



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

Thursday, March 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: February 25, 2021
- 3) Impact Fee Items
 - a) **ACTION ITEM:** Discussion and Potential Action on Impact Fee Capital Improvement Plan Update Recommendation to City Council.
- 4) General Input/Announcements - Public/Staff
- 5) Upcoming Meeting(s)
 - a) As Needed
- 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, 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

Chairman Frank called the meeting to order at 12:04 PM

A quorum was present.

Members Present: Frank, Bishop, DiPietro, Ricks, Munoz, Hawkins (Liaison)

Staff Present: Spendlove, Vitek, Hart, Humble, Zollinger, Fehring, Howard, Ebersole

2) Consent Calendar

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

... seconded the motion.

Unanimously Approved by a vote of 5-0

a) Approval of Minutes from the following meeting: November 19, 2020

3) Impact Fee Items

a) Impact Fee Capital Improvement Plan Update

Staff Presentation:

Consultant Anne Wescott reviewed the presentation of the Impact Fee Update for Police, Fire, Parks, Streets. She reviewed the Capital Improvement Plans for Police, Fire, Parks, and Street departments.

PZ Director Spendlove reviewed how City Council has changed how the city will acquire parks through Impact Fees. This will give the city more discretion on park parcels.

4) General Input/Announcements - Public/Staff

5) Upcoming Meeting(s)

a) Thursday, March 25, 2021 at 12:00 pm

6) Adjournment

The meeting adjourned at 01:04 PM

Kelli Ebersole, Administrative Assistant

Twin Falls

Impact Fee Update

Police, Fire, Parks, Streets

Development Impact Fee Advisory
Committee

March 25, 2021



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



DRAFT Police 10-Year Capital Improvement Plan

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



DRAFT Police Impact Fee

Impact Fee Calculation	
Amount to Include in Fee Calculation	\$1,144,298
Distribution of Future Land Use Growth	
Residential	76%
Nonresidential	20%
Future Assets by Land Use	
Residential	\$ 867,532
Nonresidential	\$ 228,860
Future Land Use Growth	
Residential (total dwelling units)	3,981
Nonresidential (total square feet)	2,197,218
Impact Fee per Unit	
Residential (per dwelling unit)	\$ 218
Nonresidential (per square foot)	\$ 0.10

	Current Fees	\$ Change	Current Investment
Residential	\$ 312	\$ (94)	\$ 362
Nonresidential	\$ 0.16	\$ (0.06)	\$ 0.17



DRAFT Fire 10-Year Capital Improvement Plan

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	\$ 6,000,000	100%	\$ 6,000,000	\$ -
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		\$ 6,808,500	\$ 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)	\$ -
		TOTAL		\$ 3,911,288	\$ 20,319,476



DRAFT Fire Impact Fee

Impact Fee Calculation	
Amount to Include in Fee Calculation	\$3,911,288
Distribution of Future Land Use Growth	
Residential	67%
Nonresidential	33%
Future Assets by Land Use	
Residential	\$ 2,635,665
Nonresidential	\$ 1,275,623
Future Land Use Growth	
Residential (total dwelling units)	4,265
Nonresidential (total square feet)	4,128,662
Impact Fee per Unit	
Residential (per dwelling unit)	\$ 618
Nonresidential (per square foot)	\$ 0.31

	Current Fees	\$ Change	Current Investment
Residential	\$ 694	\$ (76)	\$ 1,095
Non-residential	\$ 0.35	\$ (0.04)	\$ 0.55



DRAFT Parks 10-Year Capital Improvement Plan

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

DRAFT Parks Impact Fee

Impact Fee Calculation	
Amount to Include in Fee Calculation	\$ 6,017,685
Distribution of Future Land Use Growth	
Residential	100%
Nonresidential	0%
Future Assets by Land Use	
Residential	\$ 6,017,685
Nonresidential	\$ -
Future Land Use Growth	
Residential (total dwelling units)	3,981
Nonresidential	-
Impact Fee per Unit	
Residential (per dwelling unit)	\$ 1,512
Nonresidential (per sf)	\$ -

	Current Fees	\$ Change	Current Investment
Residential	\$ 644	\$ 868	\$ 5,621



DRAFT Streets 10-Year Capital Improvement Plan

	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	\$ -
Blue Lakes 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



DRAFT Streets Impact Fee

	Current Fees	Current Fees	\$\$ Change	Current Investment
Single Family	\$ 550	\$ 777	\$ 227	\$ 27,760
Multi Family	\$ 361	\$ 349	\$ -12	\$ 14,861
Retail	\$ 2.63	\$ 0.31	\$ -2.32	\$ 61.58
Office	\$ 0.81	\$ 0.94	\$ 0.13	\$ 36.59
Industrial	\$ 0.58	\$ (0.04)	\$ -0.62	\$ 11.22
Institutional	\$ 0.16	\$ 0.17	\$ 0.01	\$ 6.88

Capital Improvement Plan Value \$7,592,946

Future Land Use Percentages

Single Family	51%
Multifamily	10%
Retail	21%
Office	10%
Industrial	7%
Institutional	1%

10-Year Growth

Single Family (total dwelling units)	2,906
Multifamily (total dwelling units)	1,075
Retail (total square feet)	549,305
Office (total square feet)	439,444
Industrial (total square feet)	922,832
Institutional (total square foot)	285,638

Impact Fee by Land Use (rounded)

Single Family (per dwelling unit)	\$1,327
Multifamily (per dwelling unit)	\$710
Retail (per square foot)	\$2.94
Office (per square foot)	\$1.75
Industrial (per square foot)	\$0.54
Institutional (per square foot)	\$0.33

DRAFT Summary Total

Impact Fee Category	Proposed Fee	Current			Current Investment
		Fee	\$Change	%Change	
Police Fees					
Residential (per dwelling unit)	\$ 218	\$ 312	\$ (94.00)	-30%	\$ 362.00
Nonresidential (per square foot)	\$ 0.10	\$ 0.16	\$ (0.06)	-38%	\$ 0.17
Fire Fees					
Residential (per dwelling unit)	\$ 618	\$ 694	\$ (76.00)	-11%	\$ 1,095.00
Nonresidential (per square foot)	\$ 0.31	\$ 0.35	\$ (0.04)	-11%	\$ 0.55
Street Fees					
Single Family (per dwelling unit)	\$ 1,327	\$ 550	\$ 777.00	141%	\$ 27,760.00
Multifamily (per dwelling unit)	\$ 710	\$ 361	\$ 349.00	97%	\$ 14,861.00
Retail (per square foot)	\$ 2.94	\$ 2.63	\$ 0.31	12%	\$ 61.58
Office (per square foot)	\$ 1.75	\$ 0.81	\$ 0.94	116%	\$ 36.59
Industrial (per square foot)	\$ 0.54	\$ 0.58	\$ (0.04)	-7%	\$ 11.22
Institutional (per square foot)	\$ 0.33	\$ 0.16	\$ 0.17	106%	\$ 6.88
Parks & Recreation Fees					
Residential (per dwelling unit)	\$ 1,512	\$ 644	\$ 868.00	135%	\$ 5,621.00
Nonresidential (per square foot)	N/A	N/A			N/A
Total					
Single Family (per dwelling unit)	\$ 3,675	\$ 2,178	\$ 1,497.00	69%	\$ 34,838.00
Multifamily (per dwelling unit)	\$ 3,058	\$ 1,992	\$ 1,066.00	54%	\$ 21,939.00
Retail (per square foot)	\$ 3.35	\$ 3.12	\$ 0.23	7%	\$ 62.30
Office (per square foot)	\$ 2.16	\$ 1.31	\$ 0.85	65%	\$ 37.31
Industrial (per square foot)	\$ 0.95	\$ 1.09	\$ (0.14)	-13%	\$ 11.94
Institutional (per square foot)	\$ 0.74	\$ 0.67	\$ 0.07	10%	\$ 7.60

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**
- **Presentation of CIPs/draft calculations to DIFAC**
- DIFAC Review of final report
- Recommendation by DIFAC
- Presentation to City Council
- Final report
- Public Hearings and Adoption

