

REC'D DEC 30 2024

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TWIN FALLS COUNTY

2024-015966

Dec 23, 2024 9:55:39 am

For: TWIN FALLS, CITY OF

KRISTINA GLASCOCK, County Clerk

Deputy: SBANJAC

Pages: 139

Fee: \$

ORDINANCE NO. O-2024-021

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, APPROVING THE URBAN RENEWAL PLAN FOR THE SOUTHWEST URBAN RENEWAL PROJECT, WHICH PLAN INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS AND THE AFFECTED TAXING ENTITIES; PROVIDING SEVERABILITY, CODIFICATION, AND PUBLICATION BY SUMMARY; PROVIDING FOR WAIVER OF THE READING RULES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council (the “City Council”) of the City of Twin Falls (the “City”) created the Urban Renewal Agency of the City of Twin Falls, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the “Law”) and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the “Act”), a duly created and functioning urban renewal agency for Twin Falls, Idaho, hereinafter referred to as the “Agency”;

WHEREAS, by Resolution No. 909, dated July 19, 1965, the Board of Commissioners of the City created the Agency pursuant to the Law;

WHEREAS, on June 30, 1997, the City Council, by Resolution No. 1603, determined certain property to be a deteriorated area or a deteriorating area or a combination thereof and designated the area as appropriate for an urban renewal project to be known as Urban Renewal Area #4 (the “Area #4 Plan”). The Area #4 Plan has been amended several times;

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the Urban Renewal Plan for Urban Renewal Area #4-3 (the “RAA #4-3 Plan”) to redevelop a portion of the City within the boundaries of the Area #4 Plan, as amended, pursuant to the Law and the Act;

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 3022 on December 12, 2011, approving the RAA #4-3 Plan and making certain findings, including establishing the RAA #4-3 revenue allocation area (“RAA #4-3”);

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the Urban Renewal Plan for Urban Renewal Area #4-4 (the “RAA #4-4 Plan”) to redevelop a portion of the City within the boundaries of the Area #4 Plan, as amended, pursuant to the Law and the Act;

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 3097 on June 1, 2015, approving the RAA #4-4 Plan and making certain findings, including establishing the RAA #4-4 revenue allocation area (“RAA #4-4”);

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Orchard Drive East Urban Renewal Project (the "Orchard Drive East Plan") pursuant to the Law and the Act;

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 2022-024 on November 14, 2022, approving the Orchard Drive East Plan and making certain findings, including establishing the Orchard Drive East revenue allocation area ("Orchard Drive East Revenue Allocation Area");

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Old Towne-2 Urban Renewal Project (the "Old Towne-2 Plan") pursuant to the Law and the Act;

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. O-2023-014 on November 27, 2023, approving the Old Towne-2 Plan and making certain findings, including establishing the Old Towne-2 revenue allocation area ("Old Towne-2 Revenue Allocation Area");

WHEREAS, the above referenced urban renewal plans are collectively referred to as the Existing Urban Renewal Plans and their corresponding project areas are collectively referred to as the Existing Project Areas;

WHEREAS, pursuant to Idaho Code Section 50-2008, an urban renewal project may not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or a deteriorating area, or a combination thereof, and designated such area as appropriate for an urban renewal project;

WHEREAS, an urban renewal plan shall (a) conform to the general plan for the municipality as a whole, except as provided in Section 50-2008(g), Idaho Code; and (b) shall be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, building requirements, and any method or methods of financing such plan, which methods may include revenue allocation financing provisions;

WHEREAS, Idaho Code Section 50-2906 also requires that in order to adopt an urban renewal plan containing a revenue allocation financing provision, the local governing body must make a finding or determination that the area included in such plan is a deteriorated area or a deteriorating area, or a combination thereof;

WHEREAS, based on inquiries and information presented, the Agency commenced certain discussions concerning examination of an additional area as appropriate for an urban renewal project;

WHEREAS, in 2024, the Agency authorized Kushlan Associates, to commence an eligibility study and preparation of an eligibility report of an area approximately 352.75 acres in

size (excluding rights-of-way) and which is generally located west of Washington Street South and south of Diamond Avenue West. A portion of the area reviewed includes the area from the recently terminated Washington Street South revenue allocation area. Additionally, at the time of review, two (2) parcels were located within unincorporated Twin Falls County. The eligibility study area is commonly referred to as the Southwest area (the "Study Area");

WHEREAS, voluntary annexation of the two (2) parcels within the Study Area located outside the City limits and within unincorporated Twin Falls County was completed;

WHEREAS, the Agency obtained the Southwest Revenue Allocation Area Eligibility Report, dated August 19, 2024 (the "Report"), which examined the Study Area, for the purpose of determining whether such area was a deteriorating area and/or a deteriorated area as defined by Idaho Code Sections 50-2018(8), (9) and 50-2903(8);

WHEREAS, pursuant to Idaho Code Sections 50-2018(8), (9) and 50-2903(8), which define "deteriorating area" and "deteriorated area," many of the qualifying conditions necessary to be present in such an area are found in the Study Area, including:

- a. age or obsolescence;
- b. predominance of defective or inadequate street layout;
- c. faulty lot layout in relation to size, adequacy, accessibility, or usefulness; obsolete platting;
- d. insanitary or unsafe conditions;
- e. diversity of ownership;
- f. substantially impairs or arrests the sound growth of a municipality; and
- g. results in economic underdevelopment of the area;

WHEREAS, the Study Area is predominantly open land or open area;

WHEREAS, under the Act, a deteriorated area includes any area which is predominantly open and which, because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. See Idaho Code Section 50-2903(8);

WHEREAS, Idaho Code Sections 50-2018(9), 50-2903(8) and 50-2008(d) list additional conditions applicable to open land areas, including open land areas to be acquired by the Agency, which are the same or similar to the conditions set forth in the definitions of "deteriorating area" and "deteriorated area;"

WHEREAS, the Report addresses the necessary findings concerning the eligibility of open land within the Study Area as defined in Idaho Code Sections 50-2018(9), 50-2903(8)(c), and 50-2008(d);

WHEREAS, the effects of the listed conditions cited in the Report result in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality,

constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare in its present condition or use;

WHEREAS, the Agency, on August 19, 2024, adopted Resolution No. 2024-06 accepting the Report and authorizing the Chairman or Executive Director of the Agency to transmit the Report to the City Council, requesting its consideration for designation of an urban renewal area and requesting the City Council to direct the Agency to prepare an urban renewal plan for the Study Area, which plan may include a revenue allocation provision as allowed by the Act;

WHEREAS, the City Council, by Resolution No. R-2024-008, dated August 26, 2024, declared the Study Area described in the Report to be a deteriorated area or a deteriorating area, or a combination thereof, as defined by Chapters 20 and 29 of Title 50, Idaho Code, as amended, that such Study Area is appropriate for an urban renewal project and directed the Agency to commence preparation of an urban renewal plan for the area designated;

WHEREAS, under the Law and the Act, Idaho Code Sections 50-2903(8)(f) and 50-2018 (8) and (9), the definition of a deteriorated area and a deteriorating area shall not apply to any agricultural operation as defined in Idaho Code Section 22-4502(2), absent the consent of the owner of the agricultural operation, except for an agricultural operation that has not been used for three (3) consecutive years;

WHEREAS, the Study Area includes parcels subject to such consent;

WHEREAS, in order to implement the provisions of the Act and the Law either Agency may prepare a plan, or any person, public or private, may submit such plan to Agency;

WHEREAS, the Agency embarked on the planning of an urban renewal project to develop and/or redevelop a portion of the City pursuant to the Law and the Act, as amended;

WHEREAS, pursuant to the Law and Act, as amended, the Agency and its consultants prepared the Urban Renewal Plan for the Southwest Urban Renewal Project (the "Southwest Plan"), as set forth in Exhibit 3 attached hereto, and the corresponding urban renewal/revenue allocation area referred to as the Southwest project area (the "Southwest Project Area," the "Project Area," or "Revenue Allocation Area"), to develop and/or redevelop a portion of the City, pursuant to the Law and the Act, as amended;

WHEREAS, the Southwest Project Area is shown on the "Boundary Map of Urban Renewal Project Area and Revenue Allocation Area" and described in the "Legal Description of Urban Renewal Project Area and Revenue Allocation Area," which are attached to the Southwest Plan as Attachments 1 and 2 respectively;

WHEREAS, the Act authorizes the Agency to adopt revenue allocation financing provisions as part of an urban renewal plan;

WHEREAS, the Southwest Plan contains revenue allocation financing provisions as allowed by the Act;

WHEREAS, the Agency reviewed and considered the proposed public improvements within the Southwest Plan at several meetings during 2024;

WHEREAS, as required by the Law and the Act, the Agency reviewed the information within the Southwest Plan concerning the use of revenue allocation funds and considered the Southwest Plan at its meeting on October 14, 2024;

WHEREAS, on October 14, 2024, the Agency Board passed Resolution No. 2024-08 proposing and recommending the approval of the Southwest Plan, and directing Agency staff to finalize certain Attachments to the Southwest Plan and to make other ministerial and technical revisions to the Southwest Plan;

WHEREAS, the Agency submitted the Southwest Plan to the Mayor and City Council;

WHEREAS, the Mayor and City Clerk have taken the necessary action in good faith to process the Southwest Plan consistent with the requirements set forth in Idaho Code Sections 50-2906 and 50-2008;

WHEREAS, pursuant to the Law, at a meeting held on November 19, 2024, the Twin Falls Planning and Zoning Commission considered the Southwest Plan and found by Resolution No. R-2024-010 that the Southwest Plan is in all respects in conformity with the City of Twin Falls Comprehensive Plan, as may be amended (the "Comprehensive Plan") and forwarded its findings to the City Council, a copy of which is attached hereto as Exhibit 1;

WHEREAS, the notice of public hearing of the Southwest Plan was caused to be published by the Twin Falls City Clerk in the *Times-News* on November 7 and 21, 2024, a copy of said notice is attached hereto as Exhibit 2;

WHEREAS, as of November 4, 2024, the Southwest Plan was submitted to the affected taxing entities, made available to the public, and is under consideration by the City Council;

WHEREAS, the City Council during its regular meeting of December 16, 2024, held such public hearing on the Southwest Plan as noticed;

WHEREAS, as required by Idaho Code Sections 50-2905 and 50-2906, the Southwest Plan contains the following information with specificity which was made available to the general public and all affected taxing districts prior to the public hearing on December 16, 2024, the regular meeting of the City Council, at least thirty (30) days but no more than sixty (60) days prior to the date set forth final reading of the Ordinance: (1) a statement describing the total assessed valuation of the base assessment roll of the revenue allocation area and the total assessed valuation of all taxable property within the municipality; (2) the kind, number, and location of all proposed public works or improvements within the revenue allocation area; (3) an economic feasibility study; (4) a detailed list of estimated project costs; (5) a fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds, notes and/or other obligations are repaid, upon all taxing districts levying taxes upon property in the revenue allocation area; (6) a description of the methods of financing all estimated project costs and the time when related costs or monetary

obligations are to be incurred; (7) a termination date for the plan and the revenue allocation area as provided for in Section 50-2903(20), Idaho Code. In determining the termination date, the plan shall recognize that the agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the urban renewal plan; and (8) a description of the disposition or retention of any assets of the agency upon 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;

WHEREAS, the Southwest Plan authorizes certain projects to be financed by owner/developer participation agreements and proceeds from revenue allocation. Revenue allocation bonds or loans are permissible;

WHEREAS, appropriate notice of the Southwest Plan and revenue allocation provision contained therein has been given to the affected taxing districts and to the public as required by Idaho Code Sections 50-2008 and 50-2906;

WHEREAS, it is necessary and in the best interest of the citizens of the City, to adopt the Southwest Plan and to adopt, as part of the Southwest Plan, revenue allocation financing provisions that will help finance urban renewal projects to be completed in accordance with the Southwest Plan, in order to: encourage private development in the urban renewal area; prevent and arrest decay of the City due to the inability of existing financing methods to provide needed public improvements; encourage taxing districts to cooperate in the allocation of future tax revenues arising in the Southwest Project Area in order to facilitate the long-term growth of their common tax base; encourage private investment within the City; and to further the public purposes of the Agency;

WHEREAS, the City Council finds that the equalized assessed valuation of the taxable property in the revenue allocation area as shown and described in Attachments 1 and 2 of the Southwest Plan is likely to increase, and continue to increase, as a result of initiation and continuation of urban renewal projects in accordance with the Southwest Plan;

WHEREAS, under the Law and Act any such plan should provide for (1) a feasible method for the location of families who will be displaced from the urban renewal area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families; (2) the urban renewal plan should conform to the general plan of the municipality as a whole; (3) the urban renewal plan should give due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of the children residing in the general vicinity of the site covered by the plan; and (4) the urban renewal plan should afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise;

WHEREAS, if the urban renewal area consists of an area of open land to be acquired by the urban renewal agency, such area shall not be so acquired unless (1) if it is to be developed for residential uses, the local governing body shall determine that a shortage of housing of sound

standards and design which is decent, safe, and sanitary exists in the municipality; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe, and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; or (2) if it is to be developed for nonresidential uses, the local governing body shall determine that such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives, which acquisition may require the exercise of governmental action, as provided in the Law, because of defective or unusual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, economic disuse, unsuitable topography or faulty lot layouts, the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area;

WHEREAS, the boundaries of the Southwest Project Area overlap the boundaries of the Twin Falls Highway District; however, the City has responsibility for the maintenance of roads or highways within the City limits, and therefore, the allocation of taxes shall be governed by Idaho Code Sections 50-2908(2)(a)(ii), (b) for the Southwest Project Area;

WHEREAS, the Agency obtained written consent concerning certain property owners within the Southwest Project Area, which may have been deemed an agricultural operation, as stated above. A true and correct copy of the agricultural operation consents are included as Attachment 6 to the Southwest Plan;

WHEREAS, the base assessment roll of the Southwest Project Area, together with the base assessment roll values of the Existing Project Areas, cannot exceed ten percent (10%) of the current assessed values of all the taxable property in the City;

WHEREAS, it is necessary, and in the best interests of the citizens of the City to adopt the Southwest Plan;

WHEREAS, the City Council at its regular meeting held on December 16, 2024, considered the Southwest Plan as proposed and made certain comprehensive findings.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TWIN FALLS IDAHO:

SECTION 1: It is hereby found and determined that:

- (a) The Southwest Project Area as defined in the Southwest Plan is a deteriorated area or a deteriorating area as defined in the Law and the Act and qualifies as an eligible urban renewal area under the Law and Act.

- (b) The rehabilitation, conservation, development and redevelopment of the urban renewal area pursuant to the Southwest Plan are necessary in the interests of public health, safety, and welfare of the residents of the City.
- (c) There continues to be a need for the Agency to function in the City.
- (d) The Southwest Plan conforms to the City of Twin Falls Comprehensive Plan as a whole.
- (e) The Southwest Plan gives due consideration to the provision of adequate park and recreation areas and facilities that may be desirable for neighborhood improvement, recognizing the commercial and industrial components of the Southwest Plan and the need for public improvements to support the goals of the intended uses in the Southwest Project Area and shows consideration for the health, safety, and welfare of any children, residents, or businesses in the general vicinity of the urban renewal area covered by the Southwest Plan.
- (f) The Southwest Plan affords maximum opportunity consistent with the sound needs of the City as a whole for the rehabilitation, development and redevelopment of the urban renewal area by private enterprises.
- (g) Pursuant to Idaho Code Sections 50-2007(h) and 50-2008(d)(1), the Southwest Plan provides a feasible method for relocation obligations of any displaced families residing within the Southwest Project Area and there is not anticipated to be any activity by the Agency that would result in relocation.
- (h) The collective base assessment rolls for the revenue allocation areas under the Existing Project Areas and the Southwest Project Area, do not exceed ten percent (10%) of the assessed values of all the taxable property in the City.
- (i) The Southwest Plan includes the requirements set forth in Idaho Code Section 50-2905 with specificity.
- (j) The Southwest Plan is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes (if any), land uses, maximum densities, building requirements, and any method or methods of financing such plan, which methods may include revenue allocation financing provisions.
- (k) The urban renewal area, which includes the deteriorating area, as defined in Idaho Code Section 50-2018(9) and Idaho Code Section 50-2903(8)(f), does include agricultural operations for which the Agency has received written consent, or which have not been used for agricultural purposes for three (3) consecutive years.

- (l) The portion of the Southwest Project Area which is identified for non-residential uses is necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of the Comprehensive Plan to overcome economic disuse, the need for improved traffic patterns, and the need for the correlation of this area with other areas of the City.

SECTION 2: The City Council finds that the Southwest Project Area includes open land, that the Agency may acquire any open land within the Southwest Project Area, and that the Southwest Project Area is planned to be developed and/or redeveloped in a manner that will include primarily non-residential uses. Provided, however, the City Council finds that for the portions of the Southwest Project Area deemed to be "open land," the criteria set forth in the Law and Act have been met.

SECTION 3: The City Council finds that the portion of the Southwest Project Area which is identified for nonresidential uses is necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of City's Comprehensive Plan, to overcome economic disuse, the need for improved traffic patterns, and the need for the correlation of this area with other areas of the City.

SECTION 4: The Southwest Plan, a copy of which is attached hereto and marked as Exhibit 3 and made a part hereof by attachment, be, and the same hereby is, approved. As directed by the City Council, the City Clerk and/or the Agency may make certain technical corrections or revisions in keeping with the information and testimony presented at the December 16, 2024, hearing and incorporate changes or modifications, if any.

SECTION 5: The boundaries of the Southwest Project Area overlap the boundaries of the Twin Falls Highway District; however, the City has, or will have, the responsibility for the maintenance of roads and highways in and around the Southwest Project Area. Therefore, pursuant to Idaho Code Section 50-2908(2)(a)(iv) the revenues from the Twin Falls Highway District levies will be allocated to the Agency without the need of a further agreement.

SECTION 6: No direct or collateral action challenging the Southwest Plan shall be brought prior to the effective date of this Ordinance or after the elapse of thirty (30) days from and after the effective date of this Ordinance adopting the Southwest Plan.

SECTION 7: Upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the County Auditor and Twin Falls County Assessor, and to the appropriate officials of Twin Falls County Board of County Commissioners, Twin Falls School District No. 411, Twin Falls Ambulance, City of Twin Falls, Twin Falls Highway District, College of Southern Idaho, Twin Falls County Pest Abatement District, and the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundaries of the Revenue Allocation Area, and a map indicating the boundaries of the Southwest Project Area.

SECTION 8: The City Council hereby finds and declares that the equalized assessed valuation of the Revenue Allocation Area as defined in the Southwest Plan, is likely to

increase as a result of the initiation and completion of urban renewal projects pursuant to the Southwest Plan.

SECTION 9: The City Council hereby approves and adopts the following statement policy relating to the appointment of City Council members as members of the Agency's Board of Commissioners: If any City Council members are appointed to the Board, they are not acting in an ex officio capacity but, rather, as private citizens who, although they are also members of the City Council, are exercising their independent judgment as private citizens when they sit on the Board. Except for the powers to appoint and terminate Board members and to adopt the Southwest Plan, the City Council recognizes that it has no power to control the powers or operations of the Agency.

SECTION 10: So long as any Agency bonds, notes or other obligations are outstanding, the City Council will not exercise its power under Idaho Code Section 50-2006 to designate itself as the Agency Board.

SECTION 11: This Ordinance shall be in full force and effect immediately upon its passage, approval, and publication and shall be retroactive to January 1, 2024, to the extent permitted by the Act.

SECTION 12: The provisions of this Ordinance are severable, and if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid for any reason, such determination shall not affect the validity of remaining portions of this Ordinance.

SECTION 13: The Summary of this Ordinance, a copy of which is attached hereto as Exhibit 4, is hereby approved.

SECTION 14: All ordinances, resolutions, orders, or parts thereof in conflict herewith are hereby repealed, rescinded, and annulled.

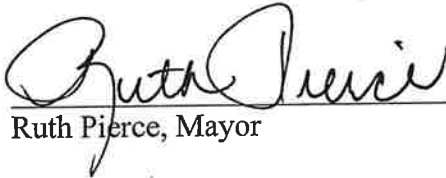
SECTION 15: Savings Clause. This Ordinance does not affect an action or proceeding commenced or right accrued before this Ordinance takes effect.

SECTION 16: That pursuant to the affirmative vote of one-half (1/2) plus one (1) of the Members of the full City Council, the rule requiring two (2) separate readings by title and one (1) reading in full be, and the same is hereby, dispensed with, and accordingly, this Ordinance shall be in full force and effect upon its passage, approval and publication.

PASSED by the City Council of the City of Twin Falls, Idaho, this 16th day of December 2024.

APPROVED by the Mayor of the City of Twin Falls, Idaho, this 16th day of December 2024.

APPROVED:



Ruth Pierce, Mayor

ATTEST:



City Clerk

4938-2649-3444, v. 1-L

TWIN FALLS COUNTY

2024-015969

Pages: 4

Dec 23, 2024 9:59:55 am

Fee: \$

For: TWIN FALLS. CITY OF

KRISTINA GLASCOCK. County Clerk

Deputy: APRATT

THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

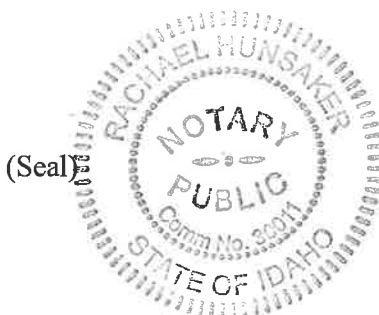
Urban Renewal Plan for the Southwest Urban Renewal Project

These documents are the boundary map and legal description for the Urban Renewal Project Area and Revenue Allocation Area for the Southwest Urban Renewal Project, City of Twin Falls Ordinance No. O-2024-021, adopted on December 16, 2024.


Amy Luna, Deputy City Clerk

STATE OF IDAHO)
) ss:
County of Twin Falls)

On this 18th day of December 2024, before me, the undersigned, a Notary Public in and for the state of Idaho, personally appeared Amy Luna known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me they executed the same.




Notary Public for Idaho
My Commission Expires: 07/29/2028



LENGUEN D

PARCEL BOUNDARY

SECTION LINE

LOT TIME

FOOTING 1 1/2" IRON ROD

EXAMINER'S REPORT

RESEARCH AND ANALYSIS

DATE OF BIRTH: 1940-01-01

Line	Bearing	Distance
L1	S89°12'43"E	30.00'
L2	N00°53'26"E	426.00'

NOTE:

This boundary map is a compilation of record and field information and does not constitute a Record of Survey but is supplemental to the Urban Renewal Agency of the City of Twin Falls Revenue Allocation Area.

GARCIA
LAND SURVEYING, LLC

ANNEXATION MAP
Urban Renewal Agency
Of The
City of Twin Falls

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DECEASED THE

OF THE

DATE 9.11.2024

**Urban Renewal Agency
of the City of Twin Falls
Southwest Area Taxing District Description**

TOWNSHIP 10 SOUTH RANGE 17 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO,

SECTION 20: A parcel of land located in said Section 20 and more particularly described as follows:

Commencing at the Northeast (NE) Corner of said Section 20 (Which lies South 89°12'44" East a distance of 2641.02 feet from the North (N1/4) Quarter Corner) Thence along the East boundary of said section 20, South 00°06'47" West for a distance of 618.42 feet to the **TRUE POINT OF BEGINNING**;

Thence South 89°12'43" East for a distance of 30.00 feet to the Easterly Right of Way of SH-74/Washington Street South;

Thence along the Easterly Right of Way of SH-74/Washington Street South;
South 00°26'47" West for a distance of 708.06 feet;

Thence continuing along the Easterly Right of Way of SH-74/Washington Street South;
South 02°59'14" East for a distance of 50.09 feet;

Thence continuing along the Easterly Right of Way of SH-74/Washington Street South;
South 00°26'47" West for a distance of 1326.66 feet;

Thence continuing along the Easterly Right of Way of SH-74/Washington Street South;
South 00°26'31" West for a distance of 238.48 feet;

Thence North 88°59'12" West for a distance of 431.84 feet;

Thence North 00°26'31" East for a distance of 238.15 feet;

Thence North 88°59'12" West for a distance of 2239.28 feet to a point center quarter of said section 20;

Thence South 00°22'57" West for a distance of 2717.25 feet to the Southerly roadway easement of 3700 North Road;

Thence along the Southerly roadway easement of 3700 North Road, North 88°46'59" West for a distance of 278.36 feet;

Thence North 01°13'01" East for a distance of 426.00 feet;

Thence North 88°46'59" West for a distance of 549.86 feet to Northwest corner of Pheasant Cove Subdivision No. 1;

Thence along the West boundary of Pheasant Cove Subdivision No. 1, South 01°13'01" West for a distance of 426.00 feet to a point on the Southerly roadway easement of 3700 North Road;

Thence along the Southerly roadway easement of 3700 North Road, North 88°46'59" West for a distance of 1831.62 feet to the Westerly roadway easement of Grandview Drive;

Thence along the Westerly roadway easement of Grandview Drive, North $00^{\circ}18'51''$ East for a distance of 2707.83 feet;

Thence South $88^{\circ}59'12''$ East for a distance of 1343.98 feet;

Thence North $00^{\circ}21'04''$ East for a distance of 2227.88 feet;

Thence South $89^{\circ}12'27''$ East for a distance of 236.73 feet;

Thence North $00^{\circ}21'16''$ East for a distance of 485.00 feet to the Northerly roadway easement of South Park Avenue West;

Thence along the Northerly roadway easement of South Park Avenue West, South $89^{\circ}12'27''$ East for a distance of 1144.60 feet;

Thence South $00^{\circ}26'47''$ West along the Easterly roadway easement of Steele Street for a distance of 643.41 feet to a point the Northerly roadway easement of Daimond Avenue;

Thence along the Northerly roadway easement of Daimond Avenue, South $89^{\circ}12'43''$ East for a distance of 2580.05 feet to the **TRUE POINT OF BEGINNING**.

Parcel contains 370.75 acres



REC'D DEC 30 2024

P.O. Box 1907

203 Main Avenue East

Twin Falls, Idaho 83303-1907

(208) 735-7287

December 23, 2024

Alan Dornfest
State Tax Commission
PO Box 36
Boise, ID 83722
Alan.dornfest@tax.idaho.gov

☐ Email **AND**
☐ Mail

Ben Seloske
State Tax Commission
PO Box 36
Boise, ID 83722
Ben.seloske@tax.idaho.gov

☐ Email **AND**
☐ Mail

Janet James
State Tax Commission
PO Box 36
Boise, ID 83722
janet.james@tax.idaho.gov

☒ Email **AND**
☒ Mail

STC GIS
State Tax Commission
PO Box 36
Boise, ID 83722
gis@tax.idaho.gov

☐ Email **AND**
☐ Mail

Attn: Kristina Glascock
Twin Falls County Auditor/Recorder/Clerk
630 Addison Avenue West
PO Box 126
Twin Falls, ID 83303
clerk-auditor-recorder@tfco.org

☐ Email **AND**
☐ Mail

Attn: Bradford Wills
Twin Falls County Assessor
630 Addison Avenue West
PO Box 126
Twin Falls, ID 83303
tfassessor@tfco.org

☐ Email **AND**
☐ Mail

REC'D DEC 30 2024

RE: Urban Renewal Plan for the Southwest Urban Renewal Project

Dear Sir or Madam:

As provided for under Idaho Code Sections 50-2907 and 63-215, and Rule 225 of the Property Tax Administrative Rules IDAPA 35.01.03.225.02, you are being provided copies of the following recorded documents for filing:

1. Twin Falls City Council Ordinance No. O-2024-21 (without exhibits or attachments) approving the Urban Renewal Plan for the Southwest Urban Renewal Project (the "Plan"), which plan contains a revenue allocation area. The City Council approved the Ordinance at its meeting on December 16, 2024. The Mayor signed the Ordinance on December 16, 2024. Publication of the Ordinance Summary in the *Times News* occurred on December 21, 2024. A copy of the published summary is also enclosed.

2. Recorded under separate cover:

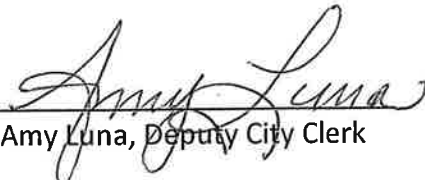
- a. A legal description of the boundary of the revenue allocation area.
- b. A map showing the boundaries of the revenue allocation area.

Please file these documents in your official records.

Please be advised that the contact person for the Urban Renewal Agency of the City of Twin Falls is Shawn Barigar, Executive Director, who is also the City of Twin Falls Economic Development Director, 203 Main Avenue East, PO Box 1907, Twin Falls, Idaho 83303, 208-735-7240, sbarigar@tfid.org.

Copies of all documents, including the Plan and its attachments, can be obtained from the Deputy City Clerk, 203 Main Avenue East, PO Box 1907, Twin Falls, Idaho 83303, 208-735-7245, aluna@tfid.org, and/or are available on the Agency's website: <https://www.tfid.org/126/Urban-Renewal-Agency>.

Sincerely,


Amy Luna, Deputy City Clerk

/lb

Enclosures

cc: Meghan Conrad
Shawn Barigar
Rudy Ashenbrener



P.O. Box 1907

203 Main Avenue East

Twin Falls, Idaho 83303-1907

(208) 735-7287

December 23, 2024

Alan Dornfest
State Tax Commission
PO Box 36
Boise, ID 83722
Alan.dornfest@tax.idaho.gov

☐ Email **AND**
☐ Mail

Ben Seloske
State Tax Commission
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Janet James
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STC GIS
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Attn: Kristina Glascock
Twin Falls County Auditor/Recorder/Clerk
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PO Box 126
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☐ Email **AND**
☐ Mail

Attn: Bradford Wills
Twin Falls County Assessor
630 Addison Avenue West
PO Box 126
Twin Falls, ID 83303
tfassessor@tfco.org

☐ Email **AND**
☐ Mail

Re: Statement from City of Twin Falls re: Responsibility for Maintenance of Roads/Highways Pursuant to I.C. 50-2908(2)(a)(iv)

Dear All:

The City Council of the City of Twin Falls approved the **Urban Renewal Plan for the Southwest Urban Renewal Project** (the "Plan") and established the Southwest District revenue allocation area (the "Project Area") by the adoption of Ordinance No. O-2024-21 on December 16, 2024. The Plan and Project Area have a base year of January 1, 2024, and are administered by The Urban Renewal Agency of the City of Twin Falls (the "Agency"). Idaho Code Section 50-2908 was amended, effective July 1, 2020, providing that in the case of a revenue allocation area first formed on or after July 1, 2020, all taxes levied by any highway district in a revenue allocation area are allocated to the highway district, "unless the local governing body that created the revenue allocation area has responsibility for the maintenance of roads or highways." Idaho Code Section 50-2908(2)(a)(iv). In that case, the allocation of taxes is governed by Idaho Code Section 50-2908(2)(a)(ii) and an agreement with the highway district is not required.

The boundaries of the Project Area overlap the Twin Falls Highway District; however, the City of Twin Falls has responsibility for the maintenance of roads or highways as contemplated by Idaho Code Section 50-2908. Roadway maintenance and improvement projects are undertaken by the City of Twin Falls Public Works Department. As a result, the taxes levied by the Twin Falls Highway District on the increment value in the revenue allocation area shall be allocated to the Agency, not the Twin Falls Highway District, for the duration of the Plan and Project Area.

Please feel free to contact me or Shawn Barigar with any questions or concerns.



Travis Rothweiler, City Manager
208-735-7271
trothweiler@tfid.org



Shawn Barigar, Agency Executive Director
208-735-7240
sbarigar@tfid.org

/lb

ORDINANCE NO. O-2024-021 SUMMARY

NOTICE AND PUBLISHED SUMMARY

OF ORDINANCE PURSUANT TO I.C. §50-901(A)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, APPROVING THE URBAN RENEWAL PLAN FOR THE SOUTHWEST URBAN RENEWAL PROJECT, WHICH PLAN INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS AND THE AFFECTED TAXING ENTITIES; PROVIDING SEVERABILITY, CODIFICATION, AND PUBLICATION BY SUMMARY; PROVIDING FOR WAIVER OF THE READING RULES; AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

SECTION 1: It is hereby found and determined that:

(a) The Southwest Project Area as defined in the Southwest Plan is a deteriorated area or a deteriorating area as defined in the Law and the Act and qualifies as an eligible urban renewal area under the Law and Act.

(b) The rehabilitation, conservation, development and redevelopment of the urban renewal area pursuant to the Southwest Plan are necessary in the interests of public health, safety, and welfare of the residents of the City.

(c) There continues to be a need for the Agency to function in the City.

(d) The Southwest Plan conforms to the City of Twin Falls Comprehensive Plan as a whole.

(e) The Southwest Plan gives due consideration to the provision of adequate park and recreation areas and facilities that may be desirable for neighborhood improvement, recognizing the commercial and industrial components of the Southwest Plan and the need for public improvements to support the goals of the intended uses in the Southwest Project Area and shows consideration for the health, safety, and welfare of any children, residents, or businesses in the general vicinity of the urban renewal area covered by the Southwest Plan.

(f) The Southwest Plan affords maximum opportunity consistent with the sound needs of the City as a whole for the rehabilitation, development and redevelopment of the urban renewal area by private enterprises.

(g) Pursuant to Idaho Code Sections 50-2007(h) and 50-2008(d)(i), the Southwest Plan provides a feasible method for relocation obligations of any displaced families residing within the Southwest Project Area and there is not anticipated to be any activity by the Agency that would result in relocation.

(h) The collective base assessment rolls for the revenue allocation areas under the Existing Project Areas and the Southwest Project Area, do not exceed ten percent (10%) of the assessed values of all the taxable property in the City.

(i) The Southwest Plan includes the requirements set forth in Idaho Code Section 50-2905 with specificity.

(j) The Southwest Plan is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes (if any), land uses, maximum densities, building requirements, and any method or methods of financing such plan, which methods may include revenue allocation financing provisions.

(k) The urban renewal area, which includes the deteriorating area, as defined in Idaho Code Section 50-2018(9) and Idaho Code Section 50-2903(8)(i), does include agricultural operations for which the Agency has received written consent, or which have not been used for agricultural purposes for three (3) consecutive years.

(l) The portion of the Southwest Project Area which is identified for non-residential uses is necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of the Comprehensive Plan to overcome economic disuse, the need for improved traffic patterns, and the need for the correlation of this area with other areas of the City.

SECTION 2: The City Council finds that the Southwest Project Area includes open land, that the Agency may acquire any open land within the Southwest Project Area, and that the Southwest Project Area is planned to be developed and/or redeveloped in a manner that will include primarily non-residential uses. Provided, however, the City Council finds that for the portions of the Southwest Project Area deemed to be "open land," the criteria set forth in the Law and Act have been met.

SECTION 3: The City Council finds that the portion of the Southwest Project Area which is identified for nonresidential uses is necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of City's Comprehensive Plan, to overcome economic disuse, the need for improved traffic patterns, and the need for the correlation of this area with other areas of the City.

SECTION 4: The Southwest Plan, a copy of which is attached hereto and marked as Exhibit 3 and made a part hereof by attachment, be, and the same hereby is, approved. As directed by the City Council, the City Clerk and/or the Agency may make certain technical corrections or revisions in keeping with the information and testimony presented at the December 16, 2024, hearing and incorporate changes or modifications, if any.

SECTION 5: The boundaries of the Southwest Project Area overlap the boundaries of the Twin Falls Highway District; however, the City has, or will have, the responsibility for the maintenance of roads and highways in and around the Southwest Project Area. Therefore, pursuant to Idaho Code Section 50-2908(2)(a)(iv) the revenues from the Twin Falls Highway District levies will be allocated to the Agency without the need of a further agreement.

SECTION 6: No direct or collateral action challenging the Southwest Plan shall be brought prior to the effective date of this Ordinance or after the elapse of thirty (30) days from and after the effective date of this Ordinance adopting the Southwest Plan.

SECTION 7: Upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the County Auditor and Twin Falls County Assessor, and to the appropriate officials of Twin Falls County Board of County Commissioners, Twin Falls School District No. 411, Twin Falls Ambulance, City of Twin Falls, Twin Falls Highway District, College of Southern Idaho, Twin Falls County Pest Abatement District, and the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundaries of the Revenue Allocation Area, and a map indicating the boundaries of the Southwest Project Area.

SECTION 8: The City Council hereby finds and declares that the equalized assessed valuation of the Revenue Allocation Area as defined in the Southwest Plan, is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Southwest Plan.

SECTION 9: The City Council hereby approves and adopts the following statement policy relating to the appointment of City Council members as members of the Agency's Board of Commissioners: If any City Council members are appointed to the Board, they are not acting in an ex officio capacity but, rather, as private citizens who, although they are also members of the City Council, are exercising their independent judgment as private citizens when they sit on the Board. Except for the powers to appoint and terminate Board members and to adopt the Southwest Plan, the City Council recognizes that it has no power to control the powers or operations of the Agency.

SECTION 10: So long as any Agency bonds, notes or other obligations are outstanding, the City Council will not exercise its power under Idaho Code Section 50-2006 to designate itself as the Agency Board.

SECTION 11: This Ordinance shall be in full force and effect immediately upon its passage, approval, and publication and shall be retroactive to January 1, 2024, to the extent permitted by the Act.

SECTION 12: The provisions of this Ordinance are severable, and if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid for any reason, such determination shall not affect the validity of remaining portions of this Ordinance.

SECTION 13: The Summary of this Ordinance, a copy of which is attached hereto as Exhibit 4, is hereby approved.

SECTION 14: All ordinances, resolutions, orders, or parts thereof in conflict herewith are hereby repealed, rescinded, and annulled.

SECTION 15: Savings Clause. This Ordinance does not affect an action or proceeding commenced or right accrued before this Ordinance takes effect.

SECTION 16: That pursuant to the affirmative vote of one-half (1/2) plus one (1) of the Members of the full City Council, the rule requiring two (2) separate readings by title and one (1) reading in full be, and the same is hereby, dispensed with, and accordingly, this Ordinance shall be in full force and effect upon its passage, approval and publication.

PASSED by the City Council of the City of Twin Falls, Idaho, this 16th day of December 2024.

APPROVED by the Mayor of the City of Twin Falls, Idaho, this 16th day of December 2024.

EXHIBITS TO THE ORDINANCE

Exhibit 1 A Resolution of the Planning and Zoning Commission for the City of Twin Falls, Idaho, Validating Conformity of the Urban Renewal Plan for the Southwest Urban Renewal Project with the City of Twin Falls' Comprehensive Plan

Exhibit 2 Notice Published in the Times-News

Exhibit 3 Urban Renewal Plan for the Southwest Urban Renewal Project

Exhibit 4 Ordinance Summary

SUMMARY OF SOUTHWEST PLAN

The Urban Renewal Plan for the Southwest Urban Renewal Project ("Southwest Plan") was prepared by the Urban Renewal Agency of the City of Twin Falls ("Agency") pursuant to the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the "Law"), the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the "Act"), and all applicable laws and ordinances and was approved by the Agency. The Southwest Plan provides for the Agency to undertake urban renewal projects pursuant to the Law and the Act. The Southwest Plan contains a revenue allocation financing provision pursuant to the Act that will cause property taxes resulting from any increases in equalized assessed valuation in excess of the equalized assessed valuation as shown on the original base assessment roll as of January 1, 2024, to be allocated to the Agency for the urban renewal purposes. The duration of the Southwest Plan is for twenty (20) years and includes a termination process for the Southwest Plan.

The general scope and objectives of the Plan include are:

a. The engineering, design, installation, construction, and/or reconstruction of storm water management infrastructure to support compliance with federal, state, and local regulations for storm water discharge and to support private development;

b. The provision for participation by property owners and developers within the Project Area to achieve the objectives of this Plan;

c. The engineering, design, installation, construction, and/or reconstruction of the transportation network within the Project Area, including all streets and streetscapes within the Project Area, with a focus on enhancements to State Highway 74/Washington Street South, Orchard Drive, Grandview Drive, North Road, Diamond Avenue, Highland Avenue and Park Avenue, and related pedestrian facilities, curb and gutter, intersection and rail crossing improvements, and traffic signals (if needed);

d. The engineering, design, installation, construction and/or reconstruction of sidewalks and related pedestrian facilities, curb and gutter and streetscapes, which for purposes of this Plan, the term streetscapes include sidewalks, lighting, landscaping, benches, signage, way-finding, bike racks, public art, and similar amenities between the curb and right-of-way line; and other public improvements, including multi-use pathways with landscape buffers and public open spaces;

e. The engineering, design, installation, construction, and/or reconstruction of utilities (within and outside of the Project Area) including but not limited to improvements and upgrades to the water distribution system, including extension of the water distribution system, water capacity improvements, water storage upgrades, wastewater system improvements and upgrades, including extension of the wastewater collection system, lift station, and improvements, construction and/or reconstruction of pretreatment facilities, and upgrades to power, gas, fiber optics, communications and other such facilities. Construction of utilities outside of the Project Area are directly related to the growth and development within the Project Area, but cannot be sited within the Project Area, and include projects to expand or increase capacity and to create redundancies in the system;

f. Removal, burying, or relocation of overhead utilities; removal or relocation of underground utilities; extension of electrical distribution lines and transformers; improvement of irrigation canals and drainage ditches and laterals; undergrounding or piping of laterals; addition of fiber optic lines or other communication systems; public parking facilities, and other public improvements, including but not limited to, fire protection systems, floodway and flood zone mitigation; and other public improvements that may be deemed appropriate by the Board;

g. The acquisition of real property for public right-of-way and streetscape improvements, utility undergrounding, extension, upgrades, and pedestrian facilities to create development opportunities consistent with the Plan, including but not limited to future disposition to qualified developers for qualified developments, including economic development;

h. The disposition of real property through a competitive process in accordance with this Plan, Idaho law, including Idaho Code Section 50-2011, and any disposition policies adopted by the Agency;

i. The demolition or removal of certain buildings and/or improvements for public rights-of-way and streetscape improvements, pedestrian facilities, utility undergrounding extension and upgrades, to enhance transportation and mobility options, decrease underutilized parcels to eliminate unsanitary, unsanitary, or unsafe conditions, eliminate obsolete or other uses detrimental to the public welfare or otherwise to remove or to prevent the spread of deteriorating or deteriorated conditions;

j. The management of any property acquired by and under the ownership and control of the Agency;

k. The development or redevelopment of land by private enterprise or public agencies for uses in

accordance with this Plan;

l. The construction and financial support of infrastructure necessary for the provision of improved transit and alternative transportation;

m. Provide assistance related to relocation of a rail spur to remove a site impediment to development and to encourage industrial and commercial development in an area with greater access to rail;

n. The provision of financial and other assistance to encourage and attract business enterprise including but not limited to start-ups and microbusinesses, mid-sized companies and large-scale corporations and industries;

o. The rehabilitation of structures and improvements by present owners, their successors, and the Agency;

p. The preparation and assembly of adequate sites for the development and construction of facilities for commercial, industrial, and governmental use;

q. In conjunction with the City, the establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project Area, including commitment of funds for planning studies, achieving high standards of development, and leveraging such development to achieve public objectives and efficient use of scarce resources;

r. To the extent allowed by law, lend or invest federal funds to facilitate development and/or redevelopment;

s. The provision for relocation assistance to displaced Project Area occupants, as required by law, or within the discretion of the Agency Board for displaced businesses;

t. The environmental assessment and remediation of brownfield sites, or sites where environmental conditions detrimental to development and/or redevelopment exist;

u. To collaborate with stakeholders as contemplated by Attachment 5.5;

v. Agency participation in the remediation of any brownfield or other environmental conditions present in the Project Area; and

w. Other related improvements to those set forth above as further set forth in Attachments 5.1-5.5.

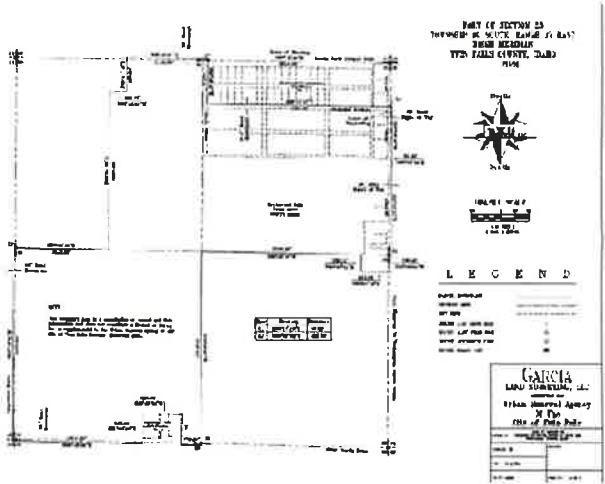
Any such land uses as described in the Southwest Plan will be in conformance with zoning for the City and the City's Comprehensive Plan as adopted by the City Council. Land made available will be developed by private enterprises or public agencies as authorized by law. The Southwest Plan identifies various public and private improvements which may be made within the Southwest Project Area.

The Southwest Project Area and Revenue Allocation Area herein referred to is generally described as follows: An area in the City consisting of approximately 370.75 acres, inclusive of rights-of-way, and is generally located in the south-central part of the City. The Project Area is generally bounded on the east by a major north/south arterial, State Highway 74/Washington Street South, on the south by North Road, on the west by Grandview Drive, and on the north by portions of South Park Avenue West and Diamond Avenue and as more particularly described below:

The Southwest Project Area and Revenue Allocation Area is more particularly described as follows:

TOWNSHIP 10 SOUTH RANGE 17 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO,

SECTION 20: A parcel of land located in said Section 20 and more particularly described as follows: Commencing at the Northeast (NE) Corner of said Section 20 (which lies South 89°12'44" East a distance of 2641.02 feet from the North (N1/4) Quarter Corner) Thence along the East boundary of said Section 20, South 00°06'47" West for a distance of 618.42 feet to the TRUE POINT OF BEGINNING; Thence South 89°12'43" East for a distance of 30.00 feet to the Easterly Right of Way of SH-74/Washington Street South; Thence along the Easterly Right of Way of SH-74/Washington Street South; South 00°26'47" West for a distance of 708.06 feet; Thence continuing along the Easterly Right of Way of SH-74/Washington Street South; South 02°59'14" East for a distance of 50.09 feet; Thence continuing along the Easterly Right of Way of SH-74/Washington Street South; South 00°26'47" West for a distance of 1326.66 feet; Thence continuing along the Easterly Right of Way of SH-74/Washington Street South; South 00°26'31" West for a distance of 238.48 feet; Thence North 88°59'12" West for a distance of 431.84 feet; Thence North 00°26'31" East for a distance of 238.15 feet; Thence North 88°59'12" West for a distance of 2239.28 feet to a point center quarter of said Section 20; Thence South 00°22'57" West for a distance of 2717.25 feet to the Southerly roadway easement of 3700 North Road; Thence along the Southerly roadway easement of 3700 North Road, North 88°46'59" West for a distance of 278.36 feet; Thence North 01°13'01" East for a distance of 426.00 feet; Thence North 88°46'59" West for a distance of 549.86 feet to Northwest corner of Pheasant Cove Subdivision No. 1; Thence along the West boundary of Pheasant Cove Subdivision No. 1, South 01°13'01" West for a distance of 426.00 feet to a point on the Southerly roadway easement of 3700 North Road; Thence along the Southerly roadway easement of 3700 North Road, North 88°46'59" West for a distance of 1831.62 feet to the Westerly roadway easement of Grandview Drive; Thence along the Westerly roadway easement of Grandview Drive, North 00°18'51" East for a distance of 2707.83 feet; Thence South 88°59'12" East for a distance of 1343.98 feet; Thence North 00°21'04" East for a distance of 2227.88 feet; Thence South 89°12'27" East for a distance of 236.73 feet; Thence North 00°21'16" East for a distance of 485.00 feet to the Northerly roadway easement of South Park Avenue West; Thence along the Northerly roadway easement of South Park Avenue West, South 89°12'27" East for a distance of 1144.60 feet; Thence South 00°26'47" West along the Easterly roadway easement of Steele Street for a distance of 643.41 feet to a point the Northerly roadway easement of Diamond Avenue; Thence along the Northerly roadway easement of Diamond Avenue, South 89°12'43" East for a distance of 2580.05 feet to the TRUE POINT OF BEGINNING. The Project Area and Revenue Allocation Area is depicted in the map below:



Section 100 includes an introduction, general procedures of the Agency, necessary statutory procedures, the history and current conditions of the Southwest Project Area, as well as the purpose of activities, and open land criteria. Section 200 references the boundaries of the Southwest Project Area. Sections 300 through 314 discuss the proposed redevelopment actions, Southwest Plan objectives, participation opportunities and agreements, cooperation with public bodies, property acquisition standards and requirements, property management, relocation, demolition, and property disposition, development, and participation with others. Sections 400 through 409 discuss the type of land uses authorized in the Southwest Project Area, public rights-of-way, development in the Southwest Project Area, construction requirements, nonconforming uses, and design guidelines. Section 500 outlines the general description of the proposed financing methods. Among other sources, the Southwest Plan will utilize revenue allocation financing, authorized by the Act. This statute was approved in 1988 by the Idaho Legislature. Section 502 and Attachments 5.1-5.5 discuss revenue allocation financing and show how such financing has worked and would work in the Southwest Project Area in the future if certain new private developments occur as estimated. Increases in assessed valuation of real and personal property in the Southwest Project Area that occur after January 1, 2024, will generate revenue for the Agency to pay project costs as set forth in the Southwest Plan. The assessed valuation of real and personal property on the base assessment roll is still available for use by the overlapping taxing districts, the Twin Falls County Board of County Commissioners, Twin Falls School District No. 411, Twin Falls Ambulance, City of Twin Falls, Twin Falls Highway District, College of Southern Idaho, and Twin Falls County Pest Abatement District, to finance their operations. The Southwest Plan authorizes the Agency to sell revenue bonds to finance project costs, and also authorizes developer and/or public entity advance funding of project costs eligible for reimbursement. The Southwest Plan contemplates the use of annual revenue allocations to pay debt service, reimbursements to developers and/or public entities, or on a pay-as-you basis. The Agency is authorized to fund projects on a pay-as-you-go basis, through participation agreements, and other methods as further set forth in the Southwest Plan.

The program outlined in the Southwest Plan emphasizes the installation of needed public improvements, including but not limited to street improvements, utility work, and other costs to encourage private development.

Attachments 5.1-5.5 describe in detail the cost and financing methods for complete repayment of the debt incurred, of costs used to finance projects, and to also fund the additional described activities, including reimbursement of advance funded eligible public improvement costs to property owners/developers or public entities.

The Southwest Plan follows the underlying zoning classifications of the City.

Sections 600 and 700 describe cooperative activities by the Agency with the City and other entities.

The duration of the Southwest Plan is for twenty (20) years. A termination process is described in Section 800 of the Southwest Plan.

Sections 900-1200 include procedures for amendments, severability, reporting requirements and incorporation of attachments.

ATTACHMENTS TO THE SOUTHWEST PLAN

Attachment 1 Boundary Map of Urban Renewal Project Area and Revenue Allocation Area

Attachment 2 Legal Description of Urban Renewal Project Area and Revenue Allocation Area

Attachment 3 Private Properties Which May be Acquired by the Agency

Attachment 4 Map Depicting Expected Land Use and Current Zoning Map of the Project Area

Attachment 5 Economic Feasibility Study

Attachment 5.1 Public Improvements Within the Revenue Allocation Area

Attachment 5.2 Economic Feasibility Study

Attachment 5.3 Revenue Allocation Estimates

Attachment 5.4 Cash Flow Analysis

Attachment 5.5 Identification and Proposed Location of Certain Public Improvements in the Project Area

Attachment 6 Agricultural Operation Consents

A full text of the Ordinance and the Southwest Plan are available for inspection at City Hall, City of Twin Falls, 203 Main Avenue East, Twin Falls, Idaho.

/s/ Ruth Pierce
City of Twin Falls
Mayor and City Council
Public Hearing: 12/16/2024; Consolidated Readings 12/16/2024.

STATEMENT OF TWIN FALLS CITY ATTORNEY AS TO ADEQUACY OF SUMMARY OF ORDINANCE NO. O-2024-021

I, Bruce Castleton, Acting City Attorney for the City of Twin Falls, Idaho, hereby declare and certify that in my capacity as Acting City Attorney of the City of Twin Falls, pursuant to Idaho Code Section 50-901A(3) as amended, I have reviewed a copy of the above Summary of Ordinance, have found the same to be true and complete, and said Summary of Ordinance provides adequate notice to the public of the contents, including the exhibits, of Ordinance No. O-2024-021.

DATED this 16 day of December 2024.

/s/ Bruce Castleton
Bruce Castleton, Acting City Attorney
Publish: December 21, 2024
COL-NV-1073