

COUNCIL MEMBERS:

Suzanne Hawkins	Jim Munn	Shawn Barigar	Chris Talkington	Gregory Lanting	Don Hall	Rebecca Mills Sojka
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*Vice Mayor*

*Mayor*



**AGENDA**  
**Meeting of the Twin Falls City Council**  
**Monday, September 29, 2014**  
**City Council Chambers**

**5:00 P.M.**

PLEDGE OF ALLEGIANCE TO THE FLAG  
 CONFIRMATION OF QUORUM  
 CONSIDERATION OF THE AMENDMENTS TO THE AGENDA  
 PROCLAMATION: **None**

**GENERAL PUBLIC INPUT**

**AGENDA ITEMS**

**I. CONSENT CALENDAR:**

1. Consideration of a request to approve the Accounts Payable for September 23 – 29, 2014, total: \$1,135,392.18 and September 26, 2014, Payroll, total: \$114,617.73.
2. Request to approve the City Council Meeting Minutes of September 2, 2014, September 8, 2014 and September 15, 2014.

**Purpose:**  
Action

**By:**  
Sharon Bryan

Action

Leila A. Sanchez

**II. ITEMS FOR CONSIDERATION:**

1. Presentation of Peace Officer Standards and Training Council Certificates to the following individuals: Officer Nate Egan, Officer Morgan Waite, Officer Ty Rudkin, Officer Samir Smriko, Officer Josh Hayes, and Officer Dallan Hall.
2. Request to adopt a resolution amending Twin Falls Vision 2030, A Comprehensive Plan for a Sustainable Future to update "Chapter 11, Development Impact Fee Capital Improvement Plans."
3. Presentation on the University of Virginia High Performance Organization training experience.
4. Public input and/or items from the City Manager and City Council.

**Purpose:**  
Presentation

**By:**  
Brian Pike  
Matt Hicks

Action

Mitchel Humble

Presentation

Gretchen Scott  
Jon Caton  
Anthony Barnhart

**III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:**

**IV. PUBLIC HEARINGS:**

6:00 P.M. None

**V. ADJOURNMENT:**

Executive Session 67-2345:

(1) (a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need. This paragraph does not apply to filling a vacancy in an elective office or deliberations about staffing needs in general;

(1) (b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student;

(1) (f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement;

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

### Twin Falls City Council-Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor shall review the public hearing procedures.
  2. Individuals wishing to testify or speak before the City Council shall wait to be recognized by the Mayor, approach the microphone/podium, state their name and address, then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the City Clerk. The City Clerk shall make an audio recording of the Public Hearing.
  3. 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.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.
  4. A City Staff Report shall summarize the application and history of the request.
    - The City Council may ask questions of staff or the applicant pertaining to the request.
  5. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor may limit public testimony to no less than two minutes per person.
    - Five or more individuals, having received personal public notice of the application under consideration, may select 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. The spokesperson shall be limited to 15 minutes.
    - Written comments, including e-mail, shall be either read into the record or displayed to the public on the overhead projector.
    - Following the Public Testimony, the applicant is permitted five (5) minutes to respond to Public Testimony.
  6. Following the Public Testimony and Applicant's response, the hearing shall continue. The City Council, as recognized by the Mayor, shall be allowed to question the Applicant, Staff or anyone who has testified. The Mayor may again establish time limits.
  7. The Mayor shall close the Public Hearing. The City Council 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.

**COUNCIL MEMBERS:**

Suzanne Hawkins	Jim Munn	Shawn Barigar	Chris Talkington	Gregory Lanting	Don Hall	Rebecca Mills Sojka
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Vice Mayor

Mayor

**MINUTES**

Meeting of the Twin Falls City Council  
 Tuesday, September 2, 2014  
 City Council Chambers  
 305 3rd Avenue East -Twin Falls, Idaho

**5:00 P.M.**

PLEDGE OF ALLEGIANCE TO THE FLAG  
 CONFIRMATION OF QUORUM  
 CONSIDERATION OF THE AMENDMENTS TO THE AGENDA  
 PROCLAMATION: None

**GENERAL PUBLIC INPUT****AGENDA ITEMS****I. CONSENT CALENDAR:**

- |  |                           |                            |
|--|---------------------------|----------------------------|
| 1. Request to approve the Accounts Payable for: August 19-September 2, 2014  | <u>Purpose:</u><br>Action | <u>By:</u><br>Sharon Bryan |
| 2. Request to approve the Twin Falls High School Homecoming Parade to be held on Friday, September 12, 2014, at 4:00 P.M. on Main Avenue.  | Action                    | Ryan Howe                  |
| 3. Request to approve a Snake Harley-Davidson Customer Appreciation Concert to be held on Friday, September 19, 2014.  | Action                    | Dennis Pullin              |
| 4. Request to approve the Findings of Fact, Conclusions of Law, and Decision for:<br>a. Appeal of Special Use Permit (Denied) application for Gary Asher, applicant.<br>b. Annexation Application for the Twin Falls School District/City of Twin Falls. | Action                    | Mitchel Humble             |
| 5. Request to approve the City Council Minutes for July 21, 2014, July 28, 2014, August 4, 2014, and August 11, 2014.  | Action                    | Leila A. Sanchez           |

**II. ITEMS FOR CONSIDERATION:**

- |   |                           |                                      |
|---|---------------------------|--------------------------------------|
| 1. Swearing in ceremony for two new Twin Falls Police Department Police Officers and Mayor Don Hall to administer the Oath of Office to Officers Kyle Skuza and Jacob Olson.                | <u>Purpose:</u><br>Action | <u>By:</u><br>Brian Pike<br>Don Hall |
| 2. Presentation of a Certificate of Appreciation to Jim O'Donnell for serving on the Airport Advisory Commission.   | Presentation              | Bill Carberry                        |
| 3. Request from Jim O'Donnell on behalf of the Magic Valley Air Show to waive public safety fees (police and fire) charged by the City of Twin Falls.                                       | Action                    | Jim O'Donnell                        |
| 4. Request to approve an FAA Grant Offer for AIP 36, Architectural Services for the Terminal Modification Project in the amount of \$380,174.   | Action                    | Bill Carberry                        |
| 5. Request to approve an agreement for Design, Bidding, and Construction Services with CSHQA Architects for the FAA Terminal Modification Project.  | Action                    | Bill Carberry                        |
| 6. Request from Nate Stinson to waive the non-conforming building expansion permit process for a home located at 311 Falls Avenue West.   | Action                    | Mitchel Humble                       |
| 7. Request to adopt an Ordinance for a Zoning District Change & Zoning Map Amendment to rezone 6.927 (+/-) acres from R-1 VAR to SUI for property located west of 3236 Addison Avenue East. | Action                    | Mitchel Humble                       |
| 8. Request to award a bid to construct the Pillar Falls and the Knievel sections of the Snake River Canyon Rim Trail to Idaho Sand & Gravel.  | Action                    | Dennis Bowyer                        |
| 9. Discussion on current City sanitation process.   | Discussion                | Lorie Race                           |
| 10. Formation of City Council committee to complete the annual performance evaluation of the City Manager and City Attorney.  | Action                    | Don Hall                             |
| 11. Public input and/or items from the City Manager and City Council.   |                           |                                      |

**III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:****IV. PUBLIC HEARINGS: 6:00 P.M.**

- |   |           |             |
|---|-----------|-------------|
| 1. Request from the YMCA to increase rates at the City/YMCA Swimming Pool.                | PH/Action | John Pauley |
| 2. Request for the City Council's recommendation on the Vacation of two platted Ditch and |           |             |

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Utility Easements on property located at 2733 Skyline Drive in the Area of Impact.	PH/Action	Jenna & Blake Johnson
3. Request for an amendment to Twin Falls Vision 2030- A Comprehensive Plan to expand and clarify the depth of the commercial/retail corridor along the north side of a portion of Kimberly Road and to amend the water service boundary area to include that portion of Kimberly Road being proposed with this amendment for property within the City's Area of Impact.	PH/Action	Bradford J. Wills
<b>V. ADJOURNMENT:</b>		
1. Executive Session 67-2345(1) (c) To conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency.		

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**Present:** Suzanne Hawkins, Jim Munn, Shawn Barigar, Chris Talkington, Greg Lanting, Don Hall, Rebecca Mills Sojka

**Absent:** None

**Staff Present:** City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Deputy City Attorney Shayne Nope, Chief Finance Officer Lorie Race, Police Chief Brian Pike, Staff Sergeant Dennis Pullin, Sergeant Ryan Howe, Airport Manager Bill Carberry, Parks & Recreation Director Dennis Bowyer, Deputy City Clerk/Recording Secretary Leila A. Sanchez

Mayor Hall called the meeting to order at 5:00 P.M. He then invited all present, who wished to, to recite the pledge of Allegiance to the Flag. A quorum was present.

**CONSIDERATION OF THE AMENDMENTS TO THE AGENDA: None**

**PROCLAMATION: None**

**GENERAL PUBLIC INPUT**

Paul Ostyn, resident of Twin Falls, gave the following suggestions for Baxter Park:

Create a dog run along and near the inner fence chips/sand.

Divide the meet and greet entry pen for large and small dogs

Grass is tall and should be mowed lower

Encourage people to contribute to the dog park

Place a shelter and plastic chairs

Sprinklers need to be adjusted to not come on during the day

**AGENDA ITEMS**

**I. CONSENT CALENDAR:**

1. Request to approve the Accounts Payable for: August 19-September 2, 2014, total: \$683986.67; Fire Payroll August 29, 2014, total: \$50,620.19; Payroll August 29, 2014, total: \$21,109.88; Payroll, August 20, 2014, total: \$880.01.
2. Request to approve the Twin Falls High School Homecoming Parade to be held on Friday, September 12, 2014, at 4:00 P.M. on Main Avenue.
3. Request to approve a Snake Harley-Davidson Customer Appreciation Concert to be held on Friday, September 19, 2014.
4. Request to approve the Findings of Fact, Conclusions of Law, and Decision for:
  - a. Appeal of Special Use Permit (Denied) application for Gary Asher, applicant.
  - b. Annexation Application for the Twin Falls School District/City of Twin Falls.
5. Request to approve the City Council Minutes for July 21, 2014, July 28, 2014, August 4, 2014, and August 11, 2014.

**MOTION:**

Councilmember Lanting moved to approve the Consent Calendar as presented. The motion was seconded by Vice Mayor Hawkins and roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

**II. ITEMS FOR CONSIDERATION:**

1. Swearing in ceremony for two new Twin Falls Police Department Police Officers and Mayor Don Hall to administer the Oath of Office to Officers Kyle Skuza and Jacob Olson.

Chief Pike gave the presentation and Mayor Don Hall administered the Oath of Office.

2. Presentation of a Certificate of Appreciation to Jim O'Donnell for serving on the Airport Advisory Commission.

Airport Manager Carberry stated that on behalf of the Airport Advisory Board staff recommends City Council honor Jim O'Donnell for his service to the Airport Advisory Board.

Mayor Hall and Councilmember Talkington presented the plaque to Mr. O'Donnell.

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3. Request from Jim O'Donnell on behalf of the Magic Valley Air Show to waive public safety fees (police and fire) charged by the City of Twin Falls.

City Manager Rothweiler explained the request to waive costs for Police and Fire Services. He stated that historically fees have been waived as part of the City's contribution to the community event. In the past City staff handled the accounting but in 2012, the Air Show was made a 501 3 C status, making it a standalone entity and no longer under the jurisdiction of the City. Since this is a separate entity staff believes it is appropriate for the Council to consider the request.

Jim O'Donnell explained the request to waive public safety fees (police and fire) charged by the City of Twin Falls.

Council discussion followed.

-Financials

Jim O'Donnell stated that the Air Show is in the hole. Attendance was down significantly. Four sponsors have not paid.

Councilmember Mills Sojka stated that since the loss in 2008 there was an agreement with the Council and the Airshow that the taxpayers would not be responsible for any losses because this is a separate entity and a separate event. On the front end when the event came through there was an agreement that the Air Show would be responsible for paying for safety and fire costs. She asked for a breakdown of services of the \$3,000.

Jim O'Donnell stated that services were provided by City of Twin Falls, Magic Valley Paramedics and Twin Falls County Sherriff's Department.

City Manager Rothweiler stated that \$800 of the \$3,000 is associated with law enforcement and the balance is associated with the fire response discussed by Jim O'Donnell. For the record it is his understanding that in addition to the City's service individuals from the Sherriff's Department and EMS also participated and provided a service for the Air Show.

Jim O'Donnell stated the Sherriff's Department and EMS waived their fees.

**MOTION:**

Vice Mayor Hawkins moved to approve the request from the Magic Valley Air Show to waive public safety fees for both police and fire. The motion was seconded by Councilmember Lanting.

Discussion followed.

-Waiving overtime fees for nonprofits

-Determination for which groups the fees are waived

Chief Pike stated that it is not unusual for Council to waive fees for nonprofits. Fees for Western Days and the Homecoming Parade have been built into the Police Department's overtime budget. At one point the Council made a decision, such as for Western Days, to absorb fees into the budget. Other requests go through a different process which was established years ago by agreement of the Council.

He continued to explain the Special Events Application process in which a group of city employees meet s to evaluate the impact of the event on the City and the surrounding neighborhood. If the applicant is required to provide security they have several options which may include using the Sherriff's Reserve Program and Twin Falls Police Officers. The decisions made by the group are based on the past history of the event.

Councilmember Talkington stated that the Air Show that made money through the 501 3 C had the Blue Angels perform. They have been sequestered and are potentially coming back.

Councilmember Talkington stated that as Jim O'Donnell stated, attendance was low. Jim O'Donnell kept costs down and if not for leadership this year the expense side would balloon significantly more. It is uncommon for fees to be waived for nonprofits.

Councilmember Barigar stated that the Air Show is a community wide function hosted at a facility which is shared by the County. The service provided by Police and Fire are services that would be required from whoever was hosting the event. He agrees that in the future the request from Mr. O'Donnell would be settled prior to the event. He is in favor of the request.

Councilmember Mills Sojka stated she supports the Air Show but is concerned about using tax dollars to support an event that is losing money. The event is not open to the public but is based on a ticketed admission. She has not seen the events financial statements to see where money was spent. Air Magic Valley is its own organization separate from the City and she does not feel it is the City's place to come in and take on a portion of those losses. The agreement was that they would cover

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their fire and safety costs. The taxpayers took the loss in 2008. In 2012, a profit was made of \$45,000, and instead of paying back those losses, the Council allowed the Air Show to keep the seed money. She supports the Air Show but cannot support the request.

Councilmember Lanting stated that he has never seen the financials of Western Days. He is in favor of the motion.

Vice Mayor Hawkins stated that as elected officials, Councilmembers take requests one on one and at their face value. The Air Show is a big part of the community and the Airport and Airport Board show their support by being involved in the event. If the request had been made at the front end, she believes the request would have been approved without any hesitation. She is in favor of the request

Councilmember Munn stated that he understands that in the past the City waived the events fees but in the future payment of fees needs to be discussed on the front. He is in favor of the request this time.

Roll call vote showed Councilmembers Hawkins, Munn, Barigar, and Talkington, Lanting and Hall voted in favor of the motion. Councilmember Mills Sojka voted against the motion. Approved 6 to 1.

Mayor Hall requested a staff report of the fees waived.

4. Request to approve an FAA Grant Offer for AIP 36, Architectural Services for the Terminal Modification Project in the amount of \$380,174.

Airport Manager Carberry explained the request.

On July 14, 2014, the City Council reviewed the results of the Terminal Phase I feasibility study and gave staff direction to move forward with developing a contract with the Architect Martin Hahle of CSHQA for the remaining phases of the project to include the design, bidding, and construction services.

The contract for the architect's services for the project is \$386,886.75 The FAA deemed 91.77% of the construction space eligible for AIP funding and thus the same percentage of the contract is eligible for the grant. The grant offer from the FAA covers 93.75% of eligible cost. The remaining funding will come from the local match/PFC fund.

Staff recommends the Council approve acceptance of the FAA AIP 36 Grant Offer in the amount of \$380,174.00 and authorize the Mayor to sign the grant offer.

**MOTION:**

Councilmember Talkington moved to approve the FAA Grant Offer for AIP 36, Architectural Services for the Terminal Modification Project in the amount of \$380,174. The motion was seconded by Councilmember Mills Sojka. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

5. Request to approve an agreement for Design, Bidding, and Construction Services with CSHQA Architects for the FAA Terminal Modification Project.

Airport Manager Carberry explained the request.

Based on review of the contract proposal and the independent free estimate with the FAA project manager, staff finds the fee reasonable and recommends the City Council approve the agreement for architectural and engineering services with CSHQA in the amount of \$386,886.75, contingent upon FAA occurrence with available funding.

**MOTION:**

Councilmember Talkington moved to approve agreement for Design, Bidding, and Construction Services with CSHQA Architects for the FAA Terminal Modification Project in the amount of \$386,886.75. The motion was seconded by Councilmember Lanting. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

6. Request from Nate Stinson to waive the non-conforming building expansion permit process for a home located at 311 Falls Avenue West.

Community Development Director Humble reviewed the request.

The home is located in the R-4 Zoning District. Falls Avenue West is a major arterial and has a minimum building setback of 80' from centerline. The existing home is located within the centerline setback. Per City Code Title 10; Chapter 4; Section 5.3 the current structure is non-conforming as it stands at 70' from centerline, thus encroaching approximately 10'. It was determined the

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proposed addition meets the required 5' side and 20' rear building setbacks, and will not expand the non-conforming portion of the home further into the front yard setback.

Staff recommends that the Council review and act on the request to waive the non-conforming building expansion permit process for a home located at 311 Falls Avenue West.

Discussion followed.

-Side yard setbacks

Nate Stinson, applicant, stated he notified his neighbor to the west of his property of the proposed request.

**MOTION:**

Councilmember Lanting moved to approve the request to waive the non-conforming building expansion permit process for a home located at 311 Falls Avenue West to add a 144 sq. ft. bathroom. The motion was seconded by Councilmember Barigar. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

7. Request to adopt an Ordinance for a Zoning District Change & Zoning Map Amendment to rezone 6.927 (+/-) acres from R-1 VAR to SUI for property located west of 3236 Addison Avenue East.

Community Development Director Humble reviewed the request.

On May 05, 2014, the City Council unanimously recommended approval of the request as presented and on July 23, 2014 the Board of County Commissioners approved the request to rezone 6.927 (+/-) acres from R-1 VAR to SUI for property located west of 3236 Addison Avenue East within the City's Area of Impact as presented. Staff has prepared an ordinance for Council's approval this evening. Staff recommends the City Council adopt the ordinance so it can be published and codified.

Discussion followed.

-Connection to city sewer and water services

Community Development Director Humble stated that the applicant would not be allowed to connect onto City services because they are not in the water service boundary. If a septic system fails on a property located in the area of impact and falls within 1,000 feet of the City's water and sewer systems the homeowner will be required to hook up to city services.

-Application to the new school that is outside the water boundary

Community Development Director Humble stated the City will not be able to offer city services unless there is a change to the water boundary.

-Rezoning property from R1 Variable to SUI related to access to Falls East

Community Development Director Humble explained the platting process.

**MOTION:**

Councilmember Lanting moved to suspend the rules and place Ordinance 3079 on third and final reading by title only. The motion was seconded by Councilmember Munn. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

Deputy City Clerk Sanchez read Ordinance 3079 by title only: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, REZONING REAL PROPERTY BELOW DESCRIBED; PROVIDING THE ZONING CLASSIFICATION THEREFOR; AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT.

**MOTION:**

Vice Mayor Hawkins moved to adopt Ordinance 3079. The motion was seconded by Councilmember Lanting. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

8. Request to award a bid to construct the Pillar Falls and the Knievel sections of the Snake River Canyon Rim Trail to Idaho Sand & Gravel.

Parks & Recreation Director Bowyer reviewed the request.

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Staff recommends that the Council award the bid to construct the Pillar Falls and the Knievel trail sections to Idaho Sand & Gravel in the amount of \$88,973. This bid is for the construction of the trails. It does not include the fencing for either trail section. The fence estimates are just under \$30,000. After the construction of the trails is complete, City staff will hire a fencing company to install the fencing on both new sections of the trail system.

There is \$208,000 in the current budget for trail improvements. The Twin Falls Community Foundation has committed \$10,000 and the Magic Valley Trail Enhancement Committee has committed \$7,500 for the Pillar Falls trail section. Along with the grant funding of \$44,815, the cost to the City will be approximately \$27,000 for two trail sections.

Discussion followed.

- Repair estimates for trail adjacent to Canyon Crest
- Bid estimates
- Knievel safer trail than walking Canyon Springs Road
- Remaining \$200,000

Tim Vawser stated that the Engineer's estimate was \$1,000 under the low bid.

City Manager Rothweiler stated that the funds that do not have restrictions will revert back to capital fund cash reserves at the conclusion of the fiscal year. State Code states that any unspent funds or funds that are not committed on September 30, will revert back to the City's cash reserves. When worthy projects come up presentations will be made to the Council to request utilization of funds.

### **MOTION:**

Councilmember Barigar moved to award the bid to construct the Pillar Falls and the Knievel sections of the Snake River Canyon Rim Trail to Idaho Sand & Gravel in the amount of \$88,973. The motion was seconded by Councilmember Mills Sojka. Roll call vote show showed all members present voted in favor of the motion. Approved 7 to 0.

### 9. Discussion on current City sanitation process.

Chief Finance Officer Race gave the presentation. During the budget process, staff was directed to meet with PSI and discuss options that might be available for changes to the current unlimited trash service. Staff was asked to investigate the use of a smaller cart by some citizens. A meeting was held with Les Reitz and Kevin Malone with PSI. Kevin Malone will present the information discussed at the meeting.

Kevin Malone reviewed the outcome of the route audit done in June 2014, using overhead projections.

City Manager Rothweiler explained that on June 10, there were 34 incidents in which a resident placed a bag and/or a receptacle out for pickup.

Chief Finance Officer Race stated that there are no changes in route costs when changing over to a 65 gallon cart from a 96 gallon cart. PSI's contract basically will remain the same with the exception of the purchase of new 65 gallon carts which would be amortized over ten years. Residents using a 65 gallon cart will pay less. Currently \$10.14 is paid to PSI and \$3.75 is charged to customers for landfill and for options, with the cost totaling \$13.89. Residents using the 65 gallon cart would pay less than the \$13.89. Residents using the 96 gallon cart would be making up the difference and paying more than the current charge. Street sweeping and administration costs would remain the same.

An issue that also was discussed was the potential of illegal dumping which would increase the demand and cost for Code Enforcement.

City Manager Rothweiler discussed the amortizing costs for the 65 gallon carts over a 4 and 10 year period.

Discussion followed.

- Requests for smaller containers came from single seniors
- Residents grandfathered in to a one can rate
- Costs shifted to residents using a 96 gallon cart
- Using a 65 gallon can and eliminating unlimited pickup
- Additional recycling receptacles, through PSI, are available at a cost of \$2.06

Kevin Malone stated that private customers typically have more land where they can dump grass clippings, etc. or burn it in rural area. In the rural areas PSI charges \$5 a bag.

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Councilmember Lanting stated that Arizona requires that the lid fit down on the can and costs are higher. He struggles to shift costs to those using the 96 gallon cart.

Councilmember Talkington stated that he can make the argument that the rate is set up wrong, and those less volume metric users are being overcharged.

Councilmember Barigar stated he does not understand the argument that the rates are higher than they should be. The math works out to what it costs the City for the service for PSI and the cost for dumping at the landfill.

Discussion followed.

-Update on the yard waste

Mayor Hall stated that he applauds the efforts of Chris Talkington to decrease costs for those dumping less trash.

Kevin Malone stated that he has been working with Josh Bartolome, Southern Idaho Solid Waste, on yard waste. He explained alternatives to disposing of yard waste.

-Disposal of yard waste by commercial users

-Landfill fixed costs

**MOTION:**

Councilmember Talkington moved to approve on a one year trial basis Option 2, where customers using the 65 gallon containers would be charged \$9.87 a month and customers using the 96 gallons containers would be charged \$14.70 a month and those 2,039 potential customers would be on a first come, first served application. The motion was seconded by Councilmember Lanting.

Kevin Malone stated that the 65 gallon receptacle, at his cost, is \$55/each at a total cost of \$112,000 for 2,039 containers.

Mayor Hall stated for the record that he appreciates the motion and the direction and sentiment behind it but cannot support it.

Roll call showed Councilmember Talkington voted in favor of the motion. Councilmembers Hawkins, Munn, Barigar, Lanting, Hall, and Mills Sojka voted against the motion. Failed 1 to 6.

City Manager Rothweiler reported that the Fireman's Ball will be held on Saturday, September 13, 2014, at 6:30 p.m.

City Manager Rothweiler reported that citizens will see a reduction in property tax this upcoming year. The tax rate will decrease from \$7.86 to \$7.79. There will be an increase to the homeowner's exemption.

Recess at 6:57 p.m.

Reconvened at 7:06 p.m.

**IV. PUBLIC HEARINGS: 6:00 P.M.**

- 1. Request from the YMCA to increase rates at the City/YMCA Swimming Pool.

John Pauley, Aquatics Director, gave the presentation. He discussed the need for the two lifeguard system and the costs associated with the system.

He reviewed the following

**Daily Admission Fees (includes sales tax)**

<u>Categories</u>	<u>Current Rate</u>	<u>Proposed Rate</u>	<u>Percentage Increase</u>	<u>Maximum Rate</u>
3 and under	\$2.00	\$2.50	25.00%	\$3.00
Ages 4-17	\$3.00	\$3.50	16.67%	\$4.50
Adults	\$4.00	\$4.50	12.50%	\$6.00

Monthly Pool Passes (does not include sales tax)

<u>Categories</u>	<u>Current Rate</u>	<u>Proposed Rate</u>	<u>Percentage Increase</u>	<u>Maximum Rate</u>
Youth (8-17)	\$21.00	Same rate	0%	\$29.50
Adult	\$22.50	\$23.99	6.62%	\$31.50
Family	\$27.50	\$29.99	9.05%	\$38.50

**Annual Pool Passes (does not include sales tax)**

<u>Categories</u>	<u>Current Rate</u>	<u>Proposed Rate</u>	<u>Percentage Increase</u>	<u>Maximum Rate</u>
Youth (8-17)	\$170.00	Same rate	0%	\$237.50
Adult	\$184.91	\$200.00	8.16%	\$260.00
Family	\$250.00	\$275.00	10.00%	\$350.00

**Joiner Fee (does include sales tax)**

<u>Categories</u>	<u>Current Rate</u>	<u>Proposed Rate</u>	<u>Percentage Increase</u>	<u>Maximum Rate</u>
Youth (8-17)	\$25.00	Same rate	0%	\$50.00
Adult	\$25.00	Same rate	0%	\$50.00
Family	\$25.00	\$35.00	40.0%	\$50.00

Discussion following.

- Average lifeguard rate: \$7.75 to \$8.50 an hour
- Government regulates mechanical equipment

City Manager Rothweiler stated that the YMCA operates the pool and are requesting support to its operations. It has been noted that the Parks & Recreation Advisory Commission supports the request.

Mayor Hall opened the public testimony portion of the hearing. He submitted a letter for the record from Bret Belnap.

Mayor Hall closed the public testimony portion of the hearing.

John Pauley addressed the letter submitted for the record by Bret Belnap and explained the various ways they are keeping costs down.

- Lifeguards and swim instructors
- Subsidize swim lessons
- YMCA Scholarship fund

Mayor Hall closed the public hearing.

**MOTION:**

Councilmember Talkington moved to accept the request as recommended by the Parks & Recreation Commission to increase rates to the City/YMCA City Pool as promoted and as advertised in Resolution 1931. The motion was seconded by Councilmember Munn. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

2. Request for the City Council's recommendation on the Vacation of two platted Ditch and Utility Easements on property located at 2733 Skyline Drive in the Area of Impact.

Gemma Johnson explained the request. On overhead projection she showed the location of the power pole. The request is to extend to the north end of the building approximately 15' off the existing building for a covering for hay and horse stall. They have no intention of touching the south end of the building. There is a small greenhouse and small shop house area which is attached to the existing two car garage. The garage door is 6' tall and built with supporting beams inside the garage. The request is to make the garage itself more functional to pull vehicles in. The shop and the greenhouse are the most functional part of the building.

Planner I Spendlove reviewed the request.

This lot was created with the Skyline Acres Subdivision in 1963. A single family dwelling was believed to have been constructed on the property in 1972; it is believed the accessory structure was built in this same year or shortly thereafter. The accessory building was constructed on a platted easement both on the West and the South property lines. In early 2003, the Johnsons extensively remodeled the existing single family dwelling into the way it stands today. The accessory building was not part of that permit, and was not evaluated for compliance at that time.

In June 2014, the city received a building permit to remodel an existing accessory structure. During the permit review it was revealed that the existing structure was built on the platted easements. Staff has since worked with the owner to offer solutions and direction to rectify the situation.

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This is a request to vacate a 15' x 465.3' (6979.5 sf) easement on the West property boundary and a 15' x 265.3' (3979.5 sf) easement on the South Property boundary. These easements are stated on the plat to be for "Ditch and Utility." The intent is to vacate these easements to bring an existing garage into compliance due to it currently being located over a portion of both easements. The extents of the encroachment on the easements are unknown at this time.

The applicant applied for a special use permit in conjunction with this vacation in order to add onto the garage creating a structure in excess of the maximum allowed 1500 sf. On August 12, 2014 the Planning & Zoning Commission granted the special use permit subject to the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to construction of the detached accessory building to be consistent with the submitted drawings/elevations, as presented.
3. Subject to approval and recordation of the easement vacation and its associated conditions prior to issuing of a building permit.

The applicant has stated that no utilities exist in the West easement, and there are multiple utilities existing in the South easement, including Idaho Power and a phone line. Vacation of a platted easement requires approval by each of the applicable utility companies. As of today, the City has received a letter from Idaho Power Company. The Idaho Power letter states they agree to the vacation of the platted utility easement on the westerly boundary subject to retaining their Idaho Power Company easement on the south. There is no mention of the southern utility easement. The City has not received any of the other utility letters from the applicable utility companies stating their approval of the vacation of the easement, but has been told they are coming.

Idaho Power has submitted a letter dated August 29, 2014 stating there are two separate utility easements. One is the platted utility easement and the other one is instrument #641723 recorded October 27, 1972. In the letter it states that this easement would not be released by Idaho Power. It is uncertain where the easement technically is located. It needs to be surveyed as the applicant stated; however, Idaho Power supports vacating the public utility easement although they are not in support of vacating their private personal easement, which means the City needs both of those vacated to have the building permit released.

Discussion followed.

- Information letters have not been received from Canal Company and Century Link
- Idaho Power will not vacate their private easement on the south, but they have discussed modifying it
- Title search, survey, GIS Review

Mayor Hall opened up the public testimony portion of public hearing and closed with no input.

Gemma Johnson explained she has been working with Idaho Power the past three months and has spent \$3,000 in the process. The Canal Company letter has been received.

- Property incorporated in the area of impact in 1981

Mayor Hall closed the public hearing.

MOTION:

Councilmember Lanting moved to recommend to the County Commissioners the vacation of the two platted Ditch and Utility Easements on the 15' x 465.3' and (15' x 265.3' on property located at 2733 Skyline Drive in the Area of Impact on property as presented and conditions placed by the Planning & Zoning Commission and resolution is reached with Idaho Power concerning the power pole on their private easement. The recommendation will not be forwarded to the County Commissioners until all utilities have submitted letters with their approval.

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to construction of the detached accessory building to be consistent with the submitted drawings/elevations, as presented.

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3. Subject to approval and recordation of the easement vacation and its associated conditions prior to issuing of a building permit.

The motion was seconded by Councilmember Talkington. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

3. Request for an amendment to Twin Falls Vision 2030- A Comprehensive Plan to expand and clarify the depth of the commercial/retail corridor along the north side of a portion of Kimberly Road and to amend the water service boundary area to include that portion of Kimberly Road being proposed with this amendment for property within the City's Area of Impact.

Brad Wills, 222 Shoshone Street West, representing the applicant, explained the request.

The purpose of the request is to amend the Comprehensive Plan by clarifying and expanding the dimensions of the Commercial/Retail area on the north side of Kimberly Road starting at 3300 E and continuing west approximately three quarter of a mile. The other part of this request is expanding the water service boundary.

The applicant discussed other areas in the City where commercial properties border residential, where and how he envisions growth happening in this particular area of Twin Falls, and the need for a larger area of potential commercial areas along Kimberly Road to fully utilize the property.

Question and discussion about the Water System, current and future facilities, whether it would be gravity fed or pressurized.

Discussion followed.

-Costs associated to extend the water line boundary, and the facilities that would potentially be needed

Brad Wills stated he has contacted the surrounding property owners Dr. Kach and Dr. Marilyn Righetti.

Planner I Spendlove reviewed the request.

The current Comprehensive Plan Twin Falls Vision 2030 was approved by the City Council in February 2009. This plan was an entire re-drafting of the Comprehensive Plan and collectively replaced the previous plan from 1993-1994.

This request has two parts – 1) the first part is to expand the Water Service Boundary, identified in Twin Falls City Comprehensive Plan Vision 2030. The boundary currently ends at the NE corner of the intersection of 3200 E Road aka Hankins/Kimberly Road. The request is to add an area approximately 1320' deep from the existing corner of Hankins/Kimberly Rd to the NW corner of the intersection of 3300 E Road aka Champlin Road/Kimberly Road. 2) the second part of the request is to amend the Future Land Use Map by expanding the Commercial/Retail designated area along Kimberly Road. Currently, the commercial/retail area designated as appropriate for commercial/retail development is approximately at a depth of 660', as shown on the exhibit. The remaining mile section north of the current commercial/retail designated area is designated appropriate for Agricultural development. The applicant wishes to replace the AG designation and expand the Commercial/Retail designated area by adding approximately 760', for a total commercial/retail corridor of 1,320 ft, thereby creating a deeper commercial/retail designated area. The total area being requested for change is (+/-) 66 Acres and is located North of Kimberly Road between Hankins Road (3200 East) and Champlin Road (3300 East). The specific area is defined by the supporting maps provided within this report as attachments #1 and #2.

This area described by the applicant is currently Zoned R-1 VAR PUD, R-2, and C-1 and is within the Area of Impact. The area along Kimberly Road currently has a couple of residences with the remaining land being farmed.

According to the applicant, he feels a depth of 1320 feet along major arterials is needed to fully develop commercial properties to their full potential. For this reason, the applicant is requesting the current Commercial/Retail area north of Kimberly Road be extended an additional 760 feet. The applicant claims this Commercial/Retail area would be an effective buffer between the Industrial area across Kimberly Road to the south, and the Agricultural and Residential areas to the north.

The requested change from Agriculture to Retail/Commercial will be a dramatic shift in potential development for this area. The Comprehensive Plan has very different descriptive paragraphs for Agriculture and Commercial/Retail designations. Copies of each designation description are provided in this report for your reference as Attachment #4.

The Agriculture Designation was designed to preserve farm ground and direct development inward towards the corporate City Limits. In this particular area, it was designed to direct development toward the Major Arterial Roadway/Hwy 30/Kimberly Road to the south.

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The Commercial/Retail Designation is designed to allow large scale commercial, retail, light industrial, office park, and similar uses. This particular Commercial/Retail designation area was placed along Kimberly Road with the intention to allow development along that corridor to continue as it has for a number of years. With the recent additions of Chobani and the future addition of Clif Bar, this historically major thoroughfare will continue to develop as a major corridor for Commercial and Industrial traffic.

It is known that large tracts of available commercial property in these locations are limited due to recent major Industrial Projects. Attempting to conclusively predict the impact of changing the Comprehensive Plan and Future Land Use Map in this area from Agriculture to Commercial/Retail designations and expanding the water service boundary area is a very difficult task. It is safe to assume that the general area has become increasingly commercial in nature along the corridor, and that these changes will have ancillary effects in the form of secondary businesses associated with these new Industrial users. In no way does changing the Water Service Boundary guarantee the City Services for these properties.

### Conclusion:

On July 22, 2014 the Commission held a public hearing on the request. Three people spoke against the request stating commercial encroachment was not appropriate adjacent to existing farm ground. One person stated as there is already a plan to have a public review of the Comprehensive Plan in the current proposed budget and it may be appropriate to review this idea at that time.

Upon conclusion of the public portion of the hearing and after deliberations Commissioner Derricott made a motion to recommend approval of the request, as presented, to the City Council. Commissioner Woods seconded the motion.

Commissioner Woods, Grey, Boyd, Reid, Higley and Tatum voted against the motion and Commissioner Derricott voted in favor of the motion. Recommended For Denial 6-1 To The City Council, As Presented.

The Council may recommend approval of this request, recommend changes to the request, or recommend denial of this request. As this property is in the Area of Impact the recommendation of the Council will then be forwarded to the Board of County Commissioners for a decision.

Discussion followed.

-Property taxes

-Infrastructure

Mayor Hall opened the public testimony portion of the hearing.

Mike Thompson, 3304 Prairie Ridge Lane, stated his concern on how this would impact his property and if there is a buyer for the property.

Paul Benavidez, 3310 Prairie Ridge Lane, stated he was notified today of the public hearing and his concern is regarding the increase of traffic.

Danae Klimes, 3307 Prairie Ridge Lane, spoke against the request.

Jessica Randall, 3310 Aspen Ridge Circle, stated she was notified today of the public hearing and her concern is regarding property values.

Council discussion followed on extending the 300' boundary.

Jason Stevens 3303 Prairie Ridge Lane, spoke against the request. His concern is the increase of traffic.

Eli Searle, 3306 Prairie Ridge Lane, spoke against the request. He was notified of the public hearing today and his concern is the increase of noise and impact of a future subdivision platted for one acre homes.

Dan Randall, 3310 Aspen Ridge Circle, spoke against the request and stated his concern of the increase of traffic.

Ken Stogsdill, 3302 Prairie Ridge Lane, spoke against the request. His concern is the increase of traffic.

Jerry Lizardo, 3311 Aspen Ridge Circle, spoke against the request. He stated he was notified of the public hearing today.

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Kristi Fehringer 3308 Prairie Ridge Lane spoke against the request. Her concern is the increase of traffic and moving a boundary to create an area that is more marketable.

Stacy Searle, 3306 Prairie Ridge Lane, stated her concern of increase of traffic, safety, and property value.

Jill Skeen, 3300 Road, spoke against the request. She was a member of the 2009 Comprehensive Plan committee that met for months and part of it was to have Ag a buffer between commercial and residential. She is not in favor of a new Comprehensive Plan. She is concerned of the lack of notification not only to her but to the Kimberly Councilmembers. Her quality of life has been affected because of the factories. She does not believe someone should personally and financially profit from the request.

Rod Kack, 3835 N 3300 East Kimberly, spoke against the request. Mr. Wills called notified him one week prior to the Planning & Zoning Commission meeting. He did not receive a notice in the mail. The problem isn't what happens when the area is rezoned but the problem is what comes afterwards. Chobani has propounded a visual impact on the neighborhood. Approval of the request changes the character of the rural residential area, and according to Mr. Wills at the last meeting, devalue property.

Stephanie Lizardo, 3311 Aspen Ridge Circle, spoke against the request.

McKenzie Thompson, 3306 Aspen Ridge Circle, spoke against the request.

Danae Klimes, 3307 Prairie Ridge Lane, she stated she received notification notices but asked for clarification of the process.

Mayor Hall closed the public testimony portion of the hearing.

Discussion followed.

Mayor Hall stated that the notification process was met.

City Manager Rothweiler explained staff will review expanding the 300' rule regarding the notification process.

Councilmember Talkington asked the City Attorney that should the Council amend the 2030 Comp Plan per the request, would this be identified as a commercial retail as an intended zone and if the request is approved would the City be obligated to rezone the property as commercial retail.

City Attorney Wonderlich stated that on the future land use map, if also approved also by the County Commissioners, any requested zoning would have to be in conformance with the Comprehensive Plan. The request is to potentially allow a rezone to a commercial

Councilmember Munn asked if the request should be reconsidered in order to contact those living in the area and affected by the request.

Mayor Hall stated that ZOAC discussed the notification process and directed staff to expand the process..

Brad Wills stated there are no buyers or plans for the property. The Future's group developers do not have anything to do with the property. There are probably seven public hearings that would happen prior to anything happening on the land. The Comprehensive Plan is a five year document. Kimberly Road is a commercial corridor and will end up being some type of commercial zone whether its 300' or 660'. C-1 is not industrial or manufacturing. Pole Line Road and Blue Lakes are C-1. 24 people were notified, two with Prairie Ridge addresses. There are no specific plans for this particular property. This is to look at what land is out there and do some long term planning.

Discussion Followed.

- Timing of this request in relation the Comprehensive Plan update
- Comprehensive Plan update process

Mayor Hall closed the public hearing.

Mayor Hall reopened the public hearing;

-Discussion followed.

City Attorney Wonderlich explained options should the Council choose to delay the request.

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Mayor Hall closed the public hearing.

Discussion followed.

-3300 Road - Water line boundary

-Property owner notification

-Farm ground was used to build residential area

Clarification by City Attorney Wonderlich, the Comp Plan is the City's Plan; the County has adopted the City Comp Plan to be used within the Area of Impact. If the City does not change the Comp Plan, it will not be changed, no matter what the County does.

**MOTION:**

Councilmember Mills Sojka moved to approve in the affirmative the Twin Falls Vision 2030- A Comprehensive Plan to expand and clarify the depth of the commercial/retail corridor along the north side of a portion of Kimberly Road and to amend the water service boundary area to include that portion of Kimberly Road being proposed with this amendment for property within the City's Area of Impact. The motion was seconded by Councilmember Talkington.

Discussion followed.

Councilmember Mills Sojka stated that any rezone has to comply with the Comprehensive Plan, so any change to the Comprehensive Plan wouldn't require a zoning change be made but it opens the door for a zoning change to be made. The Land Use Planning act is clear that commercial development shall not impose on residential. She further discussed costs associated moving the water boundary line.

Vice Mayor Hawkins stated she does want to see Twin Falls to continue to grow and is supportive of the development community. The Comprehensive Plan document was created to be amended. Changes to the document are taken seriously and that is why time was devoted to consider the request. It is appropriate for citizens to come forth to request changes to the document. She is not opposed to amending the Comprehensive Plan, however does not believe this idea for amending the document is the right one. She looks forward to reviewing the water boundary line and excited to update the Comprehensive Plan this year.

Councilmember Barigar stated he is disappointed there is a motion to vote on because it has been made clear there may be a better process. To have a motion and a second is forcing the Council to make a decision tonight without quite all the information needed. He asked if a motion to table is debatable.

City Attorney Wonderlich stated that the Council has not adopted Robert's Rules and it is up to the Council if they choose to debate the motion to table or not. He also clarified that if the motion is denied the request will not go before the County.

Councilmember Barigar stated he has heard opposition to the request but also heard from the public to allow a review of the Comprehensive Plan.

**MOTION:**

Councilmember Talkington moved to table. The motion was seconded by Councilmember Lanting.

Councilmember Mills Sojka stated she supported the original motion on the floor because it means closure and provides a better answer for everyone who provided input.

Mayor Hall clarified that the motion currently on the floor was to table.

Roll call vote showed Councilmembers Hawkins, Munn, Barigar, Talkington, Lanting and Hall voted in favor of the request. Councilmember Mills Sojka voted against the motion. Approved 6 to 1.

Item for Consideration II.10:

**Formation of City Council committee to complete the annual performance evaluation of the City Manager and City Attorney.**

Mayor Hall asked for Council input allowing him to form a City Council Committee to begin the annual performance for the City Manager and City Attorney. He would serve on the committee with Vice Mayor Hawkins and Councilperson Talkington.

**MOTION:**

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Councilmember Barigar moved to allow the Mayor to form a City Council Committee to complete the annual performance evaluation on the City Manager and City Attorney as presented. The motion was seconded by Councilmember Lanting. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

Item for Consideration II.11: Public input and/or items from the City Manager and City Council.

**III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:**

**V. ADJOURNMENT:**

1. Executive Session 67-2345(1) (c) To conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency.

**MOTION:**

Councilmember Munn moved to Executive Session 67-2345(1) (c). The motion was seconded by Vice Mayor Hawkins. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

The meeting adjourned at 9:15 P.M.

Leila A. Sanchez  
Deputy City Clerk/Recording Secretary

## Leila Sanchez

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**From:** Don Hall  
**Sent:** Tuesday, September 02, 2014 1:58 PM  
**To:** Council; Travis Rothweiler; Leila Sanchez  
**Subject:** Fwd: Pool Fees  
**Attachments:** image001.png; image002.jpg

Leila,

Can you print this off and have it available for the overhead tonight?

Thanks,  
Don

Sent from my iPad

Begin forwarded message:

**From:** Bret Belnap <[Bret.Belnap@wafd.com](mailto:Bret.Belnap@wafd.com)>  
**Date:** September 2, 2014 at 12:44:46 PM MDT  
**To:** "[dhall@tfid.org](mailto:dhall@tfid.org)" <[dhall@tfid.org](mailto:dhall@tfid.org)>  
**Subject:** Pool Fees

Mr. Mayor,

Please accept this email in place of me being at the meeting to discuss the increase in pool fees. My son is a lifeguard at the pool and I want no repercussions toward him. As you discuss the proposal please take a step back to look at the whole picture away from the Park and Rec dept and the city. The easy answer to address the need of two lifeguards is to raise the fees. It takes little to no effort. The real effort and the one owed to the patrons is to make sure we have "cleaned our own house first". My experience with my son's employment suggests that we need to take a good look at saving money internally before seeking it externally. The pool currently employes about 17 or so lifeguards. Probably enough to staff two at all times. Now I speak to only that which I know and that is my son's experience. He is always looking for additional hours. He gets usually 15 or so a week. When at the pool and not in the lifeguard station rotation he has various other duties to take care of. Cleaning, matience, etc. When those tasks are completed there is a lot of standing around and waiting for your turn on the lifeguard towers. My observation is that we should look at running things if possible a litte leaner and meaner so to speak. Sometimes I think that we create work just to keep people busy. I am not an expert on operating a pool but I do understand managing labor hours. I put little into the reccomendation from Parks and Rec. That is like investigation yourself. Nope, I see nothing here. I ask that this matter be explored further before reaching into the patron's pockets and taking the easy way.

Thanks,  
Bret

**Bret Belnap**  
*Assistant Vice President/Branch Manager*  
*Twin Falls, Jerome, Gooding*  
*NMLSR #828285*



494 Blue Lakes Blvd N  
Twin Falls, ID 83301  
Office: 208-734-8200  
Fax: 208-734-8202  
[Bret.belnap@wafd.com](mailto:Bret.belnap@wafd.com)

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**COUNCIL MEMBERS:**

Suzanne Hawkins	Jim Munn	Shawn Barigar	Chris Talkington	Gregory Lanting	Don Hall	Rebecca Mills Sojka
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Vice Mayor

Mayor



**MINUTES**  
**Meeting of the Twin Falls City Council**  
**Monday, September 8, 2014**  
**City Council Chambers**  
**305 3<sup>rd</sup> Avenue East -Twin Falls, Idaho**

**5:00 P.M.**

**PLEDGE OF ALLEGIANCE TO THE FLAG**  
**CONFIRMATION OF QUORUM**  
**CONSIDERATION OF THE AMENDMENTS TO THE AGENDA**  
**PROCLAMATION: None**

**GENERAL PUBLIC INPUT**

**AGENDA ITEMS**

**I. CONSENT CALENDAR:**

1. Request to approve the Accounts Payable September 3 – 8, 2014.
2. Request to approve the 2014 Oktoberfest sponsored by Liyah Babayan scheduled to be held on Friday, October 3, 2014 and Saturday, October 4, 2014.
3. Request to approve the 2014 Oktoberfest, sponsored by Bev O'Connor of O'Dunken's Draught House scheduled to be held on Friday, October 3, 2014 and Saturday, October 4, 2014.

Purpose:  
Action

By:  
Sharon Bryan

Action

S/Sgt. Dennis Pullin

Action

S/Sgt. Sgt. Dennis Pullin

**II. ITEMS FOR CONSIDERATION:**

1. Request from Dr. Wiley Dobbs on behalf of the Twin Falls School District asking the City Council to waive building permit fees for the three new schools and, in exchange, it will provide the City the Sunway Soccer Complex.
2. Request by Robert and Daphne Mallory on a proposal to form an advisory group that represents senior citizens in our community and encourages senior citizens to be engaged in City of Twin Falls' activities and objectives.
3. Request from Twin Falls High School to remove a tree located at the City/YMCA Swimming Pool.
4. Request from Liyah Babayan, representing a group of Downtown Twin Falls business owners, to make changes to the Downtown parking regulations and parking pass rates.
5. Presentation on the finances of the City of Twin Falls for the first 10 months of fiscal year 2013-2014.
6. Public input and/or items from the City Manager and City Council.

Purpose:  
Action

By:  
Dr. Wiley Dobbs/TFSD

Action

Robert and Daphne Mallory

Action

Mike Federico/TFHS

Action

Liyah Babayan

Action

Lorie Race

**III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:**

**IV. PUBLIC HEARINGS:      **6:00 P.M. - NONE****

**V. ADJOURNMENT:**

1. Executive Session 67-2345(1) (c) To conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency.

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

**PRESENT:** Suzanne Hawkins, Jim Munn, Shawn Barigar, Gregory Lanting, Don Hall, Rebecca Mills Sojka, Chris Talkington

**Absent:** None

**Staff Present:** City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Parks and Recreation Director Dennis Bowyer, City Engineer Jacqueline Fields, Community Development Director Mitch Humble, Finance Director Lorie Race, Deputy City Clerk Sharon Bryan

**PLEDGE OF ALLEGIANCE TO THE FLAG:** Mayor Hall called the meeting to order at 5:00 P.M. He then invited all present, who wished, to recite the pledge of Allegiance to the flag.

**CONFIRMATION OF QUORUM:** A quorum is present.

**CONSIDERATION OF THE AMENDMENTS TO THE AGENDA:** None

**PROCLAMATION:** NONE

**GENERAL PUBLIC INPUT:** None

**I. CONSENT CALENDAR:**

1. Request to approve the Accounts Payable September 3 – 8, 2014. \$660,718.25
2. Request to approve the 2014 Oktoberfest sponsored by Liyah Babayan scheduled to be held on Friday, October 3, 2014 and Saturday, October 4, 2014.
3. Request to approve the 2014 Oktoberfest, sponsored by Bev O'Connor of O'Dunken's Draught House scheduled to be held on Friday, October 3, 2014 and Saturday, October 4, 2014.

**Motion:**

Vice Mayor Hawkins made a motion to remove the Accounts Payable for September 3-8, 2014 and approve the other two items. The motion was seconded by Councilperson Barigar. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0

City Manager Rothweiler explained that there are some of the payables that will need to be pre-paid in order to prevent late fees.

Council did not have a problem with prepaying those.

**II. ITEMS FOR CONSIDERATION:**

1. Request from Dr. Wiley Dobbs on behalf of the Twin Falls School District asking the City Council to waive building permit fees for the three new schools and, in exchange, it will provide the City the Sunway Soccer Complex.

Due to a conflict of interest City Manager Rothweiler has excused himself from this item.

MINUTES

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Community Development Director Humble clarified that staff reports stated there were 3 new schools. Also to the 3 new schools there is an addition to Canyon Ridge and remodel at Twin Falls High School. He explained that the Twin Falls School District as one of its strategic partners. In the past, the City Council has elected to waive building department fees for specific economic development projects and occasionally for our public sector partners.

Twin Falls School District Superintendent Wily Dobbs thanked the City Council for endorsing the historic \$73.8 million dollar school facilities bond levy in March. He explained that they will be building three new schools and upgrading our existing facilities in this outstanding community. He went on to say that few communities enjoy the high level of cooperation that exists between the City of Twin Falls and the Twin Falls School District #411. The School District and the City have a shared facilities use agreement, partnerships with the Sunway Soccer Complex and Twin Falls Golf Course, and have representation on the various committees within the City and School District. In addition, the City has faithfully waived building permit fees and other fees associated with building projects by the School District. This has allowed the District to maximize taxpayer dollars to benefit the children in the community. On behalf of the TFSD #411 Board of Trustees, they sincerely thank you for that spirit of cooperation.

Twin Falls School District Superintendent Dobbs asked the City Council to consider a waiver of the building permit fees for the northwest elementary school, east elementary school, south middle school, Canyon Ridge High School expansion, and Twin Falls High School renovation. The estimation for the fees for these projects is to be approximately \$295,000. However, the TFSD #411 is not requesting a waiver of development impact fees estimated at \$180,000. Money from the waived fees will provide needed funds for direct building costs.

He explained that the School District is willing to give up ownership of the Sunway Soccer Complex to the City in return for the aforementioned waivers. The appraised value of this land is \$320,000 (\$8,000 per acre), although it is anticipated a higher value in an upcoming auction of the surrounding land.

The estimated total cost of the building permits (which includes the building, mechanical, electrical and plumbing permits) is \$295,000. The School District will pay the impact fees, which are estimated to be \$180,000. In exchange for the building permit fee waiver, the Twin Falls School District is willing to give the City the Sunway Soccer Complex. The City currently has a multi-year, long-term land lease arrangement with the Twin Falls School District. The estimated value of the Sunway Soccer Complex contains 40 acres and has an estimated value of \$320,000 (\$8,000/acre).

If the request is granted, the City of Twin Falls will not receive the building permit revenue for this project. It is important to note the City Manager and Chief Financial Officer did not include revenue from the school when projecting building permit revenues in the FY 2015 Budget. Based on current building trends, both do not believe the waiver of these fees will impact the City's budget.

Council discussion:

Acreage south of Sunway Soccer, owned by School District, what are the future plans.

Looking for a larger venue besides City Park.

School District and City have good working relationship.

Value partnership with the City

Motion:

Councilperson Talkington made a motion to approve the request to waive building permit fees for the three new schools and, in exchange, it will provide the City the Sunway Soccer Complex. The motion was

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seconded by Councilperson Lanting. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0

Superintendent Dobbs explained that he knows every superintendent in the State and they do not have the good relationship that we have with the governmental agencies here in Twin Falls.

2. Request by Robert and Daphne Mallory on a proposal to form an advisory group that represents senior citizens in our community and encourages senior citizens to be engaged in City of Twin Falls' activities and objectives.

Robert and Daphne Mallory requested that the City Council consider the formation of an advisory group that represents senior citizens in our community and encourages senior citizens to be engaged in City of Twin Falls activities and objectives.

The proposal for duties/functions of the advisory committee of aging:

1. Study issues related to seniors, retirees and their families
2. Submit findings and recommendations to the City Council to improve the quality of senior living in Twin Falls
3. Foster and provide leadership and engagement opportunities for seniors at the City level.
4. Provide strategic planning and advice related to the increase of retiring Baby Boomers in Twin Falls
5. Have the committee be an information resource for seniors.
6. Ensure representation of the senior community at Council meetings and on the committee.
7. Examine housing options and transportation issues related to seniors and make recommendations.

Council discussed the following:

Funding

Interface with the Office of Aging at CSI.

Committee would be similar to the Youth Council.

Formalize requirements.

What their vision is.

How it would fit into the Strategic Plan.

Senior committee would be of value.

How it would pair with other service organizations.

Appoint two Councilmembers and staff to meet with group.

Councilmembers Hawkins and Lanting volunteered to meet with senior group.

3. Request from Twin Falls High School to remove a tree located at the City/YMCA Swimming Pool.

Twin Falls High School Athletic Director Federico explained that in 2015 they will be hosting the IHSAA State Softball Tournament. In preparation for the tournament they are working towards making the event a more pleasurable event for all participants and spectators.

Federico explained that they would like to add seating. In order to do that they would need to move the concession stand. He explained that they would like to move the concession stand to the area just east of the softball field. In order to do that they would like to remove the pine tree.

Discussion ensued on the following:

Whose property does the tree sit on? City Pool is School District property and City has a 99 year lease with School District.

Tree replaced near concession stand.

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Does the City have jurisdiction? Because City has a long term lease the City is the owner of the tree.  
Could we trim lower limbs off tree? Concession stand would not fit if tree is left there.  
Concern that eventually the tree roots will buckle the pool deck.  
Build a shelter so there is shade.  
School District to replace tree.

Parks and Recreation Director Bowyer explained that during the budget process last year in July, staff explained to the City Council the \$10,000 budget landscaping project at the swimming pool. Staff explained it will be removing the shrubs and grass in front of the main entrance and replace it with low maintenance landscaping. Also staff was planning to remove a pine tree that is outside of the fence in the southeast corner of the pool adjacent to the Sawtooth softball fields. Staff explained the reasoning behind the removing of the tree; branches are growing into the fence and staff is concerned that the roots might affect the concrete decking around the pool in the future. He explained that City Council requested staff not to remove the tree, but staff can move forward with the rest of the landscaping improvements at the pool.

He explained that about two weeks ago, Mike Federico contacted him asking about the process for the City to remove the same tree. Twin Falls High School is hosting the Girl's 4A Fast pitch softball state tournament in Twin Falls May 2015. They have plans to relocate their concession stand in the area where the tree is located which will give them more room to add additional bleachers for the two fields. Bowyer felt it would be best to have the Council weigh in on this request since the Council directed staff not to remove the pine tree.

Motion:

Councilperson Mills Sojka made a motion to replace tree nearby and that the School District pay for tree. The motion was seconded by Councilperson Talkington. Roll call vote showed Councilmembers Mills Sojka and Talkington voted in favor of the motion. Councilmembers Lanting, Hall, Hawkins, Munn and Barigar against the motion. Failed 5 to 2

Motion:

Councilperson Munn made a motion to approve the request from Twin Falls High School to remove a tree located at the City/YMCA Swimming Pool. The motion was seconded by Councilperson Lanting. Roll call vote showed Councilmembers Lanting, Hawkins, Munn and Barigar in favor of the motion. Councilmembers Talkington, Mills Sojka and Hall against. Approved 4 to 3

4. Request from Liyah Babayan, representing a group of Downtown Twin Falls business owners, to make changes to the Downtown parking regulations and parking pass rates.

Tom Newman and Liyah Babayan reviewed request. They asked the Council to consider lengthening the long term parking to 4 hours in the back parking lots and reduce the parking passes for businesses. They suggested that two free spaces allocated per business and reduced parking passes at \$5.00 per month. They submitted a petition from the business and employees that are in favor of this change.

Community Development Director Humble said the The Urban Renewal Agency recently hired a consulting firm to create a Main Street design master plan. Part of the scope of that plan is a review of the City's parking regulations and public parking counts and locations. The URA's consultant team includes a traffic engineer and parking specialist. The URA's end result will include recommendations regarding public parking. The time frame for completion of that process is in the spring of 2015. The results of the URA's plan may provide valuable input to the Council when considering parking program and parking lot changes.

A discussion ensued on the following:

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Clarification on the request.

How many businesses are in favor of this request? Twelve to twenty businesses come to meetings.

How many tickets have been issued? Do not have count.

Are parking passes lot specific? Parking passes are not lot specific

What is the cost to maintain lots? City only budgets for snow removal.

Would like to wait until URA study is done.

Clarify which lots are extended parking.

Concern why they are not buying passes.

Educate customers about parking passes.

Parking passes are sold at City Hall and the Hansen Building.

How many and what type of tickets are being issued.

Employees are businesses problem to solve

Council wants to wait until the Downtown Study is done. They encouraged them to get involved in the study.

*Consent Item 1.1. Approval of the September 3-8, 2014 Accounts Payable. \$660,718.25*

Councilperson Talkington asked if the \$41,000 payment is for the Auger Falls wetland area.

City Engineer Fields gave update on the Auger Falls wetland area.

Motion:

Vice Mayor Hawkins made a motion to approve the Accounts Payable for September 3-8, 2014. The motion was seconded by Councilperson Munn. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0

5 Minute Break.

5. Presentation on the finances of the City of Twin Falls for the first 10 months of fiscal year 2013-2014.

Finance Director Race reviewed the first 10 months of fiscal year 2010-14 finances.

6. Public input and/or items from the City Manager and City Council. None

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

1. Councilmember Lanting stated that the Library foundation is holding its Annual Golf Tournament, Saturday, September 13, 2014.
2. Vice Mayor Hawkins stated that the Fireman's Ball will be held this Saturday, September 13, 2014.

IV. PUBLIC HEARINGS: 6:00 P.M. - NONE

V. ADJOURNMENT:

2. Executive Session 67-2345(1) (c) To conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency.

Motion:

Councilperson Munn made a motion to adjourn to Executive Session 67-2345(1)(c) to conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned

MINUTES

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by a public agency. The motion was seconded by Councilperson Hawkins. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0

Adjourned at 7:10 P.M.

Sharon Bryan, Deputy City Clerk

**COUNCIL MEMBERS:**

Suzanne Hawkins	Jim Munn	Shawn Barigar	Chris Talkington	Gregory Lanting	Don Hall	Rebecca Mills Sojka
Vice Mayor					Mayor	



**MINUTES**  
**Meeting of the Twin Falls City Council**  
**Monday, September 15, 2014**  
**City Council Chambers**  
**305 3<sup>rd</sup> Avenue East -Twin Falls, Idaho**

<b>5:00 P.M.</b>		
<b>PLEDGE OF ALLEGIANCE TO THE FLAG</b>		
<b>CONFIRMATION OF QUORUM</b>		
<b>CONSIDERATION OF THE AMENDMENTS TO THE AGENDA</b>		
<b>PROCLAMATION: None</b>		
<b>GENERAL PUBLIC INPUT</b>		
<b>AGENDA ITEMS</b>		
<b>I. <u>CONSENT CALENDAR:</u></b>	<u>Purpose:</u>	<u>By:</u>
1. Request to approve the Accounts Payable for September 9, 2014 to September 15, 2014.	Action	Sharon Bryan
2. Request to approve a Sidewalk Deferral for engfeld Subdivision.	Action	Troy Vitek
3. Request to approve the August 18, 2014, City Council Minutes.	Action	Leila A. Sanchez
<b>II. <u>ITEMS FOR CONSIDERATION:</u></b>	<u>Purpose:</u>	<u>By:</u>
1. Request to consider the purchase of a Graco 390 Grind Lazer for the Street Department.	Action	Jon Caton
2. Request to approve the scope of work and contract with J-U-B Engineers to develop a Master Plan for Parks and Recreation.	Action	Dennis J. Bowyer
3. Presentation of a six-month update regarding compliance of the Open House Real Estate Sign code amendment and the On Street Large-Truck Parking code amendment.	Presentation	Rene'e V. Johnson
4. Public input and/or items from the City Manager and City Council.		
<b>III. <u>ADVISORY BOARD REPORTS/ANNOUNCEMENTS:</u></b>		
<b>IV. <u>PUBLIC HEARINGS:</u> 6:00 P.M.</b>		
<b>V. <u>ADJOURNMENT:</u></b>		

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

**Present:** Suzanne Hawkins, Jim Munn, Shawn Barigar, Chris Talkington, Greg Lanting, Don Hall, Rebecca Mills Sojka

**Absent:** None

**Staff Present:** Acting City Manager Mitchel Humble, City Attorney Fritz Wonderlich, Deputy City Attorney Shayne Nope, Public Works Coordinator Jon Caton, Parks & Recreation Director Dennis Bowyer, Assistant City Engineer Troy Vitek, Zoning & Development Manager Rene'e V. Johnson, Deputy City Clerk/Recording Secretary Leila A. Sanchez

Mayor Hall called the meeting to order at 5:00 P.M. He then invited all present, who wished to, to recite the pledge of Allegiance to the Flag. A quorum was present.

**CONSIDERATION OF THE AMENDMENTS TO THE AGENDA: None**

**Acting City Manager Humble stated that the August 18, 2014, Minutes of the City Council have been amended and ready for Council approval.**

**PROCLAMATION: None**

**GENERAL PUBLIC INPUT: None**

**I. CONSENT CALENDAR:**

1. Request to approve the Accounts Payable for September 9, 2014 to September 15, 2014.
2. Request to approve a Sidewalk Deferral for Lengfeld Subdivision.
3. Request to approve the August 18, 2014, AMENDED City Council Minutes.

**MOTION:**

Councilmember Lanting made a motion to remove I.2. Request to approve a Sidewalk Deferral for Lengfeld Subdivision from the Consent Calendar. The motion was seconded by Councilmember Talkington. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

**MOTION:**

Councilmember Talkington moved passage of the Consent Calendar as presented. The motion was seconded by Councilmember Barigar. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

Discussion followed on I.2. Request to approve a Sidewalk Deferral for Lengfeld Subdivision.

Assistant City Engineer Vitek explained that City Code requires construction of Curb, Gutter and Sidewalk as part of the subdivision process. The owners of the subdivision request a deferral of Sidewalk on Galena Drive due to trees adjacent to the curb and gutter would be harmed and require removal for installation of the sidewalk. The requirement for sidewalk is to provide a path for pedestrians along a route that is ADA accessible. In discussions with the owners they agree in lieu of installing the sidewalk across the property they would be in favor of installing two ADA ramps at both ends of the property which could be used to transfer people to the other side of the street where there exists a sidewalk that could be used by the public. While this is not common it provides access for the public until such time the sidewalk is installed. The owner has indicated that the neighborhood is in favor of the trees remaining.

City Code 10-11-5 (B) states the City Engineer may defer construction if the improvement would create a traffic hazard or unusual drainage problem. Staff believes an alternative can be constructed with installation of two ADA ramps and the sidewalk

Staff recommends that the Council approve the request as presented.

Discussion followed.

Councilperson Lanting stated his concern that on Washington Street North north of Pole Line, the sidewalk ends and winds up going nowhere.

The signed deferral agreement is recorded

-Action to trigger the deferral agreement

City Attorney Wonderlich stated the City Engineer can call for the deferral agreement.

**MOTION:**

Councilmember Munn moved to approve the Sidewalk Deferral for Lengfeld Subdivision. The motion was seconded by Councilmember Lanting. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

**II. ITEMS FOR CONSIDERATION:**

1. Request to consider the purchase of a Graco 390 Grind Lazer for the Street Department.

Public Works Coordinator Caton explained the request. Staff recommends the purchase of a Graco 390 Grind Lazer from Sherwin Williams for \$10,275.08.

Discussion followed.

-Containment of debris

**MOTION:**

Vice Mayor Hawkins moved to approve the purchase of a Graco 390 Grind Lazer for the amount of \$10,275.08, and allow the money to come out of the Seal Coat Fund. The motion was seconded by Councilmember Lanting. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

2. Request to approve the scope of work and contract with JUB Engineers to develop a Master Plan for Parks and Recreation.

Parks & Recreation Director Bowyer explained the request.

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Monday, September 15, 2014

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Last month the City Council authorized staff to start negotiating with JUB Engineers on a scope of work and fee to develop a Master Plan for Parks & Recreation.

The Parks & Recreation Commission recommends that the City Council approve the proposed scope of work and fee from JUB Engineers with the addition of a project schedule in the proposal. In addition, the Commission recommends that the City Council form a Steering Committee of 9-12 members that consists of members from the Parks & Recreation Commission, City staff, and the public at large.

\$50,000 is budgeted for the Parks & Recreation Master Plan. The proposed fee from JUB Engineers is \$52,000. From the Parks & Recreation capital improvements budget from this year, there is enough savings to cover the additional \$2,000.

Approval of this request will allow the City to sign a contract with JUB Engineers to provide a Master Plan for the Parks and Recreation Department.

Staff concurs with the recommendations.

Discussion followed.

-GIS System

-Outside expertise

-Status and update on the dedicated parkland in the Stoneybrook area

-Master Plan will replace the Parks & Recreation chapter in the Comprehensive Plan

-Include the Magic Valley Chain Gang cycling club and Concerned Citizens for our Canyon in public meetings

Staff requested Council input on the formation of a steering committee.

**MOTION:**

Councilmember Mills Sojka moved approval of the scope of work and contract with JUB Engineers to develop a Master Plan in the amount of \$52,000. The motion was seconded by Councilmember Barigar. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

**MOTION:**

Councilmember Barigar moved that the Mayor create a steering committee to work with JUB Engineers on the Parks & Recreation Master Plan. The motion was seconded by Councilmember Mills Sojka.

Councilmember Barigar clarified the motion. His intent is to leave the committee open to the public at this time.

Roll call vote showed all members present voted in favor of the motion.

3. Presentation of a six-month update regarding compliance of the Open House Real Estate Sign code amendment and the On Street Large-Truck Parking code amendment.

Zoning & Development Manager Johnson explained the request.

In March 2014 the City Council granted Ord #3066 to the Greater TF Association of Realtors for a Zoning Title Amendment to Title 10; Chapter 9; Section 9(k) to allow a Real Estate Open House sign to be placed in public right-of-way under limited conditions.

In March 2014 the City Council also granted Ord #3063 amending City Code 9-6-8 regarding the City's regulation of on-street large truck parking in the C-1 Zone.

The Council asked for the Code Enforcement Department to provide an update in six months regarding both code amendments.

Sean Standley, Code Enforcement Coordinator, will be present to provide the status of compliance with the two code amendments.

Sean Standley stated that in regards to Zoning Title Amendment all concerns are directed to Nancy Glaesemann, TF Association of Realtors. Since the amendment has been in place there have been two violations.

Nan Gandy, 481 Falling Leaf, gave an update on realtor open houses.

Sean Standley reported on the Street Large –Truck Parking code amendment. He has disbursed 23 notices.

-Notification of code amendment

Vice Mayor Hawkins stated that since the adoption of the parking code amendment the trash issue was eliminated.

4. Public input and/or items from the City Manager and City Council.

III. **ADVISORY BOARD REPORTS/ANNOUNCEMENTS:** None

IV. **PUBLIC HEARINGS:** None

MINUTES

Monday, September 15, 2014

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V. **ADJOURNMENT**: The meeting adjourned at 5:48 p.m

Leila A. Sanchez  
Deputy City Clerk/Recording Secretary



**Date:** Monday, September 29, 2014, Council Meeting  
**To:** Honorable Mayor and City Council  
**From:** Chief Brian Pike and Captain Matthew Hicks,  
Twin Falls Police Department

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**Request:**

Presentation of Peace Officer Standards and Training Council Certificates to the following individuals before the Twin Falls City Council: **Officer Nate Egan, Officer Morgan Waite, Officer Ty Rudkin, Officer Samir Smriko, Officer Josh Hayes, and Officer Dallan Hall.**

**Time Estimate:**

The presentation will take approximately 15 minutes.

**Background:**

On August 21, 2014, and September 12, 2014, **Officer Nate Egan** and **Officer Morgan Waite**, respectively, were awarded their POST Basic Certification. Officer Egan attended and graduated from the 10-week POST Patrol Academy in December 2013. Officer Waite, a certified officer from the State of Nevada, and Officer Egan successfully completed the Twin Falls Police Department's Field Training Program and have served as Police Officers in the State of Idaho as required to receive this certification.

On May 16, May 20, and June 30, 2014, **Officers Ty Rudkin, Samir Smriko, and Josh Hayes**, respectively, were awarded their POST Intermediate Certification. To receive this certification, Officers Rudkin, Smriko, and Hayes were required to complete hundreds of hours of training, including obtaining several college credits.

On July 31, 2014, **Officer Dallan Hall** was awarded his Advanced Certification by POST Academy. To receive this certification, Officer Hall has been awarded his POST Intermediate Certificate, has served over six years as a Police Officer in the State of Idaho, and has met the training requirements combined with obtaining college credits.

The personal commitment of these Officers to better themselves through training has helped the Twin Falls Police Department in achieving its goal of being the best Police Department in the State of Idaho.

**Approval Process:**

None

**Budget Impact:**

None

**Regulatory Impact:**

None

Agenda Item for September 29, 2014  
From Chief Brian Pike and Captain Matthew Hicks  
Page Two

**Conclusion:**

Chief Pike and Captain Hicks will present POST certificates to Officers Egan, Rudkin, Smriko, Hayes, and Hall before the City Council on September 22, 2014.

**Attachments:**

1. Copy of POST Basic Certificate – Officer Nate Egan
2. Copy of POST Basic Certificate – Officer Morgan Waite
3. Copy of POST Intermediate Certificate – Officer Ty Rudkin
4. Copy of POST Intermediate Certificate – Officer Samir Smriko
5. Copy of POST Intermediate Certificate – Officer Josh Hayes
6. Copy of POST Advanced Certificate – Officer Dallan Hall

aed

# State of Idaho

*The Peace Officer Standards  
& Training Council*

*hereby awards the*

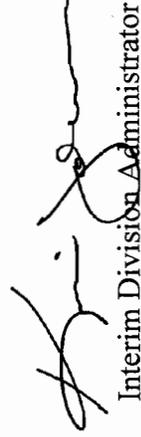
*Basic Certificate*

*to*

*Howard N. Egan*  
*Twin Falls Police Department*

*For having fulfilled the requirements of this certificate as set forth by the Idaho Peace  
Officer Standards & Training Council on the 21st day of August, 2014.*

  
Chairman

  
Interim Division Administrator

# State of Idaho

*The Peace Officer Standards  
& Training Council*

*hereby awards the*

## *Basic Certificate*

to

*Morgan J. Waite*

*Twin Falls Police Department*

*For having fulfilled the requirements of this certificate as set forth by the Idaho Peace  
Officer Standards & Training Council on the 12th day of September, 2014.*

  
Chairman

  
Interim Division Administrator

# State of Idaho

The Peace Officer Standards  
& Training Council

hereby awards the  
Intermediate Certificate

to

Tyler Z. Rudkin  
Twin Falls Police Department

For having fulfilled the requirements of this certificate as set forth by the Idaho Peace  
Officer Standards & Training Council on the 16th day of May, 2014.

  
Chairman

  
Division Administrator

# State of Idaho

*The Peace Officer Standards  
& Training Council*

*hereby awards the*

## *Intermediate Certificate*

*to*

*Samir Smriko*

*Twin Falls Police Department*

*For having fulfilled the requirements of this certificate as set forth by the Idaho Peace  
Officer Standards & Training Council on the 20th day of May, 2014.*

  
Chairman

  
Division Administrator

# State of Idaho

The Peace Officer Standards  
& Training Council

hereby awards the

## Intermediate Certificate

to

Joshua M. Hayes  
Twin Falls Police Department

For having fulfilled the requirements of this certificate as set forth by the Idaho Peace  
Officer Standards & Training Council on the 30th day of June, 2014.

  
Chairman

  
Interim Division Administrator

# State of Idaho

The Peace Officer Standards  
& Training Council

hereby awards the

Advanced Certificate

to

Dallan L. Hall

Twin Falls Police Department

For having fulfilled the requirements of this certificate as set forth by the Idaho Peace  
Officer Standards & Training Council on the 31st day of July, 2014.

  
Chairman

  
Interim Division Administrator



**Date:** Monday, September 29, 2014  
**To:** Honorable Mayor and City Council  
**From:** Mitchel Humble, Community Development Director

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**Request:**

Consider and act on a request to adopt a resolution amending *Twin Falls Vision 2030, A Comprehensive Plan for a Sustainable Future* to update “Chapter 11, Development Impact Fee Capital Improvement Plans.”

**Time Estimate:**

This item is expected to take 10 minutes. Staff will make the presentation and some time is expected to discuss and answer questions.

**Background:**

On June 9<sup>th</sup>, 2014, following a series of public meetings and public hearings, the City Council approved a request to amend *Twin Falls Vision 2030, A Comprehensive Plan for a Sustainable Future* to update “Chapter 11, Development Impact Fee Capital Improvement Plans.” Idaho Code 67-8208 requires cities collecting impact fees to update their CIPs at least once every five years. This approval satisfied the five-year update requirement. The City’s comprehensive plan was adopted by resolution in 2009. Therefore, an amendment to the comprehensive plan is not complete until it is also adopted by resolution. This agenda item is that amendment resolution.

Following the June 9<sup>th</sup> public hearing, the resolution adoption was not immediately scheduled. The reason for that delay was to allow City Council to consider adoption of the associated impact fee rate ordinance. That ordinance was prepared and presented to the Council for consideration on August 4<sup>th</sup>, 2014, along with the FY2015 preliminary budget and the other City fee increases that were proposed to go into effect for FY2015. The impact fee rate ordinance was approved by the Council at that meeting. Following this adoption, staff began to prepare the attached resolution updating the comprehensive plan.

The Council’s approval of this request on June 9<sup>th</sup> also included direction to Staff to review the park land acquisition cost included in the Parks CIP and impact fee calculations to ensure its accuracy. This issue was discussed on August 4<sup>th</sup> along with the impact rate ordinance consideration. Staff reported to the Council that we felt comfortable with the included acquisition cost as it represented a pretty good average land value across the community. The Parks CIP does not designate specific property to be acquired for the additional community park land to be purchased with impact fees. Therefore, it is difficult to set a specific land value to be included in the impact fee rate calculations. The best way to plan is to try and find a reasonable community average value and use that. This explanation was accepted by the Council with their adoption of the impact fee rate ordinance.

Tonight, staff is requesting that the Council adopt the attached resolution. This resolution will replace the existing Chapter 11 with the updated Chapter 11 included in the resolution. We consulted with the City Attorney about how best to approach this significant update. We felt that this would be the best way to accomplish the adoption. With this approach, the end result will be a complete Chapter 11 that includes all the changes inserted into the existing Chapter 11 in the correct locations so that the public will not have to have an old copy and a new copy open together to understand the complete impact of the Chapter. So, the attached resolution includes a clean copy of the updated Chapter 11 written to include all of the amendments inserted right into their correct locations within the document. However, to create a record of what is changing and what is staying the same, we have also included a version of Chapter 11 that tracks all the changes for your review. Additions are underlined and deletions are ~~struck through~~. On this document, it is difficult to see the tables that have been struck through. In cases where a table has been updated, the first table is the struck through table and the second is the new updated table. You’ll see that

in updating the report from 2009 to 2014, there are minor changes on most every page to get the dates right and to reference the correct information from the capital improvement plans and various calculation tables.

**Approval Process:**

A simple majority vote of the Council is needed to adopt the attached resolution.

**Budget Impact:**

Adoption of the attached resolution will have no significant budget impact on its own. However, approval of this request will formally adopt the amended impact fee report. This amended report includes the updated capital improvement plans (CIP) for the four impact fee funds. The CIP updates lead to an increase in the impact fee amounts the City charges with new building permits. Those impact fee amounts were adopted by the Council at their August 4<sup>th</sup>, 2014 meeting, with the rest of the FY2015 rate adjustments. So, the budget impact linked to this amendment already occurred with the adoption of the impact fee rate ordinance.

**Regulatory Impact:**

Approval of this request will amend the Comprehensive Plan by adopting the updated impact fee report and associated capital improvement plans.

**Conclusion:**

Staff recommends that the Council adopt the attached resolution as presented.

**Attachments:**

1. Copy of the June 9, 2014 Council meeting minutes
2. A copy of "Chapter 11: Development Impact Fee Capital Improvement Plans" that includes the tracked changes
3. Resolution No: \_\_\_\_\_

COUNCIL MEMBERS:

Suzanne Hawkins	Jim Munn	Shawn Barigar	Chris Talkington	Gregory Lanting	Don Hall	Rebecca Mills Sojka
Vice Mayor					Mayor	



**MINUTES**  
**Meeting of the Twin Falls City Council**  
**Monday, June 9, 2014**  
**City Council Chambers**

5:00 P.M.

**PLEDGE OF ALLEGIANCE TO THE FLAG**  
**CONFIRMATION OF QUORUM**  
**CONSIDERATION OF THE AMENDMENTS TO THE AGENDA**  
**PROCLAMATION: General Aviation Proclamation - Jared VanderKooi/Reeder Flying Service & Kerry Requa/Idaho Aviation Assoc.**

**GENERAL PUBLIC INPUT**

AGENDA ITEMS	Purpose	By:
<b>I. <u>CONSENT CALENDAR:</u></b>		
1. Consideration of a request to approve the Accounts Payable for June 3 - 9, 2014.	Action	Sharon Bryan
2. Consideration of a request to approve the Snake Harley-Davidson outdoor appreciation concert to be held at 2404 Addison Avenue East on Friday, July 18, 2014.	Action	Dennis Pullin
3. Consideration of a request to approve the Fit & Well Fair to be held at the Twin Falls City Park on Saturday, June 21, 2014.	Action	Dennis Pullin
<b>II. <u>ITEMS FOR CONSIDERATION:</u></b>		
1. Swearing in ceremony for four new Twin Falls Department Police Officers. Mayor Don Hall to administer the Oath of Office to Officers Medina Alajbegovic, Tyler Campbell, Tavita Messenger, and Eric Strassner.	Action	Chief Brian Pike Mayor Don Hall
Presenting Police Officer David Cushing with his Basic Certification and Police Officers Justin Cyr and Steven Gassert with their Intermediate Certification.	Presentation	Captain Matt Hicks
2. Consideration of a request to adopt a resolution that approves participation in a State Local Agreement ( <i>for Construction</i> ) to build the signal at the intersection of Carriage Lane and Addison Avenue East and to authorize the Mayor to sign the agreement.	Action	Jacqueline Fields
3. A presentation by the City Manager followed by citizen input and general discussion about the FY 2015 budget priorities and philosophies.	Presentation	Travis Rothweiler
4. Public input and/or items from the City Manager and City Council.		
<b>III. <u>ADVISORY BOARD REPORTS/ANNOUNCEMENTS:</u></b>		
<b>IV. <u>PUBLIC HEARINGS:</u> 6:00 P.M.</b>		
1. Consideration of a request to amend Twin Falls Vision 2030, A Comprehensive Plan for a Sustainable Future to update Chapter 11, Development Impact Fee Capital Improvement Plans.	PH/Action	Mitchel Humble
<b>V. <u>ADJOURNMENT:</u></b>		
1. Executive Session 67-2345(1) (a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need. This paragraph does not apply to filling a vacancy in an elective office or deliberations about staffing needs in general.		

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

Present: Suzanne Hawkins, Don Hall, Jim Munn, Chris Talkington, Rebecca Mills Sojka

Absent: Shawn Barigar and Gregory Lanting

Staff Present: City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Community Development Mitchel Humble, City Engineer Jacqueline Fields, Police Chief Brian Pike, Police Captain Bryan Krear, Staff Sergeant Dennis Pullin, Deputy City Clerk Sharon Bryan, Deputy City Clerk/Recording Secretary Leila A. Sanchez

Mayor Hall called the meeting to order at 5:00 P.M. He then invited all present, who wished to, to recite the pledge of Allegiance to the Flag. A quorum was present.

...

**IV. PUBLIC HEARINGS: 6:00 P.M.**

1. Consideration of a request to amend Twin Falls Vision 2030, A Comprehensive Plan for a Sustainable Future to update Chapter 11, Development Impact Fee Capital Improvement Plans.

Community Development Director Humble explained the request.

The City Council adopted the City's development impact fee program in January 2009 for an August 2009 implementation. Idaho Code requires the development impact fee capital improvement plans (CIPs) are included in the City's comprehensive plan. Idaho Code 67-8208 requires cities with impact fees to update their CIPs at least once every five years.

The Development Impact Fee Advisory Committee recommends proposed changes to the Police Impact Fee, Fire Impact Fees, Community Park Impact Fees, Streets Impact Fees, Text Amendments and Fee Summary. Staff concurs with the recommendations.

On May 13, 2014, the Planning & Zoning Commission unanimously recommended approval of the amendment as presented.

He made the clarification that the Fire Department ladder truck is not a replacement truck but a second truck to be utilized.

Discussion followed.

- Construction and cost to operate a new fire station.
- Regional / Community Park includes open space trails
- Calculation for the acquisition and development of new community park amenities
- Reevaluation of the park development cost - \$80,435 per acre and acquisition cost - \$41,250 per acre
- Resources for a community park
- Street Impact Fees and growth related costs
- Growth related costs and retail /new business
- Impact fee used to offset growth

Mayor Hall opened and closed the public testimony portion of the hearing.

Discussion followed.

**MOTION:**

Minutes

Monday, June 9, 2014

Page 3 of 3

Councilmember Mills Sojka moved to direct staff to update the per acre cost of acquisition for a community park to the most accurate numbers that we have today. The motion was seconded by Councilmember Talkington. Roll call vote showed all members present voted in favor of the motion. Approved 5 to 0.

**MOTION:**

Councilmember Talkington moved to amend Twin Falls Vision 2030, A Comprehensive Plan for a Sustainable Future to update Chapter 11, Development Impact Fee Capital Improvement Plans. The motion was seconded by Councilmember Munn. Roll call vote showed all members present voted in favor of the motion. Approved 5 to 0.

...

The meeting adjourned at 8:20 p.m.

Leila A. Sanchez

Deputy City Clerk/Recording Secretary

This report regarding impact fees for the City of Twin Falls (Twin Falls or City) 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 calculation of the City’s monetary participation in those capital improvements defined as requiring repair, replacement or an upgrade, and the City’s pro rata share of partially growth-related capital improvements;
- A cash flow analysis;
- A list of implementation recommendations; and
- A brief summary of conclusions.

Each section follows sequentially.

We have also included two appendices to this report. Appendix A contains a “technical checklist” detailing how our study has met the requirements of the State statute and Appendix B contains a data compendium. A draft ordinance has been provided to the City Attorney under separate cover.

### **Background and Objectives**

The City of Twin Falls (City) hired BBC Research & Consulting (BBC) to calculate impact fees for police, fire, parks and streets capital improvements. BBC was assisted by two Idaho-based subcontractors: JoAnn Butler and Sharon Gallivan of Spink Butler, LLP and Anne Wescott of Galena Consulting.

Spink Butler interpreted the requirements of the Idaho Code, helped draft the City’s impact fee ordinance and assisted in preparation of Appendix A. Spink Butler also provided the ordinance template to the City Attorney. Anne Wescott inventoried Twin Falls’ current police, fire, parks and streets capital improvements; established capital improvement replacement costs; helped the City refine their Capital Improvement Plans; and assisted in all phases of the project. This document presents the full cost recovery 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.

[The initial impact fee report, including the baseline determination of levels of service, was prepared in 2008 and adopted by the Twin Falls City Council on February 2, 2009. In 2014, the City prepared this five-year amendment to the impact fee report, which was adopted by the City Council on September 29, 2014.](#)

## Definition of Impact Fees

Impact fees are generally defined as one-time assessments used to recover the capital costs borne by local governments due to 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."<sup>1</sup>

**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."<sup>2</sup>

**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.<sup>3</sup> 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;<sup>4</sup>
- 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;<sup>5</sup>
- Impact fees must not exceed the proportionate share of the cost of capital improvements needed to serve new growth and development;<sup>6</sup>
- Impact fees must be maintained in one or more interest-bearing accounts within the capital projects fund.<sup>7</sup>

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<sup>1</sup> 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.

<sup>2</sup> See Section 67-8202, Idaho Code.

<sup>3</sup> 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).

<sup>4</sup> See Sections 67-8202(4) and 67-8203(29), Idaho Code.

<sup>5</sup> See Section 67-8210(4), Idaho Code.

<sup>6</sup> See Sections 67-8204(1) and 67-8207, Idaho Code.

<sup>7</sup> 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);<sup>8</sup>
- 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;<sup>9</sup>
- Identification of the growth-related portion of City Capital Improvement Plans;<sup>10</sup>
- Analysis of cash flow stemming from impact fees and other capital improvement funding sources;<sup>11</sup>
- 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;<sup>12</sup>
- Preparation and adoption of a Capital Improvement Plan pursuant to state law and public hearings regarding the same;<sup>13</sup> and
- Preparation and adoption of an ordinance authorizing impact fees pursuant to state law and public hearings regarding the same.<sup>14</sup> The proposed update to the Twin Falls Impact Fee Ordinance, which is the ordinance that will amend the City's municipal code, is attached under separate cover.

**How should fees be calculated?** State law requires the City to implement the Capital Improvement Plan methodology to calculate impact fees. The City could implement fees of any amount not necessary exceeding the full cost recovery fees calculated by the CIP approach. This methodology requires the City to describe its service area, forecast the land uses, densities and population that are expected to occur in that service area over the next 20 years, and identify the capital improvements that will be needed to serve the forecasted growth at the same level of service

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<sup>8</sup> See Section 67-8205, Idaho Code.

<sup>9</sup> See Section 67-8206(2), Idaho Code.

<sup>10</sup> See Section 67-8208, Idaho Code.

<sup>11</sup> See Section 67-8207, Idaho Code.

<sup>12</sup> See Sections 67-8209 and 67-8210, Idaho Code.

<sup>13</sup> See Section 67-8208, Idaho Code.

<sup>14</sup> See Sections 67-8204 and 67-8206, Idaho Code.

found in the existing community.<sup>15</sup> This list and cost of capital improvements, along with a time schedule for commencing and completing the construction of all capital improvements, constitutes the capital improvement element to be adopted as part of Twin Falls' Comprehensive Plan.<sup>16</sup> Only those items listed on the CIP are eligible to be funded by impact fees.

Each governmental entity intending to adopt an impact fee must first prepare a capital improvements plan.<sup>17</sup> 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.<sup>18</sup>

This study considers the planned capital improvements for the ten-year period from 2014~~08~~ the end of 20~~23~~<sup>47</sup> that will need to be adopted as an element of Twin Falls' 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."<sup>19</sup> Practically, this concept requires Twin Falls 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 the development being charged the impact fee; do not exceed the cost of such improvements; and are "earmarked" so as 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 must take into account the following:

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

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<sup>15</sup> As a comparison and benchmark for the impact fees calculated under the Capital Improvement Plan approach, BBC 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.

<sup>16</sup> See Sections 67-8203(4) and 67-8208, Idaho Code.

<sup>17</sup> Section 67-8208, Idaho Code.

<sup>18</sup> See Sections 67-8203(4) and 67-8208, Idaho Code.

<sup>19</sup> See Section 67-8203(23), Idaho Code.

- 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 Twin Falls to growth-related system improvements; and
- All other available sources of funding such system improvements.<sup>20</sup>

Through data analysis and interviews with City staff, BBC 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 growth projections from 20~~14~~<sup>17</sup> to 20~~23~~<sup>17</sup>. This is consistent with the Impact Fee Act.<sup>21</sup> 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:

- The 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<sup>22</sup> of development calculated in accordance with generally accepted engineering or planning standards for a particular category of capital improvement.”<sup>23</sup> The service units chosen by the study team for police, fire and streets are linked directly to residential dwelling units and nonresidential development square feet.<sup>24</sup> In the case of parks, only residential units are used.
- 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.”<sup>25</sup> 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, police and fire impact fees are allocated between aggregated residential (i.e., all forms of residential housing) and nonresidential development (all nonresidential uses including retail, office and industrial). However, data from the Institute of Transportation

<sup>20</sup> See Section 67-8207, Idaho Code.

<sup>21</sup> 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.

<sup>22</sup> See Section 67-8203(27), Idaho Code.

<sup>23</sup> See Section 67-8203(27), Idaho Code.

<sup>24</sup> 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.

<sup>25</sup> See Section 67-8208(1)(e), Idaho Code.

Engineers support a more detailed breakdown of street fees (single-family, multifamily, retail, office, industrial and institutional). Therefore, street fees should be charged based on *specific* land uses as detailed in Exhibit 19.

**Land Use and Demographics**

In calculating the impact fees, it was necessary to allocate capital improvement costs to both residential and nonresidential development. The study team performed this allocation based on the number of projected new households and nonresidential square footage added from 2014~~07~~ through 2023~~47~~. While 20-year land use projections were available in the City’s adopted Comprehensive Plan, we have elected to use 10-year projections to coincide with the City’s 10-year CIPs.

**Residential data.** The primary data source for residential unit counts and square footage numbers was the 2009~~7~~ Twin Falls Comprehensive Plan Update.<sup>26</sup>

**Current and future households.** To estimate the current and future number of households in the City, the study team used population and household counts from the 2009~~7~~ Comprehensive Plan Update and extrapolated year-by-year growth projections. Exhibit 1 below displays the current and projected population and household counts for Twin Falls.

**Exhibit 1.  
Twenty-Year Population  
and Household Projections**

Source:  
City of Twin Falls 2009~~7~~ Comprehensive  
Plan Update and *City of Twin Falls Impact  
Fee Study Team*.

Year	Population	Households
2007	40,328	17,325
2017	49,390	22,833
2027	58,927	27,158

Year	Population	Households
2007	40,328	17,325
2023	55,262	25,410
2030	61,464	28,452

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From 2007 to 2030~~27~~, household numbers are expected to increase by approximately 64~~57~~ percent. By 2030~~27~~, the population is expected to increase from 40,328 to 61,464~~58,927~~, an increase of 21,136~~18,599~~ persons. Households are expected to increase by 11,127~~9,833~~, from 17,325 to 28,452~~27,158~~.

**Single-family/multifamily distribution.** The distinction between single-family and multifamily housing is necessary for calculating total residential square footage, a precursor to fee calculations, as discussed below. However, it should be noted that unlike streets, police and fire fees, the parks fees in this report are equivalent for single-family and multifamily units.

<sup>26</sup> The City of Twin Falls 2009~~7~~ Comprehensive Plan Update can be found at <http://www.idf-tf.com/projects/twinfalls.htm> <http://www.tfid.org/index.aspx?nid=79>

According to household estimates found in the 2009~~7~~ Comprehensive Plan Update, 82 percent of Twin Falls' residential units are single family and the remaining 18 percent are multifamily. Comparably, the 2005 American Community Survey reported 81 percent of Twin Falls' residential units are single family and the remaining 19 percent are multifamily.

**Current and future square footage.** In order to distribute the costs for capital improvements to new residential and nonresidential development, a precursor to the calculation of impact fees, it was necessary to estimate the current and future total square footage of residential units in the City.

Exhibit 2 below presents the number of current (2013~~07~~) and projected (2023~~17~~) single-family and multifamily units, and respective square footage estimates.

**Exhibit 2.  
Current and Projected Residential Development**

	Total in 2007	Total in 2017	Difference 2007 to 2017
Housing Units			
Single Family	14,269	18,842	4,573
Multifamily	<u>3,055</u>	<u>3,992</u>	<u>936</u>
Total Housing Units	17,325	22,833	5,509
Square Feet <sup>(1)</sup>			
Single Family (units * 2,097 sq.ft.)	29,915,378	39,501,834	9,586,456
Multifamily (units * 1,063 sq.ft.)	<u>3,248,654</u>	<u>4,244,069</u>	<u>995,415</u>
Total Square Feet	33,164,032	43,745,902	10,581,871

	Total in 2013	Total in 2023	Difference 2013 to 2023
Housing Units			
Single Family	17,150	20,980	3,830
Multifamily	<u>3,645</u>	<u>4,430</u>	<u>784</u>
Total Housing Units	20,795	25,410	4,615
Square Feet <sup>(1)</sup>			
Single Family (units * 2,097 sq.ft.)	35,954,556	43,984,989	8,030,434
Multifamily (units * 1,063 sq.ft.)	<u>3,875,759</u>	<u>4,709,772</u>	<u>834,013</u>
Total Square Feet	39,830,315	48,694,762	8,864,447

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Notes: (1) National Association of Homebuilders 5-year trailing average for square footage.  
Source: National Association of Homebuilders, Characteristics of New Single-family Homes (1987-2004), Twin Falls Building Department, 2007 ~~Twin Falls and Impact Fee Study Team~~.

Currently, there are an estimated 20,795,173,325 housing units in the City of Twin Falls, 17,150,442,269 of which are single-family units and 3,645,305,55 of which are multifamily units. By 2023,17, the residential housing stock is projected to increase by 2232 percent (4,615,509 households) for a total of over 25,410,22,800 units. This is equivalent to an increase of approximately 8,940.6 million square feet of residential land use in Twin Falls. In addition, square feet data are used to calculate the growth-related percentage of certain capital improvements that are only partially necessitated by growth.

**Nonresidential data.** The City of Twin Falls 20097 Comprehensive Plan Update was the primary basis of all nonresidential land use data used in our Study. As explained below, the study team also examined Idaho Department of Commerce & Labor data as well as comparable land use ratios from elsewhere in Idaho.

**Current and non-residential development.** The forecast for non-residential land uses is based on a ratio of non-residential square feet per employee. Using employment predictions from the Twin Falls Community Profile, provided by the Idaho Department of Commerce and Labor, we were able to establish a ratio of employees to population for Twin Falls County, which equaled 0.549 employees per resident. Assuming that this ratio holds for the City of Twin Falls as well, we calculated the current (2013,07) number of employees for the City. Next, based on our past experience with nonresidential land use in other Idaho municipalities, we assumed a ratio of 320 square feet of nonresidential land use per employee for the City of Twin Falls and calculated the current number of nonresidential square feet for the City. This calculation is shown in Exhibit 3 below.

**Exhibit 3.  
Calculation of  
Nonresidential Square  
Footage, City of Twin  
Falls, 2013,07**

Note:

(1) Based on population estimates from 20097 Comprehensive Plan Update.

(2) Based on past experience in municipalities in Idaho.

Source:

City of Twin Falls and Impact Fee Study Team.

	Total
2007 Twin Falls Employment Estimate <sup>(1)</sup>	22,151
<i>Times</i>	
Current Nonresidential Sq. Ft. per Employee <sup>(2)</sup>	320
<i>Equals</i>	
2007 Nonresidential Square Footage	7,088,279
<hr/>	
	Total
2013 Twin Falls Employment Estimate <sup>(1)</sup>	25,057
<i>Times</i>	
Current Nonresidential Sq. Ft. per Employee <sup>(2)</sup>	320
<i>Equals</i>	
2013 Nonresidential Square Footage	8,018,335

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It is necessary in impact studies to distinguish between retail, office, industrial and institutional nonresidential land uses. Using the distribution of existing acreages for each nonresidential category found in the 20097 Comprehensive Plan Update, we allocated the appropriate percentage of Twin Falls' current nonresidential square feet to the appropriate land use. This calculation is shown in Exhibit 4 below. It should be noted that we have assumed institutional land uses only generate half

the number of employees (and therefore half the amount of square footage compared to its existing acreage) as the other three land uses.

**Exhibit 4.  
Current Nonresidential  
Square Feet, City of  
Twin Falls, 2013**

Source:  
City of Twin Falls 2007  
Comprehensive Plan Update and  
City of Twin Falls Impact Fee Study Team

Land Use	2007	
	Square Feet	Percentage
Retail	1,772,070	25%
Office	1,417,656	20%
Industrial	2,977,077	42%
Institutional	921,476	13%
<b>Total</b>	<b>7,088,279</b>	<b>100%</b>

Land Use	2013	
	Square Feet	Percentage
Retail	2,004,584	25%
Office	1,603,667	20%
Industrial	3,367,701	42%
Institutional	1,042,384	13%
<b>Total</b>	<b>8,018,335</b>	<b>100%</b>

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As shown above, over 40 percent of Twin Falls' current nonresidential land use is for industrial purposes. The City currently contains approximately 8.027 million square feet of nonresidential land use.

**Future nonresidential development.** Assuming that Twin Falls' population and number of employees are expected to grow at the same rate and the ratio of nonresidential square feet per Twin Falls employee is expected to remain constant, we were able to estimate the total nonresidential square footage in 2023. Then, using the same methodology as above, we distributed this total square footage between retail, office, industrial and institutional land uses.

Exhibit 5 below shows the current and projected nonresidential square feet in a summary form.

**Exhibit 5.**  
**Current and Projected Nonresidential Development, 2013~~07~~ and 2023~~17~~**

Nonresidential Land Use Category	2007 Square Feet	2017 Square Feet	Difference (2007-2017)
Retail	1,772,070	2,170,297	398,228
Office	1,417,656	1,736,238	318,582
Industrial	2,977,077	3,646,099	669,022
Institutional	<u>921,476</u>	<u>1,128,555</u>	<u>207,078</u>
<b>Total</b>	<b>7,088,279</b>	<b>8,681,189</b>	<b>1,592,910</b>

Nonresidential Land Use Category	2013 Square Feet	2023 Square Feet	Difference (2013-2023)
Retail	2,004,584	2,428,333	423,749
Office	1,603,667	1,942,666	338,999
Industrial	3,367,701	4,079,599	711,898
Institutional	<u>1,042,384</u>	<u>1,262,733</u>	<u>220,349</u>
<b>Total</b>	<b>8,018,335</b>	<b>9,713,331</b>	<b>1,694,996</b>

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Source: City of Twin Falls Impact Fee Study Team

The projected increase in nonresidential development from 2013~~07~~ to 2023~~17~~ is approximately 1.74-59 million square feet, an increase of about 21.22 percent. Applying the same assumptions as above, we have projected Twin Falls to contain approximately 10.840.4 million square feet of nonresidential land uses in 2030~~27~~.

**Future land use assumptions.** The final step of the demographic calculation is to allocate the City’s incremental increase (from 2013~~07~~ through the end of 2023~~17~~) in development between residential and nonresidential land uses, on a percentage basis. This is accomplished by converting residential data to square feet for an “apple to apples” comparison of residential and nonresidential land uses. The distribution is used to appropriately allocate capital improvement costs (and thereafter impact fees) to the various land uses.

**Exhibit 6.**  
**Distribution of Incremental Change in Land Uses, 2013~~07~~ through 2023~~17~~**

Note:  
 (1) May not total due to rounding.  
 Source:  
City of Twin Falls and Impact Fee Study Team

Land Use Category	Square Feet	Percent of Total
<b>Residential</b>	<b>10,584,157</b>	<b>87%</b>
Single Family	9,588,742	79%
Multifamily	995,415	8%
<b>Nonresidential</b>	<b>1,592,910</b>	<b>13%</b>
<b>Total <sup>(1)</sup></b>	<b>12,177,067</b>	<b>100%</b>

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Land Use Category	Square Feet	Percent of Total
Residential	8,864,447	84%
Single Family	8,030,434	76%
Multifamily	834,013	8%
Nonresidential	1,694,996	16%
Total <sup>(1)</sup>	10,559,443	100%

By the end of 2023~~17~~, the City's residential development is expected to increase by ~~10,581,157~~ 8,864,447 square feet, and the nonresidential development is estimated to increase by ~~1,592,910~~ 1,694,996 square feet. Therefore, the future allocation of land uses is projected to be ~~84~~ 84 percent residential and ~~16~~ 16 percent nonresidential. It should be noted that our projections are more heavily weighted towards residential land use than the 2007 estimates; this is due to the changing residential landscape in Twin Falls as documented in its 2009~~7~~ Comprehensive Plan Update.

#### Impact Fee Calculation Considerations

The fees calculated under the CIP approach were based on the following:

- City investments in police, fire, parks and streets capital improvements projected to be built during the 10-year period from Fiscal Year 20~~14~~ through Fiscal Year 20~~23~~;
- An allocation of investment to residential and nonresidential development, based on new residential dwelling units and nonresidential square footage; and,
- A fee calculation that involves dividing the appropriate share of capital improvements by projected residential units and nonresidential square feet.

As required by the Impact Fee Act, prior to fee adoption, the Advisory Committee must consider the following factors:

- the means by which existing system improvements have been financed (for example, if grant money has been consistently used to finance system improvements, it may be reasonable to postulate that this is expected to continue in the future);
- the extent to which new development is expected to contribute to financing system improvements through (past and future) taxes, assessments and contributions;
- the extent to which new development has provided system improvements, without charge, for other properties in the service area;
- extraordinary costs incurred by the City in serving new development; and

- the availability of other sources of funding for system improvements (e.g., local improvement district assessments, general tax levies).<sup>27</sup>
- Upon consideration of all these factors, the Advisory Committee may recommend that the City Council adjust the full cost recovery impact fee.<sup>28</sup>

### 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.”<sup>29</sup> 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 existing service levels. Equipment and vehicles with a useful life of 10 years or more is also impact fee eligible under the Impact Fee Act.<sup>30</sup> The total cost of improvements over the 10 years is referred to as the “CIP Value” in Exhibits 8, 10, 12 and 14. The cost of this impact fee study is also impact fee eligible for all impact fee categories. Because impact fees are calculated for four impact fee categories in this study (i.e., police, fire, parks and streets), 25 percent of the study’s cost is included in all calculations.

The forward-looking 10-year CIPs for the fire, police, parks and recreation and street departments each include some facilities that are only partially necessitated by growth (e.g., public safety communications center, parks office and shops space, etc.). The study team met with each department to determine a defensible metric for including a portion of these facilities in the impact fee calculations.

The partially growth-related capital improvements are calculated to be ~~1823~~ percent growth-related. The ~~1823~~ percent ratio is calculated by dividing the accumulated new square footage between ~~201307~~ and ~~202347~~ (residential and nonresidential) by the total square footage in ~~202347~~.<sup>31</sup> This percentage is attributed to growth under the philosophy that growth caused the need for such facilities and vehicles, and this growth *also necessitates building a proportionately larger facility to accommodate additional personnel (which would otherwise not be necessary with the existing population)*. These facilities should be sized according to population and peak period demand. The City needs to size these facilities and vehicles

<sup>27</sup> See Sections 67-8707 and 67-8209, Idaho Code.

<sup>28</sup> These factors are to be considered while the City is in the process of developing a proportionate impact fee. After the adoption of an impact fee, credits may be calculated on a project-by-project basis in connection with an individual assessment. See Section 67-8209, Idaho Code.

<sup>29</sup> See Section 67-8208(1)(h).

<sup>30</sup> 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.

<sup>31</sup> The residential square footage is described in Exhibit 2 and the nonresidential square footage is described in Exhibits 3 and 5.

to be able to accommodate the demand created by the current residents *and* the demand of future residents.

It should be understood that growth is expected to be paying only a portion of the cost of these facilities. 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. As discussed later in this report, the value of this City participation investment is approximately ~~\$55,655.6~~ million over the next ten years. This investment includes approximately ~~\$54,765.4~~ million of discretionary funding in connection with purely non-growth-related improvements, and approximately ~~\$255,000,500,800~~ of capital improvements, portions of which are not growth-related and therefore must be funded from the City's General Funds. These funds could come from City revenues, donations, grants or other partnerships.

**Levels of service.** Levels of service (sometimes referred to in this study as “service level(s)”) must be clearly defined in the capital improvement element of the City's Comprehensive Plan. These levels provide the basis for establishing additional service capacity needs in any system that serves new development. “Level of service” is “. . . a measure of the relationship between service capacity and service demand for public facilities.”<sup>32</sup> Service levels need to be stated in quantifiable, specific terms, since they measure the benefit new development receives for payment of impact fees. The capital improvement element must clearly identify existing public facilities (and their corresponding service levels), as well as identify any shortfalls in service levels. Any such shortfall or “deficiency” that Twin Falls intends to overcome for both existing and new development cannot be funded with impact fees. Likewise, the cost of raising the service level for existing and future development beyond the current service level is ineligible for impact fee funding. If Twin Falls wishes to apply impact fees towards increasing the service level for new development, the City must bring the existing community to that higher service level as well. However, increasing the service level for existing residents cannot be completed with impact fee revenues; other sources of funds must be applied. This restriction has a general effect of limiting the application of unreasonably high standards and fees solely for new development.

All of the growth-related capital improvement costs in the CIPs on the following pages represent improvements that are needed to maintain or consciously reduce the current level of service for future growth. As noted above, the City might currently be operating at a less than desirable level (i.e., operating with deficiencies) and in the future, the City may plan to increase its level of services to combat these deficiencies. In this situation, any capital improvements that increase the current level of service are not impact fee eligible and have been purposely *excluded* from the calculations. It should be noted that the baseline levels of service used in this amended final report are those levels of service that were determined with the adoption of the City's impact fee final report in 2009.

The police department ~~baseline level of service is measured as currently operating with~~ 1.59 officers per thousand population. The same ratio was used to determine the number of police officers needed to provide the current level of service to the new growth, therefore all capital improvements in the CIP are growth related and impact fee eligible.

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<sup>32</sup> See Section 67-8203(17), Idaho Code

The ~~baseline level of service for the current inventory of~~ fire capital improvements allows 90 percent of all calls to be responded to in a time of 5 minutes 30 seconds. The fire department plans to build one new fire station and relocate an existing fire station that will provide the same level of service to new development, therefore all capital improvements in the CIP are growth related and impact fee eligible.

The ~~baseline~~ parks and recreation department ~~level of service is measured as currently has~~ 554 developed acres, which equates to 13.74 acres per 1,000 population. At 13.74 acres per 1,000 population, and a projected 20~~23~~<sup>17</sup> population of ~~55,262,49,390~~, the parks department would need to add ~~205,425~~ acres over the next 10 years to keep the current service standard ( $13.74 \times 55,262,49,390 = 759,3678.62$  acres minus the existing 554 acres = ~~205,425~~ acres), which are impact fee eligible.

The ~~baseline~~ level of service for Twin Falls' street system, including traffic signals, bridges and culverts, is a level of service A on major arterials at the PM peak period except for portions of Blue Lakes, which functions at level of service D. However, unlike ~~the police and fire for the other three~~ impact fee categories, Twin Falls has consciously elected to allow for a reduction in the Streets level of service; maintaining the current level of service was cost prohibitive. Twin Falls aims to reduce the level of service to not below a level C on most streets and not below a level D on Blue Lakes.

**Current police assets.** As is evident, the provisions of the Impact Fee Act significantly limit the City's use of impact fees. This is particularly true for police service because most costs of serving new development involve adding police officers or patrol vehicles that are not impact fee eligible, even though the demand for added personnel and vehicles might be a direct result of new development.

Exhibit 7 below lists the current police assets. ~~In 2009, (~~the police department ~~is currently~~ operating with 1.59 sworn officers per thousand population.

**Exhibit 7.  
Current Police Assets**

Type of Capital Infrastructure	Square Feet	Replacement Value	Equity Percentage	Shared Facility (% in fee)	Amount to Include in Calculations
<b>Facilities</b>					
Twin Falls Police Station	13,960	\$3,718,308	100%	100%	\$3,718,308
Twin Falls Police Gun Range	2 acres	\$1,000,000	100%	100%	\$1,000,000
City Communication Center		\$1,000,000	100%	66%	\$660,000
<b>Vehicles</b>					
Hazardous Devices Unit Trailer		\$10,000	100%	100%	\$10,000
Traffic Trailer		\$7,000	100%	100%	\$7,000
SWAT Vehicle		\$30,000	100%	100%	\$30,000
Command Vehicle Trailer		\$11,000	100%	100%	\$11,000
<b>Equipment</b>					
SWAT Equipment/Weapons		\$25,850	100%	100%	\$25,850
Radar Equipment		\$16,500	100%	100%	\$16,500
Duty Weapons		\$32,640	100%	100%	\$32,640
Radio equipment		\$66,500	100%	100%	\$66,500
HDU Robot		\$128,500	100%	100%	\$128,500
<b>Total Infrastructure</b>		<b>\$6,046,298</b>			<b>\$5,706,298</b>
<b>Plus Cost of Fee-Related Research</b>					
Impact Fee Study <sup>(1)</sup>		\$44,500	100%	25%	\$11,125
<b>Grand Total</b>		<b>\$6,090,798</b>			<b>\$5,717,423</b>

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Type of Capital Infrastructure	Square Feet	Replacement Value	times	Equity Percentage	times	Shared Facility (% in fee)	equals	Amount to Include in Calculations
<b>Facilities</b>								
Twin Falls Police Station	13,960	\$4,400,000		100%		100%		\$4,400,000
Twin Falls Police Gun Range	2 acres	\$1,300,000		100%		100%		\$1,300,000
City Communication Center		\$1,700,000		100%		66%		\$1,122,000
<b>Vehicles</b>								
Hazardous Devices Unit Trailer		\$16,000		100%		100%		\$16,000
Traffic Trailer		\$8,500		100%		100%		\$8,500
SWAT Vehicle		\$95,000		100%		100%		\$95,000
Command Vehicle Trailer		\$15,000		100%		100%		\$15,000
<b>Equipment</b>								
SWAT Equipment/Weapons		\$29,000		100%		100%		\$29,000
Radar Equipment		\$16,500		100%		100%		\$16,500
Duty Weapons		\$35,000		100%		100%		\$35,000
Radio equipment		\$95,000		100%		100%		\$95,000
HDU Robot		\$270,000		100%		100%		\$270,000
<b>Total Infrastructure</b>		<b>\$7,980,000</b>						<b>\$7,402,000</b>
Plus Cost of Fee-Related Research Impact Fee Study <sup>(1)</sup>		\$44,500		100%		25%		\$11,125
<b>Grand Total</b>		<b>\$8,024,500</b>						<b>\$7,413,125</b>

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Note: (1) The cost of the fee study is evenly distributed between all four fee categories.

Source: City of Twin Falls and Impact Fee Study Team.

The 1.59 sworn officers per thousand population service standard equates to a current investment of \$295,274 per residential unit and \$0,039.44 per nonresidential square foot.<sup>33</sup>

**Police Capital Improvement Plan.** Exhibit 8 lists the future capital improvements that are necessary to maintain the ~~baseline~~current level of service (i.e., 1.59 officers per thousand population) for future growth. The exhibit presents \$1.2 million of future capital improvements that are eligible for inclusion in the police impact fee calculation. The “Amount to Include in Fees” is derived from multiplying the “CIP Value” times the “Growth-Related Portion” times the “Shared Facility” percentage.

**Exhibit 8.**  
**Police Capital Improvement Plan, 2014~~08~~ through 2023~~17~~**

Type of Capital Infrastructure	Square Footage	CIP Value	times	Growth Portion	times	Shared Facility (% in fee)	equals	Amount to Include in Fees
<b>Facilities</b>								
Additional police station square footage to accommodate officers necessitated by 10-year growth <sup>(1)</sup>	3,150	\$ 922,950		100%		100%		\$ 922,950
Additional police station square footage not related to 10-year growth <sup>(2)</sup>	28,850	\$ 8,472,362		0%		100%		\$ -
Expansion of Current Communication Center necessitated by 10-year growth <sup>(3)</sup>		\$ 224,732		100%		66%		\$ 148,323
<b>Vehicles</b>								
SWAT Vehicle-replace existing		\$ 30,000		0%		100%		\$ -
SWAT Vehicle		\$ 30,000		100%		100%		\$ 30,000
<b>Equipment<sup>(4)</sup></b>								
Replace 104 existing officer vehicle and handheld radios		\$ 364,000		0%		100%		\$ -
23 vehicle and handheld radios for new officers		\$ 80,500		100%		100%		\$ 80,500
<b>Total Infrastructure</b>		<b>\$ 10,124,544</b>						<b>\$ 1,181,773</b>
Plus Cost of Fee-Related Research Impact Fee Study <sup>(5)</sup>		\$ 44,500		100%		25%		\$ 11,125
<b>Grand Total</b>		<b>\$ 10,169,044</b>						<b>\$ 1,192,898</b>

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<sup>33</sup> We determined the City’s current investment in police capital by distributing 83.2 percent of the \$7.457 million in current assets to current residential land use and the remaining 17.8 percent to current nonresidential land use and then dividing the distributions by the current number of Twin Falls’ households and nonresidential square feet respectively.

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

Notes: ~~Baseline Current~~ level of service is 1.59 sworn officers per 1,000 population.

- (1) New Twin Falls Police Station - The space in the current police ~~station~~ facility has been determined to be insufficient for the ~~baseline current~~ staff of 96 full time employees. A facility study has concluded that Twin Falls will need to build 32,000 sf of additional space 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 ~~3622~~ new officers and support staff projected to be necessitated by growth by 20~~23~~18 require ~~5,220~~3,150 sf of this additional square footage.
- (2) The remaining ~~26,780~~28,850 sf of the additional square footage will address existing facility deficiencies, and add additional capacity to respond to the estimated additional ~~1832~~ officers and support staff projected to be required by growth in 2030~~from 2018-2027~~. Because the City ~~is~~ over-sizing the police facility to meet projected growth in 2030~~from 2017-2027~~, the city will be able to collect impact fees from the development occurring in 20~~23~~17-20~~30~~22 to recover a portion of that additional capacity.
- (3) Communication Center - Based on Twin Falls' estimated population growth and a ~~baseline current~~ communication center investment of \$24.80 per ~~resident person~~, Twin Falls can spend \$~~370,363~~224,732 to expand the current facility.
- (4) ~~Police Radios - The Police Department will be switching to a 700 mhz system within the next ten years. Vehicle and handheld radios will need to be replaced to interface with the new system. 104 existing radios will need to be replaced; these are not attributable to growth. 23 new radios will need to be purchased to outfit the 15 new officers and 8 new patrol vehicles. New Officer Equipment - Each new officer will be issued a hand gun (\$600), rifle (\$2,500), and a portable radio (\$1,500). Each new vehicle will be outfitted with a radio (\$2,000). 30 radios, 20 hand guns, and 20 rifles will be purchased to outfit 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 required by projected growth.~~
- (5) The cost of the fee study is evenly distributed among all four fee categories.

Source: City of Twin Falls ~~and Impact Fee Study Team~~.

**Current fire assets.** The baseline level of service for the fire department is to respond to 90 percent of all calls for service within five minutes and thirty seconds. Exhibit 9 presents the current fire assets.

**Exhibit 9.  
Current Fire Assets**

Type of Capital Infrastructure	Square Feet	Replacement Value	times	Equity Percentage	times	Shared Facility (% in fee)	equals	Amount to Include in Calculations
<b>Facilities</b>								
FS#1 <sup>(1)</sup>	14,800	\$ 2,699,000		100%		90%		\$ 2,429,100
FS#2	3,100	\$ 598,000		100%		100%		\$ 598,000
FS#3	3,800	\$ 724,000		100%		100%		\$ 724,000
Communications Center		\$ 1,000,000		100%		34%		\$ 340,000
<b>Apparatus/Vehicles</b>								
Tower 1		\$ 1,000,000		100%		100%		\$ 1,000,000
Engine #1		\$ 426,298		100%		100%		\$ 426,298
Engine #2		\$ 426,298		100%		100%		\$ 426,298
Engine #3		\$ 426,298		100%		100%		\$ 426,298
Engine Reserve		\$ 426,298		100%		100%		\$ 426,298
Tender #1 - owned by fire District		\$ 241,488		0%		100%		\$ -
Tender #2 - owned by fire District		\$ 241,488		0%		100%		\$ -
Attack #1 - owned by fire District		\$ 100,508		0%		100%		\$ -
Attack #2 - owned by fire District		\$ 100,508		0%		100%		\$ -
Attack #3 - owned by fire District		\$ 200,000		0%		100%		\$ -
Hazmat Trailer		\$ 72,000		100%		100%		\$ 72,000
Radios		\$ 180,000		100%		100%		\$ 180,000
Fleet Vehicles		\$ 210,000		100%		100%		\$ 210,000
<b>Equipment</b>								
Opticomms - 32		\$ 139,000		100%		100%		\$ 139,000
<b>Total Infrastructure</b>		<b>\$ 9,211,184</b>						<b>\$ 7,397,292</b>
Plus Cost of Fee-Related Research								
Impact Fee Study <sup>(2)</sup>		\$ 44,500		100%		25%		\$ 11,125
<b>Grand Total</b>		<b>\$ 9,255,684</b>						<b>\$ 7,408,417</b>

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Type of Capital Infrastructure	Square Feet	Replacement Value	times	Equity Percentage	times	Shared Facility (% in fee)	equals	Amount to Include in Calculations
<b>Facilities</b>								
FS#1 <sup>(1)</sup>	14,800	\$ 2,700,000		100%		90%		\$ 2,430,000
FS#2	3,100	\$ 1,500,000		100%		100%		\$ 1,500,000
FS#3	3,800	\$ 1,500,000		100%		100%		\$ 1,500,000
Communications Center		\$ 1,700,000		100%		34%		\$ 578,000
<b>Apparatus/Vehicles <sup>(2)</sup></b>								
Tower 1		\$ 1,250,000		100%		100%		\$ 1,250,000
Engine #1		\$ 525,000		100%		100%		\$ 525,000
Engine #2		\$ 525,000		100%		100%		\$ 525,000
Engine #3		\$ 525,000		100%		100%		\$ 525,000
Engine Reserve		\$ 525,000		100%		100%		\$ 525,000
Tender #1		\$ 310,000		100%		100%		\$ 310,000
Tender #2		\$ 310,000		100%		100%		\$ 310,000
Attack #1 - owned by fire District		\$ 100,508		0%		100%		\$ -
Attack #2 - owned by fire District		\$ 100,508		0%		100%		\$ -
Attack #3 - owned by fire District		\$ 200,000		0%		100%		\$ -
Battalion Chief Command Vehicle		\$ 40,000		100%		100%		\$ 40,000
Rescue #2/Confined Space Vehicle		\$ 200,000		100%		100%		\$ 200,000
Public Education Trailer		\$ 25,000		100%		100%		\$ 25,000
Hazmat Trailer		\$ 110,000		100%		100%		\$ 110,000
Fleet Vehicles <sup>(3)</sup>		\$ 165,000		100%		100%		\$ 165,000
<b>Equipment</b>								
Radios		\$ 75,000		100%		100%		\$ 75,000
Mako Air Compressor		\$ 43,000		100%		100%		\$ 43,000
<b>Total Infrastructure</b>		<b>\$ 12,429,016</b>						<b>\$ 10,636,000</b>
Plus Cost of Fee-Related Research								
Impact Fee Study <sup>(4)</sup>		\$ 44,500		100%		25%		\$ 11,125
<b>Grand Total</b>		<b>\$ 12,473,516</b>						<b>\$ 10,647,125</b>

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Note: (1) The Fire Department shares 10 percent of FS #1 with the Information Services Building Department.

(2) All apparatus/vehicle replacement values include equipment in the unit.

(3) Five fleet vehicles: Chief, Marshal, Investigators, Public Education, and AREF.

<sup>(4)</sup>The cost of the fee study is evenly distributed among all four fee categories.

Source: City of Twin Falls ~~and Impact Fee Study Team.~~

The ~~baseline~~ ~~current~~ level of service equates to a current investment of ~~\$425,354~~ per residential unit and ~~\$0.05048~~ per nonresidential square foot.<sup>34</sup>

**Fire Capital Improvement Plan.** The fire department plans on continuing the ~~baseline~~ ~~current~~ level of service, responding to 90 percent of all calls for service within five minutes and thirty seconds. Therefore, all growth-related capital improvements in the CIP represent the continuation of the current level of service and are impact fee eligible.

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<sup>34</sup> We determined the City's current investment in fire capital by distributing 83~~2~~ percent of the ~~\$10.674~~ million in current assets to current residential land use and the remaining 17~~8~~ percent to current nonresidential land use and then dividing the distributions by the current number of Twin Falls' households and nonresidential square feet respectively.

Exhibit 10 reflects the future fire capital improvements needed to maintain the current level of fire service.

**Exhibit 10.**  
**Fire Capital Improvement Plan, 201408 through 202317**

Type of Capital Infrastructure	CIP Value	times	Growth Portion	times	Shared Facility (% in fee)	equals	Amount to Include in Fees
<b>Facilities</b>							
FS #5	\$ 900,000		100%		100%		\$ 900,000
FS #2 - relocation due to growth	\$ 720,000		100%		100%		\$ 720,000
Expansion of Twin Falls Communication Center to accommodate 10-year growth <sup>(1)</sup>	\$ 224,732		100%		34%		\$ 76,409
<b>Vehicles</b>							
Aerial platform for FS #5	\$ 1,172,342		100%		100%		\$ 1,172,342
Engine for FS #5	\$ 518,656		100%		100%		\$ 518,656
<b>Equipment</b>							
Breathing air compressor	\$ 43,000		0%		100%		\$ -
<b>Total Infrastructure</b>	<b>\$ 3,578,730</b>						<b>\$ 3,387,407</b>
<b>Plus Cost of Fee-Related Research</b>							
Impact Fee Study <sup>(2)</sup>	\$ 44,500		100%		25%		\$ 11,125
<b>Grand Total</b>	<b>\$ 3,623,230</b>						<b>\$ 3,398,532</b>

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Type of Capital Infrastructure	CIP Value	times	Growth Portion	times	Shared Facility (% in fee)	equals	Amount to Include in Fees
<b>Facilities</b>							
FS #5 <sup>(1)(4)</sup>	\$ 1,500,000		100%		100%		\$ -
FS #2 - relocation due to growth <sup>(1)</sup>	\$ 1,500,000		100%		100%		\$ 1,500,000
Expansion of City of Twin Falls Communication Center to accommodate growth <sup>(2)</sup>	\$ 375,548		100%		34%		\$ 127,686
<b>Vehicles</b>							
Aerial platform for FS #5	\$ 1,250,000		100%		100%		\$ 1,250,000
Engine for FS #5	\$ 525,000		100%		100%		\$ 525,000
<b>Equipment</b>							
Breathing air compressor	\$ 43,000		0%		100%		\$ -
<b>Total Infrastructure</b>	<b>\$ 5,193,548</b>						<b>\$ 3,402,686</b>
<b>Plus Cost of Fee-Related Research</b>							
Impact Fee Study <sup>(3)</sup>	\$ 44,500		100%		25%		\$ 11,125
<b>Grand Total</b>	<b>\$ 5,238,048</b>						<b>\$ 3,413,811</b>

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- Notes: (1) Station cost calculated using a figure of \$150 per square foot for a 10,000 square foot station.  
(2) Communication Center - Based on Twin Falls' population growth and a ~~baseline~~current communication center investment of \$24.80 per ~~resident~~person, Twin Falls can spend \$370,363,224,732 to expand the current facility.  
(3) Cost of fee study is distributed evenly among all four fee categories.  
(4) FS #5 has been removed from the impact fee calculation so that it can be more closely evaluated in correlation with the timing for staffing of the station.
- Source: City of Twin Falls ~~and Impact Fee Study Team.~~

The City is expected to invest \$5,236 million dollars in fire capital improvements, \$3.4 million of which is impact fee eligible from 201408 through 202317.

**Current parks and recreation assets.** The baseline total number of ~~currently~~ developed park acres is 554, which equates to a service standard of 13.74 acres per 1,000 population. Exhibit 11 below lists the City's current parks and recreation assets that provide the 13.74 acres per 1,000 population service standard, as well as undeveloped parks land and leased property.

**Exhibit 11.  
Parks Current Assets**

Type of Capital Infrastructure	Size of Park (acres)	Acres Calculated for current LOS	Replacement Value	Equity Percentage times	Shared Facility times (% in fee) equals	Amount to Include in Calculations
<b>Paths &amp; Trails (\$125,000 per acre)</b>						
Paved trails along Snake River and Rock Creek	11.5	11.5	\$ 1,437,500	100%	100%	\$ 1,437,500
Bike Paths along roadways	11.5	11.5	\$ 1,437,500	100%	100%	\$ 1,437,500
Blake Street Trailhead	1	1	\$ 80,000	100%	100%	\$ 80,000
<i>subtotal</i>	24	24	\$ 2,955,000			\$ 2,955,000
<b>Neighborhood &amp; Pocket Parks (\$125,000/ acre in land and development costs)</b>						
Clyde Thomsen Park	13	13	\$ 1,625,000	100%	100%	\$ 1,625,000
Vista Bonita	8.5	8.5	\$ 1,062,500	100%	100%	\$ 1,062,500
South Park	4	4	\$ 500,000	100%	100%	\$ 500,000
Cascade Park	4	4	\$ 500,000	100%	100%	\$ 500,000
Teton Park	4	4	\$ 500,000	100%	100%	\$ 500,000
Harry Barry Park	3	3	\$ 375,000	100%	100%	\$ 375,000
Jason Woodland Hills Park	3	3	\$ 375,000	100%	100%	\$ 375,000
Harrison Park	2	2	\$ 250,000	100%	100%	\$ 250,000
Sunrise Park	2	2	\$ 250,000	100%	100%	\$ 250,000
Willow Lane	0.5	0.5	\$ 62,500	100%	100%	\$ 62,500
City Park	5.5	5.5	\$ 687,500	100%	100%	\$ 687,500
Ascension Park (Leased from Ascension Church)	8	n/a	\$ 208,000	100%	100%	\$ 208,000
<i>subtotal</i>	57.5	49.5	\$ 6,395,500			\$ 6,395,500
<b>Community Parks (\$118,000/ acre in land and development costs)</b>						
Harmon Park	24	24	\$ 2,832,000	98%	100%	\$ 2,775,360
Frontier Field	19	n/a	\$ 1,370,000	100%	100%	\$ 1,370,000
Shoshone Park	15	15	\$ 1,770,000	100%	100%	\$ 1,770,000
Dierkes Lake	12	12	\$ 1,416,000	100%	100%	\$ 1,416,000
<i>subtotal</i>	70	51	\$ 7,388,000			\$ 8,154,000
<b>Large Urban Parks (\$125,000/ acre in land and development costs)</b>						
Shoshone Falls	203	203	\$ 25,375,000	100%	100%	\$ 25,375,000
Dierkes Lake	179	179	\$ 22,375,000	100%	100%	\$ 22,375,000
Rock Creek Canyon Parkway	46.5	46.5	\$ 5,812,500	100%	100%	\$ 5,812,500
<i>subtotal</i>	428.5	428.5	\$ 53,562,500			\$ 53,562,500
<b>Special Use Park Facilities</b>						
Municipal Golf Course	116	n/a	\$ 20,000,000	100%	0%	\$ -
Municipal Swimming Pool (Land leased from TFSD)	3	n/a	\$ 2,500,000	100%	100%	\$ 2,500,000
Drury Park (Horseshoes)	0.5	0.5	\$ 25,000	100%	100%	\$ 25,000
Sunway Soccer Complex (Leased from TFSD)	39	n/a	\$ 764,000	100%	100%	\$ 764,000
LDS Softball Complex (Leased from LDS)	15.5	n/a	\$ 345,000	100%	100%	\$ 345,000
Sawtooth Softball Fields (Co-Developed with TFSD)	4	n/a	\$ 60,000	100%	100%	\$ 60,000
CSI Tennis Courts (Joint Development)	1	n/a	\$ 125,000	100%	100%	\$ 125,000
Pierce St. Tennis Court	0.5	0.5	\$ 40,000	100%	100%	\$ 40,000
<i>subtotal</i>	179.5	1	\$ 23,859,000			\$ 3,859,000
<b>Undeveloped Parks (land cost only)</b>						
Auger Falls	547	n/a	\$ 5,470,000	100%	100%	\$ 5,470,000
Rock Creek Canyon (Near Hatchery)	27	n/a	\$ 675,000	100%	100%	\$ 675,000
Boyd Property (Co-owned w/County)	20	n/a	\$ 600,000	100%	33%	\$ 198,000
Northern Ridge	4	n/a	\$ 460,000	100%	100%	\$ 460,000
Morning Sun	3	n/a	\$ 345,000	100%	100%	\$ 345,000
Russett/Oak St Property	2.5	n/a	\$ 62,500	100%	100%	\$ 62,500
<i>subtotal</i>	603.5	0	\$ 7,612,500			\$ 7,210,500
<b>Parks &amp; Recreation Office/ Shop</b>						
Land	1	n/a	\$ 40,000	100%	100%	\$ 40,000
Building & Equipment			\$ 600,000	100%	100%	\$ 600,000
<i>subtotal</i>	1	0	\$ 640,000			\$ 640,000
<b>Equipment</b>						
vehicles			\$ 508,000	100%	100%	\$ 508,000
equipment			\$ 595,500	100%	100%	\$ 595,500
<i>subtotal</i>			\$ 1,103,500			\$ 1,103,500
<b>Total Infrastructure</b>	<b>1,364</b>	<b>554</b>	<b>\$ 103,516,000</b>			<b>\$ 75,478,000</b>
<b>Plus Cost of Fee-Related Research</b>						
Impact Fee Study <sup>(1)</sup>			\$ 44,500	100%	25%	\$ 11,125
<b>Grand Total</b>			<b>\$ 103,560,500</b>			<b>\$ 75,489,125</b>

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Type of Capital Infrastructure	Size of Park (acres)	Acres Calculated for current LOS	Replacement Value	Equity Percentage	Shared Facility (% in fee)	Amount to Include in Calculations
<b>Paths &amp; Trails (\$125,000 per acre)</b>						
Paved trails along Snake River and Rock Creek	11.75	11.75	\$ 1,468,750	100%	100%	\$ 1,468,750
Bike Paths along roadways	11.5	11.5	\$ 1,437,500	100%	100%	\$ 1,437,500
Blake Street Trailhead	1	1	\$ 80,000	100%	100%	\$ 80,000
<i>subtotal</i>	<i>24.25</i>	<i>24.25</i>	<i>\$ 2,986,250</i>			<i>\$ 2,986,250</i>
<b>Neighborhood Parks (\$125,000/acre in land and development costs)</b>						
Clyde Thomsen Park	13	13	\$ 1,625,000	100%	100%	\$ 1,625,000
Vista Bonita Park	8.5	8.5	\$ 1,062,500	100%	100%	\$ 1,062,500
Ascension Park (Leased from Ascension Church)	8	0	\$ 208,000	100%	100%	\$ 208,000
City Park	5.5	5.5	\$ 687,500	100%	100%	\$ 687,500
Cascade Park	4	4	\$ 500,000	100%	100%	\$ 500,000
Blue Lakes Rotary Park	4	4	\$ 500,000	100%	100%	\$ 500,000
Northern Ridge Park	4	4	\$ 500,000	100%	100%	\$ 500,000
Harry Barry Park	3	3	\$ 375,000	100%	100%	\$ 375,000
Morning Sun Park	3	3	\$ 375,000	100%	100%	\$ 375,000
Harrison Park	2	2	\$ 250,000	100%	100%	\$ 250,000
Sunrise Park	2	2	\$ 250,000	100%	100%	\$ 250,000
Courney Conservation Park	1	1	\$ 125,000	100%	100%	\$ 125,000
Drury Park	0.5	0.5	\$ 62,500	100%	100%	\$ 62,500
<i>subtotal</i>	<i>58.5</i>	<i>50.5</i>	<i>\$ 6,520,500</i>			<i>\$ 6,520,500</i>
<b>Retention &amp; Pocket Parks (\$50,000/acre in land and development costs)</b>						
Fairway Estates Park	2	2	\$ 100,000	100%	100%	\$ 100,000
Willow Lane Park	0.5	0.5	\$ 25,000	100%	100%	\$ 25,000
Dennis Bowyer Park (\$140,000 cost in 2013)	0.5	0.5	\$ 140,000	100%	100%	\$ 140,000
Retention - Teton Park	4	0	\$ 200,000	100%	100%	\$ 200,000
Retention - Jason Woodland Hills Park	3	0	\$ 150,000	100%	100%	\$ 150,000
Retention - Rock Creek Trails Estates	2.5	0	\$ 125,000	100%	100%	\$ 125,000
Retention - Sunterra	1	0	\$ 50,000	100%	100%	\$ 50,000
Retention - High Plains Estate	1	0	\$ 50,000	100%	100%	\$ 50,000
Retention - Parkwood # 3	0.5	0	\$ 25,000	100%	100%	\$ 25,000
Retention - Pheasant Meadows	0.25	0	\$ 12,500	100%	100%	\$ 12,500
Retention - Northern Sky	0.25	0	\$ 12,500	100%	100%	\$ 12,500
Retention - Ensign Point	0.25	0	\$ 12,500	100%	100%	\$ 12,500
<i>subtotal</i>	<i>15.75</i>	<i>3</i>	<i>\$ 902,500</i>			<i>\$ 902,500</i>
<b>Community Parks (\$118,000/acre in land and development costs)</b>						
Harmon Park	24	24	\$ 2,832,000	100%	100%	\$ 2,832,000
Frontier Field (CSI owns land, City improvements)	19	0	\$ 1,370,000	100%	100%	\$ 1,370,000
Shoshone Park	15	15	\$ 1,770,000	100%	100%	\$ 1,770,000
Dierkes Lake	12	12	\$ 1,416,000	100%	100%	\$ 1,416,000
Oregon Trail Youth Complex	19.5	19.5	\$ 2,301,000	100%	100%	\$ 2,301,000
<i>subtotal</i>	<i>89.5</i>	<i>70.5</i>	<i>\$ 9,689,000</i>			<i>\$ 9,689,000</i>
<b>Large Urban Parks (\$125,000/acre in land and development costs)</b>						
Shoshone Falls	203	203	\$ 25,375,000	100%	100%	\$ 25,375,000
Dierkes Lake	179	179	\$ 22,375,000	100%	100%	\$ 22,375,000
Rock Creek Canyon Parkway	46.5	46.5	\$ 5,812,500	100%	100%	\$ 5,812,500
<i>subtotal</i>	<i>428.5</i>	<i>428.5</i>	<i>\$ 53,562,500</i>			<i>\$ 53,562,500</i>
<b>Special Use Park Facilities</b>						
Municipal Golf Course	116	0	\$ 20,000,000	100%	0%	\$ -
Municipal Swimming Pool (Land leased from TFSD)	3	0	\$ 2,500,000	100%	100%	\$ 2,500,000
Sunway Soccer Complex (Leased from TFSD)	39	0	\$ 764,000	100%	100%	\$ 764,000
Sawtooth Softball Fields (Co-Developed with TFSD)	4	0	\$ 60,000	100%	100%	\$ 60,000
CSI Tennis Courts (Joint Development)	1	0	\$ 125,000	100%	100%	\$ 125,000
Pierce St. Tennis Court	0.5	0.5	\$ 40,000	100%	100%	\$ 40,000
Baxter's Park (dog park)	2.5	2.5	\$ 200,000	100%	100%	\$ 200,000
<i>subtotal</i>	<i>166</i>	<i>3</i>	<i>\$ 23,689,000</i>			<i>\$ 3,689,000</i>
<b>Undeveloped Parks (land cost only)</b>						
Auger Falls	681	0	\$ 6,810,000	100%	100%	\$ 6,810,000
Rock Creek Canyon (Near Hatchery)	27	0	\$ 675,000	100%	100%	\$ 675,000
Russett/Oak St Property	2.5	0	\$ 62,500	100%	100%	\$ 62,500
<i>subtotal</i>	<i>710.5</i>	<i>0</i>	<i>\$ 7,547,500</i>			<i>\$ 7,547,500</i>
<b>Parks &amp; Recreation Office/Shop</b>						
Land	1	0	\$ 40,000	100%	100%	\$ 40,000
Building & Equipment			\$ 650,000	100%	100%	\$ 650,000
<i>subtotal</i>	<i>1</i>	<i>0</i>	<i>\$ 690,000</i>			<i>\$ 690,000</i>
<b>Equipment</b>						
vehicles			\$ 827,500	100%	100%	\$ 827,500
equipment			\$ 889,400	100%	100%	\$ 889,400
<i>subtotal</i>			<i>\$ 1,716,900</i>			<i>\$ 1,716,900</i>
<b>Total Infrastructure</b>	<b>1,494</b>	<b>579.75</b>	<b>\$ 107,304,150</b>			<b>\$ 87,304,150</b>
<b>Plus Cost of Fee-Related Research</b>						
Impact Fee Study <sup>(1)</sup>			\$ 44,500	100%	25%	\$ 11,125
<b>Grand Total</b>			<b>\$ 107,348,650</b>			<b>\$ 87,315,275</b>

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

(2) The City added 25.75 acres of developed park land between 2009 and 2014. Impact fee funds were not used to acquire or develop this additional acreage.

Source: City of Twin Falls and Impact Fee Study Team

The baseline level of service for parks and recreation equates to a current investment of ~~\$4,192,357~~ per residential unit.<sup>35</sup>

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<sup>35</sup> We determined the department's current investment by distributing 100 percent of the ~~\$87,375.5~~ million in current assets to current residential land use and then dividing the distribution by the current number of Twin Falls' households.

**Parks and Recreation Capital Improvement Plan.** Currently, Twin Falls' 10-year population growth would justify ~~205,425~~ acres of new parks and recreation capital improvements at the ~~baseline~~ ~~current~~ 13.74 developed acres per thousand population level of service, as described previously. However, due to such a high current ratio of developed acres per thousand population, the City is projecting to build ~~77,599~~ new acres. While this will slightly lower the City's ~~current~~ level of service, it will continue to be significantly higher than most cities in the area.

**Exhibit 12.**  
**Parks and Recreation Capital Improvement Plan, 2014~~08~~ through 2023~~17~~**

Projected Year	Type of Capital Infrastructure	Growth Related Acres	CIP Value	Growth times	Portion times	Shared Facility (% in fee) equals	Amount to Include in Fees
	<b>Pathways &amp; Trails</b>						
	Pathways in new developments paid for by developer	unknown					
	Paved trails along Snake River and Rock Creek (3 miles)	3	\$ 700,000		0%	100%	\$ -
	<b>Neighborhood &amp; Mini-Parks</b>						
	<i>Development of Parks Acquired through Easements and In-Lieu Payments</i>						
2008	Northern Ridge	4	\$ 200,000		0%	100%	\$ -
2008	Rock Creek Estates	2.5	\$ 37,500		0%	100%	\$ -
2009	Morning Sun	3	\$ 150,000		0%	100%	\$ -
2009	Fairway Estates	2	\$ 50,000		0%	100%	\$ -
2010	Stoneybrook	3	\$ 255,000		0%	100%	\$ -
2010	Reserve Park I	3	\$ 150,000		0%	100%	\$ -
2010	Present Meadows	4	\$ 200,000		0%	100%	\$ -
2011	Reserve Park II	3	\$ 150,000		0%	100%	\$ -
2011	Calistoga	3	\$ 150,000		0%	100%	\$ -
2011	Grandview Estates	3	\$ 150,000		0%	100%	\$ -
2011	Grandview Farms	3	\$ 150,000		0%	100%	\$ -
2012	Centennial Estates	6	\$ 300,000		0%	100%	\$ -
2013	NW Corner of Grandview and Falls Ave Development	3	\$ 150,000		0%	100%	\$ -
	<i>Improvements to existing parks</i>						
2008	Harry Barry Park - improvements	n/a	\$ 3,000		0%	100%	\$ -
2008	Thomson Park - improvements	n/a	\$ 2,500		0%	100%	\$ -
2008	Vista Bonita Park - improvements	n/a	\$ 3,000		0%	100%	\$ -
2009	City Park - improvements	n/a	\$ 27,500		0%	100%	\$ -
2010	Ascension Park - Ascension Church owns land, city making improvements	n/a	\$ 143,000		0%	100%	\$ -
2011	South Park - improvements	n/a	\$ 38,500		0%	100%	\$ -
2012	Cascade Park - improvements	n/a	\$ 80,500		0%	100%	\$ -
2012	Harrison Park - improvements	n/a	\$ 117,500		0%	100%	\$ -
2013	Sunrise Park - improvements	n/a	\$ 83,000		0%	100%	\$ -
2013	Willow Lane Park - improvements	n/a	\$ 27,000		0%	100%	\$ -
	<i>total new acres</i>	<u>42.5</u>					
	<b>Community Parks (\$40,000 per acre in land acquisition and \$78,000 per acre in development costs)</b>						
	<i>Acquisition and/or Development of New Community Parks (impact fee eligible)</i>						
2014	New Community Parks - to support growth	16.5	\$ 2,597,000		100%	100%	\$ 2,597,000
2015	Rock Creek Canyon near Hatchery (developing 7 of 27 City owned acres)	7	\$ 546,000		0%	100%	\$ -
	<i>Improvements to existing parks (not impact fee eligible)</i>						
2009	Harmon Park - improvements	n/a	\$ 131,500		30%	100%	\$ 39,450
2011	Frontier Field - improvements on CSI property	n/a	\$ 113,000		0%	100%	\$ -
	<i>total new acres</i>	<u>23.5</u>					
	<b>Large Urban Parks</b>						
2009	Shoshone Falls/Dierkes Lake	n/a	\$ 545,000		25%	100%	\$ 136,250
2010	Auger Falls - will be developed by Public Works	n/a	\$ 2,000,000		0%	100%	\$ -
	<i>total new acres</i>	<u>0</u>					
	<b>Special Use Park Facilities/Parks Amenities</b>						
	<i>Acquisition and Development of New Special Use Park Facilities/Amenities (impact fee eligible)</i>						
TBD	Recreation Center	10	\$ 15,000,000		0%	100%	\$ -
TBD	4-plex Softball Field	20	\$ 2,400,000		0%	100%	\$ -
	<i>Improvements to Existing Special Use Park Facilities/Amenities (not impact fee eligible)</i>						
2009	Municipal Golf Course - improvements (includes vehicles & Equipment)	n/a	\$ 1,576,000		0%	100%	\$ -
2010	Sunway Soccer Complex - TFSD owns land, city making improvements	n/a	\$ 437,000		0%	100%	\$ -
2011	Pierce Street Tennis Courts - improvements	n/a	\$ 5,500		0%	100%	\$ -
2012	Drury Park - add playground, tables, sign	n/a	\$ 37,500		0%	100%	\$ -
2015	LDS Softball Complex - church owns land, city making improvements	n/a	\$ 435,500		0%	100%	\$ -
	<i>total new acres</i>	<u>30</u>					
	<b>Parks Facilities</b>						
2012	Expansion of Park Shops	n/a	\$ 205,600		100%	100%	\$ 205,600
	Growth Related Equipment and Vehicles	n/a	\$ 372,500		100%	100%	\$ 372,500
	Replacement of Existing Equipment and Vehicles	n/a	\$ 715,000		0%	100%	\$ -
	<b>Total Infrastructure</b>	<b>99</b>	<b>\$ 30,435,100</b>				<b>\$ 3,350,800</b>
	<b>Plus Cost of Fee-Related Research</b>						
	Impact Fee Study <sup>(1)</sup>		\$ 44,500		100%	25%	\$ 11,125
	<b>Grand Total</b>		<b>\$ 30,479,600</b>				<b>\$ 3,361,925</b>

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Type of Capital Infrastructure	Growth Related Acres	CIP Value	times	Growth Portion times	Shared Facility (% in fee) equals	Amount to Include in Fees
<b>Neighborhood &amp; Mini-Parks</b>						
<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 land, city improvements	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>					
<b>Community Parks (\$41,250 per acre in land acquisition and \$80,435 per acre in development costs)</b>						
<i>Acquisition and/or Development of New Community Parks</i>						
New Community Parks - to support growth <sup>(1)</sup>	16.5	\$ 2,035,912		100%	100%	\$ 2,035,912
Rock Creek Canyon near Hatchery (developing 7 of 27 acres)	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>					
<b>Large Urban Parks</b>						
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>					
<b>Special Use Park Facilities/Parks Amenities</b>						
<i>Acquisition and Development of New Special Use Park Facilities/Amenities</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</i>						
Municipal Golf Course - improvements (vehicles & Equip.)	n/a	\$ 1,156,000		0%	100%	\$ -
Sunway Soccer Complex - TFSO land, city improvements	n/a	\$ 80,000		0%	100%	\$ -
Drury Park - shelter & sign	n/a	\$ 25,000		0%	100%	\$ -
<i>total new acres</i>	<u>30</u>					
<b>Parks Maintenance Facilities</b>						
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%	\$ -
<b>Total Infrastructure</b>	<b>77.5</b>	<b>\$ 28,165,906</b>				<b>\$ 2,725,406</b>
<b>Plus Cost of Fee-Related Research</b>						
Impact Fee Study <sup>(2)</sup>		\$ 44,500		100%	25%	\$ 11,125
<b>Grand Total</b>		<b>\$ 28,210,406</b>				<b>\$ 2,736,531</b>

Note: (1) Community parks include open space trail parks.

(2) The cost of the fee study is evenly distributed between all four fee categories.

Source: City of Twin Falls and Impact Fee Study Team.

Future parks and recreation capital improvements are expected to total approximately \$~~28,230.5~~ million, of which only \$~~2,73.4~~ million is impact fee eligible.

**Streets Capital Improvement Plan.** The ~~City department~~ plans to consciously allow for a reduction in the level of service during the timeline of the 20~~14~~~~08~~ through 20~~23~~~~17~~ Streets Capital Improvement Plan.

Twin Fall's streets system has a ~~baseline current~~ level of service A, except for Blue Lakes which is level of service D. Projects have been assigned growth percentages based on their relationship and necessity due to future growth. Exhibit 13 displays the future street capital improvements necessary to obtain the pre-determined reduction in the current level of service.

**Exhibit 13**  
**Streets Capital Improvement Plan, 201408 through 202317**

Type of Capital Improvement	CIP Value	Growth times Portion <sup>(1)(2)</sup> times	Shared Facility (% in fee) <sup>(3)</sup> equals	Amount to Include in Fees
<b>Arterial Streets (@\$1.5 million per lane mile)</b>				
Eastland from Candleridge to Orchard (10.5 lane miles)	\$ 15,750,000	100%	0%	\$ -
Bridge for railroad crossing	\$ 1,300,000	100%	0%	\$ -
Falls Avenue from Washington to Grandview (2 lane miles)	\$ 3,000,000	100%	0%	\$ -
Falls Avenue from Blue Lakes to Locust (0.25 lane mile)	\$ 400,000	100%	0%	\$ -
<b>Traffic Signals (@\$400,000 each)</b>				
Orchard and Washington	\$ 400,000	0%	100%	TBD
Addison and Carriage	\$ 400,000	0%	100%	TBD
Blue Lakes and Orchard	\$ 400,000	21%	100%	TBD
Pole Line and Park View	\$ 400,000	75%	100%	TBD
Pole Line and Grandview	\$ 400,000	75%	100%	TBD
Pole Line and Sunway	\$ 400,000	100%	100%	TBD
Pole Line and Monroe	\$ 400,000	100%	100%	TBD
North College and Grandview	\$ 400,000	100%	100%	TBD
North College and Cheney	\$ 400,000	100%	100%	TBD
Cheney and Blue Lakes	\$ 400,000	100%	100%	TBD
Cheney and Eastland	\$ 400,000	100%	100%	TBD
Falls and Grandview	\$ 400,000	100%	100%	TBD
Falls and Hankins	\$ 400,000	100%	100%	TBD
Filer and Harrison	\$ 400,000	100%	100%	TBD
Filer and Carriage	\$ 400,000	100%	100%	TBD
Filer and Hankins	\$ 400,000	100%	100%	TBD
Addison and Harrison	\$ 400,000	100%	100%	TBD
Addison and Hankins	\$ 400,000	100%	100%	TBD
Kimerly and Carriage	\$ 400,000	100%	100%	TBD
Park and Kenyon	\$ 400,000	100%	100%	TBD
Park and Washington	\$ 400,000	100%	100%	TBD
Orchard and Kenyon	\$ 400,000	100%	100%	TBD
Orchard and Eastland	\$ 400,000	100%	100%	TBD
Orchard and Hankins	\$ 400,000	100%	100%	TBD
Pheasant and Kenyon	\$ 400,000	100%	100%	TBD
Pheasant and Washington	\$ 400,000	100%	100%	TBD
Pheasant and Harrison	\$ 400,000	100%	100%	TBD
Washington and Highway 74/3600 North	\$ 400,000	100%	100%	TBD
Subtotal	\$ 11,200,000			\$ 2,000,000
Traffic signal Master Controller	\$ 250,000	100%	100%	\$ 250,000
<b>Total Infrastructure</b>	<b>\$ 31,900,000</b>			<b>\$2,250,000</b>
<b>Fee-Related Research</b>				
Impact Fee Study	\$ 44,500	100%	25%	\$11,125
<b>Grand Total</b>	<b>\$31,944,500</b>			<b>\$2,261,125</b>

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Type of Capital Improvement	CIP Value	Growth Portion times	Shared Facility (% in fee) equals	Amount to Include in Fees
<b>Arterial Streets</b>				
Eastland: Candleridge to Kimberly (4.75 lane miles)	\$ 4,350,000	82%	100%	TBD
Eastland: Kimberly to Orchard (4 lane miles)	\$ 2,750,000	64%	100%	TBD
Falls: Washington to Grandview (1 lane mile)	\$ 1,500,000	100%	100%	TBD
Falls: Blue Lakes to Locust (.25 lane mile)	\$ 625,000	100%	100%	TBD
Pole Line: Bridgeview to Mt. View (2.5 lane mile)	\$ 3,350,000	69%	100%	TBD
Subtotal <sup>(1)</sup>	\$ 12,575,000			\$ 1,500,000
<b>Traffic Signals (@ \$418,263 each)</b>				
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
North College and Sunway	\$ 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
Stadium and Hankins	\$ 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
Federation and Grandview	\$ 418,263	100%	100%	TBD
Filer and Harrison	\$ 418,263	100%	100%	TBD
Filer and Carriage	\$ 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	\$ 418,263	100%	100%	TBD
Kimberly and Champlin	\$ 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 <sup>(2)</sup>	\$ 12,966,148			\$ 2,091,314
Traffic signal master controller	\$ 253,500	100%	100%	\$ 253,500
<b>Total Infrastructure</b>	<b>\$ 25,794,648</b>			<b>\$ 3,844,814</b>
Impact Fee Study <sup>(3)</sup>	\$ 44,500	100%	25%	\$ 11,125
				\$ -
<b>Grand Total</b>	<b>\$ 25,839,148</b>			<b>\$ 3,855,939</b>

- Note: (1) 0 percent growth indicates there is an existing deficiency. Only \$1,500,000 has been included for street construction projects. The funds may be applied to any of the listed projects.
- (2) The 21 percent growth-related percentage was determined by dividing the number of incremental trips from 2007 to 2017 by the total number of trips in 2017. This equaled 21 percent. Funding for only 5 traffic signals has been included. The funds may be applied to any of the listed signals.
- (3) Per the recommendation of the Advisory Committee, the first four arterial street projects are growth-related but not reflected in the impact fee (thus 0% in the "Shared Facility" column as a proxy) due to the need for Twin Falls to obtain new revenue such as a local option sales tax. The cost of the fee study was split evenly between all four fee categories.

Source: City of Twin Falls and BBC Research & Consulting.

Future streets capital improvements are expected to total approximately \$~~25,834.9~~ million, of which approximately \$~~3,82.3~~ million is impact fee eligible. The City's engineer recommended the purchase of ~~3128~~ new traffic signals in order to maintain the current level of service. However, as the City has allowed for a reduction in the future level of service, we have only included funding for five of the ~~3128~~ traffic signals in our analysis. The City engineer will use his professional judgment to decide which five signals will be paid for with the \$~~2.10~~ million of available impact fee funding.

In addition to the traffic signals, the City's engineer recommended five street construction projects with a total cost of \$12.6 million. These projects will not maintain the baseline level of service of the entire street system. However, they will help maintain the level of service in their specific area within the street system. As with the traffic signals, the City has allowed for a reduction in the future level of service. Therefore, we have included funding of \$1.5 million for street construction projects in our analysis. The City's engineer will use his professional judgment to decide which project will be paid for with the \$1.5 million of available impact fee funding. The City's engineer will make a recommendation to the Development Impact Fee Committee and City Council for their decision on the project selection.

Please note that we have not included streets' current assets for the City or calculated the current level of service they provide to Twin Falls' residents. The Streets CIP only includes a small portion of the types of street capital the City currently owns and the two are effectively incomparable.

#### **Mechanics of Police and Fire Fee Calculations**

Police and fire impact fees are calculated using the costs summarized in Exhibits 8 and 10 and the demographic information from Exhibit 6.

After allocating costs to the appropriate land uses using the ~~8487/1643~~ land use distribution as calculated in Exhibit 6, police and fire impact fees are calculated by dividing the residential service costs by new residential units, and by dividing nonresidential service costs by new nonresidential square footage. To reiterate, the study team has calculated police and fire impact fees per residential unit, regardless of unit type, and per nonresidential square foot, regardless of type. The study team does not recommend imposing fees at a more detailed level of analysis for police and fire fees due to the absence of statistical data supporting different levels of infrastructure demand in Twin Falls stemming from more specific land use categories.

**Police impact fees.** Exhibit 14 calculates the impact fees for police capital improvements based on the future growth projections and anticipated future capital improvement costs described in prior exhibits.

**Exhibit 14.  
Police Impact Fee  
Calculation**

Notes:

(1) See Exhibit 8. Police Capital Improvement Plan, 2014-2023 for a list of CIP investments required to maintain the current level of service.

(2) See Exhibit 6. Distribution of Land Uses, 2013 through 2023.

Source:

City of Twin Falls and Impact Fee Study Team.

Calculation of Impact Fees	
Allocated Value for Police Infrastructure <sup>(1)</sup>	\$1,192,898
Future Land Use Percentage <sup>(2)</sup>	
Residential	87%
Nonresidential	13%
Costs by Land Use Category	
Residential	\$1,037,821
Nonresidential	\$155,077
Growth to 2017	
Residential (in dwelling units)	5,509
Nonresidential (in square feet)	1,592,910
Impact Fee by Land Use (rounded)	
Residential (per dwelling unit)	\$188
Nonresidential (per square foot)	\$0.10

Calculation of Impact Fees	
Allocated Value for Police Infrastructure <sup>(1)</sup>	\$1,535,464
Future Land Use Percentage <sup>(2)</sup>	
Residential	84%
Nonresidential	16%
Costs by Land Use Category	
Residential	\$1,289,790.04
Nonresidential	\$245,674
Growth to 2017	
Residential (in dwelling units)	4,615
Nonresidential (in square feet)	1,694,996
Impact Fee by Land Use (rounded)	
Residential (per dwelling unit)	\$279
Nonresidential (per square foot)	\$0.14

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As shown above, the full cost recovery impact fees for police capital improvements total \$279,188 per new residential unit and \$0.1404 per new nonresidential square foot.

**Fire impact fees.** Exhibit 15 calculates the impact fees for fire capital improvements based on the future growth projections and anticipated future capital improvement costs described in earlier exhibits.

**Exhibit 15.  
Fire Impact Fee  
Calculation**

Notes:

(1) See Exhibit 10. Fire Capital Improvement Plan, 2014-2023 for a list of CIP investments required to maintain the current level of service.

(2) See Exhibit 6. Distribution of Land Uses, 2013 through 2023.

Source:

City of Twin Falls and Impact Fee Study Team

Calculation of Impact Fees	
Allocated Value for Fire Infrastructure <sup>(1)</sup>	\$3,398,532
Future Land Use Percentage <sup>(2)</sup>	
Residential	87%
Nonresidential	13%
Costs by Land Use Category	
Residential	\$2,956,723
Nonresidential	\$441,809
Growth to 2017	
Residential (in dwelling units)	5,509
Nonresidential (in square feet)	1,592,910
Impact Fee by Land Use (rounded)	
Residential (per dwelling unit)	\$537
Nonresidential (per square foot)	\$0.28

Calculation of Impact Fees	
Allocated Value for Fire Infrastructure <sup>(1)</sup>	\$3,413,811
Future Land Use Percentage <sup>(2)</sup>	
Residential	84%
Nonresidential	16%
Costs by Land Use Category	
Residential	\$2,867,602
Nonresidential	\$546,210
Growth to 2017	
Residential (in dwelling units)	4,615
Nonresidential (in square feet)	1,694,996
Impact Fee by Land Use (rounded)	
Residential (per dwelling unit)	\$621
Nonresidential (per square foot)	\$0.32

The full cost recovery impact fees for fire capital improvements total \$621.537 per new residential unit and \$0.320.28 per new nonresidential square foot.

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**Mechanics of Parks and Recreation Fee Calculations**

Parks and recreation impact fees are shown in Exhibit 16, which is based on Exhibit 12 and demographic projections in Exhibit 6. Parks and recreation investment is only allocated to residential development since households are the primary consumers of park services.

**Exhibit 16.  
Parks and Recreation  
Impact Fee Calculation**

Notes:  
 (1) See Exhibit 12. Parks and Recreation Capital Improvement Plan, 2014-2034 for a list of CIP investments required to maintain the current level of service.  
 (2) See Exhibit 6. Distribution of Land Uses, 2013-2037 through 2037. City of Twin Falls and Impact Fee Study Team.

Calculation of Impact Fees	
Future Value of Parks & Recreation Capital Improvements <sup>(1)</sup>	\$ 3,361,925
Future Land Use Percentage	
Residential	100%
Nonresidential	0%
Allocated Value by Land Use Category	
Residential	\$ 3,361,925
Nonresidential	\$ -
Growth to 2017	
Residential (total dwelling units)	5,509
Nonresidential (in square feet)	N/A
Impact Fee by Unit of Development (rounded)	
Residential (per dwelling unit)	\$ 610
Nonresidential (per square foot)	N/A

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Calculation of Impact Fees	
Future Value of Parks & Recreation Capital Improvements <sup>(1)</sup>	\$ 2,736,531
Future Land Use Percentage	
Residential	100%
Nonresidential	0%
Allocated Value by Land Use Category	
Residential	\$ 2,736,531
Nonresidential	\$ -
Growth to 2017	
Residential (total dwelling units)	4,615
Nonresidential (in square feet)	N/A
Impact Fee by Unit of Development (rounded)	
Residential (per dwelling unit)	\$ 593
Nonresidential (per square foot)	N/A

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The full cost recovery impact fee for parks capital improvements is \$593 for any new residential unit. Some cities in the Western United States choose to impose a portion of the residential impact

fee on lodging units. If the City of Twin Falls is interested in this option, it could be addressed in the impact fee enabling ordinance.

**Mechanics of Street Fee Calculations**

In this report, the allocation of assets to residential and nonresidential development is accomplished using two methods. Unlike police, fire and parks fee calculations in which fees are calculated *generally* for residential units and nonresidential square feet, street fees are calculated for *specific* residential and nonresidential land uses based on street and facility usages generated by *specific* land use type. To calculate this distribution, trip generation figures from the Institute of Transportation Engineers’ *Trip Generation Manual Sixth Edition* are considered. The trip generation figures 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 according to the expected peak. Since peak hour trips will be used to distribute infrastructure costs, peak hour estimates should be employed. Exhibit 17 below presents trip generation figures for the land uses in Twin Falls.

**Exhibit 17.  
Trip Generation Rates by Land Use Category**

Note:

- (1) Reflects weekday traffic generation patterns, weekday p.m. peak hour trip rate formula.
- (2) Reflects shopping center weekday p.m. peak hour trip rate formula.
- (3) Reflects office park, weekday p.m. peak hour trip rate formula.
- (4) Reflects general light industrial, weekday p.m. peak hour trip rate formula.
- (5) Reflects general institutional, weekday p.m. peak hour trip rate formula

Source:

International Transportation Engineering *Trip Generation Manual Sixth Edition* and City of Twin Falls current development.

Land Use Category	Trip Generation Relative Weighting
<b>Residential</b>	
Single family unit <sup>(1)</sup>	1.02
Multifamily units <sup>(1)</sup>	0.67
<b>Nonresidential</b>	
1,000 General retail square feet <sup>(2)</sup>	4.88
1,000 Office square feet <sup>(3)</sup>	1.50
1,000 Industrial square feet <sup>(4)</sup>	1.08
1,000 Institutional square feet <sup>(5)</sup>	0.30

Using the trip generation figures from Exhibit 17 and projected development in Twin Falls, total trips are then attributed to each land use. For nonresidential development, the *Trip Generation Manual* reports trips per 1,000 square feet of nonresidential space. Therefore, after applying the weights to each nonresidential category, all square footages are divided by 1,000. After calculating trip totals for residential and nonresidential development, trips are distributed on a *percentage* basis among different land uses. Exhibit 18 below presents this calculation.

**Exhibit 18.**  
**Twin Falls Weighted Average Trip Generation**

Land Use	New Development <sup>(1)</sup>	Weighted Trip Generation Factor <sup>(2)</sup>	Percent Distribution
<b>Residential</b>			
Single family units (*1.02)	4,573	4,664	55%
Multifamily units (*0.67)	936	627	7%
<b>Nonresidential</b>			
Retail (*4.88)	398,228	1,943	23%
Office (*1.5)	318,582	478	6%
Industrial (*1.08)	669,022	723	9%
Institutional (*0.3)	207,078	<u>62</u>	<u>1%</u>
<b>Total</b>		<b>8,497</b>	<b>100%</b>

Land Use	New Development <sup>(1)</sup>	Weighted Trip Generation Factor <sup>(2)</sup>	Percent Distribution
<b>Residential</b>			
Single family units (*1.02)	3,830	3,907	50%
Multifamily units (*0.67)	784	526	7%
<b>Nonresidential</b>			
Retail (*4.88)	423,749	2,068	26%
Office (*1.5)	338,999	508	6%
Industrial (*1.08)	711,898	769	10%
Institutional (*0.3)	220,349	<u>66</u>	<u>1%</u>
<b>Total</b>		<b>7,844</b>	<b>100%</b>

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Note: (1) From Exhibits 2 and 5.  
 (2) From Exhibit 17.

Source: International Transportation Engineering *Trip Generation Manual Sixth Edition* and City of Twin Falls current development.

Finally, the adjusted percentage distribution of trips among land uses is used to allocate capital improvement costs to these same land uses. Impact fees are then calculated by dividing infrastructure costs by the projected number of specific residential units or nonresidential square feet. The following Exhibit 19 presents this final calculation and the resultant street impact fees.

**Exhibit 19.  
Streets Impact Fee  
Calculation**

Note:

(1) See Exhibit 13.

Source:

City of Twin Falls and Impact Fee  
Study Team

Calculation of Impact Fees	
Future Value for Streets <sup>(1)</sup>	\$2,261,125
Future Land Use Percentages	
Single Family	54.9%
Multifamily	7.4%
Retail	22.9%
Office	5.6%
Industrial	8.5%
Institutional	0.7%
Allocated Value by Land Use Category	
Single Family	\$1,241,116
Multifamily	\$166,914
Retail	\$517,130
Office	\$127,163
Industrial	\$192,271
Institutional	\$16,531
Growth to 2017	
Single Family (total dwelling units)	4,573
Multifamily (total dwelling units)	936
Retail (in square feet)	398,228
Office (in square feet)	318,582
Industrial (in square feet)	669,022
Institutional (in square feet)	207,078
Impact Fee by Land Use (rounded)	
Single Family (per dwelling unit)	\$271
Multifamily (per dwelling unit)	\$178
Retail (per square foot)	\$1.30
Office (per square foot)	\$0.40
Industrial (per square foot)	\$0.29
Institutional (per square foot)	\$0.08

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Calculation of Impact Fees	
Future Value for Streets <sup>(1)</sup>	\$3,855,939
Future Land Use Percentages	
Single Family	49.8%
Multifamily	6.7%
Retail	26.4%
Office	6.5%
Industrial	9.8%
Institutional	0.8%
Allocated Value by Land Use Category	
Single Family	\$1,920,623
Multifamily	\$258,351
Retail	\$1,016,544
Office	\$249,970
Industrial	\$377,955
Institutional	\$32,496
Growth to 2023	
Single Family (total dwelling units)	3,830
Multifamily (total dwelling units)	784
Retail (in square feet)	423,749
Office (in square feet)	338,999
Industrial (in square feet)	711,898
Institutional (in square feet)	220,349
Impact Fee by Land Use (rounded)	
Single Family (per dwelling unit)	\$501
Multifamily (per dwelling unit)	\$329
Retail (per square foot)	\$2.40
Office (per square foot)	\$0.74
Industrial (per square foot)	\$0.53
Institutional (per square foot)	\$0.15

As shown above, the full cost recovery impact fees for streets capital improvements total ~~\$501,274~~ per new single family residential unit, ~~\$329,478~~ per new multifamily residential unit, ~~\$2,404,30~~ per new retail square foot, ~~\$0,749,49~~ per new office square foot, ~~\$0,530,29~~ per new industrial square foot and ~~\$0,150,08~~ per new institutional square foot.

**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 the portion of the capital improvements that are not attributable to new growth. These payments would come from existing funds, Federal or state grants, donations and/or ongoing revenue sources.

To arrive at the City participation amount, the expected impact fee revenue and any shared facility amount need to be subtracted from the total CIP value. Exhibits 20, 22, 24 and 26 calculate the City’s total participation between 201408 and 202347. Exhibits 21, 23, 25 and 27 further separate the total 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 20 outlines the total dollar amount that the City should consider for police capital improvements from 201408 through 202347, in addition to impact fee receipts.

**Exhibit 20.  
City Participation—Police Capital Improvement Plan, 201408 through 202347**

CIP Value <sup>(1)</sup>	less	Amount to Include in Fees <sup>(1)</sup>	less	Shared Facility Amount <sup>(2)</sup>	equals	City Participation <sup>(3)</sup>
\$10,169,044	-	\$ 1,192,898	-	\$109,784	=	\$8,866,362

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CIP Value <sup>(1)</sup>	less	Amount to Include in Fees <sup>(1)</sup>	less	Shared Facility Amount <sup>(2)</sup>	equals	City Participation <sup>(3)</sup>
\$7,700,608	-	\$ 1,535,464	-	\$161,061	=	\$6,004,082

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- Note: (1) Directly from Exhibit 8. Police Capital Improvement Plan, 201408 through 202347.  
 (2) Calculated from Exhibit 8. Police Capital Improvement Plan, 201408 through 202347.  
 (3) City Participation amount is equal to the amount of repair/replacement/upgrade capital improvements and the non-growth amount required by the CIP.

Source: City of Twin Falls and Impact Fee Study Team.

Exhibit 21 distributes the participation amount of \$68.9 million between police capital improvements that are repair, replacement or upgrade (discretionary funding) and police capital improvements that reflect the non-growth-related portion of impact fee eligible improvements (required funding).

**Exhibit 21.**  
**Analysis of City Participation, Police Capital Improvement Plan**

	Dollar Amount
Amount attributable to purely non-growth-related improvements (discretionary)	\$8,866,362
Amount attributable to the non-growth-related portion of impact fee eligible improvements (required)	\$0
<b>Total</b>	<b>\$8,866,362</b>

	Dollar Amount
Amount attributable to purely non-growth-related improvements (discretionary)	\$6,004,082
Amount attributable to the non-growth-related portion of impact fee eligible improvements (required)	\$0
<b>Total</b>	<b>\$6,004,082</b>

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Source: [City of Twin Falls Impact Fee Study Team](#).

Payment of the \$6.9 million in capital improvements not funded by impact fees is up to the discretion of the City.

Exhibit 22 presents the dollar amount that the City should consider for fire capital improvements, from 201408 through 202317, in addition to impact fee receipts.

**Exhibit 22.**  
**City Participation—Fire Capital Improvement Plan, 201408 through 202317**

CIP Value <sup>(1)</sup>	less	Amount to Include in Fees <sup>(1)</sup>	less	Shared Facility Amount <sup>(2)</sup>	equals	City Participation <sup>(3)</sup>
\$3,623,230	-	\$ 3,398,532	-	\$181,698	=	\$43,000

CIP Value <sup>(1)</sup>	less	Amount to Include in Fees <sup>(1)</sup>	less	Shared Facility Amount <sup>(2)</sup>	equals	City Participation <sup>(3)</sup>
\$5,238,048	-	\$ 3,413,811	-	\$281,237	=	\$1,543,000

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- Note: (1) Directly from Exhibit 10. Fire Capital Improvement Plan, 201408 through 202317.  
 (2) Calculated from Exhibit 10. Fire Capital Improvement Plan, 201408 through 202317.  
 (3) City Participation amount is equal to the amount for repair/replacement/upgrade and the non-impact fee eligible, but growth-related amount (to be funded by the Fire District) required by the CIP.

Source: [City of Twin Falls and Impact Fee Study Team](#).

Based on the full cost recovery impact fees for fire, calculated in this report, the City's participation amount totals \$1.5 million43,000.

Exhibit 23 below distributes the participation amount of \$~~1.5 million~~43,000 between the fire capital improvements that are repair, replacement, or upgrade (discretionary funding) and fire capital improvements that reflect the portion of the growth-related improvements that must be paid by the City.

**Exhibit 23.  
Analysis of City and  
Fire District  
Participation,  
Fire Capital  
Improvement Plan**

Source: ~~City of Twin Falls Impact Fee Study Team.~~

	Dollar Amount
Amount attributable to purely non-growth-related improvements (discretionary)	\$43,000
Amount attributable to the non-growth-related portion of impact fee eligible improvements (required)	\$0
<b>Total</b>	<b>\$43,000</b>

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	Dollar Amount
Amount attributable to purely non-growth-related improvements (discretionary)	\$1,543,000
Amount attributable to the non-growth-related portion of impact fee eligible improvements (required)	\$0
<b>Total</b>	<b>\$1,543,000</b>

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~~Payment of the \$1.5 million in capital improvements not funded by impact fees is up to the discretion of the City. The City ~~must~~ contribute at least \$43,000 for fire capital improvements since they reflect the non-growth-related portion of impact fee eligible improvements and are necessary to maintain the current response time.~~

Exhibit 24 presents the total dollar amount that the City should consider for park and recreation capital improvements from 201408 through 202317, in addition to impact fee receipts.

**Exhibit 24.  
City Participation—Parks and Recreation Capital Improvement Plan, 201408 through 202317**

CIP Value <sup>(1)</sup>	less	Amount to Include in Fees <sup>(1)</sup>	less	Shared Facility Amount <sup>(2)</sup>	equals	City Participation <sup>(3)</sup>
\$30,435,100	-	\$ 3,350,800	-	\$0	=	\$27,084,300

CIP Value <sup>(1)</sup>	less	Amount to Include in Fees <sup>(1)</sup>	less	Shared Facility Amount <sup>(2)</sup>	equals	City Participation <sup>(3)</sup>
\$28,210,406	-	\$ 2,736,531	-	\$33,375	=	\$25,440,500

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Note: (1) Directly from Exhibit 12. Parks and Recreation Capital Improvement Plan, 201408 through 202317.  
 (2) Calculated from Exhibit 12. Parks and Recreation Capital Improvement Plan, 201408 through 202317.  
 (3) City Participation amount is equal to the amount for repair/replacement/upgrade and the non-growth amount required by the CIP.

Source: ~~City of Twin Falls and Impact Fee Study Team.~~

Exhibit 25 distributes the participation amount of \$25.427.4 million between the park and recreation capital improvements that are purely non-growth-related (discretionary funding) and park and recreation capital improvements that reflect the non-growth-related portion of impact fee eligible improvements (required funding).

**Exhibit 25.**

**Analysis of City Participation, Parks and Recreation Capital Improvement Plan**

	Dollar Amount
Amount attributable to purely non-growth-related improvements (discretionary)	\$26,583,500
Amount attributable to the non-growth-related portion of impact fee eligible improvements (required)	\$500,800
<b>Total</b>	<b>\$27,084,300</b>

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	Dollar Amount
Amount attributable to purely non-growth-related improvements (discretionary)	\$ 25,185,500
Amount attributable to the non-growth-related portion of impact fee eligible improvements (required)	\$ 255,000
<b>Total</b>	<b>\$25,440,500</b>

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Source: City of Twin Falls Impact Fee Study Team.

Of the ~~\$25,427.4~~ million of calculated City participation, approximately ~~\$25,226.5~~ million is discretionary because the associated capital improvements have been defined as purely non-growth-related. However, approximately ~~\$255,000~~\$500,800 of the City’s participation is required in order for the impact fee system to remain whole.

Exhibit 26 presents the total dollar amount that the City should consider for streets capital improvements from 20~~1408~~ through 20~~2317~~, in addition to impact fee receipts.

**Exhibit 26. City Participation—Streets Capital Improvement Plan, 20~~1408~~ through 20~~2317~~**

CIP Value <sup>(1)</sup>	less	Amount to Include in Fees <sup>(1)</sup>	less	Shared Facility Amount <sup>(2)</sup>	equals	City Participation <sup>(3)</sup>
\$31,900,000	-	\$2,250,000	-	\$0	=	\$29,650,000
\$25,839,148	-	\$3,855,939	-	\$33,375	=	\$21,949,834

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Note: (1) Directly from Exhibit 13. Streets Capital Improvement Plan, 20~~1408~~ through 20~~2317~~.  
 (2) Calculated from Exhibit 13. Streets Capital Improvement Plan, 20~~1408~~ through 20~~2317~~; ~~excludes four arterial street proxy projects~~.  
 (3) City Participation amount is equal to the amount for repair/replacement/upgrade and the non-growth amount required by the CIP. ~~It contains the approximately \$20.5 million of growth-related projects identified by the Advisory Committee to be paid for with new revenue sources. Please see footnote #3 to Exhibit 13.~~

Source: City of Twin Falls and Impact Fee Study Team.

As opposed to the City's discretionary and required funding in police and fire capital improvements, a similar analysis for street improvements is more complex. Exhibit 27 distributes the participation amount of \$21,929.7 million between the streets capital improvements that are purely non-growth-related (discretionary funding) and streets capital improvements that reflect the non-growth-related portion of impact fee eligible improvements (required funding).

**Exhibit 27.  
Analysis of City Participation, Streets Capital Improvement Plan**

	Dollar Amount
Amount attributable to purely non-growth-related improvements (discretionary)	\$29,650,000
Amount attributable to the "pass-through" traffic portion of impact fee eligible improvements (required)	\$0
<b>Total</b>	<b>\$29,650,000</b>

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	Dollar Amount
Amount attributable to purely non-growth-related improvements (discretionary) <sup>(1)</sup>	\$ 20,580,906 to \$21,949,834
Amount attributable to the "pass-through" traffic portion of impact fee eligible improvements (required) <sup>(1)</sup>	\$ 1,368,928 to \$0
<b>Total</b>	<b>\$21,949,834</b>

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Note: <sup>(1)</sup> The attributable amounts will vary up to \$1,368,928 dependent upon which street and signal projects are constructed.  
Source: [City of Twin Falls Impact Fee Study Team](#).

As discussed herein, the Streets Capital Improvement Plan only includes funding for a portion of the included street and traffic signal projects. Some of those projects are not entirely impact fee eligible. Therefore, the City's participation amount varies depending upon which street and traffic signal projects are selected to be constructed using impact fee funds. Potentially all of the \$21,929.7 million in City participation is discretionary because the associated capital improvements have been defined as purely non-growth-related. However, as much as \$1.4 million in City participation could be required in order for the impact fee system to remain whole, if the impact fee funded projects include those that are not entirely growth related.

**Cash Flow Analysis**

It is important for the City to assess revenues that would be generated by the full cost recovery impact fees as presented in this study. Exhibit 28 below displays the impact fee cash flow from 2017~~98~~ through 2023~~47~~, using the fees calculated by the CIP methodology.

**Exhibit 28.  
Projected Cash Flows—CIP Methodology**

	2007	2017	Net Growth
Residential Units	17,325	22,833	5,509
Nonresidential Square Feet	7,088,279	8,681,189	1,592,910
		Impact Fee Revenues	\$10,218,359

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	2013	2023	Net Growth
Residential Units	20,795	25,410	4,615
Nonresidential Square Feet	8,018,335	9,713,331	1,694,996
		Impact Fee Revenues	\$11,523,518

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Source: [City of Twin Falls Impact Fee Study Team](#).

If impact fees were adopted at the full cost recovery amounts, the City would collect over ~~\$11,540.2~~ million in impact fee revenues from 20~~14~~<sup>08</sup> through the end of 20~~23~~<sup>17</sup>. This amount is mathematically designed to finance the entire growth-related portion of Twin Falls' CIP.

**Other Funding Sources**

Impact fees are just one of several funding sources for capital improvements. No one source is likely to fund all of the identified public facility needs. The City must be committed to addressing and alleviating deficiencies in service levels and addressing the expansion of service levels through exploration in connection with the following, without limitation, possible funding sources:

- **General Fund:** The City's General Fund takes in revenues and makes expenditures for the ongoing operation of City functions.
- **Local Option Sales Tax:** If State law changes to allow retail hub cities such as Twin Falls the power to levy a local option sales tax, this could be a significant new source of revenue for operations, maintenance and growth-related capital.
- **General Obligation Bonds:** With these bonds, the City borrows money for public facility development to be repaid with funds generated by an increase in property taxes. These voter-approved (two-thirds of all voters required) bonds establish an increase in property taxes for a period of time (typically 20—30 years) necessary to repay the bonds. The money raised can only be used for capital improvements and cannot be used for maintenance.
- **Revenue Bonds:** Revenue bonds may be issued based on leasehold values of land, facilities and operating entities that create a specific cash flow used to repay the bonds. This is common in other Western States but not used frequently in Idaho.

- **Certificates of Participation:** With this option, the City would sell COPs to a lending institution in return for a loan used to make improvements in connection with a public facility. The lender would securitize the loan by taking title to the facility prior to the repayment of the COPs. The loan is repaid from revenue generated by the facility or from the City's general operating budget. This option is subject to judicial approval but now becoming increasingly rare in Idaho.
- **Grants:** Grants are available from a variety of sources, including private foundations and government resources.
- **Joint Public/Private Partnership:** This approach to funding would entail the City entering into a working agreement with a quasi-public or private entity to help fund, build, and/or operate a public facility.

### **Implementation Recommendations**

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

**Twin Falls' Status as a Hub City.** The Advisory Committee would like to acknowledge the hub-city status of Twin Falls and that impact fees do not evenly distribute the burden of infrastructure improvements to out-of-city residents. The Study Team acknowledges and agrees with this finding.

**Capital Improvements Plan.** Should the Advisory Committee recommend this study to the City Council and should the City Council adopt the study, the Finance Department should revise the City's 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.<sup>36</sup>

**Impact Fee Ordinance.** Following adoption of the Capital Improvement Plan, the City 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 several departments and the 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 City into zones. Police, fire, parks and streets capital improvements inherently serve a system-wide function. If, for example, a serious accident occurs in one part of the City, the fire department may call on engines and equipment from other stations to assist. Therefore, it is more appropriate not to differentiate fees based on City zones. In practice, all areas of the City have an equal demand on the infrastructure because the police, fire, parks and streets departments function most efficiently on a system-wide basis.

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<sup>36</sup> See Sections 67-8203(4) and 67-8208(1).

**Twin Falls Building Department.** One of the goals of this impact fee system is to be easy to administer by the City's Building Department. While our study only has six categories (single family, multi-family, retail, office, industrial and institutional), it can sometimes be difficult for staff to place certain land uses into their appropriate category. Exhibit 29 below is a chart listing the six categories and selected land uses for your guidance.

**Exhibit 29.  
Land Uses by Impact  
Fee Category**

Source:  
[City of Twin Falls BBC Research & Consulting](#)

BBC Impact Fee Category		Sample Land Uses
Single Family	=	Single Family Attached Single Family Detached
Multi-Family	=	Apartments Condominiums
Retail	=	Car Wash Gas Stations Mercantile Lodging
Office	=	Professional Office Corporate HQ Flex Office
Industrial	=	Warehouse Assembly Airplane Hangars
Institutional	=	Schools Churches Government Offices Child Care Adult Day Care Hospitals

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Impact Fee Category	Sample Land Uses
Single Family	= Single Family Attached Single Family Detached
Multi-Family	= Apartments Condominiums
Retail	= Car Wash Gas Stations Mercantile
Office	= Professional Office Corporate HQ Flex Office Lodging
Industrial	= Warehouse Assembly Airplane Hangars
Institutional	= Schools Churches Government Offices Child Care Adult Day Care Hospitals

The study team recommends that institutional land uses be charged non-residential impact fees for police and fire and street fees on a segment-by-segment basis (e.g., retail fee for sales tax producing square footage, office fee for office space square footage, and the lowest fee—industrial—for remaining unassigned square footage) to account for their relatively smaller contribution to PM peak period traffic.

**Donations.** If the City receives donations for capital improvements listed on the CIP, the City 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 City 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.<sup>37</sup> This prevents "double dipping" by the City.

The presumption would be that builders/developers owe the entirety of the impact fee amount until they made the City aware of the construction or contribution. If credit or reimbursement is due, the City must enter into an agreement with the fee payor that specifies the amount of the credit or the amount, time and form of reimbursement.<sup>38</sup>

**City participation.** The Impact Fee Advisory Committee may not recommend, and the City of Twin Falls may choose not to adopt the CIPs as stated in this report, in which case the City will need to prepare revised capital improvement plans for review and adoption.

**Impact fee accounting.** The City should continue to 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. The City's General Fund 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 its expenditure of monies from the Impact Fee Fund. The Fund should be prohibited from paying for City 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 very 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.

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<sup>37</sup> See Section 67-8209(3), Idaho Code.

<sup>38</sup> See Section 67-8209(4), Idaho Code.

## Summary

Using the CIP methodology, the state mandated approach, ~~the City BBC~~ calculated that the total non-utility (i.e., police, fire, parks, and streets) full cost recovery impact fee for single-family unit is ~~\$1,994,606~~; ~~\$1,822,513~~ for multifamily units; ~~\$2,864.68~~ per retail square foot; ~~\$1,209.78~~ per office square foot; ~~\$0,999.67~~ per industrial square foot; and ~~\$0,999.46~~ per institutional square foot, as seen in Exhibit 30. This full cost recovery fee is being presented to the Advisory Committee for its review and consideration in light of statutorily identified factors.

**Exhibit 30.  
Summary of Non-Utility  
Impact Fees**

Source:

[City of Twin Falls Impact Fee Study Team](#)

Impact Fee Category	New Fees
<b>Police Fees</b>	
Residential (per dwelling unit)	\$ 188
Nonresidential (per square foot)	\$ 0.10
<b>Fire Fees</b>	
Residential (per dwelling unit)	\$ 537
Nonresidential (per square foot)	\$ 0.28
<b>Street Fees</b>	
Single Family (per dwelling unit)	\$ 271
Multifamily (per dwelling unit)	\$ 178
Retail (per square foot)	\$ 1.30
Office (per square foot)	\$ 0.40
Industrial (per square foot)	\$ 0.29
Institutional (per square foot)	\$ 0.08
<b>Parks &amp; Recreation Fees</b>	
Residential (per dwelling unit)	\$ 610
Nonresidential (per square foot)	N/A
<b>Total Fees</b>	
Single Family (per dwelling unit)	\$ 1,606
Multifamily (per dwelling unit)	\$ 1,513
Retail (per square foot)	\$ 1.68
Office (per square foot)	\$ 0.78
Industrial (per square foot)	\$ 0.67
Institutional (per square foot)	\$ 0.46

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Impact Fee Category	Fees
<b>Police Fees</b>	
Residential (per dwelling unit)	\$ 279
Nonresidential (per square foot)	\$ 0.14
<b>Fire Fees</b>	
Residential (per dwelling unit)	\$ 621
Nonresidential (per square foot)	\$ 0.32
<b>Street Fees</b>	
Single Family (per dwelling unit)	\$ 501
Multifamily (per dwelling unit)	\$ 329
Retail (per square foot)	\$ 2.40
Office (per square foot)	\$ 0.74
Industrial (per square foot)	\$ 0.53
Institutional (per square foot)	\$ 0.15
<b>Parks &amp; Recreation Fees</b>	
Residential (per dwelling unit)	\$ 593
Nonresidential (per square foot)	N/A
<b>Total Fees</b>	
Single Family (per dwelling unit)	\$ 1,994
Multifamily (per dwelling unit)	\$ 1,822
Retail (per square foot)	\$ 2.86
Office (per square foot)	\$ 1.20
Industrial (per square foot)	\$ 0.99
Institutional (per square foot)	\$ 0.61

It is the study team's assessment that the City could reasonably charge impact fees of any amount up to the full recovery costs calculated in Exhibit 30. This amount is sufficient to pay for the growth-related portions of Twin Falls' Capital Improvement Plans.

**Summary of City participation.** Exhibit 31 below summarizes the total amount the City is *required* to contribute and the amount the City *could* contribute discretionarily over the next 10 years to police, fire, parks and streets capital improvements.

**Exhibit 31.  
City Participation  
Summary, 201408  
through 202317**

Note:

The attributable amounts will vary up to \$1,368,928 dependent upon which street and signal projects are constructed.

Source:

City of Twin Falls and Impact Fee Study Team.

Fee Category	City Participation	
	Discretionary Amount	
Police	\$	8,866,362
Fire	\$	43,000
Streets	\$	29,650,000
Parks and Recreation	\$	26,583,500
<b>Total</b>	<b>\$</b>	<b>65,142,862</b>
<b>Required Amount</b>		
Police	\$	-
Fire	\$	-
Streets	\$	-
Parks and Recreation	\$	500,800
<b>Total</b>	<b>\$</b>	<b>500,800</b>
<b>Grand Total</b>	<b>\$</b>	<b>65,643,662</b>

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Fee Category	City Participation	
	Discretionary Amount	
Police	\$	6,004,082
Fire	\$	1,543,000
Streets <sup>(1)</sup>	\$	20,580,906 to \$21,949,834
Parks and Recreation	\$	25,185,500
<b>Total <sup>(1)</sup></b>	<b>\$</b>	<b>53,313,488 to \$54,682,416</b>
<b>Required Amount</b>		
Police	\$	-
Fire	\$	-
Streets <sup>(1)</sup>	\$	- to \$ 1,368,928
Parks and Recreation	\$	255,000
<b>Total <sup>(1)</sup></b>	<b>\$</b>	<b>255,000 to \$ 1,623,928</b>
<b>Grand Total <sup>(1)</sup></b>	<b>\$</b>	<b>53,568,488 to \$ 56,306,344</b>

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The total amount the City would be *required* to contribute over 10 years, should the City adopt fees at the cost recovery amount, will range between be approximately ~~\$255,000~~500,800 and \$1,623,928, depending upon the street and traffic signal projects completed. This amount ~~-\$500,800~~ in required funding dictates the City to fund between approximately ~~\$25,500 and \$162,393~~50,100 per year from 201408 through the end of 202317.

The City could also choose to fund the discretionary infrastructure of up to \$54,765.4 million for parks, fire, streets and police capital improvements over the 10-year period.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AMENDING "TWIN FALLS VISION 2030 – A COMPREHENSIVE PLAN FOR A SUSTAINABLE FUTURE", INCLUDING THE FUTURE LAND USE MAP CONTAINED THEREIN, AS THE COMPREHENSIVE PLAN AND LAND USE MAP FOR THE CITY OF TWIN FALLS AND ITS AREA OF CITY IMPACT, BY UPDATING CHAPTER 11: DEVELOPMENT IMPACT FEE CAPITAL IMPROVEMENT PLANS.

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

That "Twin Falls Vision 2030 – A Comprehensive Plan for A Sustainable Future", is hereby amended by the September 29, 2014 Amendment to Chapter 11: Development Impact Fee Capital Improvement Plans.

PASSED BY THE CITY COUNCIL  
SIGNED BY THE MAYOR

, 2014.  
, 2014.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
DEPUTY CITY CLERK

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**Amended Final Report**

January 7, 2009 – Final Draft  
February 2, 2009 – Adopted  
September 29, 2014 – Amended

## **Chapter 11: Development Impact Fee Capital Improvement Plans**

**Prepared for**

City of Twin Falls  
321 Second Avenue East  
Twin Falls, Idaho 83303

**Prepared by**

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***In Association with***

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**Amendment Prepared by**

City of Twin Falls  
321 Second Avenue East  
Twin Falls, Idaho 83303

This report regarding impact fees for the City of Twin Falls (Twin Falls or City) 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 calculation of the City’s monetary participation in those capital improvements defined as requiring repair, replacement or an upgrade, and the City’s pro rata share of partially growth-related capital improvements;
- A cash flow analysis;
- A list of implementation recommendations; and
- A brief summary of conclusions.

Each section follows sequentially.

We have also included two appendices to this report. Appendix A contains a “technical checklist” detailing how our study has met the requirements of the State statute and Appendix B contains a data compendium. A draft ordinance has been provided to the City Attorney under separate cover.

### **Background and Objectives**

The City of Twin Falls (City) hired BBC Research & Consulting (BBC) to calculate impact fees for police, fire, parks and streets capital improvements. BBC was assisted by two Idaho-based subcontractors: JoAnn Butler and Sharon Gallivan of Spink Butler, LLP and Anne Wescott of Galena Consulting.

Spink Butler interpreted the requirements of the Idaho Code, helped draft the City’s impact fee ordinance and assisted in preparation of Appendix A. Spink Butler also provided the ordinance template to the City Attorney. Anne Wescott inventoried Twin Falls’ current police, fire, parks and streets capital improvements; established capital improvement replacement costs; helped the City refine their Capital Improvement Plans; and assisted in all phases of the project. This document presents the full cost recovery 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.

The initial impact fee report, including the baseline determination of levels of service, was prepared in 2008 and adopted by the Twin Falls City Council on February 2, 2009. In 2014, the City prepared this five-year amendment to the impact fee report, which was adopted by the City Council on September 29, 2014.

## Definition of Impact Fees

Impact fees are generally defined as one-time assessments used to recover the capital costs borne by local governments due to 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.”<sup>1</sup>

**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.”<sup>2</sup>

**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.<sup>3</sup> 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;<sup>4</sup>
- 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;<sup>5</sup>
- Impact fees must not exceed the proportionate share of the cost of capital improvements needed to serve new growth and development;<sup>6</sup>
- Impact fees must be maintained in one or more interest-bearing accounts within the capital projects fund.<sup>7</sup>

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<sup>1</sup> 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.

<sup>2</sup> See Section 67-8202, Idaho Code.

<sup>3</sup> 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).

<sup>4</sup> See Sections 67-8202(4) and 67-8203(29), Idaho Code.

<sup>5</sup> See Section 67-8210(4), Idaho Code.

<sup>6</sup> See Sections 67-8204(1) and 67-8207, Idaho Code.

<sup>7</sup> 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);<sup>8</sup>
- 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;<sup>9</sup>
- Identification of the growth-related portion of City Capital Improvement Plans;<sup>10</sup>
- Analysis of cash flow stemming from impact fees and other capital improvement funding sources;<sup>11</sup>
- 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;<sup>12</sup>
- Preparation and adoption of a Capital Improvement Plan pursuant to state law and public hearings regarding the same;<sup>13</sup> and
- Preparation and adoption of an ordinance authorizing impact fees pursuant to state law and public hearings regarding the same.<sup>14</sup> The proposed update to the Twin Falls Impact Fee Ordinance, which is the ordinance that will amend the City's municipal code, is attached under separate cover.

**How should fees be calculated?** State law requires the City to implement the Capital Improvement Plan methodology to calculate impact fees. The City could implement fees of any amount not necessary exceeding the full cost recovery fees calculated by the CIP approach. This methodology requires the City to describe its service area, forecast the land uses, densities and population that are expected to occur in that service area over the next 20 years, and identify the capital improvements that will be needed to serve the forecasted growth at the same level of service

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<sup>8</sup> See Section 67-8205, Idaho Code.

<sup>9</sup> See Section 67-8206(2), Idaho Code.

<sup>10</sup> See Section 67-8208, Idaho Code.

<sup>11</sup> See Section 67-8207, Idaho Code.

<sup>12</sup> See Sections 67-8209 and 67-8210, Idaho Code.

<sup>13</sup> See Section 67-8208, Idaho Code.

<sup>14</sup> See Sections 67-8204 and 67-8206, Idaho Code.

found in the existing community.<sup>15</sup> This list and cost of capital improvements, along with a time schedule for commencing and completing the construction of all capital improvements, constitutes the capital improvement element to be adopted as part of Twin Falls' Comprehensive Plan.<sup>16</sup> Only those items listed on the CIP are eligible to be funded by impact fees.

Each governmental entity intending to adopt an impact fee must first prepare a capital improvements plan.<sup>17</sup> 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.<sup>18</sup> This study considers the planned capital improvements for the ten-year period from 2014 the end of 2023 that will need to be adopted as an element of Twin Falls' 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."<sup>19</sup> Practically, this concept requires Twin Falls 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 the development being charged the impact fee; do not exceed the cost of such improvements; and are "earmarked" so as 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 must take into account the following:

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

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<sup>15</sup> As a comparison and benchmark for the impact fees calculated under the Capital Improvement Plan approach, BBC 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.

<sup>16</sup> See Sections 67-8203(4) and 67-8208, Idaho Code.

<sup>17</sup> Section 67-8208, Idaho Code.

<sup>18</sup> See Sections 67-8203(4) and 67-8208, Idaho Code.

<sup>19</sup> See Section 67-8203(23), Idaho Code.

- 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 Twin Falls to growth-related system improvements; and
- All other available sources of funding such system improvements.<sup>20</sup>

Through data analysis and interviews with City staff, BBC 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 growth projections from 2014 to 2023. This is consistent with the Impact Fee Act.<sup>21</sup> 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:

- The 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<sup>22</sup> of development calculated in accordance with generally accepted engineering or planning standards for a particular category of capital improvement.”<sup>23</sup> The service units chosen by the study team for police, fire and streets are linked directly to residential dwelling units and nonresidential development square feet.<sup>24</sup> In the case of parks, only residential units are used.
- 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.”<sup>25</sup> 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, police and fire impact fees are allocated between aggregated residential (i.e., all forms of residential housing) and nonresidential development (all nonresidential uses including retail, office and industrial). However, data from the Institute of Transportation

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<sup>20</sup> See Section 67-8207, Idaho Code.

<sup>21</sup> 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.

<sup>22</sup> See Section 67-8203(27), Idaho Code.

<sup>23</sup> See Section 67-8203(27), Idaho Code.

<sup>24</sup> 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.

<sup>25</sup> See Section 67-8208(1)(e), Idaho Code.

Engineers support a more detailed breakdown of street fees (single-family, multifamily, retail, office, industrial and institutional). Therefore, street fees should be charged based on *specific* land uses as detailed in Exhibit 19.

### Land Use and Demographics

In calculating the impact fees, it was necessary to allocate capital improvement costs to both residential and nonresidential development. The study team performed this allocation based on the number of projected new households and nonresidential square footage added from 2014 through 2023. While 20-year land use projections were available in the City’s adopted Comprehensive Plan, we have elected to use 10-year projections to coincide with the City’s 10-year CIPs.

**Residential data.** The primary data source for residential unit counts and square footage numbers was the 2009 Twin Falls Comprehensive Plan Update.<sup>26</sup>

**Current and future households.** To estimate the current and future number of households in the City, the study team used population and household counts from the 2009 Comprehensive Plan Update and extrapolated year-by-year growth projections. Exhibit 1 below displays the current and projected population and household counts for Twin Falls.

#### Exhibit 1. Population and Household Projections

Source:  
City of Twin Falls 2009 Comprehensive  
Plan Update and City of Twin Falls

Year	Population	Households
2007	40,328	17,325
2023	55,262	25,410
2030	61,464	28,452

From 2007 to 2030, household numbers are expected to increase by approximately 64 percent. By 2030, the population is expected to increase from 40,328 to 61,464, an increase of 21,136 persons. Households are expected to increase by 11,127, from 17,325 to 28,452.

**Single-family/multifamily distribution.** The distinction between single-family and multifamily housing is necessary for calculating total residential square footage, a precursor to fee calculations, as discussed below. However, it should be noted that unlike streets, police and fire fees, the parks fees in this report are equivalent for single-family and multifamily units.

According to household estimates found in the 2009 Comprehensive Plan Update, 82 percent of Twin Falls’ residential units are single family and the remaining 18 percent are multifamily. Comparably, the 2005 American Community Survey reported 81 percent of Twin Falls’ residential units are single family and the remaining 19 percent are multifamily.

**Current and future square footage.** In order to distribute the costs for capital improvements to new residential and nonresidential development, a precursor to the calculation of impact fees, it was necessary to estimate the current and future total square footage of residential units in the City.

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<sup>26</sup> The City of Twin Falls 2009 Comprehensive Plan Update can be found at <http://www.tfid.org/index.aspx?nid=79>

Exhibit 2 below presents the number of current (2013) and projected (2023) single-family and multifamily units, and respective square footage estimates.

**Exhibit 2.  
Current and Projected Residential Development**

	Total in 2013	Total in 2023	Difference 2013 to 2023
<b>Housing Units</b>			
Single Family	17,150	20,980	3,830
Multifamily	<u>3,645</u>	<u>4,430</u>	<u>784</u>
Total Housing Units	20,795	25,410	4,615
<b>Square Feet <sup>(1)</sup></b>			
Single Family (units * 2,097 sq.ft.)	35,954,556	43,984,989	8,030,434
Multifamily (units * 1,063 sq.ft.)	<u>3,875,759</u>	<u>4,709,772</u>	<u>834,013</u>
Total Square Feet	39,830,315	48,694,762	8,864,447

Notes: (1) National Association of Homebuilders 5-year trailing average for square footage.

Source: National Association of Homebuilders, Characteristics of New Single-family Homes (1987-2004), Twin Falls Building Department, 2007

Currently, there are an estimated 20,795 housing units in the City of Twin Falls, 17,150 of which are single-family units and 3,645 of which are multifamily units. By 2023, the residential housing stock is projected to increase by 22 percent (4,615 households) for a total of over 25,410 units. This is equivalent to an increase of approximately 8.9 million square feet of residential land use in Twin Falls. In addition, square feet data are used to calculate the growth-related percentage of certain capital improvements that are only partially necessitated by growth.

**Nonresidential data.** The City of Twin Falls 2009 Comprehensive Plan Update was the primary basis of all nonresidential land use data used in our Study. As explained below, the study team also examined Idaho Department of Commerce & Labor data as well as comparable land use ratios from elsewhere in Idaho.

**Current and non-residential development.** The forecast for non-residential land uses is based on a ratio of non-residential square feet per employee. Using employment predictions from the Twin Falls Community Profile, provided by the Idaho Department of Commerce and Labor, we were able to establish a ratio of employees to population for Twin Falls County, which equaled 0.549 employees per resident. Assuming that this ratio holds for the City of Twin Falls as well, we calculated the current (2013) number of employees for the City. Next, based on our past experience with nonresidential land use in other Idaho municipalities, we assumed a ratio of 320 square feet of nonresidential land use per employee for the City of Twin Falls and calculated the current number of nonresidential square feet for the City. This calculation is shown in Exhibit 3 below.

**Exhibit 3.  
Calculation of  
Nonresidential Square  
Footage, City of Twin  
Falls, 2013**

Note:

(1) Based on population estimates from 2009 Comprehensive Plan Update.

(2) Based on past experience in municipalities in Idaho.

Source:

City of Twin Falls

	Total
2013 Twin Falls Employment Estimate <sup>(1)</sup>	25,057
<i>Times</i>	
Current Nonresidential Sq. Ft. per Employee <sup>(2)</sup>	320
<i>Equals</i>	
2013 Nonresidential Square Footage	8,018,335

It is necessary in impact studies to distinguish between retail, office, industrial and institutional nonresidential land uses. Using the distribution of existing acreages for each nonresidential category found in the 2009 Comprehensive Plan Update, we allocated the appropriate percentage of Twin Falls' current nonresidential square feet to the appropriate land use. This calculation is shown in Exhibit 4 below. It should be noted that we have assumed institutional land uses only generate half the number of employees (and therefore half the amount of square footage compared to its existing acreage) as the other three land uses.

**Exhibit 4.  
Current Nonresidential  
Square Feet, City of  
Twin Falls, 2013**

Source:

City of Twin Falls 2009 Comprehensive Plan Update and City of Twin Falls

Land Use	2013	
	Square Feet	Percentage
Retail	2,004,584	25%
Office	1,603,667	20%
Industrial	3,367,701	42%
Institutional	<u>1,042,384</u>	<u>13%</u>
Total	8,018,335	100%

As shown above, over 40 percent of Twin Falls' current nonresidential land use is for industrial purposes. The City currently contains approximately 8.02 million square feet of nonresidential land use.

**Future nonresidential development.** Assuming that Twin Falls' population and number of employees are expected to grow at the same rate and the ratio of nonresidential square feet per Twin Falls employee is expected to remain constant, we were able to estimate the total nonresidential square footage in 2023. Then, using the same methodology as above, we distributed this total square footage between retail, office, industrial and institutional land uses.

Exhibit 5 below shows the current and projected nonresidential square feet in a summary form.

**Exhibit 5.**  
**Current and Projected Nonresidential Development, 2013 and 2023**

Nonresidential Land Use Category	2013 Square Feet	2023 Square Feet	Difference (2013-2023)
Retail	2,004,584	2,428,333	423,749
Office	1,603,667	1,942,666	338,999
Industrial	3,367,701	4,079,599	711,898
Institutional	<u>1,042,384</u>	<u>1,262,733</u>	<u>220,349</u>
<b>Total</b>	<b>8,018,335</b>	<b>9,713,331</b>	<b>1,694,996</b>

Source: City of Twin Falls

The projected increase in nonresidential development from 2013 to 2023 is approximately 1.7 million square feet, an increase of about 21 percent. Applying the same assumptions as above, we have projected Twin Falls to contain approximately 10.8 million square feet of nonresidential land uses in 2030.

**Future land use assumptions.** The final step of the demographic calculation is to allocate the City’s incremental increase (from 2013 through the end of 2023) in development between residential and nonresidential land uses, on a percentage basis. This is accomplished by converting residential data to square feet for an “apple to apples” comparison of residential and nonresidential land uses. The distribution is used to appropriately allocate capital improvement costs (and thereafter impact fees) to the various land uses.

**Exhibit 6.**  
**Distribution of Land Uses, 2013 through 2023**

Note:  
 (1) May not total due to rounding.  
 Source:  
 City of Twin Falls

Land Use Category	Square Feet	Percent of Total
<b>Residential</b>	<b>8,864,447</b>	<b>84%</b>
Single Family	8,030,434	76%
Multifamily	834,013	8%
<b>Nonresidential</b>	<b>1,694,996</b>	<b>16%</b>
<b>Total <sup>(1)</sup></b>	<b>10,559,443</b>	<b>100%</b>

By the end of 2023, the City’s residential development is expected to increase by 8,864,447 square feet, and the nonresidential development is estimated to increase by 1,694,996 square feet. Therefore, the future allocation of land uses is projected to be 84 percent residential and 16 percent nonresidential. It should be noted that our projections are more heavily weighted towards residential land use than the 2007 estimates; this is due to the changing residential landscape in Twin Falls as documented in its 2009 Comprehensive Plan Update.

**Impact Fee Calculation Considerations**

The fees calculated under the CIP approach were based on the following:

- City investments in police, fire, parks and streets capital improvements projected to be built during the 10-year period from Fiscal Year 2014 through Fiscal Year 2023;
- An allocation of investment to residential and nonresidential development, based on new residential dwelling units and nonresidential square footage; and,
- A fee calculation that involves dividing the appropriate share of capital improvements by projected residential units and nonresidential square feet.

As required by the Impact Fee Act, prior to fee adoption, the Advisory Committee must consider the following factors:

- the means by which existing system improvements have been financed (for example, if grant money has been consistently used to finance system improvements, it may be reasonable to postulate that this is expected to continue in the future);
- the extent to which new development is expected to contribute to financing system improvements through (past and future) taxes, assessments and contributions;
- the extent to which new development has provided system improvements, without charge, for other properties in the service area;
- extraordinary costs incurred by the City in serving new development; and
- the availability of other sources of funding for system improvements (e.g., local improvement district assessments, general tax levies).<sup>27</sup>
- Upon consideration of all these factors, the Advisory Committee may recommend that the City Council adjust the full cost recovery impact fee.<sup>28</sup>

### **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.”<sup>29</sup> 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 existing service levels. Equipment and vehicles with a useful life of 10 years or more is also impact fee eligible

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<sup>27</sup> See Sections 67-8707 and 67-8209, Idaho Code.

<sup>28</sup> These factors are to be considered while the City is in the process of developing a proportionate impact fee. After the adoption of an impact fee, credits may be calculated on a project-by-project basis in connection with an individual assessment. See Section 67-8209, Idaho Code.

<sup>29</sup> See Section 67-8208(1)(h).

under the Impact Fee Act.<sup>30</sup> The total cost of improvements over the 10 years is referred to as the “CIP Value” in Exhibits 8, 10, 12 and 14. The cost of this impact fee study is also impact fee eligible for all impact fee categories. Because impact fees are calculated for four impact fee categories in this study (i.e., police, fire, parks and streets), 25 percent of the study’s cost is included in all calculations.

The forward-looking 10-year CIPs for the fire, police, parks and recreation and street departments each include some facilities that are only partially necessitated by growth (e.g., public safety communications center, parks office and shops space, etc.). The study team met with each department to determine a defensible metric for including a portion of these facilities in the impact fee calculations.

The partially growth-related capital improvements are calculated to be 18 percent growth-related. The 18 percent ratio is calculated by dividing the accumulated new square footage between 2013 and 2023 (residential and nonresidential) by the total square footage in 2023.<sup>31</sup> This percentage is attributed to growth under the philosophy that growth caused the need for such facilities and vehicles, and this growth *also necessitates building a proportionately larger facility to accommodate additional personnel (which would otherwise not be necessary with the existing population)*. These facilities should be sized according to population and peak period demand. The City needs to size these facilities and vehicles to be able to accommodate the demand created by the current residents *and* the demand of future residents.

It should be understood that growth is expected to be paying only a portion of the cost of these facilities. 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. As discussed later in this report, the value of this City participation investment is approximately \$55 million over the next ten years. This investment includes approximately \$54.7 million of discretionary funding in connection with purely non-growth-related improvements, and approximately \$255,000 of capital improvements, portions of which are not growth-related and therefore must be funded from the City’s General Funds. These funds could come from City revenues, donations, grants or other partnerships.

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<sup>30</sup> 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.

<sup>31</sup> The residential square footage is described in Exhibit 2 and the nonresidential square footage is described in Exhibits 3 and 5.

**Levels of service.** Levels of service (sometimes referred to in this study as “service level(s)”) must be clearly defined in the capital improvement element of the City’s Comprehensive Plan. These levels provide the basis for establishing additional service capacity needs in any system that serves new development. “Level of service” is “. . . a measure of the relationship between service capacity and service demand for public facilities.”<sup>32</sup> Service levels need to be stated in quantifiable, specific terms, since they measure the benefit new development receives for payment of impact fees. The capital improvement element must clearly identify existing public facilities (and their corresponding service levels), as well as identify any shortfalls in service levels. Any such shortfall or “deficiency” that Twin Falls intends to overcome for both existing and new development cannot be funded with impact fees. Likewise, the cost of raising the service level for existing and future development beyond the current service level is ineligible for impact fee funding. If Twin Falls wishes to apply impact fees towards increasing the service level for new development, the City must bring the existing community to that higher service level as well. However, increasing the service level for existing residents cannot be completed with impact fee revenues; other sources of funds must be applied. This restriction has a general effect of limiting the application of unreasonably high standards and fees solely for new development.

All of the growth-related capital improvement costs in the CIPs on the following pages represent improvements that are needed to maintain or consciously reduce the current level of service for future growth. As noted above, the City might currently be operating at a less than desirable level (i.e., operating with deficiencies) and in the future, the City may plan to increase its level of services to combat these deficiencies. In this situation, any capital improvements that increase the current level of service are not impact fee eligible and have been purposely *excluded* from the calculations. It should be noted that the baseline levels of service used in this amended final report are those levels of service that were determined with the adoption of the City’s impact fee final report in 2009.

The police department baseline level of service is measured as 1.59 officers per thousand population. The same ratio was used to determine the number of police officers needed to provide the current level of service to the new growth, therefore all capital improvements in the CIP are growth related and impact fee eligible.

The baseline level of service for the fire capital improvements allows 90 percent of all calls to be responded to in a time of 5 minutes 30 seconds. The fire department plans to build one new fire station and relocate an existing fire station that will provide the same level of service to new development, therefore all capital improvements in the CIP are growth related and impact fee eligible.

The baseline parks and recreation department level of service is measured as 554 developed acres, which equates to 13.74 acres per 1,000 population. At 13.74 acres per 1,000 population, and a projected 2023 population of 55,262, the parks department would need to add 205 acres over the next 10 years to keep the current service standard ( $13.74 \times 55.262 = 759.3$  acres minus the existing 554 acres = 205 acres), which are impact fee eligible.

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<sup>32</sup> See Section 67-8203(17), Idaho Code

The baseline level of service for Twin Falls’ street system, including traffic signals, bridges and culverts, is a level of service A on major arterials at the PM peak period except for portions of Blue Lakes, which functions at level of service D. However, unlike the police and fire impact fee categories, Twin Falls has consciously elected to allow for a reduction in the Streets level of service; maintaining the current level of service was cost prohibitive. Twin Falls aims to reduce the level of service to not below a level C on most streets and not below a level D on Blue Lakes.

**Current police assets.** As is evident, the provisions of the Impact Fee Act significantly limit the City’s use of impact fees. This is particularly true for police service because most costs of serving new development involve adding police officers or patrol vehicles that are not impact fee eligible, even though the demand for added personnel and vehicles might be a direct result of new development.

Exhibit 7 below lists the current police assets. In 2009, the police department operated with 1.59 sworn officers per thousand population.

**Exhibit 7.  
Current Police Assets**

Type of Capital Infrastructure	Square Feet	Replacement Value	times	Equity Percentage	times	Shared Facility (% in fee)	equals	Amount to Include in Calculations
<b>Facilities</b>								
Twin Falls Police Station	13,960	\$4,400,000		100%		100%		\$4,400,000
Twin Falls Police Gun Range	2 acres	\$1,300,000		100%		100%		\$1,300,000
City Communication Center		\$1,700,000		100%		66%		\$1,122,000
<b>Vehicles</b>								
Hazardous Devices Unit Trailer		\$16,000		100%		100%		\$16,000
Traffic Trailer		\$8,500		100%		100%		\$8,500
SWAT Vehicle		\$95,000		100%		100%		\$95,000
Command Vehicle Trailer		\$15,000		100%		100%		\$15,000
<b>Equipment</b>								
SWAT Equipment/Weapons		\$29,000		100%		100%		\$29,000
Radar Equipment		\$16,500		100%		100%		\$16,500
Duty Weapons		\$35,000		100%		100%		\$35,000
Radio equipment		\$95,000		100%		100%		\$95,000
HDU Robot		\$270,000		100%		100%		\$270,000
<b>Total Infrastructure</b>		<b>\$7,980,000</b>						<b>\$7,402,000</b>
<b>Plus Cost of Fee-Related Research</b>								
Impact Fee Study <sup>(1)</sup>		\$44,500		100%		25%		\$11,125
<b>Grand Total</b>		<b>\$8,024,500</b>						<b>\$7,413,125</b>

Note: (1) The cost of the fee study is evenly distributed between all four fee categories.

Source: City of Twin Falls

The 1.59 sworn officers per thousand population service standard equates to a current investment of \$295 per residential unit and \$0.03 per nonresidential square foot.<sup>33</sup>

**Police Capital Improvement Plan.** Exhibit 8 lists the future capital improvements that are necessary to maintain the baseline level of service (i.e., 1.59 officers per thousand population) for future growth. The exhibit presents \$1.2 million of future capital improvements that are eligible for inclusion in the police impact fee calculation. The “Amount to Include in Fees” is derived from

<sup>33</sup> We determined the City’s current investment in police capital by distributing 83 percent of the \$7.4 million in current assets to current residential land use and the remaining 17 percent to current nonresidential land use and then dividing the distributions by the current number of Twin Falls’ households and nonresidential square feet respectively.

multiplying the “CIP Value” times the “Growth-Related Portion” times the “Shared Facility” percentage.

**Exhibit 8.  
Police Capital Improvement Plan, 2014 through 2023**

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

Notes: Baseline level of service is 1.59 sworn officers per 1,000 population.

(1) New Twin Falls Police Station - The space in the current police station has been determined to be insufficient for the baseline staff of 96 full time employees. A facility study has concluded that Twin Falls will need to build 32,000 sf of additional space 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.

(2) The remaining 26,780 sf of the additional square footage 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 baseline 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 a portable radio (\$1,500). Each new vehicle will be outfitted with a radio (\$2,000). 30 radios, 20 hand guns, and 20 rifles will be purchased to outfit 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 required by projected growth.

(5) The cost of the fee study is evenly distributed among all four fee categories.

Source: City of Twin Falls

**Current fire assets.** The baseline level of service for the fire department is to respond to 90 percent of all calls for service within five minutes and thirty seconds. Exhibit 9 presents the current fire assets.

**Exhibit 9.  
Current Fire Assets**

Type of Capital Infrastructure	Square Feet	Replacement Value	Equity Percentage	Shared Facility (% in fee)	Amount to Include in Calculations
<b>Facilities</b>					
FS#1 <sup>(1)</sup>	14,800	\$ 2,700,000	100%	90%	\$ 2,430,000
FS#2	3,100	\$ 1,500,000	100%	100%	\$ 1,500,000
FS#3	3,800	\$ 1,500,000	100%	100%	\$ 1,500,000
Communications Center		\$ 1,700,000	100%	34%	\$ 578,000
<b>Apparatus/Vehicles <sup>(2)</sup></b>					
Tower 1		\$ 1,250,000	100%	100%	\$ 1,250,000
Engine #1		\$ 525,000	100%	100%	\$ 525,000
Engine #2		\$ 525,000	100%	100%	\$ 525,000
Engine #3		\$ 525,000	100%	100%	\$ 525,000
Engine Reserve		\$ 525,000	100%	100%	\$ 525,000
Tender #1		\$ 310,000	100%	100%	\$ 310,000
Tender #2		\$ 310,000	100%	100%	\$ 310,000
Attack #1 - owned by fire District		\$ 100,508	0%	100%	\$ -
Attack #2 - owned by fire District		\$ 100,508	0%	100%	\$ -
Attack #3 - owned by fire District		\$ 200,000	0%	100%	\$ -
Battalion Chief Command Vehicle		\$ 40,000	100%	100%	\$ 40,000
Rescue #2/Confined Space Vehicle		\$ 200,000	100%	100%	\$ 200,000
Public Education Trailer		\$ 25,000	100%	100%	\$ 25,000
Hazmat Trailer		\$ 110,000	100%	100%	\$ 110,000
Fleet Vehicles <sup>(3)</sup>		\$ 165,000	100%	100%	\$ 165,000
<b>Equipment</b>					
Radios		\$ 75,000	100%	100%	\$ 75,000
Mako Air Compressor		\$ 43,000	100%	100%	\$ 43,000
<b>Total Infrastructure</b>		<b>\$ 12,429,016</b>			<b>\$ 10,636,000</b>
<b>Plus Cost of Fee-Related Research</b>					
Impact Fee Study <sup>(4)</sup>		\$ 44,500	100%	25%	\$ 11,125
<b>Grand Total</b>		<b>\$ 12,473,516</b>			<b>\$ 10,647,125</b>

Note: (1) The Fire Department shares 10 percent of FS #1 with the Information Services Department.

(2) All apparatus/vehicle replacement values include equipment in the unit.

(3) Five fleet vehicles: Chief, Marshal, Investigators, Public Education, and ARFF.

(4) The cost of the fee study is evenly distributed among all four fee categories.

Source: City of Twin Falls

The baseline level of service equates to a current investment of \$425 per residential unit and \$0.05 per nonresidential square foot.<sup>34</sup>

**Fire Capital Improvement Plan.** The fire department plans on continuing the baseline level of service, responding to 90 percent of all calls for service within five minutes and thirty seconds. Therefore, all growth-related capital improvements in the CIP represent the continuation of the current level of service and are impact fee eligible.

<sup>34</sup> We determined the City's current investment in fire capital by distributing 83 percent of the \$10.6 million in current assets to current residential land use and the remaining 17 percent to current nonresidential land use and then dividing the distributions by the current number of Twin Falls' households and nonresidential square feet respectively.

Exhibit 10 reflects the future fire capital improvements needed to maintain the current level of fire service.

**Exhibit 10.  
Fire Capital Improvement Plan, 2014 through 2023**

Type of Capital Infrastructure	CIP Value	times	Growth Portion	times	Shared Facility (% in fee)	equals	Amount to Include in Fees
<b>Facilities</b>							
FS #5 <sup>(1)(4)</sup>	\$ 1,500,000		100%		100%		\$ -
FS #2 - relocation due to growth <sup>(1)</sup>	\$ 1,500,000		100%		100%		\$ 1,500,000
Expansion of City of Twin Falls Communication Center to accommodate growth <sup>(2)</sup>	\$ 375,548		100%		34%		\$ 127,686
<b>Vehicles</b>							
Aerial platform for FS #5	\$ 1,250,000		100%		100%		\$ 1,250,000
Engine for FS #5	\$ 525,000		100%		100%		\$ 525,000
<b>Equipment</b>							
Breathing air compressor	\$ 43,000		0%		100%		\$ -
<b>Total Infrastructure</b>	<b>\$ 5,193,548</b>						<b>\$ 3,402,686</b>
<b>Plus Cost of Fee-Related Research</b>							
Impact Fee Study <sup>(3)</sup>	\$ 44,500		100%		25%		\$ 11,125
<b>Grand Total</b>	<b>\$ 5,238,048</b>						<b>\$ 3,413,811</b>

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

Source: City of Twin Falls

The City is expected to invest \$5.2 million dollars in fire capital improvements, \$3.4 million of which is impact fee eligible from 2014 through 2023.

**Current parks and recreation assets.** The baseline number of developed park acres is 554, which equates to a service standard of 13.74 acres per 1,000 population. Exhibit 11 below lists the City's current parks and recreation assets that provide the 13.74 acres per 1,000 population service standard, as well as undeveloped parks land and leased property.

## Exhibit 11. Parks Current Assets

Type of Capital Infrastructure	Size of Park (acres)	Acres Calculated for current LOS	Replacement Value	Equity Percentage	Shared Facility (% in fee)	Amount to Include in Calculations
<b>Paths &amp; Trails (\$125,000 per acre)</b>						
Paved trails along Snake River and Rock Creek	11.75	11.75	\$ 1,468,750	100%	100%	\$ 1,468,750
Bike Paths along roadways	11.5	11.5	\$ 1,437,500	100%	100%	\$ 1,437,500
Blake Street Trailhead	1	1	\$ 80,000	100%	100%	\$ 80,000
<i>subtotal</i>	<i>24.25</i>	<i>24.25</i>	<i>\$ 2,986,250</i>			<i>\$ 2,986,250</i>
<b>Neighborhood Parks (\$125,000/acre in land and development costs)</b>						
Clyde Thomsen Park	13	13	\$ 1,625,000	100%	100%	\$ 1,625,000
Vista Bonita Park	8.5	8.5	\$ 1,062,500	100%	100%	\$ 1,062,500
Ascension Park (Leased from Ascension Church)	8	0	\$ 208,000	100%	100%	\$ 208,000
City Park	5.5	5.5	\$ 687,500	100%	100%	\$ 687,500
Cascade Park	4	4	\$ 500,000	100%	100%	\$ 500,000
Blue Lakes Rotary Park	4	4	\$ 500,000	100%	100%	\$ 500,000
Northern Ridge Park	4	4	\$ 500,000	100%	100%	\$ 500,000
Harry Barry Park	3	3	\$ 375,000	100%	100%	\$ 375,000
Morning Sun Park	3	3	\$ 375,000	100%	100%	\$ 375,000
Harrison Park	2	2	\$ 250,000	100%	100%	\$ 250,000
Sunrise Park	2	2	\$ 250,000	100%	100%	\$ 250,000
Courtney Conservation Park	1	1	\$ 125,000	100%	100%	\$ 125,000
Drury Park	0.5	0.5	\$ 62,500	100%	100%	\$ 62,500
<i>subtotal</i>	<i>58.5</i>	<i>50.5</i>	<i>\$ 6,520,500</i>			<i>\$ 6,520,500</i>
<b>Retention &amp; Pocket Parks (\$50,000/acre in land and development costs)</b>						
Fairway Estates Park	2	2	\$ 100,000	100%	100%	\$ 100,000
Willow Lane Park	0.5	0.5	\$ 25,000	100%	100%	\$ 25,000
Dennis Bowyer Park (\$140,000 cost in 2013)	0.5	0.5	\$ 140,000	100%	100%	\$ 140,000
Retention - Teton Park	4	0	\$ 200,000	100%	100%	\$ 200,000
Retention - Jason Woodland Hills Park	3	0	\$ 150,000	100%	100%	\$ 150,000
Retention - Rock Creek Trails Estates	2.5	0	\$ 125,000	100%	100%	\$ 125,000
Retention - Sunterra	1	0	\$ 50,000	100%	100%	\$ 50,000
Retention - High Plains Estate	1	0	\$ 50,000	100%	100%	\$ 50,000
Retention - Parkwood # 3	0.5	0	\$ 25,000	100%	100%	\$ 25,000
Retention - Pheasant Meadows	0.25	0	\$ 12,500	100%	100%	\$ 12,500
Retention - Northern Sky	0.25	0	\$ 12,500	100%	100%	\$ 12,500
Retention - Ensign Point	0.25	0	\$ 12,500	100%	100%	\$ 12,500
<i>subtotal</i>	<i>15.75</i>	<i>3</i>	<i>\$ 902,500</i>			<i>\$ 902,500</i>
<b>Community Parks (\$118,000/acre in land and development costs)</b>						
Harmon Park	24	24	\$ 2,832,000	100%	100%	\$ 2,832,000
Frontier Field (CSI owns land, City improvements)	19	0	\$ 1,370,000	100%	100%	\$ 1,370,000
Shoshone Park	15	15	\$ 1,770,000	100%	100%	\$ 1,770,000
Dierkes Lake	12	12	\$ 1,416,000	100%	100%	\$ 1,416,000
Oregon Trail Youth Complex	19.5	19.5	\$ 2,301,000	100%	100%	\$ 2,301,000
<i>subtotal</i>	<i>89.5</i>	<i>70.5</i>	<i>\$ 9,689,000</i>			<i>\$ 9,689,000</i>
<b>Large Urban Parks (\$125,000/acre in land and development costs)</b>						
Shoshone Falls	203	203	\$ 25,375,000	100%	100%	\$ 25,375,000
Dierkes Lake	179	179	\$ 22,375,000	100%	100%	\$ 22,375,000
Rock Creek Canyon Parkway	46.5	46.5	\$ 5,812,500	100%	100%	\$ 5,812,500
<i>subtotal</i>	<i>428.5</i>	<i>428.5</i>	<i>\$ 53,562,500</i>			<i>\$ 53,562,500</i>
<b>Special Use Park Facilities</b>						
Municipal Golf Course	116	0	\$ 20,000,000	100%	0%	\$ -
Municipal Swimming Pool (Land leased from TFSD)	3	0	\$ 2,500,000	100%	100%	\$ 2,500,000
Sunway Soccer Complex (Leased from TFSD)	39	0	\$ 764,000	100%	100%	\$ 764,000
Sawtooth Softball Fields (Co-Developed with TFSD)	4	0	\$ 60,000	100%	100%	\$ 60,000
CSI Tennis Courts (Joint Development)	1	0	\$ 125,000	100%	100%	\$ 125,000
Pierce St. Tennis Court	0.5	0.5	\$ 40,000	100%	100%	\$ 40,000
Baxter's Park (dog park)	2.5	2.5	\$ 200,000	100%	100%	\$ 200,000
<i>subtotal</i>	<i>166</i>	<i>3</i>	<i>\$ 23,689,000</i>			<i>\$ 3,689,000</i>
<b>Undeveloped Parks (land cost only)</b>						
Auger Falls	681	0	\$ 6,810,000	100%	100%	\$ 6,810,000
Rock Creek Canyon (Near Hatchery)	27	0	\$ 675,000	100%	100%	\$ 675,000
Russett/Oak St Property	2.5	0	\$ 62,500	100%	100%	\$ 62,500
<i>subtotal</i>	<i>710.5</i>	<i>0</i>	<i>\$ 7,547,500</i>			<i>\$ 7,547,500</i>
<b>Parks &amp; Recreation Office/Shop</b>						
Land	1	0	\$ 40,000	100%	100%	\$ 40,000
Building & Equipment			\$ 650,000	100%	100%	\$ 650,000
<i>subtotal</i>	<i>1</i>	<i>0</i>	<i>\$ 690,000</i>			<i>\$ 690,000</i>
<b>Equipment</b>						
vehicles			\$ 827,500	100%	100%	\$ 827,500
equipment			\$ 889,400	100%	100%	\$ 889,400
<i>subtotal</i>			<i>\$ 1,716,900</i>			<i>\$ 1,716,900</i>
<b>Total Infrastructure</b>	<b>1,494</b>	<b>579.75</b>	<b>\$ 107,304,150</b>			<b>\$ 87,304,150</b>
<b>Plus Cost of Fee-Related Research</b>						
Impact Fee Study <sup>(1)</sup>			\$ 44,500	100%	25%	\$ 11,125
<b>Grand Total</b>			<b>\$ 107,348,650</b>			<b>\$ 87,315,275</b>

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

(2) The City added 25.75 acres of developed park land between 2009 and 2014. Impact fee funds were not used to acquire or develop this additional acreage.

Source: City of Twin Falls

The baseline level of service for parks and recreation equates to a current investment of \$4,199 per residential unit.<sup>35</sup>

**Parks and Recreation Capital Improvement Plan.** Currently, Twin Falls' 10-year population growth would justify 205 acres of new parks and recreation capital improvements at the baseline 13.74 developed acres per thousand population level of service, as described previously. However, due to such a high current ratio of developed acres per thousand population, the City is projecting to build 77.5 new acres. While this will slightly lower the City's level of service, it will continue to be significantly higher than most cities in the area.

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<sup>35</sup> We determined the department's current investment by distributing 100 percent of the \$87.3 million in current assets to current residential land use and then dividing the distribution by the current number of Twin Falls' households.

**Exhibit 12.**  
**Parks and Recreation Capital Improvement Plan, 2014 through 2023**

Type of Capital Infrastructure	Growth Related Acres	CIP Value	times	Growth Portion times	Shared Facility (% in fee) equals	Amount to Include in Fees
<b>Neighborhood &amp; Mini-Parks</b>						
<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 land, city improvements	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>					
<b>Community Parks (\$41,250 per acre in land acquisition and \$80,435 per acre in development costs)</b>						
<i>Acquisition and/or Development of New Community Parks</i>						
New Community Parks - to support growth <sup>(1)</sup>	16.5	\$ 2,035,912		100%	100%	\$ 2,035,912
Rock Creek Canyon near Hatchery (developing 7 of 27 acres)	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>					
<b>Large Urban Parks</b>						
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>					
<b>Special Use Park Facilities/Parks Amenities</b>						
<i>Acquisition and Development of New Special Use Park Facilities/Amenities</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</i>						
Municipal Golf Course - improvements (vehicles & Equip.)	n/a	\$ 1,156,000		0%	100%	\$ -
Sunway Soccer Complex - TFSD land, city improvements	n/a	\$ 80,000		0%	100%	\$ -
Drury Park - shelter & sign	n/a	\$ 25,000		0%	100%	\$ -
<i>total new acres</i>	<u>30</u>					
<b>Parks Maintenance Facilities</b>						
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%	\$ -
<b>Total Infrastructure</b>	<b>77.5</b>	<b>\$ 28,165,906</b>				<b>\$ 2,725,406</b>
<b>Plus Cost of Fee-Related Research</b>						
Impact Fee Study <sup>(2)</sup>		\$ 44,500		100%	25%	\$ 11,125
<b>Grand Total</b>		<b>\$ 28,210,406</b>				<b>\$ 2,736,531</b>

Note: (1) Community parks include open space trail parks.

(2) The cost of the fee study is evenly distributed between all four fee categories.

Source: City of Twin Falls

Future parks and recreation capital improvements are expected to total approximately \$28.2 million, of which only \$2.7 million is impact fee eligible.

**Streets Capital Improvement Plan.** The City plans to consciously allow for a reduction in the level of service during the timeline of the 2014 through 2023 Streets Capital Improvement Plan.

Twin Falls's streets system has a baseline level of service A, except for Blue Lakes which is level of service D. Projects have been assigned growth percentages based on their relationship and necessity due to future growth. Exhibit 13 displays the future street capital improvements necessary to obtain the pre-determined reduction in the current level of service.

**Exhibit 13**  
**Streets Capital Improvement Plan, 2014 through 2023**

Type of Capital Improvement	CIP Value	times	Growth Portion	Shared Facility times	(% in fee) equals	Amount to Include in Fees
<b>Arterial Streets</b>						
Eastland: Candleridge to Kimberly (4.75 lane miles)	\$ 4,350,000		82%		100%	TBD
Eastland: Kimberly to Orchard (4 lane miles)	\$ 2,750,000		64%		100%	TBD
Falls: Washington to Grandview (1 lane mile)	\$ 1,500,000		100%		100%	TBD
Falls: Blue Lakes to Locust (.25 lane mile)	\$ 625,000		100%		100%	TBD
Pole Line: Bridgeview to Mt. View (2.5 lane mile)	\$ 3,350,000		69%		100%	TBD
Subtotal <sup>(1)</sup>	\$ 12,575,000					\$ 1,500,000
<b>Traffic Signals (@ \$418,263 each)</b>						
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
North College and Sunway	\$ 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
Stadium and Hankins	\$ 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
Federation and Grandview	\$ 418,263		100%		100%	TBD
Filer and Harrison	\$ 418,263		100%		100%	TBD
Filer and Carriage	\$ 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	\$ 418,263		100%		100%	TBD
Kimberly and Champlin	\$ 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 <sup>(2)</sup>	\$ 12,966,148					\$ 2,091,314
Traffic signal master controller	\$ 253,500		100%		100%	\$ 253,500
<b>Total Infrastructure</b>	<b>\$ 25,794,648</b>					<b>\$ 3,844,814</b>
Impact Fee Study <sup>(3)</sup>	\$ 44,500		100%		25%	\$ 11,125
						\$ -
<b>Grand Total</b>	<b>\$ 25,839,148</b>					<b>\$ 3,855,939</b>

Note: (1) Only \$1,500,000 has been included for street construction projects. The funds may be applied to any of the listed projects.

(2) Funding for only 5 traffic signals has been included. The funds may be applied to any of the listed signals.

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

Source: City of Twin Falls

Future streets capital improvements are expected to total approximately \$25.8 million, of which approximately \$3.8 million is impact fee eligible. The City's engineer recommended the purchase of 31 new traffic signals in order to maintain the current level of service. However, as the City has allowed for a reduction in the future level of service, we have only included funding for five of the 31 traffic signals in our analysis. The City engineer will use his professional judgment to decide which five signals will be paid for with the \$2.1 million of available impact fee funding.

In addition to the traffic signals, the City's engineer recommended five street construction projects with a total cost of \$12.6 million. These projects will not maintain the baseline level of service of the entire street system. However, they will help maintain the level of service in their specific area within the street system. As with the traffic signals, the City has allowed for a reduction in the future level of service. Therefore, we have included funding of \$1.5 million for street construction projects in our analysis. The City's engineer will use his professional judgment to decide which project will be paid for with the \$1.5 million of available impact fee funding. The City's engineer will make a recommendation to the Development Impact Fee Committee and City Council for their decision on the project selection.

Please note that we have not included streets' current assets for the City or calculated the current level of service they provide to Twin Falls' residents. The Streets CIP only includes a small portion of the types of street capital the City currently owns and the two are effectively incomparable.

### **Mechanics of Police and Fire Fee Calculations**

Police and fire impact fees are calculated using the costs summarized in Exhibits 8 and 10 and the demographic information from Exhibit 6.

After allocating costs to the appropriate land uses using the 84/16 land use distribution as calculated in Exhibit 6, police and fire impact fees are calculated by dividing the residential service costs by new residential units, and by dividing nonresidential service costs by new nonresidential square footage. To reiterate, the study team has calculated police and fire impact fees per residential unit, regardless of unit type, and per nonresidential square foot, regardless of type. The study team does not recommend imposing fees at a more detailed level of analysis for police and fire fees due to the absence of statistical data supporting different levels of infrastructure demand in Twin Falls stemming from more specific land use categories.

**Police impact fees.** Exhibit 14 calculates the impact fees for police capital improvements based on the future growth projections and anticipated future capital improvement costs described in prior exhibits.

**Exhibit 14.  
Police Impact Fee  
Calculation**

Notes:

(1) See Exhibit 8. Police Capital Improvement Plan, 2014-2023 for a list of CIP investments required to maintain the current level of service.

(2) See Exhibit 6. Distribution of Land Uses, 2013 through 2023.

Source:

City of Twin Falls

Calculation of Impact Fees	
Allocated Value for Police Infrastructure <sup>(1)</sup>	\$1,535,464
Future Land Use Percentage <sup>(2)</sup>	
Residential	84%
Nonresidential	16%
Costs by Land Use Category	
Residential	\$1,289,790.04
Nonresidential	\$245,674
Growth to 2017	
Residential (in dwelling units)	4,615
Nonresidential (in square feet)	1,694,996
Impact Fee by Land Use (rounded)	
Residential (per dwelling unit)	\$279
Nonresidential (per square foot)	\$0.14

As shown above, the full cost recovery impact fees for police capital improvements total \$279 per new residential unit and \$0.14 per new nonresidential square foot.

**Fire impact fees.** Exhibit 15 calculates the impact fees for fire capital improvements based on the future growth projections and anticipated future capital improvement costs described in earlier exhibits.

**Exhibit 15.  
Fire Impact Fee  
Calculation**

Notes:

(1) See Exhibit 10. Fire Capital Improvement Plan, 2014-2023 for a list of CIP investments required to maintain the current level of service.

(2) See Exhibit 6. Distribution of Land Uses, 2013 through 2023.

Source:

City of Twin Falls

Calculation of Impact Fees	
Allocated Value for Fire Infrastructure <sup>(1)</sup>	\$3,413,811
Future Land Use Percentage <sup>(2)</sup>	
Residential	84%
Nonresidential	16%
Costs by Land Use Category	
Residential	\$2,867,602
Nonresidential	\$546,210
Growth to 2017	
Residential (in dwelling units)	4,615
Nonresidential (in square feet)	1,694,996
Impact Fee by Land Use (rounded)	
Residential (per dwelling unit)	\$621
Nonresidential (per square foot)	\$0.32

The full cost recovery impact fees for fire capital improvements total \$621 per new residential unit and \$0.32 per new nonresidential square foot.

### Mechanics of Parks and Recreation Fee Calculations

Parks and recreation impact fees are shown in Exhibit 16, which is based on Exhibit 12 and demographic projections in Exhibit 6. Parks and recreation investment is only allocated to residential development since households are the primary consumers of park services.

#### Exhibit 16. Parks and Recreation Impact Fee Calculation

Notes:

(1) See Exhibit 12. Parks and Recreation Capital Improvement Plan, 2014 -2023 for a list of CIP investments required to maintain the current level of service.

(2) See Exhibit 6. Distribution of Land Uses, 2013 through 2023.

City of Twin Falls

Calculation of Impact Fees		
Future Value of Parks & Recreation		
Capital Improvements <sup>(1)</sup>	\$	2,736,531
Future Land Use Percentage		
Residential		100%
Nonresidential		0%
Allocated Value by Land Use Category		
Residential	\$	2,736,531
Nonresidential	\$	-
Growth to 2017		
Residential (total dwelling units)		4,615
Nonresidential (in square feet)		N/A
Impact Fee by Unit of Development (rounded)		
Residential (per dwelling unit)	\$	593
Nonresidential (per square foot)		N/A

The full cost recovery impact fee for parks capital improvements is \$593 for any new residential unit. Some cities in the Western United States choose to impose a portion of the residential impact fee on lodging units. If the City of Twin Falls is interested in this option, it could be addressed in the impact fee enabling ordinance.

### Mechanics of Street Fee Calculations

In this report, the allocation of assets to residential and nonresidential development is accomplished using two methods. Unlike police, fire and parks fee calculations in which fees are calculated *generally* for residential units and nonresidential square feet, street fees are calculated for *specific* residential and nonresidential land uses based on street and facility usages generated by *specific* land use type. To calculate this distribution, trip generation figures from the Institute of Transportation Engineers' *Trip Generation Manual Sixth Edition* are considered. The trip generation figures 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 according to the expected peak. Since peak hour trips will be used to distribute infrastructure costs, peak hour estimates should be employed. Exhibit 17 below presents trip generation figures for the land uses in Twin Falls.

**Exhibit 17.  
Trip Generation Rates by Land  
Use Category**

Note:

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

(2) Reflects shopping center weekday p.m. peak hour trip rate formula.

(3) Reflects office park, weekday p.m. peak hour trip rate formula.

(4) Reflects general light industrial, weekday p.m. peak hour trip rate formula.

(5) Reflects general institutional, weekday p.m. peak hour trip rate formula

Source:

International Transportation Engineering *Trip Generation Manual Sixth Edition* and City of Twin Falls current development.

Land Use Category	Trip Generation Relative Weighting
<b>Residential</b>	
Single family unit <sup>(1)</sup>	1.02
Multifamily units <sup>(1)</sup>	0.67
<b>Nonresidential</b>	
1,000 General retail square feet <sup>(2)</sup>	4.88
1,000 Office square feet <sup>(3)</sup>	1.50
1,000 Industrial square feet <sup>(4)</sup>	1.08
1,000 Institutional square feet <sup>(5)</sup>	0.30

Using the trip generation figures from Exhibit 17 and projected development in Twin Falls, total trips are then attributed to each land use. For nonresidential development, the *Trip Generation Manual* reports trips per 1,000 square feet of nonresidential space. Therefore, after applying the weights to each nonresidential category, all square footages are divided by 1,000. After calculating trip totals for residential and nonresidential development, trips are distributed on a *percentage* basis among different land uses. Exhibit 18 below presents this calculation.

**Exhibit 18.  
Twin Falls Weighted Average Trip Generation**

Land Use	New Development <sup>(1)</sup>	Weighted Trip Generation Factor <sup>(2)</sup>	Percent Distribution
<b>Residential</b>			
Single family units (*1.02)	3,830	3,907	50%
Multifamily units (*0.67)	784	526	7%
<b>Nonresidential</b>			
Retail (*4.88)	423,749	2,068	26%
Office (*1.5)	338,999	508	6%
Industrial (*1.08)	711,898	769	10%
Institutional (*0.3)	220,349	<u>66</u>	<u>1%</u>
<b>Total</b>		<b>7,844</b>	<b>100%</b>

Note: (1) From Exhibits 2 and 5.

(2) From Exhibit 17.

Source: International Transportation Engineering *Trip Generation Manual Sixth Edition* and City of Twin Falls current development.

Finally, the adjusted percentage distribution of trips among land uses is used to allocate capital improvement costs to these same land uses. Impact fees are then calculated by dividing infrastructure costs by the projected number of specific residential units or nonresidential square feet. The following Exhibit 19 presents this final calculation and the resultant street impact fees.

**Exhibit 19.  
Streets Impact Fee  
Calculation**

Note:  
(1) See Exhibit 13.

Source:  
City of Twin Falls

Calculation of Impact Fees	
Future Value for Streets <sup>(1)</sup>	\$3,855,939
Future Land Use Percentages	
Single Family	49.8%
Multifamily	6.7%
Retail	26.4%
Office	6.5%
Industrial	9.8%
Institutional	0.8%
Allocated Value by Land Use Category	
Single Family	\$1,920,623
Multifamily	\$258,351
Retail	\$1,016,544
Office	\$249,970
Industrial	\$377,955
Institutional	\$32,496
Growth to 2023	
Single Family (total dwelling units)	3,830
Multifamily (total dwelling units)	784
Retail (in square feet)	423,749
Office (in square feet)	338,999
Industrial (in square feet)	711,898
Institutional (in square feet)	220,349
Impact Fee by Land Use (rounded)	
Single Family (per dwelling unit)	\$501
Multifamily (per dwelling unit)	\$329
Retail (per square foot)	\$2.40
Office (per square foot)	\$0.74
Industrial (per square foot)	\$0.53
Institutional (per square foot)	\$0.15

As shown above, the full cost recovery impact fees for streets capital improvements total \$501 per new single family residential unit, \$329 per new multifamily residential unit, \$2.40 per new retail square foot, \$0.74 per new office square foot, \$0.53 per new industrial square foot and \$0.15 per new institutional square foot.

**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 the portion of the capital improvements that are not

attributable to new growth. These payments would come from existing funds, Federal or state grants, donations and/or ongoing revenue sources.

To arrive at the City participation amount, the expected impact fee revenue and any shared facility amount need to be subtracted from the total CIP value. Exhibits 20, 22, 24 and 26 calculate the City's total participation between 2014 and 2023. Exhibits 21, 23, 25 and 27 further separate the total 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 20 outlines the total dollar amount that the City should consider for police capital improvements from 2014 through 2023, in addition to impact fee receipts.

**Exhibit 20.**

**City Participation—Police Capital Improvement Plan, 2014 through 2023**

CIP Value <sup>(1)</sup>	less	Amount to Include in Fees <sup>(1)</sup>	less	Shared Facility Amount <sup>(2)</sup>	equals	City Participation <sup>(3)</sup>
\$7,700,608	-	\$ 1,535,464	-	\$161,061	=	\$6,004,082

- Note: (1) Directly from Exhibit 8. Police Capital Improvement Plan, 2014 through 2023.  
 (2) Calculated from Exhibit 8. Police Capital Improvement Plan, 2014 through 2023.  
 (3) City Participation amount is equal to the amount of repair/replacement/upgrade capital improvements and the non-growth amount required by the CIP.

Source: City of Twin Falls

Exhibit 21 distributes the participation amount of \$6 million between police capital improvements that are repair, replacement or upgrade (discretionary funding) and police capital improvements that reflect the non-growth-related portion of impact fee eligible improvements (required funding).

**Exhibit 21.**

**Analysis of City Participation, Police Capital Improvement Plan**

	Dollar Amount
Amount attributable to purely non-growth-related improvements (discretionary)	\$6,004,082
Amount attributable to the non-growth-related portion of impact fee eligible improvements (required)	\$0
Total	\$6,004,082

Source: City of Twin Falls

Payment of the \$6 million in capital improvements not funded by impact fees is up to the discretion of the City.

Exhibit 22 presents the dollar amount that the City should consider for fire capital improvements, from 2014 through 2023, in addition to impact fee receipts.

**Exhibit 22.  
City Participation—Fire Capital Improvement Plan, 2014 through 2023**

CIP Value <sup>(1)</sup>	<i>less</i>	Amount to Include in Fees <sup>(1)</sup>	<i>less</i>	Shared Facility Amount <sup>(2)</sup>	<i>equals</i>	City Participation <sup>(3)</sup>
\$5,238,048	-	\$ 3,413,811	-	\$281,237	=	\$1,543,000

Note: (1) Directly from Exhibit 10. Fire Capital Improvement Plan, 2014 through 2023.  
 (2) Calculated from Exhibit 10. Fire Capital Improvement Plan, 2014 through 2023.  
 (3) City Participation amount is equal to the amount for repair/replacement/upgrade and the non-impact fee eligible, but growth-related amount (to be funded by the Fire District) required by the CIP.

Source: City of Twin Falls

Based on the full cost recovery impact fees for fire, calculated in this report, the City’s participation amount totals \$1.5 million.

Exhibit 23 below distributes the participation amount of \$1.5 million between the fire capital improvements that are repair, replacement, or upgrade (discretionary funding) and fire capital improvements that reflect the portion of the growth-related improvements that must be paid by the City.

**Exhibit 23.  
Analysis of City and Fire District Participation, Fire Capital Improvement Plan**

Source: City of Twin Falls

	Dollar Amount
Amount attributable to purely non-growth-related improvements (discretionary)	\$1,543,000
Amount attributable to the non-growth-related portion of impact fee eligible improvements (required)	\$0
Total	\$1,543,000

Payment of the \$1.5 million in capital improvements not funded by impact fees is up to the discretion of the City.

Exhibit 24 presents the total dollar amount that the City should consider for park and recreation capital improvements from 2014 through 2023, in addition to impact fee receipts.

**Exhibit 24.****City Participation—Parks and Recreation Capital Improvement Plan, 2014 through 2023**

CIP Value <sup>(1)</sup>	<i>less</i>	Amount to Include in Fees <sup>(1)</sup>	<i>less</i>	Shared Facility Amount <sup>(2)</sup>	<i>equals</i>	City Participation <sup>(3)</sup>
\$28,210,406	-	\$ 2,736,531	-	\$33,375	=	\$25,440,500

Note: (1) Directly from Exhibit 12. Parks and Recreation Capital Improvement Plan, 2014 through 2023.

(2) Calculated from Exhibit 12. Parks and Recreation Capital Improvement Plan, 2014 through 2023.

(3) City Participation amount is equal to the amount for repair/replacement/upgrade and the non-growth amount required by the CIP.

Source: City of Twin Falls

Exhibit 25 distributes the participation amount of \$25.4 million between the park and recreation capital improvements that are purely non-growth-related (discretionary funding) and park and recreation capital improvements that reflect the non-growth-related portion of impact fee eligible improvements (required funding).

**Exhibit 25.****Analysis of City Participation, Parks and Recreation Capital Improvement Plan**

	Dollar Amount
Amount attributable to purely non-growth-related improvements (discretionary)	\$ 25,185,500
Amount attributable to the non-growth-related portion of impact fee eligible improvements (required)	\$ 255,000
<b>Total</b>	<b>\$25,440,500</b>

Source: City of Twin Falls

Of the \$25.4 million of calculated City participation, approximately \$25.2 million is discretionary because the associated capital improvements have been defined as purely non-growth-related. However, approximately \$255,000 of the City's participation is required in order for the impact fee system to remain whole.

Exhibit 26 presents the total dollar amount that the City should consider for streets capital improvements from 2014 through 2023, in addition to impact fee receipts.

**Exhibit 26.**  
**City Participation—Streets Capital Improvement Plan, 2014 through 2023**

CIP Value <sup>(1)</sup>	less	Amount to Include in Fees <sup>(1)</sup>	less	Shared Facility Amount <sup>(2)</sup>	equals	City Participation <sup>(3)</sup>
\$25,839,148	-	\$3,855,939	-	\$33,375	=	\$21,949,834

Note: (1) Directly from Exhibit 13. Streets Capital Improvement Plan, 2014 through 2023.  
(2) Calculated from Exhibit 13. Streets Capital Improvement Plan, 2014 through 2023  
(3) City Participation amount is equal to the amount for repair/replacement/upgrade and the non-growth amount required by the CIP.  
Source: City of Twin Falls

As opposed to the City’s discretionary and required funding in police and fire capital improvements, a similar analysis for street improvements is more complex. Exhibit 27 distributes the participation amount of \$21.9 million between the streets capital improvements that are purely non-growth-related (discretionary funding) and streets capital improvements that reflect the non-growth-related portion of impact fee eligible improvements (required funding).

**Exhibit 27.**  
**Analysis of City Participation, Streets Capital Improvement Plan**

	Dollar Amount
Amount attributable to purely non-growth-related improvements (discretionary) <sup>(1)</sup>	\$ 20,580,906 to \$21,949,834
Amount attributable to the "pass-through" traffic portion of impact fee eligible improvements (required) <sup>(1)</sup>	\$ 1,368,928 to \$0
<b>Total</b>	<b>\$21,949,834</b>

Note: (1) The attributable amounts will vary up to \$1,368,928 dependent upon which street and signal projects are constructed.  
Source: City of Twin Falls

As discussed herein, the Streets Capital Improvement Plan only includes funding for a portion of the included street and traffic signal projects. Some of those projects are not entirely impact fee eligible. Therefore, the City’s participation amount varies depending upon which street and traffic signal projects are selected to be constructed using impact fee funds. Potentially all of the \$21.9 million in City participation is discretionary because the associated capital improvements have been defined as purely non-growth-related. However, as much as \$1.4 million in City participation could be required in order for the impact fee system to remain whole, if the impact fee funded projects include those that are not entirely growth related.

**Cash Flow Analysis**

It is important for the City to assess revenues that would be generated by the full cost recovery impact fees as presented in this study. Exhibit 28 below displays the impact fee cash flow from 2017 through 2023, using the fees calculated by the CIP methodology.

**Exhibit 28.**  
**Projected Cash Flows—CIP Methodology**

	2013	2023	Net Growth
Residential Units	20,795	25,410	4,615
Nonresidential Square Feet	8,018,335	9,713,331	1,694,996
		Impact Fee Revenues	\$11,523,518

Source: City of Twin Falls

If impact fees were adopted at the full cost recovery amounts, the City would collect over \$11.5 million in impact fee revenues from 2014 through the end of 2023. This amount is mathematically designed to finance the entire growth-related portion of Twin Falls’ CIP.

**Other Funding Sources**

Impact fees are just one of several funding sources for capital improvements. No one source is likely to fund all of the identified public facility needs. The City must be committed to addressing and alleviating deficiencies in service levels and addressing the expansion of service levels through exploration in connection with the following, without limitation, possible funding sources:

- **General Fund:** The City’s General Fund takes in revenues and makes expenditures for the ongoing operation of City functions.
- **Local Option Sales Tax:** If State law changes to allow retail hub cities such as Twin Falls the power to levy a local option sales tax, this could be a significant new source of revenue for operations, maintenance and growth-related capital.
- **General Obligation Bonds:** With these bonds, the City borrows money for public facility development to be repaid with funds generated by an increase in property taxes. These voter-approved (two-thirds of all voters required) bonds establish an increase in property taxes for a period of time (typically 20—30 years) necessary to repay the bonds. The money raised can only be used for capital improvements and cannot be used for maintenance.
- **Revenue Bonds:** Revenue bonds may be issued based on leasehold values of land, facilities and operating entities that create a specific cash flow used to repay the bonds. This is common in other Western States but not used frequently in Idaho.
- **Certificates of Participation:** With this option, the City would sell COPs to a lending institution in return for a loan used to make improvements in connection with a public facility. The lender would securitize the loan by taking title to the facility prior to the repayment of the COPs. The loan is repaid from revenue generated by the facility or from the City’s general operating budget. This option is subject to judicial approval but now becoming increasingly rare in Idaho.
- **Grants:** Grants are available from a variety of sources, including private foundations and government resources.

- **Joint Public/Private Partnership:** This approach to funding would entail the City entering into a working agreement with a quasi-public or private entity to help fund, build, and/or operate a public facility.

### **Implementation Recommendations**

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

**Twin Falls' Status as a Hub City.** The Advisory Committee would like to acknowledge the hub-city status of Twin Falls and that impact fees do not evenly distribute the burden of infrastructure improvements to out-of-city residents. The Study Team acknowledges and agrees with this finding.

**Capital Improvements Plan.** Should the Advisory Committee recommend this study to the City Council and should the City Council adopt the study, the Finance Department should revise the City's 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.<sup>36</sup>

**Impact Fee Ordinance.** Following adoption of the Capital Improvement Plan, the City 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 several departments and the 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 City into zones. Police, fire, parks and streets capital improvements inherently serve a system-wide function. If, for example, a serious accident occurs in one part of the City, the fire department may call on engines and equipment from other stations to assist. Therefore, it is more appropriate not to differentiate fees based on City zones. In practice, all areas of the City have an equal demand on the infrastructure because the police, fire, parks and streets departments function most efficiently on a system-wide basis.

**Twin Falls Building Department.** One of the goals of this impact fee system is to be easy to administer by the City's Building Department. While our study only has six categories (single family, multi-family, retail, office, industrial and institutional), it can sometimes be difficult for staff to place certain land uses into their appropriate category. Exhibit 29 below is a chart listing the six categories and selected land uses for your guidance.

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<sup>36</sup> See Sections 67-8203(4) and 67-8208(1).

**Exhibit 29.**  
**Land Uses by Impact**  
**Fee Category**

Source:  
 City of Twin Falls

Impact Fee Category	Sample Land Uses
Single Family	= Single Family Attached Single Family Detached
Multi-Family	= Apartments Condominiums
Retail	= Car Wash Gas Stations Mercantile
Office	= Professional Office Corporate HQ Flex Office Lodging
Industrial	= Warehouse Assembly Airplane Hangars
Institutional	= Schools Churches Government Offices Child Care Adult Day Care Hospitals

The study team recommends that institutional land uses be charged non-residential impact fees for police and fire and street fees on a segment-by-segment basis (e.g., retail fee for sales tax producing square footage, office fee for office space square footage, and the lowest fee—industrial—for remaining unassigned square footage) to account for their relatively smaller contribution to PM peak period traffic.

**Donations.** If the City receives donations for capital improvements listed on the CIP, the City 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 City 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.<sup>37</sup> This prevents "double dipping" by the City.

The presumption would be that builders/developers owe the entirety of the impact fee amount until they made the City aware of the construction or contribution. If credit or reimbursement is due, the City must enter into an agreement with the fee payor that specifies the amount of the credit or the amount, time and form of reimbursement.<sup>38</sup>

**City participation.** The Impact Fee Advisory Committee may not recommend, and the City of Twin Falls may choose not to adopt the CIPs as stated in this report, in which case the City will need to prepare revised capital improvement plans for review and adoption.

**Impact fee accounting.** The City should continue to 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. The City's General Fund 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 its expenditure of monies from the Impact Fee Fund. The Fund should be prohibited from paying for City 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 very 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.

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<sup>37</sup> See Section 67-8209(3), Idaho Code.

<sup>38</sup> See Section 67-8209(4), Idaho Code.

## Summary

Using the CIP methodology, the state mandated approach, the City calculated that the total non-utility (i.e., police, fire, parks, and streets) full cost recovery impact fee for single-family unit is \$1,994; \$1,822 for multifamily units; \$2.86 per retail square foot; \$1.20 per office square foot; \$0.99 per industrial square foot; and \$0.99 per institutional square foot, as seen in Exhibit 30. This full cost recovery fee is being presented to the Advisory Committee for its review and consideration in light of statutorily identified factors.

### Exhibit 30. Summary of Non-Utility Impact Fees

Source:  
City of Twin Falls

Impact Fee Category	Fees
<b>Police Fees</b>	
Residential (per dwelling unit)	\$ 279
Nonresidential (per square foot)	\$ 0.14
<b>Fire Fees</b>	
Residential (per dwelling unit)	\$ 621
Nonresidential (per square foot)	\$ 0.32
<b>Street Fees</b>	
Single Family (per dwelling unit)	\$ 501
Multifamily (per dwelling unit)	\$ 329
Retail (per square foot)	\$ 2.40
Office (per square foot)	\$ 0.74
Industrial (per square foot)	\$ 0.53
Institutional (per square foot)	\$ 0.15
<b>Parks &amp; Recreation Fees</b>	
Residential (per dwelling unit)	\$ 593
Nonresidential (per square foot)	N/A
<b>Total Fees</b>	
Single Family (per dwelling unit)	\$ 1,994
Multifamily (per dwelling unit)	\$ 1,822
Retail (per square foot)	\$ 2.86
Office (per square foot)	\$ 1.20
Industrial (per square foot)	\$ 0.99
Institutional (per square foot)	\$ 0.61

It is the study team's assessment that the City could reasonably charge impact fees of any amount up to the full recovery costs calculated in Exhibit 30. This amount is sufficient to pay for the growth-related portions of Twin Falls' Capital Improvement Plans.

**Summary of City participation.** Exhibit 31 below summarizes the total amount the City is *required* to contribute and the amount the City *could* contribute discretionarily over the next 10 years to police, fire, parks and streets capital improvements.

**Exhibit 31.  
City Participation  
Summary, 2014 through  
2023**

Note:

The attributable amounts will vary up to \$1,368,928 dependent upon which street and signal projects are constructed.

Source:

City of Twin Falls

Fee Category	City Participation	
	<b>Discretionary Amount</b>	
Police	\$	6,004,082
Fire	\$	1,543,000
Streets <sup>(1)</sup>	\$	20,580,906 to \$21,949,834
Parks and Recreation	\$	25,185,500
Total <sup>(1)</sup>	\$	53,313,488 to \$54,682,416
	<b>Required Amount</b>	
Police	\$	-
Fire	\$	-
Streets <sup>(1)</sup>	\$	- to \$ 1,368,928
Parks and Recreation	\$	255,000
Total <sup>(1)</sup>	\$	255,000 to \$ 1,623,928
<b>Grand Total <sup>(1)</sup></b>	\$	<b>53,568,488 to \$56,306,344</b>

The total amount the City would be *required* to contribute over 10 years, should the City adopt fees at the cost recovery amount, will range between be approximately \$255,000 and \$1,623,928, depending upon the street and traffic signal projects completed. This amount in required funding dictates the City to fund between approximately \$25,500 and \$162,393 per year from 2014 through the end of 2023.

The City could also choose to fund the discretionary infrastructure of up to \$54.7 million for parks, fire, streets and police capital improvements over the 10-year period.



Date: Monday, September 29, 2014  
To: Honorable Mayor and City Council  
From: Anthony Barnhart, Jon Caton and Gretchen Scott

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Request: A presentation to the council on the High Performance Organization training experience.

Time Estimate: 30 minutes

Background: With the conclusion on the 13-14 FY nine city employees will have participated in a management and leadership training program that focuses on creating High Performance organizations. The presentation will provide an overview of some key concepts from those trainings as well as a sharing of personal experiences and take-a-ways.

Approval Process: None required

Budget Impact: None

Regulatory Impact: None

Conclusion: None

Attachments: None