



Twin Falls Parks and Recreation Commission Agenda

Wednesday, October 25, 2017, 12:15 PM

Special Meeting
Council Chambers
305 3rd Ave E.

Members: Chairman, Cindy Collins; Vice-Chairman, Marc Lambert, Richard Birrell; Aaron Camacho; Z J Martinez; Sherry Murray; Gabe Ostyn; Brian Rice; Tom Reynolds

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Items of Consideration
 - a) Approve a request to accept Z Country Estates Parks In Lieu Contribution
Purpose: Action By: Wendy Davis
- 3) Adjournment

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

Public Input Procedures

- 1.** Individuals wishing to provide public input regarding matters relevant to the City of Twin Falls shall
 - wait to be recognized by the Mayor or Chairman
 - approach the microphone/podium
 - state their name and address, and whether they are a resident or property owner in the City of Twin Falls, and proceed with their input.
 - 2.** The Chairman may limit input to no less than two (2) minutes. Individuals are not permitted to give their time to other speakers.
- * Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Chairman.



Date: Wednesday, October 25, 2017
To: Parks and Recreation Commission
From: Wendy Davis

Request:

Approve a request to accept Z Country Estates Parks In Lieu Contribution

Time Estimate:

Presentation will take approximately 5 minutes. Some time may be necessary for questions and answers.

Background:

Z Country Estates is a 28 acre development located South of Pheasant Road between Valencia St. and Washington Street South. The subdivision includes 114 single family homes. It is adjacent to South Hills Middle School and approximately .25-.5 miles from Vista Bonita Park. The one mile perimeter is defined by Orchard on the North, Washington St. South on the West, 3600 N on the South and Blue Lakes Blvd. South on the East. A park requirement would give us approximately one acre of park. There are opportunities within the one mile radius to make improvements to existing or proposed parks.

Developer proposes to contribute \$56,697.90 in lieu of developed park land.

In accordance with City Code Section 10-12-3-11 Section F: The city council may, at their discretion, approve and accept cash contributions in lieu of park land with improvements, which contributions shall be used for park land acquisition and/or park improvements within the boundaries of the arterial streets in which the development is located. In the event that no such facilities or needs are so located, the director may propose a budgeted expenditure to apply the funds to needs identified at any such facility existing within one mile of the boundaries of the project from which the funds originated. If the director determines that no reasonable use exists within the extended geographical area, the director shall, with the approval of the parks and recreation commission, propose to the city council a specific application for the funds which need not be limited geographically, and may include such use as future land acquisition. The fee structure for cash contributions for acquisition of park land shall be the appraised value of the required land area at the time of the application. The development may qualify for a 50% reduction on their cash contribution in lieu of park land if the development met all criteria to be called an "in fill" development. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant. The fee structure for park improvements, including all costs of acquisition, construction and all related costs, shall be based upon the estimated costs of an approved improvement provided by a qualified contractor and/or vendor. (Ord. 2954, 11-3-2008)

Approval Process:

A majority vote will approve this request.

Budget Impact:

N/A

Regulatory Impact:

Approval of this request will recommend that City Council approve the request.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends the Commission approve this request.

Attachments:

1. Parks In Lieu application Z Country

Date: 10/12/2017

PARKS IN LIEU CONTRIBUTION APPLICATION-2014

Subdivision Name: Z Country Estates

Number of Dwelling/Household Units/Acres: 114 / 28.0

Developer: Jon Zernickow

Address/Phone #: 240 Pheasant Rd. Twin Falls, ID 83301

Appraiser: McKinlay & Klundt Appraisal Company

Address/Phone #: P.O. Box 5698 Twin Falls, ID 83303

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

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

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

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

- (a) Determine the per acre appraised value of the Land in the development.
See 10-12-3-11 (F). Appraisal value of the Land: (L) \$ 18,035.00
- (b) The current Park Development cost is \$31,700 per acre. (PD) \$31,700
- (c) Total the number of Household units in the development. (H) 114

1-The proposed Cash Contribution using #1: $(L+PD)(H)(.01)$ (CC) \$ 56,697.90

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

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

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

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

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

- (a) Determine the per acre appraised value of the Land in the development.
See 10-12-3-11 (F). Appraisal value of the Land: (L) _____
- (b) The current Park Development cost is \$31,700 per acre. (PD) \$31,700
- (c) Total the number of Household units in the development. (H) _____

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

- (d) Developed Trail Cost:
i. Cost of land underneath the trail (per square foot): (A) _____
ii. Cost to develop the trail (per square foot): (B) _____
- Developed Trail Cost = (A + B) (total trail cost per square foot): (TC) _____
- (e) Land Portion = (L)(H)(0.01) - (TC) (LP) _____
Note: Land portion cannot be less than 50% of (L)(H)(.01).
- (f) Park Improvement Portion = (31,700)(H)(.01): (PIP) _____
- (g) Land Portion + Park Improvement portion (LP + PIP) = _____

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

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

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

PRIOR TO SUBMITTAL OF THIS APPLICATION HAVE YOU:

- ... Talked to the Parks & Recreation Department about the requirements?
- ... Enclosed a copy of the appraiser's value for the land.
- ... Enclosed a copy of bid/material costs to construct walking path/bike trail.

Date Submitted: _____

City Council Agenda Date: _____

Application accepted by City Administrator: _____

Engineering Approval: _____

McKinlay & Klundt Appraisal Company

(Bus) (208) 734-5522

P.O. Box 5698
Twin Falls, Idaho 83303

(Fax) (208) 734-9755

A RESTRICTED USE APPRAISAL REPORT OF

28.00+/- Acres

LOCATED AT

248 Pheasant Road
Twin Falls, Idaho 83301

CLIENT

John Zernickow

McKinlay & Klundt Appraisal Company

(Bus) (208) 734-5522

P.O. Box 5698
Twin Falls, Idaho 83303

(Fax) (208) 734-9755

October 11, 2017

Mr. John Zernickow
248 Pheasant Road
Twin Falls, Idaho 83301

Re: 248 Pheasant Road
Twin Falls, Idaho 83301

Dear John Zernickow,

At your request, we have appraised a real property interest for the above real estate. Our objective was to form one or more opinions about the market value for a 100% ownership interest in the subject property's fee simple estate assuming no liens or encumbrances other than normal covenants and restrictions of record.

The subject property consists of one parcel totaling 28.00+/- acres. For this appraisal report 28.00+/-acres are considered irrigated cropland. Soils consist of Minidoka silt loam, Portneuf silt loam with the elevation being approximately 3,900+/- feet. Irrigation water is delivered via 28 shares of water rights from Twin Falls Canal Company Irrigation District. Irrigation water is applied via gated pipe. More details are presented in the Subject Section of the appraisal report.

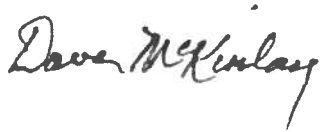
This valuation contains analyses, opinions, and conclusions along with market data and reasoning appropriate for the scope of work detailed later herein. It was prepared solely for the intended use and intended user(s) explicitly identified in the attached report. Unauthorized users do so at their own risk. The appraisal is communicated in the attached document, which conforms to the version of the Uniform Standards of Professional Appraisal Practice (USPAP) in effect on this report's preparation date of October 9, 2017.

This letter is not an appraisal report hence it must not be removed from the attached 1044-page document. If this letter is disjoined from the attached appraisal report, then the value opinions set forth in this letter are invalid because the analyses, opinions, and conclusions cannot be properly understood.

In general, valuation of the subject property involves no atypical issues. All value opinions are affected by all the information, extraordinary assumptions, hypotheses, general limiting conditions, facts, descriptions, and disclosures stated in the attached appraisal report. After careful consideration of all factors pertaining to and influencing value, the data, and analysis thereof firmly supports the following final value opinion(s) for the subject property as of September 21, 2017:

\$505,000 Market Value "As Is"

Thank you for your business. Let us know how we may further serve you.



Dave McKinlay
Certified General Appraiser-71
McKinlay & Klundt Appraisal Co.
License Expiration Date: 04/08/18



Travis Klundt
Certified General Appraiser-2212
McKinlay & Klundt Appraisal Co.
License Expiration Date: 01/13/18

