



Twin Falls Parks and Recreation Commission Agenda

Tuesday, October 22, 2019, 11:30 AM

City Council Chambers
203 Main Avenue East- Twin Falls, Idaho

Special Meeting

Members: Chairman, Z J Martinez; Vice-Chairman, Chance Munns; Richard Birrell; Sherry Murray; Gabe Ostyn; Brian Rice; Kirk Melton; Amanda Nussbaum; Marc Lambert.

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
- 3) Items of Consideration
 - a) **ACTION ITEM:** Request to recommend approval of a no cash Parks in Lieu contribution for El Milagro Phase 1. Desert Ridge Investments c/o Ryan Hackett (PZ19-0133)
By: Steve O'Connor, City Planner
- 4) Department Updates
 - a) Departments Update
- 5) 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: Tuesday, October 22, 2019
To: Parks and Recreation Commission
From:

ACTION ITEM

Request:

Request to recommend approval of a no cash Parks in Lieu contribution for El Milagro Phase 1. Desert Ridge Investments c/o Ryan Hackett (PZ19-0133)

Time Estimate:

10-15minutes

Background:

This is a request to approve a non contribution for Parks in Lieu for El Milagro Phase 1; a one lot plat. The workforce housing development propose to redevelop the El Milagro campus will not increase demand on any current parks or recreation services.

There is no appraised or sale value of the land as the Community Council of Idaho will donate the land for redevelopment, and it is one lot so park dedication would not provide a large enough park.

Though there is a development right currently on the property, platting requires a park or parks In lieu contribution. The plat is required to divide each phase is for investment purposes. Each phase may have different investors.

The Zoning Development agreement for the property identifies a large open space in phase 3 of the development. It is also in this phase when there will be new dwelling units added to the system.

Given the unique situation and the circumstances driving the process Staff determined it would be best to get a decision from this body to forward to City Council.

Approval Process:

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.

The commission is tasked with forwarding a recommendation to City Council based on, 1) the minimum standards or regulations set forth in City Code, and 2) the guiding principles of the Twin Falls Parks and Recreation Master Plan.

Budget Impact:

N/A

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

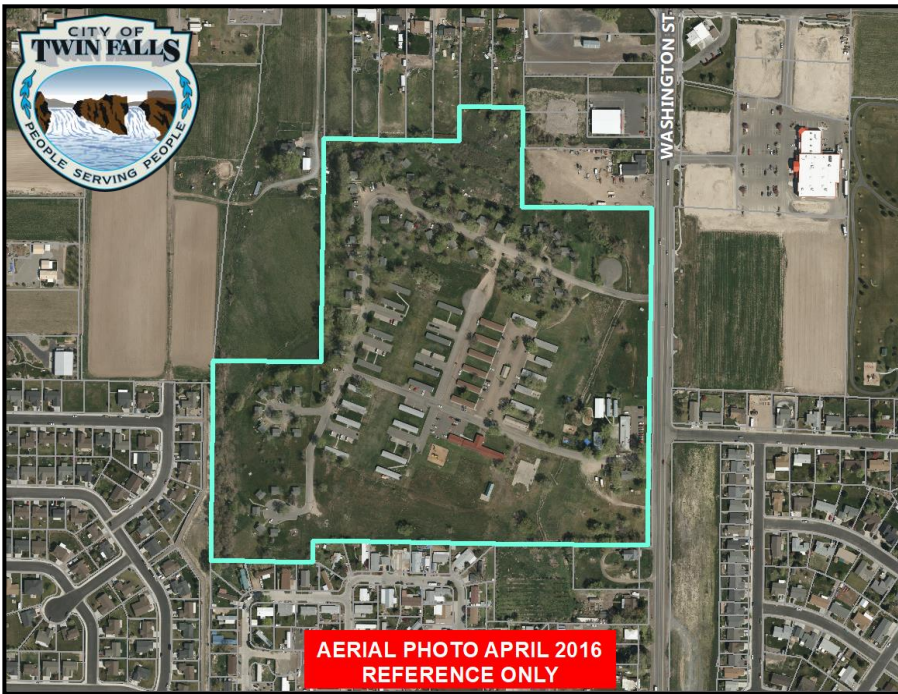
The Commission is tasked with forwarding a positive or negative recommendation to City Council on whether to accept this Parks in Lieu cash contribution.

Staff recommend the commission forward a positive recommendation to City Council for the following reasons.

1. The Parks Master Plan does not identify the need for a neighborhood park.
2. This development would not dedicate the minimum required for a neighborhood park.
3. The proposed development will not increase demand on services.

Attachments:

1. PZ19-0133 PNL (El Milagro)
2. 1 - Preliminary Plat
3. 2 - Vicinity Map
4. 3 - MDP



Comprehensive Staff Report

To: Parks & Recreation Commission
From: Wendy Davis
Presenter: Steve O'Connor, City Planner
Request: Request to recommend approval of a no cash Parks in Lieu contribution for El Milagro Phase 1.
Application: PZ19-0133
Applicant:
 Desert Ridge Investments
 c/o Ryan Hackett
 1277 Shoreline Ln
 Boise, ID 83702
 801.554.1912
 ryan@desertridgeinvestments.com

Public Meeting: October 22nd, 2019

Analysis

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Applicable Regulations or Codes

Per City Code 10-12-3-11 a "minipark" is a minimum of 15,000sq-ft and a "neighborhood" park is at least 3 acres of flat open space.

The amount of land to set aside for park land is equal to the number of residential lots multiplied by 0.01

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 meets all criteria to be called an "in fill" development. (Ord. 2954, 11-3-2008)

Conclusion

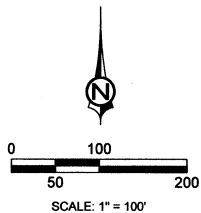
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Attachments

1. El Milagro Phase 1 Preliminary Plat
2. Vicinity Map
3. El Milagro ZDA Master Plan



**PRELIMINARY PLAT
FOR
EL MILAGRO PHASE I
LOCATED IN A PORTION OF THE
NE ¼, SECTION 29,
TOWNSHIP 10 SOUTH, RANGE 17 EAST
BOISE MERIDIAN
CITY OF TWIN FALLS, TWIN FALLS COUNTY, IDAHO
2019**

DEVELOPER: El Milagro Twin Falls, LLC
c/o Srynga Housing Corp
1277 Shoreline Lane
Twin Falls, ID 83301
208-000-0000

ENGINEER: Civil Science
376 Falls Ave
Twin Falls, ID 83301
(208) 737-0007

ACCESS: ALL STREETS ARE PRIVATELY OWNED

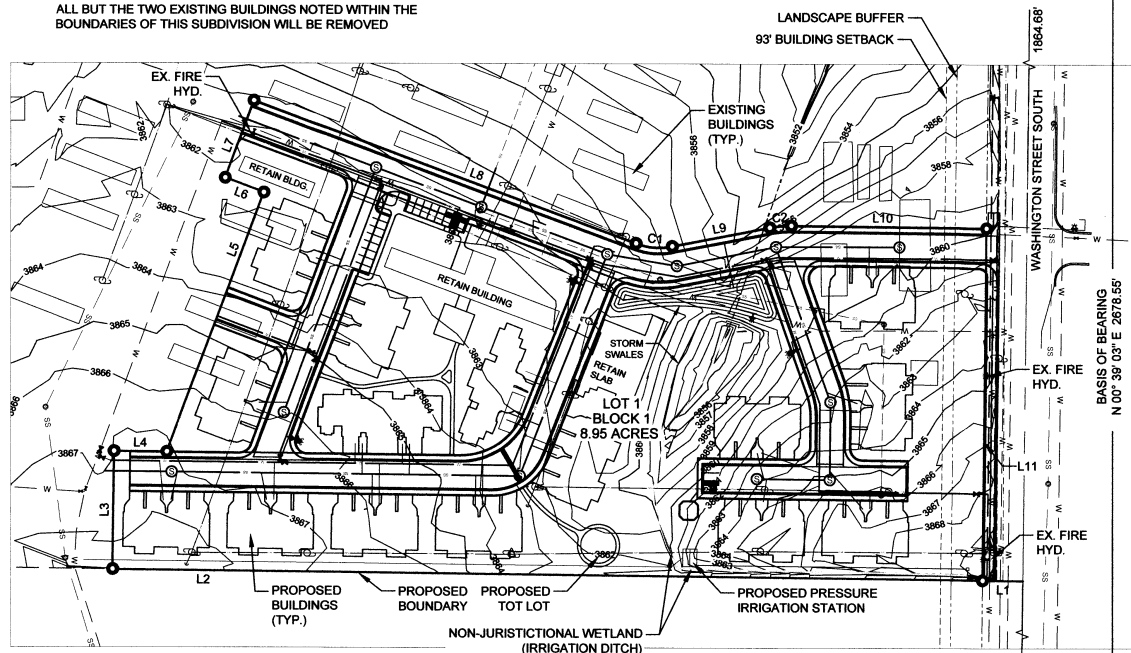
NOTES: ALL POTABLE WATER PIPES ARE OWNED BY THE CITY OF TWIN FALLS
ALL SEWER MAINS AND MANHOLES ARE OWNED BY THE CITY OF TWIN FALLS
ALL STREETS ARE 30' WIDE FROM LIP OF GUTTER TO LIP OF GUTTER
ALL CURB AND GUTTER IS ROLLED CURB AND GUTTER UNLESS OTHERWISE NOTED
ALL SIDEWALKS ARE 5' WIDE UNLESS OTHERWISE NOTED
BUILDING OFFSET FROM REAR YARD TO LOT LINE IS 25'
BUILDING SETBACKS FROM WASHINGTON STREET IS 125'
46' OF RIGHT-OF-WAY FROM THE CENTERLINE OF WASHINGTON STREET
SEE SHEET 2 FOR STREET TRACT DESCRIPTIONS, STREET NAMES, AND BOUNDARY DIMENSIONS
ALL BUT THE TWO EXISTING BUILDINGS NOTED WITHIN THE BOUNDARIES OF THIS SUBDIVISION WILL BE REMOVED

CERTIFICATE OF HEALTH DEPARTMENT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

REHS, SOUTH CENTRAL HEALTH DISTRICT

DATE



NE CORNER
SECTION 29
CP&F # 0000-680390
939653

BASIS OF BEARING
N 00° 39' 03" E 2678.55'

E QUARTER CORNER
SECTION 29
CP&F # 939655

LEGEND

- SET WITH ½" REBAR WITH PLASTIC CAP HWE 5617
- ⊙ EXISTING SEWER MANHOLE
- ⊕ WATER VALVE
- ⊗ EXISTING FIRE HYDRANT
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING BUILDING
- CURB AND GUTTER
- CONCRETE / ASPHALT PAVEMENT
- PROPERTY LINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- SECTION LINE
- BOUNDARY
- PROPOSED SEWER MAIN 8"
- PROPOSED WATER MAIN 6"
- ⊙ PROPOSED SEWER MANHOLE
- ⊕ PROPOSED FIRE HYDRANT
- ⊗ PROPOSED WATER VALVE

STORMWATER CALCULATIONS

EXISTING IMPERVIOUS SURFACE AREAS INCLUDING BUILDINGS, CONCRETE, AND STREETS PRIOR TO DEVELOPMENT = 70,787 S.F.

PROPOSED NEW IMPERVIOUS SURFACE AREAS INCLUDING BUILDINGS, CONCRETE, AND STREETS = 233,147 S.F.

TOTAL ADDITIONAL IMPERVIOUS SURFACE AREA FOR PROJECT = 162,360 S.F.

STORMWATER RETENTION VOLUME REQUIRED DUE TO INCREASE IN IMPERVIOUS AREA = 162,360 S.F. X 0.17FT = 27,601 C.F.

STORMWATER RETENTION PROPOSED
ROADSIDE SWALE VOLUME = 10,017 C.F.
EXISTING SWALE (WITH PROPOSED OUTLET CONTROL) VOLUME = 17,980
TOTAL RETENTION PROVIDED = 27,997 C.F.

REFERENCES

- DEED INSTRUMENT NO. 367810, RECORDS OF TWIN FALLS COUNTY, IDAHO;
- DEED INSTRUMENT NO. 449247, RECORDS OF TWIN FALLS COUNTY, IDAHO;
- DEED INSTRUMENT NO. 614129, RECORDS OF TWIN FALLS COUNTY, IDAHO;
- DEED INSTRUMENT NO. 91011790, RECORDS OF TWIN FALLS COUNTY, IDAHO;
- DEED INSTRUMENT NO. 983463, RECORDS OF TWIN FALLS COUNTY, IDAHO;
- DEED INSTRUMENT NO. 983462, RECORDS OF TWIN FALLS COUNTY, IDAHO;
- DEED INSTRUMENT NO. 1993019109, RECORDS OF TWIN FALLS COUNTY, IDAHO;
- DEED INSTRUMENT NO. 2002-025541, RECORDS OF TWIN FALLS COUNTY, IDAHO;
- DEED INSTRUMENT NO. 2002-025542, RECORDS OF TWIN FALLS COUNTY, IDAHO;
- DEED INSTRUMENT NO. 2013-001940, RECORDS OF TWIN FALLS COUNTY, IDAHO;
- DEED INSTRUMENT NO. 2018-006408, RECORDS OF TWIN FALLS COUNTY, IDAHO;

**PRELIMINARY PLAT
PHASE I TOPO AND BOUNDARY
EL MILAGRO TWIN FALLS LLC
TWIN FALLS, IDAHO**

PROJECT: EL MILAGRO
DATE: 8-28-19
DESIGN BY: SA
CHECKED BY: HME
SCALE OF SHEET
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: N/A

PLAT

1 OF 3

Civil Science
Engineers Surveyors Solutions

376 Falls Ave, Twin Falls, ID 83301
PHONE (208) 737-0007, FAX (208) 737-5245
www.civilscience.com



Vicinity Map

-  PUD
 -  C-1
 -  OS
 -  R-2
 -  R-4
 -  R-6
- Current Zoning & Land Use:**
 R-4 PUD; Residential
- Comprehensive Plan:**
 Town Neighborhood &
 Neighborhood Commercial
- Adjacent Zoning & Land Uses:**
- North:**
R-4; Residential
 - South:**
R-4; Residential
 - East:**
R-4 & C-1 PUD, Residential &
Commercial
 - West:**
R-4; Residential



AERIAL PHOTO APRIL 2016
 REFERENCE ONLY

