



Twin Falls Parks and Recreation Commission Agenda

Tuesday, July 13, 2021, 11:30 AM

Members: Kirk Melton, Chairman; Sherry Murray, Vice-Chairman; Gabe Ostyn; Corey King; Kevin Jensen; Jade Titus; Ashley Squires; Micheal Metcalf; Heather Muth

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) **ACTION ITEM:** Request to approve the meeting minutes from the Parks and Recreation Commission meeting on June 15, 2021
By: Elois Joseph
 - b) **ACTION ITEM:** Request to remove tree 504 5th Ave. North
By: Kevin Skelton
- 3) Items of Consideration
 - a) **INFORMATIONAL:** Parks In Lieu Training
By: Wendy Davis
 - b) **ACTION ITEM:** Request for a recommendation on a Parks in Lieu application for Kenyon Meadows
By: Elizabeth Hart
 - c) **ACTION ITEM:** Request for a recommendation on a Parks In Lieu application for Federation Point Subdivision.
By: Ian Zollinger
 - d) **INFORMATIONAL:** Commission Orientation: TEAMS
By: Wendy Davis, Kim Hafer
 - e) **ACTION ITEM:** Discussion of the naming of the trailhead parking at the corner of Eastland and Poleline.
By: Wendy Davis
- 4) Department Updates
 - a) Department updates
- 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, July 13, 2021
To: Parks and Recreation Commission
From:

ACTION ITEM

Request:

Request to approve the meeting minutes from the Parks and Recreation Commission meeting on June 15, 2021

Time Estimate:

Background:

Approval Process:

Budget Impact:

Regulatory Impact:

History:

Analysis:

Conclusion:

Attachments:

1. June 15, 2021 Minutes



Twin Falls Parks and Recreation Commission Minutes

Tuesday, June 15, 2021, 11:30 AM

1) Confirmation of Quorum/Call Meeting to Order

Members Present: Kirk Melton, Chairman; Sherry Murray, Vice-Chairman; Gabe Ostyn; Corey King; Kevin Jensen; Jade Titus; Ashley Squires; Micheal Metcalf; Heather Muth

Staff Present: Wendy Davis, John Pauley, Elois Joseph, Kim Hafer

Guests Present: Iris Hawkins and Jim Olson from the Twin Falls Rural Fire District.

2) Consent Calendar

- a) Request to approve the Parks and Recreation Commission meeting minutes from May 11, 2021.

Kirk Melton requested to remove the minutes from the consent calendar to items of consideration for further discussion.

- b) Request to remove at tree 108 Taylor St.
Kirk Melton requested to remove this item from the consent calendar to items of consideration for further discussion.

- c) Request to remove tree 184 Taylor St.

MOTION: Jade Titus moved to approve the consent calendar with item c only. Sherry Murray seconded the motion. Approved 9 to 0

3) Items of Consideration

Request to approve the Parks and Recreation Commission meeting minutes from May 11, 2021

Discussion ensued regarding the original motion that was made in the May 11, 2021, meeting. The correction needed to state that Micheal Metcalf initiated the motion at the end of the meeting that was voted on and Kevin Jensen seconded the motion for the item pertaining to the tree removal by Fran Florence. The correction was noted and applied.

MOTION: Kirk Melton moved to approve the minutes with the corrections applied; Micheal

Metcalfe seconded the motion. Roll call vote determined all present voted in favor of the motion. Approved 9 to 0.

Request to remove a tree at 108 Taylor Street

Discussion ensued regarding the condition of the tree including the following:

- The tree roots that are lifting the sidewalk.
- Options of working around the tree to help repair the sidewalk were discussed.
- The declining crown of the tree due to bore damage
- Discussion ensued regarding whether the tree will be replaced.
- The city as a community/urban forest was discussed.
- The ages of the trees within the urban forest
- The choice of the tree, given the growing space
- The commissioners taking an opportunity to visit the trees in person
- The susceptibility of Ash trees being inflicted with bores

Ashley Squires left the meeting

MOTION: Micheal Metcalfe moved to approve the request. Heather Muth seconded the motion. Roll call vote determined the request was approved 6 to 2.

a) **Commission Orientation: Naming Policy**

Wendy Davis briefly discussed the naming policy including the following:

- The naming of streets, buildings, and other items that come through the consideration of the Parks and Recreation Commission
- The criteria in the naming policy
- The approval of the next of kin

b) **Consider a request from the Twin Falls Rural Fire Protection District to name the new regional training facility the "Jim Bieri Regional Fire Training Facility".**

Iris Hawkins explained the request including the following:

- Location near the Municipal Golf course
- Donation of \$3 million for the project
- Jim Bieri's contributions to the community

MOTION: Kevin Jensen moved to approve the request . Gabe Ostyn seconded the motion. Roll call vote determined the request was approved 8 to 0.

c) **Consider a request from the Twin Falls Rural Fire Protection District to name a pavilion**

at the new training facility the "Fred Walker Pavilion".

Iris Hawkins explained the request and the donation of land near Twin Falls Walmart to the City for a fire facility

Discussion ensued regarding the approval of the proposed language on the plaque and the fact that the naming policy does not address language requirements for a plaque.

The specific criteria and procedure listed in the naming policy was discussed.

Other types of signage such as historical signs or additional signage for context, such as at Kenny Poe Park was discussed.

MOTION: Sherry Murray moved to approve the request if the plaque meets the criteria of the policies. Jade Titus seconded the motion. Roll call vote determined the request was approved 8 to 0.

- d) Discussion of the naming of the trailhead parking at the corner of Eastland and Poleline.

Description of the role of the Parks and Recreation Commission in determining a process for or arriving at a name for the new park currently referred to as "Preserve Trailhead".

Further discussion of this item was tabled for a later meeting.

- e) Commission Orientation: TEAMS

In the interest of time, this training item was tabled for a later meeting.

Heather Muth left the meeting

4) Department Updates

- a) Department updates

Kevin Jensen discussed the Friends of Muni Golf Tournament on Saturday July 17 at 8:30 a.m. including the following:

- Sponsorships were discussed.
- The benefit of the tournament monies going back to the Golf Course
- Previous years projects and the projected projects for this year were discussed.
- Ways through which the commissioners can help were discussed

Wendy Davis spoke about the role of the Parks and Recreation Commission as a Golf Advisory Board. Raffle prize donations can be brought to the Parks and Recreation office, or directly to the golf course.

John Pauley gave a brief update on the Aquatics Center including the following:

- The bubble coming down in May 2021
- Pool operations, Swim league
- the addition of the new inflatable on the shallow side of the pool
- The inflatable tower on the deep side of the pool

Wendy Davis discussed the issue with finding employment for the Parks and Recreation Department and asked the commission to help spread the word to potential employees.

5) Adjournment

The meeting adjourned at approximately 1:30 p.m.



Date: Tuesday, July 13, 2021
To: Parks and Recreation Commission
From: Kevin Skelton, Parks Superintendent

ACTION ITEM

Request:

Request to remove tree 504 5th Ave. North

Time Estimate:

Allow 5 minutes for discussion

Background:

City of Twin Falls Tree Ordinance, (Ord. 2791, 7-6-2004), 8-4-6 (B) 2. states that Upon inspection, the Twin Falls Tree Commission may issue a permit through the Twin Falls Parks and Recreation Dept. Additionally 8-4-6 (B) 1. states that the permit process is in no way intended to interfere with the immediate removal of a tree that presents a hazardous or emergency situation. The Twin Falls Tree Commission was absorbed into the Twin Falls Parks and Recreation Commission in 2010. This commission is being asked to review all tree removal requests and either approve or deny each as part of the Tree Commission duties.

This application is for the removal of an Ash tree located at 504 5th Ave. North

Staff has visited this site and has determined it to be a valid request

Approval Process:

A simple majority will approve this request.

Budget Impact:

There is no budget impact associated with this request.

Regulatory Impact:

Approval of this request will enable Parks and Recreation Director to approve the request and set conditions to insure replacement tree is planted.

History:

N/A

Analysis:

N/A

Conclusion:

Arborist Assessment

This is an ash tree with roughly 50% die back. This tree looks good from the street but the canopy closest to the house has considerable die back. This tree is in decline. I saw evidence of borers; the trunk looks good and the ground around the trunk looks good. It may have a root issue. The limbs experiencing die

back appear to have buds that either did not open or started to but were stunted in the process. Because of the considerable die back, this tree should be removed.

Attachments:

1. #3
2. #1
3. #2
4. Arborist Assessment
5. Application for Removal







Arborist Assessment

This is an ash tree with roughly 50% die back. This tree looks good from the street but the canopy closest to the house has considerable die back. This tree is in decline. I saw evidence of borers, the trunk looks good and the ground around the trunk looks good. It may have a root issue. The limbs experiencing die back appear to have buds that either did not open or started to but were stunted in the process. Because of the considerable die back, this tree should be removed.



TREE CITY USA

City of Twin Falls Permit For Tree Removal

Today's Date *

6/20/2021

First Name *

Jim

Last Name *

Mcdonald

Phone Number *

(208)420-8236

Email *

jimcaprice@gmail.com

Address of work to be done *

Street Address

504 5th Ave north

Address Line 2

504 5th Ave north

City

Twin falls

State / Province / Region

Idaho

Postal / Zip Code

83301

Country

USA

The tree(s) in question reside on *☒ Public right-of-way☐ Public Property

Contractor Information

Contractor must be a licensed arborist with the City of Twin Falls

Contractor First Name *

Brett

Contractor Last Name *

Dixon



Submit



Date: Tuesday, July 13, 2021
To: Parks and Recreation Commission
From: Wendy Davis, Parks and Recreation Director

INFORMATIONAL

Request:

Parks In Lieu Training

Time Estimate:

Allow approximately 15 minutes for presentation of information, then a few minutes for questions

Background:

As part of the City's effort to ensure developments reserve greenspace, the City Code requires developers to include a provision for parks and storm water retention/detention. Usually, the requirements are met with the donation of a "minipark" and occasionally the development is able to dedicate a neighborhood park. Developers also have the option to request to make a contribution in lieu of dedicated park land. Contributions are calculated based on land value, acreage of the development project and a multiplied by an established number intended to represent the value of developed park land. The Parks and Recreation Commission hears the request for a contribution in lieu of a park, matches is against the parks master plan and makes a recommendation to City Council to accept the cash contribution in lieu of a park.

Please see the attached City Code: 10-12-3-11: Parks and Stormwater Retention/Detention.

You will hear two requests to accept contributions in lieu of park land at presented by members of the Planning and Zoning Department.

Approval Process:

N/A

Budget Impact:

N/A

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

This presentation is intended to give Commissioners the background information to understand and process the requests.

Attachments:

1. Park Ordinance 2012-07-16

10-12-3-11: PARKS AND STORMWATER RETENTION/DETENTION:

No residential plat shall be approved unless it includes provision for parks and stormwater retention/detention. Developers may combine land designated for stormwater retention/detention with the requirement of parks in compliance with the city's standard design drawings.

- (A) **Park Defined:** A "park" is a parcel of land dedicated to the public maintained for the primary purposes of recreation and open space. A "minipark" is a park that is a minimum of fifteen thousand (15,000) square feet and will be accepted only in combination with stormwater facilities. A "neighborhood park" is a park that includes at least three (3) acres of flat open space.
- (B) **Contribution:** The developer of each residential subdivision, or any part thereof, without regard to the number of phases within the subdivision, shall set aside or acquire land within, adjacent to, or in the general vicinity of the subdivision for neighborhood parks. Neighborhood parks shall be located so as to serve the largest number of household lots as is practical without crossing an arterial street. The number of acres of land set aside for neighborhood parks shall be a minimum of the sum of the number of household units in the subdivision multiplied by 0.01. The city council may approve up to fifty percent (50%) of this land contribution for development of walking/bicycle trails.
- (C) **Improvements:** Development of miniparks and neighborhood parks shall include curb, gutter, finish grading, sidewalks, irrigation systems and ground cover, complying with city standards.
- (D) **Facilities Outside Of Parks:** Stormwater facilities outside of neighborhood parks or miniparks shall be incorporated into a residential lot or lots within the subdivision. Subsurface retention/detention facilities shall be located within a maintenance easement and in a manner that allows easy access with minimum disturbance to adjacent property.
- (E) **Dedication And Maintenance:** All park land shall be dedicated to the city upon completion of all required improvements, and accepted and maintained by the city after it is determined that all standards have been met. (Ord. 2822, 4-11-2005)
- (F) **In Lieu Contributions For Neighborhood Parks:** 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 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)

(G) In Lieu Contribution Reduction: If the city council approves cash payment in lieu of dedication of park land and upon the residential plat/development meeting all five (5) criteria, the development shall qualify for a fifty percent (50%) reduction on their cash contribution in lieu of dedication of park land. The five (5) criteria are:

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)



Date: Tuesday, July 13, 2021
To: Parks and Recreation Commission
From:

ACTION ITEM

Request:

Request for a recommendation on a Parks in Lieu application for Kenyon Meadows

Time Estimate:

Approximately 15 minutes for the presentation and questions

Background:

This is a request for a Parks in Lieu contribution for the Kenyon Meadow Subdivision. The subject subdivision is a 16.87-acre subdivision with 103 residential lots proposed.

Approval Process:

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.

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.

Budget Impact:

NA

Regulatory Impact:

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.

History:

NA

Analysis:

The subject subdivision is located south of Downtown, at the corner of Kenyon Road and State Highway 74. The development is proposing 103 residential units on 16.87 acres, which equals a density of 6.1 units per acre.

The subject area is currently zoned R4, which allows for a maximum of triplexes and fourplexes through a special use permit.

This area has been growing with new residential development in recent years. The future land use map identifies the subject area as continuing to be residential. The Twin Falls School District has plans to add a

school just north of the subject subdivision.

Vista Bonita Park is the closest existing neighborhood park, which is located approximately 1.5 miles northeast of the subject subdivision.

The 2016 Parks Master Plan identifies a neighborhood park within the subject area. Though there is a need for a neighborhood park in this area, per city code the amount of park land required to be set asides is 1.03 acres, which does not produce the minimum standards required.

Also, open space will be provided with the new school the Twin Falls School District is planning in the area, which can provide open space area to the surrounding residential neighborhoods.

Therefore, accepting a Parks in Lieu contribution would comply with the city code and the parks master plan.

The requested Parks in Lieu contribution is calculated at \$70,810 based on the sale price of the property.

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.

Based on the facts of the surrounding area, the limited size of potential park dedication, and the request being in compliance with the Parks Master Plan and City Code, staff recommends to the Commission to forward a positive recommendation to the City Council.

Attachments:

1. Kenyon Meadows PNL SR _PRCommission
2. Vicinity Map
3. PZ21-0086 UPDATED APP

Comprehensive Staff Report

Agenda Item XX

To: Parks and Recreation Commission

Presenter: Liz Hart, Senior City Planner

Request: for a recommendation on a **Parks In Lieu Contribution** for Kenyon Meadow Subdivision

Application: PZ21-0086

Applicant & Representative:

Brad Beauchamp, BMB Development
c/o EHM Engineering
Dave Thibault
621 North College Rd. Suite 100



Parks and Rec Commission: July 13, 2021

City Council: July 19, 2021

Background:

This is a request for a Parks in Lieu contribution for the Kenyon Meadow Subdivision. The subject subdivision is a 16.87-acre subdivision with 103 residential lots proposed.

Approval Process:

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.

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.

Applicable Zoning Regulations:

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.

Analysis and Compliance:

The subject subdivision is located south of Downtown, at the corner of Kenyon Road and State Highway 74. The development is proposing 103 residential units on 16.87 acres, which equals a density of 6.1 units per acre.

The subject area is currently zoned R4, which allows for a maximum of triplexes and fourplexes through a special use permit.

This area has been growing with new residential development in recent

years. The future land use map identifies the subject area as continuing to be residential. The Twin Falls School District has plans to add a school just north of the subject subdivision.

Vista Bonita Park is the closest existing neighborhood park, which is located approximately 1.5 miles northeast of the subject subdivision.

The 2016 Parks Master Plan identifies a neighborhood park within the subject area. Though there is a need for a neighborhood park in this area, per city code the amount of park land required to be set asides is 1.03 acres, which does not produce the minimum standards required.

Also, open space will be provided with the new school the Twin Falls School District is planning in the area, which can provide open space area to the surrounding residential neighborhoods.

Therefore, accepting a Parks in Lieu contribution would comply with the city code and the parks master plan.

The requested Parks in Lieu contribution is calculated at \$70,810 based on the sale price of the property.

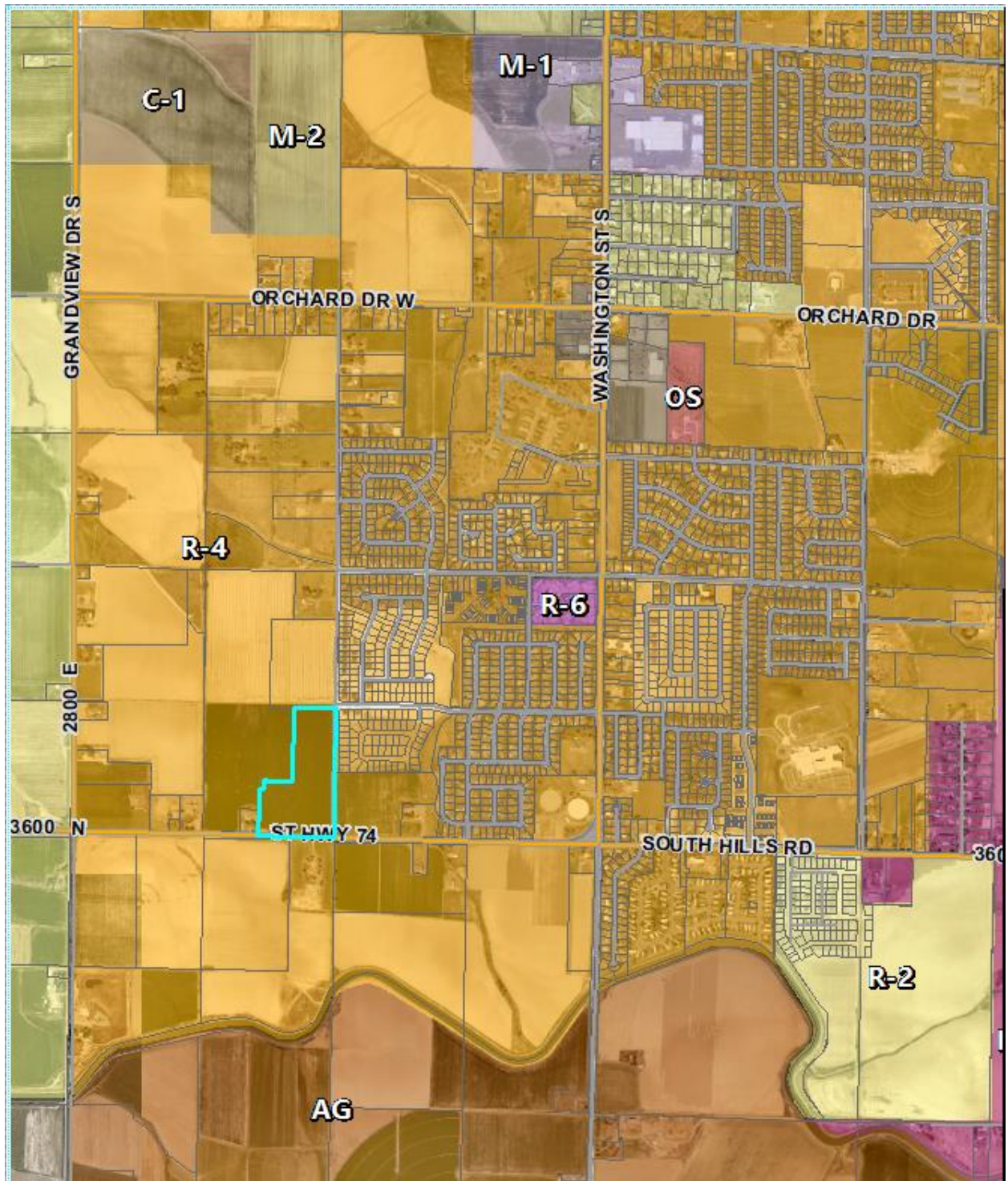
Conclusion:

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

Based on the facts of the surrounding area, the limited size of potential park dedication, and the request being in compliance with the Parks Master Plan and City Code, staff recommends to the Commission to forward a positive recommendation to the City Council.

Attachments:

1. Kenyon Meadows Preliminary Plat
2. Vicinity Map
3. Appraisal



 Subject Subdivision

 Vista Bonita Park

Date: 5-24-2021

PARKS IN LIEU CONTRIBUTION APPLICATION-2014

Subdivision Name: Kenyon Meadow Subdivision

Number of Dwelling/Household Units/Acres: 103 / 16.87

Developer: BMB Development - Brad Beauchamp

Address/Phone #: _____

Appraiser: _____

Address/Phone #: _____

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) <u>\$37,048</u> |
| (b) The current Park Development cost is \$31,700 per acre. | (PD) <u>\$31,700</u> |
| (c) Total the number of Household units in the development. | (H) <u>103</u> |

1-The proposed Cash Contribution using #1: (L+PD)(H)(.01) (CC) \$ 70,810

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: _____

File No./Escrow No.: 74815
 Print Date & Time: 05/19/21 09:17 PM
 Officer/Escrow Officer: Tasha Schurger
 Settlement Location:
 TitleFact, Inc.
 163 4th Ave N.
 Twin Falls, ID 83301

TitleFact, Inc.
 ALTA Universal ID: 5713
 163 4th Ave N.
 Twin Falls, ID 83301



Property Address: TF ACRES INSIDE TAX #4238
 IN E1/2 SW
 Bare Ground
 Twin Falls, ID 83301

Borrower: NORTH 44 IDAHO LLC

Seller: SETTLER'S RIDGE, LLC

Lender: NONE

Settlement Date: 05/21/2021

Disbursement Date: 05/21/2021

Additional dates per state requirements:

Loan Number:

MIC Number:

Description	Borrower/Buyer	
	Debit	Credit
Financial		
Sale Price of Property	\$625,000.00	
Deposit		\$50,000.00
Prorations/Adjustments		
Additional EMD #1		\$10,000.00
Additional EMD #2 \$5,000 Applied as EXTENSION FEE ONLY		\$5,000.00
County Property Taxes from 01/01/2021 thru 05/21/2021		\$221.85
Title Charges & Escrow / Settlement Charges		
Title - Extended Portion Owner's Title Insurance to TitleFact, Inc.	\$212.00	
Government Recording and Transfer Charges		
Recording Fee (Deed) to TitleFact, Inc.	\$15.00	
Miscellaneous		
Courier Fee to TitleFact, Inc.	\$18.00	
E-Recording Fee to TitleFact, Inc.	\$4.50	
Settlement/Closing Fee to TitleFact, Inc.	\$550.00	
Wire Fee to TitleFact, Inc.	\$20.00	

Description	Borrower/Buyer	
	Debit	Credit
	Borrower/Buyer	
	Debit	Credit
Subtotals	\$625,819.50	\$65,221.85
Due From Borrower		\$560,597.65
Totals	\$625,819.50	\$625,819.50

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize TitleFact, Inc. to cause the funds to be disbursed in accordance with this statement.

NORTH 44 IDAHO LLC

By

Tasha Schurger

Date



Date: Tuesday, July 13, 2021
To: Parks and Recreation Commission
From:

ACTION ITEM

Request:

Request for a recommendation on a Parks In Lieu application for Federation Point Subdivision.

Time Estimate:

15 Minutes for Staff Presentation and Questions

Background:

This is a request for a Parks in Lieu contribution for Federation Point. A 10.69 (+/-) acre subdivision with 90 residential units located at the south west corner of Federation and Washington Street.

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)

The requested Parks in Lieu cash contribution is calculated at \$159,025.79 based on the appraisal/auction/sale price of the property.

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.

Approval Process:

A simple majority will approve this request and send a recommendation to Council.

Budget Impact:

Contribution of \$159,025.79

Regulatory Impact:

Approval of this request will allow the development to meet the park requirement as part of their application process.

History:

N/A

Analysis:

N/A

Conclusion:

Staff supports this request and encourages the Commission to recommend Council approve it.

Attachments:

1. Sale Price
2. Survey
3. Federation Subdivision Parks in Lieu - Staff Report

TitleOne: Twin Falls
1411 Falls Ave. East Suite 1131
Twin Falls, ID 83301
(208) 933-2650

File Number: 20359787
Sales Price: \$1,550,000.00
Close Date: 7/6/2020
Disbursement Date: 7/6/2020

BUYER(S) CLOSING STATEMENT

Type: Purchase
Property: BARE GROUND
TWIN FALLS, ID 83301 (TWIN FALLS)
(RP09S17E322300A)

Buyer(s): HEPWORTH FAMILY LANDHOLDINGS LIMITED LIABILITY COMPANY, AN IDAHO
LIMITED LIABILITY COMPANY

Description	P.O.C.	Debit	Credit
Deposits, Credits, Debits			
Sale Price of Property		\$1,550,000.00	
Deposit			\$50,000.00
Proceeds from Northern Exchange from Northern Exchange Inc.			\$1,501,152.19
Prorations			
County Taxes 1/1/2020 to 7/6/2020 @ \$268.75/Year			\$137.31
Title Charges			
Title - Settlement or closing fee to TitleOne: Twin Falls \$2,000.00		\$1,000.00	
Title - Miscellaneous Title Charges - Wire Fees to TitleOne: Twin Falls		\$15.00	
Title - Miscellaneous Title Charges - E-Recording Fee to TitleOne: Twin Falls		\$4.50	
Government Recording and Transfer Charges			
Recording fees: Deed \$15.00		\$15.00	
Additional Settlement Charges			
Transfer of Water 16.03 shares to Twin Falls Canal Company		\$5.00	
1031 Exchange Fee to Northern Exchange Inc.		\$250.00	
Totals		\$1,551,289.50	\$1,551,289.50

Balance Due FROM Buyer: \$0.00

APPROVED AND ACCEPTED

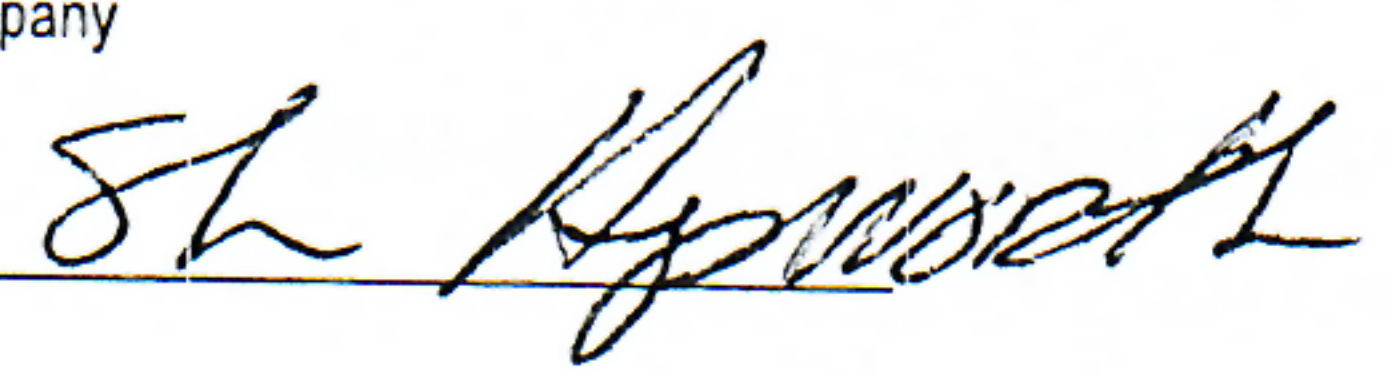
BUYER(S)

Northern Exchange Inc, Qualified Intermediary for Hepwoth Family Landholdings LLC

By: _____
Brett Broadhead, Exchange Coordinator

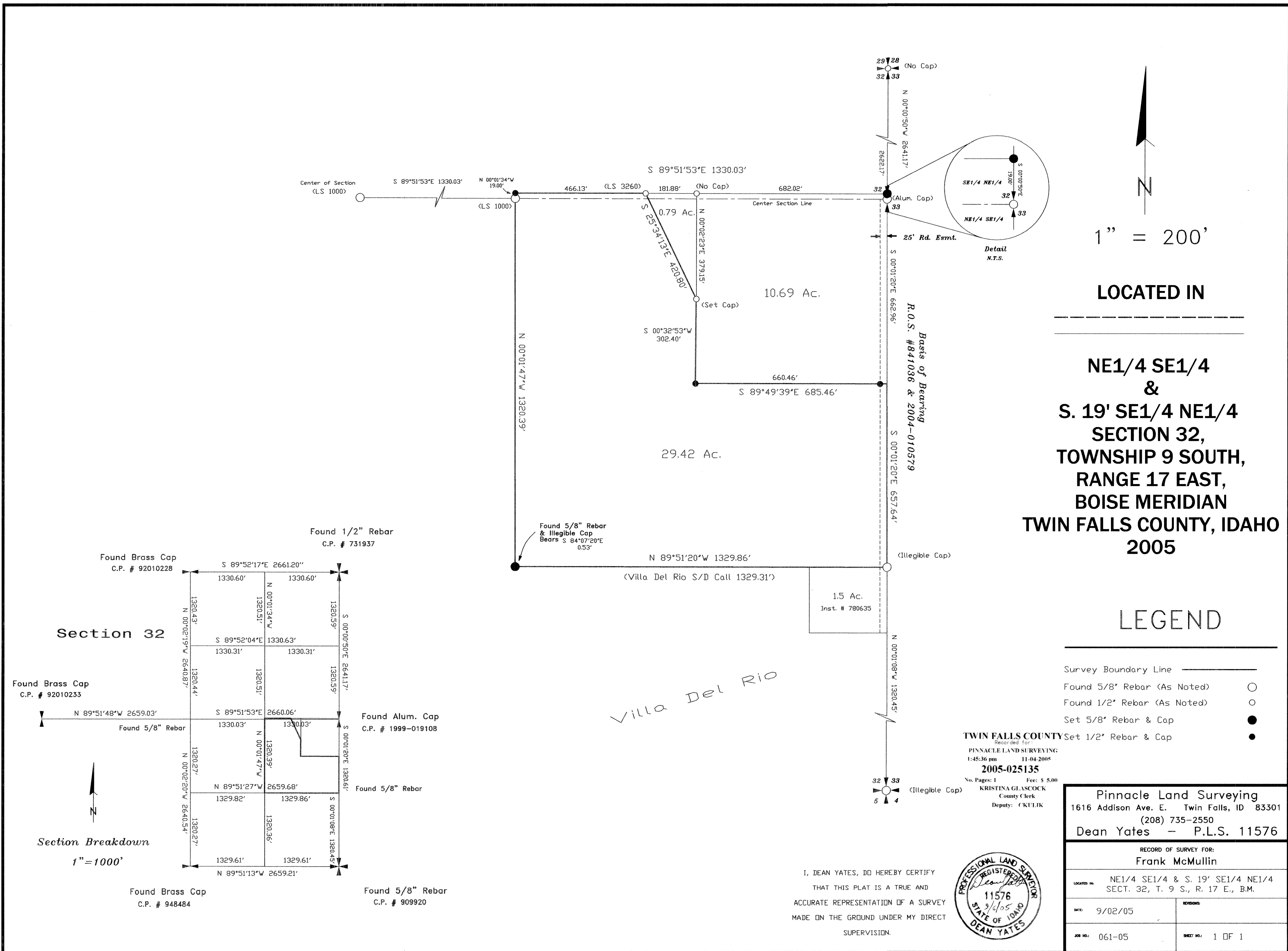
Read and approved by:

Hepworth Family Landholdings Limited Liability Company, an Idaho limited liability
company

By: 

SETTLEMENT COORDINATOR

Desiree Iverson





Comprehensive Staff Report

To: Parks & Recreation Commission

Presenter: Ian Zollinger, City Planner

Request: for a recommendation on a **Parks In Lieu Contribution** for Federation Point Subdivision.

Application: PZ21-0077

Applicant & Representative:

Hepworth Family Landholdings, LLC
c/o EHM Engineers, Inc.
621 N College Rd, Ste 100
Twin Falls, ID 83301

Public Hearing: July 13, 2021

Background:

This is a request for a Parks in Lieu contribution for Federation Point. A 10.69 (+/-) acre subdivision with 90 residential units located at the south west corner of Federation and Washington Street.

The requested Parks in Lieu cash contribution is calculated at \$159,025.79 based on the appraisal/auction/sale price of the property.

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.

Applicable Zoning Regulations:

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)

Parks and Recreation Master Plan Compliance:

The 2016 Parks Master Plan looks closely at the recreational opportunities and amenities provided by the City of Twin Falls to its residents.

Outlined within the adopted Master Plan is a Map containing Proposed Master Plan Improvements for planned future park service areas.

According to the Proposed Master Plan Improvements map there are no planned future parks within the area of the proposed subdivision. North Ridge Park would include the proposed subdivision in its service area and a cash contribution in lieu of park land with improvements would be in compliance with the Parks and Recreation Master Plan.

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.

Attachments:

1. Federation Point
2. Vicinity Map
3. Appraisal



Date: Tuesday, July 13, 2021
To: Parks and Recreation Commission
From: Wendy Davis, Parks and Recreation Director

INFORMATIONAL

Request:

Commission Orientation: TEAMS

Time Estimate:

Training will cover how to interface with Microsoft TEAMS, find files, and access information as well as use the app.

Background:

Approval Process:

Budget Impact:

Regulatory Impact:

History:

Analysis:

Conclusion:

Attachments:

None



Date: Tuesday, July 13, 2021
To: Parks and Recreation Commission
From: Wendy Davis, Parks and Recreation Director

ACTION ITEM

Request:

Discussion of the naming of the trailhead parking at the corner of Eastland and Poleline.

Time Estimate:

Allow 15 minutes for brainstorming and discussion.

Background:

The City of Twin Falls owns a 3 acre parcel located at the corner of Poleline Rd and Eastland Drive North. This parcel is being developed for trailhead parking, a restroom, some shaded picnic structures and waterwise landscaping. A final draft of the site plan will be available for the Commission's review soon. In the meantime, it has been proposed that a name be established for this new trailhead park. It has been referred to as "Preserve Trailhead", but that is simply because of the adjacent development on that corner.

Staff is requesting that the Commission consider how and/or what to name this new park facility.

Consider the naming policy as a foundation for this process.

Approval Process:

If desired, a simple majority will approve an action of the Commission

Budget Impact:

Regulatory Impact:

History:

Analysis:

Conclusion:

Attachments:

None

Recreation Update

Brandy Mason & Justin Wolters Recreation Coordinator

Summer Solstice Youth Tri:

We ended up with 46 participants this year. The event went well, with the only issue being certain members of the public ignoring road closure signs and staff. We had a few incidents of automobiles on the racecourse while participants were biking/running. Our youth staff did a fantastic job of getting residents who lived on Stadium past the barricades during breaks and attempting to chase down vehicles who ignored the signs and were driving on the course. Next year I believe some type of police presence on Stadium and Madrona would greatly decrease this from occurring and keep all participants and staff safe. Everyone that I talked to during the day had a great time and they look forward to next year.

Baseball & Softball:

Year:	Participants:
2021	798
2020	544
2019	967

We ended up with 798 participants this summer. The last games of the youth baseball/softball season will finish up on Monday July 12th. As always, I have had to deal with coach and parent conflicts, but overall compared to past seasons they were minimal. The youth umpires did a spectacular job this summer and the complaints were rare. I received far more complements about the youth staff and how great of a job they did this summer than I did complaints.

Summer Volleyball Camp: This camp took place June 28th-July 1st at Twin Falls High School Gym. We had 94 kids enrolled. Former TFHS varsity coach Andria Harshman and her staff at SIVA did an amazing job putting on this camp for the kids in the community and beyond. We had participants from all over the Magic Valley, not just Twin Falls. This has been a great addition to our youth programs and continues to grow in number every year.

Fall Soccer: Registration is June 28th- July 26th. The season will begin on August 30th.

Recreation Supervisor Update

Stacy McClintock

Parks

Kevin Skelton & Todd Andersen

Staff has been busy with restoration work at Baxter's Dog Park. The affected area has been closed so we can get the new grass seed established. Additional restoration work was necessary at City Park following the Western Days event, consisting of overseeding and fertilization.

Harmon Park parking lot phase II has begun as final work is being done on phase I. Considerable elevation changes were required for drainage and to accommodate this, a retaining wall was constructed between the parking lot and the park. Landscape islands were installed throughout which in addition to the esthetics, also helps create a traffic flow pattern.

We are currently working to get phase II of the Frontier Field pickleball courts constructed. We are navigating the process to get a contract in place to start construction. Funding has been previously approved for the project.

Pool Update

John Pauley

Summer Program Participation: We have a total of 1,100 kids participating in our swim instruction programs this summer. This is up from 326 in the summer of 2020.

Hot Summer Days: With the heat, we have seen our attendance in June jump back to pre-pandemic levels. We had 13,465 visits during Open Swim and Lap/Exercise Swim

Summer Champ Swim Meet: The Marlins Swim Team will host the Summer Champs swim meet at the pool from July 23-25. A couple hundred kids from all over Idaho and other parts of the west will participate in it. The pool will be closed to the public during the meet.

Fall Hours: The Pool will transition to fall hours on Monday, August 16. Both the shallow and deep sides will be open. We will continue the reservation system for lap swim, however walk-ins will always be welcome as long as there is space. Our fall hours will be the following:

- Monday, Wednesday, & Friday: 5:30am-1:30pm & 4-7pm
- Tuesday & Thursday: 5:30-8:30am, 11:30am-1:30pm & 4-7pm
- Saturday: 12-4pm
- We plan to have afternoon open swim from 1-7pm on days there is no school.

High School Swim Season: The high school swim season begins on Monday, August 9. The following schools will make the City Pool their home facility this year: Twin Falls, Canyon Ridge, Jerome, Kimberly, and Lighthouse.

Golf Course Update

Steve Meyerhoeffer

The hot temperatures have slowed the afternoon golfers but the morning and evening hours are still very busy. Our rounds of golf for the year are considerable up from last season, which was our busiest year to date.

We have six junior camps this summer with the first three already completed. All three were full with 34 kids and the next three are nearing those same numbers. Our twilight leagues and couples' nights are in full swing and will run through August.

Our superintendent, Jonathan and his crew, have been working very hard to keep the golf course from burning up. We have designated an employee to spend all day hand watering the hot spots that the irrigation system can't keep up with.

Our "Friends of Muni" event is sneaking up on us and is scheduled for July 17th. We haven't had much time yet to focus on that event yet being we have been so busy with other events and our daily duties. I am hopeful to continue our trend upward on funds that we raise to help with projects the city is unable to fund. If you have a team or any raffle items please drop info off at the pro-shop.

The driving range net has finally arrived in TF this week. The company that was hired to take the old torn net down and install the new one is trying to fit us into their schedule. Hopefully they can get it done in the next several weeks!!!

Director's Update

Wendy Davis

Update will be provided via email/ in-person at the upcoming meeting.