



Twin Falls Parks and Recreation Commission Agenda

Tuesday, August 10, 2021, 11:30 AM

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

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) **ACTION ITEM:** Request to approve the meeting minutes from the Parks and Recreation Commission meeting on July 13, 2021.
By: Elois Joseph
- 3) Items of Consideration
 - a) **ACTION ITEM:** Consider a request from the Magic Valley Trail Enhancement Committee to name the Auger Falls skills park the "Viki Le Fevre Mountain Bike Skills Park".
By: Wendy Davis
 - b) **ACTION ITEM:** Request for a recommendation on a Parks in Lieu application for Breckenridge Subdivision, #1, a ZDA. (PZ21-0097)
By: Elizabeth Hart, Senior Planner
 - c) **ACTION ITEM:** Request for a recommendation for a Parks in Lieu application for the Breckenridge Subdivision, #2, a ZDA. (PZ21-0098)
By: Elizabeth Hart, Senior Planner
 - d) **ACTION ITEM:** Discussion of the naming of the trailhead parking at the corner of Eastland and Poleline.
By: Wendy Davis
 - e) **INFORMATIONAL:** Commission Orientation: TEAMS
By: Wendy Davis, Kim Hafer
- 4) Department Updates
 - a) Department updates
- 5) Adjournment

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

Public Input Procedures

- 1.** Individuals wishing to provide public input regarding matters relevant to the City of Twin Falls shall
 - wait to be recognized by the Mayor or Chairman
 - approach the microphone/podium
 - state their name and address, and whether they are a resident or property owner in the City of Twin Falls, and proceed with their input.
 - 2.** The Chairman may limit input to no less than two (2) minutes. Individuals are not permitted to give their time to other speakers.
- * Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Chairman.



Date: Tuesday, August 10, 2021
To: Parks and Recreation Commission
From:

ACTION ITEM

Request:

Request to approve the meeting minutes from the Parks and Recreation Commission meeting on July 13, 2021.

Time Estimate:

Background:

Approval Process:

Budget Impact:

Regulatory Impact:

History:

Analysis:

Conclusion:

Attachments:

1. July Minutes - Parks and Recreation Commission
2. July Minutes - Parks and Recreation Commission



Twin Falls Parks and Recreation Commission Minutes

Tuesday, July 13, 2021, 11:30 AM

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

1) Confirmation of Quorum/Call Meeting to Order

Members Present: Kirk Melton, Sherry Murray, Gabe Ostyn, Corey King, Heather Muth, Jade Titus

Members Absent: Kevin Jensen, Ashley Squires

Staff Present: Wendy Davis, Kevin Skelton, Johnathan Spendlove, Ian Zollinger, Elizabeth Hart, John Pauley, Elois Joseph

2) Consent Calendar

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

b) Request to remove tree 504 5th Ave. North

MOTION: Sherry Murray moved to approve the consent calendar as presented. Jade Titus seconded the motion. Roll call vote determined that all present voted in favor of the motion: Approved 5 to 0

Gabe Ostyn entered the meeting at 11:58 a.m.

3) Items of Consideration

a) Parks In Lieu Training

Wendy Davis conducted the training and provided information about Parks in-Lieu, including the following:

- City Code requirement for developments to donate park land as part of their approval process.
- Parks in Lieu as a contribution of dollars in-lieu of donation of park land.
- Different types of contributions were discussed (retention areas, mini parks, neighborhood parks, etc.)
- Section Map was shared. The map showed the sections and available dollar amounts within each section that was obtained through Parks in-Lieu

Jonathan Spendlove discussed the criteria requirements and guidelines:

- The formula which the donation of park space was discussed as .01 acres of land contribution per household in the development.
- Neighborhood parks, mini-parks, and linear parks were discussed

- The calculation of impact fees to fully develop a park per acre was discussed.
- Discussion ensued regarding the code re-write. The code re-write will require a retention area as part of the development, and residents may be charged to maintain the retention area. Retention areas will not be allowed as a contribution as a “park”. Common Area Maintenance (CAM) was briefly discussed as a similar situation where maintenance is funded through monies collected from the homeowners.

Gabe Ostyn left the meeting at 12:10 p.m.

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

Elizabeth Hart presented the request including the following:

- The proposed Kenyon Meadows development is 16.87 acres, with 103 residential lots
- According to the calculation, 1.03 acres of park land contribution is required.
- \$70,000 would be in lieu of the land contribution.

Discussion ensued regarding the pros and cons associated with park land versus a monetary donation.

MOTION: Sherry Murray moved to consider the request to accept an in-lieu contribution for Kenyon Meadows. Micheal Metcalf seconded the motion. Roll call vote determined 4 voted yes, 1 did not respond (online). Motion passes.

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

Kirk Melton is abstaining from participation in this item due to a conflict of interest. Sherry Murray is the acting Chair for this item.

Ian Zollinger explained the request

- The proposed Federation Point Subdivision is 10.96 acres - 6 acres are residential, 4 are commercial; the development proposes 90 residential units and 6 commercial buildings
- According to the calculation, 1.09 acres of park land contribution is required.
- \$159,025.79 would be in lieu of land contribution.

Discussion ensued regarding the developers offering to contribute toward the canyon rim trail as part of the in-lieu requirements.

The way monies can be utilized in the section at Northern Ridge Park was discussed in terms of adding playground amenities with in-lieu dollars.

MOTION: Micheal Metcalf moved to consider the request to accept an in-lieu contribution for Federation Point Subdivision. Jade Titus seconded the motion. Roll call vote determined Approved 4 to 0, 1 abstained (Kirk Melton). Motion passes.

Discussion ensued with how retention areas can be developed to include usable amenities such as playgrounds, or courts, to make retention areas into usable, recreation spaces.

d) Commission Orientation: TEAMS

In the interest of time, this item was tabled for a future meeting

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

In the interest of time, this item was tabled for a future meeting

4) Department Updates

a) Department updates

No department updates were discussed at this meeting

5) Adjournment

The meeting was adjourned at 1:01 p.m.

Elois Joseph

Recording Secretary

July 1, 2021

Dear Twin Falls Parks and Recreation Commission,

It is with great pleasure to write this letter of request for naming the proposed mountain bike skills park the "Viki Le Fevre Mountain Bike Skills Park" at Auger Falls set for construction in October 2021. In accordance with the City of Twin Falls Naming Policy, this request will demonstrate we meet criteria three, local and/or national historical significance, and criteria four, significant monetary acquisition toward the project on behalf of Ms. Viki Le Fevre.

Viki Fevre passed away on October 31, 2020 from a devastating battle of Lou Gehrig's disease at the young age of 55. Viki was an avid mountain bike tour guide in Grand Junction, Colorado for most of her adult life and took hundreds of people on mountain bike tours for 3-4 days at a time riding hundreds of miles. In a given month, Viki would average around 400 to 500 bike miles. She was passionate about showing others the love of biking and the beauty of the outside world. You can say she was good at what she did and everyone loved her zest for life and her enthusiasm for the sport of biking.

Later in her 40's, Viki joined the Colorado Mountain Tour and for 12 consecutive years rode for seven days, each summer going over the highest mountain passes in Colorado, all over 10,000 feet. The group routinely rode 100 miles a day. She not only took part in the rides but also helped organize them each year. Viki was well known and the most requested mountain bike tour guide in Colorado. She had the experience, the stamina, and the appreciation for the sport. Historically, Viki was a force to be reckoned with, strived to be in the top athletic ability, and a well-known cyclist and tour guide in the state of Colorado. She was a true champion in the cycling community!

When she settled in Twin Falls, Idaho, in the fall of 2018 and met her lifetime partner and soulmate, she was at the beginning stages of her disease and unfortunately, forced to slow down. Since she was not able to fully cycle as she used to, she moved her attention to wanting to teach kids how to ride bikes safely and properly. Her dream was to set up a skills course and help kids learn to mountain bike. Viki would have followed her dream if her disease had allowed her to follow through with it.

Fortunately, for us, Viki shared her vision with her partner and soulmate, David Spritzer who is an active community member and well-known family physician for over 44 years in the Magic Valley. Once Dr. David Spritzer learned of Magic Valley Trail Enhancement Committee's project to build a mountain bike skills park in Auger Falls, he contacted us immediately and we began the beginning phase of the project. Without Dr. Spritzer's generous donation from Viki Le Favre's estate, we would not be able to complete this project. This donation is significant to this project and without a doubt meets criteria four in the Twin Falls City Naming Policy.

To honor Ms. Viki Lynn Le Fevre's legacy, to fulfill her dream and vision, and to support her family's wishes, we are so very grateful for this generous donation. It is our hope that the Parks and Recreation Commission also agrees that we meet criteria three and four of the naming policy as it is stated and

supports MaVTEC's request in naming the proposed mountain skills park the "Viki Le Fevre Mountain Bike Skills Park".

Warm regards,

Jaime Tigue
MaVTEC Director



July 7, 2021

Twin Falls Parks and recreation commission

As was Viki's desire a part of her estate was set aside to develop a place for kids to learn to ride their bikes safely. The opportunity to help on the Auger Falls bike skills park seems perfect to honor Viki's life as an independent woman who loved biking and kids.

The donation of \$30,000 from the estate of Viki Le Fevre was made several months ago to MaVTEC for the bike skills park in the Twin Falls community foundation.

Sincerely,

David Spritzer

JULY 3, 2021

City of Twin Falls

Magic Valley Trail Enhancement Committee

On behalf of my deceased sister, Viki Lynn Le Fevre, I grant full authority to name the new mountain bike skills park, "Viki Le Fevre Mountain Bike Skills Park".

This is such an honor on behalf of my sister.

Thank you,

Tracey Fremd



Date: Tuesday, August 10, 2021
To: Parks and Recreation Commission
From:

ACTION ITEM

Request:

Request for a recommendation on a Parks in Lieu application for Breckenridge Subdivision, #1, a ZDA. (PZ21-0097)

Time Estimate:

15 minutes for staff presentation and questions or comments after.

Background:

This is a request for a contribution in lieu of a park for the Breckenridge Subdivision #1. The subject property is a 10.03-acre subdivision with 54 residential lots proposed.

Approval Process:

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

In accordance with City Code Section 10-12-3-11 Section F: The city council may, at their discretion, approve and accept cash contributions in lieu of park land with improvements.

Budget Impact:

NA

Regulatory Impact:

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

The amount of land to set aside for park land is equal to the number of residential lots multiplied by 0.01. The fee structure for cash contributions for acquisition of park land shall be the appraised value of the required land area at the time of the application.

History:

NA

Analysis:

The subject subdivision is located between Harrison Street North and Filmore Street North. The site is accessible via Canyon Falls Drive. The development is proposing 54 residential lots on 10.03 acres, which equals a density of 5.3 units per acre. The subject property is zoned R-4 and R-6 ZDA. The city council approved the ZDA on April 19, 2021. The ZDA allows for attached single family dwellings of two or less, and single family dwellings.

The closest access to open space is the Canyon Rim Trail about a ¼ mile north of the subject property. Access to Centennial Park is also a ¼ mile to the north, but this park is not owned by the city.

The 2016 Parks Master Plan identifies no future parks near the subject subdivision. There are existing and proposed trails.

The required amount of park land per city code would be .54 acres or 23,522 square feet. This does meet the size minimums for the city to accept a “minipark”.

The requested Parks in Lieu contribution is calculated at \$44,064 based on the appraisal price of the property.

Conclusion:

The Commission is tasked with forwarding a positive or negative recommendation to City Council on whether to accept the cash contribution in lieu of park land.

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

Attachments:

1. PZ21-0097 PR SR PNL Breckenridge 1
2. Preliminary Plat-Residences at Breckenridge Subdivision No. 1
3. 21-0097 Breckenridge 1 Vicinity Map
4. 2016 Parks and Rec Master Plan Proposed Improvements Map



Comprehensive Staff Report

To: Parks and Recreation Commission

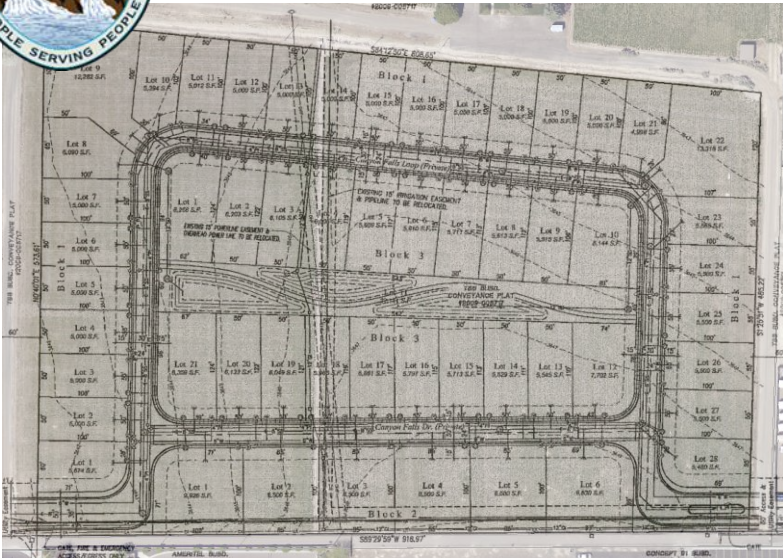
Presenter: Liz Hart, Senior City Planner

Request: for a recommendation on a **Parks In Lieu Contribution** for Breckenridge Subdivision #1

Application: PZ21-0097

Applicant & Representative:

Gerald Marten
Concept Investors, LLC
621 N. College Rd., Ste 100



Parks and Rec Commission: August 10, 2021 City Council: TBD

Background:

This is a request for a contribution in lieu of a park for the Breckenridge Subdivision #1. The subject property is a 10.03-acre subdivision with 54 residential lots proposed.

Approval Process:

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

In accordance with City Code Section 10-12-3-11 Section F: The city council may, at their discretion, approve and accept cash contributions in lieu of park land with improvements.

Applicable Zoning Regulations:

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

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

The fee structure for cash contributions for acquisition of park land shall be the appraised value of

the required land area at the time of the application.

Analysis and Compliance:

The subject subdivision is located between Harrison Street North and Filmore Street North. The site is accessible via Canyon Falls Drive.

The development is proposing 54 residential lots on 10.03 acres, which equals a density of 5.3 units per acre.

The subject property is zoned R-4 and R-6 ZDA. The city council approved the ZDA on April 19, 2021. The ZDA allows for attached single family dwellings of two or less, and single family dwellings.

The closest access to open space is the Canyon Rim Trail about a ¼ mile north of the subject property. Access to Centennial Park is also a ¼ mile to the north, but this park is not owned by the city.

The 2016 Parks Master Plan identifies no future parks near the subject subdivision. There are existing and proposed trails.

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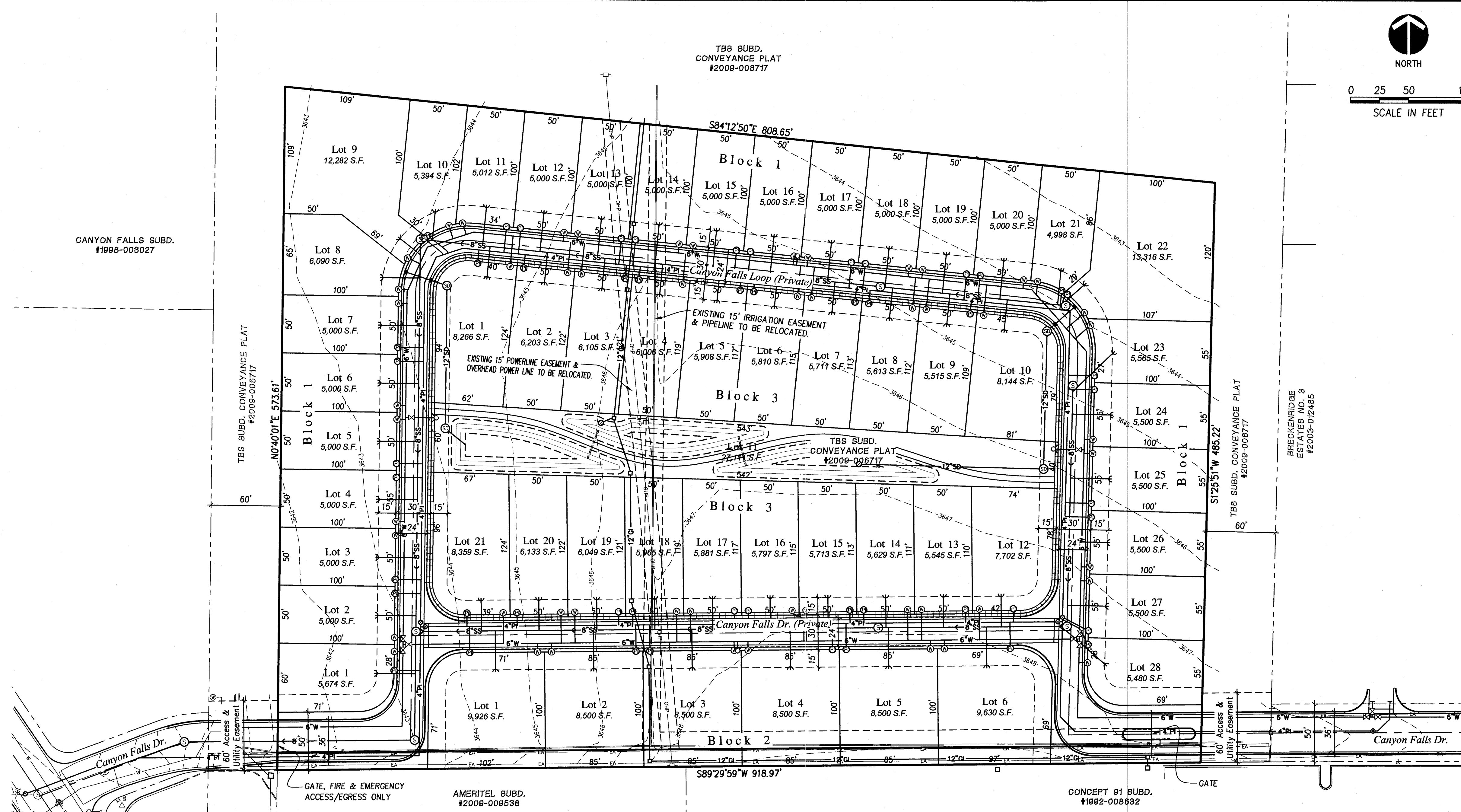
Conclusion:

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Attachments:

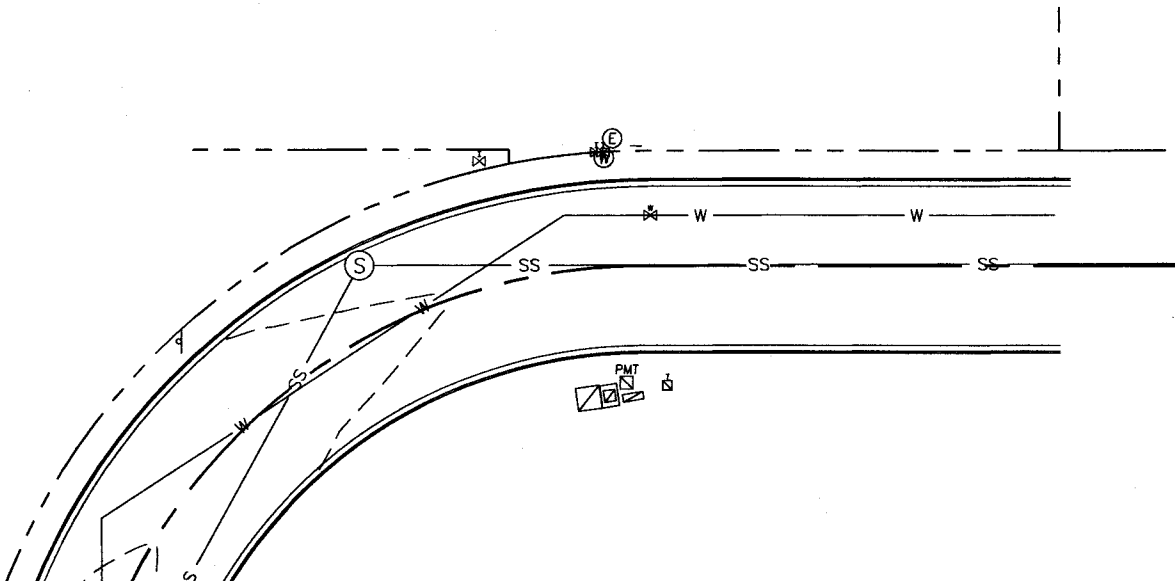
1. Breckenridge #1 Preliminary Plat
2. Vicinity Map
3. Appraisal



RESIDENCES AT BRECKENRIDGE
SUBDIVISION No. 1
A Resubdivision and Renumbering of Parcel 1,
TBS Subdivision Conveyance Plat
Located In A Portion of
SW⁴ SE⁴, Section 33
Township 9 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2020

Design Data:

PARCEL NUMBER:	RPT5295000010	IRRIGATION:	CITY PRESSURE IRRIGATION
OWNER/DEVELOPER:	CONCEPT INVESTORS, LLC 621 N. COLLEGE RD., SUITE 100 TWIN FALLS, ID. 83301 PH: (208) 734-4888	STREETS:	INTERNAL ROADS TO BE PRIVATE STREETS BUILT TO THE SECTION SHOWN. ROADS LEADING INTO THE DEVELOPMENT SHALL BE STANDARD RESIDENTIAL STREETS.
ENGINEER:	EHM ENGINEERS, INC. 621 N. COLLEGE RD., SUITE 100 TWIN FALLS, ID. 83301 (208) 734-4888	SETBACKS:	BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE STANDARDS FOR THE R-4 & R-6 ZONING DISTRICT IN EFFECT AT THE TIME OF ISSUANCE OF BUILDING PERMITS.
EXISTING ZONE:	R-4CRO & R6	EASEMENTS:	15' UTILITY EASEMENT ALONG ALL ROADWAY FRONTAGES. ALL OTHER EASEMENTS ARE LABELED.
PROPOSED ZONE:	R-4CRO & R6	UTILITIES:	UNDERGROUND POWER, TELEPHONE, GAS, & CABLE TELEVISION
EXISTING USE:	AGRICULTURAL	BENCHMARK:	HYDRANT #
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL & DUPLEX		
DEVELOPMENT AREA:	10.03 ACRES		
VARIANCE:	NONE REQUESTED		
SEWER:	CITY SEWER		
WATER:	CITY WATER		



Storm Water Calculations:

Note: Drainage Runoff Factors: $V=(A)(I)(R)(F)$

Impervious Areas	= 0.95
Landscape Areas	= 0.25
Pre-Development	= -0.35
Dry Well - Voids	= 40%
Development Area	= 436,739 sf

ROADWAY(S)

Impervious:	69,217 x 0.82 x 1.6/12 x 0.95 = 7,189 cf
Landscape:	69,217 x 0.18 x 1.6/12 x 0.25 = 415 cf

LOT 11, BLOCK 3

Landscape:	27,111 x 1.6/12 x 0.25 = 904 cf
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RESIDENTIAL LOT >12,000

Impervious:	25,598 x 0.35 x 1.6/12 x 0.95 = 1,135 cf
Landscape:	23,598 x 0.65 x 1.6/12 x 0.25 = 505 cf

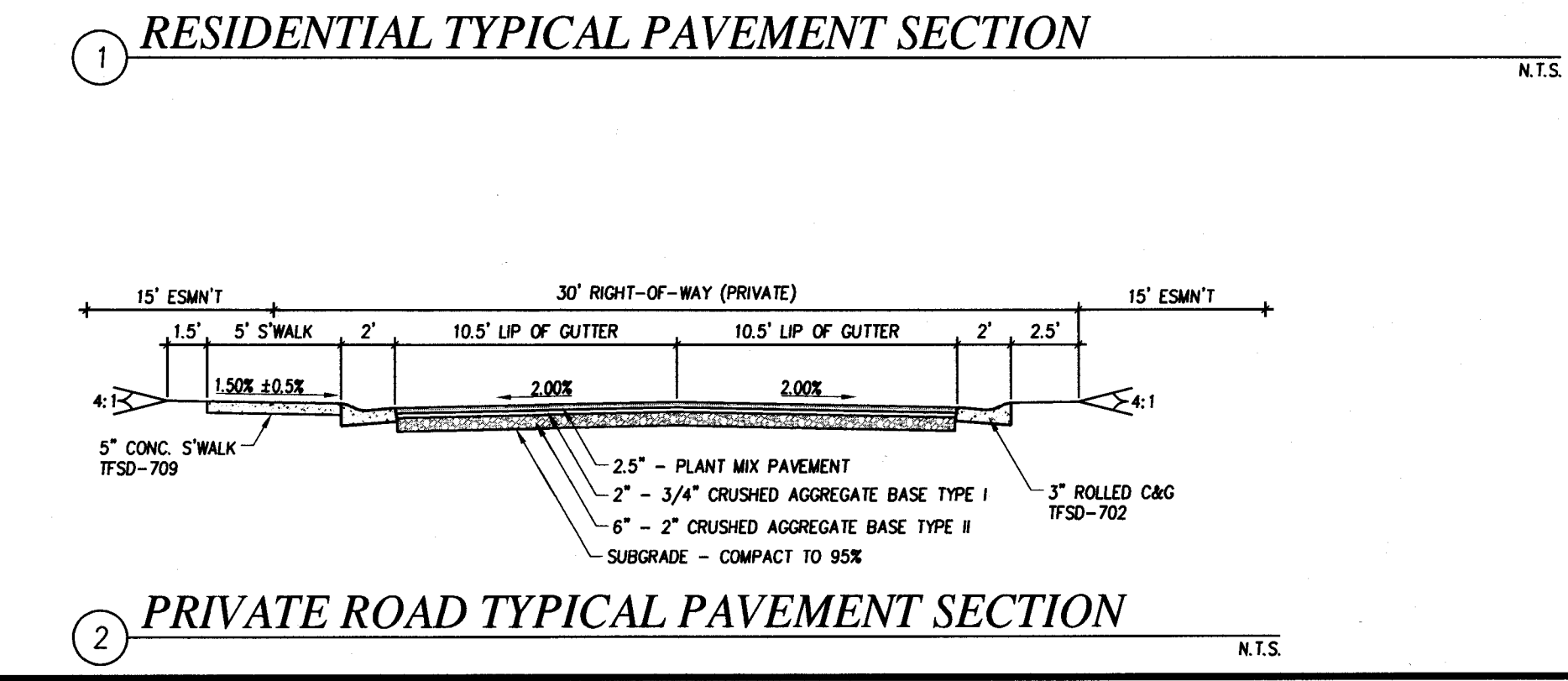
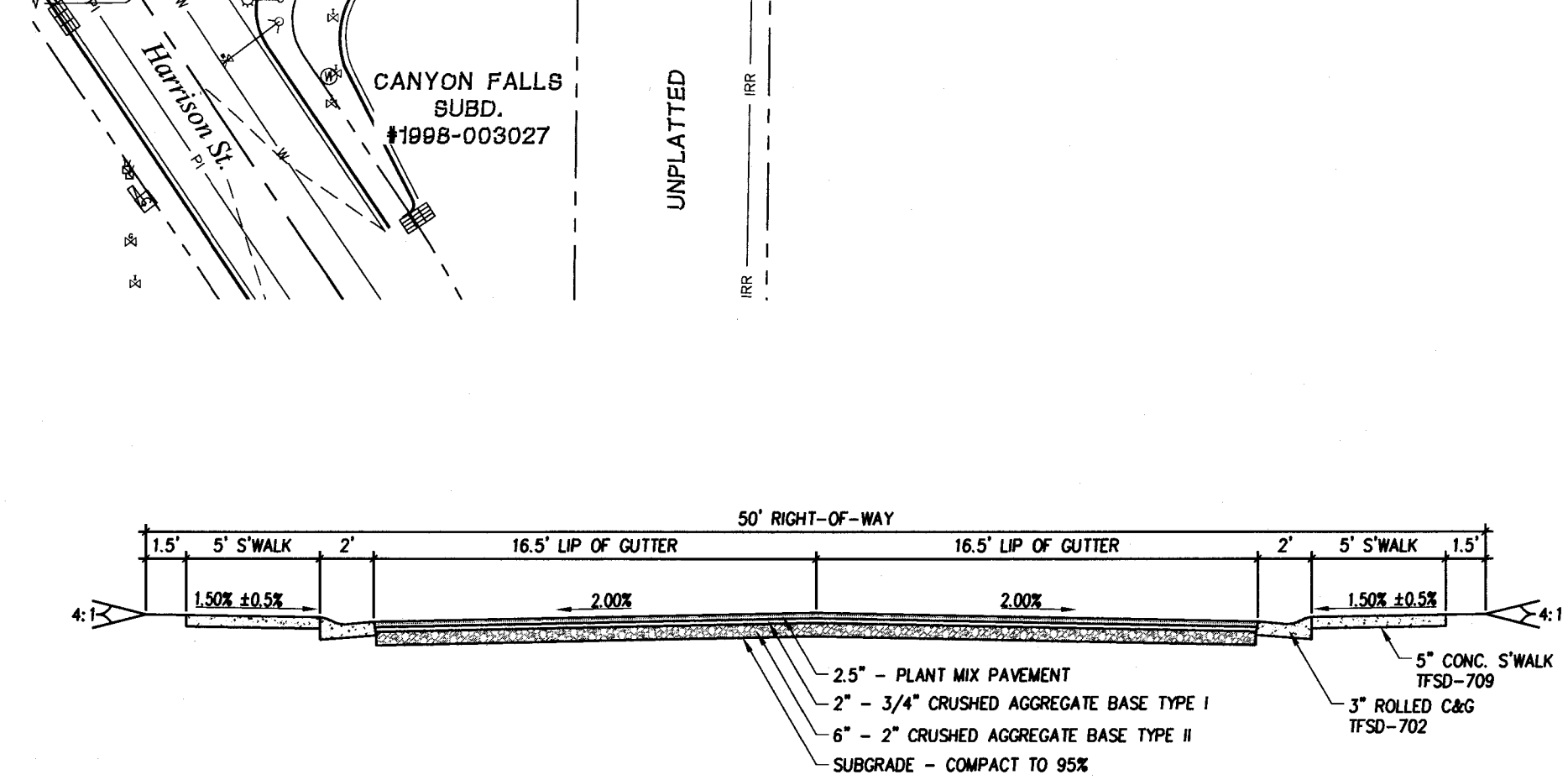
RESIDENTIAL LOT <12,000

Impervious:	314,813 x 0.42 x 1.6/12 x 0.95 = 16,748 cf
Landscape:	314,813 x 0.58 x 1.6/12 x 0.25 = 6,898 cf

POST DEVELOPMENT TOTAL = 33,032 cf

PRE DEVELOPMENT 436,739 x 1.6/12 x -0.35 = -20,381 cf

TOTAL RETENTION REQ'D = 12,651 cf



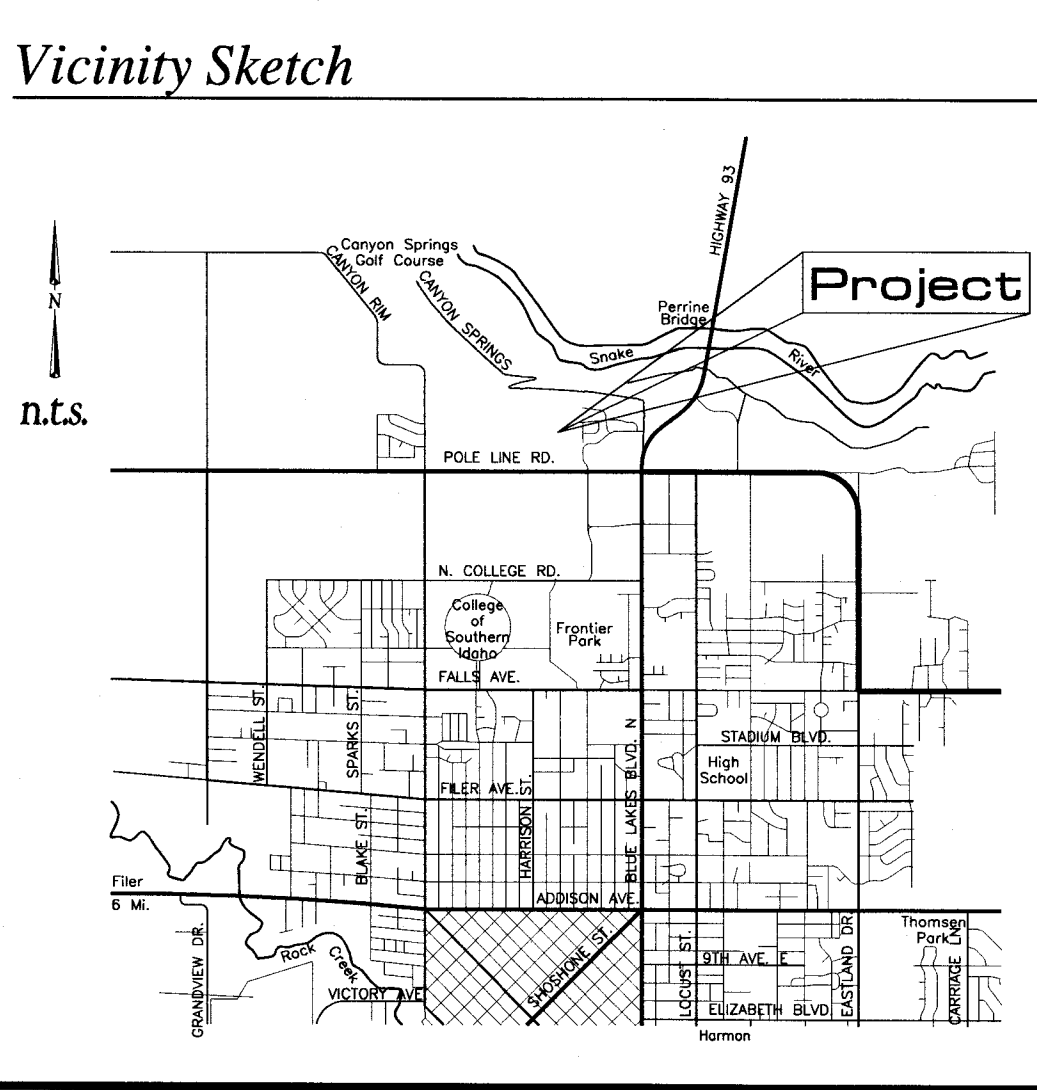
Topographic Legend:

PROPOSED	EXISTING
CATCH BASIN	
PRESSURE IRRIGATION METER	
IRRIGATION VALVE	
BLOW-OFF ASSEMBLY	
SEWER MANHOLE	
CLEAN OUT	
WATER METER	
FIRE HYDRANT	
WATER VALVE	
LIGHT POLE	
POWER POLE	
TELEPHONE RISER	
MAIL BOX	
DRAINAGE FLOW ARROW	
BUSH / SHRUB	
SANITARY SEWER LINE	
STORM DRAIN LINE	
WATER LINE	
GRAVITY IRRIGATION LINE	
PRESSURE IRRIGATION LINE	
TELEPHONE LINE	
FENCELINE	
EDGE OF ASPHALT	
EDGE OF GRAVEL	
VERTICAL CURB AND GUTTER	
ROLLED CURB AND GUTTER	
CONCRETE SIDEWALK	
BUILDING FOOTPRINT	
EXISTING GROUND CONTOUR	

Boundary Legend:

SURVEY BOUNDARY LINE	
SECTION LINE	
SUBDIVISIONAL SECTION LINE	
PROPOSED EASEMENT LINE	
ADJACENT PROPERTY LINE	
CENTERLINE OF STREET	
PLATTED LOT LINE	

- Development Notes:**
- ALL LOTS ACCESSED FROM COLLECTOR STREETS ARE REQUIRED TO HAVE AN ONSITE TURNAROUND AND BE CONSTRUCTED TO THE REQUIREMENTS OF THE CITY OF TWIN FALLS STANDARD DRAWING TFSO-7100 OR AN ALTERNATE LAYOUT TO BE APPROVED BY THE CITY SHOWN ON A SITE PLAN INCLUDED WITH THE BUILDING PERMIT APPLICATION.
 - LOT 11, BLOCK 3 SHALL BE DEVELOPED AS A STORM WATER RETENTION AND OPEN SPACE. SAID LOT 11, BLOCK 3 SHALL BE OWNED AND MAINTAINED BY THE RESIDENCES AT BRECKENRIDGE SUBDIVISION HOMEOWNERS ASSOCIATION.
 - AN EXISTING 15' IRRIGATION EASEMENT RUNNING APPROXIMATELY NORTH AND SOUTH ACROSS THE PROPERTY FOR AN ABOVE GROUND PIPE SHALL BE VACATED. A NEW EASEMENT SHALL BE PROVIDED FOR A NEW BURIED PIPELINE APPROXIMATELY AS SHOWN ON THIS PRELIMINARY PLAN.
 - THE EXISTING OVERHEAD POWERLINE AND 15' EASEMENT RUNNING NORTH AND SOUTH ACROSS THE PROPERTY SHALL BE VACATED. SAID POWERLINE SHALL BE RELOCATED UNDERGROUND AND A NEW EASEMENT PROVIDED.



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

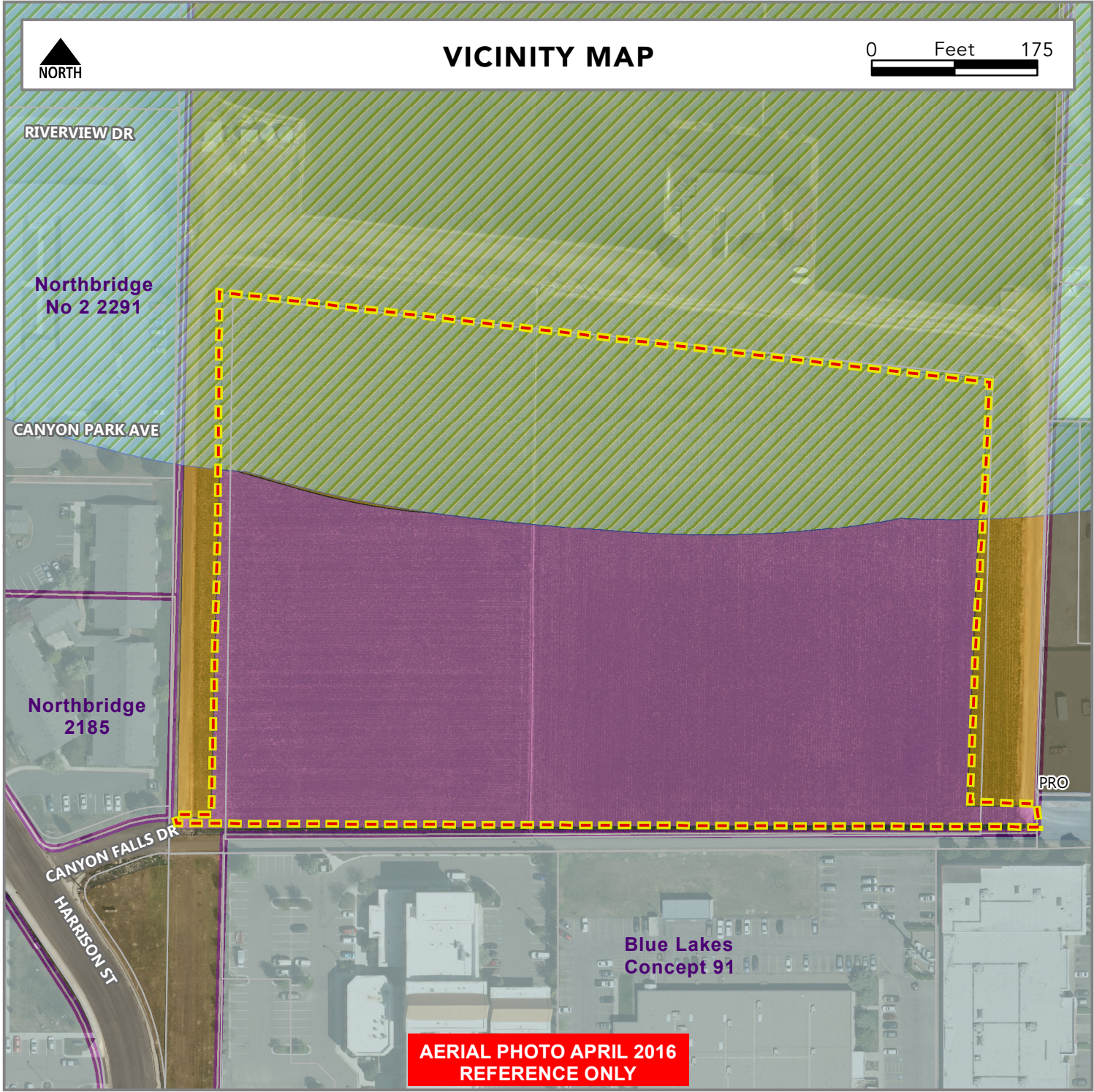
RECEIVED
NOV 05 2020
CITY OF TWIN FALLS
ENGINEERING DEPT.

PRELIMINARY PLAT
for
RESIDENCES AT BRECKENRIDGE SUBDIVISION
No. 1

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 DIS-
CREPANCIES BEFORE BEGINNING
OR FABRICATING ANY WORK.

STAMP

APPROVED G. Martens
DESIGN M. Lee
DRAWN M. Lee
DATE 9/2/2020
SCALE AS SHOWN
DWG. NO. C 335-20 TOPO
SHEET PPLAT



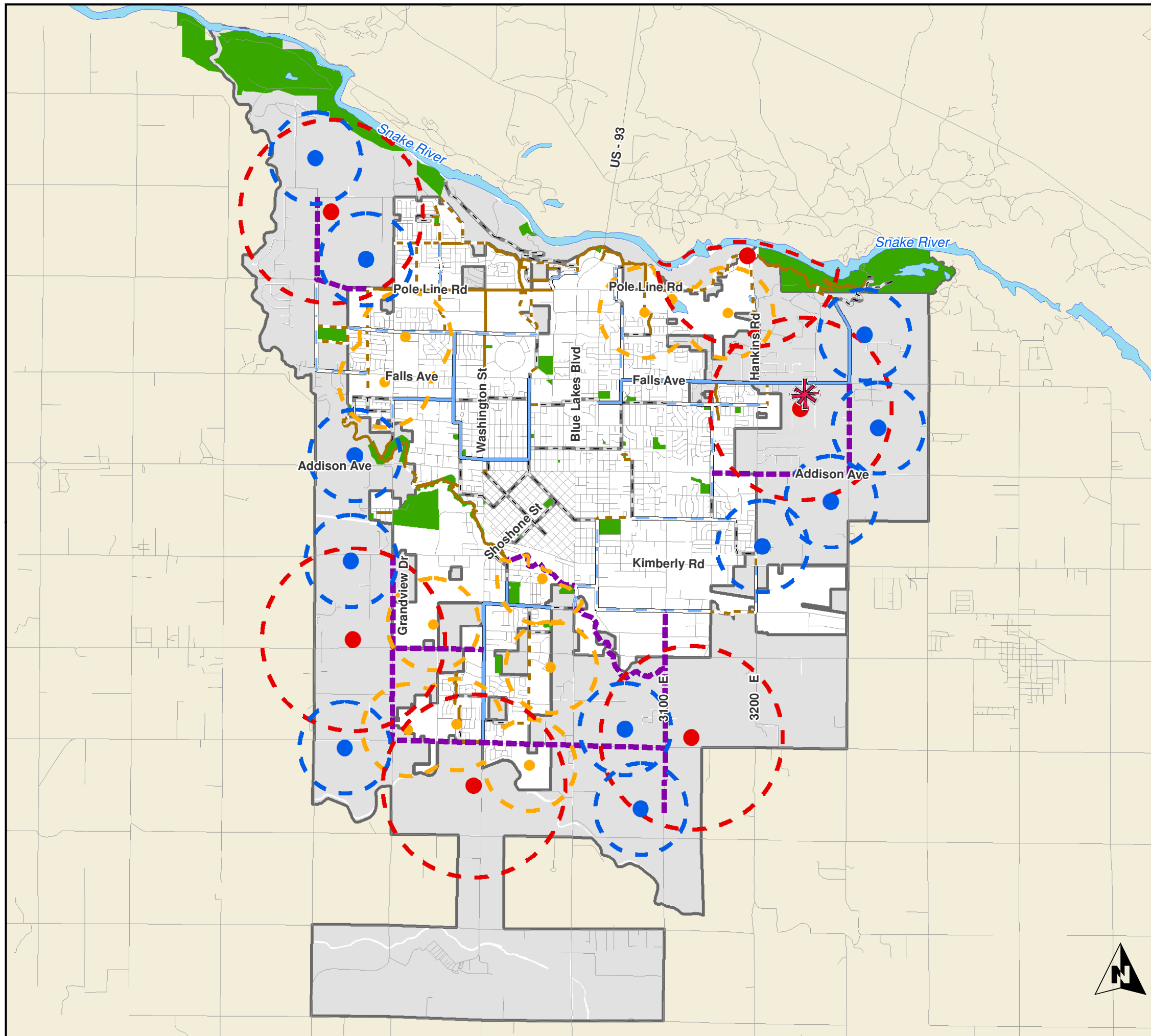
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| | CRO | | R-4 |
| | PRO | | R-6 |
| | PUD | | |
| | C-1 | | |



Proposed Master Plan Improvements

Exhibit 13

-  Proposed Recreation Center
 -  Planned Neighborhood Parks (3 - 10 Acres)
 -  Planned Neighborhood Park Service Area
 -  Proposed Community Park (11 - 50 Acres)
 -  Proposed Neighborhood Park (3 - 10 Acres)
 -  Proposed Community Park Service Areas
 -  Proposed Neighborhood Park Service Areas
 -  Existing Parks
 -  City of Twin Falls
 -  Twin Falls Area of Impact
- Trails**
-  Existing Bike Lane
 -  Existing Shared Use Path
 -  Planned Bike Lane
 -  Planned Shared Use Path
 -  Planned Marked Shared Roadway
 -  Proposed Trails





Date: Tuesday, August 10, 2021
To: Parks and Recreation Commission
From:

ACTION ITEM

Request:

Request for a recommendation for a Parks in Lieu application for the Breckenridge Subdivision, #2, a ZDA. (PZ21-0098)

Time Estimate:

15 minutes for staff presentation and questions or comments after.

Background:

This is a request for a contribution in lieu of a park for the Breckenridge #2 subdivision. The subject property is a 3.46-acre subdivision with 22 residential lots proposed.

Approval Process:

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

In accordance with City Code Section 10-12-3-11 Section F: The city council may, at their discretion, approve and accept cash contributions in lieu of park land with improvements.

Budget Impact:

NA

Regulatory Impact:

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

The amount of land to set aside for park land is equal to the number of residential lots multiplied by 0.01. The fee structure for cash contributions for acquisition of park land shall be the appraised value of the required land area at the time of the application.

History:

NA

Analysis:

The subject property contains two contiguous parcels located behind Costco. The site is located on the north side of Fillmore Street, just north of Pole Line Road.

The development is proposing 22 residential lots on 3.46 acres, which equals a density of 6.4 units per acre. The subject property is zoned R-4 with a Professional Office Overlay. It is also part of the Blue Lake Concept 91 PUD. The R-4 district allows for detached or attached single family dwellings and duplexes as permitted uses and triplex/fourplexes as special uses.

The closest access to open space is the Canyon Rim Trail about a ¼ mile north of the subject

property. Access to Centennial Park is also a ¼ mile to the north, but this park is not owned by the city. The 2016 Parks Master Plan identifies no future parks near the subject subdivision. The required amount of park land per city code would be .22 acres or 9,583 square feet. This does not meet the size minimums for the city to accept park land.

The requested Parks in Lieu contribution is calculated at \$26,702.06 based on the appraisal of the property.

Conclusion:

The Commission is tasked with forwarding a positive or negative recommendation to City Council on whether to accept the cash contribution in lieu of park land.

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

Attachments:

1. PZ21-0098 PR SR PNL Breckenridge 2
2. Preliminary Plat-Residences at Breckenridge Subdivision No 2
3. Breckenridge 2 Vicinity Map
4. 2016 Parks and Rec Master Plan Proposed Improvements Map

Comprehensive Staff Report

To: Parks and Recreation Commission

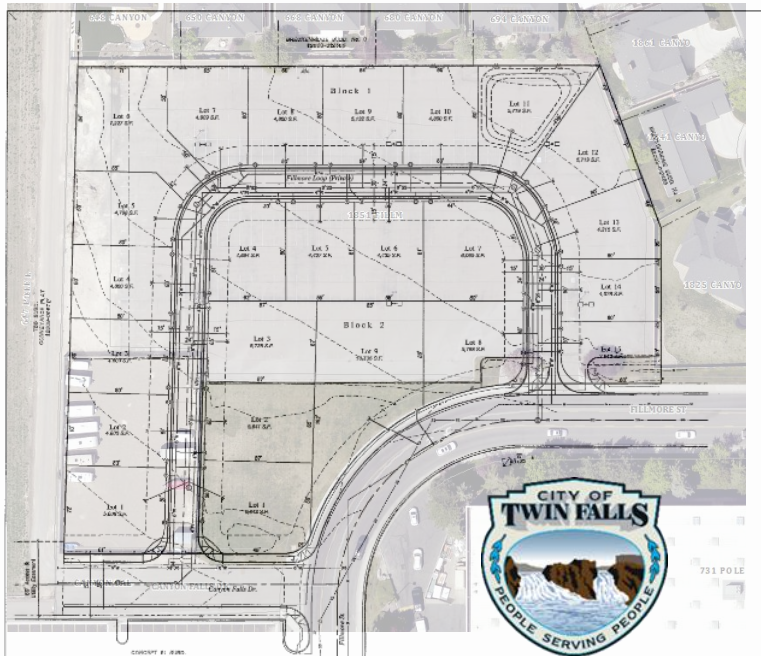
Presenter: Liz Hart, Senior City Planner

Request: for a recommendation on a **Parks In Lieu Contribution** for Breckenridge Subdivision #2

Application: PZ21-0098

Applicant & Representative:

Gerald Marten
Concept Investors, LLC
621 N. College Rd., Ste 100



Parks and Rec Commission: August 10, 2021

City Council: TBD

Background:

This is a request for a contribution in lieu of a park for the Breckenridge #2 subdivision. The subject property is a 3.46-acre subdivision with 22 residential lots proposed.

Approval Process:

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

In accordance with City Code Section 10-12-3-11 Section F: The city council may, at their discretion, approve and accept cash contributions in lieu of park land with improvements.

Applicable Zoning Regulations:

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

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

The fee structure for cash contributions for acquisition of park land shall be the appraised value of

the required land area at the time of the application.

Analysis and Compliance:

The subject property contains two contiguous parcels located behind Costco. The site is located on the north side of Fillmore Street, just north of Pole Line Road.

The development is proposing 22 residential lots on 3.46 acres, which equals a density of 6.4 units per acre.

The subject property is zoned R-4 with a Professional Office Overlay. It is also part of the Blue Lake Concept 91 PUD. The R-4 district allows for detached or attached single family dwellings and duplexes as permitted uses and triplex/fourplexes as special uses.

The closest access to open space is the Canyon Rim Trail about a ¼ mile north of the subject property. Access to Centennial Park is also a ¼ mile to the north, but this park is not owned by the city.

The 2016 Parks Master Plan identifies no future parks near the subject subdivision.

The required amount of park land per city code would be .22 acres or 9,583 square feet. This does not

meet the size minimums for the city to accept park land.

The requested Parks in Lieu contribution is calculated at \$26,702.06 based on the appraisal of the property.

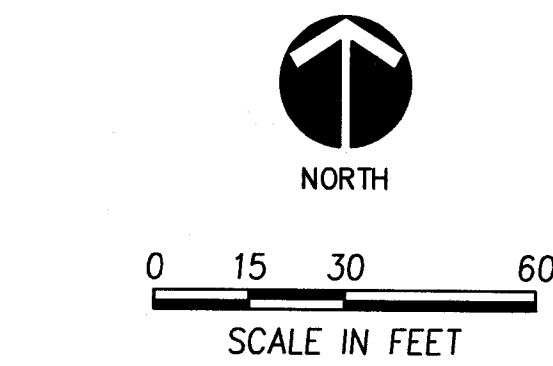
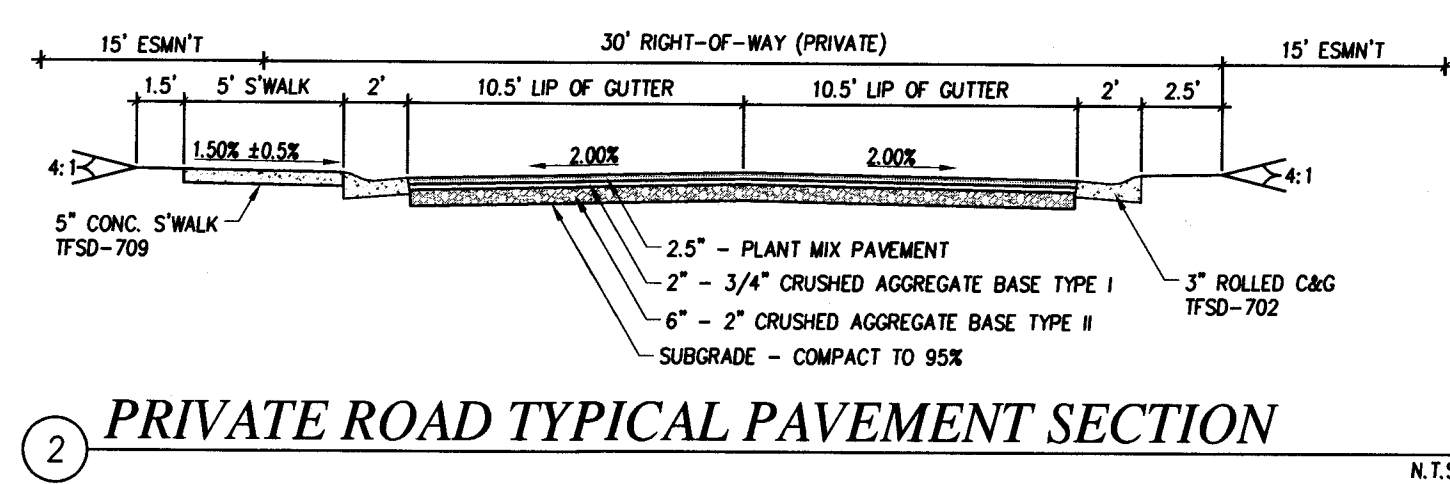
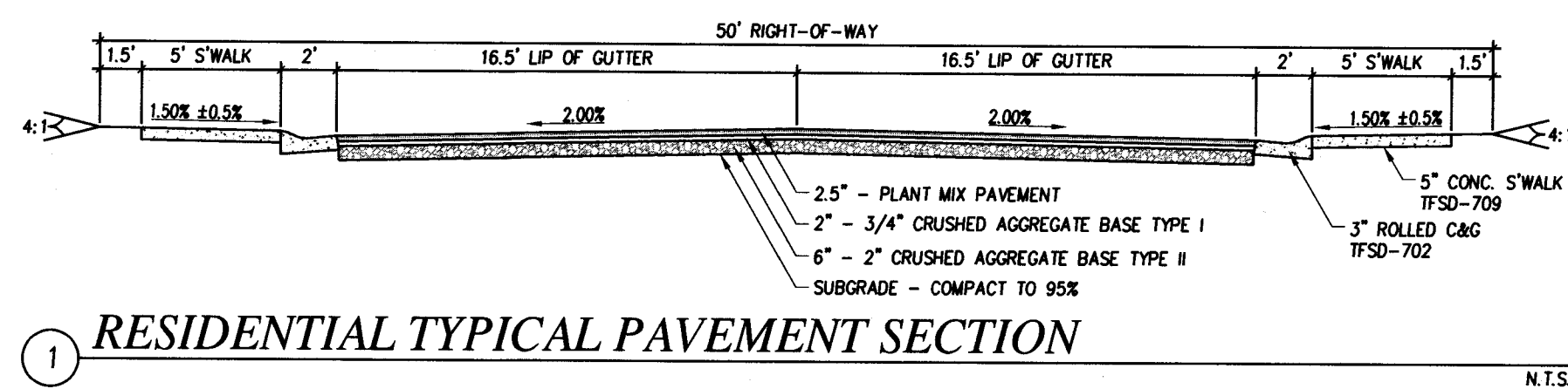
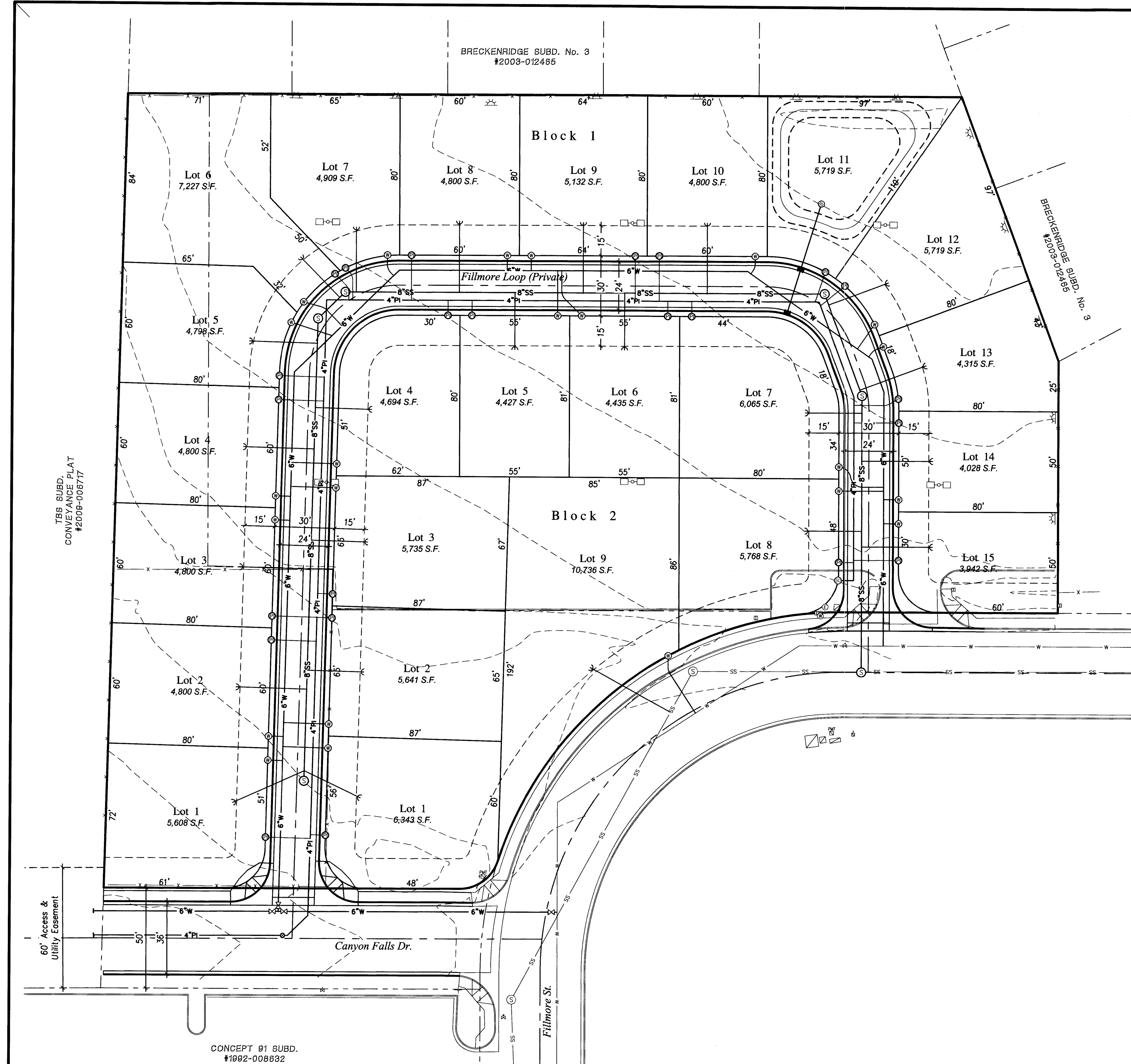
Conclusion:

The Commission is tasked with forwarding a positive or negative recommendation to City Council on whether to accept the cash contribution in lieu of park land.

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

Attachments:

1. Breckenridge Subdivision #2 Preliminary Plat
2. Vicinity Map
3. Parks and Rec Proposed Improvement Map
4. Appraisal



Storm Water Calculations:

Note:
Drainage Runoff Factors:
Impervious Areas = 0.95
Landscape Areas = 0.25
Pre-Development = -0.35
Dry Well - Voids = 40%
Development Area = 150,586 sf

ROADWAY(S)
Impervious: $21,331 \times 0.82 \times 1.6/12 \times 0.95 = 2,216 \text{ cf}$
Landscape: $21,331 \times 0.18 \times 1.6/12 \times 0.25 = 128 \text{ cf}$

LOT 11, BLOCK 1
Landscape: $5,719 \times 1.6/12 \times 0.25 = 191 \text{ cf}$

RESIDENTIAL LOT <12,000
Impervious: $129,255 \times 0.42 \times 1.6/12 \times 0.95 = 6,572 \text{ cf}$
Landscape: $129,255 \times 0.58 \times 1.6/12 \times 0.25 = 2,398 \text{ cf}$
POST DEVELOPMENT TOTAL = 11,485 cf
PRE DEVELOPMENT $150,586 \times 1.6/12 \times -0.35 = -7,027 \text{ cf}$
TOTAL RETENTION REQUIRED = 4,458 cf

RESIDENCES AT BRECKENRIDGE SUBDIVISION No. 2

A Resubdivision and Renumbering of Tracts E & F,
Breckenridge Estates Subdivision No. 3
Located In A Portion of
S² SE⁴, Section 33
Township 9 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2020

Development Notes:

- ALL LOTS ACCESSED FROM COLLECTOR STREETS ARE REQUIRED TO HAVE AN ONSITE TURNAROUND AND BE CONSTRUCTED TO THE REQUIREMENTS OF THE CITY OF TWIN FALLS STANDARD DRAWING TFSO-7100 OR AN ALTERNATE LAYOUT TO BE APPROVED BY THE CITY SHOWN ON A SITE PLAN INCLUDED WITH THE BUILDING PERMIT APPLICATION.
- LOT 11, BLOCK 1 SHALL BE DEVELOPED AS A STORM WATER RETENTION AND OPEN SPACE. SAID LOT 11, BLOCK 1 SHALL BE OWNED AND MAINTAINED BY THE RESIDENCES AT BRECKENRIDGE SUBDIVISION HOMEOWNERS ASSOCIATION.

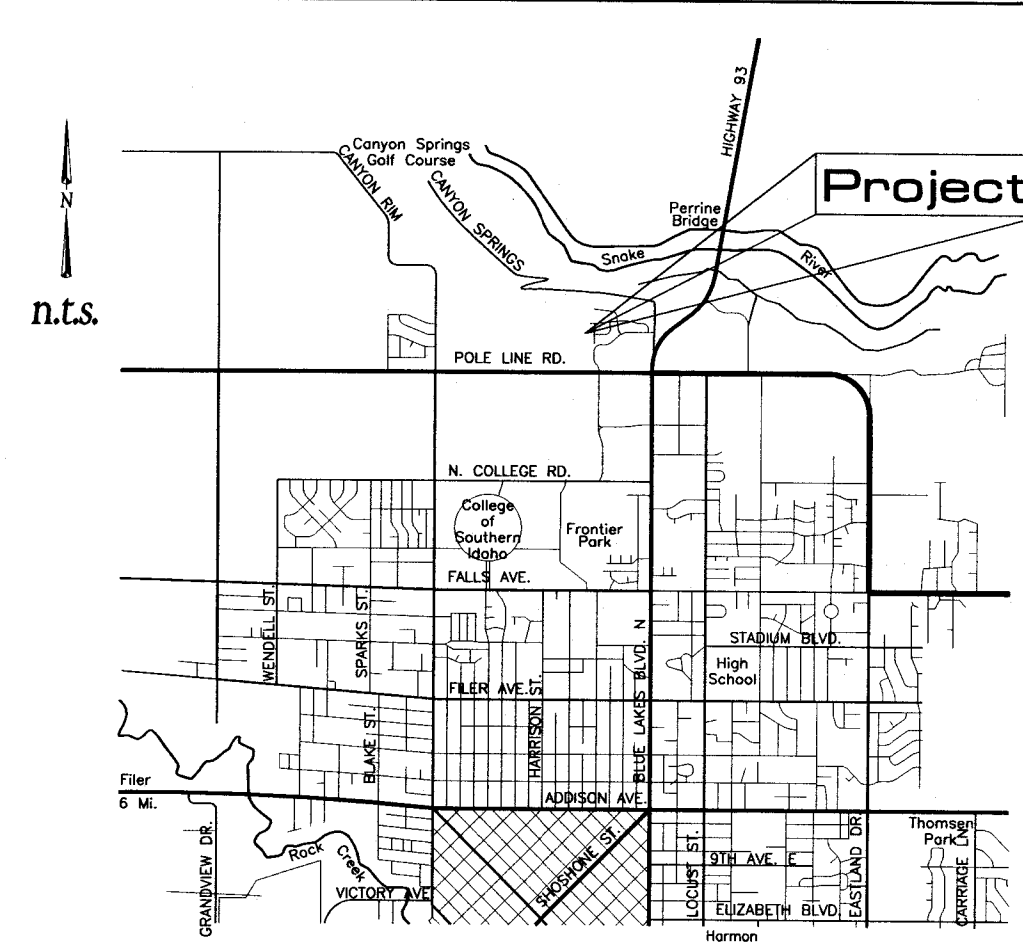
Design Data:

PARCEL NUMBER:	RPT03470050000 RPT03470050000	WATER:	CITY WATER
OWNER/DEVELOPER:	CONCEPT INVESTORS, LLC 621 N. COLLEGE RD., SUITE 100 TWIN FALLS, ID. 83301 PH: (208) 734-4888	IRRIGATION:	CITY PRESSURE IRRIGATION
ENGINEER:	EHM ENGINEERS, INC. 621 N. COLLEGE RD., SUITE 100 TWIN FALLS, ID. 83301 (208) 734-4888	STREETS:	INTERNAL ROADS TO BE PRIVATE STREETS BUILT TO THE SECTION SHOWN. ROADS LEADING INTO THE DEVELOPMENT SHALL BE STANDARD RESIDENTIAL STREETS.
EXISTING ZONE:	R-4 PRO CRO	SETBACKS:	BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE R-4 & R-6 ZONING DISTRICT IN EFFECT AT THE TIME OF ISSUANCE OF BUILDING PERMITS.
PROPOSED ZONE:	R-4 PRO CRO	EASEMENTS:	15' UTILITY EASEMENT ALONG ALL ROADWAY FRONTS. ALL OTHER EASEMENTS ARE LABELED.
EXISTING USE:	AGRICULTURAL	UTILITIES:	UNDERGROUND POWER, TELEPHONE, GAS, & CABLE TELEVISION
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL & DUPLEX	BENCHMARK:	HYDRANT /
DEVELOPMENT AREA:	3.46 ACRES		
VARIANCE:	NONE REQUESTED		
SEWER:	CITY SEWER		

Topographic Legend:

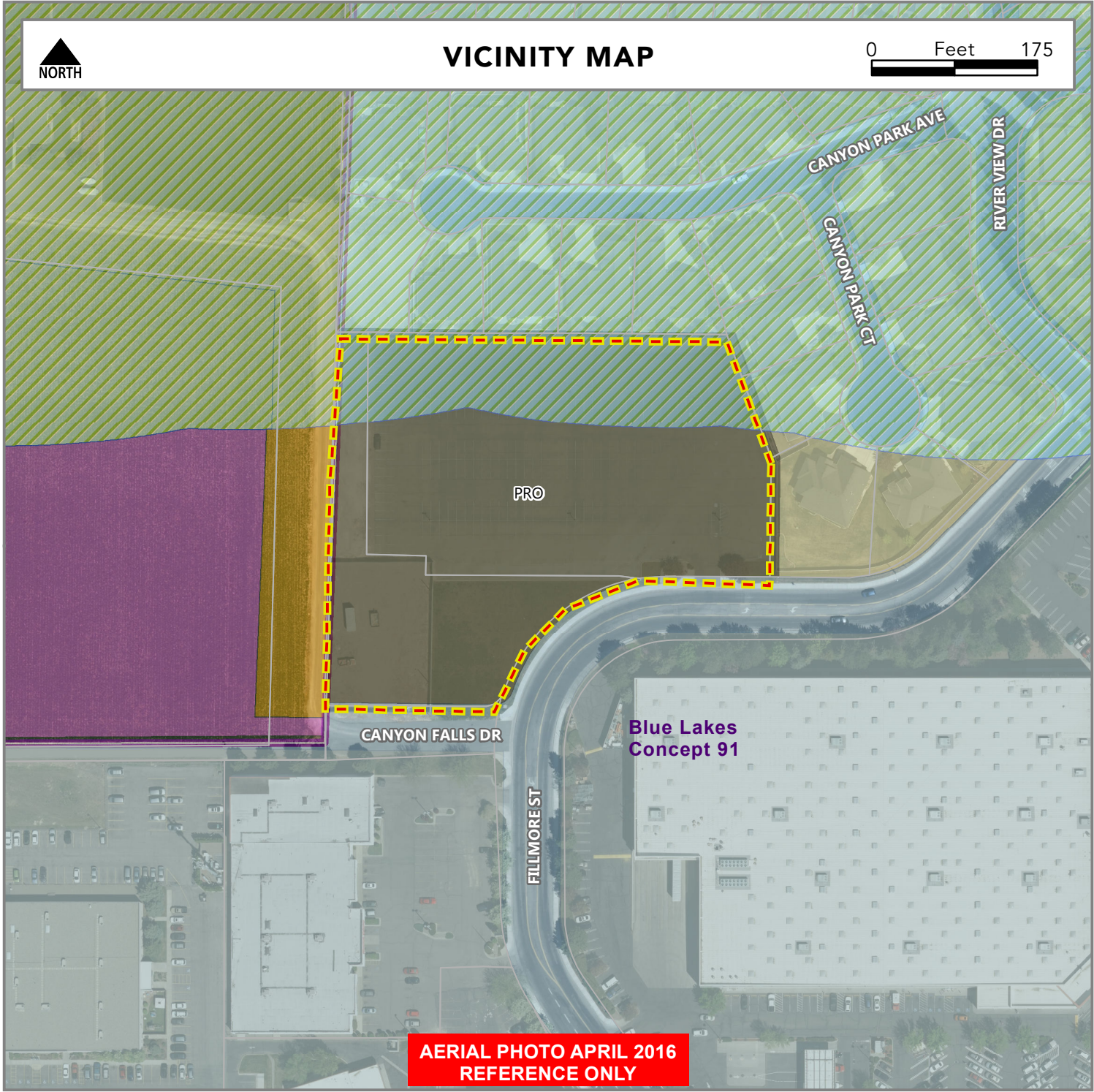
	PROPOSED	EXISTING
CATCH BASIN	■	■
PRESSURE IRRIGATION METER	⊙	⊙
IRRIGATION VALVE	⊙	⊙
BLOW-OFF ASSEMBLY	⊙	⊙
SEWER MANHOLE	⊙	⊙
CLEAN OUT	⊙	⊙
WATER METER	⊙	⊙
FIRE HYDRANT	⊙	⊙
WATER VALVE	⊙	⊙
LIGHT POLE	⊙	⊙
POWER POLE	⊙	⊙
TELEPHONE RISER	⊙	⊙
MAIL BOX	⊙	⊙
DRAINAGE FLOW ARROW	→	→
BUSH / SHRUB	⊙	⊙
SANITARY SEWER LINE	SS →	SS
STORM DRAIN LINE	SD →	SD
WATER LINE	W →	W
GRAVITY IRRIGATION LINE	GI →	IRR
PRESSURE IRRIGATION LINE	PI →	PI
TELEPHONE LINE	T →	T
FENCELINE	— X —	— X —
EDGE OF ASPHALT	— EA —	— EA —
EDGE OF GRAVEL	— EG —	— EG —
VERTICAL CURB AND GUTTER	—	—
ROLLED CURB AND GUTTER	—	—
CONCRETE SIDEWALK	—	—
BUILDING FOOTPRINT	—	—
EXISTING GROUND CONTOUR	—	—

Vicinity Sketch



Boundary Legend:

SURVEY BOUNDARY LINE	—
SECTION LINE	—
SUBDIVISIONAL SECTION LINE	—
PROPOSED EASEMENT LINE	—
ADJACENT PROPERTY LINE	—
CENTERLINE OF STREET	—
PLATTED LOT LINE	—



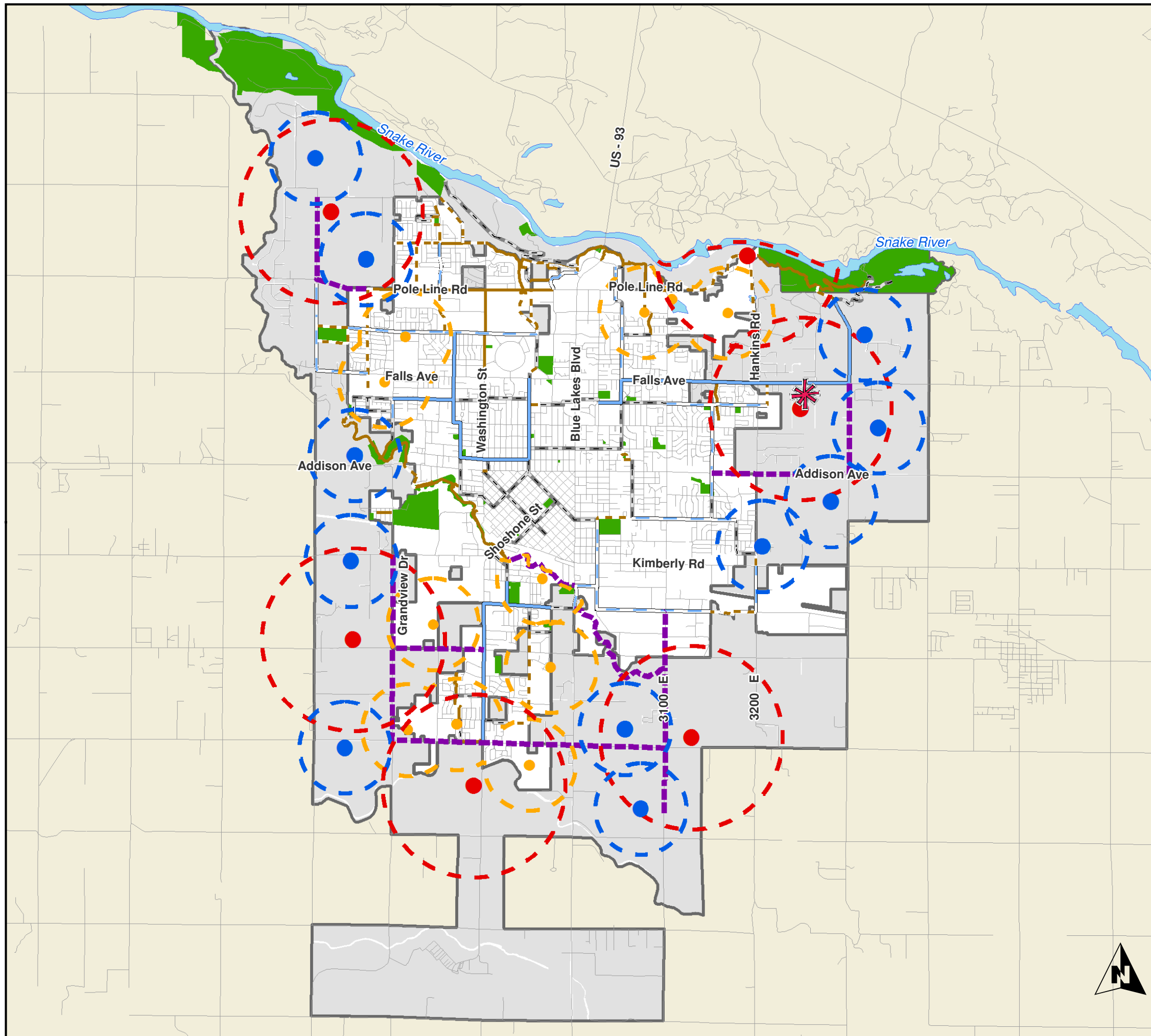
- | | | | |
|--|-----|--|-----|
| | CRO | | R-4 |
| | PRO | | R-6 |
| | PUD | | |
| | C-1 | | |



Proposed Master Plan Improvements

Exhibit 13

-  Proposed Recreation Center
 -  Planned Neighborhood Parks (3 - 10 Acres)
 -  Planned Neighborhood Park Service Area
 -  Proposed Community Park (11 - 50 Acres)
 -  Proposed Neighborhood Park (3 - 10 Acres)
 -  Proposed Community Park Service Areas
 -  Proposed Neighborhood Park Service Areas
 -  Existing Parks
 -  City of Twin Falls
 -  Twin Falls Area of Impact
- Trails**
-  Existing Bike Lane
 -  Existing Shared Use Path
 -  Planned Bike Lane
 -  Planned Shared Use Path
 -  Planned Marked Shared Roadway
 -  Proposed Trails





Date: Tuesday, August 10, 2021
To: Parks and Recreation Commission
From: Wendy Davis, Parks and Recreation Director

ACTION ITEM

Request:

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

Time Estimate:

Allow 15 minutes for brainstorming and discussion.

Background:

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

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

Consider the naming policy as a foundation for this process.

Approval Process:

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

Budget Impact:

Regulatory Impact:

History:

Analysis:

Conclusion:

Attachments:

None



Date: Tuesday, August 10, 2021
To: Parks and Recreation Commission
From: Wendy Davis, Parks and Recreation Director

INFORMATIONAL

Request:

Commission Orientation: TEAMS

Time Estimate:

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

Background:

Approval Process:

Budget Impact:

Regulatory Impact:

History:

Analysis:

Conclusion:

Attachments:

None