



Twin Falls Development Impact Fee Advisory Committee & Improvement Reimbursement Commission Agenda

Thursday, April 24, 2025, 11:30 AM

Council Chambers
203 Main Avenue East, Twin Falls, Idaho

Members: Tom Frank - Chairman, Kevin Grey, Kyndell Madsen, Gerardo Munoz, Seth Watte, Randall Johnson, David Thibault, Ben Ramirez

Council Liaison: Jason Brown

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) Request to approve minutes from the following meeting: October 24, 2024.
- 3) Review of Member Terms
 - a) **INFORMATIONAL:** 2025 - 2026 IFC Commissioner List
- 4) Impact Fee Items
 - a) **DISCUSSION:** Review and Discussion on the Update for Financial Report and Impact Fee Program for October 2024 - April 2025
By: William Klaver, Senior Planner
- 5) General Input/Announcements - Public/Staff
- 6) Upcoming Meeting(s)
 - a) October 23, 2025 or November 13, 2025
- 7) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Josh Palmer (208) 735-7312 at least two working days before the meeting. Si desea esta información en Español, por favor llame a Josh Palmer al teléfono (208) 735-7312.

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chair shall review the public hearing procedures.
 2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chair, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
 3. A City Staff Report shall summarize the application and history of the request.
 4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - **A complete explanation and description of the request.**
 - **Why the request is being made.**
 - **Location of the Property.**
 - **Impacts on the surrounding properties and efforts to mitigate those impacts.**
 5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
 6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
 7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chair may limit public testimony to no less than two (2) minutes per person.
 - **Individuals are not permitted to give their time to other speakers.**
 - **However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chair. The spokesperson shall be limited to 15 minutes.**
 - **Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.**
 8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
 9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chair may limit the time permitted for the answer.
 10. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.
- * Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.



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

Thursday, October 24, 2024, 12:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members: Tom Frank - Chairman, Kevin Grey, Kyndell Madsen, Gerardo Munoz, Seth Watte, Randall Johnson, David Thibault, Ben Ramirez

Council Liaison: Jason Brown

1) Confirmation of Quorum/Call Meeting to Order

Chairman Frank called the meeting to order at 12:34 PM
A quorum was present.

2) Consent Calendar

- a) Approval of minutes from the following meeting: April 25, 2024
Commissioner Grey made a motion to approve the April 25, 2024, meeting minutes, as presented. Commissioner Munoz seconded the motion.

3) Impact Fee Items

- a) Review, Discussion and Action on the Annual financial report, and Impact Fee Program for FY 2024.

Staff Presentation:

Review, Discussion and Action on the Annual financial report, and Impact Fee Program for FY 2024.

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

N/A

N/A

The committee is tasked with discussing and making a recommendation to the City Council on this years Annual Impact Fee Report.

A sample motion could read as follows: "I Motion to approve the Annual Impact Fee Financial Report, including the finding of the program being fair and equitable in terms of implementation of the Capital Improvement Plan; and imposition of the Development Impact Fees."

IFC/Questions & Comments:

- Commissioner Grey asked how tenants are paying if they're not on the chart.

- Senior Planner Klaver explained they are looking at the fee to charge because they don't want to overcharge. If they meet the trip per hour, they are paying accordingly.
- Chairman Frank asked what ITE means.
- Senior Planner Klaver replied that it's International Transportation of Engineers.
- Commissioner Munoz asked if there have been any complaints from the previous rate increase.
- Senior Planner Klaver stated there was a shock value with the bigger shop establishments.
- Chairman Frank asked if there is a way to gauge how competitive we are.
- Senior Planner Klaver explained the original plan had cost analysis.
- Commissioner Grey feels it hasn't impacted roads.

MOTION: Commissioner Munoz moved to approve the Annual Impact Fee Financial Report, including the finding of the program being fair and equitable in terms of implementation of the Capital Improvement Plan; and imposition of the Development Impact Fees. Commissioner Ramirez seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- b) Recommendation to City Council on inflationary adjustment to Impact Fees.

Staff Presentation:

Recommendation to City Council on inflationary adjustment to Impact Fees.

A simple majority vote on this item will forward a recommendation to the City Council.

N/A

The MCI has a year over year increase of 1.31% from August 2023 to August 2024. This amount would correlate to a rough increase of **\$62.75** to the overall impact fee amounts for a single family home (see Attachment #1 for approximate amounts for all categories).

The Committee is tasked with forwarding a recommendation to City Council on whether to increase fees or not. The Committee may recommend increasing fees correlating to the full MCI increased amount, a partial increase, or no increase.

Sample motions could be as follows:

1. "I motion to recommend the fees increase the full MCI year over year amount."
2. "I motion to recommend the fees increase up to a maximum of ___%."

IFC/Questions & Comments:

- Commissioner Grey asked about the movement and does staff feel this is appropriate.
- Senior Planner Klaver staff feels if they follow the trend it will average out to satisfy the needs.

- Commissioner Munoz stated it might go below but feels the 1.31 is safe.

MOTION: Commissioner Madsen moved to recommend the fees increase up to a maximum of 1.31% . Commissioner Grey seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

4) Improvement Reimbursement Items

5) General Input/Announcements - Public/Staff

6) Upcoming Meeting(s)

- a) April 2025
April 24, 2025, will be the date for the next meeting.

7) Adjournment

The meeting adjourned at 12:56 PM

Jody Green, Planning Technician

City of Twin Falls Impact Fee & Improvement Reimbursement Committee
2025-2026

	<u>Name & Address</u>	<u>Term & Expiration</u>
SEAT 1	David Thibault	Started December 2021 1 st Full Term Exp 6/2027 2 nd Full Term Exp 6/2030
SEAT 2	Seth Watte	Started December 2021 1st Full Term Exp 6/2027 2nd Full Term Exp 6/2030
SEAT 3	Vacant	Started April 2024 1 st Partial Term Exp 6/2027 1st Full Term Exp 6/2030 2 nd Full Term Exp 6/2033
SEAT 4	Ben Ramirez	Started April 2024 1 st Partial Term Exp 6/2025 1 st Full Term Exp 6/2028 2 nd Full Term Exp 6/2031
SEAT 5	Tom Frank	Started Sept 2020 1 st Full Term Exp 6/2025 2 nd Full Term Exp 6/2028
SEAT 6	Kevin Grey	Started Sept 2020 1 st Full Term Exp 6/2025 2 nd Full Term Exp 6/2028
SEAT 7	Kyndell Madsen	Started July 2023 1 st Full Term Exp 6/2026 2 nd Full Term Exp 6/2029
SEAT 8	Gerardo "Tato" Munoz	Started Sept 2020 1 st Full Term Exp 6/2023 2 nd Full Term Exp 6/2026
SEAT 9	Randall Johnson	Started June 2023 1 st Full Term Exp 6/2026 2 nd Full Term Exp 6/2029

City Staff Contacts:

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Date: Thursday, April 24, 2025
To: Impact Fee & Improvement Reimbursement Committee
From: William Klaver, Senior Planner

DISCUSSION

Request:

Review and Discussion on the Update for Financial Report and Impact Fee Program for October 2024 - April 2025

Time Estimate:

10-20 Minutes for presentation, discussion, and questions.

Background:

The FY2025 Financial Report Summary is attached for your review (see attachment #1).

The expenditures from October 2024 - April 2025: \$43,828 for Eastland Dr road project, \$4,000 to land acquisition for Canyon Trail Junction, \$2,279 for the Canyon Trail Junction, and \$380,100 in Fire for a payment towards the New Fire Station #2 (Cheney Drive location).

- **Police:** *Collected* \$75,702; *Spent* \$0.00. This totals a **net increase** of \$75,702 bringing us to **total** \$556,056.
- **Fire:** *Collected* \$304,673; *Spent* \$380,100. This totals a **net increase** of -\$75,427 bringing us to **total** \$2,886,251.
- **Streets:** *Collected* \$546,853; *Spent* \$43,828. This totals a **net increase** of \$503,026 bringing us to **total** \$4,318,768.
- **Parks:** *Collected* \$352,207. *Spent* \$6,279. This totals a **net increase** of \$345,928 bringing us to **total** \$1,820,792.

Project Updates:

1. Martin, Filer, Wendell Round-A-Bout - Signed a contract with Burgess & Niple for design and HMH will perform the Construction, Engineering, and Inspection (CE&I)
2. Eastland Dr Expansion - Construction Phase. Anticipated completion date of February 2026.
3. Canyon Rim Junction Improvements - Collecting Bids.

The current Capital Improvements Plan was adopted in 2021, and new fees implemented, by the City Council, in 2025 (Attachment #3 & #4).

Approval Process:

N/A

Budget Impact:

There is no direct fiscal impact with this item.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

N/A

Attachments:

1. April 2025 Impact Fee Report Summary
2. April 2025 Impact Fee Report Detail
3. Impact Fee - CIP
4. Impact Fee Rates Effective Jan 1, 2025

City of Twin Falls
Summary of Impact Fee Activity

	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	Totals
Revenue Subtotal-Police	\$ 156,949	\$ 128,695	\$ 87,009	\$ 204,746	\$ 146,330	\$ 239,111	\$ 284,558	\$ 142,880	\$ 71,057	\$ 145,368	\$ 75,702	\$ 1,990,611
PD Station - Expenditures	-	-	(26,981)	(1,401,474)	-	-	(8,000)	1,900	-	-	-	(1,434,555)
Net Revenue-Police	156,949	128,695	60,028	(1,196,728)	146,330	239,111	276,558	144,780	71,057	145,368	75,702	556,056
Revenue Subtotal-Fire	362,113	292,423	194,420	454,866	331,440	530,734	631,682	386,941	278,067	585,848	304,673	5,196,223
Future Fire Station Review - Expenditur	-	-	-	(272,780)	(30,685)	-	(330,332)	1,900	-	-	-	(631,896)
COP	-	-	-	-	-	-	-	-	(647,875)	(650,100)	(380,100)	(1,678,075)
Net Revenue-Fire	362,113	292,423	194,420	182,086	300,755	530,734	301,351	388,841	(369,808)	(64,252)	(75,427)	2,886,251
Revenue Subtotal-Streets	573,620	293,682	284,501	628,564	433,576	571,570	655,868	799,692	407,731	1,018,038	546,853	7,000,841
Street - Expenditures	-	-	-	(31,072)	(759,151)	(62,936)	(527,332)	(430,682)	(415,701)	(628)	(43,828)	(2,682,073)
Net Revenue-Streets	573,620	293,682	284,501	597,492	(325,575)	508,634	128,536	369,010	(7,971)	1,017,410	503,026	4,318,768
Revenue Subtotal-Parks	159,464	406,902	402,522	(325,569)	321,184	421,820	480,330	292,302	225,978	850,286	352,207	4,060,212
Parks - Equipment storage bldg	(50,874)	(117,492)	-	-	-	-	-	-	(167,734)	-	-	(336,100)
Parks - Land	-	-	-	-	-	-	-	-	(713,933)	-	(4,000)	(717,933)
Parks - Trails	-	-	(724,032)	(181,411)	(72,346)	(19,609)	(81,718)	(46,147)	-	(57,845)	(2,279)	(1,185,387)
Net Revenue-Parks	108,590	289,410	(321,510)	(506,980)	248,837	402,211	398,612	246,155	(655,689)	792,441	345,928	1,820,792
Interest Income	50,029	67,391	43,997	37,988	169,242	174,107	(8,088)	(594,744)	98,239	685,707	162,150	926,695
TOTALS	\$ 1,251,301	\$ 1,071,601	\$ 261,436	\$ (886,142)	\$ 539,589	\$ 1,854,797	\$ 1,096,968	\$ 554,042	\$ (864,172)	\$ 2,576,673	\$ 1,011,378	\$ 10,508,562

City of Twin Falls
Summary of Impact Fee Activity

	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	Totals	24-25	Totals
Residential Impact Fees-Police	56,211	59,706	57,774	109,554	149,045	202,054	188,440	89,877	31,174	74,175	1,164,532	49,140	1,213,672
Non-resid. Impact Fees-Police	100,738	68,989	29,235	95,193	(2,715)	37,057	96,118	53,003	39,882	71,193	750,377	26,562	776,939
<i>Revenue Subtotal-Police</i>	<i>156,949</i>	<i>128,695</i>	<i>87,009</i>	<i>204,746</i>	<i>146,330</i>	<i>239,111</i>	<i>284,558</i>	<i>142,880</i>	<i>71,057</i>	<i>145,368</i>	<i>1,914,909</i>	<i>75,702</i>	<i>1,990,611</i>
PD Station - Expenditures	-	-	(26,981)	(1,401,474)	-	-	(8,000)	1,900			(1,434,555)		(1,434,555)
Net Revenue-Police	156,949	128,695	60,028	(1,196,728)	146,330	239,111	276,558	144,780	71,057	145,368	480,354	75,702	556,056
Residential Impact Fees-Fire	126,097	132,894	128,683	243,403	331,226	448,088	418,784	237,165	129,407	326,206	2,940,349	196,347	3,136,697
Non-resid. Impact Fees-Fire	236,016	159,529	65,737	211,464	213	82,646	212,898	149,776	148,661	259,642	1,951,200	108,326	2,059,526
<i>Revenue Subtotal-Fire</i>	<i>362,113</i>	<i>292,423</i>	<i>194,420</i>	<i>454,866</i>	<i>331,440</i>	<i>530,734</i>	<i>631,682</i>	<i>386,941</i>	<i>278,067</i>	<i>585,848</i>	<i>4,891,550</i>	<i>304,673</i>	<i>5,196,223</i>
Fire Station - Expenditures	-	-	-	(272,780)	(30,685)	-	(330,332)	1,900			(631,896)		(631,896)
COP									(647,875)	(650,100)	(1,297,975)	(380,100)	(1,678,075)
Net Revenue-Fire	362,113	292,423	194,420	182,086	300,755	530,734	301,351	388,841	(369,808)	(64,252)	2,961,678	(75,427)	2,886,251
Residential Impact Fees-Streets	99,244	106,698	102,910	170,587	210,097	351,453	338,469	276,466	191,801	413,801	2,471,491	299,173	2,770,663
Non-resid. Impact Fees-Streets	474,376	186,984	181,591	457,977	223,479	220,117	317,399	523,226	215,930	604,237	3,982,497	247,680	4,230,178
<i>Revenue Subtotal-Streets</i>	<i>573,620</i>	<i>293,682</i>	<i>284,501</i>	<i>628,564</i>	<i>433,576</i>	<i>571,570</i>	<i>655,868</i>	<i>799,692</i>	<i>407,731</i>	<i>1,018,038</i>	<i>6,453,988</i>	<i>546,853</i>	<i>7,000,841</i>
Street - Expenditures	-	-	-	(31,072)	(759,151)	(62,936)	(527,332)	(430,682)	(415,701)	(628)	(2,638,245)	(43,828)	(2,682,073)
Net Revenue-Streets	573,620	293,682	284,501	597,492	(325,575)	508,634	128,536	369,010	(7,971)	1,017,410	3,815,742	503,026	4,318,768
Residential Impact Fees-Parks	159,464	126,902	122,522	234,431	321,184	421,820	480,330	292,302	225,978	850,286	3,708,005	352,207	4,060,212
Transfer from the CI Fund	-	280,000	280,000	(560,000)	-	-	-	-	-	-	-	-	-
<i>Revenue Subtotal-Parks</i>	<i>159,464</i>	<i>406,902</i>	<i>402,522</i>	<i>(325,569)</i>	<i>321,184</i>	<i>421,820</i>	<i>480,330</i>	<i>292,302</i>	<i>225,978</i>	<i>850,286</i>	<i>3,708,005</i>	<i>352,207</i>	<i>4,060,212</i>
Parks - Equipment storage bldg	(50,874)	(117,492)	-	-	-	-	-		(167,734)		(336,100)		(336,100)
Parks - Land									(713,933)		(713,933)	(4,000)	(717,933)
Parks - Trails	-	-	(724,032)	(181,411)	(72,346)	(19,609)	(81,718)	(46,147)		(57,845)	(1,183,108)	(2,279)	(1,185,387)
Net Revenue-Parks	108,590	289,410	(321,510)	(506,980)	248,837	402,211	398,612	246,155	(655,689)	792,441	1,474,864	345,928	1,820,792
Interest Income-Adj for Unrealized Gain or Loss	50,029	67,391	43,997	37,988	169,242	174,107	(8,088)	(594,744.00)	98,239	685,707	764,545	162,150	926,695
TOTALS	1,251,301	1,071,601	261,436	(886,142)	539,589	1,854,797	1,096,968	554,042.13	(864,172)	2,576,673	9,497,184	1,011,378	10,508,562

8 YEAR REQUIREMENT

Police													
Revenue	156,948.86	128,694.99	87,008.70	204,746.39	146,329.95	239,111.21	284,557.60	142,879.77	71,056.53	145,367.86	1,914,909.19	75,701.91	1,990,611.10
16-17 Expenditures											(26,980.96)		(26,980.96)
17-18 Expenditures	(156,948.86)	(128,694.99)	(87,008.70)	(204,746.39)	(146,329.95)	(239,111.21)	(157,407.53)				(1,401,474.00)		(1,401,474.00)
20-21 Expenditures							(8,000.00)				(8,000.00)		(8,000.00)
21-22 Expenditures							1,900.00				1,900.00		1,900.00
24-25 Expenditures											-		-
Remaining	-	-	-	-	-	-	121,050.07	142,879.77	71,056.53	145,367.86	480,354.23	75,701.91	556,056.14
Fire													
Revenue	362,112.84	292,422.88	194,419.92	454,866.36	331,439.59	530,733.86	631,682.25	386,941.08	278,067.36	585,847.68	4,891,549.63	304,673.02	5,196,222.65
17-18 Expenditures											(272,780.01)		(272,780.01)
18-19 Expenditures											(30,684.65)		(30,684.65)
20-21 Expenditures											(330,332.00)		(330,332.00)
21-22 Expenditures											1,900.00		1,900.00
22-23 Expenditures	(362,112.84)	(74,643.00)									(647,874.99)		(647,874.99)
23-24 Expenditures		(217,779.88)	(194,419.92)	(237,900.00)							(650,099.80)	(380,100.00)	(1,030,199.80)
24-25 Expenditures											-		-
Remaining	-	-	-	216,966.36	331,439.59	530,733.86	631,682.25	386,941.08	278,067.36	585,847.68	2,961,678.18	(75,426.98)	2,886,251.20
*Pledged through COP													
Streets													
Revenue	573,620.25	293,682.30	284,500.85	628,564.08	433,575.83	571,570.18	655,867.59	799,692.12	407,730.80	1,018,037.80	6,453,987.66	546,853.36	7,000,841.02
12-13 Expenditures											(37,260.00)		(37,260.00)
13-14 Expenditures											(373,481.67)		(373,481.67)
17-18 Expenditures											(31,072.29)		(31,072.29)
18-19 Expenditures	(413,819.40)										(759,151.30)		(759,151.30)
19-20 Expenditures	(62,936.49)										(62,936.49)		(62,936.49)
20-21 Expenditures	(96,864.36)	(293,682.30)	(136,785.34)								(527,332.00)		(527,332.00)
21-22 Expenditures				(430,682.00)							(430,682.00)		(430,682.00)
22-23 Expenditures			(147,715.51)	(197,882.08)	(70,103.92)						(415,701.51)		(415,701.51)
23-24 Expenditures					(628.00)						(628.00)		(628.00)
24-25 Expenditures					(43,828.00)						(43,828.00)		(43,828.00)
Remaining	-	-	-	-	319,015.91	571,570.18	655,867.59	799,692.12	407,730.80	1,018,037.80	3,771,914.40	546,853.36	4,318,767.76
Parks													
Revenue	159,464.00	406,902.00	402,522.00	(325,569.00)	321,183.56	421,820.00	480,330.00	292,302.16	225,977.96	850,285.71	3,708,005.31	352,206.90	4,060,212.21
14-15 Expenditures											(50,874.22)		(50,874.22)
15-16 Expenditures											(117,491.88)		(117,491.88)
16-17 Expenditures	(159,464.00)	(260,146.83)									(724,031.65)		(724,031.65)
17-18 Expenditures		(146,755.17)	(34,656.29)								(181,411.46)		(181,411.46)
18-19 Expenditures			(72,346.10)								(72,346.10)		(72,346.10)
19-20 Expenditures			(19,609.25)								(19,609.25)		(19,609.25)
20-21 Expenditures			(81,718.00)								(81,718.00)		(81,718.00)
21-22 Expenditures			(46,147.00)								(46,147.00)		(46,147.00)
22-23 Expenditures			(148,045.36)	325,569.00	(321,183.56)	(421,820.00)	(316,187.00)				(881,666.92)		(881,666.92)
23-24 Expenditures							(57,845.00)				(57,845.00)		(57,845.00)
24-25 Expenditures							(6,279.00)				(6,279.00)		(6,279.00)
Remaining	-	-	-	-	-	-	100,019.00	292,302.16	225,977.96	850,285.71	1,468,584.83	352,206.90	1,820,791.73

8 YEAR REQUIREMENT

Twin Falls Fire Department/Twin Falls Rural Fire District CIP 2021-2030

Type of Capital Infrastructure	Square Feet	CIP Value	Growth Portion	Amount to Include in Fees	Amount from Other Sources
Facilities					
Replace and Expand Fire Station #1 on new site	18,026	\$ 11,419,476	0%	\$ -	\$ 11,419,476
Relocate Station #2 on new site for growth (have land)	10,500	\$ 7,600,000	100%	\$ 7,600,000	\$ -
Replace Station #3 on current site	10,500	\$ 6,000,000	0%	\$ -	\$ 6,000,000
Apparatus/Vehicles					
Additional Engine for growth		\$ 750,000	100%	\$ 750,000	
Replacement of Existing Apparatus/Vehicles		\$ 2,900,000	0%	\$ -	\$ 2,900,000
Equipment					
Additional SCBAs for growth		\$ 58,500	100%	\$ 58,500	\$ -
	SUBTOTAL	\$ 28,727,976		\$ 8,408,500	\$ 20,319,476
Plus Cost of Capital-Related Research					
Impact Fee Study		\$ 8,000	100%	\$ 8,000	\$ -
Facility Siting Study		\$ 50,000	100%	\$ 50,000	\$ -
Minus Current Impact Fee Fund Balance		\$ (2,955,212)		\$ (2,955,212)	\$ -
	TOTAL	\$ 25,830,764		\$ 5,511,288	\$ 20,319,476

Twin Falls Parks Department CIP 2021-2030

Type of Capital Infrastructure	acres	CIP Value	Growth Portion	Amount to Include in Fees	Amount from Other Sources
New Park Acreage					
Growth-Related Park Acres (\$250,000 per acre land and development)	27.0	\$ 6,750,000	100%	\$ 6,750,000	\$ -
Parks Amenities - New/Expanded					
Purchase Auger Falls Property		\$ 80,000	100%	\$ 80,000	\$ -
Parks Improvements/Maintenance					
Sunway-1st Federal Park		\$ 100,000	0%	\$ -	\$ 100,000
Baxter's Park - curb, gutter and sidewalk		\$ 55,000	0%	\$ -	\$ 55,000
Auger Falls Facility Enhancement/Maintenance-\$5k per year		\$ 50,000	0%	\$ -	\$ 50,000
Clyde Thomsen Park Trail Repair/Maintenance		\$ 220,000	0%	\$ -	\$ 220,000
Canyon Rim Trails - Rebuild Breckenridge Estates		\$ 135,000	0%	\$ -	\$ 135,000
Canyon Rim Trail Maintenance - \$30,000 per year		\$ 300,000	0%	\$ -	\$ 300,000
Parking Lot Maintenance-\$250,000 per year		\$ 2,500,000	0%	\$ -	\$ 2,500,000
Tennis Court Maintenance		\$ 53,000	0%	\$ -	\$ 53,000
Facility Enhancements		\$ 4,000,000	0%	\$ -	\$ 4,000,000
Dierkes Park Improvements - Parking, ADA, Dock Access		\$ 300,000	0%	\$ -	\$ 300,000
City Park Restroom Replacement		\$ 350,000	0%	\$ -	\$ 350,000
Equipment and Vehicles					
Equipment and Vehicle Replacement		\$ 430,500	0%	\$ -	\$ 430,500
		SUBTOTAL		\$ 6,830,000	\$ 8,493,500
Plus Cost of Capital-Related Research					
Impact Fee Study		\$ 8,000	100%	\$ 8,000	\$ -
Parks Standards and Specifications Update		\$ 15,000	100%	\$ 15,000	\$ -
Rock Creek - Blue Lakes Master Plan		\$ 50,000	100%	\$ 50,000	\$ -
Master Plan Updates - \$15,000 per year		\$ 150,000	0%	\$ -	\$ 150,000
Minus Current Impact Fee Fund Balance					
				\$ (885,315)	
		TOTAL		\$ 6,017,685	\$ 8,643,500

Twin Falls Police Department CIP 2021-2030

Type of Capital Infrastructure	Square Feet	CIP Value	Growth Portion	Amount to Include in Fees	Amount from Other Sources
Facilities					
Remodel Fire Station #1 for Police growth needs	13,400	\$ 2,100,000	50%	\$ 1,050,000	\$ 1,050,000
Vehicles					
Replace SWAT vehicle		\$ 105,000	0%	\$ -	\$ 105,000
Additional Radar Trailer		\$ 20,000	100%	\$ 20,000	\$ -
Additional Patrol Vehicles for Growth		\$ 325,000	0%	\$ -	\$ 325,000
Replace patrol vehicles		\$ 2,340,000	0%	\$ -	\$ 2,340,000
Equipment					
Replacement of weaponry		\$ 71,200	0%	\$ -	\$ 71,200
Replacement of radios		\$ 262,500	0%	\$ -	\$ 262,500
Weaponry for additional officers- sidearms		\$ 4,800	100%	\$ 4,800	\$ -
Weaponry for additional officers - rifles		\$ 3,000	100%	\$ 3,000	\$ -
Weaponry for additional officers - shotguns		\$ 300	100%	\$ 300	\$ -
Radios - one for officer and 1 for every 10 vehicles		\$ 13,500	100%	\$ 13,500	\$ -
	SUBTOTAL	\$ 5,245,300		\$ 1,091,600	\$ 4,153,700
Plus Cost of Capital-Related Research					
Impact Fee Study		\$ 8,000	100%	\$ 8,000	\$ -
Minus Current Impact Fee Fund Balance					
		\$ (44,698)		\$ (44,698)	\$ -
	TOTAL	\$ 5,297,998		\$ 1,144,298	\$ 4,153,700

Twin Falls Streets Department CIP 2021-2030

	Total Cost	Percent Attributed to Growth	Contributions & Exactions	Amount from Impact Fees	Amount from Other City Sources
Roadway Projects					
Eastland - Longbow to Addison	\$ 750,000	100%	\$ -	\$ 750,000	\$ -
Filer Ave - Grandview Dr. to Martin St.	\$ 800,000	90%	\$ 800,000	\$ -	\$ -
Fillmore - North College to Falls	\$ 3,500,000	100%	\$ -	\$ 3,500,000	\$ -
Grandview Drive - Canyon Rim Road to Fieldstone	\$ 2,800,000	40%	\$ 2,800,000	\$ -	\$ -
Martin St - Filer Avenue to Addison Avenue	\$ 700,000	100%	\$ 700,000	\$ -	\$ -
Pole Line Rd - Bridgeview Blvd to Mountain View Drive	\$ 2,800,000	69%	\$ 2,800,000	\$ -	\$ -
North College Road - Fillmore to Blue Lakes	\$ 750,000	90%	\$ -	\$ 675,000	\$ 75,000
Falls Ave - Blue Lakes to Locust	\$ 900,000	100%	\$ -	\$ 900,000	\$ -
Intersection Projects (could be roundabout or signal; priorities may change based on warrant analysis)					
Intersections as warranted; 1 every two years	\$ 3,100,000	100%	\$ -	\$ 3,100,000	\$ -
Equipment					
Additional equipment for growth	\$ 475,000	100%	\$ -	\$ 475,000	\$ -
Replacement of existing equipment	\$ 2,479,500	0%	\$ -	\$ -	\$ 2,479,500
SUBTOTAL	\$ 19,054,500		\$7,100,000	\$9,400,000	\$2,554,500
Plus Cost of Capital-Related Research					
Impact Fee Study	\$ 8,000	100%	\$ -	\$ 8,000	\$ -
Transportation Master Plan Update	\$ 250,000	100%	\$ -	\$ 250,000	\$ -
North-South Corridor Study	\$ 500,000	100%	\$ -	\$ 500,000	\$ -
Minus Current Impact Fee Fund Balance	\$ (2,565,054)			\$ (2,565,054)	
TOTAL	\$ 17,247,446		\$7,100,000	\$7,592,946	\$2,554,500



CITY OF TWIN FALLS
Planning & Zoning Department
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Per the decision of City Council on December 9, 2024, the following Impact Fees are to be in effect on January 1, 2025.

Impact Fees (Jan 2025)		
Police Fees		
Residential (per dwelling unit)	\$	269.28
Nonresidential (per sf)	\$	0.13
Fire Fees		
Residential (per dwelling unit)	\$	1,075.95
Nonresidential (per sf)	\$	0.54
Parks Fees		
Residential (per dwelling unit)	\$	1,867.85
Nonresidential (per sf)	\$	-
Streets Fees		
Single-Family (per dwelling unit)	\$	1,639.42
Multi-Family (per dwelling unit)	\$	877.67
Retail (per sf)	\$	3.64
Office (per sf)	\$	2.17
Industrial (per sf)	\$	0.67
Institutional (per sf)	\$	0.41
TOTAL IMPACT FEE		
Single-Family (per dwelling unit)	\$	4,852.50
Multi-Family (per dwelling unit)	\$	4,090.75
Commercial (per sf)	\$	4.30
Office (per sf)	\$	2.83
Industrial (per sf)	\$	1.34
Institutional (per sf)	\$	0.99