retention, as is required for a mini park. The estimated value of the improved park exceeds the In-Lieu cash contribution requirement. Tom Reynolds asked about no run off retention. The run off is designed to be remain on site with drywells. Rich Birrell asked if Valencia is a through street. Valencia is a through street as you can go left or right at the end of it. Aaron Camacho asked what the original idea was in combining mini parks and water retention. Wendy explained what a “park”, a “mini-park” and a neighborhood park are. Some retentions areas that are put in are not properly maintained and then the City ends up taking care of the facility and billing the developer. The property is bigger than a mini-park and it is not a water retention facility and it is not a three-acre neighborhood park. It is developed property which is a step above a mini-park. Discussion to follow.

Cindy Collins made a motion to take the In Lieu of Funds. Tom Reynolds seconded the motion. Discussion followed. Tom Reynolds seconded the motion. Discussion followed.

Tom Reynolds made a motion to deny the request, Richard Birrell seconded the motion. Discussion Followed. Tom Reynolds made a motion to withdraw his motion to deny the request and Richard Birrell seconded the motion. The motion passed with a unanimous vote.

Cindy Collins amended her motion to deny the request to approve a Parks in Lieu of mixed contributions consisting of a developed park with improvements and recommend a Parks In Lieu contribution in cash be considered. Motion passed with a unanimous vote.

2. Canyon Rim Trail Donor Recognition
   In looking at the Storrer property and MVTEC the City is looking to raise $600,000 to get the right away across the Storrer property. In approaching donors, the City is brain storming what kind of incentives we can give those donors. The City is wanting to give appropriate recognition and Wendy presented some ideas of what the recognition could look like. The City is looking at constructing a sign, possibility two signs with the information on it. Discussion followed. The Commission agreed that appropriate recognition is important and provided their feedback which Wendy will take back to those involved. It was agreed that one or two monument signs would be the most appropriate way to recognize donors, and that trying to break down sections of trail and naming different parts with signs was not preferred.

3. Parks and Recreation Updates
   Stacy reviewed the Recreation Department updates for the Commission. Wendy covered the Parks Department update with the Commission. Wendy talked about the issues the park department is dealing with at the Splash Pad. Sprinkler heads on Poleline Road are being worked on as they are full of debris and mud. The Parks departments has also been in charge of field prep for the softball/baseball games along with watering the hanging plants, so they have been quite busy. The asphalt for the CSI tennis courts is down and should be striped and painted in the next week. The City is still working with the YMCA. The Y is working on getting the information the City needs to review the partnership assessment. The Y is still running the pool. Wendy went to Council to request funds to make the ADA adjustments that are needed. A new pool bubble is needed and the City has been given an extension to get that done in the fall of 2017.

   Wendy also invited the Commissioners to the City Fair being held at the temporary City Hall building tomorrow from 3:30pm to 5:30pm.

III. COMMISSION REPORTS/ANNOUNCEMENTS:

IV. ADJOURNMENT: Meeting adjourned at 1:00 pm. Next Commission meeting will be August 9th, 2016 at City Council Chambers located at 305 3rd Ave E., at 11:30 pm.

Tuesday, August 9, 2016 Parks and Recreation Commission

To: Parks and Recreation Commission

From: Wendy Davis, Parks and Recreation Director

Request:
Consider a request by Kent Taylor/Northeast Investments, LLC to make Parks In-Lieu Contribution in association with Canyon Village Subdivision No. 2.

Time Estimate:
Presentation will take approximately 5 minutes. A representative from EHM Engineers will be present representing Northeast Investments, LLC. Following the presentation, there will be time for questions and answers.

Background:

Canyon Village Subdivision No. 2 is located on the north side of town bordered by Poleline Road on the North, Eastland Dr on the East and Cheney Dr on the South. Developer plans to build a mixed commercial and residential area with 21 household units. Appraised value of the land is $22,000. After applying the formula, the proposed cash contribution is $11,277. These dollars would be used to make improvements to a park within a 1 mile radius of the development. Please see attached request prepared by EHM Engineers.

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, which contributions shall be used for park land acquisition and/or park improvements within the boundaries of the arterial streets in which the development is located. In the event that no such facilities or needs are so located, the director may propose a budgeted expenditure to apply the funds to needs identified at any such facility existing within one mile of the boundaries of the project from which the funds originated. If the director determines that no reasonable use exists within the extended geographical area, the director shall, with the approval of the parks and recreation commission, propose to the city council a specific application for the funds which need not be limited geographically, and may include such use as future land acquisition. 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 met all criteria to be called an “in fill” development. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant. The fee structure for park improvements, including all costs of acquisition, construction and all related costs, shall be based upon the estimated costs of an approved improvement provided by a qualified contractor and/or vendor. (Ord. 2954, 11-3-2008)

The nearby canyon rim trail and the proximity of this development to the proposed trail connection and park provide opportunities for the use of the funds in acquisition or development in those areas.

Approval Process:
The Parks and Recreation Commission will need to approve this request before it can be presented to City Council for approval.

Budget Impact:
There is no budgetary impact.

Regulatory Impact:
Approval of this request will allow the applicant to take the request to City Council, and move forward with the development project.

Conclusion:
Staff supports this request.

Date: 8·2·16

PARKS IN LIEU CONTRIBUTION APPLICATION-2014

Subdivision Name: CANYON VILLAGE SUBD. NO. 2

Number of Dwelling/Household Units/Acres: 29 (21) / 13.6 (7.61)

Developer: KENT TAYLOR / NORTHEAST INVESTMENTS, LLC

Address/Phone #: P.O. BOX 1901, TWIN FALLS, ID 83303 208.734.5681

Appraiser: MICHAEL KIP PERKINS

Address/Phone #:

As per Twin Falls City Code Title 10; Chapter 12; Section 3.11 ... " No residential plat shall be approved unless it includes provision for parks and stormwater retention/detention. "... The city council may, at their discretion, approve and accept cash contributions in lieu of developed park land with improvements. "

The following items shall be included with this Parks in Lieu Contribution application. It is the responsibility of the developer to see that all required information is provided to the city at the time of submittal of the Parks in Lieu Contribution application. An incomplete application will not be accepted by the City Administrator.

The City of Twin Falls allows two (2) different types of requests for Parks In Lieu cash contributions, as per TF City Code 10-12-3.11. Please mark an **X** by the type of request you are going to use; **#1** or **#2**:

1. ✓ I am requesting approval of a Parks In Lieu contribution without walking/bicycle trails, using the following Contribution Formula:

(a) Determine the per acre appraised value of the Land in the development. See 10-12-3-11 (F). Appraisal value of the **Land**: **(L)** 22,000

(b) The current **Park Development** cost is $31,700 per acre. **(PD)** **$31,700**

(c) Total the number of **Household** units in the development. **(H)** 21

1-The proposed **Cash Contribution** using #1: (L+PD)(H)(.01) **(CC)** $ 11,277

Note: Lots large enough for duplex or larger multi-family units shall be identified as intended for development as single household dwelling units on the preliminary plat otherwise the maximum density will be used to determine number of household units/single family dwellings for the purpose of this application.

The City of Twin Falls allows for a 50% reduction in the cash contribution, as per 10-12-3.11(G), subject to meeting ALL FIVE (5) CRITERIA:

1. The number of household units must be eight (8) or less per acre, as identified on the preliminary plat.
2. Development shall be located within city limits.
3. Development shall not border an arterial street.
4. Development shall not border the city limits.
5. Development must not have been converted from agricultural land. (Ord. 3034, 7-16-2012)

If development qualifies for the 50% reduction, divide **Cash Contribution (CC)** amount by two (2). _____

2. _____ I am requesting approval of a Parks In Lieu mixed contribution consisting of cash and developed walking/bicycle trails, using the following Contribution Formula:

(a) Determine the per acre appraised value of the Land in the development.
See 10-12-3-11 (F). Appraisal value of the Land: **(L)** _____

(b) The current **Park Development** cost is $31,700 per acre. **(PD)**_____**$31,700**__

(c)Total the number of **Household** units in the development. **(H)** _____

Note: Lots large enough for duplex or larger multi-family units shall be identified as intended for development as single household dwelling units on the preliminary plat otherwise the maximum density will be used to determine number of household units/single family dwellings for the purpose of this application.

(d) Developed Trail Cost:
i. Cost of land underneath the trail (per square foot): (A) _____
ii. Cost to develop the trail (per square foot): (B) _____

Developed **Trail Cost** =(A + B) (total trail cost per square foot): **(TC)** _____

(e) **Land Portion** = (L)(H)(0.01) – (TC) **(LP)**_____
Note: Land portion cannot be less than 50% of (L)(H)(.01).

(f) **Park Improvement Portion** = (31,700)(H)(.01): **(PIP)** _____

(g) Land Portion + Park Improvement portion **(LP + PIP)**= _____

2-The proposed **Cash Contribution** using #2: **(CC)** **$**_____

Note: Lots large enough for duplex or larger multi-family units shall be identified as intended for development as single household dwelling units on the preliminary plat otherwise the maximum density will be used to determine number of household units/single family dwellings for the purpose of this application.

Parks In Lieu contribution must be made prior to final plat recordation.

PRIOR TO SUBMITTAL OF THIS APPLICATION HAVE YOU:

… Talked to the Parks & Recreation Department about the requirements?

… Enclosed a copy of the appraiser's value for the land.

… Enclosed a copy of bid/material costs to construct walking path/bike trail.

Date Submitted: _____ City Council Agenda Date: _____

Application accepted by City Administrator: Engineering Approval: _____

_____

APPRAISAL OF REAL PROPERTY

LOCATED AT

Canyon Village Subdivision No 2
Twin Falls, ID 83301
See attached Addendum

FOR

Kent Taylor

Twin Falls, ID 83301

AS OF

08/01/2016

BY

Michael Kip Perkins
Perkins Appraisals
740 Crystal Ct.
Kimberly, ID 83341
208-948-0810
perkinskip@yahoo.com

Client	Kent Taylor					File No.	16073023
Property Address	East Poleline Road						
City	Twin Falls	County	Twin Falls	State	ID	Zip Code	83301
Lender/Client							

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PERKINSAPPRAISALS

Perkins Appraisals
740 Crystal Ct.
Kimberly, ID 83341
208-948-0810

08/01/2016

Re: Property: Canyon Village Subdivision
Twin Falls, ID 83301
Borrower:
File No.: 16021604

Opinion of Value: $ 22,000
Effective Date: 08/01/2016

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for bare land described in this appraisal report, as undeveloped and unplatted, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of undeveloped, non platted bare land sites, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,

Michael Kip Perkins

Michael Kip Perkins
License or Certification #: CRA-3799
State: ID Expires: 09/09/2016
perkinskip@yahoo.com

PRIVACY NOTICE

Pursuant to the Gramm-Leach-Bliley Act of 1999, effective July 1, 2001, Appraisers, along with all providers of personal financial services are now required by federal law to inform their clients of the policies of the firm with regard to the privacy of client nonpublic personal information. As professionals, we understand that your privacy is very important to you and are pleased to provide you with this information.

Types of Nonpublic Personal Information We Collect

In the course of performing appraisals, we may collect what is known as "nonpublic personal information" about you. This information is used to facilitate the services that we provide to you and may include the information provided to us by you directly or received by us from others with your authorization.

Parties to Whom We Disclose Information

We do not disclose any nonpublic personal information obtained in the course of our engagement with our clients to nonaffiliated third parties, except as necessary or as required by law. By way of example, a necessary disclosure would be to our employees, and in certain situations, to unrelated third party consultants who need to know that information to assist us in providing appraisal services to you. All of our employees and any third party consultants we employ are informed that any information they see as part of an appraisal assignment is to be maintained in strict confidence within the firm. A disclosure required by law would be a disclosure by us that is ordered by a court of competent jurisdiction with regard to a legal action to which you are a party.

Confidentiality and Security

We will retain records relating to professional services that we have provided to you for a reasonable time so that we are better able to assist you with your needs. In order to protect your nonpublic personal information from unauthorized access by third parties, we maintain physical, electronic and procedural safeguards that comply with our professional standards to insure the security and integrity of your information. Please feel free to call us any time if you have any questions about the confidentiality of the information that you provide to us.

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	Canyon Village Subdivision No 2
	Legal Description	See attached Addendum
	City	Twin Falls
	County	Twin Falls
	State	ID
	Zip Code	83301
	Census Tract	0015.00
	Map Reference	46300
PRICE & DATE	Sale Price	$
	Date of Sale	
PARTIES	Client	Kent Taylor
	Lender/Client	
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	1 Acre
	Price per Square Foot	$
	Location	Good
	Age	
	Condition	
	Total Rooms	
	Bedrooms	
	Baths	
APPRAISER	Appraiser	Michael Kip Perkins
	Effective Date of Appraisal	08/01/2016
VALUE	Opinion of Value	$ 22,000

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, October 27, 1994.)

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.

2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.

3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.

5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.

6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.

9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

File No. 16073023

CERTIFICATION: The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.

2. 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.

3. 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.

4. 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.

5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.

6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.

7. 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.

8. 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.

9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.

10. 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).

ADDRESS OF PROPERTY ANALYZED: East Pole Line Road, Twin Falls, ID 83301

APPRAISER:

Signature: Michael Kip Perkins

Name: Michael Kip Perkins

Title:

State Certification #: CRA-3799

or State License #:

State: ID Expiration Date of Certification or License: 09/09/2016

Date Signed: 08/01/2016

SUPERVISORY or CO-APPRAISER (if applicable):

Signature:

Name:

State Certification #:

or State License #:

State: Expiration Date of Certification or License:

Date Signed:

☐ Did ☐ Did Not Inspect Property

Scope of Work

File No. 16073023

Client	Kent Taylor						
Property Address	Canyon Village Subdivision No 2						
City	Twin Falls	County	Twin Falls	State	ID	Zip Code	83301
Lender/Client							

Scope of Work

The appraiser:

a. will inspect the subject property to note the characteristics of the property that are relevant to its valuation;

b. will investigate available market data for use in a sales comparison approach to value and, if appropriate, cost and income capitalization approaches.

The appraiser's investigations will include research of public records through the use of commercial sources of data such as printed comparable data services and computerized databases. search parameters such as dates of sales, leases, locations, sizes, types of properties, and distances from the subject will start with relatively narrow constraints and, if necessary, be expanded until the appraiser has either retrieved data sufficient (in the appraiser's opinion) to estimate market value, or until the appraiser believes that he/she has reasonably exhausted the available pool of data. Researched sales data will be viewed and, if found to be appropriate, efforts will be made to verify the data with persons directly involved in the transactions such as buyers, seller, brokers, or agents. At the appraiser's discretion, some data will be used without personal verification, in the appraiser's opinion, the data appear to be correct. In addition, the appraiser will consider any appropriate listings or properties found through observation during the appraiser's data collection process. The appraiser will report only the data deemed to be pertinent to the valuation problem;

c. will investigate and analyze any pertinent easements or restrictions, on the fee simple ownership of the subject property. It is the client's responsibility to supply the appraiser with a title report. If a title report is not available, the appraiser will rely on a visual inspection and identify any readily apparent easements or restrictions;

d. will analyze the data found and reach conclusions regarding the market value as defined in the report, of the subject property as of the date of value using appropriate valuation approach (es) identified above;

e. will prepare the appraisal in compliance with the Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Foundation and the Code of Professional Ethics and Certification Standard of the Appraisal Institute.

f. will not be responsible for ascertaining the existence of and toxic waste or other contamination present on or off the site. The appraiser will, however, report any indications of toxic waste or contaminant that may affect value if they are readily apparent during appraiser's investigations. Appraiser cautions the user of the report that appraiser is not an expert in such matters and that appraiser may over look contamination that might be readily apparent to parties who are experts in such matters.

g. will prepare a Summary Appraisal Report, as defined in USPAP, which will include photographs of the subject property, descriptions of the subject neighborhood, the site, any improvements on the site, a description of the zoning, a highest and best use analysis, a summary of the most important sales used the appraiser's valuation, a reconciliation and conclusion, a map illustrating the sales in relationship to the subject property, and other data and analyses not included in the report may be retained in appraiser's files.

LAND APPRAISAL REPORT

File No. 16073023

SUBJECT

Borrower | Census Tract 0015.00 | Map Reference 46300

Property Address East Poleline Road

City Twin Falls | County Twin Falls | State ID | Zip Code 83301

Legal Description See attached Addendum

Sale Price $ | Date of Sale | Loan Term yrs. | Property Rights Appraised ☒ Fee ☐ Leasehold ☐ De Minimis PUD

Actual Real Estate Taxes $ (yr) | Loan charges to be paid by seller $ | Other sales concessions

Lender/Client | Address

Occupant | Appraiser Michael Kip Perkins | Instructions to Appraiser

NEIGHBORHOOD

Location	☒ Urban	☐ Suburban	☐ Rural
Built Up	☒ Over 75%	☒ 25% to 75%	☐ Under 25%
Growth Rate	☐ Fully Dev. ☐ Rapid	☒ Steady	☐ Slow
Property Values	☐ Increasing	☒ Stable	☐ Declining
Demand/Supply	☐ Shortage	☒ In Balance	☐ Oversupply
Marketing Time	☒ Under 3 Mos.	☒ 4-6 Mos.	☐ Over 6 Mos.

Present Land Use: % One-Unit | % 2-4 Unit | 0 % Apts. | % Condo | % Commercial; % Industrial | % Vacant | 0 %

Change in Present Land Use: ☐ Not Likely ☐ Likely (*) ☐ Taking Place (*) (*) From To

Predominant Occupancy: ☐ Owner ☐ Tenant % Vacant

One-Unit Price Range $ to $ | Predominant Value $

One-Unit Age Range yrs. to yrs. | Predominant Age yrs.

	Good	Avg.	Fair	Poor
Employment Stability				
Convenience to Employment				
Convenience to Shopping				
Convenience to Schools				
Adequacy of Public Transportation				
Recreational Facilities				
Adequacy of Utilities				
Property Compatibility				
Protection from Detrimental Conditions				
Police and Fire Protection				
General Appearance of Properties				
Appeal to Market				

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise)

SITE

Dimensions 1 Acre = 1 Acre ☐ Corner Lot

Zoning Classification R-1-Var Residential Single Household | Present Improvements ☐ Do ☐ Do Not Conform to Zoning Regulations

Highest and Best Use ☒ Present Use ☐ Other (specify)

	Public	Other (Describe)
Elec.	☐	
Gas	☐	
Water	☐	
San. Sewer	☐	
	☐ Underground Elect. & Tel.	

OFF SITE IMPROVEMENTS: Street Access ☐ Public ☐ Private; Surface; Maintenance ☐ Public ☐ Private; ☐ Storm Sewer ☐ Curb/Gutter; ☐ Sidewalk ☐ Street Lights

Topo; Size; Shape; View; Drainage

Is the property located in a FEMA Special Flood Hazard Area? ☐ Yes ☒ No

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions)

MARKET DATA ANALYSIS

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	East Poleline Road Twin Falls, ID 83301	Morning Sun Subdivision #9 Twin Falls, ID 83301		Wildrose Subdivision # 4 Twin Falls, ID 83301			
Proximity to Subject		1.65 miles SE		2.45 miles SE			
Sales Price	$		$ 220,000		$ 800,000		$
Price $/Sq. Ft.	$		$		$		$
Data Source(s)	Inspect/C-Recd's						
ITEM	DESCRIPTION	DESCRIPTION	+(-)$ Adjust.	DESCRIPTION	+(-)$ Adjust.	DESCRIPTION	+(-)$ Adjust.
Date of Sale/Time Adj.							
Location	Good	Good/Similar	0	Good/Similar			
Site/View	1 Acre	10 Acres	0	40. Acres			
Sales or Financing Concessions							
Net Adj. (Total)		☐ + ☐ –	$ 0	☐ + ☐ –	$	☐ + ☐ –	$
Indicated Value of Subject			$ 220,000		$ 800,000		$ 0

Comments on Market Data

RECONCILIATION

Comments and Conditions of Appraisal

Final Reconciliation See Attached Addendum.

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF 08/01/2016 TO BE $ 20,000

Appraiser Michael Kip Perkins | Supervisory Appraiser (if applicable)

Date of Signature and Report 08/01/2016 | Date of Signature

Title | Title

State Certification # CRA-3799 ST ID | State Certification # ST

Or State License # ST | Or State License # ST

Supplemental General Text Addendum

File No. 16073023

Client	Kent Taylor						
Property Address	Canyon Village Subdivision No 2						
City	Twin Falls	County	Twin Falls	State	ID	Zip Code	83301
Lender/Client							

Legal Description:

Canyon Village Subdivision No. 2 . a PUD A Re-Subdivision and Re-Numbering of a portion of Lot 2, Block 1 & Lot 1, Block 2 Canyon Village Subdivision, a PUD located in Gov't Lot 1, Section 3 Township 10 South, Range 17 East Boise Meridian Twin Falls County, Idaho 2016

Property Condition:

The property is undeveloped, unplatted bare land.

Sales Comparison Approach:

Search Parameters: An interview with Gerald Martin revealed the comparable properties used to develope an opinion of value for a 1 acre, undeveloped, unplatted bare lot in the Canyon Village Subdivision No 2.

Location:

All comparables are pulled from similar market areas and within close proximity of the subject, thus no location adjustment is warranted.

Market Approach Reconciliation:

All comparables were considered in the final reconciliation of value. The Comparables used were similar in location and amenities as the subject. Comparable #1 was the sale of 10 acres in the Morning Sun subdivision # 9. This sale was for approximately $220,000 for 10 acres thus $22,000 per acre.

Sale # 2 was the purchase of 40 acres in the Wildrose # 4 Subdivision for the amount of $800,000 thus $20,000 per acre.

These comparables are comparable to the subject in location and amenities.

Final Reconciled value of a undeveloped, unplatted 1 acre lot in the Canyon Village Subdivision # 2 is $22,000 which is reasonable.

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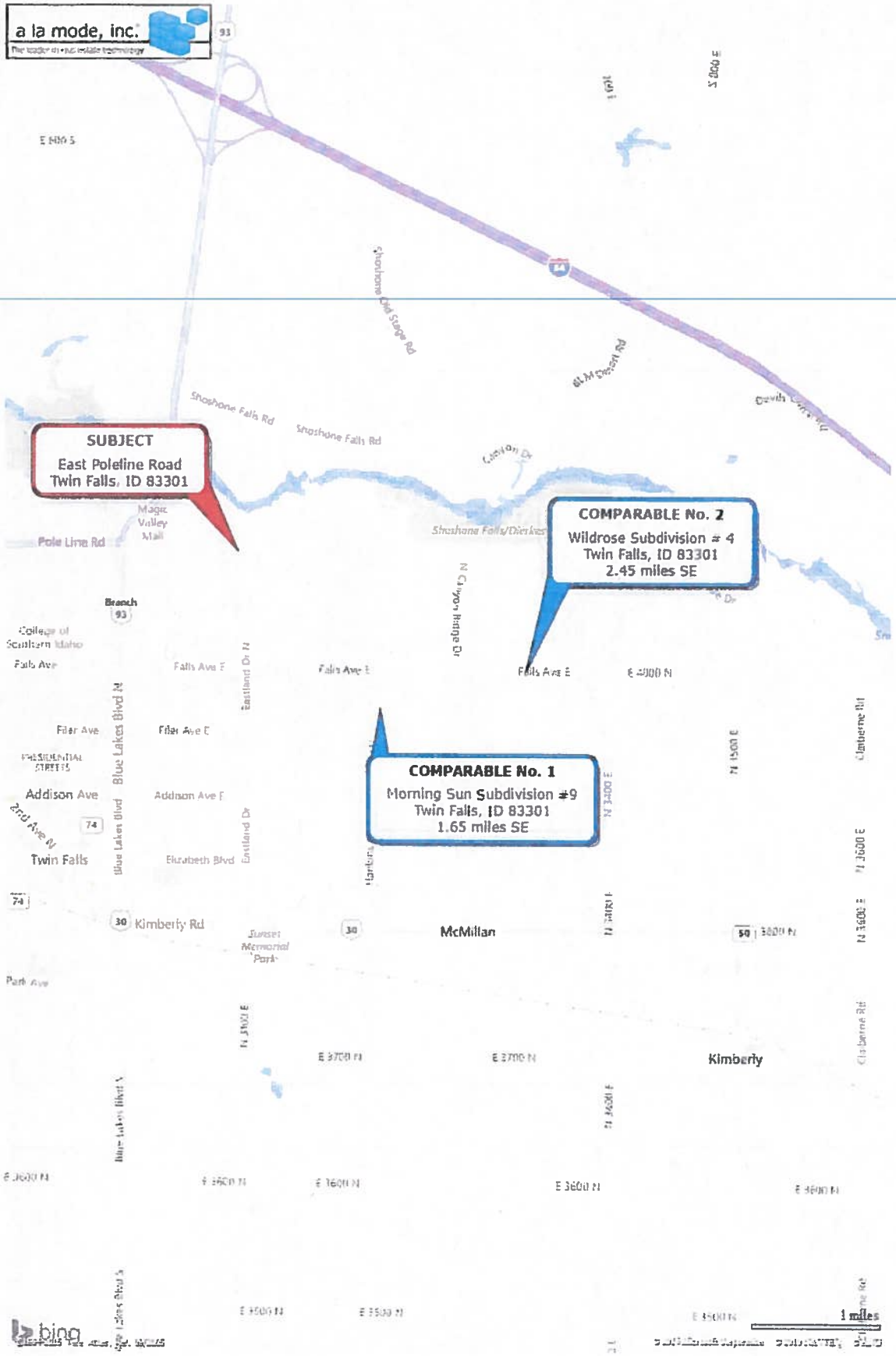
Aerial Map

Client	Kent Taylor						
Property Address	East Poleline Road						
City	Twin Falls	County	Twin Falls	State	ID	Zip Code	83301
Lender/Client							



Aerial Map

Client	Kent Taylor						
Property Address	East Poleline Road						
City	Twin Falls	County	Twin Falls	State	ID	Zip Code	83301
Lender/Client							

APPRAISER DISCLOSURE STATEMENT

File No. 16073023

Name of Appraiser: Michael Kip Perkins

Class of Certification/Licensure:
- [ ] Certified General
- [x] Certified Residential
- [ ] Licensed Residential
- [ ] Temporary [ ] General [ ] Licensed

Certification/Licensure Number: CRA-3799
Certification/Licensure State: ID Expires: 09/09/2016

Scope: This Report
- [x] is within the scope of my Certification or License
- [ ] is not within the scope of my Certification or License

Service Provided By:
- [x] Disinterested & Unbiased Third Party
- [ ] Interested & Biased Third Party
- [ ] Interested Third Party on Contingent Fee Basis

Signature of person preparing and reporting the Appraisal:

Michael Kip Perkins

This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser.

License and Resume

Bureau of Occupational Licenses
Department of Self Governing Agencies
The person named has met the requirements for licensure and is entitled under the laws and rules of the State of Idaho to operate as a(n)
CERTIFIED RESIDENTIAL APPRAISER

MICHAEL KIP PERKINS
AMERICAN REAL ESTATE AND APPRAISALS
210 6TH AVE E
TWIN FALLS ID 83301

Tana Cory Chief, B.O.L.	CRA-3799 Number	09/09/2015 Expires

Michael Kip Perkins
4140 Meadow Ridge Circle
Twin Falls, ID 83301

Education:

Associates Degree, Applied Science
College of Southern Idaho

IDAHO CERTIFIED RESIDENTIAL APPRAISER CRA-3799

Specialized Background, including:

-Seminars and courses sponsored by the Appraisal Institute and McKissock Education

Appraisal Institute-Basic Appraisal Principles
Appraisal Institute-Basic Appraisal Procedures
Appraisal Institute- Residential Market Analysis and Highest & Best Use
Appraisal Institute-Residential Sales Comparison and Income Approach
Appraisal Institute-Residential Site Valuation and Cost Approach
Appraisal Institute-Real Estate Finance Statistics and Valuation Modeling
Appraisal Institute-Residential Report Writing and Case Studie
Appraisal Institute-Advanced Residential Applications & Case Studies/Part 1
McKissock Education-Introduction to the Uniform Appraisal Dataset
McKissock Education-Appraisal Subject Matter Elective
USPAP
USPAP Update

Appraisal Experience:

-Certified and appraising residential properties and land since December 2014.

Areas of appraising (Counties):

-Twin Falls, Cassia, Minidoka, Gooding, Jerome, Lincoln and would consider other areas.

Recreation Department Updates
Brandy Mason, Recreation Coordinator
2016

Baseball/Softball:
Our youth baseball and softball programs concluded on Saturday July 9th. The adult leagues have started their end of the season tournaments with the Men's league finishing up on July 26th. The Coed tournaments will end on Wednesday August 17th. These leagues ran well this year with little or no issues besides illegal player issues. We still have three end of the summer tournaments left here in Twin Falls, with the biggest one of the year being the men's and women's ASA slow pitch Door Slammer with 74 teams registered so far. They will be using 7 fields here in town and it will start on Friday night August 26th and concludes on Sunday August 28th.

Adult one pitch coed league rosters are due on August 15th, games will start on August 22nd and teams will play through the end of October on Monday nights. They will play 8 games plus a single elimination tournament and the cost is $310.

Fall Soccer: Soccer registration ended on July 25th. Practices are scheduled to begin the week of August 22nd and the season will start after Labor Day. We have 584 kids registered at this time, which is down 55 kids from this time last fall, but we expect at least 100+ late registrations, especially after the middle school soccer tryouts the week of August 8th. They have cut the 7th grade soccer program this year so any 7th grader who doesn't make the 8th grade team will possibly sign up for our 6th-8th grade program.

Men's Flag Football:

We have 7 teams this year down 3 teams from last year. The season will start on Tuesday August 9th, with games being played on Tuesday nights at Harmon Park. T season will end on October 18th with the end of the season tournament being held on Tuesday and Thursday nights starting on October 25th and ending on November 3rd.

Recreation Supervisor Update
Stacy McClintock

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

Movies in the Park: Come join us for our annual "Movies in the Park" series. Join us Friday night, August 12th at 9:00pm at the City Park Band shell for our feature movie "Hotel Transylvania 2" and Friday night, August 26th at 8:30pm for the showing of "Pan".

British Soccer camp went very smooth. The British coaches were wonderful and I had many compliments about them.

Shotokan Karate is doing well also. The cost is only $15 per month and it is twice a week at the Blue Recreation Building at Harmon Park.

The last Free Concert in the Park was on August 4th. They went fantastic as usual.

City staff is currently gathering information for the 2016/2017 fall/spring recreation guide.

Parks Coordinators Update
Kevin Skelton & Todd Andersen

Asphalt at Oregon Trail Youth Complex has been slurry sealed.
BMX bicycle track construction continues.
Cliff Bar had employee's clean graffiti and refuse from various park areas around town.
Preparations are being made to begin construction of soccer fields on the additional five-acre parcel acquired by the city at Sunway Soccer Complex.