

COUNCIL MEMBERS

Suzanne Hawkins Vice Mayor	Nikki Boyd	Shawn Barigar Mayor	Chris Talkington	Gregory Lanting	Don Hall	Ruth Pierce
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AGENDA
Meeting of the Twin Falls City Council
Monday, December 12, 2016
City Council Chambers
305 Third Avenue East - Twin Falls, Idaho

5:00 P.M.
 PLEDGE OF ALLEGIANCE TO THE FLAG
 CALL MEETING TO ORDER
 CONFIRMATION OF QUORUM
 CONSIDERATION OF THE AMENDMENTS TO THE AGENDA
 PROCLAMATIONS: None
 GENERAL PUBLIC INPUT

AGENDA ITEMS	Purpose	By:
I. <u>CONSENT CALENDAR:</u> 1. Request to approve the Accounts Payable for 12/6/2016– 12/12/2016. 2. Request to approve the December 5, 2016, City Council Minutes. 3. Request to approve a Curb-Gutter & Sidewalk Improvement Deferral Agreement - 3350 E. 4000 N., for Scott Elison. 4. Request to approve a request by Kent Taylor/Northeast Investments, LLC to make Parks In-Lieu Contribution in association with Canyon Village Subdivision No. 2.	Action Action Action Action	Sharon Bryan Sharon Bryan Troy Vitek Wendy Davis
II. <u>ITEMS FOR CONSIDERATION:</u> 1. Presentation by Region IV Development Association on community and development programs. 2. Request to adopt the Twin Falls Parks and Recreation Master Plan. 3. Request to approve to construct the regional Grandview PI station now, in lieu of funding the PI Master Plan as approved in the FY17 budget. 4. Public input and/or items from the City Manager and City Council.	Presentation Action Action	Carleen Herring Wendy Davis Jon Caton
III. <u>ADVISORY BOARD REPORT/ANNOUNCEMENTS:</u> 6:00 P.M.		
IV. <u>PUBLIC HEARINGS:</u> 1. Request for a Zoning District Change and Zoning Map amendment from R-4 to C-1 for the undeveloped property on Filer Avenue West and located west of 515 Washington Street North. c/o Dan & Troy Willie on behalf of Oasis Stop N Go (app.2823)	Action	Jonathan Spendlove
V. <u>ADJOURNMENT:</u> 74-206 Executive Session (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.

Public Input Procedures

1. Individuals wishing to provide public input regarding matters relevant to the City of Twin Falls shall
 - a. wait to be recognized by the mayor
 - b. approach the microphone/podium
 - c. state their name and address, and whether they are a resident or property owner in the City of Twin Falls, and
 - d. proceed with their input.
2. The Mayor may limit input to no less than two (2) minutes. Individuals are not permitted to give their time to other speakers.

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 (2) 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 Vice Mayor	Nikki Boyd	Shawn Barigar Mayor	Chris Talkington	Gregory Lanting	Don Hall	Ruth Pierce
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MINUTES
Meeting of the Twin Falls City Council
Monday, December 5, 2016
City Council Chambers
305 Third Avenue East - Twin Falls, Idaho

5:00 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG
 CALL MEETING TO ORDER
 CONFIRMATION OF QUORUM
 CONSIDERATION OF THE AMENDMENTS TO THE AGENDA
 PROCLAMATIONS: None
 GENERAL PUBLIC INPUT

AGENDA ITEMS	Purpose	By:
I. <u>CONSENT CALENDAR:</u>		
1. Request to approve the Accounts Payable for 11/28 –12/5/2016.	Action	Sharon Bryan
2. Request to approve the November 28, 2016, City Council Minutes.	Action	Sharon Bryan
3. Request to approve a Beer and Wine License for Cheverria’s, LLC, 850 Shoshone Street West Restaurant.	Action	Sharon Bryan
4. Request to approve a Curb-Gutter-Driveway Approach & Landscaping Improvement Deferral Agreement – 2025 Highland Avenue East for Idaho Power Company.	Action	Troy Vitek
II. <u>ITEMS FOR CONSIDERATION:</u>		
1. Formal recommendation and Council confirmation on the candidate seeking appointment for the Twin Falls Council seat.	Action	Mayor Shawn Barigar
2. Request to accept the proposed composition of the Steering Committee for the 2016 Transportation Master Planning effort.	Action	Jacqueline D Fields
3. Request to approve the proposed five-year contract with People for Pets – Magic Valley Humane Society.	Action	Brian Pike
4. Report on the Main Avenue Improvement Project by Twin Falls Urban Renewal Agency representative Paul Johnson of CH2M.	Report	Nathan Murray and Paul Johnson/CH2M
5. Presentation by the YMCA City Pool Manager and YMCA Board Members of the quarterly report of the pool operations.	Presentation	Wendy Davis
6. Presentation of the annual impact fee report from the Development Impact Fee Advisory Committee.	Presentation	Mitchel Humble
7. Public input and/or items from the City Manager and City Council.		
III. <u>ADVISORY BOARD REPORT/ANNOUNCEMENTS:</u>		
6:00 P.M.		
IV. <u>PUBLIC HEARINGS:</u> NONE		
V. <u>ADJOURNMENT:</u>		
1. 74-206. EXECUTIVE SESSION(1)(c) 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: Shawn Barigar, Suzanne Hawkins, Nikki Boyd, Chris Talkington, Greg Lanting, Don Hall, Ruth Pierce

Absent: None

Staff Present: City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Deputy City Manager Mitchel Humble, Deputy City Manager Brian Pike, City Engineer Jackie Fields, Economic Development Director Nathan Murray, Parks and Recreation Director Wendy Davis, Deputy City Clerk Sharon Bryan

PLEDGE OF ALLEGIANCE TO THE FLAG

Mayor Barigar 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

City Manager Rothweiler asked that Agenda item #6 of items to be considered be moved to beginning of agenda.

PROCLAMATIONS: None

GENERAL PUBLIC INPUT

I. CONSENT CALENDAR:

1. Request to approve the Accounts Payable for 11/28 –12/5/2016.
2. Request to approve the November 28, 2016, City Council Minutes.
3. Request to approve a Beer and Wine License for Cheverria’s, LLC, 850 Shoshone Street West Restaurant.
4. Request to approve a Curb-Gutter-Driveway Approach & Landscaping Improvement Deferral Agreement – 2025 Highland Avenue East for Idaho Power Company.

MOTION:

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

II. ITEMS FOR CONSIDERATION:

1. Formal recommendation and Council confirmation on the candidate seeking appointment for the Twin Falls Council seat.

Mayor Barigar explained his recommendation and made the recommendation that Christopher Reid be appointed to fill Don Hall’s Seat #6.

City Council discussion ensued on the following:

Good candidates.

Right choice.

Qualified candidates

New citizens and citizens that have been in Twin Falls for years.

Male and Female candidates.

Lots of opportunities for candidates to be involved.

MOTION:

Councilmember Hall moved to approve the appointment of Christopher Reid to fulfill Don Hall's Seat #6. The motion was seconded by Councilmember Pierce. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0

Christopher Reid thanked City Council.

2. Presentation of the annual impact fee report from the Development Impact Fee Advisory Committee.

Deputy City Manager Humble gave an annual impact fee report from the Development Impact Fee Advisory Committee.

City Council discussion ensued on the following:

Project priorities

Source of impact fees.

Traffic imparities for public safety.

City is only responsible for Southside of North College Road.

MOTION:

Councilmember Lanting moved to initiate the Street Impact fee Capital Improvement Plan amendment process to include the costs to expand North College Road and Creekside Way. 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 to accept the proposed composition of the Steering Committee for the 2016 Transportation Master Planning effort.

City Engineer Fields explained the composition of the Steering Committee for the 2016 Transportation Master Planning effort.

John Kapaleris spoke on concerns with representation. He said the steering committee is lacking Social Service Agency and recommended a representative from the CSI Refugee Center.

Mayor Barigar explained how the composition of the Steering Committee works.

City Council discussion ensued on the following.

Priority project list.

Other groups getting involved with the Steering Committee.

Gathering of information.

Communications of funding for County and City.

MOTION:

Councilmember Hall moved to approve the composition of the Steering Committee for the 2016 Transportation Master Planning effort 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

4. Request to approve the proposed five-year contract with People for Pets – Magic Valley Humane Society.

Deputy City Manager Pike reviewed the proposed five-year contract with People for Pets-Magic Valley Humane Society.\ with revision city fund \$5,000 split in year 2 and 3 year people for pets to pay full audit.

City Council discussion ensued on the following:
City pays there share and People for Pets should pay there's.
Need for more information.
County should step up on helping with funds.
Would like to see an audit.

City Attorney Wonderlich said contract requires an audit.

City Council discussion ensued on the following
Complexities for running the shelter.
How many Animals from City of Twin Falls?
How many Animals from Twin Falls County?
Other animal control centers operations
What changes have been made since People for Pets took over.
How many years has it been since an exterior audit was done.
Estimated cost for audit.
Audit needs to be done.

MOTION:

Councilmember Talkington moved to approve the five-year contract with People for Pets-Magic Valley Humane Society and that the City will pay up to \$5,000 for an audit this year, 50% next year and People for Pets-Magic Valley Humane Society to pay for full audit after that. The motion was seconded by Councilmember Lanting. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0

Discussion ensued on who should fund the audit.

Councilmembers Talkington and Lanting withdraws motion.

MOTION:

Vice Mayor Hawkins moved to approve the five-year contract with People for Pets-Magic Valley Humane Society and City Staff to work with People for Pets-Magic Valley Humane Society on paying for audit. The motion was seconded by Councilmember Hall. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0

City Council took a 7-minute break.

5. Report on the Main Avenue Improvement Project by Twin Falls Urban Renewal Agency representative Paul Johnson of CH2M.

Economic Development Director Nathan Murray introduced Paul Johnson of CH2M Hill.

Paul Johnson of CH2M Hill gave a report on the Main Avenue Improvement Project by Twin Falls Urban Renewal Agency.

City Council discussion ensued on the following.

Alcohol coding for the fencing.
Landscaping done in winter.

Appreciate the updates.
Would like construction schedule.
Businesses will be closing to remodel the inside of their store during construction.
Construction activity going on downtown right now.
Public meeting in January for downtown businesses.
Public service announcements on what is going on downtown during construction.
Utilities being upgraded.
Need a spokesperson per block to keep business owners informed.
If businesses have questions, please go to source of information – City Staff.

Erin Regal concerns with access to business and wanted to make sure rear entrances would be accessible.

6. Presentation by the YMCA City Pool Manager and YMCA Board Members of the quarterly report of the pool operations.

Parks and Recreation Director Davis, Patty Zobot, YMCA Board Member and YMCA/City Pool Manager John Pauley, gave a quarterly report of the pool operations

City Council discussion ensued on the following:

Revenues

City pool memberships.

Audit

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

Deputy City Manager Pike said that Wednesday, December 7, 2016 is the City Retreat and City operations will be closed.

Mayor Barigar that all that participated in the Light Parade. He said that is was well attended.

III. ADVISORY BOARD REPORT/ANNOUNCEMENTS:

IV. PUBLIC HEARINGS: NONE

V. ADJOURNMENT:

1. 74-206. EXECUTIVE SESSION(1)(c) To acquire an interest in real property which is not owned by a public agency.

MOTION:

Councilmember Lanting moved to adjourn to Executive Session 74-206(1)(c) To acquire an interest in real property which is not owned by a public agency. 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

Councilmember Pierce asked that newly appointed Christopher Reid be included in the Executive Session.

City Council agreed that he needs to be included.

The meeting adjourned at 7:27 PM.

Sharon Bryan, Deputy City Clerk

http://twinfalls.granicus.com/MediaPlayer.php?view_id=2&clip_id=608



Date: Monday, December 12, 2016
To: Honorable Mayor and City Council
From: Troy Vitek, Assistant City Engineer

Request:

Curb-Gutter & Sidewalk Improvement Deferral Agreement – 3350 E. 4000 N. for Scott Elison.

Time Estimate:

The presentation will take approximately 5 minutes.

Background:

The property owner wishes to construct a shop/barn. A building permit requires frontage improvements, such as curb, gutter and sidewalk installation. This property is located on the north side of Falls Avenue East and just west of Ramblin Rose Way. This property is located in the county but is also in the Area of Impact for the City of Twin Falls. There is not curb, gutter or sidewalk in this area.

Approval Process:

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 construction of curb, gutter, sidewalk and driveway approach at this location is not warranted at this time.

Budget Impact:

There is no significant budget impact associated with the Council's approval of this request.

Regulatory Impact:

Approval of this request will allow the owner to defer construction until the City Engineer requires construction.

Conclusion:

Staff recommends that the Council approve the request as presented.

Attachments:

1. Curb-Gutter & Sidewalk Improvement Deferral Agreement
2. Warranty Deed
3. Google Images

CURB-GUTTER AND SIDEWALK IMPROVEMENT DEFERRAL AGREEMENT

This Agreement made and entered into this 28 day of November, 2016, by and between the CITY OF TWIN FALLS, State of Idaho, a municipal corporation, hereinafter called "City", and Scott Elison, hereinafter called "Developer", for the purpose of constructing certain improvements on property sought to be developed at 3350 E. 4000 N.

WHEREAS, Developer certifies that he is the owner in fee simple or the authorized agent of the owner in fee simple of the real property described on the attached Exhibit "A"; and,

WHEREAS, there is attached hereto and incorporated herein as if the same were set out in full, a certified copy of the deed to the above described real property, marked Exhibit "A", showing ownership of said real property to be in Developer, or, as the case may be, there is attached hereto and incorporated herein as if the same were set out in full, a copy of the deed to the above described real property showing ownership in fee simple in someone other than Developer together with a notarized authorization, signed by the real property owner, authorizing Developer to act on behalf of said real property owner; and,

WHEREAS, Developer desires to develop said real property in the following manner: Build a 1400 sq. ft. shop/barn; and,

WHEREAS, the Developer is obligated to construct certain improvements, namely curb-gutter and sidewalk, pursuant to Title 10, Chapter 11 of the Twin Falls City Code; and,

WHEREAS, the City is authorized, pursuant to Twin Falls City Code Section 10-11-5(B)(2) to defer said improvements; and,

WHEREAS, the City Council on _____ agreed to defer construction of the aforementioned improvements,

WITNESSETH, that for and in consideration of the mutual promises, conditions and covenants contained herein, the parties agree as follows:

I.

City agrees: 1) to defer construction of the required curb-gutter and sidewalk until _____, or until such time as the obligation of curb-gutter and sidewalk construction on adjacent property or properties allows the City Engineer to require construction under the conditions specified in City Code Section 10-11-5(B)(2).

II.

Developer agrees to: 1) complete construction of curb-gutter and sidewalk on the real property described above when required by the City Council.

III.

Developer further agrees that in the event the Developer fails to complete the aforementioned construction, the City may complete the construction at the City's expense and may file a lien against the aforementioned property for expenses incurred by the City in said construction.

IV.

Developer agrees to pay the total actual cost of all materials, labor and equipment necessary to completely construct all of the improvements required herein and to construct or contract for the construction of all such improvements.

Developer agrees to request in writing that the City Engineer and any other required department of the City make the following inspections and to not proceed with construction until the required inspection is complete and the work has been approved in writing by the City Engineer or his authorized inspector. All such inspections shall be scheduled fifteen (15) days prior to beginning work and the request for an inspection shall be made on working day before the required inspection. Developer agrees to apply all costs resulting from his failure to properly schedule and request a required inspection or from proceeding with work before receiving approval to proceed. Developer agrees to remove or correct any rejected, unapproved or defective work or materials all as required by the City Engineer.

Required inspections shall include: 1) approval of all materials before inspection; 2) approval of forms and gravel base before pouring any concrete curb-gutter and sidewalk; and 3) approval of finished curb-gutter and sidewalk.

VI.

The Developer agrees to: 1) allow the City full and complete access to the construction; 2) provide all materials necessary to conduct all tests; and 3) provide the equipment and perform or have performed any testing of manufactured materials required by the City Engineer.

VII.

Developer agrees to obtain any necessary permits from the Twin Falls Highway District or the State of Idaho Department of Highways prior to construction improvements on their respective rights-of-way if said permits are required by the aforementioned agencies. A certified copy of said permit or the original of said permit shall be submitted to the City prior to beginning construction thereon.

This Agreement shall be recorded and shall bind the parties hereto, their heirs, successors in interest, and lawful assigns.

In the event of a breach of this Agreement, or should legal action of any kind be taken to enforce the provisions hereof, the prevailing party shall be entitled to reasonable attorney fees and cost awarded by the Court.

CITY OF TWIN FALLS, IDAHO

BY _____
Mayor

DEVELOPER

Scott Ellison

STATE OF IDAHO

On this 23 day of NOV,
2016, before me a notary public in
and for said State, personally
appeared Scott Ellison

known to me to be the person who
name subscribed to the within
instrument, and acknowledged to me
that _____
executed the same.

STATE OF IDAHO

On this ___ day of _____,
20___, before me a notary public in
and for said State, personally
appeared _____

known to me to be the person who
name subscribed to the within
instrument, and acknowledged to me
that _____
executed the same.

Denine Lee Weekes-Nelson
Notary Public
Residing in St. George UT
Expires 02/12/2019

Notary Public
Residing in _____
Expires _____



RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
260 Third Avenue North
Twin Falls, ID 83301

TWIN FALLS COUNTY
RECORDED FOR:
FIRST AMERICAN TITLE - TWIN FA
09:34:24 AM 12-13-2012
2012024179
NO. PAGES 3 FEE: \$16.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: JWD
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: 445433-TF (1b)

Date: December 11, 2012

For Value Received, **Wild Rose Land Holdings, LLC**, an Idaho limited liability company, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Scott E Elison and Michelle L. Elison, husband and wife**, hereinafter called the Grantee, whose current address is **3407 Moonlight Dr., Kimberly, ID 83341**, the following described premises, situated in Twin Falls County, Idaho, to-wit:

PARCEL 1

BEING ALL THAT CERTAIN TRACT OF PARCEL OF LAND SITUATED IN THE SW $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 18 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SW $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 6, FROM WHICH THE SOUTHEAST CORNER OF SECTION 6 BEARS SOUTH 88°56'51" EAST, 2636.58 FEET.

SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00°07'18" EAST, 534.55 FEET, ALONG AND WITH THE WEST LINE OF SW $\frac{1}{4}$ SE $\frac{1}{4}$, TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88°56'51" EAST, 185.00 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00°07'18" WEST, 534.55 FEET TO A POINT ON THE SOUTH LINE OF THE AFOREMENTIONED SECTION 6. SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 88°56'51" WEST, 185.00 FEET, ALONG AND WITH THE SOUTH LINE OF SECTION 6, TO THE POINT OF BEGINNING

SUBJECT TO A 25 FOOT COUNTY ROAD EASEMENT ACROSS THE MOST SOUTHERLY 25 FEET TOGETHER WITH

PARCEL 2

AN EASEMENT DESCRIBED AS FOLLOWS:

TOWNSHIP 10 SOUTH IN RANGE 18 EAST OF THE BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

SECTION 6:

IN THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ BEING A STRIP OF LAND, EIGHT FEET IN WIDTH, ALONG THE WEST LINE OF A PARCEL OF LAND CONVEYED TO MELANEE HUTCHINSON BY QUITCLAIM DEED RECORDED IN THE TWIN FALLS COUNTY RECORDER'S OFFICE ON JANUARY 25, 2012 AS INSTRUMENT NUMBER 2012-001486, THE WEST LINE OF SAID STRIP OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 6;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST ¼ OF THE SOUTHEAST ¼, BEING ALSO THE SOUTH LINE OF A PARCEL OF LAND CONVEYED TO WILD ROSE LAND HOLDINGS, LLC BY QUITCLAIM DEED RECORDED IN THE TWIN FALLS COUNTY RECORDER'S OFFICE ON JANUARY 25, 2012 AS INSTRUMENT NUMBER 2012-001485, SOUTH 88°56'51" EAST, A DISTANCE OF 185.00 FEET TO THE SOUTHEAST CORNER OF SAID WILD ROSE PARCEL, BEING ALSO THE SOUTHWEST CORNER OF SAID HUTCHINSON PARCEL, AND BEING ALSO THE POINT OF BEGINNING OF THE WEST LINE OF SAID STRIP OF LAND;

THENCE ALONG THE LINE COMMON TO THE WILD ROSE AND HUTCHINSON PARCELS, NORTH 00°07'18" EAST, A DISTANCE OF 197 FEET TO THE TERMINUS OF THE WEST LINE OF SAID STRIP OF LAND

Together with 4.05 shares of Twin Falls Canal Company water stock

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: 12/11/2012

Warranty Deed
- continued

File No.: 445433-TF (1b)

Wild Rose Land Holdings, LLC, an Idaho
limited liability company



By: Jarrel Moore, Manager



By: Tim L. Moore, Manager

STATE OF Idaho)
SS.

COUNTY OF Twin Falls)

On this ^{13th} ~~Twelfth~~ day of December, 2012, before me, a Notary Public in and for said State, personally appeared Jarrel Moore and Tim L. Moore, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the Wild Rose Land Holdings, LLC, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that they executed the same in said Limited Liability Company's name.





Notary Public of Idaho
Residing at: Twin Falls, Id
Commission Expires: 11.06.2018





3350 E 4000 N

Falls Ave

© 2016 Google

Google Earth

1992

Imagery Date: 6/8/2016 42°34'40.75" N 114°23'35.98" W elev 3797 ft eye alt 4695 ft



For Sale
 1.5 Acre
 200' x 100' Lot
 100' Frontage
AARON WALKER
 208-494-8495
 www.aaronwalker.com
 REAL ESTATE



Date: Monday, December 12, 2016
To: Honorable Mayor and City Council
From: Wendy Davis, Parks and Recreation Director

Request:

Consider a recommendation from the Parks and Recreation Commission to approve a request by Kent Taylor/Northeast Investments, LLC to make Parks In-Lieu Contribution in association with Canyon Village Subdivision No. 2.

Time Estimate:

Presentation will take approximately 5 minutes. A representative from EHM Engineers will be present representing Northeast Investments, LLC. Following the presentation, there will be time for questions and answers.

Background:

Canyon Village Subdivision No. 2 is located on the north side of town bordered by Poleline Road on the North, Eastland Dr on the East and Cheney Dr on the South. Developer plans to build a mixed commercial and residential area with 21 household units. Appraised value of the land is \$22,000. After applying the formula, the proposed cash contribution is \$11,277. These dollars would be used to make improvements to a park within a 1 mile radius of the development. Please see attached request prepared by EHM Engineers.

In accordance with City Code Section 10-12-3-11 Section F: The city council may, at their discretion, approve and accept cash contributions in lieu of park land with improvements, which contributions shall be used for park land acquisition and/or park improvements within the boundaries of the arterial streets in which the development is located. In the event that no such facilities or needs are so located, the director may propose a budgeted expenditure to apply the funds to needs identified at any such facility existing within one mile of the boundaries of the project from which the funds originated. If the director determines that no reasonable use exists within the extended geographical area, the director shall, with the approval of the parks and recreation commission, propose to the city council a specific application for the funds which need not be limited geographically, and may include such use as future land acquisition. The fee structure for cash contributions for acquisition of park land shall be the appraised value of the required land area at the time of the application. The development may qualify for a 50% reduction on their cash contribution in lieu of park land if the development met all criteria to be called an "in fill" development. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant. The fee structure for park improvements, including all costs of acquisition, construction and all related costs, shall be based upon the estimated costs of an approved improvement provided by a qualified contractor and/or vendor. (Ord. 2954, 11-3-2008)

Approval Process:

A majority vote of the council is required to approve this request.

Budget Impact:

There is no significant budget impact associated with the Council's approval of this request.

Regulatory Impact:

Approval of this request will allow the applicant to proceed with recording the plat and development of the property.

Conclusion:

The Parks and Recreation Commission recommends approval of this request. Staff supports this recommendation.

Attachments:

1. Parks In Lieu Request from EHM Engineers, for Kent Taylor/Northeast Investments, LLC

McKinlay & Klundt Appraisal Company

(Bus) (208) 734-5522

P.O. Box 5698
Twin Falls, Idaho 83303

(Fax) (208) 734-9755

A RESTRICTED APPRAISAL REPORT OF

An Estimated 6.40+/- Acres Of Vacant Land

LOCATED AT

Approximately 2051 East Pole Line Road
Twin Falls, Idaho 83301

CLIENT

John Reitsma

**McKinlay & Klundt Appraisal
Company**

P.O. Box 5698
Twin Falls, Idaho 83303
(Bus) (208) 734-5522
(Fax) (208) 734-9755

September 30, 2016

Mr. John Reitsma
2007 East Pole Line Road
Twin Falls, Idaho 83301

Re: Approximately 2051 East Pole
Line Road
Twin Falls, Idaho 83301

Dear John Reitsma,

At your request, we have appraised a real property interest for the above real estate. Our objective was to form one or more opinions about the market value for a 100% ownership interest in the subject property's fee simple estate assuming no liens or encumbrances other than normal covenants and restrictions of record.

As a preview, the subject property is part of a larger proposed development known as Pillar Falls Plaza. Pillar Falls Plaza encompasses approximately 21.61+/- acres. The development will include professional office space, neighborhood retail services and multifamily residential units such as townhomes and condominium units. For this appraisal report, the subject property physically consists of a very irregular, non-corner, vacant parcel constituting an estimated 6.40+/- acres of vacant land that is to be developed with townhomes and condominium housing. It is zoned for a commercial use which allows for multiple household development of five unit or more.

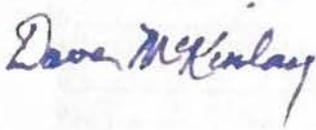
This valuation contains analyses, opinions, and conclusions along with market data and reasoning appropriate for the scope of work detailed later herein. It was prepared solely for the intended use and intended user(s) explicitly identified in the attached report. Unauthorized users do so at their own risk. The appraisal is communicated in the attached document, which conforms to the version of the Uniform Standards of Professional Appraisal Practice (USPAP) in effect on this report's preparation date of September 30, 2016.

This letter is not an appraisal report hence it must not be removed from the attached 90-page document. If this letter is disjoined from the attached appraisal report, then the value opinions set forth in this letter are invalid because the analyses, opinions, and conclusions cannot be properly understood.

In general, valuation of the subject property involves no atypical issues. All value opinions are affected by all the information, extraordinary assumptions, hypotheses, general limiting conditions, facts, descriptions, and disclosures stated in the attached appraisal report. After careful consideration of all factors pertaining to and influencing value, the data and analysis thereof firmly supports the following final value opinion(s) for the subject property as of August 30, 2016:

\$480,000 Market Value "As Is"

Thank you for your business. Let us know how we may further serve you.



Dave McKinlay
Certified General Appraiser-71
McKinlay & Klundt Appraisal Co.
License Expiration Date: 04/08/17



Travis Klundt
Certified General Appraiser-2212
McKinlay & Klundt Appraisal Co.
License Expiration Date: 01/13/17

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EHM Engineers, Inc.
BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE

Date: October 4, 2016
To: City of Twin Falls
Attn.: Troy Vitek, Wendy Davis
From: Tim Vawser
Via: Hand Deliver
Regarding: Pillar Falls Plaza, PUD
Parks In-Lieu Application

Wendy and Troy,

Please find attached a preliminary parks in-lieu application for the above referenced project. We will ultimately want to prepare the construction documents before we commit to the 81 units. At this point we are looking at a layout that will have less units than depicted on the preliminary plat and will recalculate the fees due upon final plat application.

Please feel free to call me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tim Vawser', with a stylized flourish at the end.

Tim Vawser
EHM Engineers, Inc.

621 North College Rd., Suite 100 • Twin Falls, Idaho 83301 • [208] 734-4888 • Fax [208] 734-6049
3501 W. Elder St., Suite 100 • Boise, Idaho 83705 • [208] 386-9170 • Fax [208] 386-9076

Date: 10-3-16

PARKS IN LIEU CONTRIBUTION APPLICATION-2014

Subdivision Name: PILLAR FALLS PLAZA, PUD

Number of Dwelling/Household Units/Acres: 81 (ESTIMATE) / 6.4 ACRES

Developer: JOHN REITSMAN

Address/Phone #: 329 S. 417 E, JEROME, IDAHO 83338

PHONE: 404-4653

Appraiser: McKINLAY & KILBERT

Address/Phone #: P.O. BOX 5698, TWIN FALLS, IDAHO 83303

PHONE: 734-5522

As per Twin Falls City Code Title 10; Chapter 12; Section 3.11 ... " No residential plat shall be approved unless it includes provision for parks and stormwater retention/detention. "... The city council may, at their discretion, approve and accept cash contributions in lieu of developed park land with improvements. "

The following items shall be included with this Parks in Lieu Contribution application. It is the responsibility of the developer to see that all required information is provided to the city at the time of submittal of the Parks in Lieu Contribution application. An incomplete application will not be accepted by the City Administrator.

The City of Twin Falls allows two (2) different types of requests for Parks In Lieu cash contributions, as per TF City Code 10-12-3.11. Please mark an X by the type of request you are going to use; #1 or #2:

1. I am requesting approval of a Parks In Lieu contribution without walking/bicycle trails, using the following Contribution Formula:

- (a) Determine the per acre appraised value of the Land in the development.
See 10-12-3-11 (F). Appraisal value of the Land: (L) \$75,000
- (b) The current Park Development cost is \$31,700 per acre. (PD) \$31,700
- (c) Total the number of Household units in the development. (H) 81

1-The proposed Cash Contribution using #1: (L+PD)(H)(.01) (CC) \$96,427.00

Note: Lots large enough for duplex or larger multi-family units shall be identified as intended for development as single household dwelling units on the preliminary plat otherwise the maximum density will be used to determine number of household units/single family dwellings for the purpose of this application.

The City of Twin Falls allows for a 50% reduction in the cash contribution, as per 10-12-3.11(G), subject to meeting ALL FIVE (5) CRITERIA:

1. The number of household units must be eight (8) or less per acre, as identified on the preliminary plat.
2. Development shall be located within city limits.
3. Development shall not border an arterial street.
4. Development shall not border the city limits.
5. Development must not have been converted from agricultural land. (Ord. 3034, 7-16-2012)

If development qualifies for the 50% reduction, divide Cash Contribution (CC) amount by two (2). _____

2. _____ I am requesting approval of a Parks In Lieu mixed contribution consisting of cash and developed walking/bicycle trails, using the following Contribution Formula:

- (a) Determine the per acre appraised value of the Land in the development.
See 10-12-3-11 (F). Appraisal value of the Land: (L) _____
- (b) The current Park Development cost is \$31,700 per acre. (PD) \$31,700
- (c) Total the number of Household units in the development. (H) _____

Note: Lots large enough for duplex or larger multi-family units shall be identified as intended for development as single household dwelling units on the preliminary plat otherwise the maximum density will be used to determine number of household units/single family dwellings for the purpose of this application.

- (d) Developed Trail Cost:
 - i. Cost of land underneath the trail (per square foot): (A) _____
 - ii. Cost to develop the trail (per square foot): (B) _____Developed Trail Cost =(A + B) (total trail cost per square foot): (TC) _____
- (e) Land Portion = (L)(H)(0.01) – (TC) (LP) _____
Note: Land portion cannot be less than 50% of (L)(H)(.01).
- (f) Park Improvement Portion = (31,700)(H)(.01): (PIP) _____
- (g) Land Portion + Park Improvement portion (LP + PIP)= _____

2-The proposed Cash Contribution using #2: (CC) \$ _____

Note: Lots large enough for duplex or larger multi-family units shall be identified as intended for development as single household dwelling units on the preliminary plat otherwise the maximum density will be used to determine number of household units/single family dwellings for the purpose of this application.

Parks In Lieu contribution must be made prior to final plat recordation.

PRIOR TO SUBMITTAL OF THIS APPLICATION HAVE YOU:

- ... Talked to the Parks & Recreation Department about the requirements?
- ... Enclosed a copy of the appraiser's value for the land.
- ... Enclosed a copy of bid/material costs to construct walking path/bike trail.

Date Submitted: _____

City Council Agenda Date: _____

Application accepted by City Administrator: _____

Engineering Approval: _____



Date: Monday, December 12, 2016
To: Honorable Mayor and City Council
From: Wendy Davis, Parks and Recreation Director

Request:

Adopt the Twin Falls Parks and Recreation Master Plan.

Time Estimate:

Presentation will take approximately 30 minutes. Following the presentation, there will be time for questions and answers.

Background:

On October 10, 2016, JUB presented the mapping component and a brief overview of the Parks and Recreation Master Plan. Tonight we will focus on the recommendations, limitations and application of the Master Plan. The plan identifies areas to consider as locations for future community and neighborhood parks, makes recommendations for improvements to existing parks, suggests areas to consider when expanding programming, discusses the need for a recreation center and considers funding options. The plan also calculates the current level of service at 3.42 acres per 1,000 population and makes projections for park development to maintain that level of service

This master plan is intended for use as a planning tool for parks and recreation as well as to be included in the comprehensive plan. The Parks and Recreation Commission has reviewed and recommends that the Council approve the Parks and Recreation Master Plan. Staff believes it is a useful tool for planning, and gives the necessary flexibility to adjust to the changing community needs.

Approval Process:

A simple majority is required for adoption.

Budget Impact:

There is no budget impact associated with this request.

Regulatory Impact:

Approval of this plan will allow the Parks and Recreation Department to use the recommendations as a tool to guide planning, development and budget priorities moving forward. give staff the tool to begin guiding activities and development

Conclusion:

The Parks and Recreation Commission recommends the council adopt the Twin Falls Parks and Recreation Master Plan as presented. Staff supports this recommendation.

Attachments:

1. Final Draft Twin Falls Parks and Recreation Master Plan



Date: Monday, October 10, 2016
To: Honorable Mayor and City Council
From: Wendy Davis, Parks and Recreation Director

Request:

Review Twin Falls Parks and Recreation Master Plan

Time Estimate:

Presentation will take approximately 30 minutes. Representatives from JUB will present the Twin Falls Parks and Recreation Master Plan for your review. Following the presentation, there will be time for questions and answers.

Background:

In 2014, funds were approved to hire a consultant to create a master plan for parks and recreation. This master plan is intended for use as a planning tool for parks and recreation as well as to be included in the comprehensive plan. At the December 8, 2015 Parks and Recreation Commission meeting, the Commission approved the Parks and Recreation Master Plan.

The process included an inventory of current parks and recreation programs and facilities and a citizen survey to collect input and feedback. The data was analyzed and recommendations made. The plan includes mapping and GIS data for future planning and use.

Approval Process:

No approval will be required at this time. Staff will come back to seek approval to adopt the plan once the council has had time to review and provide feedback.

Budget Impact:

There is no budget impact associated with this request.

Regulatory Impact:

There is no regulatory impact at this time.

Conclusion:

Upon review of the Twin Falls Parks and Recreation Master Plan, staff will return with a request for Council to adopt the plan to be incorporated into the Comprehensive Plan.

Attachments:

1. Final Draft Twin Falls Parks and Recreation Master Plan
2. Map Exhibits 1 – 13
3. Appendix 1 & 2

CITY OF TWIN FALLS



PARKS AND RECREATION MASTER PLAN 2016

Prepared by:



**GATEWAY
MAPPING
INC.**
a J-U-B Company

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Section 4: Inventory

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Citizen Survey – Raw Data

EXECUTIVE SUMMARY

The Parks and Recreation Master Plan looks closely at recreational opportunities and amenities provided by the City of Twin Falls to its residents. This was accomplished by conducting a comprehensive inventory and condition assessment to identify what opportunities are available, and how they are classified using existing City recreation classifications. Collected data was entered into a GIS database and used to not only develop maps, but perform rather robust analyses of the data. The current level of service provided by existing amenities was determined, and the deficiencies and surpluses of these amenities (meaning their relative distribution throughout the City to be used by residents) were identified. The potential demand on recreation as the City reached build-out was also examined.

This exercise found that the existing level of service is 3.42 acres per 1,000 population. This is slightly lower than other cities we have seen. Those tended to have levels of service between 4 and 6 acres per 1,000 population. The overall distribution of the City of Twin Falls' recreational amenities was inadequate. As is shown in the study, some older areas of the City are adequately served, but the more recently developed areas have deficiencies. Some of the statistical findings were as follows:

- Acres of existing parks (community and neighborhood): 170 acres.
- Current population of Twin Falls Area of Impact (2010 Census): 49,708
- Current level of service (community and neighborhood): 3.42 acres/1,000 population

The areas of the City not well served by parks are located around the perimeter of the area of impact, as would be expected. The City is far from being built out with respect to population growth, and there is a significant amount of land within the City boundaries and the surrounding area of impact (potential annexation zone) that is undeveloped. Projections based on current zoning put the build-out population of the area of impact at a range of approximately 112,555 to 168,833 people. This could be an increase of as much as 340% over the current population count. Most of this growth will likely be seen in the form of traditional single family homes, with some multi-family housing. The overall increase in demand for existing recreation facilities is significant, and it does require additional parks to be constructed. At most, approximately 371 acres of new park space will be needed to maintain the current 3.42 acres/1,000 population level of service at build-out.

In terms of recreational programs and offerings, the citizen survey revealed several interesting points.

- People actively use all the parks, but the most used are the regional parks and the community parks.
- The activities most preferred to do in the parks include family time, exercise/walk /run, and experience nature/fresh air.
- The most desired amenities/facilities in City parks are shade, trails, and natural features.
- Overall, the City is providing good recreational services, but the most important considerations are for indoor recreation; clean; well maintained; and safe facilities.
- The best liked programs are the Community Events sponsored by the City. Programs that people who took the survey would like added to the City's recreational offerings include open gym space, walking facility/track, and swimming classes. This, along with other indicators, signifies a desire for a recreation center.
- More trails are desired and needed to accommodate demand and provide walkable connections to other parks and areas of the City.
- With the right approach and up-front transparency, residents could reasonably be expected to participate in some of the expense for additional recreational amenities and programs. The

majority of funding will likely need to come from impact fees and cooperative partnerships with other private and public entities.

- Disc golf showed up on the survey as a desired sport in the area and considerations should be made to further study and accommodate this activity.

General recommendations for improving recreational service in Twin Falls include:

- Consider providing an indoor recreational facility that can provide gym space, swimming, walking track, and classroom space.
- Continue to use impact fees to provide for neighborhood parks as subdivisions develop.
- Focus on ways to develop community parks by actively exploring opportunities for public/private partnerships with school districts, businesses, and other public entities. Community parks will require the most effort to develop and will need the most lead time to acquire land and construction funding, so begin immediately to secure opportunities.

In summary, The City of Twin Falls currently offers a wide range of recreational opportunities and amenities to its citizens. Its level of service is 3.42 acres per 1,000 population. The City has the ability to maintain that level of service but it will require the City to plan for future land acquisition and other development expenses. With careful planning and execution, the City can add the recommended improvements that will connect important facilities and create a uniquely versatile and appealing recreation experience for its citizens.

A word of caution should be noted with respect to the results of the citizen survey. The results and trends that showed from the responses given are representative of those who actually took the survey, and may not be reflective of all user groups living in the area. The survey was not a true random survey, nor were there enough responses to definitively say the answers given are statistically significant and completely representative. With the limited budget of this project, such an undertaking could not be done. However, this work does provide a good indicator with respect to recreational interests and desires, and should be used as a starting point for further evaluations. As a particular recommendation is considered for action, more public engagement and citizen participation is encouraged to ensure that all stakeholders have an opportunity to not only be aware of the recommendations, but also actively participate in its formulation and development. Also, further development of the proposal in terms of design and programming will be needed to help people understand exactly what is being proposed, what it will look like, what the specific amenities will be, and what the economic impact will be to each household. These elements cannot be lightly addressed when asking the public to support and finance a public amenity such as a community park or recreation center. Professional public facilitation and design services are strongly encouraged during this development process.

Regarding the physical analysis of park service areas and approximate locations and types or new recreational amenities, the work done here is a good long range planning tool. It can help inform future decisions concerning where new facilities should be located, and the type of amenities they might include. With a long range recreation plan in place, the City is better prepared to address future growth. While one cannot predict exactly where and how fast growth will occur, having a built-out scenario plan in place will help City officials and staff accommodate it wherever and at whatever pace it develops.

SECTION 1: INTRODUCTION

J-U-B ENGINEERS, Inc. was retained by the City of Twin Falls, Idaho in November 2014 to prepare a Parks and Recreation Master Plan. Prior to this time, the guide used by the City for recreation direction and improvements was *Twin Falls Vision 2030, A Comprehensive Plan for a Sustainable Future*, Chapter 9: Parks, Recreation and Trails. The Comprehensive Plan was prepared and last updated in February 2009. The City wanted to develop a separate document that would build upon the previous work, and give City officials and staff a renewed look at the recreation potential of Twin Falls. The City also wanted to have substantial citizen input and comment on what the people wanted with regard to recreation and open space. This new master plan serves as an organized and thoughtful approach to recommending park and trail improvements, recreation priorities, and identifying the citizens' perceptions and desires for recreation and recreation programming.

This report, along with the accompanying GIS database and maps, is the master plan which identifies the recreation amenities that are currently offered in the City, and projects what additional recreation programs and facilities might be required in the future to meet the City's growth needs. It establishes a base line of service, and quantifies the types of recreational improvements needed to maintain that base level of service.

The process used to develop this master plan is straight forward and easy to follow. Its major tasks and sub-tasks included:

A. Inventory

1. City demographics.
2. Identify existing parks, recreation facilities, open space and trails – Including condition assessment, review of park classification system, and recreation programming.

B. Survey - The survey was originally drafted by the project team and vetted through the City. Upon completion of the draft, the survey was presented to the Steering Committee, where we tested survey length and questions with members. After dialogue and feedback from the Steering Committee, the survey was again modified and edited. The final draft received a last review by the internal team and City, and was then ready for import into Survey Monkey, the online survey tool used to administer the survey. The survey opened on February 23, 2015 and closed on April 6, 2015. It was provided to the public in an online format as well as a hard copy, if needed. The project team received 476 responses during the survey period.

The survey was promoted to residents using a variety of methods, including:

1. Press releases.
2. Media coverage (newspaper, online, television, radio).
3. Social media postings.
4. Promotion by steering committee.
5. Survey availability at parks/rec office.
6. Online survey URL passed out at events.

C. Analysis – An analysis was completed on both the physical recreational sites and facilities that currently exist within the City of Twin Falls, and the citizen survey that was prepared and circulated.

Using GIS tools to spatially evaluate the collected data, several maps were prepared that highlight significant findings. Other tasks completed include the following:

1. Park classification system – Review and refine definitions, and apply to all parks and special use facilities to determine the appropriate classification for each.
2. Recreation program analysis – Evaluate the existing programs for effectiveness and demand, and determine other program needs.
3. Calculate current level of service.
4. Identify deficiencies and/or surpluses – Determine the areas of the City not currently being served by the existing parks.
5. Develop amenity replacement schedule.
6. Analyze demands on existing parks and recreation facilities by new development – Identify where new growth is expected to occur, and recommend new park locations to serve those new residential areas.
7. Identify Capital Improvement Projects (CIP) – Prepare a capital improvement projects list based on the shortfalls of the various existing park amenities and their current condition. Compare that list with current improvement projects currently listed by the City.
8. Develop strategic funding plan – Identify possible funding opportunities for implementing the recommended improvements.

- D. Master Plan** – Based on the findings of the analysis process, a final master plan was developed for the City's use. A significant element of the master plan is the GIS data base with all completed information attached. This allows the City to access the data at any time, to correct or update information as it changes, and to produce its own set of maps or spreadsheets according to its own purposes. The GIS system is a dynamic, living tool that is intended to be used and updated each time new information is available or changes in the recreation system are made.

Accompanying the GIS database is a report that summarizes the process used to generate the master plan, provides a snapshot of existing conditions, and highlights significant findings and recommendations for the future. As conditions change, the GIS database can be updated, and subsequently used to update recommendations.

SECTION 2: CITY DEMOGRAPHIC

HISTORY

The City of Twin Falls is the county seat of Twin Falls County, Idaho. It had a population of 44,125 as of the 2010 census. It is the largest city and hub community of the eight-county south-central Idaho region known as the Magic Valley. Unlike many communities its size, Twin Falls offers amenities normally found in more metropolitan areas and serves as a regional commercial center for both south-central Idaho and northeastern Nevada.

Excavations at Wilson Butte Cave near Twin Falls in 1959 revealed evidence of human activity, including arrowheads that rank among the oldest dated artifacts in North America. Native American tribes predominant in the area included the Northern Shoshone and Bannock tribes. The first people of European ancestry to visit the Twin Falls area are believed to be members of a group led by Wilson Price Hunt, which attempted to blaze an all-water trail westward from St. Louis, Missouri, to Astoria, Oregon, in 1811 and 1812. In 1812 and 1813, Robert Stuart successfully led an overland expedition eastward from Astoria to St. Louis which passed through the Twin Falls area. Stuart's route formed the basis of what became the Oregon Trail.

The first permanent settlement in the area was a stage stop established in 1864 at Rock Creek near the present-day town site. By 1890 there were a handful of successful agricultural operations in the Snake River Canyon, but the lack of infrastructure and the canyon's geography made irrigating the dry surrounding area improbable at best. To address this issue, in 1900 I. B. Perrine founded the Twin Falls Land and Water Company largely to build an irrigation canal system for the area. After an August 1900 survey of 244,025 acres in the area, in October 1900 the company was granted the necessary water rights to begin construction of the irrigation system. Several lots in the surveyed area were set aside specifically for future town sites. These lots eventually became the settlements of Twin Falls, Kimberly, Buhl, Filer, Hansen and Murtaugh. In 1902 the project nearly failed as most of the original investors pulled out, with only Salt Lake City businessman Stanley Milner maintaining a stake in the company. By 1903 Perrine, who had been a successful farmer and rancher in the Snake River Canyon, had obtained private financing from Milner and others under the provisions of the Carey Act of 1894 to build a dam on the Snake River near Caldron Linn. Completed in 1905, Milner Dam and its accompanying canals made commercial irrigation outside the Snake River Canyon practical for the first time. As a result Perrine is generally credited as the founder of Twin Falls. The City of Twin Falls was founded in 1904 as a planned community, designed by celebrated Franco-American architect Emmanuel Louis Masqueray, with proceeds from sales of town site lots going toward construction of irrigation canals. Twin Falls was incorporated as a village on April 12, 1905. The City is named for a nearby waterfall on the Snake River of the same name. In 1907 Twin Falls became the seat of the newly formed Twin Falls County.

After Milner Dam was constructed agricultural production in south-central Idaho increased substantially. Twin Falls became a major regional economic center serving the agriculture industry, a role which it has sustained to the present day. The City became a processing center for several agricultural commodities, notably beans and sugar beets. In later years other food processing operations augmented the local economy. By 1960, Twin Falls had become one of Idaho's largest cities even though its origins were still within living memory for many. Twin Falls became the center of national attention in September 1974 when daredevil Evel Knievel attempted to jump the Snake River Canyon in a specially modified rocket cycle. Watched by millions on closed-circuit television on a Sunday afternoon, the attempt ultimately failed due to high winds and a premature deployment of Knievel's parachute. The launch ramp's

foundation lies on private land on the canyon's south rim less than two miles west of Shoshone Falls. It is still visible today.

POPULATION

According to the United States Census Bureau, Twin Falls has a total area of 18.16 square miles, 18.10 of which is land. As of the 2010 census, there were 44,125 people (in 16,744 households and 11,011 families) residing within the City boundaries. The population density was 2,437.8 people per square mile. There were 10,062 housing units. The 2013 population estimate is 45,981. The population for the City’s described Area of Impact used in this study is 49,708 (2010 Census).

As of the 2010 Census, the racial makeup of the City was 88.5% White, 0.7% African American, 0.8% Native American, 1.8% Asian, 0.1% Pacific Islander, 5.7% from other races, and 2.6% from two or more races. Hispanic or Latino of any race was 13.1% of the population. There were 16,744 households, of which 35.1% had children under the age of 18 living with them, 48.3% were married couples living together, 12.2% had a female householder with no husband present, 5.2% had a male householder with no wife present, and 34.2% were non-families. Of all households, 26.6% were made up of individuals and 10.9% had someone living alone who was 65 years of age or older. The average household size was 2.58 and the average family size was 3.13. The median age in the City was 31.9 years. Table 1 gives the 2010 census population age distribution. The gender makeup of the city was 48.7% male and 51.3% female.

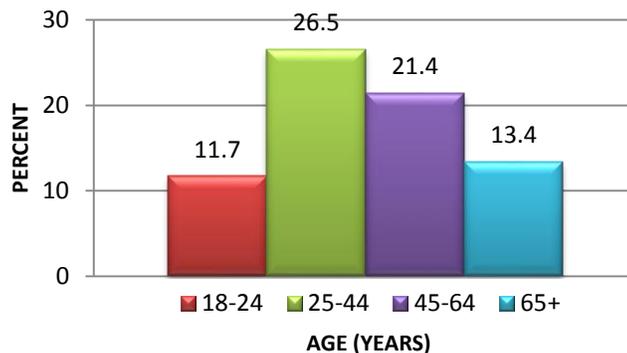


Table 1: Population Age Distribution

ECONOMICS

The 2015 median income for a household in Twin Falls was \$41,589 (compared to \$32,641 in 2000). The overall Idaho median household income in 2012 was \$45,489. The estimated per capita income is \$19,013 (\$16,439 in 2000). About 21.29% of families were below the poverty line.

The major employers in Twin Falls include Amalgamated Sugar Company, ConAgra Foods, Glanbia Cheese, Chobani brand Greek yogurt, Jayco RV Manufacturing, C3 Connect, Seastrom Manufacturing, and the College of Southern Idaho.

ZONING

The zoning of Twin Falls is similar to most other communities, with several residential zones, commercial and manufacturing areas, open space, agriculture, and urban/suburban interface zones. Figure 1 shows a general zoning map for the area of impact for this study. A key factor to note is that the residential

zoning allows for fairly dense housing development, with an average lot size of around 8,000 square feet. Peripheral development is at one acre building lots. This translates to high growth potential.

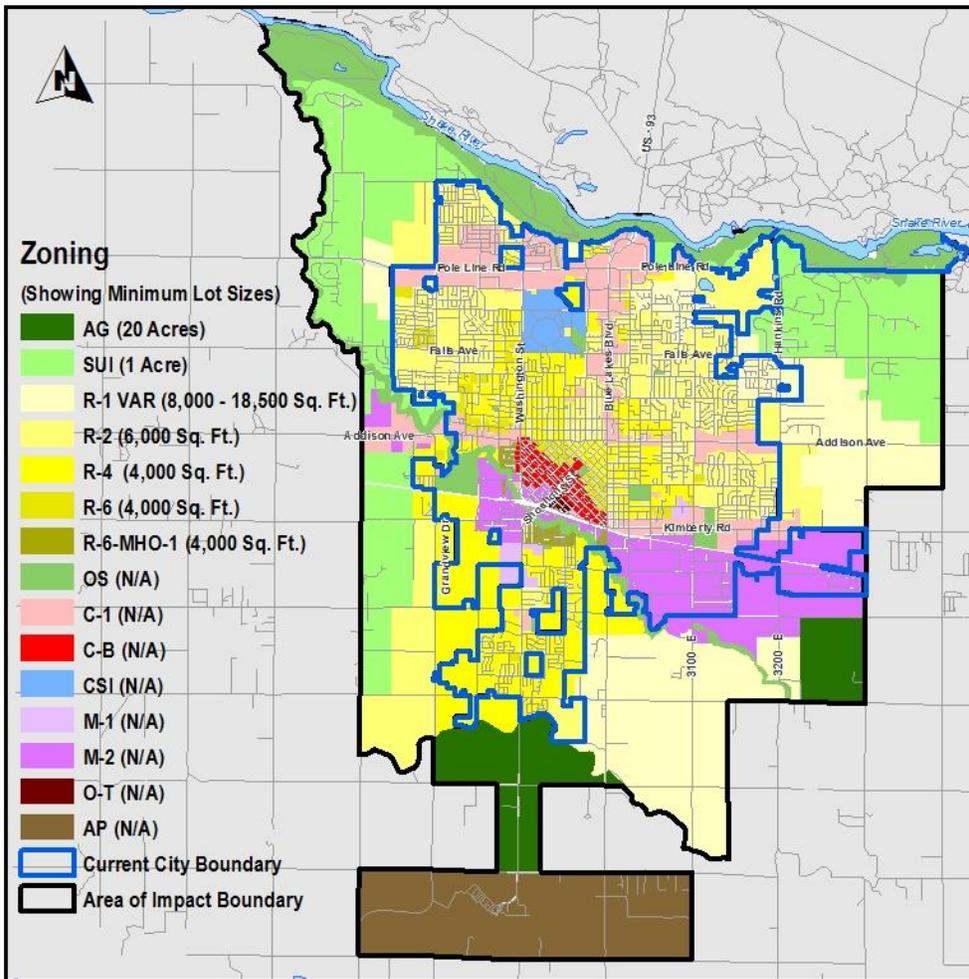


Figure 1. Current Zoning Map (2015)

GROWTH POTENTIAL

The City of Twin Falls has a current population of 49,708 people living within the area of impact. The projected population range at build-out for the entire area of impact may range between 112,555 to 168,833 people. These numbers suggest that the amount of land in the City that is currently built-out ranges from 29% to 44%. There is still plenty of room to grow. There is no indication of how quickly that growth might occur. It is important to note that these projections are based on the *current zoning*, which allows for relatively dense housing. Given that fact, the growth potential is very high for the City, and strategic planning to accommodate the rising need for recreational amenities and programs is strongly recommended. The City Staff members charged with this task have done a good job thus far in preparing for the coming growth, and with continued attention and effort they should be able to meet demands as they develop.

SECTION 3: EXISTING PARKS AND TRAILS DESCRIPTIONS

The City of Twin Falls' recreation amenities include several categories of parks: Neighborhood Parks, Community Parks, Large Regional Parks, and Special Use Facilities. The City's intent is to provide continuing recreation opportunities in the form of well-maintained and strategically placed Neighborhood and Community parks. Each will have reasonable walkable access for the area it serves. These two categories of parks are the main ones considered in the determination of future need, where the goal is to maintain a current standard or level of service into the future. Based on current City definitions, the following descriptions outline the specific park types and associated amenities that can be found in each classification offering.

PARK CLASSIFICATIONS

Neighborhood Park – Neighborhood parks are developed recreation areas owned and maintained as public parks by the City of Twin Falls. Neighborhood Parks should be located within or adjacent to residential neighborhoods or developments, and provide service to an area of one-half mile radius. The most desirable size for a neighborhood park is 3 – 10 acres, but they may be smaller or larger, depending on land availability. Neighborhood parks are deliberately close to residential areas so they are easily accessed by walking or biking; have limited automobile parking; and no lighted athletic fields. Neighborhood park development includes the following minimum facilities and elements: restroom, shelter, picnic tables, playground structure, open grass areas, and shaded areas. Neighborhood parks should also include at least one additional amenity such as: basketball court, tennis court, volleyball court, sport court, paved walking trail, climbing wall, baseball/softball diamond, or other neighborhood-desired facility. Whenever possible, neighborhood residents will be consulted regarding the kind of additional facilities desired.

Community Park – Community Parks are developed recreation areas owned and maintained as public parks by the City of Twin Falls, and generally range in size from 11 – 50 acres. They serve several neighborhoods with a service area of one-mile radius. Community parks accommodate special events and gatherings, and can provide for a broad variety of activities and recreation opportunities. Community parks may be highly developed and contain the elements required for neighborhood parks, as well as additional facilities, which may include sports fields for competitive play, group picnic shelters, swimming pools and recreation centers, tennis complexes, or other opportunities for recreational activity that involve larger groups, competitions, and community gathering areas.

Large Regional Parks – These are parks that are large in size, and primarily associated with unique natural features along the Snake River and Rock Creek Canyon corridors. While Twin Falls citizens have access to these parks, and the City has involvement in their operation, they are considered a regional attraction and not exclusive to City residents. This type of park includes: Auger Falls, Shoshone Falls, Dierkes Lake, Rock Creek Canyon Parkway, and the County-owned Rock Creek Park.

Special-Use Facilities

Special-use facilities are public recreation facilities set aside for specific purposes other than general recreation. These include: Baxter's Dog Park, Community Swimming Pool, Courtney Conservation Park, CSI/City Tennis Courts, Rock Creek Trails Estates Retention Basin, Sawtooth Softball Fields, and the Twin Falls Golf Course. Special-use facilities are not included in the recreation level of service calculations of this master plan. Dennis Bowyer Park is the City's only small pocket park and, while not considered a Special Use Park, is also not included in the level of service calculations.

TRAIL CLASSIFICATIONS

Trails are linear routes on land with protected status and public access for recreation or transportation purposes such as walking, jogging, hiking, bicycling, horseback riding, mountain biking, etc. Trails can be included within open spaces or landscaped areas. They often follow stream corridors, abandoned railroads, power line easements, or other linear features.

Natural Trail - These are unpaved, primitive paths intended for pedestrians and mountain bike use, created in the existing dirt and rock environment. They are usually in open, natural areas not following roadways.

Pedestrian Trail - Trails designated for individuals or groups for walking, jogging, running, and roller blading for recreation or transportation. These may or may not include paving.

Bikeways - Bike lanes and routes use vehicle roadways for bicyclists only to access local facilities and connect to other trails.

1. *Bike Lanes* – Striped, on-street lanes specifically marked as bicycle lanes.
2. *Shared Use Path*– Designated pathways that can be separate from streets, or on the sidewalks of adjacent streets.
3. *Shared Lane Marked* – Designated streets that are marked with “sharrows” to inform all motorized and non-motorized vehicles that these streets are to be shared. Roads designated with sharrows are usually low volume, low speed roads.

Equestrian - Dirt or stabilized dirt is the preferred surface. An equestrian trail should be at least three to six feet away from a hard surface trail for bikes and pedestrians, and have at least a 5 foot width for horses. Vertical clearance for equestrians should be at least ten feet, with a horizontal clearance of at least five feet.

Trail Heads - Trail heads are used as staging areas along a trail and may be accompanied by various public facilities such as parking areas, restrooms, directional and information signs, benches, and picnic tables. Trail heads are an important link to trails as they provide access for walkers and bikers to enter and exit the trail system, parking, resting and picnicking areas, and other features that promote further enjoyment of the trail system.

SECTION 4: INVENTORY

To determine the type, quantity, and quality of recreation facilities and opportunities that are currently available in the City of Twin Falls, an inventory was conducted by City Staff. The City provided a list of all the parks and the amenities found in each one (see GIS data base). J-U-B then prepared a spreadsheet showing those listings, and the City staff used that to assess the quantity and condition of each park amenity. Based on the City's evaluations, J-U-B compiled the data and entered it into the GIS data base. That information is now spatially linked to each park map, and is available for recall and updating whenever changes are made. It provides an accurate and current "picture" of the amenities found at each park and their current condition.

For the major results of the inventory, please see Exhibit 1: Existing Parks, and Exhibit 2: Existing Trails in the Appendix. See the tables in the GIS database that are associated with each individual park for a review of the condition of the various amenities described therein.

SECTION 5: ANALYSIS

After collecting and inputting the inventory data into the GIS model, an analysis of the level of service, park and trail surpluses and deficiencies, and growth and demand on services was performed. To conduct this analysis certain assumptions, observations, and considerations were made. These were based on City direction and preference, common sense, and access to accurate data. These included:

- Use of 2010 Census data for demographic calculations.
- The presence of physical barriers within the City that limit, impede, or virtually eliminate reasonable walking access to the existing parks and trails. Such barriers include: major streets, railroad, canals, and creeks.
- Distances greater than 1 mile are considered outside a reasonably “walkable” distance.
- Areas used for storm water detention or retention have been identified as special-use areas and not as parks.

LEVEL OF SERVICE

Current Twin Falls Population (City specified Area of Impact per 2010 Census) – 49,708; projected future build-out population range – 112,555 to 168,833.

For the purposes of this master plan analysis, only neighborhood and community parks were used for the level of service calculations. The reason for this is that these two classifications of parks will continue to be the primary recreation offering developed by the City in the future. All existing parks will be maintained, but new park types are not currently planned to be introduced. Regional parks and special use areas may be developed, but only rarely and with specific and narrow recreation goals in mind.

Parks

Exhibit 1 shows all existing parks in the specified Area of Impact in and around the City of Twin Falls. These include Regional parks, Community parks, Neighborhood parks, and some Special Use Areas.

Neighborhood Parks – 16 parks with a combined total of 62 acres (Ascension, Blue Lakes Rotary, Cascade, Clyde Thomsen, Drury, Fairway Estates, Harrison, Harry Barry, Jason’s Woodland Hills, Morning Sun, Northern Ridge, Pierce St. Tennis Court, Sunrise, Teton, Vista Bonita, Willow Lane).

- *Level of Service* – 1.25 acres per 1,000 residents (62 acres / 49,708 residents x 1,000 = 1.25). 16,552 residents or 33.5% of the population are within ½ mile walking distance of neighborhood parks.
- *Barriers* – Lack of direct connecting streets inhibits walking.

Community Parks – 5 parks with a combined total of 108 acres (City Park, Frontier, Harmon, Oregon Trail Youth Complex, Sunway Soccer Complex).

- *Level of Service* – 2.17 acres of parks (neighborhood and community) per 1,000 residents (108 acres / 49,708 residents x 1,000 = 2.17). 19,598 residents or 39.6% of the population are within 1 mile travel distance of community parks.
- *Barriers* – All citizens can access these parks if driving is considered, even though the lack of connecting streets requires extended routes to be used.

Neighborhood and Community Parks Combined – 21 parks with a combined total of 170 acres.

- **Level of Service** – 3.42 acres of parks (neighborhood and community) per 1,000 residents (170 acres / 49,708 residents x 1,000 = 3.42). The average level of service for cities of similar size is somewhere between 4 - 6 acres per 1,000 population. 27,987 residents or 56.6% of the population are within a 1 mile travel distance of community parks and ½ mile of neighborhood parks.
- **Barriers** – When driving is considered, there are really no barriers that prevent people from using the parks. Driving routes may be affected but access is still possible.

TRAILS

Exhibit 2 shows all of the existing and planned trails in the specified Area of Impact in and around the City of Twin Falls. These include existing bike lanes, existing shared use paths, planned bike lanes, planned shared use paths, and marked shared roadway.

DEFICIENCIES AND SURPLUSES**Parks**

This analysis examines the distribution of the Neighborhood and Community parks within the City, and identifies the areas and numbers of citizens either under-served or over-served by the parks. Exhibits 3 through 6 show the service areas of each classification of park, current and planned, and clearly demonstrate the areas that are over-served and under-served.

Trails

The City of Twin Falls has recently completed an update of its Bicycle Facilities Plan, along with a Canyon Rim Trail Map (which is included on the Bicycle Plan). These maps clearly show where current trails exist and how the City would like to expand them in the future. Because the plans are so recent and thorough J-U-B will not attempt to redo that effort, but will confirm that the plans are very reasonable and should serve the community well. The only trails that will be added are those thought to be necessary to tie any proposed parks into the overall plan.

POPULATION GROWTH AND DEMAND ANALYSIS**Parks**

Determining future growth and its location is the next task in the analysis process. Where will future growth occur and what will its impact be on recreation? Part of this work has been done already by the City. As developers have proposed various subdivision plans, the Parks and Recreation staff has made them aware of their responsibility to provide impact fees and/or property for the purpose of developing park space within future subdivisions. Exhibit 7 shows the approximate location and general service areas of these planned future parks in subdivisions. Exhibit 8 shows all existing and planned parks and their respective service areas in the City's area of impact.

To gain an understanding of where and how much additional growth can be expected, existing zoning and the amount of current development was examined at the census block level. The blocks were divided into categories and color-coded to indicate approximately how much of the land was available for further residential development. The resulting analysis is shown in Exhibit 9: Population Growth Potential. Note that the greatest opportunity for growth is around the periphery of the area of impact (red color).

Exhibit 10 shows growth potential overlaid with existing and planned park service areas. Note that some high-potential growth areas are already provided with planned future parks to accommodate future recreational needs, while other areas are not served.

With these under-served areas in mind, Exhibit 11 shows proposed parks (Community and Neighborhood) positioned strategically to fill the gaps in coverage. As with the existing parks, there is some overlap in service area between the neighborhood and community parks. This is entirely consistent with current park service area patterns.

Trails

As mentioned previously in this report, the City's trail plan has been recently updated (late 2014 - early 2015). Exhibit 12 shows that trail plan, along with some trails added to provide connection to proposed future parks. As can be seen, these proposed trails provide increased connectivity and create a network of trails that allow the interested citizen to safely move throughout the City and access a majority of the parks and other recreational amenities. The type of trails these will be and their respective timing will be dependent upon surrounding development.

SECTION 6: CITIZEN SURVEY

SURVEY DEVELOPMENT

The survey was originally drafted by the project team and vetted through the City. Upon completion of that draft, the survey was presented to the Steering Committee, where we tested survey length and questions with members. After great dialogue and feedback from the Steering Committee, the survey was again modified and edited. The final draft received one last review by the internal team and City, and was then ready for import into Survey Monkey, the online survey tool used for this effort. The survey opened on February 23, 2015 and closed on April 6, 2015. It was provided to the public in an online format as well as a hard copy, if needed. The project team received 476 responses during that time. For this type of survey, that response rate was good.

The survey was promoted to residents using a variety of methods, including:

- Press releases
- Media coverage (newspaper, online, television, radio)
- Social media postings
- Promotion by Steering Committee members
- Survey availability at parks & recreation office
- Online survey URL passed out at events

Note that this survey was not a truly random survey of the entire area of impact. The project budget was not sufficient to accommodate such a survey. It was publicized and advertised as best as possible under the project limitations. Because response to the survey was voluntary and no specific follow-up was provided, only those motivated by recreational interests responded. Disinterested or disenfranchised persons could have been missed, and even whole segments of the population could be very under-represented. Without significant follow-up and monitoring, the response rate could not be regulated or controlled to insure that every stakeholder type or group of people was contacted and their feedback obtained. Those are real limitations that accompany a small budget for a large task.

INTENT AND GOALS

The purpose of the citizen survey was to invite as much public participation as possible in the development of the Parks and Recreation Master Plan. Transparency is an important issue to the City, and having significant public input was a way to increase transparency and make open communication a main part of this planning process. Community support and buy-in is dependent upon people knowing what is happening and being reassured that their concerns and opinions are being heard and considered. Other goals included gathering feedback on user preferences regarding:

- Existing parks.
- Park activities.
- Park facilities and amenities.
- City recreation programs.
- Trails.
- Funding options.

3P VISUAL MAPPING

3P Visual Mapping was used to look for potential trends, patterns, and vocal minorities that might exist within the community regarding recreation. This unique process we developed allows us to not only hear what the public is saying, but also to see where they are saying it. Where survey respondents gave

their address or general location (and many did not), we were able to see what parts of the city comments were coming from. From analyzing this data, we could detect no hot spots or anomalies in the response pattern. Comments were well distributed across the City, and virtually every residential area had representation. Our basic findings were:

- No hot spots or significant patterns present.
- Broad general representation across the City.
- People go where they prefer to go, regardless of distance or proximity.

SURVEY RESULTS

All of the survey responses were tabulated in a large spreadsheet and results were totaled. Each question was analyzed individually, including responses and range of answers provided. Many of the questions were skipped or left partially answered, so the number of responses varied from question to question. In spite of this, there were still enough completed responses for each question that a comfortable level of confidence can be placed in the answers, and that the answers are likely representative of the opinions of many citizens. While the responses might not be reflective of every person, they do provide reasonable insight into the general recreational interests, preferences, perceptions, and values of the community. The following is a summation of the survey findings. A complete raw statistical tabulation of the survey is provided in the Appendices of the master plan summary.

Demographics of Survey Respondents – The following is a brief summary of the demographic profile of those who took the survey:

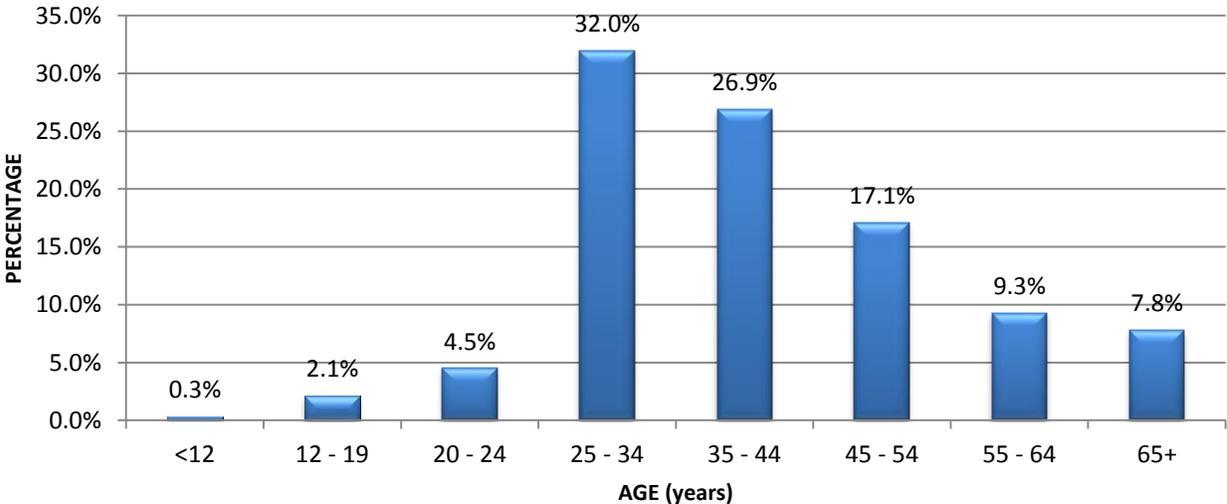


Table 2: Age Distribution

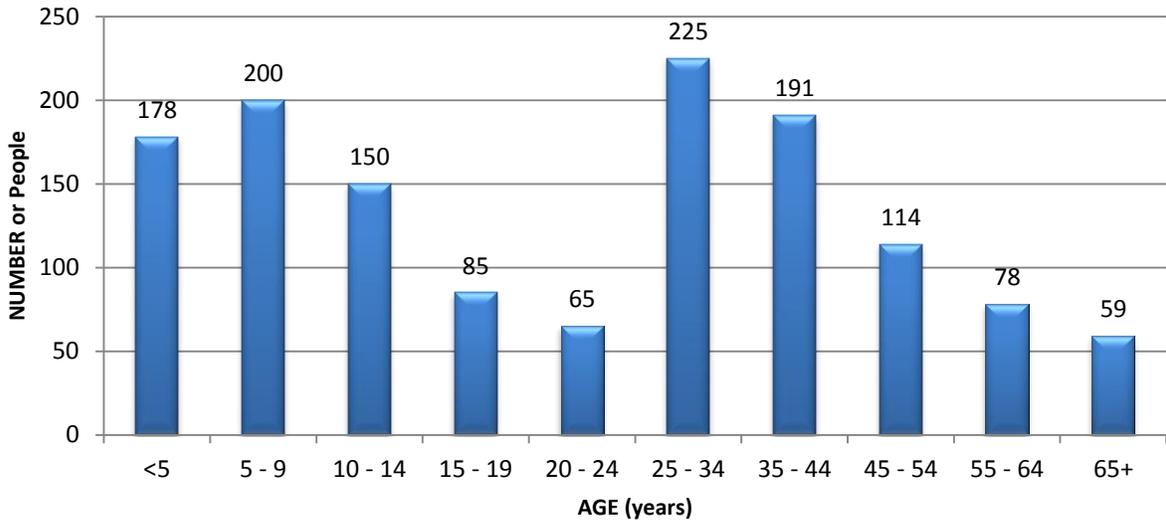


Table 3: Age Distribution of Household Members

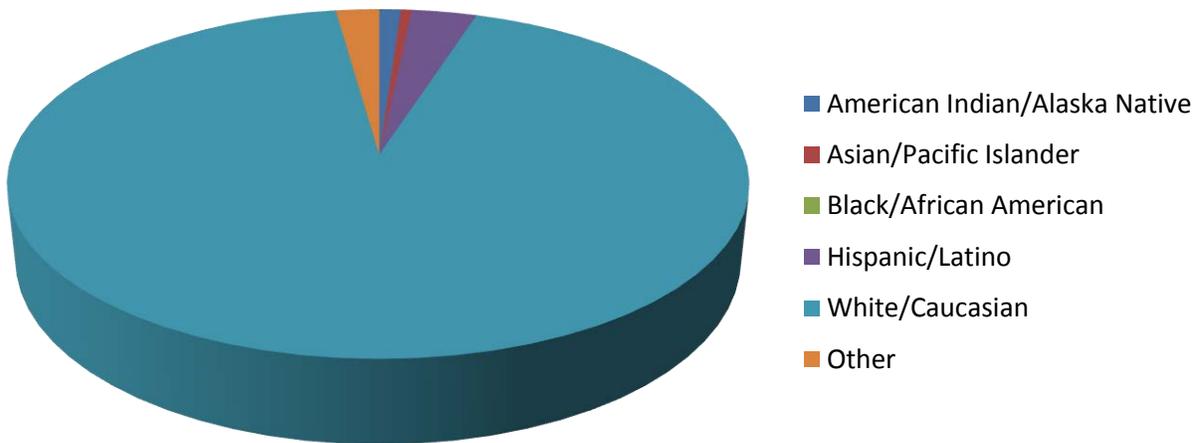


Table 4: Ethnicity

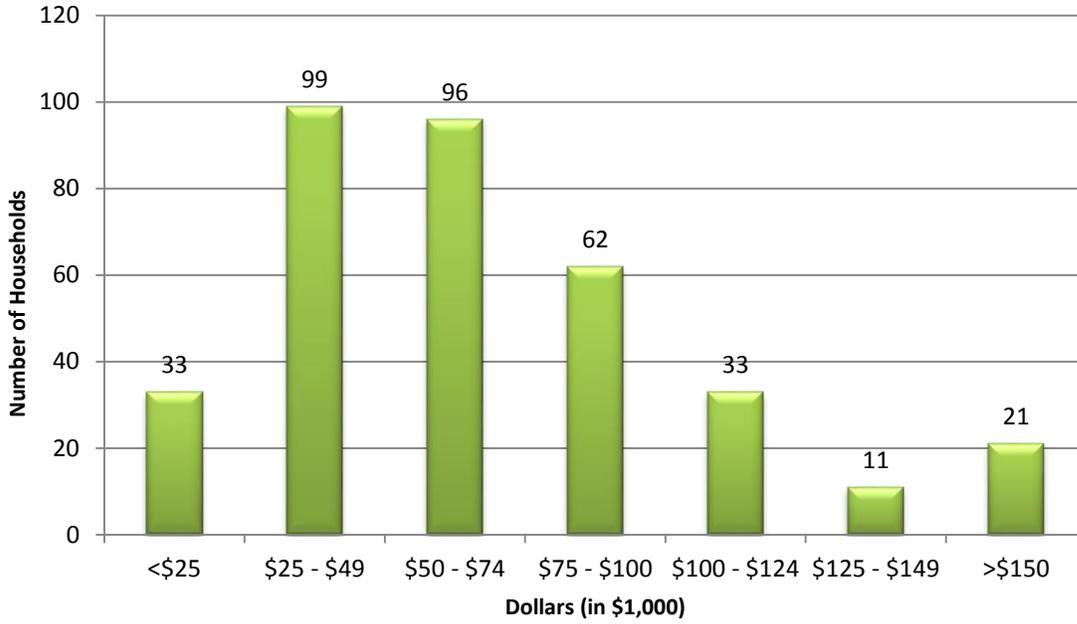


Table 5: Annual Household Income

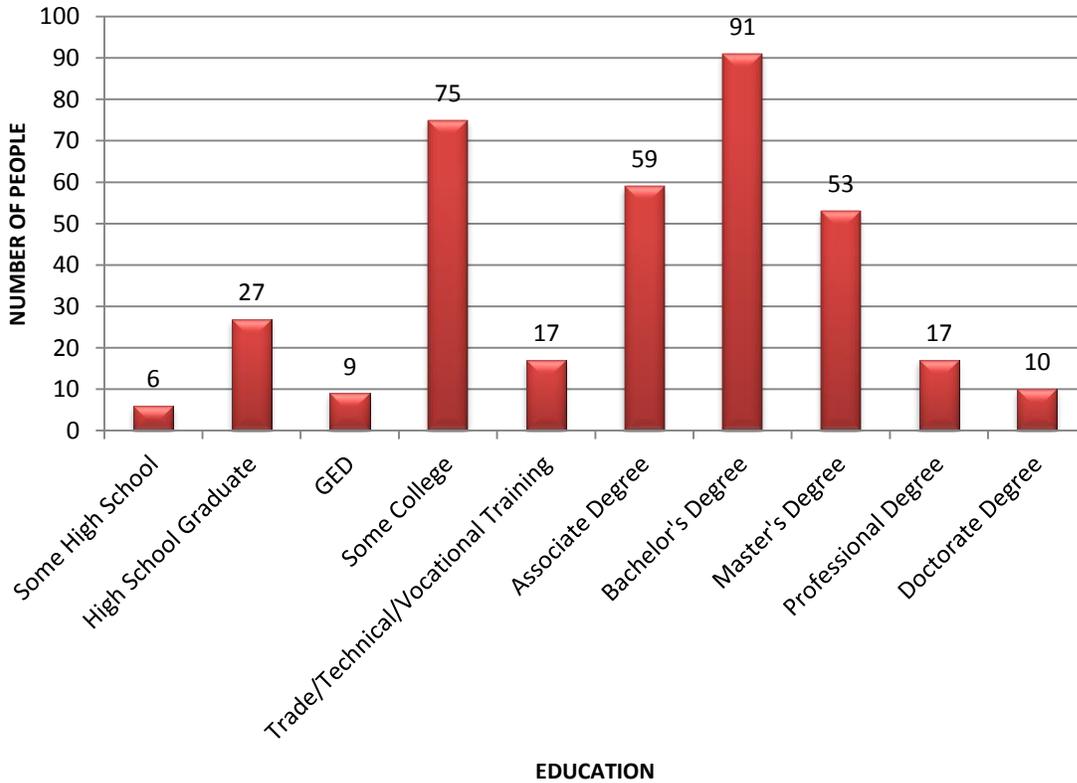


Table 6: Education Level

In summary, the families generally represented *by those taking this survey*:

- Younger parents.
- Have lots of young children, not many teens.
- Fairly well educated, with a majority having college degrees.
- Earn modest incomes, but are likely to increase in earnings because they are in their early working years.

Park Use and Preference – The vast majority of respondents (83%) visit a Twin Falls park at least once per month, with more than half (60%) visiting at least once per week (Question 5). They tend to stay for a couple of hours or less (Question 6).

With respect to which parks citizens visit (Question 7), the following list shows the top 12 most visited parks and trails:

RANK	PARK NAME	NUMBER OF VISITS
1.	Shoshone Falls	330
2.	Dierkes Lake	298
3.	Canyon Rim Trail.....	290
4.	City Park.....	288
5.	Centennial Park (county park).....	269
6.	Rock Creek Park (county park)	242
7.	Harmon Park.....	217
8.	Community Swimming Pool	158
9.	Sunway Soccer Complex.....	149
10.	Rock Creek Canyon Parkway	145
11.	Auger Falls	144
12.	Frontier Park.....	142

All City parks were visited by people during the past year. However, there was a sharp drop off in number of visits to other parks after Frontier Park.

When asked to choose the City parks visited most (multiple visits – Question 8), the list is as follows:

RANK	PARK NAME	NUMBER OF VISITS
1.	Rock Creek Park (county)	61
2.	Canyon Rim Trail.....	43
3.	Dierkes Lake	33
4.	Shoshone Falls	32
5.	Harmon Park.....	30
6.	City Park.....	29

There was a sharp falloff in multiple visits after City Park, which suggests that these are the most preferred parks.

Note that all of the parks visited multiple times are in the top 12 of having been visited at least once.

When asked the type of park that people most enjoy (Question 9), the average ranking by overall score (1 = most enjoy, 5 = least enjoy; low score = most enjoyed park type) and number of total votes was as follows:

RANK	PARK TYPE	RATING AVERAGE
1.	Nature Park.....	2.68
2.	Trails	2.60
3.	Sports Park	3.11
4.	Passive Park.....	3.18
5.	Water Park.....	3.23

When these same park types are evaluated by looking at how many ranked them as high (1+2) or low (4+5), the results are:

PARK TYPE	HIGH SCORE (1 + 2)	LOW SCORE (4+5)
Nature Park.....	202 people	127 people
Trails	198 people	138 people
Sports Park.....	168 people	203 people
Water Park.....	142 people	188 people
Passive Park	114 people	167 people

Observations:

- All of the **top 11 parks** are either large Regional parks or Community parks.
- **Canyon Rim Trail** is extremely popular and competes with any park in terms of frequency of use.
- Of the **top 5 parks** visited multiple times, all are either Community or Regional parks.
- There appears to be special interest in **parks located in or around the canyon rim**, including the Canyon Rim Trail. Perhaps the unique and natural features in the canyon are creating the attraction and interest.
- **Parks with natural features** got the most “high” scores and, expectedly, the least low scores. Meaning: Most respondents prefer natural features in parks.
- **Trails** are similar in preference to natural parks, that is, most enjoy them and few don’t enjoy them.
- **Sports parks** are either really enjoyed, or not enjoyed. Not many fence sitters as far as opinion goes. More people don’t like them than like them.
- **Passive parks** have more middle ground support, meaning that they aren’t favorite nor are they least favorite.
- **Water parks** have the lowest average score, meaning that overall they are enjoyed least. Pretty even scoring across the board except for a high number of “least enjoyed” or “5” scores.

Activities – We wanted to learn a little more about what it is that people actually like to do, what activities they like participating in while they are at a park or recreational area. This is different than amenities or programs. Question 10 focuses on what people are actually doing. Of the 16 choices provided, the top 6 activities people said they do at a park are:

RANK	ACTIVITY	NUMBER OF VOTES
1.	Exercise/walk/run.....	303
2.	Family time/play with my kids	278
3.	Experience nature/fresh air	264
4.	Picnic.....	249
5.	Socialize with friends.....	224
6.	Swimming/water play	208

When asked which activities are most important to them (meaning what they value more), the list changes a bit:

RANK	ACTIVITY	NUMBER OF VOTES
1.	Family time/play with my kids	89
2.	Exercise/walk/run.....	76
3.	Disc golf	55
4.	Experience nature/fresh air	26
5.	Play organized sports	24
6.	Swimming/water play	23

Observations:

- **Exercise** is by far listed more often as the thing that people like to do, and is high on the value list as well.
- **Family time** is the most important thing to people, and they do it a lot.
- **Disc Golf** comes out of nowhere as a valued activity. It wasn't on the list of choices, but appeared repeatedly in the "Other" category. This indicates that people participate in this activity and it is rather important to them (they are passionate). They were obviously galvanized to participate in this survey and have their voices heard. They also showed a substantial presence at one of the public meetings. It does not necessarily mean that the number of people wanting disc golf is a large number, only that they are vocal and represented among the survey takers.
- Interestingly, **water parks** (splashpad, pool) were not a favorite type of park, but swimming/water play is not only done a lot, but also somewhat highly valued as an activity. Perhaps the swimming is related to natural lakes or rivers and not so much to pools. It appears that this activity should be looked at more closely, and perhaps accommodated in non-traditional ways.
- **Enjoying nature** was again noted as being both highly valued and frequently done.

Amenities/Facilities – Another area of interest is the type of amenities and/or facilities that people feel they need for recreation. Of a rather long and comprehensive list of amenities/facilities, people were asked to provide a "yes/no/no opinion" vote for each one (Question 12). The top 12 vote-getters for "yes" were:

Rank	Amenity/Facility	Number of Votes
1.	Shade (trees, structures, etc.).....	354
2.	Walking/Running Trails.....	345
3.	Natural Features (vegetation, rocks, water, etc.).....	336
4.	Nature Center and Nature Trails.....	333
5.	Outdoor Swimming Pool/Water Park	308
6.	Picnic Shelters	306
7.	Neighborhood Parks (3 – 10 acres).....	305
8.	Biking Trails	303
9.	Playgrounds.....	293
10.	Indoor Recreation Center	282
11.	Large Community Parks (>10 acres).....	277
12.	Indoor Swimming Pools	274

Lowest Score = 52 (Riding/Rodeo Arena)

The top 12 vote-getters for “no” were:

Rank	Amenity/Facility	Number of Votes
1.	Pickleball	480
2.	Riding/Rodeo Arena	206
3.	Lacrosse Fields	204
4.	Equestrian Trails.....	195
5.	Skateboard Parks	188
6.	BMX Bike Racing Tracks	178
7.	Rollerblade or In-line Skating Facilities	163
8.	Bocce Ball Courts.....	158
8.	Football Fields	158
10.	Racquetball Courts.....	150
11.	Volleyball Courts (indoor)	146
12	Baseball/Softball Fields, Adult	144

Lowest Score = 18 (Shade; Walking/Running Trails)

Observations:

- **Shade** was consistently the most desired amenity for a park: first in “yes” votes, last in “no” votes, and last in “no opinion” votes. This is a must have item for any park.
- **Walking/running trails** showed the same pattern: second in “yes” votes and tied for first in least “no” votes. This also is a must have item.
- Amenities associated with **nature** (natural features, nature center, nature trails) were also very high on peoples “yes” list. This seems consistent with answers from other questions.
- **Football and riding/rodeo arenas** apparently are not particularly important to City residents.
- With only two exceptions, the facilities people didn’t have an opinion about were also the facilities that received the most “no” votes. **“No” and “No Opinion/Don't Care” seem to have a strong correlation.**
- **Pickleball**, a strong emerging recreational trend in many parts of the country, including the Intermountain area, did not show strongly in this survey. Either the activity truly isn’t popular yet, or the group that might participate in it was not represented in the survey.
- **Swimming** is relatively high on the list of amenities that people feel they need. That reinforces the finding that swimming is also a desired activity. Surprisingly, swimming pool/water park was not listed as a high priority type of park. There seems to be a miscorrelation on this point because the activity is desired, a pool is desired, but that type of park is not. Perhaps the experience with a water park or splashpad is not widespread enough for most people to appreciate their value or desirability.
- Note the point in the list where the “no” votes for a given amenity become greater than the “yes” votes: at Interpretive Signage/Monuments. All amenities/facilities higher on the list have more yeses than nos. the reverse is true for the rest of the listed facilities.
- The **“no opinion” votes could have a significant “swing” effect** on the interpretation of 17 of the 43 amenities listed in the survey.
 - If “no opinion” is considered the same as “no,” then 9 amenities go from being “yes” or about the same (even) to the “no” side: dog parks, shooting range, basketball courts (indoor), volleyball courts (outdoor, sand), soccer fields, horseshoe pits, baseball/softball fields (adult), tennis courts, and interpretive signage/monuments.

- If “no opinion” is considered the same as “yes,” then 7 amenities go from being considered “no” or about the same (even) to the “yes” side: volleyball courts (indoor), interpretive signage/monuments, racquetball courts, football fields, BMX bike racing tracks, bocce ball courts, and rollerblade or in-line skating facilities.
- The **amenities on the bubble** (no more than 10 between the number of “yes” vs. “no” votes) in terms of need or desirability are: soccer fields, baseball/softball fields (adult), tennis courts, volleyball courts (indoor), and interpretive signage/monuments.
- The **amenities considered needed** (“yes” vote) regardless of how they are analyzed include the following (in order):
 - Shade (trees, structures, etc.)
 - Walking/running trails
 - Natural features (native vegetation, rocks, water, etc.)
 - Nature center and nature trails
 - Outdoor swimming pools/water park
 - Picnic shelters
 - Neighborhood parks
 - Biking trails
 - Playgrounds
 - Indoor Recreation Center
 - Large community parks
 - Indoor swimming pools
 - Large group pavilions
 - Camping
 - Fishing areas
 - Passive open space/turf areas
 - Performing areas (amphitheater, etc.)
 - Boating areas
 - Basketball courts (outdoor)
 - Baseball/Softball fields, youth
 - Ice skating rink
- The **amenities considered not needed** (“no” votes) regardless of how they are evaluated include:
 - Skateboard parks
 - Equestrian trails
 - Riding/rodeo arenas
 - Lacrosse fields
 - Pickleball courts

Non-Use of Parks – Questions 12 through 16 were included to help understand why the City’s parks and trails facilities might not be used by the citizens. Of the 13 various reasons why people seldom or did not visit a City park, the top 5 reasons were:

Rank	Reason	Number of Votes	Percent
1.	Amenities I want are not there	93	35.5%
2.	No restroom/I don’t like the restrooms	75	28.6%
3.	I am too busy/I don’t have time	60	22.9%
4.	Facilities not well maintained	49	18.7%
5.	Not enough trees/shade	46	17.6%

When asked which of the listed reasons was most important to the respondent, the top 5 answers were:

Rank	Reason	Number of Votes
1.	Amenities I want are not there	36
2.	I am too busy/I don’t have time	30
3.	No restrooms/I don’t like the restrooms	26
4.	Not safe enough.....	22

When asked if they visit parks outside of Twin Falls, 90% of the respondents said “yes”. When asked why, the answers included:

Rank	Reason	Number of Votes
1.	Other (a whole variety of answers, none of which constituted any kind of majority – mostly a sounding board to voice complaints)	135
2.	More amenities I like	115
3.	More established; mature trees	96
4.	More variety of things to do	84
5.	Less crowded	80

It is important to note that people go where the amenities they want are located. Interestingly, the County-owned Centennial and Rock Creek Parks were the two highest listed parks (1 and 2, respectively) that Twin Falls citizens visited outside of the City. This makes sense for a couple of reasons: they are both relatively close to the City, and they offer activities and supporting amenities that the people indicate they want (disc golf, nature-related activities associated with the Snake River Canyon and river) which are not found anywhere else.

Observations:

- **People want to do what they want to do**, and if the amenities to accommodate that activity are not present, then they won’t go there. They will go to where their preferred amenities are located.
- Having a **clean, well maintained restroom** is important to the success of any park or recreation area. People expect nice restrooms. Citizen users can help by fostering an attitude of taking care of restroom facilities.
- There will **always be people that are too busy** to take advantage of recreational opportunities and the associated amenities regardless of their proximity. Not much can be done about that except to make sure that the said facilities are within a reasonable distance for the average resident. An abundance of neighborhood and community parks serve this very purpose.

Programs – Several questions addressed the residents’ reactions to the recreational programs that the City provides. Question 18 and 19 looked at some of the existing services and how they are rated by citizens:

Rank	Service	Excellent	Excellent + Good	Fair + Poor
1.	Provide for quiet enjoyment of the outdoors	75	268	91
2.	Clean, well maintained facilities	64	251	112
3.	Safe facilities	63	254	102
4.	Enjoyment of active sports	60	228	113
5.	Reasonable fees	59	204	118
6.	Opportunity for participation	57	221	103
7.	Quality of leadership	44	171	104
7.	Quality organization	44	157	119
7.	Managing tax dollars efficiently	44	143	116
10.	Type/variety of programs	42	222	115

Based on these results, priorities regarding services seem to be: quiet outdoor spaces that are clean and safe. However, when asked to list which of the listed services are the most important to them, respondents said:

Rank	Service	Number of Votes
1.	Indoor recreation	40
2.	Clean, well maintained facilities	35
3.	Safe facilities	34
4.	Adequate to meet demand.....	32

Of the existing programs that are currently offered by the City (Question 20), the following are the top 10 rated “yes” (needed):

Rank	Program	Number of Votes
1.	Community Event – Concerts in the Park	299
2.	Community Event – Movies in the Park.....	264
3.	Community Event – Cabin Fever Day.....	242
4.	Kayaking	235
5.	Community Event – Arbor Day	234
6.	Rafting	219
7.	Skiing/Snowboarding	198
8.	Rock Climbing.....	192
9.	Youth Basketball	186
10.	Bowling.....	181

Lowest Score = 73 (Quilting)

The programs receiving the most “no” votes are:

Rank	Program	Number of Votes
1.	Quilting.....	198
2.	Cards	186
3.	Pre-School Flag Football.....	185
4.	Special Needs Sports.....	184
5.	Youth Wrestling	183
6.	Tiny Tykes (age 3).....	180
7.	Adult Flag football.....	179
8.	Pre-School Basketball.....	173
9.	Pre-School Baseball.....	171
10.	Scuba Diving.....	165

Lowest Score = 48 (Community Event – Concerts in the Park)

As expected, the program with the most “yes” votes also received the fewest number of “no” votes (Community Event – Concerts in the Park). Conversely, the program with the least number of “yes” votes also received the most number of “no” votes (Quilting). That trend remained somewhat consistent throughout the scoring. Of significant note, 4 of the top 5 programs that are desired are community sponsored events, which indicates that the City is doing what the citizens like with these events.

When it comes to new recreational programs that citizens feel are needed (Question 21), the top 10 responses were as follows:

Rank	Program	Number of Votes
1.	Open Gym Space	519
2.	Walking Facility/Track	241
3.	Swimming Classes	233
4.	CPR/First Aid Classes	228
5.	Nature Hikes.....	222
6.	After-School Programs	221
7.	Summer Camps	205
8.	Indoor Rock Climbing	201
9.	Health Classes	188
10.	Year-round Batting Cages	187

Lowest Score = 60 (Crocheting)

The top 10 least needed new programs included:

Rank	Program	Number of Votes
1.	Lacrosse.....	178
2.	Rugby	177
2.	Crocheting.....	177
4.	Boxing.....	172
4.	Flower Arranging Classes	172
6.	Shuffle Board.....	171
7.	Adult Kickball League	170
8.	Pickleball	168
9.	Cheerleading	160
10.	Kick Boxing	155

Lowest Score = 53 (Swimming Classes)

This scoring is similar to the previous question in that those programs that scored highest in the “yes” category also scored lowest in the “no” group. The order of programs varies slightly, but this inverse relationship seems to be consistent. It seems to indicate that the choices being made are indeed for the things they want and against the things they don’t want; the selections are not random.

Observations:

- **Clean and safe facilities** are very highly desired and valued services that the City can offer.
- **Outdoor quiet and peaceful enjoyment** is the service desired most, but is not mentioned as being the most important service that the City can provide.
- The **City sponsored events** are very well received by the residents. Keep it up!
- Outdoor **sports associated with the canyon** (rock climbing, kayaking, rafting) are also well liked and should be continued.
- **Youth basketball** is quite popular, and the need for gym space is important.
- **Indoor gym space** is seen as the top need for programming, with walking and swimming classes the second-top need. It would appear that some type of facility which can provide indoor gym space, a walking track, and a swimming pool would go a long ways in accommodating the

perceived needs of the residents’ programming desires. A recreational center might be a possibility here, even if it can only provide for part of the needs (gym space and walking track).

- **Instructional classes** are also important, and a facility like a recreational center might be able to provide that type of space as well.
- Anything to support and educate about **nature** seems to be desirable.
- The **“no opinion” votes could have a significant “swing” effect** on the interpretation of 16 of the 35 existing programs listed in the survey.
 - If “no opinion” is considered the same as “no,” then 7 existing programs go from being “yes” or about the same (even) to the “no” side: youth baseball (K – 8th grade), pottery/ceramics, youth/adult disc golf, archery, tennis, youth softball, and adult softball.
 - If “no opinion” is considered the same as “yes,” then 9 programs go from being considered “no” or about the same (even) to the “yes” side: pre-school soccer (ages 4 – 6), soccer camps, adult volleyball, martial arts, golf camps, pre-school baseball, pre-school basketball, scuba diving, and adult basketball.
 - **None of the existing programs are considered on the bubble** (no more than 10 between the number of “yes” vs. “no” votes) in terms of need or desirability.
- The **existing programs considered needed** (“yes” vote) regardless of how they are analyzed include the following (in order):

<ul style="list-style-type: none"> - Concerts in the Park - Movies in the Park - Cabin Fever Day - Kayaking - Arbor Day - Rafting 	<ul style="list-style-type: none"> - Skiing/snowboarding - Rock climbing - Youth basketball - Bowling - Dance - Youth soccer
---	--
- The **existing programs considered not needed** (“no” votes) regardless of how they are evaluated include:

<ul style="list-style-type: none"> - Special Needs sports - Tiny Tykes (age 3) - Youth wrestling - Pre-school flag football 	<ul style="list-style-type: none"> - Adult flag football - Cards - Quilting
---	--
- Regarding **possible new recreation programs**, the following are considered needed regardless of how they are evaluated (in order of preference):

<ul style="list-style-type: none"> - Open gym space (by 2x the #2 choice) - Walking facility/track - Swimming classes - CPR/first aid classes - Nature hikes - After school programs - Summer camps - Indoor rock climbing 	<ul style="list-style-type: none"> - Health classes - Year-round batting cages - Gardening classes - Youth tumbling/gymnastics - Mountain biking - Photography - Yoga/Tai Chi - Ice skating
--	---
- Regarding **possible new recreation programs**, the following are considered not needed regardless of how they are evaluated:

<ul style="list-style-type: none"> - Cheerleading - Pickleball - Flower arranging classes - Boxing - Shuffle Board 	<ul style="list-style-type: none"> - Adult kickball league - Rugby - Lacrosse - Crocheting
---	--

- The “no opinion” votes could have a significant “swing” effect on the interpretation of 17 of the 42 possible new programs listed in the survey.
 - If “no opinion” is considered the same as “no,” then 13 new programs go from being “yes” or about the same (even) to the “no” side: youth volleyball, cooking classes, wood working, wine/beer tours, adult dance, Zumba, mommy/daddy and me classes, horseback riding, adult/youth indoor soccer, fly fishing, youth flag football, day care, and racquetball.
 - If “no opinion” is considered the same as “yes,” then 4 new programs go from being considered “no” or about the same (even) to the “yes” side: theater/acting classes, meditation classes, dodgeball league, and kick boxing.
 - **Three of the proposed new programs are considered on the bubble** (no more than 10 between the number of “yes” vs. “no” votes) in terms of need or desirability. They include: day care, racquetball, and theater/acting classes.

Trails – Questions 24 and 25 deal directly with trails and the characteristics that people value most when using them. The types of trails were ranked from 1 through 3 (1 = most enjoy, 2 = second-most enjoy, 3 = third-most enjoy; low score = most enjoyed trail type). The Response Average is the Response Total divided by the Response Count. The Response Total is the sum of the ratings given, and the Response Count showed how many times that trail type was listed as either 1, 2, or 3 (lowest score is preferred). The rankings were as follows:

Rank	Trail Type	Response Average	Response Total (rank)	Response Count (rank)
1.	Walking/Running (paved)	1.91.....	437 (4)	229 (2)
2.	Hiking (unpaved, varied terrain)	2.04.....	538 (1)	264 (1)
3.	Walking/Running (unpaved, relatively flat)	2.22.....	482 (2)	217 (3)
4.	Shared Use: Walking/Biking (paved).....	2.29.....	456 (3)	199 (4)
5.	Biking (paved)	2.42.....	363 (6)	150 (5)
6.	Mountain biking (unpaved, varied terrain).....	2.80.....	311 (8)	111 (7)
7.	Motorized Trail: ATV, ORV, OHM.....	3.22.....	406 (5)	126 (6)
8.	Shared Use: Walking/Equestrian (unpaved)	3.63.....	305 (9)	84 (8)
9.	Equestrian (unpaved).....	4.00.....	320 (7)	80 (9)

When ranking the importance of various trail characteristics (Question 25), the response results were as follows:

Rank	Trail Characteristic	Response Average	Response Total (rank)	Response Count (rank)
1.	Scenic value.....	2.11.....	727 (1)	344 (1)
2.	Connectivity	2.40.....	820 (2)	341 (2)
3.	Variety of distances to complete a loop	2.76.....	1071 (4)	326 (3)
4.	Variety of terrain types	3.35.....	899 (3)	320 (5)
5.	Pet-friendly	3.57.....	1145 (5)	321 (4)

Observations:

- This ranking clearly shows that **walking, running, and hiking** are the preferred uses on local trails.
- **Paved or unpaved** is not too important unless biking is involved (then paving is required).

- **Hiking** was selected the most often, and also received the highest total score. However, it did not receive the most #1 rankings.
- **Shared use** is not particularly preferred. There seems to be a desire to separate pedestrian use from most other uses (biking, equestrian).
- **Equestrian trails** do not appear to be too high on the priority list for trails.
- Having something to see or look at (**scenic value**) while on the trail is consistently most important. It was selected most often, and received a majority of high rankings (lowest overall score).
- **Pet-friendly trails** were selected significantly more frequently than any of the other trail characteristics, but were consistently given a lower ranking in importance (highest overall score).
- **Connectivity** had the second lowest average (good), second lowest point total (good), and the second most times being ranked (good). It is a consistently high value trail characteristic. Trails need to take you somewhere, not just exist.

Funding – Several questions were asked of the respondents regarding funding to gauge their understanding of how things were currently being paid for, and what types of funding options they might be willing to support. Of the 368 responses given to Question 26 (Did you know that Twin Falls City subsidizes half of the cost for youth programs?), 71% of the respondents did not know, while only 29% did. Not a high percentage of the people realize this important fact. Willingness to support other funding options was asked, with the following results:

Question 27: Support a tax amounting to \$10.00 per month per household (356 responses):

Response	Number of Responses	Percentage	Willing Responses (Combined 1 + 2)	Not Willing Response (Combined 4 +5)	Percentage
1. Very Willing.....	139	39%			
2. Somewhat Willing.....	112	32%	251		71%
3. Not Sure.....	83	23%			
4. Not Willing.....	11	3%			
5. Opposed.....	11	3%		22	6%

Question 28 suggested six other funding options for consideration. The response:

User Fees (358 responses):

Response	Number of Responses	Percentage	Willing Responses (Combined 1 + 2)	Not Willing Response (Combined 4 +5)	Percentage
1. Very Willing.....	107	30%			
2. Somewhat Willing.....	140	39%	247		69%
3. Not Sure.....	61	17%			
4. Not Willing.....	34	9.5%			
5. Opposed.....	16	4.5%		50	14%

City General Funds (354 responses):

Response	Number of Responses	Percentage	Willing Responses (Combined 1 + 2)	Not Willing Response (Combined 4 +5)	Percentage
1. Very Willing.....	107	30%			
2. Somewhat Willing.....	140	40%	247		70%
3. Not Sure.....	84	24%			

4. Not Willing.....	14	4%		
5. Opposed.....	9	2%	23	6%

Bond Issues (352 responses):

Response	Number of Responses	Percentage	Willing Responses (Combined 1 + 2)	Not Willing Response (Combined 4 +5)	Percentage
1. Very Willing.....	75	21%			
2. Somewhat Willing.....	87	25%	162		46%
3. Not Sure.....	142	40%			
4. Not Willing.....	29	8%			
5. Opposed.....	19	6%		48	14%

Levies (348 responses):

Response	Number of Responses	Percentage	Willing Responses (Combined 1 + 2)	Not Willing Response (Combined 4 +5)	Percentage
1. Very Willing.....	71	20%			
2. Somewhat Willing.....	86	25%	157		45%
3. Not Sure.....	138	40%			
4. Not Willing.....	28	8%			
5. Opposed.....	25	7%		53	15%

Private Donations (358 responses):

Response	Number of Responses	Percentage	Willing Responses (Combined 1 + 2)	Not Willing Response (Combined 4 +5)	Percentage
1. Very Willing.....	188	53%			
2. Somewhat Willing.....	98	27%	286		80%
3. Not Sure.....	62	17%			
4. Not Willing.....	6	2%			
5. Opposed.....	4	1%		10	3%

Public/Private Partnerships (354 responses):

Response	Number of Responses	Percentage	Willing Responses (Combined 1 + 2)	Not Willing Response (Combined 4 +5)	Percentage
1. Very Willing.....	192	54%			
2. Somewhat Willing.....	94	27%	286		81%
3. Not Sure.....	59	17%			
4. Not Willing.....	5	1%			
5. Opposed.....	4	1%		9	2%

Observations:

- People are **not very willing to pay more taxes** (bonds and levies where the amount is unspecified) without knowing how much it will cost. A whopping 40% are unsure, while 15% are opposed.
- People are generally okay about funding when it appears that **someone else will be paying** (user fees, private donations, public/private partnerships).
- If the **amount is relatively low and specified up front** (\$10.00 per month per household), and are assured that the money will go to recreation needs, then a high percentage of respondents (71%) are very or somewhat willing to pay.

- **City General Funds** seem to be viewed a little differently than tax dollars. Respondents seem a little more willing to spend “City” dollars in spite of the fact that the money still comes primarily from taxes on local businesses and sales transactions. The money is still looked at more as coming from someone else and not them.
- It is important to note that the apparent willingness to support a special services district tax is *expressed only by those who took the survey*, and may not represent all the voting public. This is a **good starting point**, but much more needs to be done before trying to implement such a taxing district. A significant public involvement campaign is recommended to verify that all segments of the voting population are being heard and expressing their opinions.

SECTION 7: RECOMMENDATIONS

After closely analyzing the data gathered from the inventory of the City’s demographics and recreational amenities, and collecting information from the citizen survey, recommendations can be made, including projects that reflect the City’s long term planning goals and desires. Following are lists of proposed projects that provide direction without imposing limitations or detail that should be determined by City Staff and maintenance personnel in the field.

As a cross-check to the proposed future park layout, some additional calculations were performed to help identify whether the proposed improvements would actually serve people or just fill in gaps in the map.

Current Population.....	49,708 people
Current Level of Service	3.42 acres / 1,000 population
Projected Population Range at Build-Out.....	112,555 to 168,833 people
Current Amount of Park Space	170 acres
Amount of “Planned” Park Space (10 @ 4 acres ea.)	40 acres

Using the lower build-out population range number of 112,555 people, and applying the current level of service number, the calculated required additional park acreage needed to meet future demand is:

112,555 people / 1,000 units per population = 112.555 units x 3.42 acres per unit = 385 acres.
 385 acres total – 170 acres currently – 40 acres planned = 175 acres of new park space required.

This may be accommodated by adding:

- 3 community parks @ ±50 acres each = 150.0 acres
- 7 neighborhood parks @ ± 4 acres each = 28.0 acres
- Total acres = 178 acres = meets demand.

Using the higher build-out population range number of 168,833 people, and applying the current level of service number, the calculated required additional park acreage needed to meet future demand is:

168,833 people / 1,000 units per population = 168.833 units x 3.42 acres per unit = 577 acres
 577 acres total – 170 acres currently – 40 acres planned = 367 acres of new park space required.

This may be accommodated by adding:

- 6 community parks @ ±50 acres each = 300.0 acres
- 11 neighborhood parks @ ± 6.5 acres each = 71 acres
- Total acres = 371 acres = meets demand.

In evaluating these calculations, it should be noted that “planned” Neighborhood parks are calculated at 4 acres each (based on previous discussions with City Staff). Future Neighborhood parks proposed in this plan are calculated at 6.5 acres each, representing an average size based on the park type description. Community parks are considered to be the full size acreage in order to accommodate future proposed uses. In reality, any Neighborhood or Community park which meets the criteria set forth in its description (other than size) could fulfill the recreational intent of that park designation. Ultimately, the acreage is not as important as the amenities provided and their recreational value.

Exhibit 13: Proposed Master Plan Improvements, shows an approximate location of all proposed future parks and trails, and provides the coverage needed to serve future development. Note that commercial

and industrial areas are not being served since no residents live there (or are projected to live there). The proposed solution addresses the higher population projection to accommodate a “worst case” scenario. It may be adjusted depending upon actual growth and development patterns. As proposed, this plan can provide a vibrant community with a wide variety of recreational opportunities.

It is important to recognize that while the recommendations given in this Master Plan are thorough, they are not rigid. It is advisable to continue monitoring and evaluating community wants and desires with respect to facilities and programs. These may change over time and the City should adapt and be flexible in order to respond with the appropriate facilities and/or programs.

Items of special note about the proposed Master Plan Improvements:

- **Approximate Locations** – Park locations are approximate and may be adjusted to fit in with the actual development that occurs around each general location.
- **Near or On City-Owned Property** - Where possible, park locations have been proposed near or on City-owned property to help minimize land acquisition costs.
- **Evel Knievel Jump Ramp** - The community park proposed in the northeast quadrant of the City is located at the site of the Evel Knievel jump ramp. This is a landmark location and one that may deserve to be recognized and preserved. The story is remarkable, and the history it made is noteworthy. A community park built around this site could take advantage of that history, have some very unique theming, and benefit from the beautiful rim location (which no other community park has). It also ties in very well with the City’s trail plan and requires no additional trails to connect it to other recreation locations. This park may be smaller in size than the suggested 50 acres due to its location along the canyon rim.
- **Second Community Park** - The second community park proposed in the northeast quadrant of the City near Falls Avenue is recommended to accommodate additional recreational opportunities that might not result from the Evel Knievel Jump Ramp site. This park is expected to be closer to the suggested 50 acre size.
- **Partnership Agreements** - Partnership agreements with local large businesses may be required to establish a community park in the southeast quadrant of the City. A single owner controls most of the potential park sites in this area and therefore could make an interesting partner should it be so inclined. Something connected to that part of Rock Creek (which flows through that area) could be an attractive and exciting recreational opportunity.
- **New South Community Park** - The community park located just south of Low Line Canal and near Airport Road is placed on what appears to be City-owned property. It is currently being considered for potential well sites, but these could be accommodated within a large park. At one time in the past it was considered as a potential park site for a man-made lake and recreation area. Where it is far from current development, uses that would require lighting (sports fields, baseball complexes, etc.), large bodies of water, or generate excessive noise could easily be accommodated here. Water and sanitary sewer would have to be considered since it falls outside the City’s long-term area of service.
- **New Southwest Community Park** - The community park located in the southwest quadrant of the City serves an area where no large Community park currently exists. Its potential uses are widely varied.
- **New Northwest Community Park** - The community park in the northwest quadrant of the City also provides coverage to an under-served area. Because of recent growth, this area is in need of a larger park which can provide the amenities that smaller neighborhood parks cannot.

Sunway Soccer complex is near, and while additional amenities have been added there, it is not sufficient or close enough to serve the farther-most area of impact.

- **Goal: Neighborhood Park Each Square Mile** - Neighborhood parks have been placed to achieve the general goal of having a Neighborhood park within each square mile of the City's residential areas.

CAPITAL IMPROVEMENT PROJECTS

Based on inventory review of all the neighborhood and community parks, input from the citizen survey, and information previously provided by the Parks and Recreation Department, a list of Capital Improvement Projects can be developed. These projects are items that the City can proceed to implement as funding is available. To give a quick snapshot of the current condition of the parks with regard to having the amenities required by their respective designations, Tables 7 and 8 provide that information.

System Improvements – There are several general improvements that could be made to the parks system that would be applicable to almost every park the City has. After reviewing the citizen survey and noting their desires for specific amenities/facilities and concerns for what is valued and still needed, and evaluating the individual park inventories and condition of the existing amenities, the following are system-wide recommendations for park improvements:

- **Shade** - Provide more shade. That means more trees, perhaps more shelters. Every park that we examined could use a thorough tree replacement plan, and new parks really need more trees than are currently being planted. It's much easier to remove or thin out tree coverage than to wait 30 years and discover that it doesn't fill in like you expected, or you lose a tree and have to start over. Trees are perhaps a park's single most important investment over time.
- **Monitor Irrigation Systems** – Regularly check and evaluate the performance of the irrigation systems in each park. Many are in an "okay" condition, but that can change rapidly without care and periodic adjustments. Annual evaluations should be made, and audits done on a regular basis to ensure that the systems are functioning properly. Upgrade those that are rated "2" or less.
- **More Walking Paths and Trails** - Where feasible, provide more walking paths and trails, particularly around the park perimeters. These walks are constantly used by residents for exercise and fresh air, and they encourage connectivity with other community parks and places.
- **More Picnic Tables** - Provide more picnic tables, either under a pavilion or in the grassy areas. These should be accessible for daily use. Most parks do not have enough tables, even if the pavilions are fully stocked.
- **Well Maintained Restrooms** - Keep the restrooms in good condition. This is big concern for many people and has a huge impact on whether their park experience is pleasant or unpleasant. Where there are no restrooms in a new park, install them as soon as possible. Make them nice and keep them clean.

Project Improvements – The following is a list of improvement projects by park recommended for the City's neighborhood and community parks. It is based on the park inventory and the Capital Improvements List developed by the City for the years 2015 through 2019 (see Appendix for City Capital Improvement List).

Neighborhood Parks

Ascension Park

- Basketball court.
- Backstop.
- Sign.
- Trail.
- Picnic shelter or pavilion.

Neighborhood Parks

Ascension Park

- Basketball court.
- Backstop.
- Sign.
- Trail.
- Picnic shelter or pavilion.

Blue Lakes Rotary Park

- Picnic tables.
- Benches.
- Major amenity (tennis, basketball, volleyball, etc.).

Cascade Park

- Overall the park is in fair shape. It will need watching over the next few years for signs of wear.
- Replace restroom soon.
- Resurface tennis courts in next few years.
- Add sign.

Clyde Thomsen Park

- Overall good shape.
- Trail needs resurfacing.

Drury Park

- Relatively good shape.
- Needs pavilion.

Fairway Park

- This is essentially a detention basin with a walking path around it. It does not have the other amenities a typical neighborhood park needs, and does not have space for them.
- The City is recommending a playground there in the future. This might be something to debate before proceeding.

Harrison Park

- What it has is in relatively good shape. However, it still lacks critical amenities.
- New restroom.
- New shelter or pavilion.
- Add picnic tables.

Harry Barry Park

- Overall good shape. Monitor amenities and see how they function over the next few years.
- Some items in fair shape only, but nothing new needed.

Morning Sun Park

- Good shape for what it has, but needs additional amenities.
- New restroom building.
- New shelter or pavilion.
- Sign.

Northern Ridge Park

- Overall good shape. Everything relatively new.
- Add picnic tables.

Pierce St. Tennis Court

- Another very small neighborhood park with little room for additional required amenities. Don't add them.
- Patch concrete on tennis court.
- Add picnic tables.

Sunrise Park

- Fair condition.
- Based on current condition ratings, needs new basketball court and pavilion.
- New restroom.
- Irrigation system upgrades.

Vista Bonita Park

- Park in good shape and has relatively new features.
- Trail needs slurry coat for maintenance.

Willow Lane Park

- Very small park with no space for all required amenities. Don't add them.
- Could use a few picnic tables and perhaps a small shelter or pavilion.

NEIGHBORHOOD PARK	MINIMUM STANDARDS							ADDITIONAL AMENITIES					
	Size	Restroom	Shelter	Playground	Picnic Tables	Open Space Area	Shaded Area	Basketball Court	Tennis Court	V-Ball Court	Paved Walking Trail	BB/SB* Field	Other
Ascension	8	X		X		X	Small Trees						
Blue Lakes Rotary	4	X	X	X		X	Small Trees						
Cascade	4	X	X	X	X	X	X	X	2				
Clyde Thomsen	13	X	2	X	X	X	X			2	X	X	Sledding Hill
Drury Park **	0.5	X		X	X		X						2 Horseshoe Pits
Fairway Estates	2					X							Detention Basin
Harrison	2			X	X	X	X	X				X	
Harry Barry	3	X	X	X	X	X	X	X		X		X	Horseshoe Court
Jason’s Woodland Hills	3					X	X				X		
Morning Sun	3			X		X	Small Trees						
Northern Ridge	4	X	X	X	X	X	Small Trees						
Pierce St. Tennis Court	0.5					X			X				
Sunrise	2		X	X	X	X	X	X					
Teton	4					X							Detention Basin
Vista Bonita	8.5	X	X	X	X	X	X	X			X	X	2 Horseshoe Pits, Sledding Hill
Willow Lane **	0.5					X	X						

* BB = Baseball Field; SB = Softball Field

**Too small for all amenities of a neighborhood park

Table 7. Neighborhood Park Amenities

COMMUNITY PARK	MINIMUM STANDARDS						ADDITIONAL AMENITIES						
	Size	Restroom	Group Picnic Shelter	Playground	Picnic Tables	Open Space Area	Shaded Area	Competitive Sports Fields Complex	Swimming Pool	Recreation Centers	Tennis Court Complex (# of courts)	Community Gathering Places	Other
City Park	5.5	X		X	X	X	X					X	Band Shell
Frontier Field	19	X	2	X	X	X	X	3 BB/SB*			4		
Harmon	24	3	3	X	X	X	X	5 BB/SB*			6		Horseshoe & Volleyball
Oregon Trail Youth Complex	20.5	2		X	X	X	X	4 BB/SB*			3		Basketball Court
Sunway Soccer Complex	39	X				X	Small Trees	12 Soccer					

*BB = Baseball Field; SB = Softball Field

Table 8. Community Park Amenities

Community Parks

City Park

- Small for a community park, but serves nicely. Very well liked and mostly in good shape.
- Make improvements to band shell (lighting upgrade, plaster repair, floor repair).
- New restroom.
- Upgrade 1 drinking fountain.
- Upgrade 1 of the interactive fountains.

Frontier Park

- Overall fair shape, but needs some upgrades.
- Lighting improvements on fields #1 and #2.
- Sign.
- Restroom.
- Shelter or pavilion.
- Resurface trail (slurry).
- Resurface tennis courts.

Harmon Park

- Overall fair shape, but needs some upgrades and repairs.
- New backstop at Legion Field.
- Sign.
- Score booth replacement at Old Legion Field.
- Upgrade restroom near Field #1 and by recreation building.
- Resurface tennis courts.
- Rehabilitate fire pit.
- Improve youth baseball fields.

Oregon Trail Youth Complex

- Overall fair shape.
- Upgrade 1 restroom.
- New pavilion or shelter.
- Upgrade playground equipment.
- Lighting improvements on Field #4.
- Replace fence near parking lot.
- Slurry coat trail and underneath bleachers.
- Add curb, gutter and sidewalk along Park Ave.
- Adjust outfield fences.

Sunway Soccer Complex

- Relatively good shape.
- Work to improve turf quality of soccer fields.
- Add shelter or pavilion.

Program Improvements

Based on the results of the citizen survey, the programming of the Parks and Recreation Department is doing a fairly good job of providing the types of activities that people enjoy. Improvements and

additional programs can always be made, and in this case there are a few items that became apparent as the survey results were analyzed. These include:

- **City Events** - City-sponsored events (Concerts in the park, Movies in the park, Cabin Fever Day, Arbor Day) were the most liked and most well-known programs. Continue to provide these events and improve how smoothly they function.
- **Nature Activities** - There exists a keen interest in nature activities, especially those in the Snake River Canyon. Look for ways to expand the nature hikes, nature trails, and general exposure to the uniqueness of the canyon (birding, kayaking and rafting, rock climbing, etc.).
- **Indoor Recreation Facilities** - Having indoor facilities to facilitate youth programs (especially basketball), walking and running during bad weather, and classroom space are also important. The development of a recreation center seems to have some good support from many in the community.
- **Disc Golf** - Disc golf is in high demand, and some rather motivated and impassioned supporters have needs that they feel should be addressed. The park visited the most times was Rock Creek Canyon Park, which is a county facility. It was visited so frequently because it is one of the few places where there is disk golf course. Facilities should be developed in other locations where this activity can be more readily accessed. Perhaps Auger Falls may have some ability because of its size to accommodate a course.
- **Good Job** - Quiet, clean, and safe are the things that Parks & Recreation are doing well at right now.
- **Needs Improvement** – Parks & Recreation are not doing so well at providing indoor recreation and fitness, adequate facilities to meet demands, and providing qualified coaches/instructors.
- **Word of Mouth Advertising** – By far the most used method for citizens to learn about parks and recreation is by word of mouth. All the methods are used, but making sure the word about programs gets to the right people is most critical.

TRAILS

Recommendations for trails are not extensive. With the City's recent Bicycle Plan update, most of the trail issues have been addressed, including location, trail type, and expansion. This master plan does not propose to alter that plan, nor to provide numerous other recommendations. What it does recommend is expanding the trail system to include the newly proposed parks and linking them to the current trail system. Most of these links will likely be shared use trails between pedestrians and bicyclists, following along existing roads.

SECTION 8: FUNDING

When it comes to financing of new park construction, The City of Twin Falls will need to rely heavily on recreation impact fees. Over the past several years federal funding and grants for parks and recreation projects has been limited and will continue to be limited based on the economic climate.. Communities have had to get very creative to find sources that will help build parks and recreational facilities. Grant funding for these types of facilities require advanced planning of at least 2 years prior to making application in order to be successful.

Keep in mind that the proposed master plan includes numerous parks. While not all of these will be built immediately, their construction will mean an added new maintenance burden in addition to the actual construction of the facilities. The City should be prepared to handle the increase in park maintenance by increasing its maintenance personnel and budget.

Below are potential funding sources for both park and trail development.

PARKS

City Funding - General Fund or Bonding: The City can fund parks directly from its general fund or can bond for park development and spread the cost over many years. Because of the amounts needed to fund park development, bonding is a reasonable approach.

Park and Recreation Impact Fees: The City currently collects impact fees for parks and recreation which can be used for planning and construction for new parks.

Private Fundraising: While not addressed as a specific strategy for individual recreation facilities, it is not uncommon that public monies be leveraged with private donations. Private funds will most likely be attracted to high-profile facilities such as a recreation, aquatic and cultural facilities. These type of funds generally require aggressive promotion and management by the local parks and recreation department or city administration.

Service Organizations - Many service organizations and corporations have funds available for park and recreation facilities. Organizations such as Lions Clubs, Shriners, Elks Club, and others are often willing to partner with local communities in the development of playgrounds and other park and recreation equipment and facilities.

Land and Water Conservation Fund - This Federal money is made available to states. In Idaho, it is administered by the Idaho Parks and Recreation. Funds are matched with local funds for acquisition of park and recreation lands, redevelopment of older recreation facilities, trails, improvements to accessibility, and other recreation programs and facilities that provide close-to-home recreation opportunities for youth, adults, senior citizens, and persons with physical and mental disabilities. Project sponsors must provide, as matching share, the balance of a project's cost (at least 50%). Project sponsors share can be local funds, state funds, force account or donation of privately owned lands. IDRP encourages the use of cash match.

TRAILS

The Recreational Trails Program (RTP) - Projects must be from trail plans included or referenced in a Statewide Comprehensive Outdoor Recreation Plan. The typical grant funding level for the program is approximately \$1.5 million annually. Uses of the funds are: maintenance and restoration of existing recreational trails; development and rehabilitation of trailside and trailhead facilities and trail linkages for recreational trails; purchase and lease of recreational trail construction and maintenance equipment; and construction of new recreational trails (with restrictions for new trails on Federal lands). RTP grants require a 20% match. At least 5% of the overall project costs must be non-federal funds. Indian Tribe government funds are considered non-federal.

The Idaho Off-Road Motor Vehicle (ORMV) Fund - The Off-Road Motor Vehicle (ORMV) Fund was created by legislation in 1973. The ORMV Fund is funded annually with a portion of the total state gas tax revenues. The typical grant funding level for the program is approximately \$400,000 annually. The Idaho Department of Parks and Recreation (IDPR) has been given the responsibility of administering this grant program. It requires a 50% match.

Community Choices for Idaho - The purpose of Community Choices for Idaho is to advance ITD's strategic goals of Mobility, Safety, and Economic Opportunity while maximizing the use of federal funds. The program will (1) provide an annual mechanism to solicit locally identified projects and deliver a process to identify potential funding and leveraging of federal funding opportunities, and (2) enhance ITD's ability to leverage funding sources for sponsored projects, including the Transportation Alternatives Program funding source. There is a pre-application process and eligible projects will be invited to submit a full application. The minimum local match required is 7.34%.

Federal Lands Access Program (FLAP) - The goal of the program is to improve transportation facilities that provide access to, are adjacent to, or are located within federal lands. The program supplements state and local resources for public roads, transit systems, trails, and other transportation facilities, with an emphasis on high-use recreation sites and economic generators. Local match will follow the state's sliding scale rate 7.34%.

Idaho Community Foundation - Invitation for communities throughout Idaho to describe what is needed to make life better for the people in their town. This grant is not specific to transportation, but has a wide range of purposes. Most specifically this grant can be used for transportation education and awareness programs. Maximum funding allowed per activity/project is \$5,000

Local Highway Safety Improvement Program - This program is a data driven process by which local highway jurisdictions (LHJs) with jurisdiction over public right-of-way identify safety improvement countermeasures based on the analysis of five years of crash data. Potential projects to reduce crashes at identified hazardous locations can include (but are not limited to) bicycle and pedestrian crossing facilities, signing, striping, signals, surface improvements, guardrails, signal timing, and geometric changes. Local match will follow the state's sliding scale rate 7.34%.

FUNDING FOR ALL TYPES OF RECREATION

Private and Corporate Foundations - This is a great way to get local businesses involved in promoting walking and bicycling and giving back to the community. To receive provide funds, the project must be designed and planned out to allow the project to be marketable. A few private foundations that have been known to participate in these types of projects include: Bikes Belong, the Whittenberger

Foundation, Kellogg Foundation, U.S. Soccer Foundation, Cliff Bar Foundation, and Baseball Tomorrow Foundation. There are many more foundations that funds these types of projects; a better understanding of the projects is required in order to identify the funding opportunities available.

In-Kind and Donated Services or Funds - Several options for local initiatives could possibly further the implementation of the trails plan. These include:

- Adopt-a-trail, whereby a service organization or group either raises funds or constructs a given facility with in-kind services.
- Corporate sponsorships, whereby businesses or large corporations provide funding for a particular facility, similar to adopt-a-trail.
- Public trail construction programs, in which local citizens donate their time and effort to trail construction and/or maintenance.

These kinds of programs would require the City to implement a proactive recruiting initiative to generate interest and sponsorship.

APPENDIX: Exhibits

Figure 1: Existing Parks

Figure 2: Existing Trails

Figure 3: Existing Service Area – Pocket Parks

Figure 4: Existing Service Area – Mini Parks

Figure 5: Existing Service Area – Neighborhood Parks

Figure 6: Existing Service Area – Community Parks

Figure 7: Existing Service Area – All Parks

Figure 8: Existing Service Area – All Walkable Parks

Figure 8a: Non-City-Owned Recreational Facilities

Figure 9: Population Growth

Figure 10: Population Growth showing All Walkable Park Service Areas

Figure 11: Areas Not Served by Walkable Parks

Figure 12: Proposed Capital Improvements

Figure 13: All Future Park Service Areas

Figure 14: Proposed Trails

Survey Results

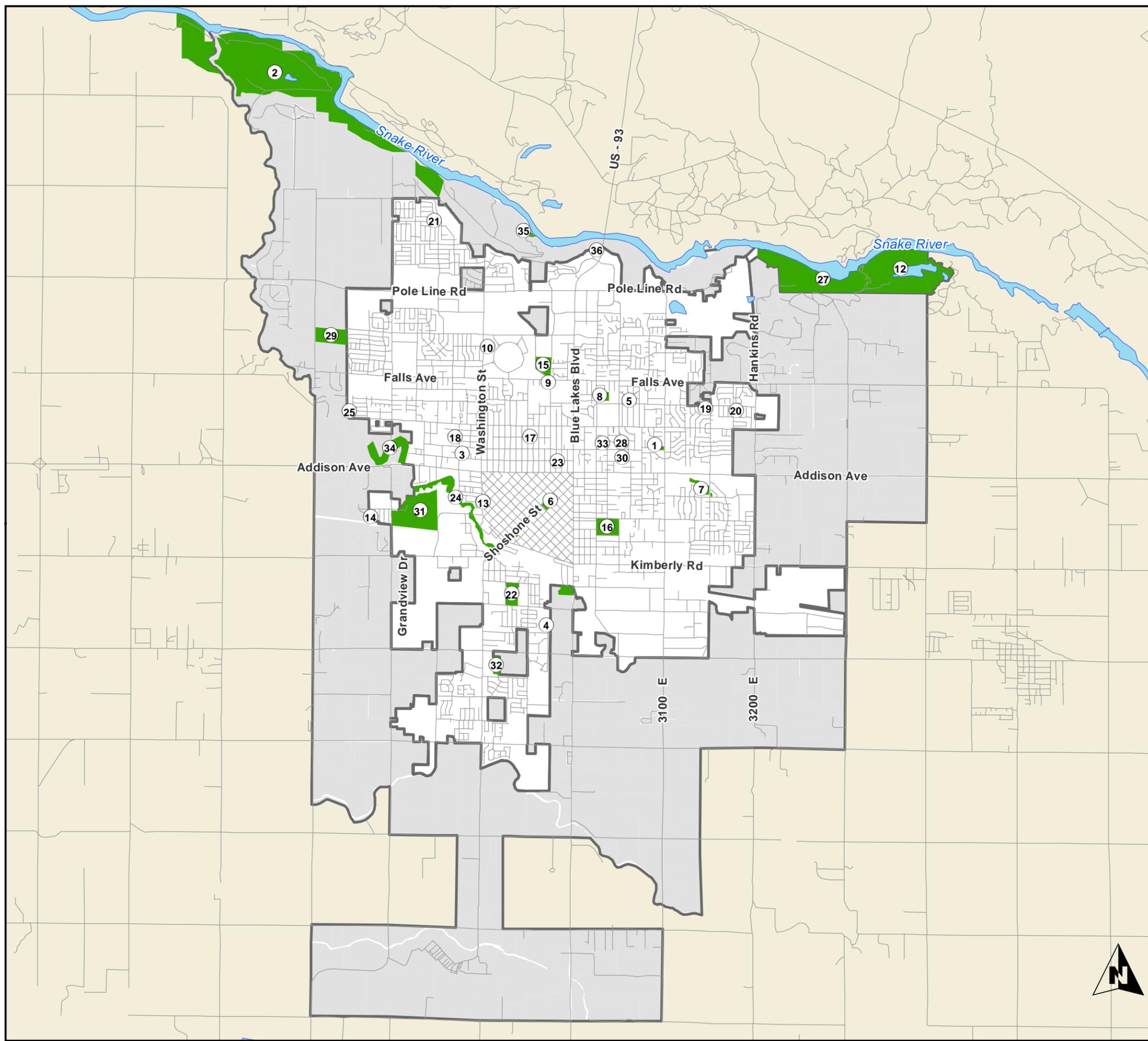
Capital Improvement Projections (City List)



Existing Parks

Exhibit 1

- Existing Parks
- City of Twin Falls
- Twin Falls Area of Impact



City of Twin Falls Parks

- (1) Ascension Park
- (2) Auger Falls
- (3) Baxters Dog Park
- (4) Blue Lakes Rotary Park
- (5) Cascade Park
- (6) City Park
- (7) Clyde Thomsen Park
- (8) Community Swimming Pool
- (9) Courtney Conservation Park
- (10) CSI/City Tennis Courts
- (11) Dennis Bowyer Park
- (12) Dierkes Lake
- (13) Drury Park
- (14) Fairway Estates
- (15) Frontier Field
- (16) Harmon Park
- (17) Harrison Park
- (18) Harry Barry Park
- (19) Jason's Woodland Hills Park

- (20) Morning Sun Park
- (21) Northern Ridge Park
- (22) Oregon Trail Youth Complex
- (23) Pierce St. Tennis Courts
- (24) Rock Creek Canyon Parkway
- (25) Rock Creek Trails Estates
- (26) Sawtooth Softball Fields
- (27) Shoshone Falls
- (28) Sunrise Park
- (29) Sunway Soccer Complex
- (30) Teton Park
- (31) Twin Falls Golf Club
- (32) Vista Bonita Park
- (33) Willow Lane Park

Twin Falls County Parks

- (34) Rock Creek Park
- (35) Centennial Park

Trail

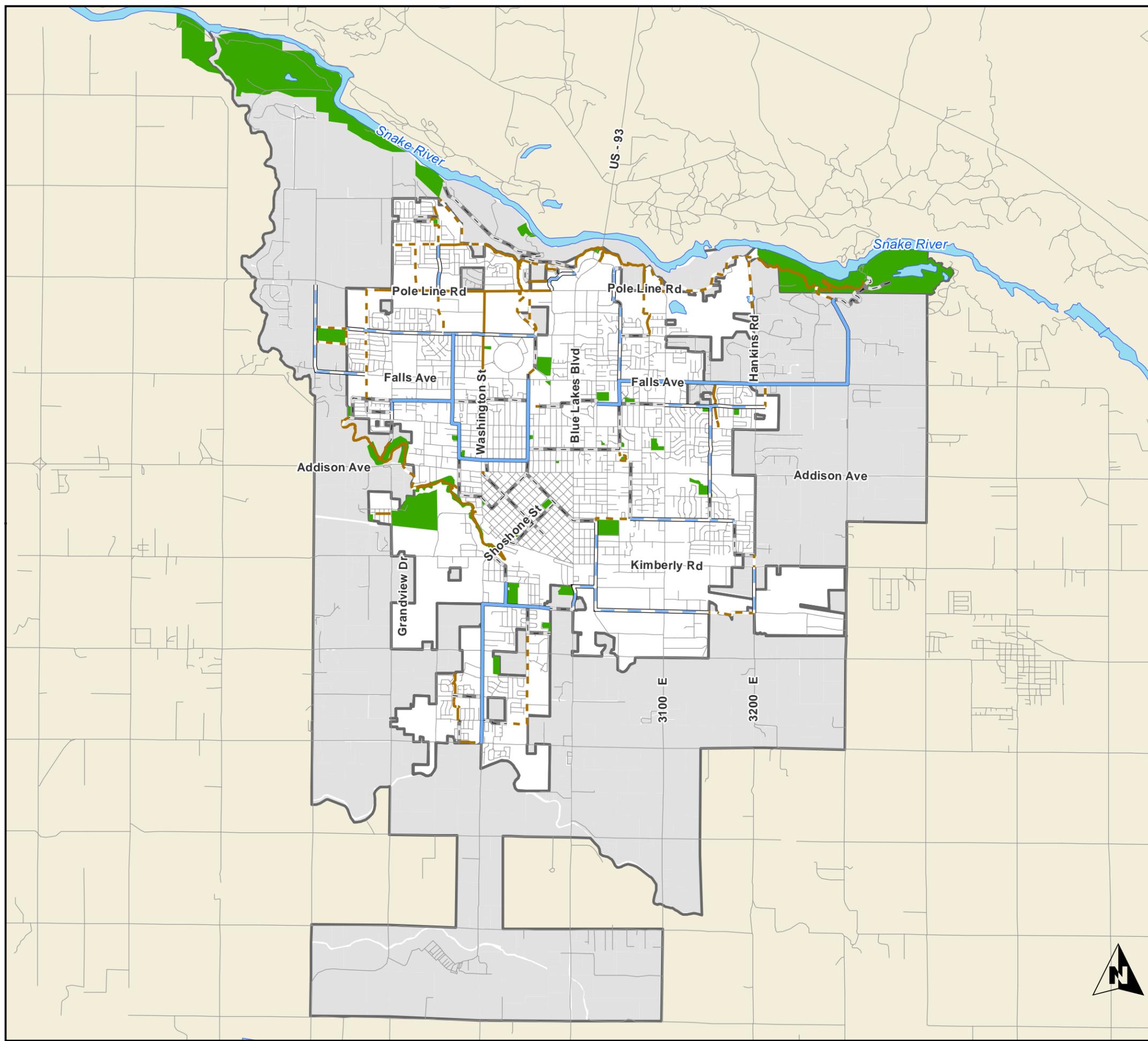
- (36) Canyon Rim Trail





Existing and Planned Trails

Exhibit 2



- City of Twin Falls
- Twin Falls Area of Impact
- Trails**
- Existing Bike Lane
- Existing Shared Use Path
- Planned Bike Lane
- Planned Shared Use Path
- Planned Marked Shared Roadway



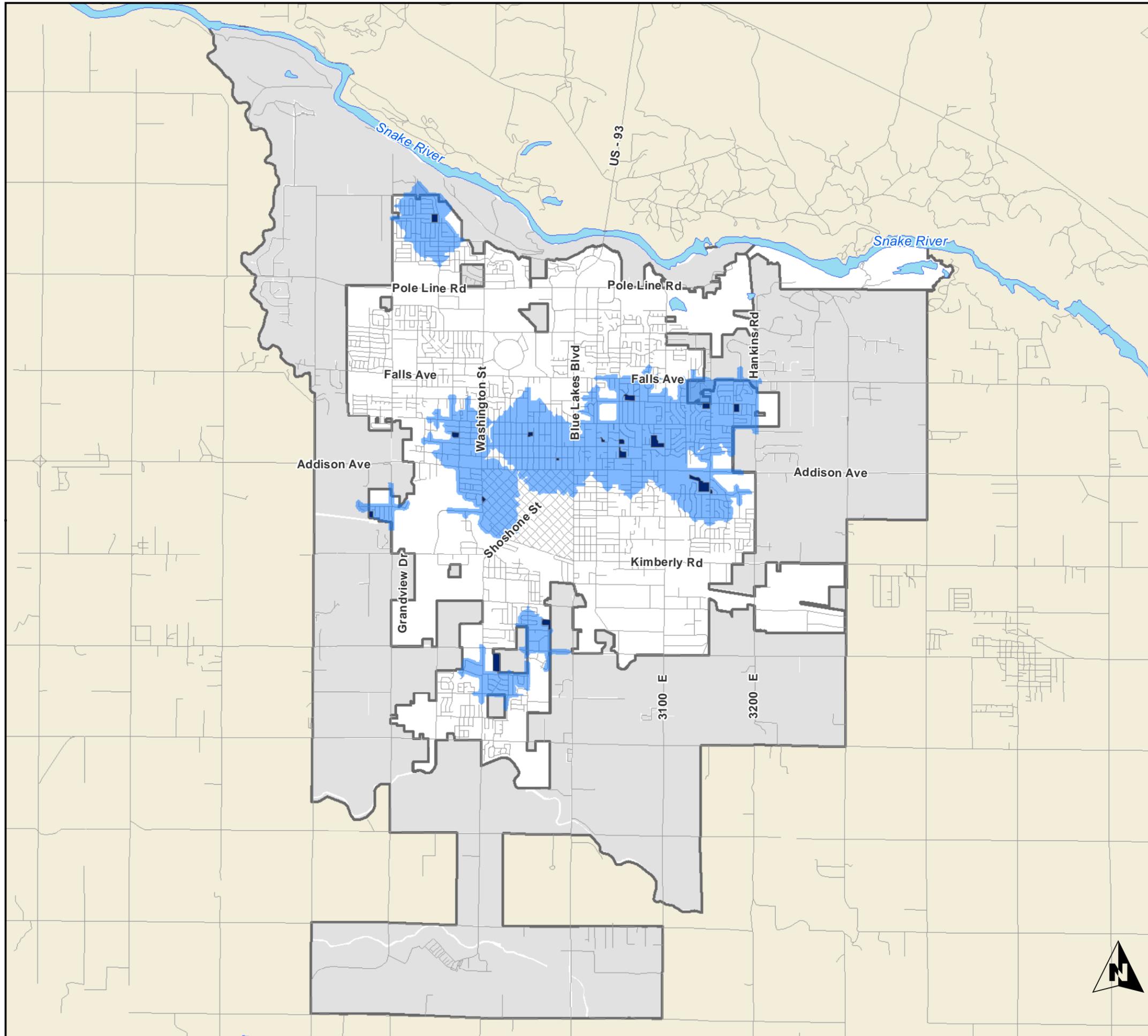
June 2015



Neighborhood Parks Existing Service Areas

Exhibit 3

-  Neighborhood Parks
-  Neighborhood Park Service Areas
-  City of Twin Falls
-  Twin Falls Area of Impact

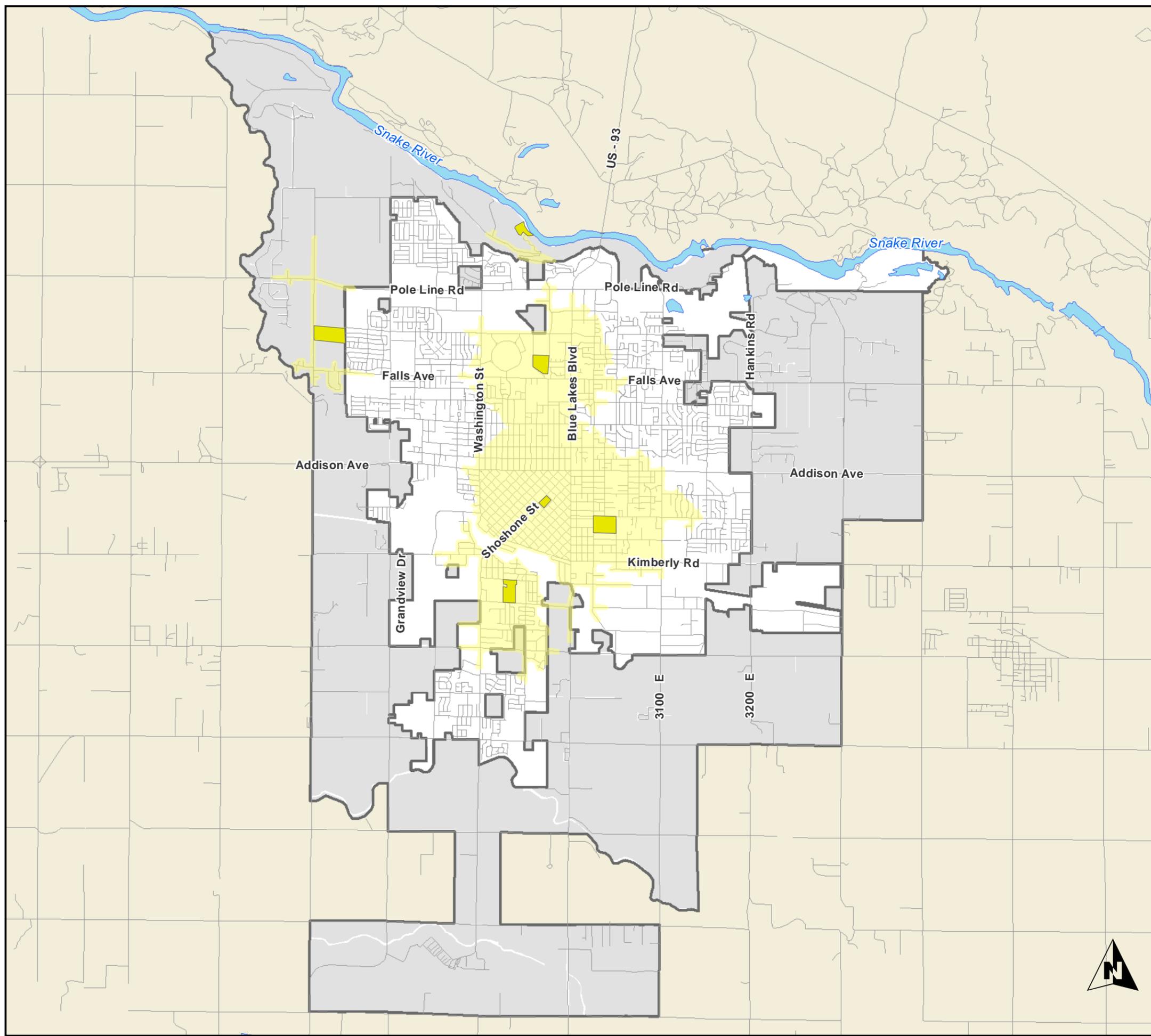




Community Parks Existing Service Areas

Exhibit 4

-  Community Parks
-  Community Park Service Areas
-  City of Twin Falls
-  Twin Falls Area of Impact



June 2015

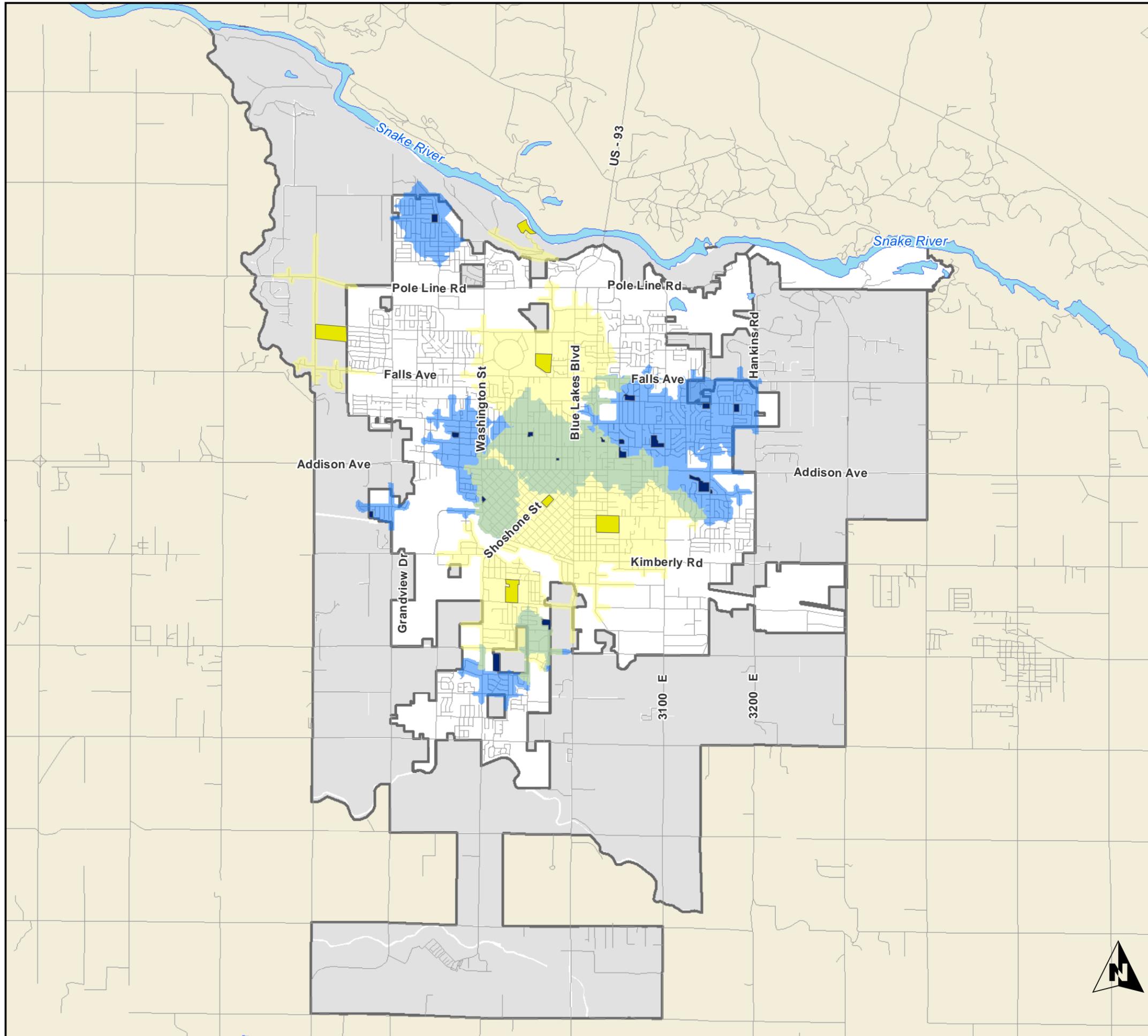


Neighborhood Park & Community Park Existing Service Areas

Exhibit 5

Legend

- Community Parks
- Neighborhood Parks
- Community Park Service Areas
- Neighborhood Park Service Areas
- City of Twin Falls
- Twin Falls Area of Impact



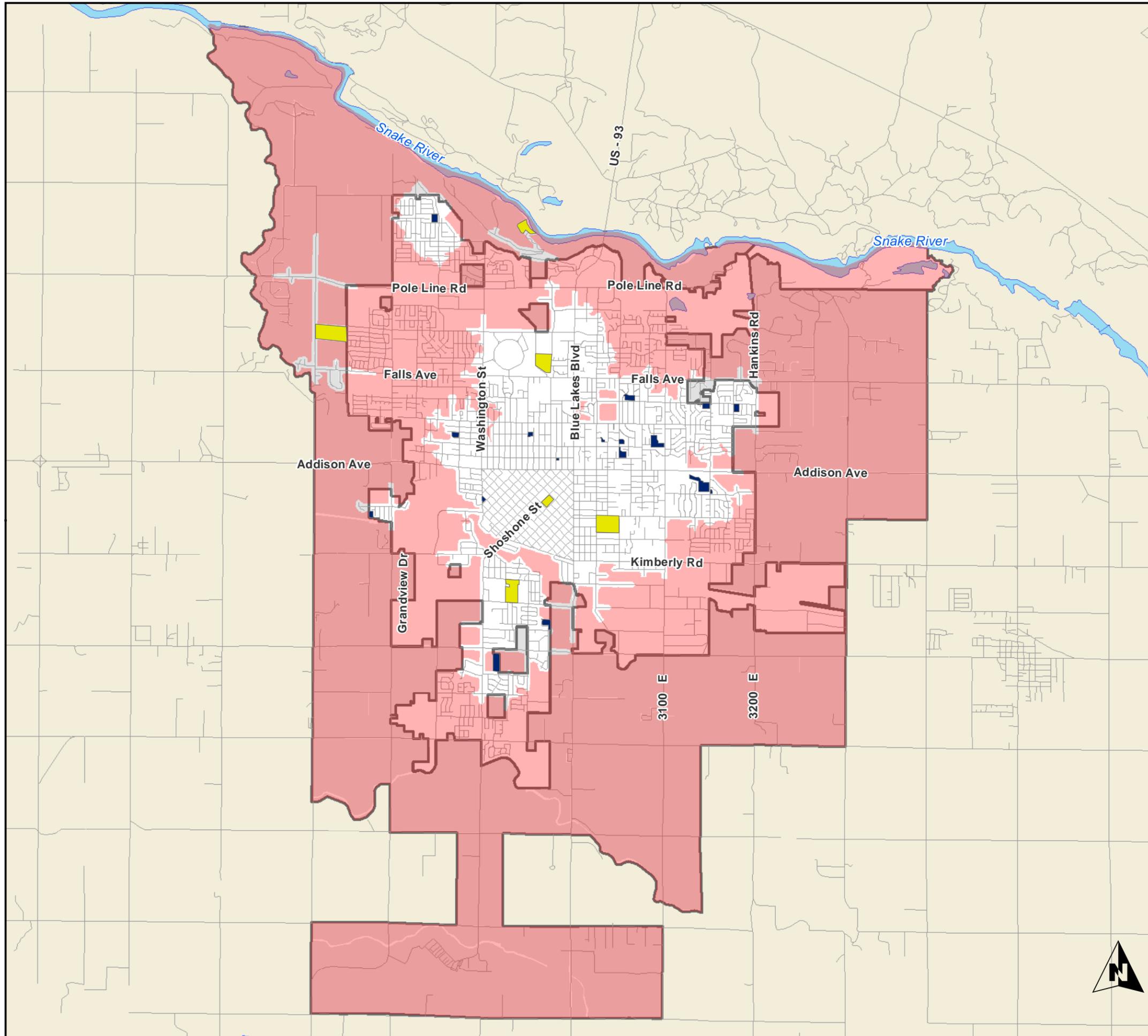
June 2015



Areas Not Currently Served by Neighborhood or Community Parks

Exhibit 6

-  Community Parks
-  Neighborhood Parks
-  Areas Not Currently Served
-  City of Twin Falls
-  Twin Falls Area of Impact

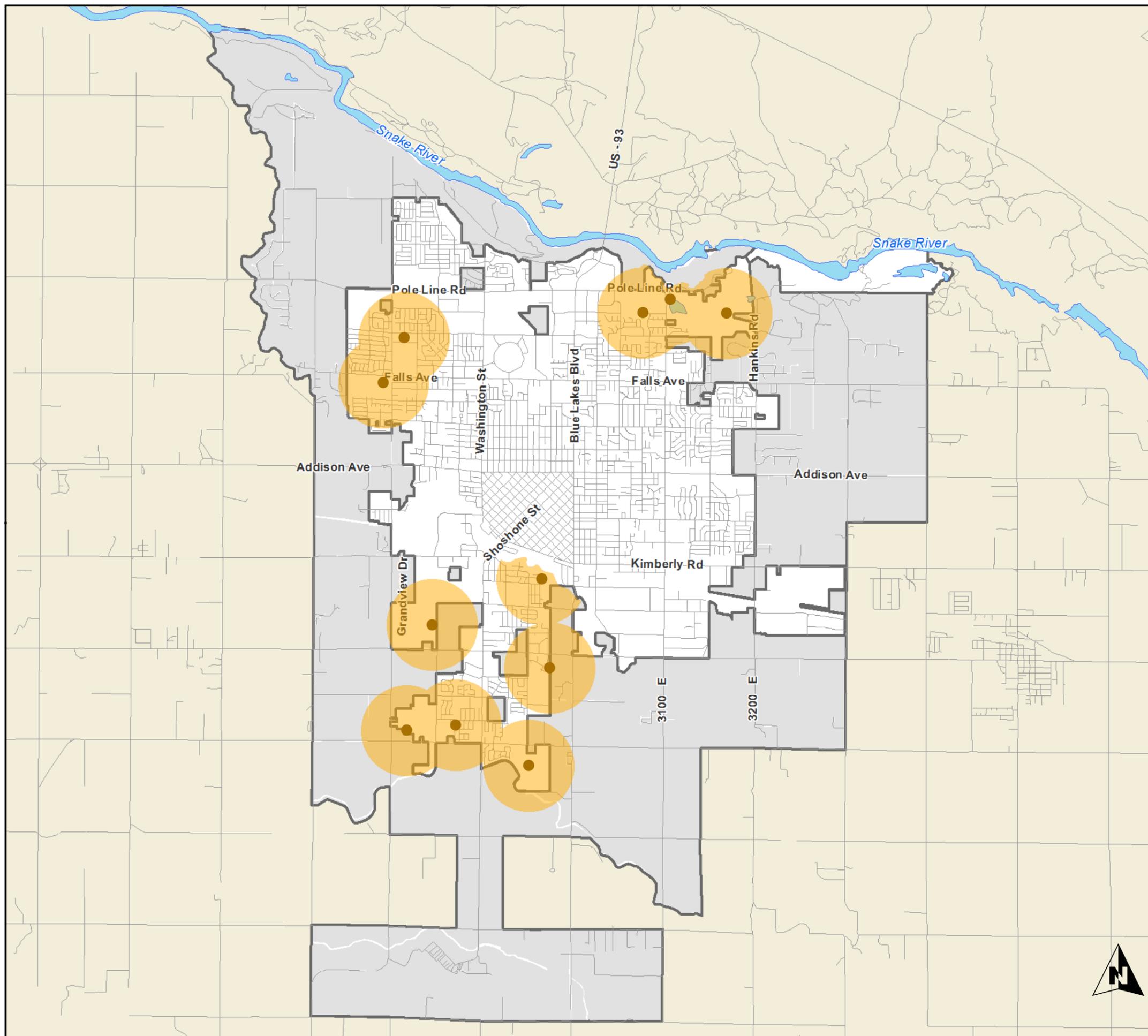




Planned Neighborhood Parks (Showing Approximate Service Areas)

Exhibit 7

- Planned Neighborhood Parks
- Planned Park Service Areas
- City of Twin Falls
- Twin Falls Area of Impact



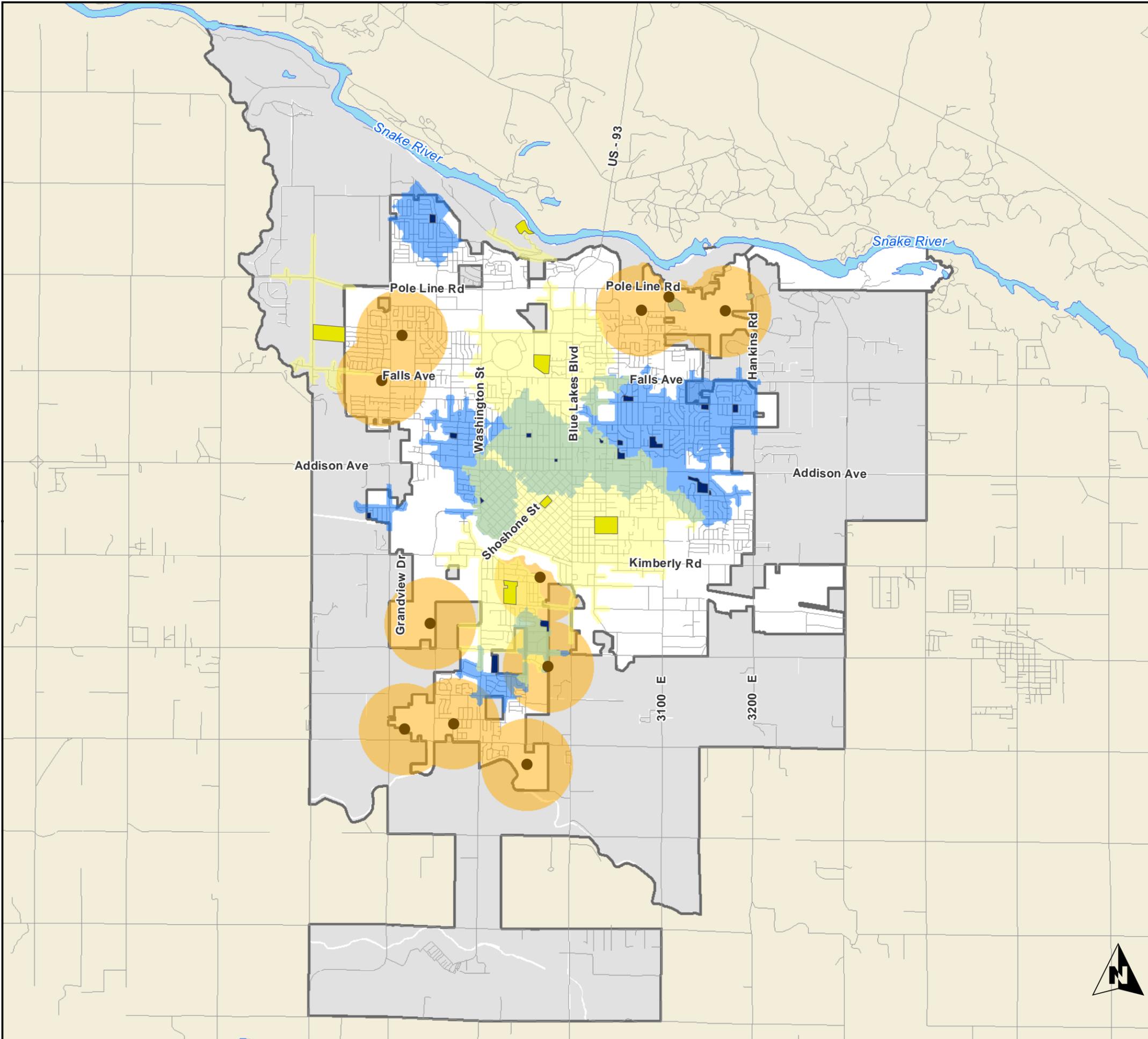


Existing and Planned Park Service Areas

Exhibit 8

Legend

-  Existing Community Parks
-  Existing Neighborhood Parks
-  Planned Neighborhood Parks
-  Community Park Service Areas
-  Neighborhood Park Service Areas
-  Planned Park Service Areas
-  City of Twin Falls
-  Twin Falls Area of Impact

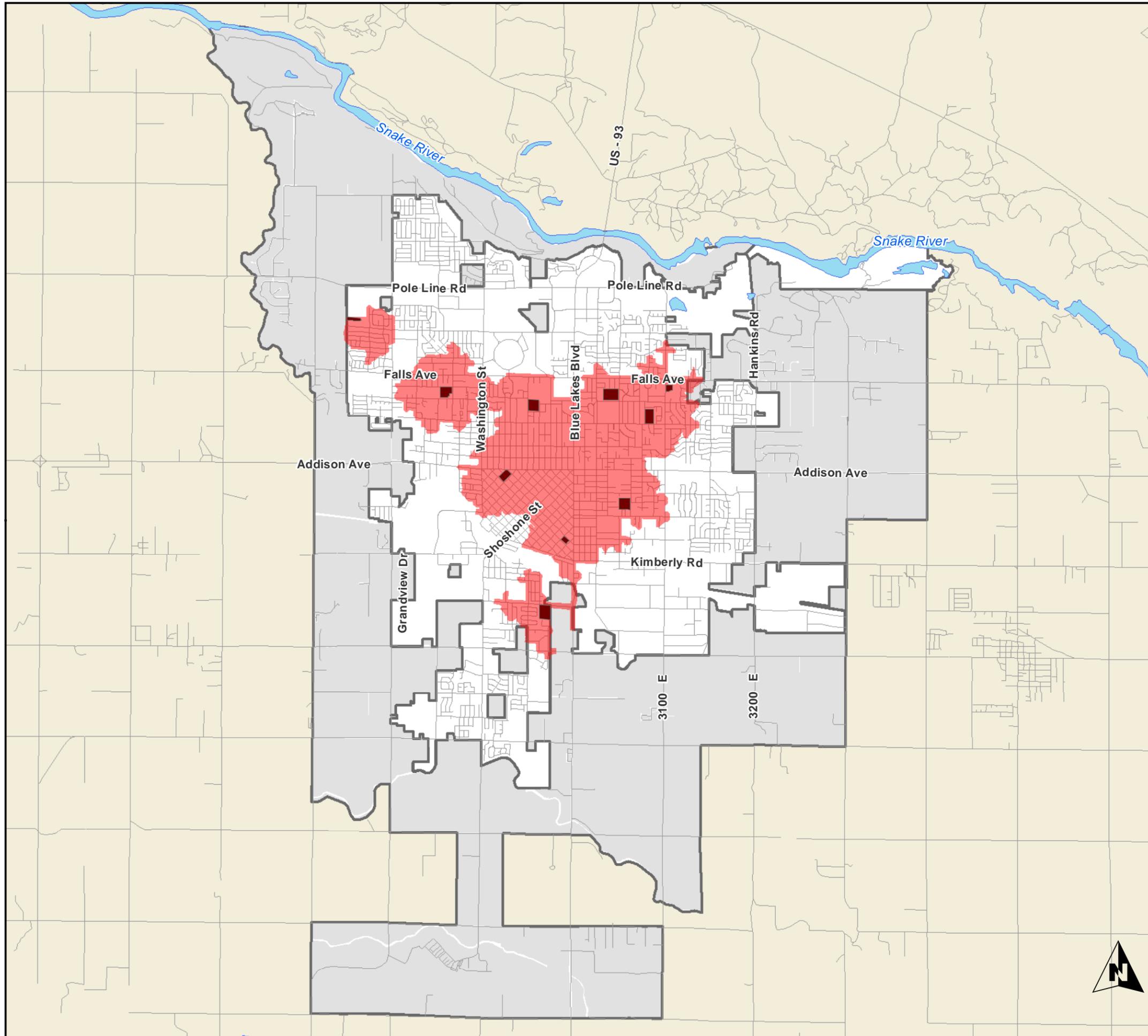




Non-City-Owned Recreational Facilities

Exhibit 8a

- Non-City-Owned Recreational Facilities (Schools)
- Non-City-Owned Facility Service Areas
- City of Twin Falls
- Twin Falls Area of Impact



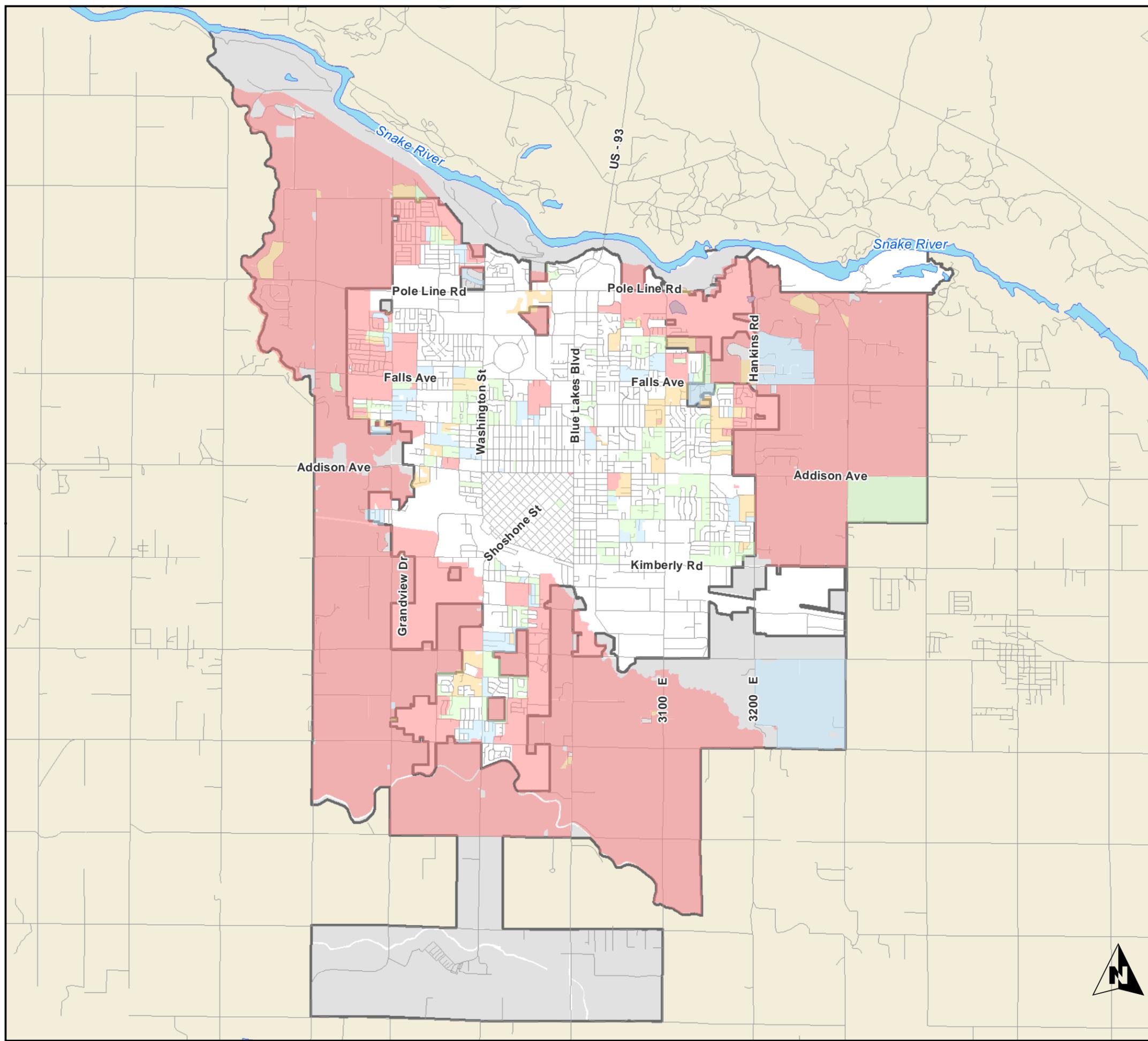
OTHER J-U-B COMPANIES



Population Growth Potential

Exhibit 9

- City of Twin Falls
- Twin Falls Area of Impact
- Future Population Growth:**
 - Up to 25%
 - 25% - 50%
 - 50% - 75%
 - 75% - 100%



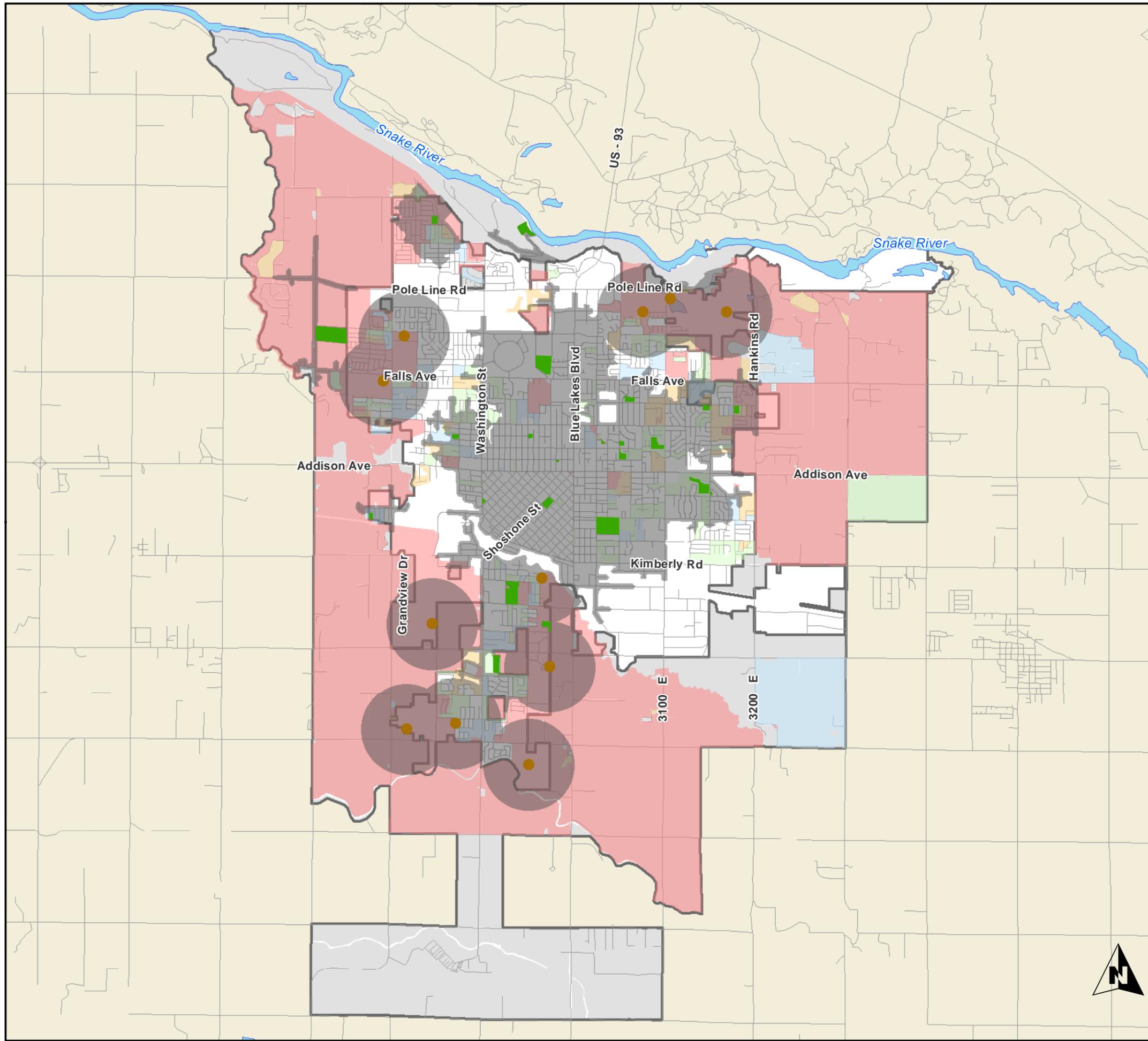


Population Growth Potential

(Showing Service Areas for Existing and Planned Community and Neighborhood Parks)

Exhibit 10

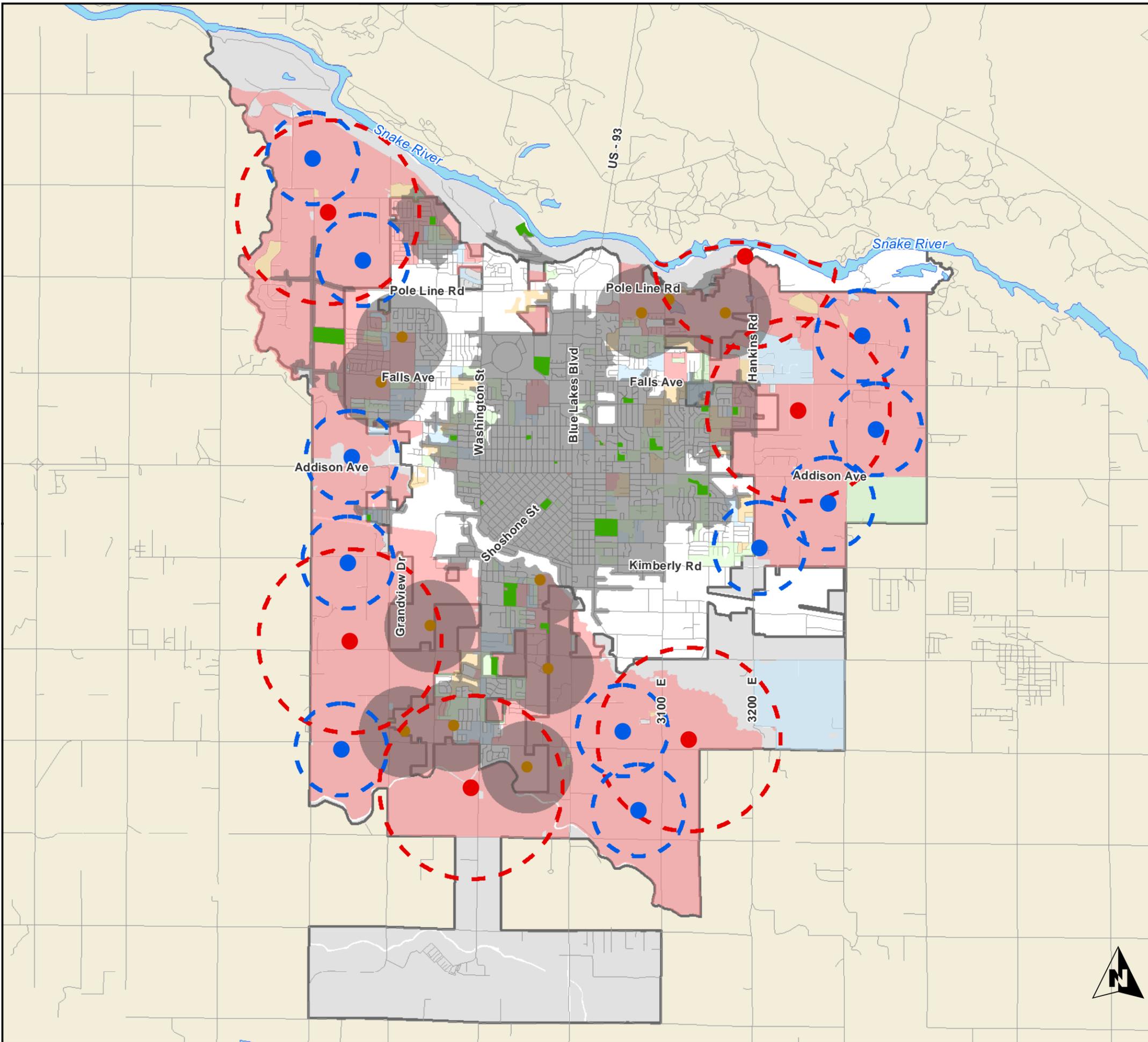
- Planned Neighborhood Parks
 - Existing Community/Neighborhood Parks
 - Service Areas of Existing/Planned Parks
 - City of Twin Falls
 - Twin Falls Area of Impact
- Future Population Growth:**
- Up to 25%
 - 25% - 50%
 - 50% - 75%
 - 75% - 100%





Proposed Future Parks

Exhibit 11



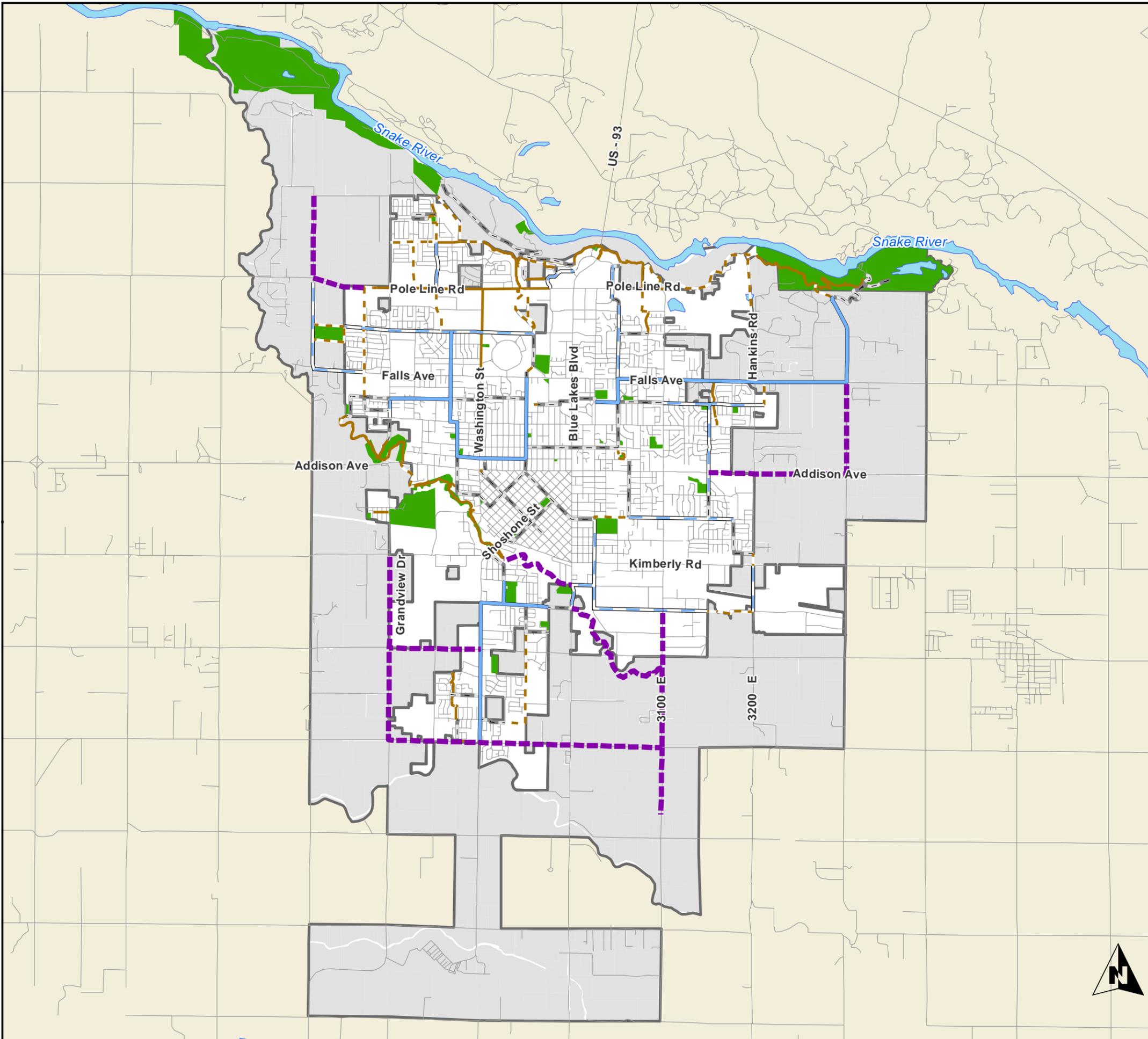
- Proposed Community Park
 - Proposed Neighborhood Park
 - Proposed Community Park Service Areas
 - Proposed Neighborhood Park Service Areas
 - Planned Neighborhood Parks
 - Existing Community/Neighborhood Parks
 - Service Areas of Existing/Planned Parks
 - City of Twin Falls
 - Twin Falls Area of Impact
- Future Population Growth:**
- Up to 25%
 - 25% - 50%
 - 50% - 75%
 - 75% - 100%





Proposed Trails

Exhibit 12



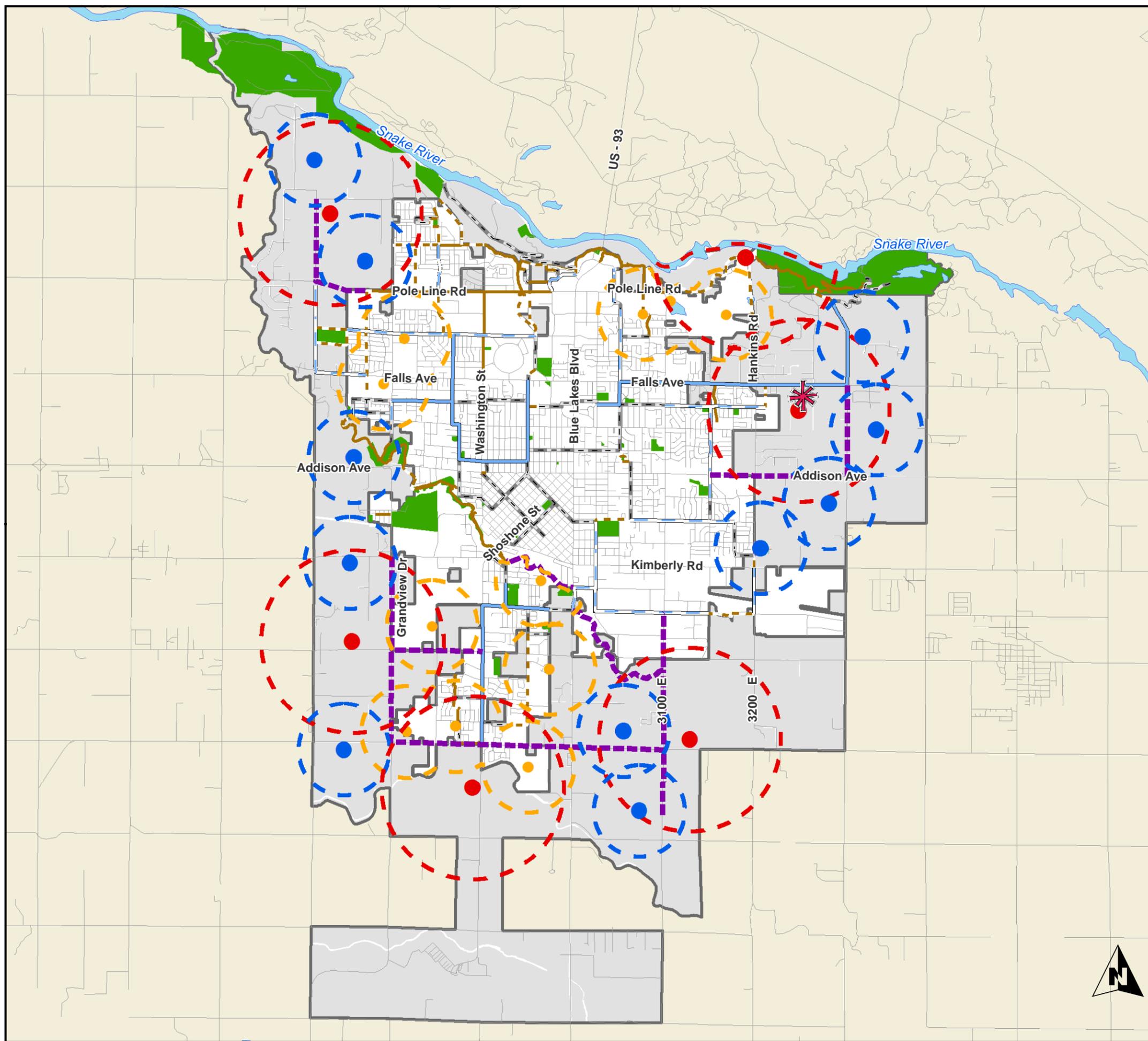
- City of Twin Falls
- Twin Falls Area of Impact
- Trails**
 - Existing Bike Lane
 - Existing Shared Use Path
 - Planned Bike Lane
 - Planned Shared Use Path
 - Planned Marked Shared Roadway
 - Proposed Trails





Proposed Master Plan Improvements

Exhibit 13



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



**2015 TWIN FALLS PARKS & RECREATION MASTER PLAN
CITIZEN SURVEY**

The City of Twin Falls Parks and Recreation Department is currently working on a new parks and recreation master plan. This plan will guide future efforts to update the long-term plan for park and open-space development and maintenance, as well as the development and continuation of recreational opportunities within the community.

As a part of this planning effort, the City would like the public to take a survey to help guide the direction of this master plan. Please take 15 minutes to complete this survey. If you choose to provide your full contact information, you will be entered into a raffle to win 1 of 4 prizes. Prizes include:

- Two (2) 2015 Season Passes to Shoshone Falls/Dierkes Lake
- Two (2) 2015 free registrations to one of their youth sports programs (baseball, basketball, soccer, etc.)

Contact information and survey responses will be used only for the purposes of this recreation master plan. Contact information and survey responses will not be shared with any other person or organization.

1. Where do you live?

372 Twin Falls (Indicate which area you live in based on the attached map) _____

104 Outside Twin Fall City limits

2. If you live outside of Twin Falls, where do you live? _____

3. If you live outside of the City, why do you recreate in or use the parks/trails in Twin Falls? _____

4. If you would like to be entered in a drawing for free prizes (including recreation program registrations or park passes) being offered by the City for participating in this questionnaire, please provide the following contact information:

Name: _____

Residential Address: _____

E-mail and Phone: _____

Note: Only surveys that are completely filled out, start to finish, will be eligible for prizes.

5. On average during the past year, how often have you visited any Twin Falls park facilities and/or trails? (Check one)

261 1 time/week (60%)

54 5-6 times/year (13%)

5 Didn't Go (1%)

100 1 time/month (23%)

12 1-2 times/year (3%)

6. When you visit a park, how long do you usually stay? (Check one)

18 All day (4%)

274 Couple of hours (63%)

58 Half day (14%)

82 An hour or less (19%)

7. Of the City parks listed below, which ones did you visit last year? (Check all that apply)

- | | |
|---|---------------------------------------|
| 330 Shoshone Falls | 76 Rock Creek Trails Estates |
| 298 Dierkes Lake | 66 Harrison Park |
| 290 Canyon Rim Trail | 61 Baxter’s Dog Park |
| 288 City Park | 51 Vista Bonita Park |
| 242 Centennial Park (County Park) | 49 Sawtooth Softball Fields |
| 288 Rock Creek Park (County Park) | 46 Northern Ridge Park |
| 217 Harmon Park | 40 Sunrise Park |
| 158 Community Swimming Pool | 38 Morning Sun Park |
| 149 Sunway Soccer Complex | 34 Ascension Park |
| 145 Rock Creek Canyon Parkway | 33 Blue Lakes Rotary Park |
| 144 Auger Falls | 23 Dury Park |
| 142 Frontier Field | 21 Dennis Bowyer Park |
| 122 Cascade Park (aka Candy Cane Park) | 21 Jason’s Woodland Hills Park |
| 120 Harry Barry Park | 13 Courtney Conservation Park |
| 117 Clyde Thomsen Park | 10 Pierce St. Tennis Court |
| 110 CSI/City Tennis Courts | 8 Teton Park |
| 85 Oregon Trail Youth Complex | 7 Willow Lane Park |
| 85 Twin Falls Golf Club | 4 Fairway Estates |

8. Of the previously listed parks or trails, which one did you visit the most? (List)

- | | |
|--|-----------------------------------|
| 1. Rock Creek Park (county)..... 61 | 4. Shoshone Falls 32 |
| 2. Canyon Rim Trail..... 43 | 5. Harmon Park 30 |
| 3. Dierkes Lake..... 33 | 6. City Park..... 29 |

9. What type of park do you enjoy most? (Using numbers 1 through 5, rank the following park types in order of preference: 1 = most enjoyable, 5 = least enjoyable. Use each number only once.)

Answer Options	1	2	3	4	5	Rating Average	Response Count
Nature Park (features such as natural river, lake, mountains/rocks, native vegetation, wildlife)	92	110	83	93	34	2.68	412
Trails (walking/running/biking)	96	102	76	65	73	2.80	412
Sports Park (organized sports fields, courts, skatepark)	113	55	41	80	123	3.11	412
Passive Park (turf grass, trees, informal areas to play, picnicking, performing areas)	45	69	131	100	67	3.18	412
Water Park (splashpad, pool)	66	76	81	74	114	3.23	411
	answered question						412
	skipped question						64

10. What activities do you like to do when you visit a park or trail? (Check all that apply)

- | | |
|--|---|
| 303 Exercise/Walk/Run | 173 Play organized sports |
| 278 Family time/play with my kids | 168 Passive play (frisbee, lawn games, etc.) |
| 264 Experience nature/fresh air | 167 Biking |
| 249 Picnic | 129 Watch organized sports |
| 224 Socialize with friends | 128 Solitude or have alone time |
| 208 Swimming/water play | 124 Fishing |
| 200 Relax/Read | 85 Other (specify) _____ |
| 190 Use the park amenities (playground) | 25 Skating/Skateboarding |
| 187 Festivals/City Special Events | |

11. Of the activities listed above, which one is most important to you? (List one)

- | | | | |
|---------------------------------------|-----------|-------------------------------------|-----------|
| 1. Family time/play with my kids..... | 89 | 4. Experience nature/fresh air..... | 26 |
| 2. Exercise/Walk/Run | 76 | 5. Play sports..... | 24 |
| 3. Disc Golf..... | 55 | 6. Swimming/water play..... | 23 |

12. Do you feel your household has a need for the following recreational amenities/facilities? (Check all that apply)

Shade (trees, structures, etc.)	354 Yes	18 No	8 No Opinion
Walking/Running Trails.....	345 Yes	18 No	17 No Opinion
Natural Features (native vegetation, rocks, water, etc.)	336 Yes	28 No	15 No Opinion
Nature Center and Nature Trails	333 Yes	26 No	23 No Opinion
Outdoor Swimming Pools/Water Park	308 Yes	42 No	38 No Opinion
Picnic Shelters.....	306 Yes	49 No	25 No Opinion
Neighborhood Parks (3-10 acres)	305 Yes	39 No	35 No Opinion
Biking Trails.....	303 Yes	45 No	29 No Opinion
Playgrounds.....	293 Yes	66 No	30 No Opinion
Indoor Recreation Center	282 Yes	58 No	35 No Opinion
Large Community Parks (>10 acres)	277 Yes	50 No	47 No Opinion
Indoor Swimming Pools.....	274 Yes	62 No	40 No Opinion
Large Group Pavilions.....	255 Yes	71 No	34 No Opinion
Soccer Fields.....	153 Yes	143 No	83 No Opinion
Baseball/Softball Fields, Adult.....	151 Yes	144 No	83 No Opinion
Baseball/Softball Fields, Youth.....	189 Yes	116 No	70 No Opinion
Football Fields.....	113 Yes	158 No	96 No Opinion
Lacrosse Fields.....	29 Yes	204 No	124 No Opinion
Dog Parks.....	185 Yes	132 No	54 No Opinion
Skateboard Parks.....	78 Yes	188 No	98 No Opinion
BMX Bike Racing Tracks.....	93 Yes	178 No	90 No Opinion
Rollerblade or In-line Skating Facilities.....	89 Yes	163 No	104 No Opinion
Golf Courses	184 Yes	122 No	61 No Opinion
Equestrian Trails.....	70 Yes	195 No	96 No Opinion
Riding/Rodeo Arenas.....	52 Yes	206 No	99 No Opinion
Fishing Areas	243 Yes	89 No	41 No Opinion
Boating Areas.....	208 Yes	102 No	54 No Opinion
Racquetball Courts.....	124 Yes	150 No	88 No Opinion
Tennis Courts	144 Yes	142 No	74 No Opinion
Pickleball Courts.....	79 Yes	480 No	105 No Opinion
Volleyball Courts (indoor)	136 Yes	146 No	80 No Opinion
Volleyball Courts (outdoor, sand)	158 Yes	127 No	74 No Opinion
Basketball Courts (indoor)	173 Yes	119 No	74 No Opinion
Basketball Courts (outdoor)	198 Yes	107 No	58 No Opinion
Performing Area (amphitheater, stage)	223 Yes	98 No	45 No Opinion
Camping.....	250 Yes	84 No	39 No Opinion
Bocce Ball Courts.....	90 Yes	158 No	108 No Opinion
Horseshoe Pits.....	153 Yes	139 No	69 No Opinion
Passive Open Space/Turf Areas	230 Yes	78 No	50 No Opinion
Interpretive Signage/Monuments.....	131 Yes	129 No	96 No Opinion
Shooting Range	176 Yes	141 No	53 No Opinion
Multi-Purpose Room(s)	185 Yes	108 No	66 No Opinion
Ice Skating Rink.....	197 Yes	107 No	63 No Opinion
Other (specify) _____			

13. If you seldom or do not visit a park or trail in Twin Falls, why? (Check all that apply)
- | | |
|--|--|
| <u>93</u> Amenities I want are not there | <u>41</u> Not safe enough |
| <u>75</u> No restroom/I don't like the restrooms | <u>36</u> Fee is too expensive |
| <u>60</u> I am too busy/I don't have time | <u>35</u> I don't know where parks are located |
| <u>49</u> Facilities not well maintained | <u>34</u> I can't bike or walk to get there |
| <u>46</u> Not enough trees/shade | <u>34</u> Other (specify) _____ |
| <u>43</u> Park is too far away | <u>32</u> I go somewhere else |
| <u>41</u> Park is too crowded | <u>25</u> No place to park/parking too difficult |

14. Of the previously listed reasons for seldom or not going to a park, which is the most important reason for you not visiting a park or trial in Twin Falls?

- | | |
|--|--|
| 1. Amenities I want are not there..... 36 | 3. No restroom/I don't like the restrooms..... 26 |
| 2. I am too busy/I don't have time 30 | 4. Not safe enough 22 |

15. Do you visit other parks outside of Twin Falls? **354** Yes **41** No

(Note: Centennial and Rock Creek are County parks and considered outside of the city.)

16. If yes, why? (Check all that apply)

- | | |
|--|--|
| <u>135</u> Other (specify name and location) | <u>80</u> Less crowded |
| <u>115</u> More of the amenities I like | <u>41</u> Organized sports there |
| <u>96</u> More established; mature trees | <u>19</u> Equipment is better maintained |
| <u>84</u> More variety of things to do | <u>11</u> Better programs there |

17. Which parks outside of Twin Falls do you visit?

- | | |
|---|-------------------------------------|
| <u>268</u> Rock Creek Park (County) | <u>284</u> Centennial Park (County) |
| <u>84</u> Other (specify name and location) _____ | |

18. How would you rate the City of Twin Falls in providing the following recreational program services?

(Circle one rating for each service listed)

Answer Options	Excellent	Good	Fair	Poor	Don't Know	Response Count
Type/Variety of Programs	42	180	101	14	41	377
Opportunity for Participation	57	164	85	18	52	375
Quality of Leadership	44	127	81	23	101	373
Quality of Organization	44	113	95	24	98	373
Enough Qualified Coaches/Instructors	15	66	113	49	135	374
Adequate Facilities to Meet Demand	15	96	122	87	62	377
Operating parks and facilities that are safe	62	192	84	18	22	376
Operating parks/facilities that are clean, well maintained	64	187	85	27	13	376
Providing places for the quiet enjoyment of the outdoors	75	193	66	25	17	373
Providing places for the enjoyment of active sports	60	168	86	27	36	375
Providing places for indoor recreation and fitness activities	19	74	89	133	63	377
Reasonable Participation Fees	59	145	88	30	56	377
Managing tax dollars efficiently	44	99	89	27	117	375
Allocating resources fairly to different parts of City	34	113	80	36	114	375
Managing resources wisely (e.g. water conservation)	39	109	91	25	112	374
Providing natural areas for wildlife (habitat)	38	128	94	43	70	372
Other (please specify)						17

19. Of the above recreational programs and services, which one do you think is most important for the City of Twin Falls to provide? (List one)

- | | | | |
|--|-----------|------------------------------|-----------|
| 1. Indoor recreation and fitness | 40 | 3. Safe | 34 |
| 2. Clean well maintained | 35 | 4. Adequate facilities | 32 |

20. Do you feel your household has a need for the following existing recreational programs sponsored by the City? (Check all that apply)

Community Event – Concerts in the Park	299 Yes	48 No	16 No Opinion
Community Event – Movies in City Park	264 Yes	63 No	28 No Opinion
Community Event – Cabin Fever Day	242 Yes	85 No	30 No Opinion
Kayaking.....	235 Yes	79 No	41 No Opinion
Community Event – Arbor Day.....	234 Yes	74 No	39 No Opinion
Rafting.....	219 Yes	89 No	44 No Opinion
Skiing/snowboarding.....	198 Yes	104 No	51 No Opinion
Rock Climbing	192 Yes	108 No	50 No Opinion
Youth Basketball	186 Yes	124 No	49 No Opinion
Bowling	181 Yes	117 No	50 No Opinion
Dance.....	180 Yes	124 No	49 No Opinion
Youth Soccer	179 Yes	133 No	46 No Opinion
Youth Baseball (K – 8 th grade)	176 Yes	134 No	44 No Opinion
Pottery/Ceramics.....	171 Yes	116 No	63 No Opinion
Youth/Adult Disc Golf.....	170 Yes	129 No	47 No Opinion
Archery.....	163 Yes	135 No	47 No Opinion
Tennis	162 Yes	139 No	50 No Opinion
Youth Softball	162 Yes	141 No	51 No Opinion
Adult Softball	154 Yes	140 No	59 No Opinion
Pre-school Soccer (ages 4 – 6)	143 Yes	155 No	53 No Opinion
Soccer Camps.....	136 Yes	156 No	56 No Opinion
Adult Volleyball	132 Yes	151 No	66 No Opinion
Martial Arts.....	131 Yes	156 No	61 No Opinion
Golf Camps.....	130 Yes	156 No	56 No Opinion
Pre-school Baseball.....	126 Yes	171 No	57 No Opinion
Pre-school Basketball.....	121 Yes	173 No	57 No Opinion
Scuba Diving.....	118 Yes	165 No	63 No Opinion
Special Needs Sports	118 Yes	184 No	44 No Opinion
Adult Basketball	111 Yes	163 No	76 No Opinion
Tiny Tykes (age 3)	104 Yes	180 No	64 No Opinion
Youth Wrestling	98 Yes	183 No	68 No Opinion
Pre-school Flag Football	96 Yes	185 No	60 No Opinion
Adult Flag Football	84 Yes	179 No	88 No Opinion
Cards	75 Yes	186 No	77 No Opinion
Quilting.....	73 Yes	198 No	71 No Opinion
Other (specify) _____			

21. Do you feel there is a need for any of the following recreational programs that are not currently being sponsored by the City? (Check all that apply)

Open Gym Space.....	519 Yes	62 No	43 No Opinion
Walking Facility/Track	241 Yes	54 No	32 No Opinion
Swimming Classes.....	233 Yes	53 No	38 No Opinion
CPR/First Aid Classes	228 Yes	65 No	29 No Opinion
Nature Hikes.....	222 Yes	67 No	35 No Opinion
After School Programs	221 Yes	66 No	48 No Opinion
Summer Camps	205 Yes	68 No	52 No Opinion
Indoor Rock Climbing	201 Yes	75 No	51 No Opinion
Health Classes.....	188 Yes	82 No	53 No Opinion
Year-round Batting Cages	187 Yes	90 No	51 No Opinion
Gardening Classes	179 Yes	95 No	56 No Opinion
Youth Tumbling/Gymnastics.....	178 Yes	84 No	62 No Opinion
Mountain Biking.....	176 Yes	90 No	59 No Opinion
Photography.....	175 Yes	104 No	42 No Opinion
Yoga/Tai Chi.....	168 Yes	102 No	59 No Opinion
Ice Skating.....	167 Yes	102 No	57 No Opinion
Youth Volleyball	159 Yes	99 No	65 No Opinion
Cooking Classes	157 Yes	109 No	58 No Opinion
Wood Working	149 Yes	119 No	52 No Opinion
Wine/Beer Tours.....	148 Yes	121 No	53 No Opinion
Adult Dance	143 Yes	118 No	59 No Opinion
Zumba.....	142 Yes	116 No	61 No Opinion
Mommy/Daddy and Me Classes.....	140 Yes	113 No	67 No Opinion
Horseback Riding.....	139 Yes	122 No	62 No Opinion
Adult/Youth Indoor Soccer.....	137 Yes	112 No	70 No Opinion
Fly Fishing.....	136 Yes	122 No	60 No Opinion
Youth Flag Football	135 Yes	111 No	72 No Opinion
Day Care.....	133 Yes	125 No	58 No Opinion
Racquetball.....	131 Yes	126 No	62 No Opinion
Theater/Acting Classes	124 Yes	133 No	67 No Opinion
Meditation Classes.....	100 Yes	150 No	69 No Opinion
Dodgeball League	97 Yes	155 No	70 No Opinion
Kick Boxing.....	95 Yes	155 No	68 No Opinion
Cheerleading	84 Yes	160 No	70 No Opinion
Pickleball.....	77 Yes	168 No	81 No Opinion
Flower Arranging Classes	77 Yes	172 No	72 No Opinion
Boxing.....	75 Yes	172 No	69 No Opinion
Shuffle Board.....	72 Yes	171 No	73 No Opinion
Adult Kickball League	69 Yes	170 No	80 No Opinion
Rugby.....	63 Yes	177 No	78 No Opinion
Lacrosse	61 Yes	178 No	81 No Opinion
Crocheting.....	60 Yes	177 No	77 No Opinion
Other (specify) _____			

22. How do you learn about the recreational programs and activities sponsored by the City of Twin Falls? (Check all that apply)

- 277** Word of mouth
- 139** Newspaper
- 131** Schools
- 123** City Website
- 103** City publications or newsletters
- 99** Parks and Recreation Office

23. What other methods of communication would you like to see the City use to advertise their recreation programs and activities? _____

24. What type of trails do you most prefer? (Using numbers 1, 2, and 3, select your top 3 choices in order of preference: 1 = most preferred, 2 = second-most preferred, and 3 = third-most preferred. Use each number only once.)

Answer Options	Response Average (Rank)	Response Total (Rank)	Response Count (Rank)
Walking/Running (paved)	1.91 (1)	437 (4)	229 (2)
Hiking (unpaved, varied terrain)	2.04 (2)	538 (1)	264 (1)
Walking/Running (unpaved, relatively flat)	2.22 (3)	482 (2)	217 (3)
Shared use: Walking/Biking (paved)	2.29 (4)	456 (3)	199 (4)
Biking (paved)	2.42 (5)	363 (6)	150 (5)
Mountain biking (unpaved, varied terrain)	2.80 (6)	311 (8)	111 (7)
Motorized trail: All-Terrain Vehicle (ATV), Off Road Vehicle (ORV), Off Highway Motorcycle (OHM) (unpaved)	3.22 (7)	406 (5)	126 (6)
Shared Use: Walking/Equestrian (unpaved)	3.63 (8)	305 (9)	84 (8)
Equestrian (unpaved)	4.00 (9)	320 (7)	80 (9)

25. What trail characteristics do you consider most important? (Using numbers 1 thru 6, rank the following trail characteristics in order of preference: 1 = most important, 6 = least important. Use each number only once. Rank all choices, including "Other")

Answer Options	Response Average (Rank)	Response Total (Rank)	Response Count (Rank)
Scenic value	2.11 (1)	727 (5)	344 (1)
Connectivity (leads to parks, other recreational facilities, other trails or destinations)	2.40 (2)	820 (4)	341 (2)
Variety of distances available to complete a loop	2.76 (3)	899 (3)	326 (3)
Variety of terrain types	3.35 (4)	1,071 (2)	320 (5)
Pet-Friendly (accommodates walking dogs, other pets)	3.57 (5)	1,145 (1)	321 (4)

26. Did you know that Twin Falls City subsidizes approximately one half of the cost of youth programs?

- 105** Yes (29%)
- 263** No (71%)

27. Funding for recreational programs and facilities can be provided by creating a special services district, separate from the City, that has a pre-determined taxing ability (typically amounting to less than \$10.00 per month per household). The tax revenue must be used strictly for recreation projects and programs. How willing are you to support this idea? (Check one)

- 139** Very willing 39%
- 112** Somewhat willing 32%
- 83** Not sure 23%
- 11** Not willing 3%
- 11** Opposed 3%

28. How willing are you to support the following additional funding methods for recreational use?
(Circle one answer for each funding method listed)

Answer Options	Very Willing	Somewhat Willing	Not Sure	Not Willing	Opposed	Response Count
User Fees	107 (30%)	140 (39%)	61 (17%)	34 (9.5%)	16 (4.5%)	358
City General Funds	107 (30%)	140 (40%)	84 (24%)	14 (4%)	9 (2%)	354
Bond Issues	75 (21%)	87 (25%)	142 (40%)	29 (8%)	19 (6%)	352
Levies	71 (20%)	86 (25%)	138 (40%)	28 (8%)	25 (7%)	348
Private Donations	188 (53%)	98 (27%)	62 (17%)	6 (2%)	4 (1%)	358
Public/Private Partnerships	192 (54%)	94 (27%)	59 (17%)	5 (1%)	4 (1%)	354

29. Other Comments: _____

The following questions relate directly to demographics and will be used for analytical purposes of this survey only. The information gathered here is strictly confidential and your personal privacy will be maintained. Responses below are not mandatory, but would be very much appreciated. Your answers here will greatly enhance the analysis results.

30. What is your age? (Check one)

- | | | |
|-------------------------|--------------------------|-------------------------|
| <u>1</u> Under 12 years | <u>120</u> 25 – 34 years | <u>35</u> 55 – 64 years |
| <u>8</u> 12 – 19 years | <u>101</u> 35 – 44 years | <u>29</u> 65+ years |
| <u>17</u> 20 – 24 years | <u>64</u> 45 – 54 years | |

31. Enter the number of persons in your household who are in the age brackets listed below (including yourself):

Answer Options	Response Average	Response Total	Response Count
Under 5 years	1.11	178	161
5 - 9 years	1.23	200	162
10 - 14 years	1.10	150	136
15 - 19 years	.85	85	100
20 - 24 years	.80	65	81
25 - 34 years	1.41	225	160
35 - 44 years	1.34	191	143
45 - 54 years	1.02	114	112
55 - 64 years	.93	78	84
65+ years	.88	59	67

32. What is your ethnicity? (Check one)

- | | |
|--|--------------------------------|
| <u>4</u> American Indian/Alaska Native | <u>12</u> Hispanic/Latino |
| <u>2</u> Asian/Pacific Islander | <u>335</u> White/Caucasian |
| <u>0</u> Black/African American | <u>8</u> Other (specify) _____ |

33. What is your total annual household income? (Check one)

33 Less than \$25,000

99 \$25,000 – \$49,999

96 \$50,000 – \$74,999

62 \$75,000 – \$99,999

33 \$100,000 – \$124,999

11 \$125,000 – \$149,999

21 \$150,000 or more

34. What is the highest level of education you have completed? (Check one)

6 Some High School

27 High School Graduate

9 GED

75 Some College

17 Trade/Technical/Vocational Training

59 Associate Degree (2 year; AA, AS)

91 Bachelor's Degree (4 year; BS, BA, BLA)

5 Master's Degree (MS, MA, MBA, MEd, MLA)

17 Professional Degree (MD, DDS, JD)

10 Doctorate Degree (PhD, EdD)

Done.

Thank you for completing this survey!

		Capital								
Fund					FYE	FYE	FYE	FYE	FYE	
Strategic Plan #	Dept.	Description	Priority	Undetermined	2015	2016	2017	2018	2019	Notes:
	Parks	Shop Improvements								
		Equipment storage building/Lot expansion	1		\$ 140,000					Use impact fees to help with this expense??
		New employee grade - 6	1		\$ 50,000				\$ 50,000	
		Large Used air compressor	2							Remove, rent compressor in M & O budget
		Park shop parking lot asphalt repair	1		\$ 5,000					
		Dual zone the HVAC P&R Office	2							Per Lorie Race - do it now
M & O		2 New 1/2 ton pickups	1		\$ 42,000				\$ 42,000	For proposed new full time and one part time employee
SC1.5A, SC1.5B		Portable radio replacement/upgrade	2				\$ 3,000	\$ 3,000	\$ 3,000	2-3 portable radio replacements per year - will receive some radios from Waste Water , take care of need the 1st two years
M & O		Table and chair replacement for breakroom	2			\$ 3,000				
		Replacement of two full size pickups	2				\$ 50,000			
		Bed Tarp System	1		\$ 3,000					
		Utility vehicle replacement	3					\$ 12,000		
		Portable skid tree spray unit	3			\$ 15,000				
EC1.4, EC1.4B		Tree enhancement program	1		\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
		Compost spreader	2				\$ 20,000			
		Replacement of Directors vehicle	2				\$ 22,000			
		Ascension Park								
SC4.1		Basketball Court	1			\$ 15,000				

4C.1F		Backstop	1		\$ 5,000				
		Trails - 2100' at \$50 per	3					\$ 105,000	
		Sign	2		\$ 2,500				
		Auger Falls							
PC3.2A, AC1.2D, AC1.2A		Trail System	2		\$ 50,000				Possible grants to help fund trails
HC2.1A		Vault Toilet	2		\$ 40,000				
HC2.1A		Well with drinking fountain	2		\$ 15,000				
EC2.2C		Interpretive Signs	1		\$ 30,000				
		Baxter's Park							
HC1.F, HC1.2B, HC2.1A		C/G/S & Engineering Fees - Blake St. N. - 320'	1		\$ 20,000				Does not include patch back - EHM donating their services
		tables/drinking fountains	1		\$ 20,000				
		Canyon Rim Trails							
PC3.2A,AC2.1C		Trail - 10 sections - City has to pay for 4 sections (5395')	1		\$ 72,750	\$ 60,000	\$ 275,000		Of the 4.09 miles, developers have to pay for 3.06 - might be part of Impact Fees
PC3.2A,AC2.1C, HC1.1A		Overlooks	1		\$ -	\$ 35,000			
PC3.2A,AC2.1C, HC1.1B		Fencing	1		\$ 16,250	\$ 12,500			
		Cascade Park							
HC2.1A		Restroom	1			\$ 100,000			
		Sign	2		\$ 2,500				
		Resurface Tennis Courts	1					\$ 15,000	
		City Park							
		Band Shell Lights Upgrades	2		\$ 5,000				
		Band Shell Plaster Repair	1		\$ 3,000				
		Band Shell Floor Repair	1		\$ 12,000				
HC2.1A		Restroom	1			\$ 130,000			
		Sign	2		\$ 3,000				

		Multi year replacement of Xmas for 5 years 2015-2020	1		\$ 6,500	\$ 6,500	\$ 6,500	\$ 6,500	\$ 6,500	2020/\$6500
		Clyde Thomsen Park								
AC1.1, AC1.2A		Replace Trail	1					\$ 180,000		
		Community Swimming Pool								
		Bubble Replacement	1				\$ 300,000			
		Vacuum	1					\$ 7,000		
		CSI Tennis Courts								
		Rebuild Courts	1		\$ 60,000					CSI reimburse the City for 1/2
		Drury Park								
HC1.1F		Shelter	2				\$ 25,000			
		Evel Knievel Development								
HC1.1A, PC3.2A		Road to Site	2							Remove - don't know the future of this site - jump or no jump??
PC3.2A		Parking Lot	2							Same as above
HC2.1A,PC3.2A		Restroom	2							Same as above
PC3.2A		Fencing (3600')	2		\$ 65,000					
		Fairway Estates								
HC1.1C,HC1.2B		Playground Equipment	3					\$ 30,000		
		Frontier Field								
		Lighting Improvements on #1 & #2								Need input from Stacy
		Carter Gibb Rehab	3							Remove - someday a road might go through the field
DC1.1,SC4.1G		Sidewalk along Frontier Road	2							2020/\$25,000
		Sign	2			\$ 2,500				
HC2.1A		Restroom	2							2022/\$140,000
HC1.1F		Shelter	2				\$ 40,000			
AC1.2A		Slurry Trail	1							2021/\$2,000
		Resurface tennis courts	1		\$ 24,000					
		Harmon Park								
		New backstop at Legion Field	1		\$ 15,000					

		Sign	2		\$ 2,500				
		Score booth Replacement at Old Legion Field	1		\$ 2,500				
HC2.A		Restroom Near Field #1	1				\$ 130,000		
HC2.1A		Restroom Near Recreation Building	1					\$ 120,000	
		Resurface East tennis courts	1				\$ 20,000		
		Resurface West tennis courts	1		\$ 18,000				
		Harrison Park							
		Sign	1				\$ 2,500		
HC1.1F		Shelter	1				\$ 40,000		
HC2.1A		Restrooms	1				\$ 40,000		
AC1.1,SC4.1G		Curb/Gutter/Sidewalk on east side	1				\$ 15,000		
		Morning Sun Park							
HC2.1A		Restroom						\$ 60,000	
HC1.1F		Shelter	1					\$ 40,000	
		Sign						\$ 2,000	
		Oregon Trail Youth Complex							
HC1.1F		Shelter	1					\$ 40,000	
HC1.1C,HC1.2B		Playground Equipment	2					\$ 40,000	
		Lighting Improvements on Field #4	1				\$ 75,000		
		C/G/S - Park Ave 725' at \$50 per	1		\$ 61,250				
		Move in Home Run Fences	1			\$ 20,000			
		Replace fence - parking lot	1		\$ 30,000				
		Slurry Trail & Under Bleachers	1	\$ 1,500					
		Pierce Tennis Court							
		Patch Concrete Court	1	\$ 5,000					
		Sign	2					\$ 1,500	
		Rock Creek Canyon Parkway							
AC2.2C,HC1.1A, HC1.1B,AC1.2D		Trail Expansion - Blue Lakes Crossing area	3						\$20,000
HC2.1A		Restroom - Blue Lakes Crossing area	3						\$40,000
HC1.1F		Shelter - Blue Lakes Crossing area	3						\$40,000
		Road Improvement - Blue Lakes Crossing Area	3						\$75,000

		General Clean-up and grading BLCA	3						\$15,000
HC2.1A		Restroom - Blake St Trailhead	2						\$40,000
HC1.1C,HC1.2B		Playground Equipment - Blake St Trailhead	2						\$35,000
HC1.1F		Shelter - Blake St Trailhead	2						\$40,000
		Shoshone Falls/Dierkes Lake							
PC3.2A		Double Dock System - DL	1			\$ 15,000			
		Upper Road Improvements - SSF	1					\$ 300,000	Potential Grants to help
HC1.2B		Connect SSF & DL with trail	1			\$ 25,000			
HC1.2B		Replacement of stairs	1		\$ 250,000				
		Slurry Centennial Trail	1			\$ 10,000			Moved from Canyon Rim Trails project to SSF/DL
		Slurry Quail Ridge	1						2022/\$1,800 - Moved from Canyon Rim Trails project to SSF/DL
		Sunrise Park							
HC2.1A		Restrooms	1					\$ 40,000	
HC1.1F		Shelter	1					\$ 40,000	
		Irrigation modifications	1					\$ 30,000	
		Sunway Soccer Complex							
HC1.1F		Shelter	1			\$ 40,000			
HC2.2C, HC1.2B		Playground Equipment	1			\$ 40,000			
		Twin Falls Golf Club							
		Rebuilding of Greens \$50,000 per green	1						Remove - won't happen
		Large equipment carport with fence	1			\$ 50,000			
		Vista Bonita							
		Slurry Trail	1					\$ 3,500	
		Canyon Rim Trails							
HC1.2A		Rebuild Breckenridge Estates	1			\$ 125,000			Potential Grants to help
HC1.2A		Slurry Washington/Perrine Coulee	1						2021/\$8,000
HC1.2A		Slurry West Perrine	1		\$ 4,000				
HC1.2A		Slurry Blass	1			\$ 2,000			
		General Needs/Playground fall surface material							
		Year 1 of 5 replacement of fall material	1		\$ 14,000				



December 12, 2016 City Council Meeting

To: Honorable Mayor and City Council

From: Jon Caton, P.E., Public Works Director

Request:

Staff requests Council approval to construct the regional Grandview PI station now, in lieu of funding the PI Master Plan as approved in the FY17 budget.

Time Estimate:

The presentation will take approximately 5 minutes plus time for Council Q & A.

Background:

As a part of Water Department's Long Term Plan and the approved FY17 Budget, staff budgeted \$250,000 to draft and produce a PI Master Plan. For several years, staff has anticipated the construction of a regional Grandview PI station to supply pressurized irrigation to the developments north of Poleline Rd., Grandview Drive N. and Parkview Drive. (approximately 200 acres) see attached map of Region "RP-1". Due to the construction of the new middle school and upcoming residential developments in this area, Grandview PI station needs to be constructed as soon as possible. Ultimate build-out of this station will be 267 Twin Falls Canal Company Shares.

Approval Process:

Requires Council Approval.

Budget Impact:

The estimated cost to construct the PI station is \$250,000 which will be proportionally shared by both the development community and the City. \$250,000 was approved in the FY17 budget for the PI Master Plan; staff would divert these funds in order to construct the PI station this winter. The revised timing of the PI Master Plan would be reviewed and determined by the Long Term Planning group.

Regulatory Impact:

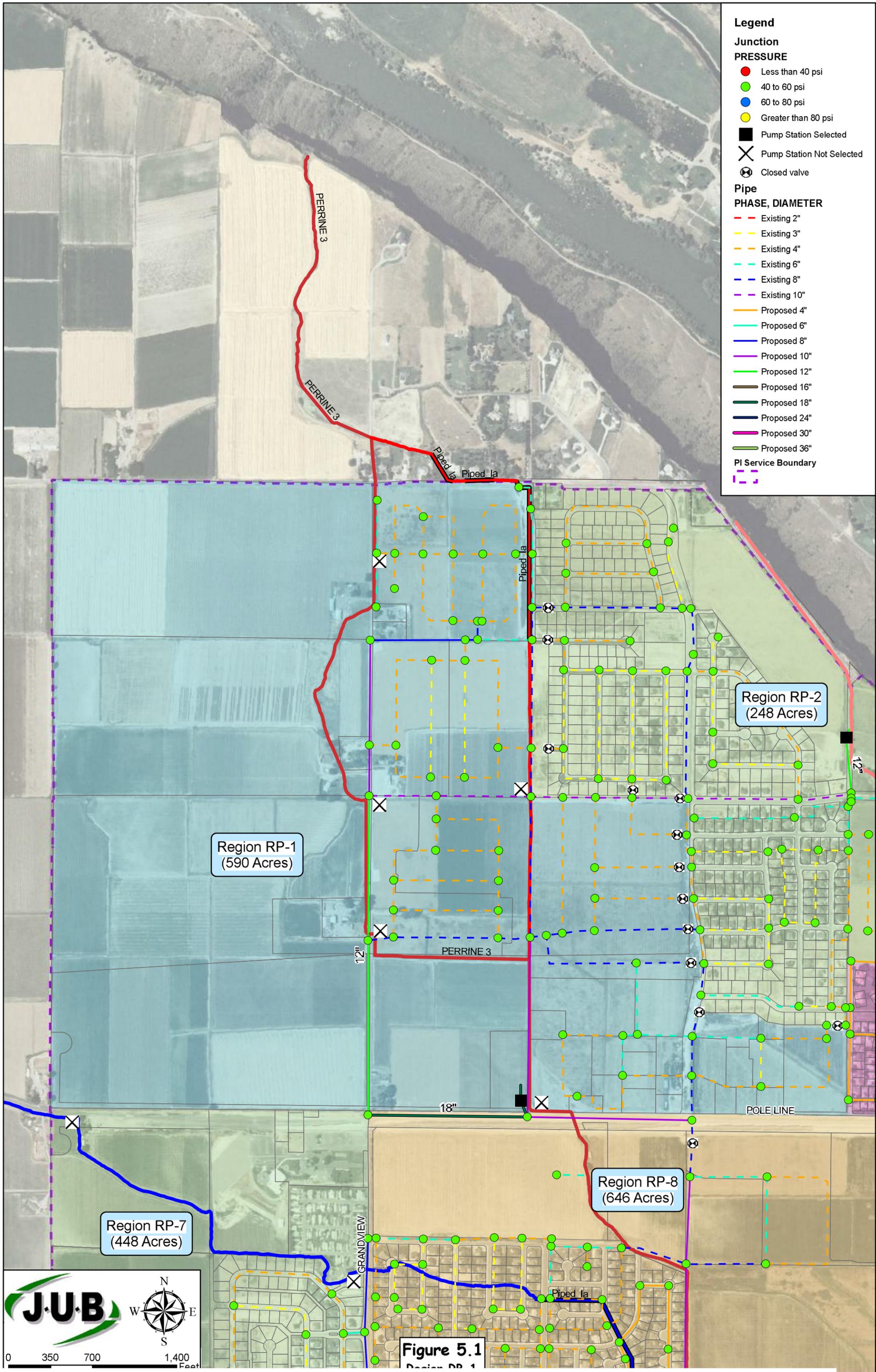
NA

Conclusion:

Staff recommends deferring the PI Master Plan in order to construct the Grandview PI station now.

Attachments:

PI MAP





Public Hearing: **Monday, December 12, 2016**
 To: Honorable Mayor Barigar and City Council
 From: Jonathan Spendlove, Planner 1

ITEM IV-

Request: Requests for a **Zoning District Change and Zoning Map amendment** from R-4 to C-1 for the undeveloped property on Filer Avenue West and located west of 515 Washington Street North. c/o Dan & Troy Willie on behalf of Oasis Stop N Go (app.2823)

Time Estimate:

The applicant's presentation may take up to ten (10) minutes. Staff presentation will be approximately five (5) minutes.

Background:

Applicant:	Status: Lease	Size: 0.16 +/- Acres ~6930 sqft
Dan & Troy Willie 4055 Canyon Ridge Drive Twin Falls, ID 83301	Current Zoning: R-4	Requested Zoning: C-1, Highway Commercial
	Comprehensive Plan: Residential Business	Lot Count: portion of Lots 3, 4 5 & 6 Twin Falls Pickets Subdivision
	Existing Land Use: Undeveloped Parcel	Proposed Land Use: Parking area for existing Convenience Store/Gas Station
Representative:	Zoning Designations & Surrounding Land Use(s)	
EHM Engineers, Inc. Dave Thibault 621 North College Rd, Suite 100 Twin Falls, ID 83301 734-4888 dthibault@ehminc.com	North: R-4 , Residential	East: C-1, Commercial Business; Oasis Stop-n-Go
	South: Filer Ave W, R-4; residence	West: R-4, Residential.
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-4, 10-4-8, 10-14-1 through 9	

Approval Process:

At the conclusion of this Public Hearing, the Planning Commissioners will be asked to make a recommendation on the requested zoning district change and zoning map amendment of the property. The recommendation will be automatically scheduled for a public hearing before the City Council for a decision on this request.

The City Council is asked to make a decision on the requested zoning district change and zoning map amendment of the property. If the request is approved an ordinance is later presented to the City Council for adoption. **Upon adoption of the ordinance it is published and the maps are officially amended.**

Budget Impact:

Approval of this request may have an impact the city budget upon utilization of the site for commercial development.

Regulatory Impact:

After a public hearing before the Planning and Zoning Commission on the zoning request the Commission is tasked with making a recommendation to the City Council. The zoning request with the Commission's recommendation is scheduled for public hearing before the City Council who is asked for a decision. Approval of this request will allow development to occur in compliance with the amended zoning change and zoning map amendment.

History:

This parcel is part of the Picketts Subdivision, which was recorded around 1938. Over the years, properties to the East and South, along Washington Street have been rezoned and developed with Commercial Businesses or Professional Offices. In 2009 the Comprehensive Plan identified this area as appropriate for Residential Business uses.

The lot/parcel in question has not contained a building according to our records, and is merely a portion of the original Lot 5 of the Picketts Subdivision.

The building on the corner was constructed in 1985 originally as a Circle K Food Store. In 1999 it was converted to a Convenience Store with an associated Gas Station and has been in continuous operation since that time.

Analysis:

This is a request for a **Zoning District Change and Zoning Map Amendment** to rezone one (1) property from R-4; Residential to C-1; Commercial Highway. The property is 0.16 +/- acres and is located one lot west of the current Oasis Stop-n-Go Convenience Store and Gas Station at 515 Washington St N. This property does not have an official address as it is undeveloped.

The applicant states in their narrative that the rezone request stems from the desire to utilize the area for additional parking for their convenience store/gas station. Even though adequate parking is located North of the store, there are increasing numbers of people who utilize the Southern and Western areas either by habit or convenience.

The Washington Street North corridor was deemed appropriate for professional office use under the 1993-1994 Comprehensive Plan and Future Land Use Map. In 2009 the entire Comprehensive Plan including the Future Land Use Map was completely revised. The new plan designated this area as appropriate for Residential Business Uses.

Many of the properties along Washington were previously Zoned with the C-1 Designation when the City departed from the C-2 and C-3 Designations. With the adjacent property to the East having the C-1 Designation, it is not beyond a reasonable bid to request the C-1 designation be extended one more lot.

In reviewing a request for a Zoning District Change and Zoning Map Amendment the Council has two (2) main tasks: **1-** to determine whether the request is in conformance with the Comprehensive Plan and **2-** to evaluate the request to determine the extent and nature of the amendment requested.

The Comprehensive Plan indicates this corridor as appropriate for Residential Business uses.

On November 8 2016, a public hearing was conducted with the Planning and Zoning Commission. After the public hearing all Commissioners present made a positive recommendation for the zoning change.

Conclusion:

The Council is asked to make a decision on this request. The Council's decision may be to deny the request, approve the request as presented or request additional information be provided.

Attachments:

1. Letter of Request
2. Zoning Vicinity
3. Aerial Map
4. Comprehensive Plan – Future Land Use Map
5. Site Photos
6. Portion of Minutes from Hearing on 11-8-16



September 16, 2016

City of Twin Falls
Attn: Renee Carraway-Johnson
P.O. Box 1907
324 Hansen Street E
Twin Falls, ID 83303

RE: Oasis Stop N Go Rezone Request

Dear Renee,

Please consider this a formal request to consider the proposed rezone of property located within Residential Medium Density District (R-4) Zone. The subject property is currently an undeveloped lot and part of the Oasis Stop N Go at 515 Washington Street North in Twin Falls, Idaho 83301. Mr. Dan Willie is the owner of Oasis Stop N Go and intends to develop this property into additional parking area. He is applying for a Commercial Highway District (C-1) rezone of these properties. The purpose of this request is to provide a zoning overlay that will allow the development and growth of this commercial business. A pre-application meeting has been held to discuss this matter.

Adjacent to the subject property is Oasis Stop N Go. There are commercial businesses to the east and south of the Oasis Stop N Go. On the north, south, and west side of the subject property is residential housing.

The subject property is currently an undeveloped lot. There is access to utilities. The plan for development of the subject property will include the construction and development of parking lot areas. Improvements will also include installation and relocation of utilities in conflict with revised plans.

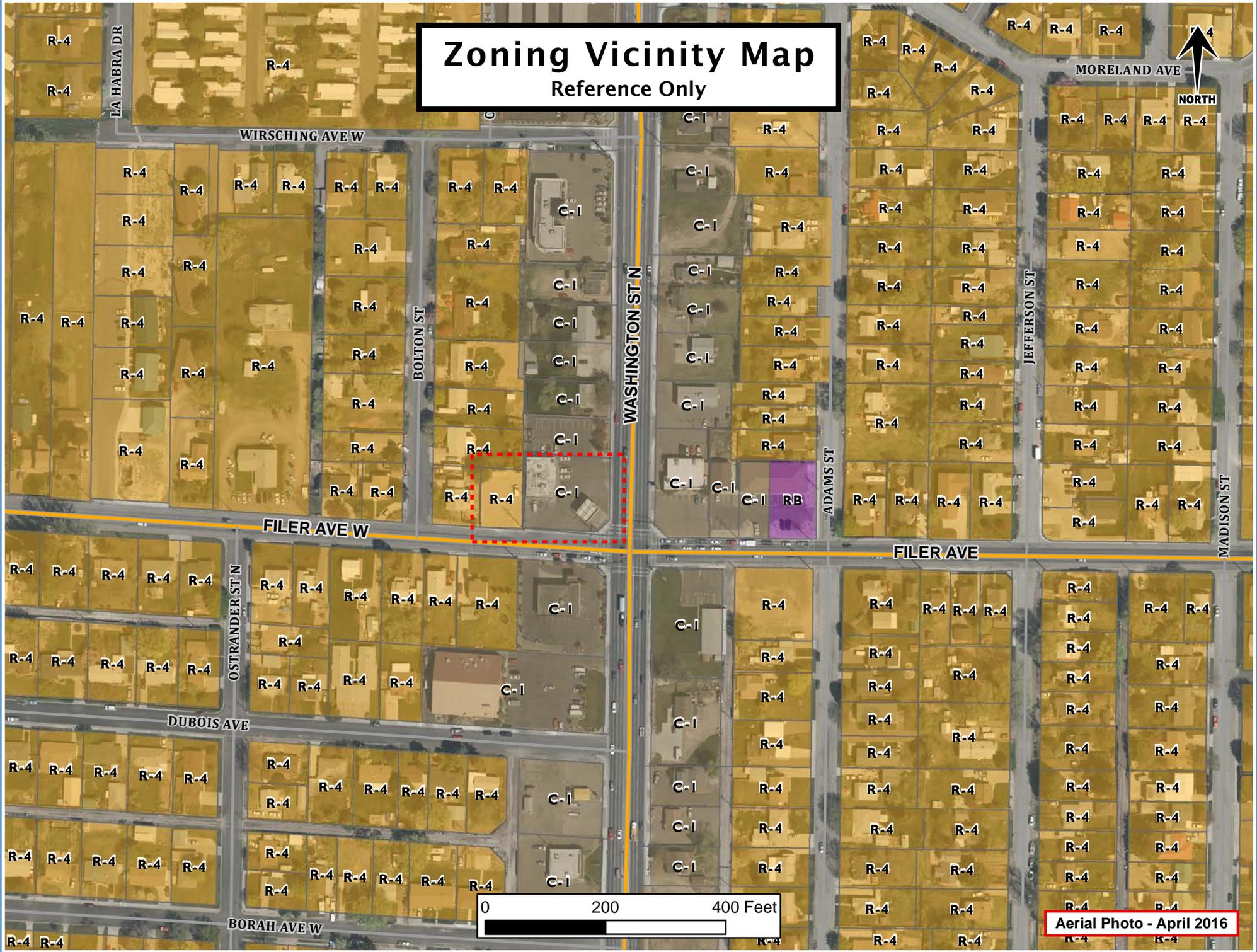
Thank you for your assistance in this matter. Do not hesitate to contact me with any questions regarding this application. Please notify me of the time and date for the scheduled hearing.

Sincerely,

David Thibault, P.E.
EHM Engineers, Inc.

Zoning Vicinity Map

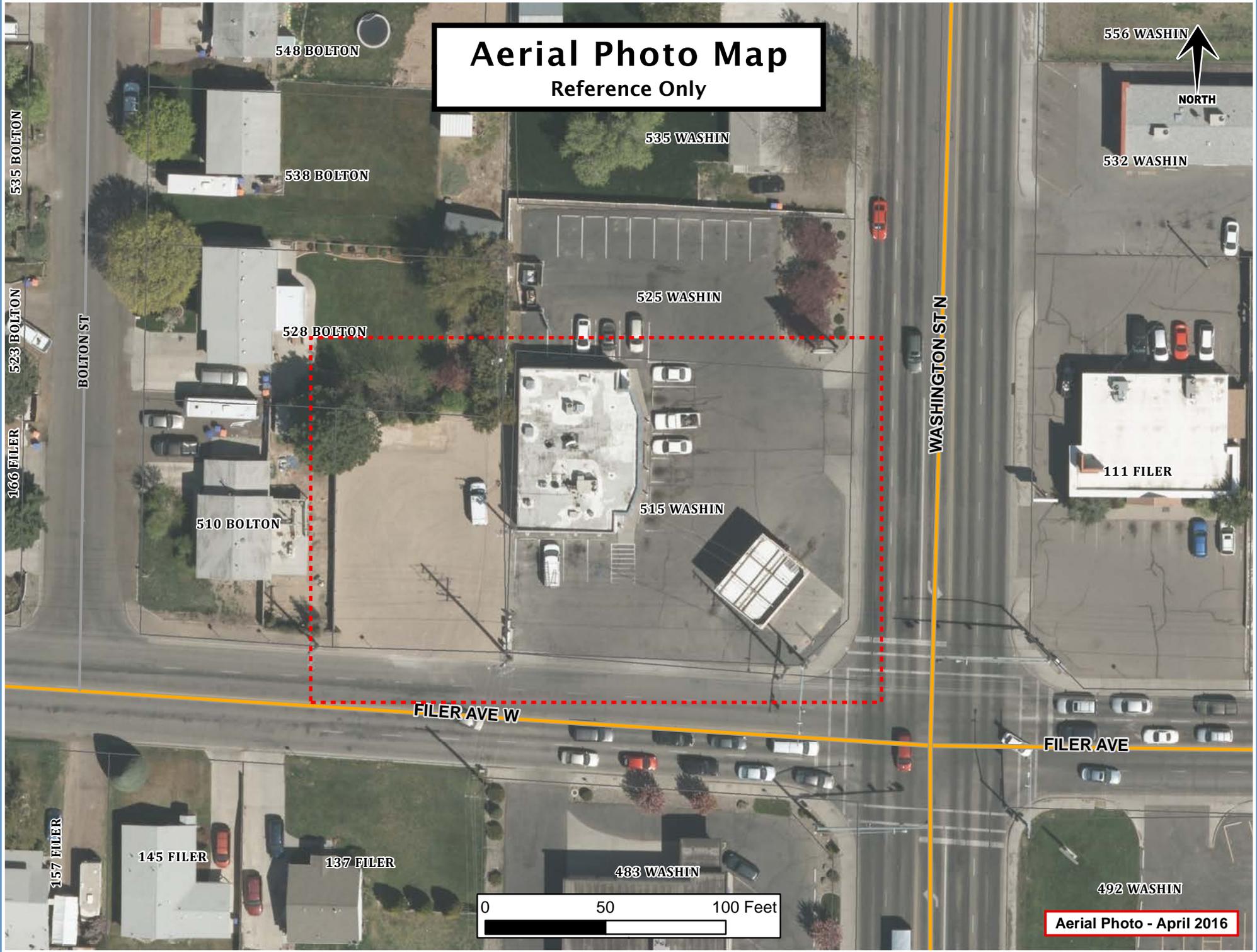
Reference Only



Aerial Photo - April 2016

Aerial Photo Map

Reference Only



535 BOLTON

523 BOLTON

166 FILER

BOLTON ST

548 BOLTON

538 BOLTON

528 BOLTON

510 BOLTON

535 WASHIN

525 WASHIN

515 WASHIN

FILER AVE W

WASHINGTON ST N

556 WASHIN

NORTH

532 WASHIN

111 FILER

FILER AVE

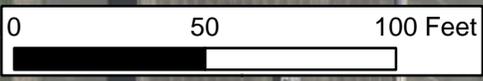
157 FILER

145 FILER

137 FILER

483 WASHIN

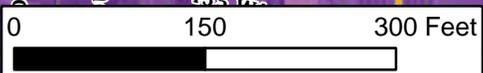
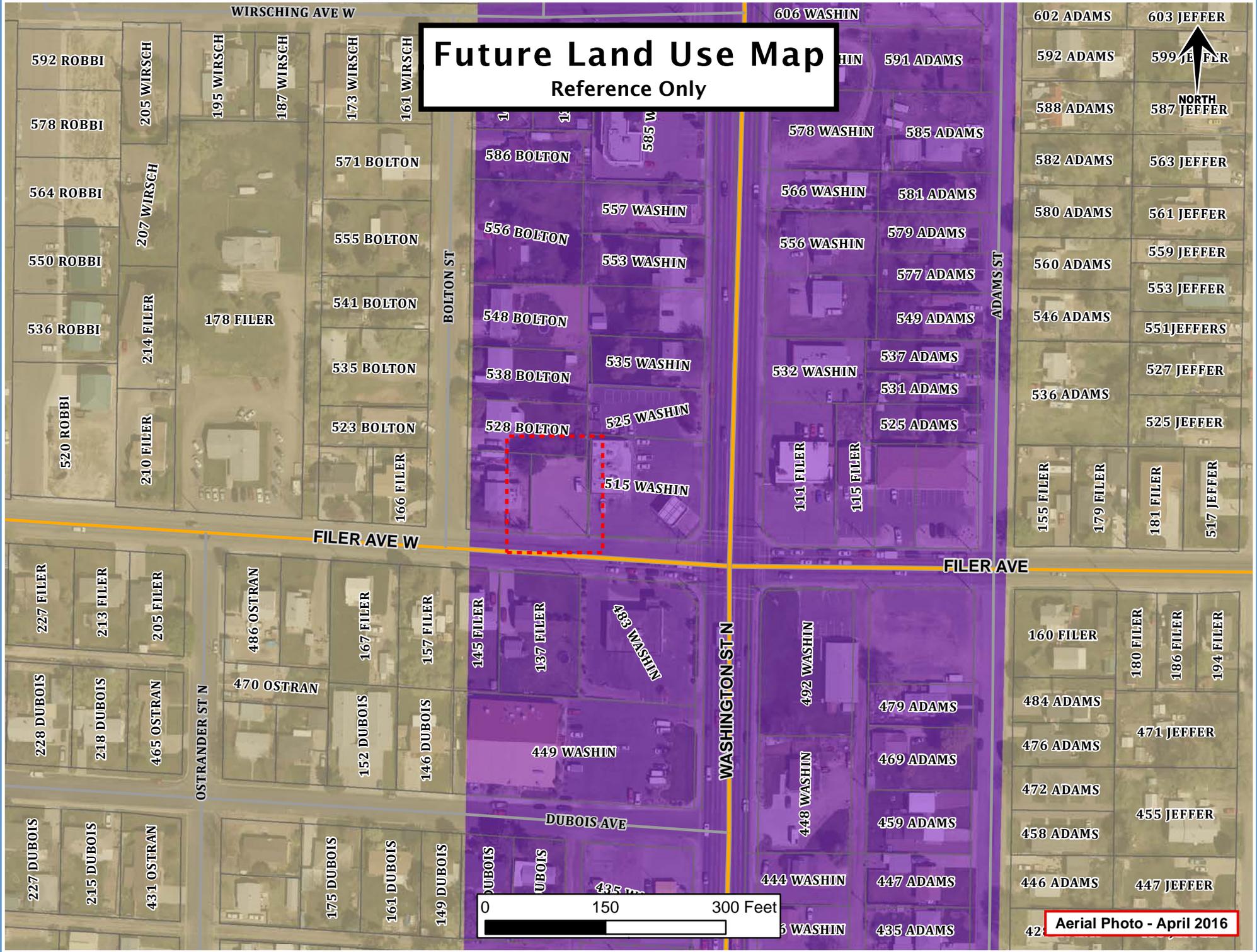
492 WASHIN



Aerial Photo - April 2016

Future Land Use Map

Reference Only



Aerial Photo - April 2016



Frontage along Filer Ave West. Residential homes on the Left side of Photo.



Parking area on the North Side of Building.

**Planning & Zoning Commission Minutes
November 8, 2016**

Motion:

Commissioner Dawson made a motion to approve the request as presented. Commissioner Higley seconded the motion. All members present voted in favor of the motion.

Approved, As Presented, With 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 personal use by the occupant of the home - no business or residential use within this structure.

Commissioner Reid stepped down for these next 3 items.

Items IV-3 and IV-4 were presented together, with two motions to follow.

3. Requests for a **Zoning District Change and Zoning Map amendment** from R-4 to C-1 for the undeveloped property on Filer Avenue West and located west of 515 Washington Street North. c/o Dan & Troy Willie on behalf of Oasis Stop N Go (app.2823)
4. Requests for a **Special Use Permit** to expand by more than 25% an existing convenience store/gas station on property located at 515 Washington Street North. c/o Dan & Troy Willie on behalf of Oasis Stop N Go (app.2824)

Applicant Presentation:

Dave Thibault, EHM Engineers, Inc., representing the applicant presented the exhibit and information for both requests related to this property. He explained that the first request is for property located at Washington Street North and Filer Avenue West. This area has been used as extra parking for the convenience store and the current zoning for this property is R-4 and they are requesting this property be rezoned to C-1. The intent if the C-1 rezone is approved they would like to make improvements to the property for extra parking and future plans for improving the building. They have no objection to the conditions placed on the request.

Staff Presentation: (Zoning District Change & Zoning Map Amendment) IV-3

Planner I Spendlove reviewed the request on the overhead and stated this parcel is part of the Pickett's Subdivision, which was recorded around 1938. Over the years, properties to the East and South, along Washington Street have been rezoned and developed with Commercial Businesses or Professional Offices. In 2009 the Comprehensive Plan identified this area as appropriate for Residential Business uses.

The lot/parcel in question has not contained a building according to our records, and is merely a portion of the original Lot 5 of the Picketts Subdivision.

The building on the corner was constructed in 1985 originally as a Circle K Food Store. In 1999 it was converted to a Convenience Store with an associated Gas Station and has been in continuous operation since that time.

**Planning & Zoning Commission Minutes
November 8, 2016**

This is a request for a **Zoning District Change and Zoning Map Amendment** to rezone one (1) property from R-4; Residential to C1; Commercial Highway. The property is 0.16 +/- acres and is located one lot west of the current Oasis Stop-n-Go Convenience Store and Gas Station at 515 Washington St N. This property does not have an official address as it is undeveloped.

The applicant states in their narrative that the rezone request stems from the desire to utilize the area for additional parking for their convenience store/gas station. Even though adequate parking is located North of the store, there are increasing numbers of people who utilize the Southern and Western areas either by habit or convenience.

The Washington Street North corridor was deemed appropriate for professional office use under the 1993-1994 Comprehensive Plan and Future Land Use Map. In 2009 the entire Comprehensive Plan including the Future Land Use Map was completely revised. The new plan designated this area as appropriate for Residential Business Uses.

Many of the properties along Washington were previously Zoned with the C-1 Designation when the City departed from the C-2 and C-3 Designations. With the adjacent property to the East having the C-1 Designation, it is not beyond a reasonable bid to request the C-1 designation be extended one more lot.

In reviewing a request for a Zoning District Change and Zoning Map Amendment the Commission has two (2) main tasks: **1-** to determine whether the request is in conformance with the Comprehensive Plan and **2-** to evaluate the request to determine the extent and nature of the amendment requested.

The Comprehensive Plan indicates this corridor as appropriate for Residential Business uses. There is no development plan to evaluate at this time. Any changes will require a full review by staff to determine the extent and nature of the changes. Any change shall comply with the purpose, uses and development standards of the C-1 Zoning District prior to development.

To make a positive recommendation, the Commission must determine that **1-** the request is in conformance with the Comprehensive Plan and **2-** the extent and nature of changing the zoning of this property to the Commercial Highway District would allow land development that would be compatible with and not detract from the surrounding area.

Planner I Spendlove stated upon conclusion the Commission is asked to make a recommendation to the City Council on this request. The Council's decision may be to deny the request, approve the request as presented or request additional information be provided.

PZ Questions/Comments:

- Commissioner Munoz asked what the current designation is on the current Comprehensive Plan.
- Planner I Spendlove explained that it is designated as Residential Business.

Staff Presentation: (Special Use Permit) IV-4

Planner I Spendlove reviewed the request on the overhead and this is a request for a **Special Use Permit** to expand the use located at the NW corner of Washington St N and Filer Ave W. The property being requested to develop is 0.16 +/- acres and is located one lot west of the current Oasis Stop-n-Go Convenience Store & Gas Station located at 515 Washington St N. This lot is zoned R-4. This property does not have an official address as no building has been erected on the property.

**Planning & Zoning Commission Minutes
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This lot is zoned R-4. A commercial business is not permitted on this property under this zoning. On this P&Z Agenda this evening is a request to rezone this lot to C-1. A condition the special use permit may not be granted unless the lot is rezoned from R-4 to C-1 and there is an adopted and codified Ordinance would be appropriate.

The applicant has expressed in their narrative that the rezone request stems from the desire to utilize the area for additional Parking. Even though adequate parking is located North of the store, there are increasing numbers of people who utilize the Southern and Western areas either by habit or convenience.

Per City Code 10-4-8: Gasoline Service stations require a Special Use Permit to be established or expanded onto newly acquired properties.

Per City Code 10-11-1 thru 8: Required improvements include hard surfacing, striping, access, screening, landscaping, drainage and storm water. These required improvements are typically evaluated and enforced at the time of building permit submittal. Since this particular project is not anticipated to have a building, it would be prudent to place a condition requiring City Staff approval for all applicable improvements prior to installation.

The addition of a parking area for the convenience store will have an impact on the adjacent and neighboring property owners. These impacts will come in the form of increased noise, and light intrusion due to the closer proximity of commercial activities. The noise will be from vehicles entering and exiting the area and the security lighting for the additional parking area. It would be appropriate to place a condition requiring all lighting to be downward facing and light sources to be shielded from neighboring properties.

An additional impact to this proposal is a positive one. The current location is extremely close to the intersection. This parking area will allow a separate approach further from the intersection thus making the area slightly safer for motorists attending this business.

Planner I Spendlove stated should the Commission grant this request as presented; staff recommends approval be subject to the following conditions:

1. Subject to a Rezone from R-4 to C-1 on this lot being approved and an ordinance being recorded.
2. 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.
3. Subject to all lighting being downward facing and the light source being shielded from adjoining residential properties.
4. Subject to screening being installed between residential and commercial properties. Prior to installation the plan shall be approved by City Staff.
5. Subject to compliance with Gateway Arterial Landscaping requirements. Prior to installation the plan shall be approved by City Staff.
6. Subject to all improvement plans being approved by City Staff prior to installation.
7. No Use of the undeveloped area until all the required improvements are completed per City Staff.

PZ Questions/Comments:

- Commissioner Grey asked about the hard surfacing requirement.
- Planner I Spendlove explained they will be required to pave the area but would be required to provide a plan for paving prior to paving the lot.

**Planning & Zoning Commission Minutes
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- Commissioner Munoz asked about hours of operation.
- Planner I Spendlove explained the hours of operation are 24 hours.
- Commissioner Tatum asked under the current zone what could be developed on the lot.
- Planner I Spendlove explained single family and possibly a duplex.

Public Hearing: [Opened](#)

- Bo Bradley, 510 Bolton Street, explained that property for this request was split off of the property they currently own. There used to be a vinyl fence along the adjacent property line to the east but since this has been cleaned up vehicles have backed into the fence and even some of the utility boxes have been hit. The concern is that someone could possibly accelerate into their back yard. The other concern is that if the area is paved he is very concerned with storm run off because of his basement. His main concern is privacy, safety and storm water retention.
- Lex Bradley, 510 Bolton Street, explained the business is not aware of what is happening on this lot behind the building, people are using it as a drinking area and who knows what else. She would like it if they installed some security cameras to keep it monitored.

Public Hearing: [Closed](#)

Closing Statements:

Mr. Thibault explained that with the additional taking of right-of-way when Washington Street North was widened, they have been motivated to expand to this lot and have it rezoned. They have no issues with fencing and landscaping between the business and the residential property to assist in mitigating these issues for the neighbors. They plan to size the storm water retention basin accordingly, City Code requires storm water retention management and that water remain on the property.

Deliberations Followed:

- Commissioner Munoz explained he has no issue with the zoning change. He does have concerns with expanding the business into this area without any buffering for the residential area.
- Commissioner Tatum explained that this development will be a positive change it will be incorporated into the business making it more important to manage the security in the area.
- Commissioner Munoz asked if disturbance of the peace can generate a request for Special Use Permit revocation.
- Planner I Spendlove explained that this can be used as evidence to request a revocation.
- Commissioner Grey explained that access to the lot has become easier and so the lot has created more of an issue for the neighbors however rezoning this lot and paving this lot can make management of the area easier.

Motion 1: (Zoning District Change & Zoning Map Amendment) IV-3

Commissioner Tatum made a motion to recommend approval of this request, as presented, to City Council. Commissioner Grey seconded the motion.

**[Recommended for Approval, To City Council, As Presented](#)
[City Council Public Hearing is scheduled for December 5, 2016](#)**

**Planning & Zoning Commission Minutes
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Deliberations Followed: Without Concerns

Motion 2: (Special Use Permit) IV-4

Commissioner Grey made a motion to approve the request, as presented. Commissioner Higley seconded the motion. All members present voted in favor of the motion.

Approved, As Presented & Amended, With the Following Conditions

1. Subject to a Rezone from R-4 to C-1 on this lot being approved and an ordinance being recorded.
 2. 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.
 3. Subject to all lighting being downward facing and the light source being shielded from adjoining residential properties.
 4. Subject to screening being installed between residential and commercial properties. Prior to installation the plan shall be approved by City Staff.
 5. Subject to compliance with Gateway Arterial Landscaping requirements. Prior to installation the plan shall be approved by City Staff.
 6. Subject to all improvement plans being approved by City Staff prior to installation.
 7. No Use of the undeveloped area until all the required improvements are completed per City Staff.
 8. Subject to a 7' wide landscaping buffer including a safety measure on the west side, with adequate foliage to screen the residential property from the parking area.
 9. Subject to security cameras being installed to cover the newly added parking area.
5. Requests for a **Special Use Permit** to expand by more than 25% an existing convenience store/gas station on property located at 890 Washington Street South. c/o Dan & Troy Willie on behalf of Oasis Stop N Go (app.2825)

Applicant Presentation:

Dave Thibault, EHM Engineers, Inc. representing the applicant stated the property adjacent to this property located at Washington Street North and Orchard Drive has been leveled off and stock piled material has been stored on site. The intent for the property is to expand the parking area a formal design of the project has not been completed. However to move forward and use this for parking a Special Use Permit is required.

Staff Presentation:

Planner I Spendlove reviewed the request on the overhead and stated this parcel is a remnant parcel of land within the City Limits of Twin Falls. It has been zoned Commercial since at least 1977 when the Grocery Store was approved and built on the corner of Washington Street South and Orchard Drive.

The building on the corner was constructed originally as a Circle K Food Store. In 1984 it was converted to a Convenience Store with an associated Gas Station Canopy and has been in continuous operation since that time.

This is a request for a Special Use Permit to expand an existing Convenience Store and Gas Station by more than 25% with the development of additional parking for the customers. This parcel is 1.046 +/- acres and is located adjacent on the westerly and northerly boundary of the current Oasis Convenience Store and Gas Station at 890 Washington St S. This property does not have an official address as no building has been erected on the property.