



CITY OF TWIN FALLS
DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE
Thursday, March 13, 2014 – 12:00 p.m. Special Meeting
City Council Chambers
305 3rd Avenue East – Twin Falls, Idaho

AGENDA

DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE MEMBERS:

John Bonnett Chairman	Kent Collins	Jeff Gooding	Vacant	Tony Hughes	Brent Jussel Vice- Chairman	Dusty Tenney	Doug Vollmer	Brad Wills
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NOTICE OF SPECIAL MEETING

Development Impact Fee Advisory Committee

- I. Call Meeting to Order
- II. Consideration of the Minutes from the February 20, 2014 Meeting
- III. Discuss updates/changes to CIP program
- IV. Next Committee meeting
- V. Adjourn

Si desea esta información en español, llame Leila Sanchez al (208) 735-7287

**Any person(s) needing special accommodations to participate in the above noticed meeting should contact Lisa Strickland at (208) 735-7267 at least two working days before the meeting.*

City of Twin Falls
Police Capital Improvement Plan, 2008-2023

Type of Capital Infrastructure	Square Footage	CIP Value	times	Growth Portion	Shared Facility (% in fee)	Amount to Include in Fees
Facilities						
Additional police station space to accommodate officers necessitated by 10-year growth ⁽¹⁾	5,220	\$ 1,164,478		100%	100%	\$ 1,164,478
Additional police station space not related to 10-year growth ⁽²⁾	26,780	\$ 5,974,082		0%	100%	\$ -
New City of Twin Falls Communication Center ⁽³⁾		\$ 375,548		100%	66%	\$ 247,862
Vehicles						
SWAT Vehicle-replace existing		\$ 30,000		0%	100%	\$ -
Equipment ⁽⁴⁾						
Provide equipment for 20 new officers		\$ 92,000		100%	100%	\$ 92,000
Provide radios for 10 new vehicles		\$ 20,000		100%	100%	\$ 20,000
Total Infrastructure		\$ 7,656,108				\$ 1,524,339
Plus Cost of Fee-Related Research						
Impact Fee Study ⁽⁵⁾		\$ 44,500		100%	25%	\$ 11,125
Grand Total		\$ 7,700,608				\$ 1,535,464

Notes:

Current LOS is 1.59 officers per 1,000 population.

(1) New Twin Falls Police Station - The space in the current police facility has been determined to be insufficient for the current staff of 96 full time employees. A facility study has concluded that Twin Falls will need to build a 32,000 facility in the next 10 years to be able to accommodate a projected force of 150 FTEs by 2030. Currently, the city's 96 police FTEs inhabit 13,960 sf, or 145 sf per person. The 36 new officers and support staff projected to be necessitated by growth by 2023 require 5,220 sf of this additional square footage. CIP Values were calculated using a cost of \$220 per square foot.

(2) The remaining 26,780 sf of the facility will address existing facility deficiencies, and add additional capacity to respond to the estimated additional 18 officers and support staff projected to be required by growth in 2030. Because the City is over-sizing the police facility to meet projected growth in 2030, the city will be able to collect impact fees from the development occurring in 2023-2030 to recover a portion of that additional capacity.

(3) Communication Center - Based on Twin Falls' estimated population growth and a current communication center investment of \$24.80 per resident, Twin Falls can spend \$370,363 to expand the current facility.

(4) New Officer Equipment - Each new officer will be issued a hand gun (\$600), rifle (\$2,500) and portable radio (\$1,500). Each new vehicle will be outfitted with a radio (\$2,000). 30 radios, 20 hand guns, and 20 rifles will need to be purchased to outfit the 20 new officers and 10 new patrol vehicles required by projected growth. 24 new officers were projected between 2009 and 2023. 4 were added between 2009 and 2014, leaving an additional 20 still needed.

(5) The cost of the fee study was split evenly between all four fee categories.

City of Twin Falls
Fire Capital Improvement Plan, 2008-2023

Type of Capital Infrastructure	CIP Value	times	Growth Portion	times	Shared Facility (% in fee) equals	Amount to Include in Fees
Facilities						
FS #5 ⁽¹⁾⁽⁴⁾	\$ -		100%		100%	\$ -
FS #2 - relocation due to growth ⁽¹⁾	\$ 1,500,000		100%		100%	\$ 1,500,000
Expansion of City of Twin Falls Communication Center to accommodate growth ⁽²⁾	\$ 375,548		100%		34%	\$ 127,686
Vehicles						
Aerial platform for FS #5	\$ 1,250,000		100%		100%	\$ 1,250,000
Engine for FS #5	\$ 525,000		100%		100%	\$ 525,000
Equipment						
Breathing air compressor	\$ 43,000		0%		100%	\$ -
Total Infrastructure	\$ 3,693,548					\$ 3,402,686
Plus Cost of Fee-Related Research						
Impact Fee Study ⁽³⁾	\$ 44,500		100%		25%	\$ 11,125
Grand Total	\$ 3,738,048					\$ 3,413,811

Notes:

- (1) Station cost - calculated using a cost of \$150 per square foot for a 10,000 square foot station.
- (2) Communication Center - Based on Twin Falls' estimated population growth and a current communication center investment of \$24.80 per resident, Twin Falls can spend \$370,363 to expand the current facility.
- (3) Cost of impact fee study is evenly distributed among all six impact fee categories.
- (4) FS #5 has been removed so it can be more closely evaluated in correlation with the timing for staffing at the station.

City of Twin Falls
Parks & Recreation Capital Improvement Plan, 2008-2023

Type of Capital Infrastructure	Growth Related Acres	CIP Value	times	Growth Portion	Shared Facility (% in fee)	Amount to Include in Fees
Neighborhood & Mini-Parks						
<i>Development of Parks Acquired through Exactions and In-Lieu Payments</i>						
Stoneybrook	3	\$ 255,000		0%	100%	\$ -
Preserve Park I	3	\$ 150,000		0%	100%	\$ -
Preserve Park II	3	\$ 150,000		0%	100%	\$ -
Pheasant Meadows	4	\$ 200,000		0%	100%	\$ -
Calistoga	3	\$ 150,000		0%	100%	\$ -
Grandview Estates	3	\$ 150,000		0%	100%	\$ -
Grandview Farms	3	\$ 150,000		0%	100%	\$ -
Centennial Estates	6	\$ 300,000		0%	100%	\$ -
Broadmoor	3	\$ 150,000		0%	100%	\$ -
<i>Improvements to existing parks</i>						
Northern Ridge	n/a	\$ 5,000		0%	100%	\$ -
Rock Creek Estates	n/a	\$ -		0%	100%	\$ -
Morning Sun	n/a	\$ 102,000		0%	100%	\$ -
Fairway Estates	n/a	\$ 30,000		0%	100%	\$ -
Harry Barry Park - improvements	n/a	\$ -		0%	100%	\$ -
Thomsen Park - improvements	n/a	\$ 180,000		0%	100%	\$ -
Vista Bonita Park - improvements	n/a	\$ 3,500		0%	100%	\$ -
City Park - improvements	n/a	\$ 143,000		0%	100%	\$ -
Ascension Park - Ascension Church owns land, city making	n/a	\$ 127,500		0%	100%	\$ -
Cascade Park - improvements	n/a	\$ 117,500		0%	100%	\$ -
Harrison Park - improvements	n/a	\$ 97,500		0%	100%	\$ -
Sunrise Park - improvements	n/a	\$ 83,000		0%	100%	\$ -
Willow Lane Park - improvements	n/a	\$ -		0%	100%	\$ -
<i>total new acres</i>	<u>31</u>					
Community Parks (\$41,250 per acre in land acquisition and \$80,435 per acre in development costs)						
<i>Acquisition and/or Development of New Community Parks</i>						
New Community Parks - to support growth ⁽¹⁾	16.5	\$ 2,035,912		100%	100%	\$ 2,035,912
Rock Creek Canyon near Hatchery (developing 7 of 27 Ci)	n/a	\$ 546,000		0%	100%	\$ -
<i>Improvements to existing parks</i>						
Oregon Trail Youth Complex - improvements	n/a	\$ 207,000		0%	100%	\$ -
Harmon Park - improvements	n/a	\$ 308,000		0%	100%	\$ -
Frontier Field - improvements on CSI property	n/a	\$ 204,500		0%	100%	\$ -
<i>total new acres</i>	<u>16.5</u>					
Large Urban Parks						
Shoshone Falls/Dierkes Lake	n/a	\$ 340,000		25%	100%	\$ 85,000
Auger Falls - will be developed by Public Works	n/a	\$ 2,000,000		0%	100%	\$ -
<i>total new acres</i>	<u>0</u>					
Special Use Park Facilities/Parks Amenities						
<i>Acquisition and Development of New Special Use Park Facilities/Amenities (impact fee eligible)</i>						
Recreation Center,	10	\$ 15,000,000		0%	100%	\$ -
4-plex Softball Field	20	\$ 2,400,000		0%	100%	\$ -
<i>Improvements to Existing Special Use Park Facilities/Amenities (not impact fee eligible)</i>						
Municipal Golf Course - improvements (includes vehicle:	n/a	\$ 1,156,000		0%	100%	\$ -
Sunway Soccer Complex - TFSD owns land, city making it	n/a	\$ 80,000		0%	100%	\$ -
Drury Park - shelter & sign	n/a	\$ 25,000		0%	100%	\$ -
<i>total new acres</i>	<u>30</u>					
Parks Maintenance Facilities						
Expansion of Park Shops by 4,000 square feet	n/a	\$ 214,987		100%	100%	\$ 214,987
Growth Related Equipment and Vehicles	n/a	\$ 389,507		100%	100%	\$ 389,507
Replacement of Existing Equipment and Vehicles	n/a	\$ 715,000		0%	100%	\$ -
Total Infrastructure	77.5	\$ 28,165,906				\$ 2,725,406
Plus Cost of Fee-Related Research						
Impact Fee Study ⁽²⁾		\$ 44,500		100%	25%	\$ 11,125
Grand Total		\$ 28,210,406				\$ 2,736,531

Notes:

(1) Community Parks include open space trail parks.

(2) The cost of the fee study was split evenly between all four fee categories.

**City of Twin Falls
Streets Capital Improvement Plan, 2008-2023**

Type of Capital Improvement	CIP Value	times	Growth Portion	Shared Facility (% in fee) times	Amount to Include in Fees
Arterial Streets					
4 Eastland: Candleridge to Kimberly (4.75 lane miles)	\$ 4,350,000		82%	100%	\$ 3,567,000
3 Eastland: Kimberly to Orchard (4 lane miles)	\$ 2,750,000		64%	100%	\$ 1,760,000
5 Falls: Washington to Grandview (1 lane mile)	\$ 1,500,000		100%	100%	\$ 1,500,000
2 Falls: Blue Lakes to Locust (.25 lane mile)	\$ 625,000		100%	100%	\$ 625,000
1 Pole Line: Bridgeview to Mt. View (2.5 lane mile)	\$ 3,350,000		69%	100%	\$ 2,311,500
Subtotal	\$ 12,575,000				\$ 9,763,500
Traffic Signals (@ \$412,488 each)					
Blue Lakes and Orchard	\$ 418,263		21%	100%	TBD
Pole Line and Creekside	\$ 418,263		100%	100%	TBD
Pole Line and Harrison	\$ 418,263		100%	100%	TBD
Pole Line and Sunway	\$ 418,263		100%	100%	TBD
Pole Line and Monroe	\$ 418,263		100%	100%	TBD
North College and Grandview	\$ 418,263		100%	100%	TBD
Cheney and Blue Lakes	\$ 418,263		100%	100%	TBD
Cheney and Eastland	\$ 418,263		100%	100%	TBD
Stadium and Eastland	\$ 418,263		100%	100%	TBD
Candleridge and Eastland	\$ 418,263		100%	100%	TBD
Falls and Grandview	\$ 418,263		100%	100%	TBD
Falls and Hankins	\$ 418,263		100%	100%	TBD
Filer and Harrison	\$ 418,263		100%	100%	TBD
Filer and Carriage (spelling)	\$ 418,263		100%	100%	TBD
Filer and Hankins	\$ 418,263		100%	100%	TBD
Addison and Harrison	\$ 418,263		100%	100%	TBD
Addison and Hankins	\$ 418,263		100%	100%	TBD
Kimberly and Carriage (spelling)	\$ 418,263		100%	100%	TBD
Park and Kenyon	\$ 418,263		100%	100%	TBD
Park and Washington	\$ 418,263		100%	100%	TBD
Orchard and Kenyon	\$ 418,263		100%	100%	TBD
Orchard and Eastland	\$ 418,263		100%	100%	TBD
Orchard and Hankins	\$ 418,263		100%	100%	TBD
Pheasant and Kenyon	\$ 418,263		100%	100%	TBD
Pheasant and Washington	\$ 418,263		100%	100%	TBD
Pheasant and Harrison	\$ 418,263		100%	100%	TBD
Washington and Highway 74/3600 North	\$ 418,263		100%	100%	TBD
Subtotal	\$ 11,293,096				\$ 2,091,314
Traffic signal master controller	\$ 253,500		100%	100%	\$ 253,500
Total Infrastructure	\$ 24,121,596				\$ 12,108,314
Impact Fee Study ⁽¹⁾	\$ 44,500		100%	25%	\$ 11,125
					\$ -
Grand Total	\$ 24,166,096				\$ 12,119,439

(1) The cost of the fee study was split evenly between all four fee categories.

City of Twin Falls
 Fee Summary

3/13/2014

Impact Fee Category		<u>Current Fees</u>	<u>\$ Diff</u>	<u>% Diff</u>
Police Fees				
Residential (per dwelling unit)	\$ 283	\$ 197	\$ 86	44%
Nonresidential (per square foot)	\$ 0.14	\$ 0.10	\$ 0.04	39%
Fire Fees				
Residential (per dwelling unit)	\$ 629	\$ 562	\$ 67	12%
Nonresidential (per square foot)	\$ 0.32	\$ 0.29	\$ 0.03	12%
Street Fees				
Single Family (per dwelling unit)	\$ 1,576	\$ 283	\$ 1,293	457%
Multifamily (per dwelling unit)	\$ 1,035	\$ 186	\$ 849	456%
Retail (per square foot)	\$ 7.54	\$ 1.36	\$ 6.18	454%
Office (per square foot)	\$ 2.32	\$ 0.42	\$ 1.90	452%
Industrial (per square foot)	\$ 1.67	\$ 0.30	\$ 1.37	463%
Institutional (per square foot)	\$ 0.46	\$ 0.08	\$ 0.38	463%
Parks & Recreation Fees				
Residential (per dwelling unit)	\$ 593	\$ 638	\$ (45)	-7%
Nonresidential (per square foot)	N/A			
Total Fees				
Single Family (per dwelling unit)	\$ 3,081	\$ 1,679	\$ 1,402	84%
Multifamily (per dwelling unit)	\$ 2,540	\$ 1,582	\$ 958	61%
Retail (per square foot)	\$ 8.00	\$ 1.76	\$ 6.24	354%
Office (per square foot)	\$ 2.78	\$ 0.82	\$ 1.96	239%
Industrial (per square foot)	\$ 2.13	\$ 0.70	\$ 1.43	204%
Institutional (per square foot)	\$ 0.92	\$ 0.48	\$ 0.44	92%

Note: May not total due to rounding.

Source: City of Twin Falls and Impact Fee Study Team