



## Twin Falls Development Impact Fee Advisory Committee & Improvement Reimbursement Commission Minutes

Thursday, May 25, 2023, 12:00 PM

203 Main Avenue East  
Twin Falls, ID 83301

### **COUNCIL CHAMBERS**

**Members:** Tom Frank - Chairman, Kevin Grey – Vice Chair, Colby Ricks, Gerardo Munoz, Seth Watte, Randall Johnson and David Thibault

**Council Liaison:** Christopher Reid

#### **1) Confirmation of Quorum/Call Meeting to Order**

Chairman Frank called the meeting to order at 12:03 PM

A quorum was present.

**Members Present:** Frank, Munoz, Ricks, Thibault, Grey, Johnson

**Staff Present:** Spendlove, Ebersole, Wright, Humble, Fehringer, Vitek, Palmer-Handley

#### **2) Consent Calendar**

**MOTION:** Commissioner Munoz moved to approve the Consent Calendar, as presented.

Commissioner Thibault seconded the motion.

**Motion Approved by a vote of 6 to 0.**

a) Approval of minutes from the following meeting: December 8, 2022

#### **3) Review of Member Terms**

a) 2023-2024 IFC Commissioner List

Planning and Zoning Director Spendlove stated this is Commission Rick's last meeting, as he is terming out. He stated there are three vacancies on the commission and that new members must live in city limits.

#### **4) Impact Fee Items**

a) The engineering department is requesting a recommendation for funding from the City Council for the design and construction of a round-a-bout at the intersection of Filer Ave. W. and Wendell St.

**Staff Presentation:**

AC Palmer-Handley presented the request for a recommendation for funding from the City Council for the design and construction of a round-a-bout at the intersection of Filer Ave. W. and Wendell St.

The need for this project arises from traffic at Martin St. approaching Filer Ave. West and Wendell St. intersecting with Filer Ave. West, which causes excessive queue times at Wendell and Martin St. causing frustrated drivers and higher likelihood of aggressive driving and accidents. Filer is a 30-mph road, with no signals to phase traffic, causing traffic to become spread out and inefficient. The implementation of a round-a-bout will serve as a traffic calming measure to reduce speeds and a way to combine 2 problem intersections into 1 high efficiency intersection.

In the past, these 2 intersections have sufficed to service the area, however as the west side of Twin Falls continues to grow, these intersections will become more congested. Developing or recently developed subdivisions which would benefit from this upgraded intersection include Perrine Point Subdivision, Broadmoor Subdivision, Meadow West Subdivision, Sunterra Subdivision as well as a proposed subdivision to the south of Filer and Wendell.

From Traffic Count Data:

- Max Daily Traffic on Filer, west of Sparks of 7506 vehicles and Average Daily Traffic of 6142 vehicles
- Max Daily Traffic on Martin, south of Filer of 4635 vehicles and Average Daily Traffic of 4448 vehicles

A new subdivision has been proposed on the land south of Filer and north of the Rock Creek Canyon. This subdivision is expected to create additional traffic on the surrounding roadways, including Wendell, Filer, and Martin, further solidifying the need for an inexpensive, safe, traffic solution.

Cost:

A new traffic signal and intersection redesign to accommodate a traffic signal is expected to cost around \$750,000, plus cost of maintenance and the additional time of a traffic technician to monitor the signal. A round-a-bout could potentially be a more economical decision because of reduced maintenance cost and potential to solve both intersection issues with 1 solution, costing the City of Twin Falls less in the long run. The open canal on the south side of Filer could cost up to \$200,000 to pipe as it requires 42" culvert. This ditch is a large reason that Filer is narrower than desired. Building this round-a-bout provides an opportunity to solve this issue. If traffic signals were used at Martin Street and Filer, additional ditch would need to be piped at each intersection, meaning that the round-a-bout solves that future cost as well. This opportunity to fix our traffic issues is likely our most economical opportunity because of right-of-way acquisition. Traditionally, round-a-bouts are very difficult to build because they require more right-of-way than a traditional intersection. This case is unique as

right-of-way will likely be dedicated to the construction of this round-a-bout. Around 2 acres will be needed for the right-of-way of this round-a-bout, a cost that in other instances the City of Twin Falls would incur.

**Safety:**

According to the 6th edition of AASHTO (A Geometric Design of Highways and Streets), a single lane round-a-bout, which is proposed, has the capacity for up to 20,000 cars a day. This leaves room for future growth in this area and exceeds the current required capacity for known average daily traffic.

A reduction in conflict points results in fewer opportunities for vehicle collisions. Conflict points are points where a vehicle's path intersects with the possible path of another vehicle.

- A 5 leg round-bout-has a maximum of 10 conflict points.
- A T-intersection has 9 conflict points.
- A 4 way stop has 32 conflict points.

Compared to other types of intersections round-a-bouts have a reduced crash rate as well as reduced fatality rate according to the Federal Highway Administration.

- More than 90% reduction in fatalities
- 76% reduction in injuries
- 35% reduction in all crashes
- Slower speeds are generally safer for pedestrians.

Planning and Zoning Director Spendlove stated the Traffic Safety Commission has seen this presentation and has recommended approval to Council. He explained they would like to include this project in the upcoming year's budget.

Simple majority vote from the Impact Fee Committee for recommendation to the City Council to fund this project.

City Engineer Vitek explained why this project would be developed by the city and not the developer to the south. The required improvements do not reflect this roundabout. And explained the need in the area for the roundabout. He explained why roundabout instead of adding signals to the area. The developer donate the property in the city would develop the improvements.

Staff requests a recommendation to the City Council for funding from impact fees, of \$1,300,000, for design and construction of a round-a-bout at the intersection of Filer Ave. W. and Wendell St.

**PZ/Questions & Comments:**

- Commissioner Munoz asked what is current level of service.
- City Engineer Vitek stated it is still in a C category, but deficient in certain areas.

- Commissioner Munoz asked if improvement is done what change to service will be in 2030.
- Planning and Zoning Director Spendlove stated it is not illegal to improve an area with impact fees, at level of service or better. He explained the level of service will not be fixed if nothing is done or to the minimum required improvements.
- Commissioner Grey stated he avoids Martin St. now. How does this affect future improvements to Filer Ave. that need to be made and do those get include in project.
- City Engineer Vitek stated the city will work in small bites starting with intersection of Washington St. and Filer Ave. He stated grants needed for some improvements.
- Planning and Zoning Director Spendlove clarified why impact fees can be used for certain projects.
- Commissioner Thibault recused himself from voting on this item, as he is one of the engineers working with the city, but is happy to engage in the conversation.
- Chairman Frank asked about the northern portion of Martin Street.
- City Engineer Vitek explained it will be downgraded to a one way to slow traffic flow and addressed the two not developable lots.

**Public Input:**

Gary Nichols, 441 Martin Street, expressed his concerns. He stated he would like the item tabled for more information. and presented his reasons to the commission.

**Discussions Followed:**

Discussion ensued on the funding for this project between the commission and staff.

**MOTION:** Commissioner Ricks moved to approve the request for a recommendation for funding from the City Council for the design and construction of a round-a-bout at the intersection of Filer Ave. W. and Wendell St.

Commissioner Grey seconded the motion.

**Motion Approved by a vote of 5 to 0 to 1.**

**5) General Input/Announcements - Public/Staff**

none

**6) Upcoming Meeting(s)**

Fall 2023 to discuss impact fee collection.

Commissioner Ricks was recognized for his service to the commission.

**7) Adjournment**

The meeting adjourned at 12:55 PM

*Kelli Ebersole*

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Kelli Ebersole, City Planner