



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

Thursday, February 25, 2021, 12:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members: Tom Frank - Chairman, Kevin Grey - Vice Chair, Nathan Bishop, Andrew DiPietro, Jennifer Jensen, Colby Ricks, Josh Wallin, Gerardo Munoz

Council Liaison: Craig Hawkins

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) **ACTION ITEM:** Approval of Minutes from the following meeting: November 19, 2020
- 3) Impact Fee Items
 - a) **PRESENTATION:** Impact Fee Capital Improvement Plan Update
By: Jonathan Spendlove, Planning & Zoning Director
- 4) General Input/Announcements - Public/Staff
- 5) Upcoming Meeting(s)
 - a) **INFORMATIONAL:** Thursday, March 25, 2021 at 12:00 pm
- 6) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Lisa A. Strickland (208) 735-7267 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208) 735-7287.

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, November 19, 2020, 12:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members: Tom Frank - Chairman, Kevin Grey - Vice Chair, Nathan Bishop, Andrew DiPietro, Jennifer Jensen, Colby Ricks, Josh Wallin, Gerardo Munoz

Council Liaison: Craig Hawkins

1) Confirmation of Quorum/Call Meeting to Order

Commissioner Frank called the meeting to order at 12:04PM
A quorum was present.

Members present: Frank, Grey, Bishop, Jensen, DiPietro, Munoz

Staff present: Spendlove, Humble, Ebersole, Hafer, Hart, Zollinger, Fehringer, Vitek, Howard

2) Consent Calendar

Commissioner Grey made a motion to approve the consent calendar, as presented.
Commissioner Munoz seconded the motion.

Unanimously approved by a vote of 6-0

a) Approval of Minutes from the following meeting: October 24, 2019

3) Introduction of New Members

Introduction of new members and staff took place.

4) Review of Member Terms

a) Terms were reviewed for each member.

5) Election of Officers

Commissioner Munoz nominated Commissioner Frank as Chairman and Commissioner Grey as Vice Chair.
Commissioner Bishop seconded the nomination.

Unanimously approved by a vote of 6-0

6) Impact Fee Items

a) Review, Discussion and Action on the Annual Financial Report, and Impact Fee Program for FY

2020.

Staff Presentation:

PZ Director Spendlove reviewed the fee expenditures of the Impact Fee Program for FY 2020. A motion, and simple majority vote will satisfy the requirement for recommendations to City Council.

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: "Motion to approve the Annual Impact Fee Financial Report, including the program being fair and equitable in terms of implementation, and imposition, of the Impact Fees and Capital Improvement Plan."

Discussions Followed:

PZ Director Spendlove gave an overview of the expenditure summary. He told the commission to expect a few more expenses this year.

Deputy City Manager Humble explained how the fees will change going forward.

Motion:

Commissioner DiPietro made a motion to approve the Annual Impact Fee Financial Report, including the program being fair and equitable in terms of implementation, and imposition, of the Impact Fee and Capital Improvement Plan. Commissioner Bishop seconded the motion.

Unanimously approved by a vote of 6-0

- b) Discussion and Action on recommendation to City Council on the automatic increase of Impact Fees scheduled January 1, 2020.

Staff Presentation:

PZ Director Spendlove reviewed the discussion and action on recommendation to City Council on the automatic increase of Impact Fees scheduled January 1, 2020.

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

The Committee is tasked with discussing the information, and recommending a course of action to the City Council.

The following are some available options the Committee may choose to take:

1. Recommend allowing the automatic increase to occur on January 1, 2021.
2. Recommend allowing the automatic increase to occur on a specific future date.
3. Recommend waiving the inflation adjustment for the next fiscal year.

This is a recommendation only, and will be forwarded to the City Council for a Final Decision.

Discussions Followed:

- Commissioner Munoz asked if the commission can recommend an increase to city council above the MCI.
- Assistant City Manager Humble explained that would be a change to the program, and need to give City Council a reason to recommend a change.
- Commissioner Bishop suggested recommending approval of up to, but not to exceed a 1% increase.
- Commissioner Munoz recommends staying with the increased MCI percentage.

Motion #1:

Commissioner Bishop made a motion to recommend to City Council an increase of Impact Fees, capped out at a 1% increase.
Commissioner Jensen seconded the motion.

Motion failed by a vote of 2-4

Motion #2:

Commissioner DiPietro made a motion to recommend approval to City Council at the accepted MCI rate, as long as it doesn't exceed a 2% increase.

Motion approved by a vote of 4-2

7) Improvement Reimbursement Items

None

8) General Input/Announcements - Public/Staff

PZ Director Spendlove reviewed the meeting calendar for the new year.

9) Upcoming Meeting(s)

Next meeting some time in March 2021.

10) Adjournment

The meeting adjourned at 1:12 pm

Kelli Ebersole, Administrative Assistant

Twin Falls

Impact Fee Update

Police, Fire, Parks, Streets

Development Impact Fee Advisory
Committee

February 18, 2021



History of Impact Fees in Twin Falls

- Twin Falls adopted impact fees August 2009; capital improvement programs were fiscally constrained/projects eliminated to reduce fee levels
- CIPs/Fees updated in-house in 2014; projects were updated to reflect increases in construction costs, as well as operational and policy redirection.



Why Are We Updating Now in 2021?

- CIPs/Fees need to be updated now to meet 5-year statutory requirement.
- The rate of growth and pattern of development are likely to have changed.
- Costs for construction and land have significantly increased since 2014.
- Opportunity to collaborate with Rural Fire District to collect fees from all new development requiring fire services.



What Are Impact Fees?

Fees paid by new development projects as a condition of permit approval to support capital infrastructure needed to serve the proposed development.

Fees are calculated to cover a proportionate share of the capital cost for that infrastructure.

Cannot be used to cure deficiencies, or pay for operating expenses.



7 Questions

1. **Who do we currently serve?** (population, number of households, number of non-residential square feet)
2. **What is our current service level?** (officers per 1,000, acres per 1,000, response time to emergency calls, congestion index)
3. **What capital is required to facilitate the current level of service?**
4. **How much have existing residents already paid in?**
5. **Who is coming?** (projected growth)
6. **What will we need to build or buy to continue the current level of service for a larger community?** (CIP)
7. **What impact fee will each unit of new development need to pay to cover the cost of growth-related capital improvements?**



Methodology

**Numerator: what you need to build or buy
to support future growth**

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Denominator: who is coming
(# of residential units/non-residential square feet)

=

Full Cost Recovery Impact Fee per unit



EXAMPLE – Growth Projections

	2018	2028	Net Growth	Net Increase in Square Feet	Percent of Total Growth
Population	74,034	109,161	35,127		
Residential (in units)	24,678	36,387	11,709	23,418,246	89%
Nonresidential (in square feet)	6,984,676	10,000,000	3,015,324	3,015,324	11%
Total				26,433,570	100%



EXAMPLE - Fire Current Capital Inventory

Type of Capital Asset	Square Footage	Replacement Value
Facilities		
Station #1	5,000	\$ 3,000,000
Station #2	7,500	\$ 4,500,000
Notus Station	5,000	\$ 2,500,000
Training Facility		\$ 1,000,000
Apparatus/Vehicles/Equipment		
6 Engines		\$ 6,000,000
Ladder Truck		\$ 1,600,000
Tender		\$ 500,000
6 Command Vehicles		\$ 450,000
Brush Truck		\$ 150,000
Tactical Tender		\$ 1,250,000
HazMat Utility Trailer		\$ 175,000
Air Trailer		\$ 150,000
Decon Trailer		\$ 100,000
Waterways Trailer		\$ 100,000
Support Trailer		\$ 125,000
Foam Trailer		\$ 50,000
Total Assets		\$ 21,650,000
Plus Cost of Fee-Related Research		
Impact Fee Study		\$ 6,000
Plus Fund Balance		\$ 1,665,000
Grand Total		\$ 23,321,000



EXAMPLE - Fire Current Capital Inventory

Current Service Calculation	
Amount to Include in Fee Calculation	\$23,321,000
Distribution of Current Land Uses	
Residential	89%
Nonresidential	11%
Current Assets by Land Use	
Residential	\$ 20,660,732
Nonresidential	\$ 2,660,268
Current Land Uses	
Residential	24,678
Nonresidential	6,984,676
Impact Fee per Unit	
Residential	\$ 837
Nonresidential	\$ 0.38



EXAMPLE Fire 10-Year Capital Improvement Plan

Type of Capital Infrastructure	CIP Value	Growth <i>times</i>	Portion <i>equals</i>	Amount to Include in Fees	Amount from Other Sources
Facilities					
Fire Station #3 - Airport area	\$ 5,000,000		100%	\$ 5,000,000	\$ -
Fire Station #4 - Greenleaf area	\$ 5,000,000		100%	\$ 5,000,000	\$ -
3-Bay Maintenance Station	\$ 6,000,000		20%	\$ 1,200,000	\$ 4,800,000
Remodel Training Facility	\$ 250,000		0%	\$ -	\$ 250,000
				\$ -	\$ -
Vehicles/Apparatus					
Engine for Station #4 - Type 3	\$ 400,000		100%	\$ 400,000	\$ -
Brush Truck for Station #4	\$ 150,000		100%	\$ 150,000	\$ -
Aerial Platform	\$ 1,200,000		100%	\$ 1,200,000	\$ -
Replacement Vehicles	\$ 5,597,013		0%	\$ -	\$ 5,597,013
Total Infrastructure	\$ 23,597,013			\$ 12,950,000	\$10,647,013
Plus Cost of Fee-Related Research					
Impact Fee Study	\$ 6,000		100%	\$ 6,000	\$ -
Minus Fund Balance	\$ 1,665,000		100%	\$ 1,665,000	\$ -
Grand Total	\$ 21,938,013			\$ 11,291,000	\$10,647,013



EXAMPLE Fire Impact Fee Calculation

Amount to Include in Impact Fee Calculation	\$11,291,000
Percentage of Future Growth	
Residential	89%
Non Residential	11%
Amount Attributable to Future Growth	
Residential	\$ 10,003,016
Non Residential	\$ 1,287,984
Future Growth 2017-2026	
Residential (per unit)	11,709
Non Residential (per square foot)	3,015,324
Impact Fee	
Residential (per unit)	\$ 854
Non Residential (per square foot)	\$ 0.43



Twin Falls Growth Projections

	2021	2031	Net Growth	Net Growth in Square Feet	Percent of Total Growth in Square Feet
Population	52,152	62,583	10,430		
Residential (dwelling units)	19,905	23,886	3,981	6,887,266	76%
<i>Single-Family</i>	16,920	19,826	2,906	5,812,375	64%
<i>Multi-Family</i>	2,986	4,061	1,075	1,074,891	12%
Nonresidential (square feet)	8,960,000	11,157,218	2,197,218	2,197,218	24%
<i>Retail</i>	2,240,000	2,789,305	549,305	549,305	6%
<i>Office</i>	1,792,000	2,231,444	439,444	439,444	5%
<i>Industrial</i>	3,763,200	4,686,032	922,832	922,832	10%
<i>Institutional</i>	1,164,800	1,450,438	285,638	285,638	3%
			Total Square Footage Growth =	9,084,484	100%

* Broken out by specific land uses for streets fees



Twin Falls Growth Projections – Including Fire District

	2021	2031	Net Growth	Net Growth in Square Feet	Percent of Growth in Square Feet
Population	55,875	67,050	11,175		
Residential (in dwelling units)	21,326	25,592	4,265	8,530,557	67%
Nonresidential (in square feet)	9,260,000	13,388,662	4,128,662	4,128,662	33%
			Total Square Footage Growth =	12,659,219	100%

Growth in the Fire District will add an additional 745 people = 284 dwelling units



Twin Falls Police Current Capital Inventory

Type of Capital Infrastructure	Square Feet	Replacement Value
Facilities		
Main Admin	11,598	\$ 2,319,600
Operations	15,628	\$ 3,125,600
Gun Range - 2 acres		\$ 1,500,000
Storage at Airport	3,800	\$ 380,000
Evidence Storage	2,900	\$ 435,000
Communications Center - Police share	1,998	\$ 299,700
Vehicles		
SWAT Vehicle		\$ 105,000
Bomb Trailer		\$ 400,000
Traffic Trailer		\$ 12,000
Radar Trailer		\$ 20,000
Radar Equipment		\$ 25,000
Equipment		
2 Robots		\$ 600,000
Weaponry- sidearms		\$ 46,200
Weaponry - rifles		\$ 25,000
Weaponry - Shotguns		\$ 1,500
Radios		\$ 202,745
Dispatch - 2 communications towers		\$ 1,116,000
Dispatch - 6 phone console stations		\$ 556,620
Servers		\$ 139,247
	24,326	\$ 8,989,612
Plus Impact Fee Study		\$ 8,000
Plus Impact Fee Fund Balance		\$ (44,698)
TOTAL CURRENT INVESTMENT		\$ 8,952,914

Level of Service =
1.48 officers per
1,000 population

Every existing
residential unit has
“paid in” \$362 and
every non-residential
development has paid
in \$0.17 per square
foot for the capital
needed to achieve this
level of service



Twin Falls Fire Current Capital Inventory

Type of Capital Infrastructure	Square Feet	Replacement Value
Facilities		
Fire Command Station #1	13,400	\$ 10,720,000
Fire Substation #2	3,500	\$ 2,800,000
Fire Substation #3	3,132	\$ 2,505,600
Fire Station #4 (ARFF)	2,959	\$ 2,367,200
Land for Station #2 - 2 acres		\$ 150,000
Land for Station #5 - 2.29 acres		\$ 165,163
Communications Center - Fire share	222	\$ 32,412
Apparatus/Vehicles		
5 Engines		\$ 3,000,000
1 Rescue Truck		\$ 175,000
1 Ladder Truck		\$ 1,500,000
4 Brush Trucks		\$ 720,000
2 Tenders		\$ 580,000
Staff/Command Vehicles		\$ 140,000
1 Aid Car		\$ 200,000
Equipment		
SCBAs		\$ 312,000
HazMat Trailer		\$ 12,000
Public Education Trailer		\$ 12,000
Mako breathing air module		\$ 32,000
Trench Rescue Kit		\$ 17,170
Trench Rescue Trailer		\$ 8,000
	23,213	\$ 25,448,545
Plus Impact Fee Study		\$ 8,000
Plus Impact Fee Fund Balance		\$ 2,955,212
TOTAL CURRENT INVESTMENT		\$ 28,411,757

Level of Service =
6 minute response
time

Every existing
residential unit has
“paid in” \$1,095 and
every non-residential
development has paid
in \$0.55 per square
foot for the capital
needed to achieve this
level of service

Includes Fire District
served by Fire
Department



Twin Falls Parks Current Capital Inventory

Type of Capital Infrastructure	Size of Park (acres)	Replacement Value
Paths & Trails (\$250,000 per acre)		
Trails and Small Open Space	15.45	\$ 3,862,500
<i>subtotal</i>	<i>15.45</i>	<i>\$ 3,862,500</i>
Neighborhood & Pocket Parks (\$250,000 per acre in land and development costs)		
Ascension	8	\$ 2,000,000
Blue Lakes Rotary	4	\$ 1,000,000
Cascade	4	\$ 1,000,000
Clyde Thomsen	13	\$ 3,250,000
Drury Park	1	\$ 250,000
Fairway Estates	2	\$ 500,000
Harrison	2	\$ 500,000
Harry Barry	3	\$ 750,000
Morning Sun	3	\$ 750,000
Northern Ridge	4	\$ 1,000,000
Pierce Street Tennis Court	0.5	\$ 125,000
Sunrise	2	\$ 500,000
Vista Bonita	8.5	\$ 2,125,000
Willow Lane	0.5	\$ 125,000
Benno's Point	2	\$ 500,000
South Park	3	\$ 750,000
Morning Sun Trail Park	0.5	\$ 125,000
<i>subtotal</i>	<i>61</i>	<i>\$ 15,250,000</i>
Community Parks (\$250,000 per acre in land and development costs)		
City Park	5.5	\$ 1,375,000
Frontier Field	19	\$ 4,750,000
Harmon	25	\$ 6,250,000
Oregon Trail Youth Complex	20.5	\$ 5,125,000
Sunway Soccer Complex	44.0	\$ 11,000,000
<i>subtotal</i>	<i>114</i>	<i>\$ 28,500,000</i>



Twin Falls Parks Current Capital Inventory - continued

Type of Capital Infrastructure	Size of Park (acres)	Replacement Value
Special Use Park Facilities		
Twin Falls Golf Club	116	\$ 934,800
Municipal Swimming Pool	0	\$ 3,000,000
Sawtooth Softball Fields	0	leased
Baxter's Park	2.5	\$ 250,000
Courtney Conservation Park	1	\$ 100,000
Dennis Bowyer Pocket Park	0.25	\$ 200,000
	<i>subtotal</i>	<i>\$ 4,484,800</i>
Undeveloped Parks (\$15,000 per acre land cost only)		
Russet/All Street	2	\$ 30,000
Rock Creek Canyon Properties	27	\$ 405,000
Community Garden	3	\$ 45,000
Jumpsite Trail Head	1.5	\$ 22,500
	<i>subtotal</i>	<i>\$ 502,500</i>
Vehicles and Equipment		\$ 1,241,279
		\$ 110,991,079
Plus Impact Fee Study		\$ 8,000
Plus Impact Fee Fund Balance		\$ 885,315
TOTAL CURRENT INVESTMENT		\$ 111,884,394

Level of Service = 4.7 acres per 1,000 population

Every existing residential unit has "paid in" \$5,621 for the capital needed to achieve this level of service



Twin Falls Streets Current Capital Inventory

Type of Capital Infrastructure	Replacement Value
Roadways - 556 lane miles	\$ 722,800,000
Victory Bridge	\$ 6,000,000
Signalized/Roundabout Intersections - 50 intersections	\$ 25,000,000
Equipment and Vehicles	\$ 7,054,000
Maintenance Facility	\$ 4,368,251
	\$ 765,222,250
Plus Impact Fee Study	\$ 8,000
Plus Impact Fee Fund Balance	\$ 2,565,054
TOTAL CURRENT INVESTMENT	\$ 767,795,304

\$27,760 per existing single-family residential unit; \$14,861 per existing multi-family residential unit; \$61.58 per retail square foot; \$36.59 per office square foot; \$11.22 per industrial square foot; and \$6.88 per institutional square foot for the capital needed to achieve the current level of service



Fee Study Process

- **Collection of current capital inventories**
- **Calculation of current service levels**
- **Analysis of current/future land use/growth patterns**
- **Presentation of data to DIFAC**
- Development of capital improvement plans 2021-2030
- Preliminary calculation of fees
- Draft report to staff for review
- Presentation of CIPs/draft calculations to DIFAC
- Revisions to report
- Recommendation by DIFAC
- Presentation to City Council
- Final report
- Public Hearings and Adoption

