Twin Falls Planning & Zoning Commission
Agenda

Tuesday, August 10, 2021, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

Members -
City Limits: Danielle Titus, Chairperson; Craig Kelley, Vice-Chair; Ed Musser; Carolyn Bolton; Curtis Hansen; Marilu Perez
Area of Impact: David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

2) Consent Calendar

   a) **ACTION ITEM:** Approval of minutes from the following meeting: July 13, 2021

3) Items of Consideration - None

4) Public Hearings

   a) **ACTION ITEM:** Request for a Special Use Permit to allow for an in-home daycare service on property located at 396 April Avenue c/o Sabrian Al Zohiry. (app. PZ21-0096) - **Rescheduled by Applicant**

   By: Ian Zollinger, City Planner

   b) **ACTION ITEM:** Request for the consideration of the preliminary plat for the Federation Point ZDA Subdivision, approximately 10.69 (+/-) acres consisting of seven (7) lots located at 2104 Washington Street North c/o EHM Engineers, Inc. on behalf of Federation Point, ZDA. (PZ21-0115)

   By:

   c) **ACTION ITEM:** Request for a recommendation to City Council to consider an amendment to The Comprehensive Plan *for* the City of Twin Falls by the addition of the Twin Falls Impact Fee Study and Capital Improvements Plan ("Capital Improvements Plan") as Appendix A for the collection and expending of police, fire, parks, and streets development impact fees for system improvements as identified in the Capital Improvements Plan c/o City of Twin Falls. (PZ21-0099)

   On April 29, 2021, The Impact Fee and Improvement Reimbursement Committee recommended approval by a vote of 6-0.

   By: Jonathan Spendlove, Planning & Zoning Director

   d) **ACTION ITEM:** Request for a recommendation to City Council for a Zoning Title Amendment to repeal City Code Title 10 Chapter 18: Impact Fees, in order to recodify in its own Title; and amend Title 10 Chapter 12 Section 3-11: Parks and Stormwater Retention/Detention c/o City of Twin Falls. (PZ21-0100)

By: Jonathan Spendlove, Planning & Zoning Director

5) Upcoming Meeting(s)

   a) Tuesday, August 24, 2021

6) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Kelli Ebersole (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 Planning & Zoning Commission
Minutes

Tuesday, July 13, 2021, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

Members -
City Limits: Danielle Titus, Chairperson; Craig Kelley, Vice-Chair; Ed Musser; Carolyn Bolton; Curtis Hansen; Marilu Perez
Area of Impact: David Detweiler

1) Confirmation of Quorum/Call Meeting to Order
Vice Chairman Kelley called the meeting to order at 6:03 pm
A quorum was present.

Members present: Kelley, Detweiler, Perez, Musser
Staff Present: Spendlove, Ebersole, Hart, Zollinger

2) Consent Calendar
MOTION: Commissioner Musser moved to approve the Consent Calendar, as presented. Commissioner Detweiler seconded the motion.

Approved by a vote of 3-0-1

a) Approval of minutes from the following meeting: June 8, 2021

3) Items of Consideration - None

4) Public Hearings

a) Request to amend Special Use Permit #1143 to remove a condition for hours of operation for the preschool at the Amazing Grace Fellowship on property located at 1061 Eastland Drive North c/o Amazing Grace Fellowship. (PZ21-0067)

Staff Presentation:
Senior Planner Hart presented the request to amend Special Use Permit #1143 to remove a condition for hours of operation for the preschool at the Amazing Grace Fellowship on property located at 1061 Eastland Drive North c/o Amazing Grace Fellowship. (PZ21-0067)

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

The property currently has 3 special use permits. #0324 allowed the applicant to establish a religious facility in 1992. #0885 allowed the applicant to expand the existing religious facility by more than 25% in 2004. #1143 allowed for a public preschool facility to operate within the religious facility in 2009. This is a request to remove condition #3 from SUP #1143 which states the following "Preschool to operate Monday through Friday 8:00 am to 4:00 pm". The purpose behind this request is so the preschool can operate during normal business hours for their customers.

Staff does not anticipate any increase of negative impacts in this area from this request.

Applicant Presentation:
Vivian Flexser, applicant, presented the request to amend Special Use Permit #1143 to remove a condition for hours of operation for the preschool at the Amazing Grace Fellowship. She stated the request is to meet the needs of community. She stated they would like to extend the hours to later in the day to help working parents.

PZ/Questions & Comments: none

Public Hearing: Opened and closed without input

Discussions Followed: without concerns

MOTION: Commissioner Detweiler moved to approve the request to amend Special Use Permit #1143 to remove a condition for hours of operation for the preschool at the Amazing Grace Fellowship on property located at 1061 Eastland Drive North c/o Amazing Grace Fellowship, as presented, with staff recommendations. (PZ21-0067)
Commissioner Musser seconded the motion.

Unanimously Approved by a vote of 4-0.

b) Request to allow for Additional Building Height for new silo on property located at 236 Washington Street South c/o Dick Vawser on behalf of Glanbia Nutritionals. (PZ21-0076)

Staff Presentation:
Senior Planner Hart presented the request for a recommendation to City Council to allow for Additional Building Height for new silo on property located at 236 Washington Street South c/o Dick Vawser on behalf of Glanbia Nutritionals. (PZ21-0076)

The addition height process requires a public hearing to be held in which interested persons have the opportunity to be heard with regards to the application. After the public hearing, the Commission shall make a recommendation to the City Council in the form of approval, conditional approval, or disapproval of the application as presented during the hearing. After receiving the recommendation from the Commission, the City Council shall hold a public hearing. After the public hearing, the Council may approve, conditionally approve, or disapprove the application as presented.

In February 2011, a non-conforming expansion permit was issued to Glanbia Foods for an expansion of their operations at this location.

In December 2014, the city council approved additional building height for two other silos on the subject property.

The applicant wants to replace an existing silo #5 with a height of 42 feet with a new silo of 74 feet to better serve their needs at the facility on the subject property.

Staff does not foresee a significant negative impact on adjoining property owners for this requested item. The location of the silo is considerably set back from the current roadway, and from any nearby residential properties.

Upon conclusion should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Applicant Presentation:
Dick Vawser, applicant, presented the request for a recommendation to City Council to allow for Additional Building Height for new silo on property located at 236 Washington Street South. Mr. Vawser gave a history of the plant and production levels. He stated the new silo will replace a silo of 30,000 gallon capacity to a silo of 50,000 gallon capacity. He stated there will be no new truck traffic, as there will be no extra production. The new silo will help move trucks through quicker. He stated the silo has been evaluated to withstand the additional load. He showed commission gave what the new silo will look like, with new heights, but same diameter, after installation.

PZ/Questions & Comments:

- Vice Chairman Kelley asked for clarification of recommendation to City Council.
- Senior Planner Hart clarified that it is a recommendation to City Council by the commission.
- Commissioner Perez asked about the one shorter silo.
- Mr. Vawser clarified location of the shorter silo, which will stay as is.
- Commissioner Perez asked staff why the commission didn't approve the additional height for all silos at one time.
- PZ Director Spendlove clarified the process for this application.

Public Hearing: Opened and closed without input

Discussions Followed: without concerns

MOTION: Commissioner Musser moved to approve the request for a recommendation to City Council to allow for Additional Building Height for new silo on property located at 236 Washington Street South c/o Dick Vawser on behalf of Glanbia Nutritionals, as presented with staff recommendations (PZ21-0076). Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 4-0.

c) Request for a Special Use Permit to allow vehicle sales (utility trailers) and equipment rental on property located at 299 Addison Avenue West c/o Lawry Wilde on behalf of K Hardware Inc. (PZ21-0078)

Staff Presentation:
PZ Director Spendlove presented the request for a Special Use Permit to allow vehicle sales (utility trailers) and equipment rental on property located at 299 Addison Avenue West c/o Lawry Wilde on behalf of K Hardware Inc. (PZ21-0078)

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission has the authority to make a final decision after a public hearing process has taken place. Appeals must be filed within fifteen (15) days of the final decision.

The property in question has historically been a sales and maintenance location for various businesses. The earliest record we have is Century Auto Machines in 1983. Thereafter, Century Boatland and J&C Customs operated a boat/recreational vehicle sales and service location from the 1990's through 2018. The visible portion of the Equipment Rental portion of the business will act in very much the same way as ATV/Boat/Trailer Sales. Items will be displayed along the property. In this staff does not foresee a detrimental impact to surrounding properties.

The maintenance side of the equipment rental will cause some impacts to surrounding properties. These typically include the running of equipment, and some basic services like washing and changing oil. Similar types of activities took place on these properties previously with the ATV/Boat sales and service. The applicant has indicated the Rental maintenance will take place inside, or next to, the main building. As such, staff believes the impacts will be a negligible change to what has historically taken place on the property. The required improvements found in City Code should mitigate the vast majority of increased impacts to surrounding properties.

Upon conclusion should the Commission approve the request as presented, staff recommends the following:
1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to the property at the corner of Addison Ave W and Blake St being developed with curb, gutter, sidewalk, and landscaping; within six (6) months of this approval.
3. Subject to the southern property boundary being screened per City Code standards, within six (6) months of this approval.

Applicant Presentation:
Brian Brussman, representing applicant, presented the request to allow vehicle sales (utility trailers) and equipment rental on property located at 299 Addison Avenue West. He stated the Idastone building next door is owned by applicant. He stated they are willing to fix the property and believes the change of use is questionable, the special use for the equipment. He clarified they will do the improvements as they can afford, and are happy to landscape, but there are no water rights at the corner of Blake St. and Addison Ave. He stated they would like to have an alternate landscape plan approved by the commission and will submit their plan within the week. The applicant will need time to complete the curb and gutter.

PZ/Questions & Comments:
- Commissioner Perez asked staff what happens if the applicant can't meet six (6) month timeline for the curb and gutter per condition #2.
- PZ Director Spendlove answered there is some leeway, if there is some progress on the project. Per city code, if there is no progress within six (6) months, the SUP would be void.
- Vice Chairman Kelley asked about the screening requirement on the south side.
- Mr. Brussman clarified where the screening is located and where the equipment will be displayed.
- Vice Chairman Kelley asked staff where the curb and gutter is located and is there anything there now.
- PZ Spendlove clarified that the equipment rentals is kicking in the required improvements. The corner of Blake St. and Addison Ave. is the area in question. He stated the other display areas will also need improvements, per site plan as presented.

- Commissioner Perez asked why the equipment rentals kick in the improvements.
- PZ Director Spendlove stated it is a change of land use that kicks in improvements, as any change of land use requires improvements (curb, gutter, landscaping, storm water retention).
- Commissioner Musser asked about making an acception to the six (6) month window.
- PZ Director Spendlove stated the commission can add a condition to bring the application back in one year for a check up. He stated the six (6) month timeline is required by city code 10-13-2-2-K, and if there are no improvements the SUP would be void. He explained that only City Council can extend improvement timelines (10-11-1) as a separate action from the Planning and Zoning Commission.

Public Hearing: Opened and closed without input

Discussions Followed:
- Commissioner Detweiler stated he is happy the applicant purchased this property and is understanding about needing time to do improvements. He believes the business fits in the area and has no issues with the application.
- Commissioner Perez agreed, stating her only concern is the timeline for improvements, but believes applicant is trying to make the area better.
- Commissioner Musser stated he does not see a material change to property, and agrees with the improvements needed, and is open to extending timeline with check ins.
- Vice Chair Kelley stated he understood that an extension can be granted if progress being made (bids in hand).
- Commissioner Perez stated she does not believe the commission can extend the six (6) month timeline, but there is a way for the applicant to get an extension.
- PZ Director Spendlove stated code says improvements need to be done in six (6) months. Historically, things take time to complete and if things are progressing, the code is being followed and defensible to extend timeline.
- Commissioner Musser asked where the line is drawn. Should the extension be dealt with now or wait?
- PZ Director Spendlove stated if the applicant fails to prove compliance within six (6) months of approval, the SUP is void. He stated staff will work with applicant but does not have evidence the improvements can't be done in the time given.
- Vice Chair Kelley stated six (6) months can be reasonable per code and stated the commission should stick with code.
- Commissioner Perez agreed, as it sounds like there will be flexibility. She stated the commission's job is not to be the enforcers and does not want to set precedent.
- Commissioner Musser stated he is confident staff will be reasonable when dealing with applicant.
- Commissioner Detweiler agreed and stated they will see this applicant again if the matter needs to come back to commission.
- Vice Chair Kelley commented on his concern with the landscaping plan. He stated code 10-11-2 addresses minimum requirements.
- Commissioner Perez asked if there is alternative landscaping allowances that are not water intensive.
- PZ Director Spendlove stated there is part of code that addresses an alternative landscape plan that applicant can request at a later time.

MOTION: Commissioner Detweiler moved to approve the request to allow vehicle sales (utility trailers) and equipment rental on property located at 299 Addison Avenue West c/o Lawry Wilde on behalf of K Hardware Inc, as presented, with staff recommendations (PZ21-0078).
Commissioner Perez seconded the motion.

Unanimously Approved by a vote of 4-0.

5) Upcoming Meeting(s)

a) Tuesday, July 27, 2021 - Cancelled
Wednesday, August 4, 2021 - Worksession
Tuesday, August 10, 2021

6) Adjournment
The meeting adjourned at 06:53 PM

____

Kelli Ebersole, Administrative Assistant

Date:	Tuesday, August 10, 2021
To:	Planning and Zoning Commission
From:	

ACTION ITEM

Request:

Request for the consideration of the preliminary plat for the Federation Point ZDA Subdivision, approximately 10.69 (+/-) acres consisting of seven (7) lots located at 2104 Washington Street North c/o EHM Engineers, Inc. on behalf of Federation Point, ZDA. (PZ21-0115)

Time Estimate:

15 Minutes for presentation by staff and consultants.

Background:

This is a request to subdivide approximately 10.69 (+/-) acres to develop 7 mixed use lots for the purpose of constructing duplexes, 4 plexes and commercial buildings.

The subject property was approved for a zoning district change from R-2 CRO to RM CRO ZDA on March 29, 2021

Approval Process:

As per Twin Falls City Code 10-12-2.3: The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plat.
Approval of the Preliminary Plat will set many parameters for which the Final Plat must substantially conform to. Including the total number of lots, street layout, sidewalk connections, and other similar items.

A final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. After a final plat has been approved by the City Council and construction plans approved, the plat will be recorded, and lots sold for development.

Budget Impact:

Regulatory Impact:

This preliminary plat complies with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding the RM Zoning District, the Canyon Rim Overlay and the approved Zoning Development Agreement development standards. All general criteria for approval have been met, per State Statute 50 - Chapter 13.

History:

Analysis:

This plat complies with the standards as set forth in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding RM and CRO Overlay zoning development standards, the Federation Point ZDA and the 2016 Comprehensive Plan. All general criteria for approval have been met, per State Statute 50-13.

As stated, the Preliminary Plat Sets forth the total number of lots, street layout, sidewalk connections, and other similar items. A key feature of the Preliminary Plat are the multiple sidewalk connections, crosswalk, and private roads.

A note has been made on the Preliminary Plat concerning the sidewalk crossing across the corner of Federation and Washington. The note states "final location to be determined". The final location will be determined with the submittal of the construction plans to be determined by the City Engineer.

Conclusion:

Upon conclusion, should the Commission approve this request as presented, staff recommends approval be subject to the
following conditions:

Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards

Attachments:

1. PZ21-0115 PPlat Staff Report - Federation Point
2. Federation Point Subdivision, ZDA-Revised Preliminary Plat 8.5x11 06-22-2021 (1)
3. Vicinity Map

Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Ian Zollinger , City Planner

Request: for consideration of the **Preliminary Plat** for Federation Point approximately 10.69 (+/-) acres to develop 7 lots located on the Southwest corner of Federation Road and Washington Street North.
Application: PZ21-0115

Applicant & Representative:

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

Public Meeting: August 10th, 2021

Background:
This is a request to subdivide approximately 10.69 (+/-) acres to develop 7 mixed use lots for the purpose of constructing duplexes, 4 plexes and commercial buildings.

The subject property was approved for a zoning district change from R-2 CRO to RM CRO ZDA on March 29, 2021.

Approval Process:
As per Twin Falls City Code 10-12-2.3: The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plat.
Approval of the Preliminary Plat will set many parameters for which the Final Plat must substantially conform to. Including total number of lots, street layout, sidewalk connections, and other similar items.

A Final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. After a final plat has been approved by the City Council and construction plans approved, may the plat be recorded, and lots sold for development.

Applicable Zoning Regulations:
This preliminary plat complies with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding the RM Zoning District, the Canyon Rim Overlay and the approved Zoning Development Agreement development standards. All general criteria for approval have been met, per State Statute 50 - Chapter 13.

Comprehensive Plan Compliance:
The 2016 Comprehensive Plan "Grow With Us" designates this area as "Town Neighborhood". Staff has determined this request complies with the 2016 Comprehensive Plan.

Analysis:
This plat complies with the standards as set forth in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding RM and CRO Overlay zoning development standards, the Federation Point ZDA and the 2016 Comprehensive Plan. All general criteria for approval have been met, per State Statute 50-13.

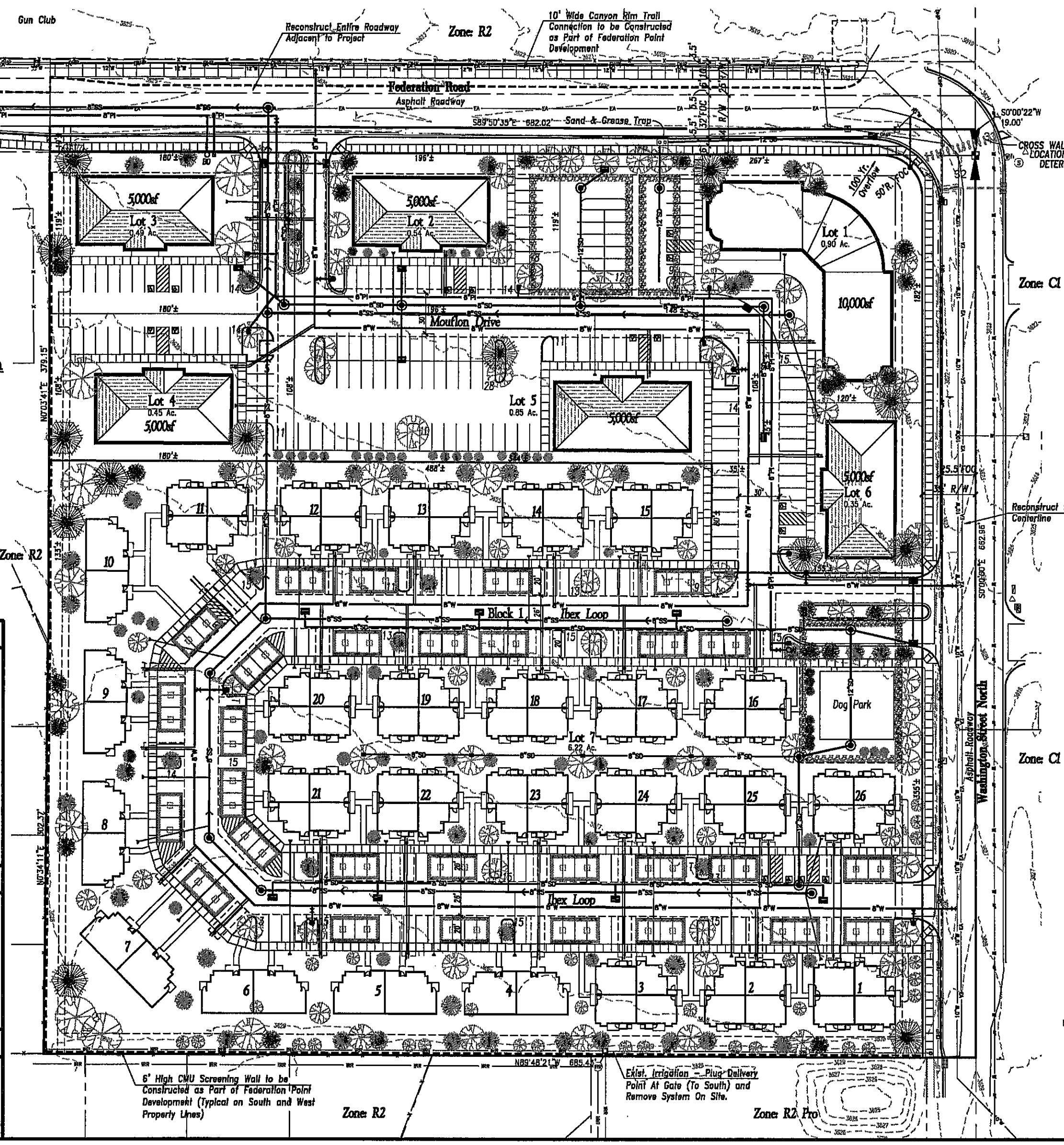
As stated, the Preliminary Plat Sets forth the total number of lots, street layout, sidewalk connections, and other similar items. A key feature of the Preliminary Plat are the multiple sidewalk connections, crosswalk, and private roads.

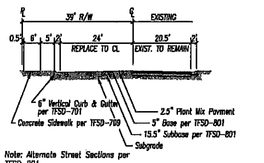
A note has been made on the Preliminary Plat concerning the sidewalk crossing across the corner of Federation and Washington. The note states "final location to be determined". The final location will be determined with the submittal of the construction plans to be determined by the City Engineer.

Conclusion:
Upon conclusion, should the Commission approve this request as presented, staff recommends approval be subject to the following conditions:

Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards

Attachments:
Vicinity Map
Preliminary Plat

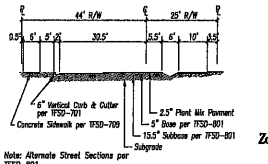




Note: Alternate Street Sections per TFSD-801

Washington St. N Typical Section

Per TFSD-701, 709 & 801



Note: Alternate Street Sections per TFSD-801

Federation Road Typical Section

Per TFSD-701, 709 & 801 Scale 1"=20'

Storm Drainage Calculations:

Note:
Drainage Runoff Factors: Vt=1.6/12(A)(ROF)
Impervious Areas =0.95
Landscape Areas =0.25
Pre-Development =Commercial No Allowance

* R/W Area = 54,350 sf
Impervious Area= 47,710 sf 1.6/12* 47,710*.95= 6,043 cf
Landscape Area= 6,640 sf 1.6/12* 6,640*.25= 221 cf
Total 6,264 cf
Retain in 30'x69'x6' Deep Dry-Well as Shown.

Residential Area Included in Calcs as Shown = 268,418sf
Impervious Area=169,793 sf 1.6/12*169,793*.95=21,507 cf
Landscape Area= 98,625 sf 1.6/12* 98,625*.25= 3,388 cf
Total 24,895cf
Retain in 75'x105'x8' Deep (62,238cf Min.) Dry-Well as Shown.

Commercial Area Included in Calcs as Shown = 158,365sf
Impervious Area=121,097 sf 1.6/12*121,097*.95=15,339 cf
Landscape Area= 37,268 sf 1.6/12* 37,268*.25= 1,242 cf
Total 16,581cf
Retain in 76'x89'x6.25' Deep Dry-Well as Shown.

Design Data:

Owner/Developer:	Hepworth Family Landholdings 208-371-4039 c/o Dave Scaggs	Engineer:	EHM Engineers, Inc. 621 N. College Rd. Ste 100 Twin Falls, Id. 83301 (208)734-4888 David Thibault, P.E.
Dev. Area:	10.69 Acres		
Zone:	RM, CRO ZDA		
Existing Use:	Vacant		
Proposed Use:	Multifamily Residential/Limited Commercial		
Setbacks:	Setbacks shall conform to the ZDA as approved by the City of Twin Falls.		

Parking Summary:

Required Parking Per Ordinance No. 3076 Title 10, Chapter 10
Section 10-10-6 – Residential = 2 Spaces per Unit w/ 1-2 Bedrooms
Total Units (2 Br) 26*4*2=208
Spaces Provided =210
Section 10-10-6 – Business or Pro Office = 1 Spaces per 250 sf
Total Square Feet = 35,000 35,000/250=140
Spaces Provided =154

Federation Point Subdivision

A ZDA
Located In
A Portion of
NE4 SE4 & SE4 NE4, Section 32
T. 9 S, R. 17 E, B.M.
Twin Falls County, Idaho
2021

Legend:

	EXISTING	PROPOSED
PROPERTY BOUNDARY LINE		
PROPOSED RIGHT OF WAY		
STREET CENTERLINE		
EASEMENT AS NOTED		
WATER MAIN (FIRE LINE)	8"W	8"W
8" SEWER MAIN	SS	8"
PRESSURE IRRIGATION	6"PI	6"PI
GRAVITY IRRIGATION	12"GI	12"GI
UNDERGROUND POWER	UGP	
NATURAL GAS LINE	G	
FIBER OPTIC LINE	FO	
STORM DRAIN		"SD
STANDARD CURB & GUTTER		
EDGE OF ASPHALT	EA	
CONTOUR LINE	3830	
MANHOLE		
FIRE HYDRANT		
GATE VALVE		
WATER SERVICE		
SEWER SERVICE		
P.I. SERVICE		
P.I. BLOW-OFF ASSEMBLY		BO
CATCH BASIN		
LIGHT POLE		
UTILITY RISERS/STRUCTURES		
SIGN		
DRAINAGE ARROW		

Notes:

Lot Lines are subject to change as lots are sold and individual site plans are developed.

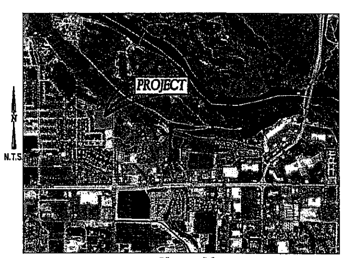
Layouts are conceptual and subject to change.

Roadway retention to be retained in temporary open basin in temporary easement until commercial area site plans are finalized. Volume as noted required.

Commercial area basin may be modified as required to fit individual site plan(s) as required. Volumes as noted required.

Abandonment of easements adjacent to west boundary is being requested from the City of Twin Falls and Intermountain Gas Co.

Construction shalll include Washington Street and Federation Road improvements as well as internal utilities and temporary storm water containment. At a minimum, a gravel access road shall be in place in main drive isles to satisfy fire department access.



Vicinity Map

EHM Engineers, Inc.
BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE
Engineers / Surveyors / Planners
621 North College Road, Suite 100 Twin Falls, Idaho 83301
p (208)-734-4888 fax (208)-734-6049 web: ehminc.com

Preliminary Plat For:
FEDERATION POINT Subdivision, A ZDA
Twin Falls, Idaho

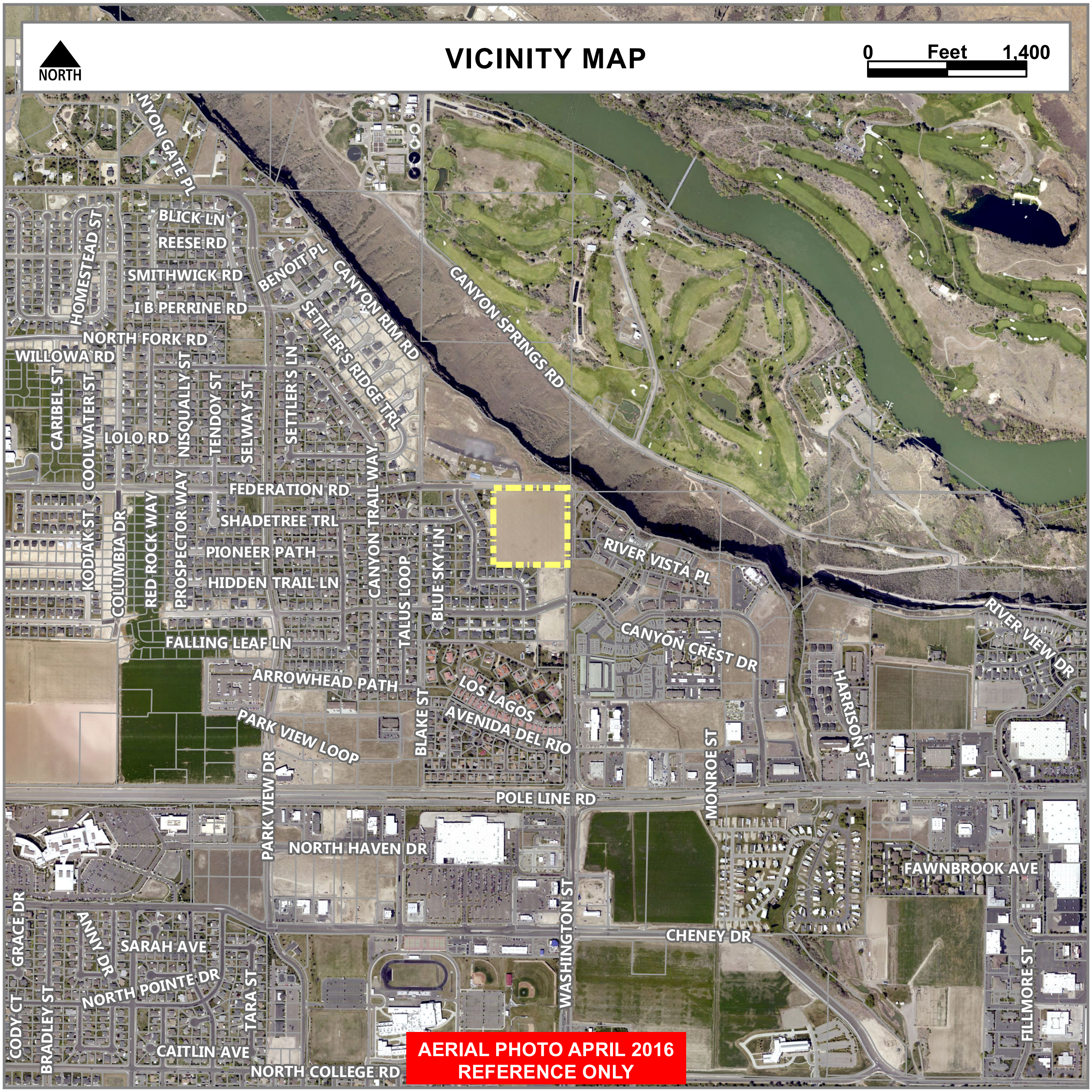
DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ENGINEER OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

REVISIONS:
6/19/21 tcm per CTF

STAMP

APPROVED	
DESIGN	T. MCBRIDE
DRAWN	T. MCBRIDE
DATE	MAY, 2021
SCALE	AS SHOWN
CAD FILE	137-20PrePlat
JOB NO.	137-20

Sheet 1



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Comprehensive Staff Report

Agenda Item PZ21-0099

To: Planning and Zoning Commission

Presenter: Jonathan Spendlove, Planning & Zoning Director

Request: Request to consider an amendment to The Comprehensive Plan *for* the City of Twin Falls by the addition of the Twin Falls Impact Fee Study and Capital Improvements Plan ("Capital Improvements Plan") as Appendix A for the collection and expending of police, fire, parks, and streets development impact fees for system improvements as identified in the Capital Improvements Plan.

Application: PZ21-0099

Applicant & Representative:

City of Twin Falls

Public Hearing: August 10, 2021

Background:

In November 2019 the City Council authorized Staff to update the Capital Improvement Plans (CIP's) for the Impact Fee Program. Since that time, Staff hired Galena Consultants to help facilitate the update, gather data, compile the CIP's, and calculate the new fees associated within the Impact Fee Funds (Police, Fire, Streets, Parks).

In April, 2021 the Impact Fee Advisory Committee reviewed the Updated Impact Fee Program and deliberated extensively the list of projects. Upon conclusion of their deliberation, the Committee forwarded a Positive Recommendation to the City Council to approve the Program as drafted, by a Vote of 6-0.

Approval Process:

The Impact Fee Advisory Committee was tasked with making a recommendation to City Council on including the Impact Fee Program as an appendix to the Comprehensive Plan. The program includes the updates to the associated CIP's, and their corresponding fee amounts.

Per State Statute the Impact Fee Program is required to be part of, and comply with the Comprehensive Plan.

The Planning and Zoning Commission is tasked with reviewing the Program for compliance with the Comprehensive Plan, specifically the growth assumptions, and future needs of the community. Costs of projects and the resulting fee amounts are outside the scope of the Planning Commission.

Applicable Zoning Regulations:

Per State Statute Title 67 Chapter 65, amending the Comprehensive Plan requires multiple public hearings. The Planning Commission is tasked with making a recommendation to the City Council on all amendments or additions to the plan.

Analysis:

The Final Impact Fee Draft Report contains updated current population numbers, growth projections (population and building square footages), as well as a list of projects city staff predicts will be required to maintain the level of service our community expects over the next 8-10 years.

Although this past year appears to put us on an accelerated trajectory in terms of population growth, our Comprehensive Plan, and its appendices, should take a broad look at growth over the years, including the ebbs and flows of the economic cycle and in-migration from other states.

The growth projections are in-line with the 20-year historic growth we have seen, and Staff feels the projections for population and building square footages are reasonable numbers for the next ten years.

Conclusion:

The Commission is tasked with forwarding a recommendation to the City Council on adding the Updated Impact Fee Program to the City of Twin Falls 2016 Comprehensive Plan – Grow With Us.

The Commission may recommend approval of the Impact Fee Program as presented, or recommend approval with conditions.

Attachments:

1. Final Draft Impact Fee Report

DRAFT REPORT

April 5, 2021

City of Twin Falls, Idaho Impact Fee Study and Capital Improvement Plans

Prepared for

City of Twin Falls
203 Main Avenue East
Twin Falls, ID 83301

Prepared By

Galena Consulting
Anne Wescott
1214 South Johnson Street
Boise, Idaho 83705

Section I. Introduction

This report regarding impact fees for the City of Twin Falls, Idaho is organized into the following sections:

- An overview of the report's background and objectives;
- A definition of impact fees and a discussion of their appropriate use;
- An overview of land use and demographics;
- A step-by-step calculation of impact fees under the Capital Improvement Plan (CIP) approach;
- A list of implementation recommendations; and
- A brief summary of conclusions. Each section follows sequentially.

Background and Objectives

The City of Twin Falls, Idaho (City) hired Galena Consulting to calculate impact fees for the City's Police, Fire, Parks and Streets Departments.

This document presents impact fees based on the City's demographic data and infrastructure costs before credit adjustment; calculates the City's monetary participation; examines the likely cash flow produced by the recommended fee amount; and outlines specific fee implementation recommendations. Credits can be granted on a case-by-case basis; these credits are assessed when each individual building permit is pulled.

Definition of Impact Fees

Impact fees are one-time assessments established by local governments to assist with the provision of Capital Improvements necessitated by new growth and development. Impact fees are governed by principles established in Title 67, Chapter 82, Idaho Code, known as the Idaho Development Impact Fee Act (Impact Fee Act) which specifically gives cities, towns and counties the authority to levy impact fees. The Idaho Code defines an impact fee as "… a payment of money imposed as a condition of development approval to pay for a proportionate share of the cost of system improvements needed to serve development."[1]

Purpose of impact fees. The Impact Fee Act includes the legislative finding that "… an equitable program for planning and financing public facilities needed to serve new growth and development is necessary in order to promote and accommodate orderly growth and development and to protect the public health, safety and general welfare of the citizens of the state of Idaho."[2]

Idaho fee restrictions and requirements. The Impact Fee Act places numerous restrictions on the calculation and use of impact fees, all of which help ensure that local governments adopt impact fees that are consistent with federal law.[3] Some of those restrictions include:

- Impact fees shall not be used for any purpose other than to defray system improvement costs incurred to provide additional public facilities to serve new growth;[4]

- Impact fees must be expended within 8 years from the date they are collected. Fees may be held in certain circumstances beyond the 8-year time limit if the governmental entity can provide reasonable cause;[5]

- Impact fees must not exceed the proportionate share of the cost of capital improvements needed to serve new growth and development;[6]

- Impact fees must be maintained in one or more interest-bearing accounts within the capital projects fund.[7]

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[1] *See* Section 67-8203(9), Idaho Code. "System improvements" are capital improvements (i.e., improvements with a useful life of 10 years or more) that, in addition to a long life, increase the service capacity of a public facility. Public facilities include: parks, open space and recreation areas, and related capital improvements; and public safety facilities, including law enforcement, fire, emergency medical and rescue facilities. *See* Sections 67-8203(3), (24) and (28), Idaho Code.

[2] *See* Section 67-8202, Idaho Code.

[3] As explained further in this study, proportionality is the foundation of a defensible impact fee. To meet substantive due process requirements, an impact fee must provide a rational relationship (or nexus) between the impact fee assessed against new development and the actual need for additional capital improvements. An impact fee must substantially advance legitimate local government interests. This relationship must be of "rough proportionality." Adequate consideration of the factors outlined in Section 67-8207(2) ensure that rough proportionality is reached. *See Banbury Development Corp. v. South Jordan*, 631 P.2d 899 (1981); *Dollan v. City of Tigard*, 512 U.S. 374 (1994).

[4] *See* Sections 67-8202(4) and 67-8203(29), Idaho Code.

[5] *See* Section 67-8210(4), Idaho Code.

[6] *See* Sections 67-8204(1) and 67-8207, Idaho Code.

[7] *See* Section 67-8210(1), Idaho Code.

In addition, the Impact Fee Act requires the following:

- Establishment of and consultation with a development impact fee advisory committee (Advisory Committee);[8]
- Identification of all existing public facilities;
- Determination of a standardized measure (or service unit) of consumption of public facilities;
- Identification of the current level of service that existing public facilities provide;
- Identification of the deficiencies in the existing public facilities;
- Forecast of residential and nonresidential growth;[9]
- Identification of the growth-related portion of the Police, Fire, Parks and Streets Capital Improvement Plans;[10]
- Analysis of cash flow stemming from impact fees and other capital improvement funding sources;[11]
- Implementation of recommendations such as impact fee credits, how impact fee revenues should be accounted for, and how the impact fees should be updated over time;[12]
- Preparation and adoption of a Capital Improvement Plan pursuant to state law and public hearings regarding the same;[13] and
- Preparation and adoption of a resolution authorizing impact fees pursuant to state law and public hearings regarding the same.[14]

How should fees be calculated? State law requires the City to implement the Capital Improvement Plan methodology to calculate impact fees. The City can implement fees of any amount not to exceed the fees as calculated by the CIP approach. This methodology requires the City to describe its service areas, forecast the land uses, densities and population that are expected to occur in those service areas over the 10-year CIP time horizon, and identify the capital improvements that will be needed to serve the forecasted growth at the planned levels of service, assuming the planned levels of service do not exceed the current levels of service.

[8] *See* Section 67-8205, Idaho Code.

[9] *See* Section 67-8206(2), Idaho Code.

[10] *See* Section 67-8208, Idaho Code.

[11] *See* Section 67-8207, Idaho Code.

[12] *See* Sections 67-8209 and 67-8210, Idaho Code.

[13] *See* Section 67-8208, Idaho Code.

[14] *See* Sections 67-8204 and 67-8206, Idaho Code.

Only those items identified as growth-related on the CIP are eligible to be funded by impact fees.[15] This list and cost of capital improvements constitutes the capital improvement element to be adopted as part of the City's individual Comprehensive Plan.[16]

The City intending to adopt an impact fee must first prepare a capital improvements plan.[17] To ensure that impact fees are adopted and spent for capital improvements in support of the community's needs and planning goals, the Impact Fee Act establishes a link between the authority to charge impact fees and certain planning requirements of Idaho's Local Land Use Planning Act (LLUPA). The local government must have adopted a comprehensive plan per LLUPA procedures, and that comprehensive plan must be updated to include a current capital improvement element.[18] This study considers the planned capital improvements for the ten-year period from 2021 to the end of 2030 that will need to be adopted as an element the City's Comprehensive Plan.

Once the essential capital planning has taken place, impact fees can be calculated. The Impact Fee Act places many restrictions on the way impact fees are calculated and spent, particularly via the principal that local governments cannot charge new development more than a "proportionate share" of the cost of public facilities to serve that new growth. "Proportionate share" is defined as ". . . that portion of the cost of system improvements . . . which reasonably relates to the service demands and needs of the project."[19] Practically, this concept requires the City to carefully project future growth and estimate capital improvement costs so that it prepares reasonable and defensible impact fee schedules.

The proportionate share concept is designed to ensure that impact fees are calculated by measuring the needs created for capital improvements by development being charged the impact fee; do not exceed the cost of such improvements; and are "earmarked" to fund growth-related capital improvements to benefit those that pay the impact fees.

There are various approaches to calculating impact fees and to crediting new development for past and future contributions made toward system improvements. The Impact Fee Act does not specify a single type of fee calculation, but it does specify that the formula be "reasonable and fair." Impact fees should take into account the following:

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15 As a comparison and benchmark for the impact fees calculated under the Capital Improvement Plan approach, Galena Consulting also calculated the City's current level of service by quantifying the City's current investment in capital improvements for each impact fee category, allocating a portion of these assets to residential and nonresidential development, and dividing the resulting amount by current housing units (residential fees) or current square footage (nonresidential fees). By using current assets to denote the current service standard, this methodology guards against using fees to correct existing deficiencies.

16 *See* Sections 67-8203(4) and 67-8208, Idaho Code.

17 *See* Section 67-8208, Idaho Code.

18 *See* Sections 67-8203(4) and 67-8208, Idaho Code.

19 *See* Section 67-8203(23), Idaho Code.

- Any appropriate credit, offset or contribution of money, dedication of land, or construction of system improvements;

- Payments reasonably anticipated to be made by or as a result of a new development in the form of user fees and debt service payments;

- That portion of general tax and other revenues allocated by the City to growth-related system improvements; and

- All other available sources of funding such system improvements.[20]

Through data analysis and interviews with the City and Galena Consulting identified the share of each capital improvement needed to serve growth. The total projected capital improvements needed to serve growth are then allocated to residential and nonresidential development with the resulting amounts divided by the appropriate growth projections from 2021 to 2031. This is consistent with the Impact Fee Act.[21] Among the advantages of the CIP approach is its establishment of a spending plan to give developers and new residents more certainty about the use of the particular impact fee revenues.

Other fee calculation considerations. The basic CIP methodology used in the fee calculations is presented above. However, implementing this methodology requires a number of decisions. The considerations accounted for in the fee calculations include the following:

- Allocation of costs is made using a service unit which is "a standard measure of consumption, use, generation or discharge attributable to an individual unit[22] of development calculated in accordance with generally accepted engineering or planning standards for a particular category of capital improvement."[23] The service units chosen by the study team for every fee calculation in this study are linked directly to residential dwelling units and nonresidential development square feet.[24]

- A second consideration involves refinement of cost allocations to different land uses. According to Idaho Code, the CIP must include a "conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural and industrial."[25] In this analysis, the study team has chosen to use the highest level of detail supportable by available data and, as a result, in this study, every impact fee is allocated between aggregated residential (i.e., all forms of residential housing) and nonresidential development (all nonresidential uses including retail, office, agricultural and industrial).

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20 *See* Section 67-8207, Idaho Code.

21 The impact fee that can be charged to each service unit (in this study, residential dwelling units and nonresidential square feet) cannot exceed the amount determined by dividing the cost of capital improvements attributable to new development (in order to provide an adopted service level) by the total number of service units attributable to new development. *See* Sections 67-8204(16), 67-8208(1(f) and 67-8208(1)(g), Idaho Code.

22 *See* Section 67-8203(27), Idaho Code.

23 *See* Section 67-8203(27), Idaho Code.

24 The construction of detached garages alongside residential units does not typically trigger the payment of additional impact fees unless that structure will be the site of a home-based business with significant outside employment.

25 *See* Section 67-8208(1)(e), Idaho Code.

Current Assets and Capital Improvement Plans

The CIP approach estimates future capital improvement investments required to serve growth over a fixed period of time. The Impact Fee Act calls for the CIP to ". . . project demand for system improvements required by new service units . . . over a reasonable period of time not to exceed 20 years."[26] The impact fee study team recommends a 10-year time period based on the City's best available capital planning data.

The types of costs eligible for inclusion in this calculation include any land purchases, construction of new facilities and expansion of existing facilities to serve growth over the next 10 years at planned and/or adopted service levels.[27] Equipment and vehicles with a useful life of 10 years or more are also impact fee eligible under the Impact Fee Act.[28] The total cost of improvements over the 10 years is referred to as the "CIP Value" throughout this report. The cost of this impact fee study is also impact fee eligible for all impact fee categories. Each fee category was charged its pro-rated percentage of the cost of the impact fee study.

The forward-looking 10-year CIPs for Twin Falls' Police, Fire, Parks and Streets Departments each include some facilities that are only partially necessitated by growth (e.g., facility expansion). The study team met with the City to determine a defensible metric for including a portion of these facilities in the impact fee calculations. A general methodology used to determine this metric is discussed below. In some cases, a more specific metric was used to identify the growth-related portion of such improvements. In these cases, notations were made in the applicable section.

Fee Calculation

In accordance with the CIP approach described above, we calculated fees for each department by answering the following seven questions:

1. **Who is currently served by the City?** This includes the number of residents as well as residential and nonresidential land uses.

2. **What is the current level of service provided by the City?** Since an important purpose of impact fees is to help the City *achieve* its planned level of service[29], it is necessary to know the levels of service it is currently providing to the community.

3. **What current assets allow the City to provide this level of service?** This provides a current inventory of assets used by the City, such as facilities, land and equipment. In addition, each asset's replacement value was calculated and summed to determine the total value of the Police, Fire, Parks and Streets current assets.

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26 *See* Section 67-8208(1)(h).

27 This assumes the planned levels of service do not exceed the current levels of service.

28 The Impact Fee Act allows a broad range of improvements to be considered as "capital" improvements, so long as the improvements have useful life of at least 10 years and also increase the service capacity of public facilities. *See* Sections 67- 8203(28) and 50-1703, Idaho Code.

29 This assumes that the planned level of service does not exceed the current level of service.

4. **What is the current investment per residential and nonresidential land use?** In other words, how much of each service provider's current assets' total value is needed to serve current residential households and nonresidential square feet?

5. **What future growth is expected in the City?** How many new residential households and nonresidential square footage will the City serve over the CIP period?

6. **What new infrastructure is required to serve future growth?** For example, how many new engines will be needed by the City of Twin Falls Fire Department within the next ten years to achieve the planned level of service of the City?[30]

7. **What impact fee is required to pay for the new infrastructure?** We calculated an apportionment of new infrastructure costs to future residential and nonresidential land- uses for the City. Then, using this distribution, the impact fees were determined.

Addressing these seven questions, in order, provides the most effective and logical way to calculate impact fees for the City**.** In addition, these seven steps satisfy and follow the regulations set forth earlier in this section.

Growth Relation

In Twin Falls, as in any local government, not all capital costs are associated with growth. Some capital costs are for repair and replacement of facilities e.g., standard periodic investment in existing facilities such as roofing. These costs *are not* impact fee eligible. Some capital costs are for betterment of facilities, or implementation of new services (e.g., development of an expanded training facility). These costs *are generally not entirely* impact fee eligible. Some costs are for expansion of facilities to accommodate new development at the current level of service (e.g., purchase of new fire station to accommodate expanding population). These costs *are* impact fee eligible.

Because there are different reasons why the City invests in capital projects, the study team categorized all projects listed in each CIP:

- **Growth.** To determine if a project is solely related to growth, we asked "Is this project designed to maintain the current level of service as growth occurs?" and "Would the City still need this capital project if it weren't growing at all?" Growth projects are only necessary to maintain the City's current level of service as growth occurs. It is thus appropriate to include 100 percent of their cost in the impact fee calculations.

- **Repair & Replacement.** We asked "Is this project related only to fixing existing infrastructure?" and "Would the City still need it if it weren't growing at all?" Repair and Replacement projects have nothing to do with growth. It is thus not appropriate to include any of their cost in the impact fee calculations.

[30] This assumes the planned level of service does not exceed the current level of service.

- **Upgrade.** We asked, "Would this project improve the City's current level of service?" and "Would the City still do it even if it weren't growing at all?" Upgrade projects have nothing to do with growth. It is thus not appropriate to include any of their cost in the impact fee calculations.

- **Mixed.** Mixed projects by their very definition are partially necessitated by growth, but also include an element of repair, replacement and/or upgrade. In this instance, a cost amount between 0 and 100 percent should be included in the fee calculations. Although the need for these projects is triggered by new development, they will also benefit existing residents.

Projects that are 100 percent growth-related were determined by our study to be necessitated solely by growth. Alternatively, some projects can be determined to be "mixed," with some aspects of growth and others aspects of repair and replacement. In these situations, only a portion of the total cost of each project is included in the final impact fee calculation.

It should be understood that growth is expected to pay only the portion of the cost of capital improvements that are growth-related. The City will need to plan to fund the pro rata share of these partially growth-related capital improvements with revenue sources other than impact fees within the time frame that impact fees must be spent. These values will be calculated and discussed in Section VII of this report.

Exhibits found in Sections III through VI of this report detail all capital improvements planned for purchase over the next ten years by the City.

Section II.
Land Uses

As noted in Section I, it is necessary to allocate capital improvement plan (CIP) costs to both residential and nonresidential development when calculating impact fees. The study team performed this allocation based on the number of projected new households and nonresidential square footage projected to be added from 2021 through 2031 for the City. These projections were based on current growth estimates from the U.S. Census and the American Community Survey; the 2016 Twin Falls Comprehensive Plan; building permit history; and recommendations from City Staff.

The study team also gathered growth projections for the boundaries of the City combined with the boundaries of the Twin Falls Rural Fire District based on parcel data by tax code from the Twin Falls County Assessor's Office. This data and its purpose will be explained further in Section IV regarding fire impact fees.

Demographic and land-use projections are some of the most variable and potentially debatable components of an impact fee study, and in all likelihood the projections used in our study will not prove to be 100 percent correct. The purpose of the Advisory Committee's annual review is to account for these inconsistencies. As each CIP is tied to the City's land use growth, the CIP and resulting fees can be revised based on actual growth as it occurs.

The following Exhibit II-1 presents the current and future population for the City.

Exhibit II-1.
Population, Twin Falls, Idaho

	2021	2031	Net Increase	Percentage Increase
City Population	52,152	62,583	10,430	20%

Twin Falls currently has approximately 52,152 persons residing within the existing City limits. Over the next ten years, we expect the City to grow by approximately 10,430 persons, or by 20 percent.

The following Exhibit II-2 presents the current and future number of residential units and nonresidential square feet for the City. We expect the City to have 23,886 residential households and 11.2 million nonresidential square feet by 2031 based on existing growth rates.

Exhibit II-2.
Current and Future Land Uses, Twin Falls, Idaho

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

As shown above, Twin Falls is expected to grow by approximately 3,981 residential units and 2,197,218 nonresidential square feet over the next ten years. Seventy-six percent of this growth is attributable to residential land uses, while the remaining twenty-four percent is attributable to nonresidential growth. These growth projections will be used in the following sections to calculate the appropriate impact fees for the City.

Section III.
Police Department

In this section, we calculate impact fees for the City of Twin Falls Police Department following the seven-question method outlined in Section I of this report.

1. **Who is currently served by the City of Twin Falls Police Department?**

As shown in Exhibit II-2, the Police Department currently serves 19,905 residential units and approximately 8.96 million square feet of nonresidential land use found within Twin Falls.

2. **What is the current level of service provided by the Police Department?**

The Twin Falls Police Department currently provides a level of service of 1.48 sworn officers per 1,000 Twin Falls residents. This was calculated by dividing 77 current officers by the current population of 52,152/1,000. As the City grows, additional infrastructure and equipment will be needed to achieve the Department's planned level of service.

3. **What current assets allow the Twin Falls Police Department to provide this level of service?**

The following Exhibit III-1 displays the current assets of the Twin Falls Police Department.

Exhibit III-1.
Current Assets – Twin Falls Police Department

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**

As shown above, the Police Department currently owns approximately $9 million of eligible current assets. These assets are used to provide the Department's current level of service.

4. **What is the current investment per residential unit and nonresidential square foot for the Twin Falls Police Department?**

The City has already invested $362 per residential unit and $0.17 per nonresidential square foot in order to provide the current level of service. This figure is derived by allocating the value of the Police Department's current assets between the current number of residential units and nonresidential square feet.

We will compare our final impact fee calculations with these figures to determine if the two results will be similar; this represents a "check" to see if future residents will be paying for infrastructure at a level commensurate with what existing residents have invested in infrastructure.

5. **What future growth is expected in Twin Falls?**

As shown in Exhibit II-2, the City of Twin Falls is expected to grow by 10,430 people, 3,981 residential units and 2.2 million square feet of nonresidential land use over the next ten years.

6. **What new infrastructure is required to serve future growth?**

The following Exhibit III-2 displays the capital improvements needed to support growth by the Twin Falls Police Department over the next ten years.

Exhibit III-2.
Twin Falls Police Department CIP 2021-2030

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**

If the Twin Falls Police Department were to continue the current level of service through 2031, an additional 15 officers would need to be hired. As the City has determined that it will not likely have sufficient General Fund revenues to fund these 15 positions, a more conservative assumption of 8 officers has been identified.

As shown above, the total cost of the Twin Falls Police Department's Capital Improvement Plan from 2021-2030 is approximately $5.2 million. $1.1 million of this amount is directly related to supporting the 8 new officer positions and related support staff need to continue the current level of service of 1.48 officers per 1,000 residents. This includes office space, parking, and ancillary equipment. The cost of impact fee-related research is impact-fee eligible according to statute and is added to the total cost of the growth-related CIP. The current balance in the existing Police Impact Fee Fund is a negative amount and must be repaid to the General Fund.

The remaining $4.2 million in the CIP is the price for the Police Department to replace existing vehicles and equipment, and purchase patrol vehicles for additional growth-related officers. Patrol vehicles do not last 10 years in the Twin Falls Police Department and therefore are not impact-fee eligible. The Police Department will therefore have to use other sources of revenue including all of those listed in Idaho Code 67-8207(I)(iv)(2)(h).

7. What impact fee is required to pay for the new capital improvements?

The following Exhibit III-3 takes the projected future growth from Exhibits II-2 and the growth-related CIP from Exhibit III-2 to calculate impact fees for the Twin Falls Police Department.

Exhibit III-3.
Twin Falls Police Department FeeCalculation

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

As shown above, we have calculated impact fees for the Twin Falls Police Department at $218 per residential unit and $0.10 per nonresidential square foot. Fees not to exceed these amounts are recommended for the Department. The Department cannot assess fees greater than the amounts shown above. The Department may assess fees lower than these amounts, but would then experience a decline in service levels unless the Department used other revenues to make up the difference.

Section IV.
Fire Department/Rural Fire District

The Twin Falls Fire Department not only provides services within the City's boundaries, it also provides its services on contract to the Twin Falls Rural Fire District. The Department and the District utilize the same capital infrastructure for response and a decision has been made by the City of Twin Falls and the Twin Falls Rural Fire District Commission to analyze the assessment of impact fees to new development within the District at the same rate as that which is assessed to new development in the City so that growth in the City is not subsidizing costs created by growth in the District.

The Legislature gave taxing districts the authority to collect impact fees in an amendment to State Statute several years ago. Because Districts do not issue building permits, however, they were given the authority to have the City or County collect on their behalf. In the case of the Twin Falls Fire District, development permits are issued by Twin Falls County.

Therefore, this section refers to the projected growth and capital needs for the combined Twin Falls Fire Department/Twin Falls Rural Fire District following the seven-question method outlined in Section I of this report.

1. **Who is currently served by the Twin Falls Fire Department/Twin Falls Rural Fire District?**

As shown below, the Twin Falls Fire Department and Twin Falls Rural Fire District currently serve 55,875 people; 21,326 residential units and approximately 9.3 million square feet of nonresidential land use within their combined boundaries.

Exhibit IV-1.
Current and Future Land Uses – Twin Falls Fire Department/Twin Falls Rural 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%

2. **What is the current level of service provided by the Twin Falls Fire Department/Twin Falls Rural Fire District?**

Twin Falls' Fire Department provides a level of service of a 90 percent fractile response time of 6 minutes to its residents and the residents of the Twin Falls Rural Fire District. As the City and unincorporated area grows, additional infrastructure and equipment will be needed to sustain the Department's current level of service.

3. **What current assets allow the Twin Falls Fire Department/Twin Falls Rural Fire District to provide this level of service?**

The following Exhibit IV-2 displays the current assets of the Twin Falls Fire Department/Twin Falls Rural Fire District.

Exhibit IV-2.
Current Assets – Twin Falls Fire Department/Twin Falls Rural Fire District

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**

As shown above, the Twin Falls Fire Department/Twin Falls Rural Fire District currently owns approximately $28.4 million of eligible current assets. These assets are used to provide the current level of service.

4. **What is the current investment per residential unit and nonresidential square foot?**

The Twin Falls Fire Department/Twin Falls Rural Fire District has already invested $1,095 per residential unit and $0.55 per nonresidential square foot. This figure is derived by allocating the value of the Fire Department and District's current assets between the current number of residential units and nonresidential square feet.

We will compare our final impact fee calculations with these figures to determine if the two results will be similar; this represents a “check” to see if future residents will be paying for infrastructure at a level commensurate with what existing residents have invested in infrastructure.

5. **What future growth is expected in the Twin Falls Fire Department/Twin Falls Rural Fire District?**

As shown in Exhibit IV-1, the City of Twin Falls and Twin Falls Rural Fire District is expected to grow by approximately 4,265 residential units and 4.1 million square feet of nonresidential land use over the next ten years.

More important than the number of new development units is their location. Fire stations are sited to ensure travel times are within desired service levels. As areas outside of the core of the city grow, additional stations are added to fill the service response gaps.

6. **What new infrastructure is required to serve future growth?**

The following Exhibit IV-3 displays the capital improvements planned for purchase by the Twin Falls Fire Department/Twin Falls Rural Fire District over the next ten years.

Exhibit IV-3.
Twin Falls Fire Department/Twin Falls Rural Fire District CIP 2021-2030

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	$ 7,600,000	100%	$ 7,600,000	$ -
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	**$ 28,727,976**		**$ 8,408,500**	**$ 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)		$ (2,955,212)	$ -
	TOTAL	**$ 25,830,764**		**$ 5,511,288**	**$ 20,319,476**

As shown above, the Twin Falls Fire Department/Twin Falls Rural Fire District plans to purchase approximately $28.7 million in stations, apparatus and equipment over the next ten years, $8.4 million of which is impact fee eligible. The cost of impact fee-related research is impact-fee eligible according to statute and is added to the total cost of the growth-related CIP. The current balance in the existing Fire Impact Fee Fund is subtracted from the total growth-related CIP, leaving $5.5 million to be collected from impact fees over the next ten years.

These new assets will allow the Twin Falls Fire Department/Twin Falls Rural Fire District to sustain the current level of service in the future. The commencement and completion dates for the Fire Department’s growth-related capital infrastructure depend on the timing and pace of the projected growth. If growth occurs at a faster pace than anticipated, an additional station and ladder truck will need to be added to the CIP.

The remaining approximately $20.3 million is the price for the non-growth portion of the new Station #1 and Station #3, as well as the cost to replace existing apparatus, vehicles and other equipment. Replacement of existing capital is not eligible for inclusion in the impact fee calculations. The Department will therefore have to use other sources of revenue including all of those listed in Idaho Code 67- 8207(iv)(2)(h).

7. **What impact fee is required to pay for the new capital improvements?**

The following Exhibit IV-4 takes the projected future growth from Exhibit IV-1 and the growth-related CIP from Exhibit IV-3 to calculate impact fees for the Twin Falls Fire Department/Twin Falls Rural Fire District.

Exhibit IV-4.
Twin Falls Fire Department/Twin Falls Rural Fire District Fee Calculation

Impact Fee Calculation		
Amount to Include in Fee Calculation		$5,511,288
Distribution of Future Land Use Growth		
Residential		67%
Nonresidential		33%
Future Assets by Land Use		
Residential	$	3,713,843
Nonresidential	$	1,797,445
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)	$	871
Nonresidential (per square foot)	$	0.44

As shown above, we have calculated impact fees for the Twin Falls Fire Department at $871 per residential unit and $0.44 per nonresidential square foot. Fees not to exceed these amounts are recommended for the Department/District. The Department/District cannot assess fees greater than the amounts shown above. The Department/District may assess fees lower than these amounts, but would then experience a decline in service levels unless the Department/District used other revenues to make up the difference.

Section V.
Parks Department

In this section, we calculate impact fees for the Twin Falls Parks Department following the seven-question method outlined in Section I of this report.

1. **Who is currently served by the Twin Falls Parks Department?**

As shown in Exhibit II-2, the Parks Department currently serves 19,905 residential units. More importantly for the Parks Department, Twin Falls currently serves 52,152 residents.

2. **What is the current level of service provided by the Twin Falls Parks Department?**

Twin Falls' Parks Department currently provides a level of service of 4.7 acres of developed parks per 1,000 population.

3. **What current assets allow the Twin Falls' Parks Department to provide this level of service?**

The following Exhibit V-1 displays the current assets of the Twin Falls' Parks Department.

Exhibit V-1.
Current Assets – Twin Falls Parks Department

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
	subtotal	*15.45*	*$ 3,862,500*
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
	subtotal	*61*	*$ 15,250,000*
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
	subtotal	*114*	*$ 28,500,000*
Large Regional Parks			
Auger Falls		681	$ 34,050,000
Dierkes Lake		197.5	$ 9,875,000
Rock Creek Canyon Parkway		46.5	$ 2,325,000
Shoshone Falls		218	$ 10,900,000
	subtotal	*1143*	*$ 57,150,000*
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
	subtotal	119.75	*$ 4,484,800*
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
	subtotal	*33.5*	*$ 502,500*
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**

As shown above, the Twin Falls' Parks Department currently owns approximately $111.8 million of eligible current assets. These assets are used to provide the Department's current level of service.

4. **What is the current investment per residential unit and nonresidential square foot?**

The Twin Falls Parks Department has already invested $5,621 per residential unit based on the value of the current assets divided by the number of existing residential units. Parks assets are only allocated to residential land uses since they are the primary users of Parks infrastructure.

We will compare our final impact fee with this figure to determine if the two results will be similar; this represents a "check" to see if future City residents will be paying for infrastructure at a level commensurate with what existing City residents have invested in infrastructure.

5. **What future growth is expected in the Twin Falls Parks Department?**

As shown in Exhibit II-2, the City of Twin Falls is expected to grow by approximately 10,400 residents and 3,969 residential units over the next ten years.

6. **What new infrastructure is required to serve future growth?**

The following Exhibit V-2 displays the capital improvements planned for purchase by the Twin Falls Parks Department over the next ten years.

Exhibit V-2.
Twin Falls Parks Department CIP 2021-2030

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	**$ 15,323,500**		**$ 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)		$ (885,315)	
	TOTAL	**$ 14,661,185**		**$ 6,017,685**	**$ 8,643,500**

As shown above, the Twin Falls Parks Department plans to purchase approximately $15.3 million in capital improvements over the next ten years, $6.8 million of which is impact fee eligible. The cost of impact fee-related research is impact-fee eligible according to statute and is added to the total cost of the growth-related CIP. The current balance in the existing Parks Impact Fee Fund is subtracted from the total growth-related CIP, leaving $6 million to be collected from impact fees over the next ten years.

To continue the current level of service 47 new acres of parks would need to be developed. This number is unsustainable from a maintenance perspective, however. At the City's direction, the primary use of impact revenues will be to develop 27 acres of park facilities, and purchase the Auger Falls property. The commencement and completion dates for the Parks Department's growth-related capital infrastructure depend on the timing and pace of the projected growth.

The remaining approximately $8.6 million is the price for the Department to make facility and park upgrades and replacements. None of these capitals are eligible for inclusion in the impact fee calculations. The Department will therefore have to use other sources of revenue including all of those listed in Idaho Code 67- 8207(iv)(2)(h).

7. **What impact fee is required to pay for the new capital improvements?**

The following Exhibit V-3 takes the projected future growth from Exhibit II-2 and the growth-related CIP from Exhibit V-2 to calculate impact fees for the Twin Falls Parks Department.

Exhibit V-3. Twin Falls Parks Department Fee Calculation

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)	$	-

As shown above, we have calculated impact fees for the Twin Falls Parks Department at $1,512 per residential unit. The Department cannot assess fees greater than the amounts shown above. The Department may assess fees lower than these amounts, but would then experience a decline in service levels unless the Department used other revenues to make up the difference.

We are pleased to report the fees displayed in Exhibit V-3 are significantly lower than the current investment of $5,598 identified earlier in this section. This indicates future growth is only paying its proportionate share of future infrastructure purchases.

Section VI.
Streets, Bridges and Intersections

In this section, we calculate impact fees for the Twin Falls Streets Department following the seven-question method outlined in Section I of this report.

1. **Who is currently served by the Twin Falls Streets Department?**

As shown in Exhibit II-2, the Streets Department currently serves 52,152 residents. These residents live in 16,920 single-family units averaging 2,000 square feet each, and 2,986 multifamily units averaging 1,000 square feet each. In addition, the City's streets system serves almost 9 million square feet of nonresidential land use.

Unlike police, fire, and parks fee calculations in which fees are calculated for residential units and nonresidential square feet, roadway fees are calculated for residential and nonresidential land uses based on street and facility usages generated by each land use type. Exhibit VI-1 below shows the specific allocation of existing and projected square feet for Twin Falls by land use type over the next ten years.

Exhibit VI-1.
Twin Falls Growth Projections by Square Feet and Land Use – 2021-2030

	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%**
Single-Family	*16,920*	*19,826*	*2,906*	*5,812,375*	*64%*
Multi-Family	*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%**
Retail	*2,240,000*	*2,789,305*	549,305	549,305	*6%*
Office	*1,792,000*	*2,231,444*	439,444	439,444	*5%*
Industrial	*3,763,200*	*4,686,032*	922,832	922,832	*10%*
Institutional	*1,164,800*	*1,450,438*	285,638	285,638	*3%*
			Total Square Footage Growth =	**9,084,484**	100%

Based on this distribution of square feet, we calculate trip generation based on rates from the Institute of Transportation Engineers' *Trip Generation Manual*. The trip generation rates estimate the number of p.m. peak hour trips generated by particular land uses. Peak hour trips are appropriate for this calculation because street infrastructure is sized to provide a specific level of service during peak usage hours. Since peak hour trips will be used to distribute infrastructure costs, peak hour estimates should be employed.

Exhibit VI-2 below presents trip generation rates for land uses in the City of Twin Falls.

Exhibit VI-2.
Trip Generation Rates by Land Use Category

Land Use
Residential
Single Family Units (*1.43)
Multi-Family Units (*0.76)
Nonresidential per 1,000 sf
Retail/Commercial (*3.16)
Office (*1.88)
Industrial (*0.58)
Institutional (*0.35)

Notes:

Reflects weekday traffic generation patterns, weekday p.m. peak hour trip rate formula.

Source: International Transportation Engineering *Trip Generation Manual, 10th Edition,* supplemented by current trip generation factors utilized by the City of Nampa and the Ada County Highway District.

2. **What is the current level of service provided by the Twin Falls Streets Department?**

Twin Falls' street system currently operates at a level of service "C", which means that while many streets are increasingly congested, they are not yet at capacity. Additional streets infrastructure is needed to sustain and not worsen the current level of service as growth occurs and vehicle trips increase.

3. **What current assets allow Twin Falls' Streets Department to provide this level of service?**

The following Exhibit VI-3 displays the current assets of the Twin Falls' Streets Department.

Exhibit VI-3.
Current Assets – Twin Falls Streets Department

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**

As shown above, Twin Falls' Streets Department currently owns approximately $768 million of eligible current assets. These assets are used to provide the Department's current level of service.

4. **What is the current investment per residential unit and nonresidential square foot?**

By dividing the total replacement value of the current capital assets of the Twin Falls Streets Department by the number of current households and non-residential square feet whose owners have invested in these assets, we can determine that the City has invested $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.

We will compare our final impact fee with this figure to determine if the two results will be similar; this represents a "check" to see if future City residents will be paying for infrastructure at a level commensurate with what existing City residents have invested in infrastructure.

5. **What future growth is expected in the Twin Falls Streets Department?**

As shown in Exhibit II-2, the City of Twin Falls is expected to grow by approximately 2,906 single-family residential units; 1,075 multifamily residential units; 549,305 square feet of retail square feet; 439,444 square feet of office square feet; and approximately 922,832 industrial square feet.

6. **What new infrastructure is required to serve future growth?**

Exhibit VI-4 identifies the capital improvement plan for the Twin Falls Streets Department for the next ten years.

Exhibit VI-4.
Twin Falls Streets Department CIP 2021-2030

	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	$ -
North-South 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**

Of a list of 8 roadway projects, 5 intersection projects and equipment purchases totaling almost $19.1 million, $7.1 million will be funded by State and other grants; $9.4 million is impact fee eligible; and the remaining $2.6 million will come from revenue sources from all city taxpayers. The cost of impact fee-related research is impact-fee eligible according to statute and is added to the total cost of the growth-related CIP. The current balance in the existing Streets Impact Fee Fund is subtracted from the total growth-related CIP, leaving $7.6 million to be collected from impact fees over the next ten years.

7. What impact fee is required to pay for the new capital improvements?

As noted above, the calculation of roadway impact fees is based on the projected number of trips each land-use type will generate in the next ten years. Using the current land use by square foot within Twin Falls found in Exhibit VI-1, and the trip generation figures from Exhibit VI-2, total current trips can be distributed to each land use. Exhibit VI-5 below displays the projected trip generation distribution.

Exhibit VI-5.
Twin Falls New Trip Distribution by Weighted Trip Generation

Land Use	New Development	Weighted Trip Generation Factor	Percent Distribution
Residential			
Single Family Units (*1.43)	2,906	4,145	51%
Multi-Family Units (*0.76)	1,075	821	10%
Nonresidential per 1,000 sf			
Retail/Commercial (*3.16)	549	1,738	22%
Office (*1.88)	439	826	10%
Industrial (*0.58)	923	532	7%
Institutional (*0.35)	286	101	1%
Total		**8,062**	**100%**

As shown above, the number of daily trips in Twin Falls is expected to increase by approximately 8,062 trips by 2031. 51% of those trips will be for single-family residential uses; 10% will be for multi-family residential uses; 22% will be for retail uses; 10% will be for office uses; 7% will be for industrial uses; and 1% will be for institutional uses.

Exhibit VI-6 below uses the growth-related CIP from Exhibit VI-4 and the weighted trip generation figures from Exhibit VI-5 to calculate streets impact fees for the City of Twin Falls.

Exhibit VI-6.
Twin Falls Streets Department Fee Calculation

Impact Fee Calculation	
Capital Improvement Plan Value	$7,592,946
Future Land Use Percentages	
Single Family	51%
Multifamily	10%
Retail	22%
Office	10%
Industrial	7%
Institutional	1%
Allocated Value by Land Use Category	
Single Family	$3,903,962
Multifamily	$773,014
Retail	$1,636,969
Office	$778,101
Industrial	$500,900
Institutional	$95,111
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)	$1,343
Multifamily (per dwelling unit)	$719
Retail (per square foot)	$2.98
Office (per square foot)	$1.77
Industrial (per square foot)	$0.54
Institutional (per square foot)	$0.33

The impact fees in each land use category are significantly less than what existing users have paid into the asset inventory.

Section VII. Summary

The following Exhibit VII-1 summarizes the calculated Impact Fees for the City of Twin Falls.

Exhibit VII-1.
City of Twin Falls Impact Fee Summary

TOTAL IMPACT FEE			Current Fees		% Change	$ Change	
Police Fees							
Residential (per dwelling unit)	$	218	$	312	-30%	$	(94)
Nonresidential (per sf)	$	0.10	$	0.16	-35%	$	(0.06)
Fire Fees							
Residential (per dwelling unit)	$	871	$	694	25%	$	177
Nonresidential (per sf)	$	0.44	$	0.35	24%	$	0.09
Parks Fees							
Residential (per dwelling unit)	$	1,512	$	644	135%	$	868
Nonresidential (per sf)	$	-	$	-		$	-
Streets Fees							
Single-Family (per dwelling unit)	$	1,327	$	550	141%	$	777
Multi-Family (per dwelling unit)	$	710	$	361	97%	$	349
Retail (per sf)	$	2.94	$	2.63	12%	$	0.31
Office (per sf)	$	1.75	$	0.81	116%	$	0.94
Industrial (per sf)	$	0.54	$	0.58	-8%	$	(0.04)
Institutional (per sf)	$	0.33	$	0.16	106%	$	0.17
TOTAL IMPACT FEE					% Change		$ Change
Single-Family (per dwelling unit)	$	3,927	$	2,200	78%	$	1,727
Multi-Family (per dwelling unit)	$	3,310	$	2,011	65%	$	1,299
Retail (per sf)	$	3.48	$	3.14	11%	$	0.34
Office (per sf)	$	2.29	$	1.32	73%	$	0.97
Industrial (per sf)	$	1.08	$	1.09	-1%	$	(0.01)
Institutional (per sf)	$	0.87	$	0.67	30%	$	0.20

A comparison of the proposed fees to similar fees in Boise, Nampa, Caldwell, Meridian, Middleton, Eagle, Star, Kuna and Emmett is provided in Exhibit VII-2:

Exhibit VII-2.
Impact Fee Comparisons

	City of Twin Falls *draft*	City of Boise *being updated*	City of Nampa/ Nampa Rural Fire	City of Caldwell/ Caldwell Rural Fire	City of Middleton/ Middleton Rural Fire District	City of Meridian/ Meridian Rural Fire District	City of Eagle/ Eagle Fire District	City of Star/ Star Fire District	City of Kuna/ Kuna Fire District	City of Emmett
Police										
per Residential Unit	$ 218	$ 289	$ 359	$ 97	$ 367	$ 152	$ 111	$ -	$ 90	$ 731
per Non-Residential sf	$ 0.10	$ 0.16	$ 0.21	$ 0.05	$ 0.15	$ 0.24	$ 0.04	$ -	$ 0.04	$ 0.39
Fire										
per Residential Unit	$ 871	$ 619	$ 560	$ 649	$ 849	$ 693	$ 897	$ 829	$ 824	$ 1,956
per Non-Residential sf	$ 0.44	$ 0.21	$ 0.28	$ 0.32	$ 0.42	$ 0.64	$ 0.36	$ 0.39	$ 0.41	$ 0.99
Parks										
per residential unit	$ 1,512	$ 1,723	$ 1,699	$ 1,190	$ 2,204	$ 2,098	$ 1,446	$ 2,050	$ 939	$ -
	$ -									
Streets										
per single-family residential unit	$ 1,327	$ 2,904	$ 2,841	exacted	$ 2,572	$ 2,904	$ 2,904	$ 2,904	$ 2,904	$ 2,218
per multi-family residential unit	$ 710	$ 1,683	$ 1,648	exacted	$ 2,572	$ 1,683	$ 1,683	$ 1,683	$ 1,683	$ 1,188
per retail/commercial sf	$ 2.94	$ 7.87	$ 6.85	exacted	$ 2.32	$ 7.87	$ 7.87	$ 7.87	$ 7.87	$ 4.92
per office sf	$ 1.75	$ 4.23	$ 4.24	exacted	$ 2.32	$ 4.23	$ 4.23	$ 4.23	$ 4.23	$ 4.14
per industrial sf	$ 0.54	$ 1.58	$ 1.52	exacted	$ 0.09	$ 1.58	$ 1.58	$ 1.58	$ 1.58	$ 2.92
TOTAL										
per single-family residential unit	$ 3,927	$ 5,535	$ 5,459	$ 1,936	$ 5,992	$ 5,847	$ 5,358	$ 5,783	$ 4,757	$ 4,905
per multi-family residential unit	$ 3,310	$ 4,314	$ 4,266	$ 1,936	$ 5,992	$ 4,626	$ 4,137	$ 4,562	$ 3,536	$ 3,875
per retail/commercial sf	$ 3.48	$ 8.24	$ 7.34	$ 0.37	$ 2.89	$ 8.75	$ 8.27	$ 8.26	$ 8.32	$ 6.30
per office sf	$ 2.29	$ 4.60	$ 4.73	$ 0.37	$ 2.89	$ 5.11	$ 4.63	$ 4.62	$ 4.68	$ 5.52
per industrial sf	$ 1.08	$ 1.95	$ 2.01	$ 0.37	$ 0.66	$ 2.46	$ 1.98	$ 1.97	$ 2.03	$ 4.30

^ ACHD fees are calculated on a general average for the purpose of the comparison; actual fees will vary

Roadway impact is collected via exaction for Streets improvements in Caldwell; no street impact fees are assessed; costs vary by development

City Participation

Because not all the capital improvements listed in the CIPs are 100 percent growth-related, the City would assume the responsibility of paying for those portions of the capital improvements that are not attributable to new growth. These payments would come from other sources of revenue including all of those listed in Idaho Code 67-8207(iv)(2)(h).

To arrive at this participation amount, the expected impact fee revenue and any shared facility amount need to be subtracted from the total CIP value. Exhibit VII-3 divides the City's participation amount into two categories: the portion of purely non-growth-related improvements, and the portion of growth-related improvements that are attributable to repair, replacement, or upgrade, but are not impact fee eligible.

It should be noted that the participation amount associated with purely non-growth improvements is discretionary. The City can choose not to fund these capital improvements (although this could result in a decrease in the level of service if the deferred repairs or replacements were urgent). However, the non-growth-related portion of improvements that are impact fee eligible *must* be funded in order to maintain the integrity of the impact fee program.

Exhibit VII-3.
City of Twin Falls Participation Summary, 2021-2030

	Required	Discretionary	Total	
Police	$ 1,050,000	$ 3,103,700	$ 4,153,700	Required: non-growth portion remodel of FS#1; Discretionary: vehicle/equip replacement
Fire	$ -	$ 20,319,476	$ 20,319,476	Discretionary: Replace and Expand FS#1 on new site replace FS#3, vehicle replacement
Parks	$ -	$ 8,643,500	$ 8,643,500	Discretionary: Facility and Park Improvements, Equipment Replacement
Streets	$ -	$2,554,500	$ 2,554,500	Discretionary: growth portion of North College Road, equipment replacement
TOTAL	$ 1,050,000	$ 34,621,176	$ 35,671,176	

$ 105,000 <-- Annual amount required over 10-year CIP period
$ 3,567,118 <-- Annual amount required and discretionary over 10-year CIP period

The total amount the City would be *required* to contribute over 10 years, should the City adopt fees at the calculated amount, will be approximately $1 million for police facility improvements. The City could also choose to fund the discretionary infrastructure of $34.6 million for additional capital improvements over the 10-year period. While City has the option to fund these capital improvements over the 10-year period, these payments are not required.

Implementation Recommendations

As City Council evaluates whether or not to adopt the Capital Improvement Plans and impact fees presented in this report, we also offer the following information for your consideration. Please note that this information will be included each individual impact fee enabling ordinance.

Capital Improvements Plan. Should the Advisory Committee recommend this study to City Council and should City Council adopt the study, the City should revise its existing Capital Improvement Plans using the information in this study. A revised capital improvement plan would then be presented to the City for adoption as an element of the Comprehensive Plan pursuant to the procedures of the Local Land Use Planning Act.

Impact Fee Ordinance. Following adoption of the Capital Improvement Plan, City Council should review the proposed Impact Fee Ordinance for adoption as reviewed and recommended by the Advisory Committee.

Advisory Committee. The Advisory Committee is in a unique position to work with and advise City Council to ensure that the capital improvement plans and impact fees are routinely reviewed and modified as appropriate.

Impact fee service area. Some municipalities have fee differentials for various city zones under the assumption that some areas utilize more or less current and future capital improvements. The study team, however, does not recommend the City assess different fees by dividing the areas into zones. The capital improvements identified in this report inherently serve a system-wide function.

Specialized assessments. If permit applicants are concerned they would be paying more than their fair share of future infrastructure purchases, the applicant can request an individualized assessment to ensure they will only be paying their proportional share. The applicant would be required to prepare and pay for all costs related to such an assessment.

Donations. If the City receives donations for capital improvements listed on the CIP, they must account for the donation in one of two ways. If the donation is for a non- or partially growth-related improvement, the donation can contribute to the City's General Fund participation along with more traditional forms, such as revenue transfers from the General Fund. If, however, the donation is for a growth-related project in the CIP, the donor's impact fees should be reduced dollar for dollar. This means that the City will either credit the donor or reimburse the donor for that portion of the impact fee.

Grants. If a grant is expected and regular, the growth-related portion of that grant amount should be reflected upfront in the fee calculations, meaning that the impact fees will be lower in anticipation of the contribution. If the grant is speculative or uncertain, this should not be reflected up-front in the fee calculations since the entity cannot count on those dollars as it undergoes capital planning.

The rational nexus is still maintained because the unexpected higher fund balance, due to the receipt of a grant, is deducted from the calculations as a "down payment on the CIP" when the fee study is updated.

Credit/reimbursement. If a developer constructs or contributes all or part of a growth-related project that would otherwise be financed with impact fees, that developer must receive a credit against the fees owed for this category or, at the developer's choice, be reimbursed from impact fees collected in the future.[37] This prevents "double dipping" by the City.

The presumption would be that builders/developers owe the entirety of the impact fee amount until they make the City aware of the construction or contribution. If credit or reimbursement is due, the governmental entity must enter into an agreement with the fee payer that specifies the amount of the credit or the amount, time and form of reimbursement.[38]

Impact fee accounting. The City should maintain Impact Fee Funds separate and apart from the General Fund. All current and future impact fee revenue should be immediately deposited into this account and withdrawn only to pay for growth-related capital improvements of the same category. General Funds should be reserved solely for the receipt of tax revenues, grants, user fees and associated interest earnings, and ongoing operational expenses including the repair and replacement of existing capital improvements not related to growth.

Spending policy. The City should establish and adhere to a policy governing their expenditure of monies from the Impact Fee Fund. The Fund should be prohibited from paying for any operational expenses and the repair and replacement or upgrade of existing infrastructure not necessitated by growth. In cases when *growth-related capital improvements are constructed,* impact fees are an allowable revenue source as long as only new growth is served. In cases when new capital improvements are expected *to partially replace existing capacity and to partially serve new growth*, cost sharing between the General Fund or other sources of revenue listed in Idaho Code 67-8207(I)(iv), (2)(h) and Impact Fee Fund should be allowed on a pro rata basis.

Update procedures. The City is expected to grow rapidly over the 10-year span of the CIPs. Therefore, the fees calculated in this study should be updated annually as the City invests in additional infrastructure beyond what is listed in this report, and/or as the City's projected development changes significantly. Fees can be updated on an annual basis using an inflation factor for building material from a reputable source such as McGraw Hill's Engineering News Record. As described in Idaho Code 67-8205(3)(c)(d)(e), the Advisory Committee will play an important role in these updates and reviews.

[37] *See* Section 67-8209(3), Idaho Code.

[38] *See* Section 67-8209(4), Idaho Code.

Comprehensive Staff Report

Agenda Item PZ21-0100

To: Planning & Zoning Commission

Presenter: Jonathan Spendlove, Planning and Zoning Director

Request: Request for a recommendation to City Council for a Zoning Title Amendment to repeal City Code Title 10 Chapter 18: Impact Fees, in order to recodify in its own Title; and amend Title 10 Chapter 12 Section 3-11: Parks and Stormwater Retention/Detention.

Application: PZ21-0100

Applicant & Representative:

City of Twin Falls

Public Hearing: August 10, 2021

Background:

During the Impact Fee Update, it was identified by Staff that a few changes in City Code need to occur in order to implement the program update.

These changes are Title Amendments as follows: a repeal City Code Title 10 Chapter 18: Impact Fees, in order to recodify in its own Title; and amend Title 10 Chapter 12 Section 3-11: Parks and Stormwater Retention/Detention.

Approval Process:

Zoning Title Amendments, which consist of text or map revisions, require a public hearing before the Planning & Zoning Commission. Following the public hearing, the Commission may forward the amendment with its recommendation to the City Council. Any material change by the Commission from what was presented during the public hearing will require an additional hearing prior to the Commission forwarding its recommendation to City Council.

After City Council receives a recommendation from the Commission, a public hearing shall be scheduled where the City Council may grant, grant with changes, or deny the Zoning Title Amendment. In any event the City Council shall specify the regulations and standards used in evaluating the Zoning Title Amendment, and the reasons for approval or denial.

In the event that the City Council shall approve an amendment, such amendment shall thereafter be made a part of the Title upon the passage and publication of an ordinance.

Applicable Zoning Regulations:

Per City Code 10-14-5, The Planning & Zoning Commission, prior to recommending a Zoning Title Amendment to City Council shall conduct at least one public hearing.

If the Commission makes a material change from what was presented at the public hearing, further notice and hearing shall be provided before the commission forwards the amendment with its recommendation to the council.

Analysis:

First: the entirety of the Impact Fee Code section, what is currently Title 10 Chapter 18: Impact Fees, is not required to be in *Title 10: Land Use and Subdivision Regulations.* This understanding results in City Staff recommending the creation of a New Title 11 to contain our Impact Fee Ordinance. Removing this Chapter results in a more streamlined process for amending the Impact Fee Chapter when updates are required to the ordinance. It also brings the process of Impact Fees into better focus for developers, as it is not buried within the Land Use and Subdivision Regulations.

Second: the Impact Fee ordinance (New Title 11) needs to be updated to fall in line with updated State Statutes that have changed over the last 10 years. These changes include new definitions, restrictions on using impact fee funds, and other regulations set forth by the state Legislature. Although the Planning Commission is not involved with the creation of the ordinance itself, an explanation on what needs to be updated and where this Chapter will be located seemed prudent with this request.

Third: The new Impact Fee Program has recommended a change from Parks Dedication to an Impact Fee based parks acquisition. This change results in the need to amend that section of the Subdivision Ordinance in order to facilitate the implementation of the new program while maintaining the requirement for developments to account for Stormwater Retention. The result of this change will occur when subdivisions are brought for Preliminary Plat. A park will no longer be required to be dedicated. However, the City will enter into discussions with land owners prior to the subdivision taking place in order to acquire park land in areas that accomplish the goals of the Parks Master Plan. Additionally, the Stormwater Facilities will be separate from park land and a mechanism will be in place for the maintenance of those facilities.

Potential Impacts:

The title amendment will allow for the implementation of the new Impact Fee Program. That new program fundamentally changes how Parks will be acquired and developed by the City of Twin Falls. It allows for the City to bring parks online within the timelines and constraints the City has control over. It further allows for the City to more adequately plan for future park land in areas that accomplish the Parks Master Plan.

Conclusion:

In regard to the proposed Zoning Title Amendment, the Commission shall forward one of the following to City Council:

- Recommend the proposed Zoning Title Amendment be modified(which may require another public hearing before the Commission).
- Recommend the proposed Zoning Title Amendment be approved.
- Recommend the proposed Zoning Title Amendment be denied.

City Staff recommends the Commission approve the request for Zoning Title Amendment as presented.

Attachments:

1. Narrative
2. Proposed Zoning Title Amendment

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

No plat shall be approved unless it includes provision for stormwater retention/detention.

A) Construction Standards: Stormwater Retention/Detention areas shall meet the standards found in City of Twin Falls revisions to ISPWC (Idaho Standard for Public Works Construction) and The City of Twin Falls Parks Department Design Manual.

B) Dedication and Maintenance: All stormwater retention/detention facilities shall be dedicated to the City upon completion, and acceptance, of all required improvements. Irrevocable Restrictive Covenants for each development shall be required in order to provide the City with the right to add a fee to the water bill of each account within the development, for the purpose of maintaining stormwater facilities.