Monday June 20, 2011 City Council Meeting

To: Honorable Mayor and City Council

From: Dennis J. Bowyer, Parks & Recreation Director

Request:
Consideration of a request to pay fees in lieu of park land dedication for the K & L Subdivision.

Time Estimate:
None – Consent Calendar

Background:
EHM Engineers, representing the K & L Subdivision, has submitted a request for the City to accept payment of fees in lieu of the required park land dedication. The subdivision is located on the east side of Sparks Street North, between Caswell Avenue West and Robbins Avenue.

The property is being split into three lots, two lots are being proposed to have duplexes on them and the other lot will keep the existing single family residence on site. There is a net increase of four (4) household units since a single family residence exists on the property. Code Section 10-12-3-11 requires a dedication of one acre of land per 100 units developed within a subdivision for the development of a neighborhood park. Therefore, this subdivision will require a dedication of 0.04 acre of park land. However, City Code Section 10-12-3-11(F) states that:

> "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."

Attached are the preliminary plat and the In Lieu Contribution application. Using the Twin Falls County Assessor's valuation, the land value is calculated at $56,335.89 per acre. Applying that value to the in lieu of formula yields an in lieu payment of $3,521.44.

Currently the closest neighborhood park is Harry Barry, located approximately ½ mile to the south. Since the dedication requirement from this subdivision is only .04 acres, staff supports the developer's request of an in lieu of contribution.

Approval Process:
City Code 10-12-3-11 provides for the Council to approve a request to pay fees in lieu of park land dedication. A public hearing is not required. The Code does not require a recommendation from the Parks & Recreation Commission. However, staff has made it a policy to bring these in-lieu requests to the Commission for a recommendation. At their June 14th meeting, the Commission unanimously recommended approval of the request.

Budget Impact:
The developer has submitted the Twin Falls County Assessor's value for this property; the land is valued at $56,335.89 per acre. The value of the land is added to the cost of developing an acre of park land ($31,700), then multiplied by 0.04 to arrive at an in lieu payment amount of $3,521.44.

Regulatory Impact:
Approval of this request will allow the applicant to proceed with the development of this property without park land dedication.

Conclusion:
The Parks & Recreation Commission recommends that the City Council accept the developer's request to pay fees in lieu of park land dedication as part of the park ordinance. Staff concurs with the recommendation.

Attachments:

1. Area Map
2. Parks In Lieu Contribution Application
3. Preliminary Plat
4. City Parks & Recreation Facilities Map

↑ North

K & L Subdivision

PARKS IN LIEU CONTRIBUTION APPLICATION

Fill for Evaluation

Subdivision Name: K & L Subdivision
Number of Dwelling Units/acres: 4 / 0.65
Developer: LAD Enterprises
Address/phone#: 2027 Candlewood Circle, TF, ID / 731-6172

Appraiser: Twin Falls County Assesor
Address/phone #:

The following items shall be included with the parks in lieu contribution submittal prior to acceptance by the City Administrator. It is the responsibility of the developer to see that all required information is submitted to the city at the time of the application. Please read the application and decide which process you are going to use. The City of Twin Falls allows three different requests. Please mark an X by the method used.

☐ Have you talked to the parks department about the requirements?

☐ Enclosed is a copy of the appraiser's value for the land.

☐ Enclosed copy of a bid/material costs to construct walking path/bike trail.

☐ I am requesting an in lieu of contribution in concept only. Will present final values at the time of the final plat application for approval.

X I am requesting an in lieu of contribution without walking/bicycle trails, using the following formula:

a. Determine the per acre appraised value of the land in the development. (L) (See 10-12-3-11(F).). Appraisal value: (L) $56,335.89
b. The current park development cost is $31,700 per acre. (P)
c. Total the number of household units in the development. (H) 4

Note: Lots large enough for multi-family units will require a certification and supporting covenants addressing the developer's intent relative to the requirement for single family dwellings.

d. Use the contribution (C) formula: C=(L+P)(H)(.01)
C= (L+31,700) (H) (.01)

Contribution Amount to be approved: $3,521.44

☐ I am requesting an in Lieu of contribution with walking/bicycle trails, using the following formula;

a. Determine the per acre appraised value of the land in the development. (L) (See 10-12-3-11(F).)
b. The current park development cost is $31,700 per acre. (P)

c. Total the number of household units in the development. (H) _____

Note: Lots large enough for multi-family units will require a certification and supporting covenants addressing the developer's intent relative to the requirement for single family dwellings.

d. Use the following formula:
   Land contribution portion:
   i. Appraisal value: (L) _____
   ii. Development costs for the walking/bicycle trail.
      1. Cost of land underneath the trail per square foot: (A)_____
      2. Cost to develop the trail per square foot: (B)_____
      3. Trail cost = (A + B) (total trail square footage): Trail cost _____
      4. Land portion = (L)(H)(0.01) – (Trail cost): **Land portion** _____

Note: Land portion cannot be less than 50% of (L)(H)(0.01).

Park improvement portion= (31,700) (H) (.01): _____

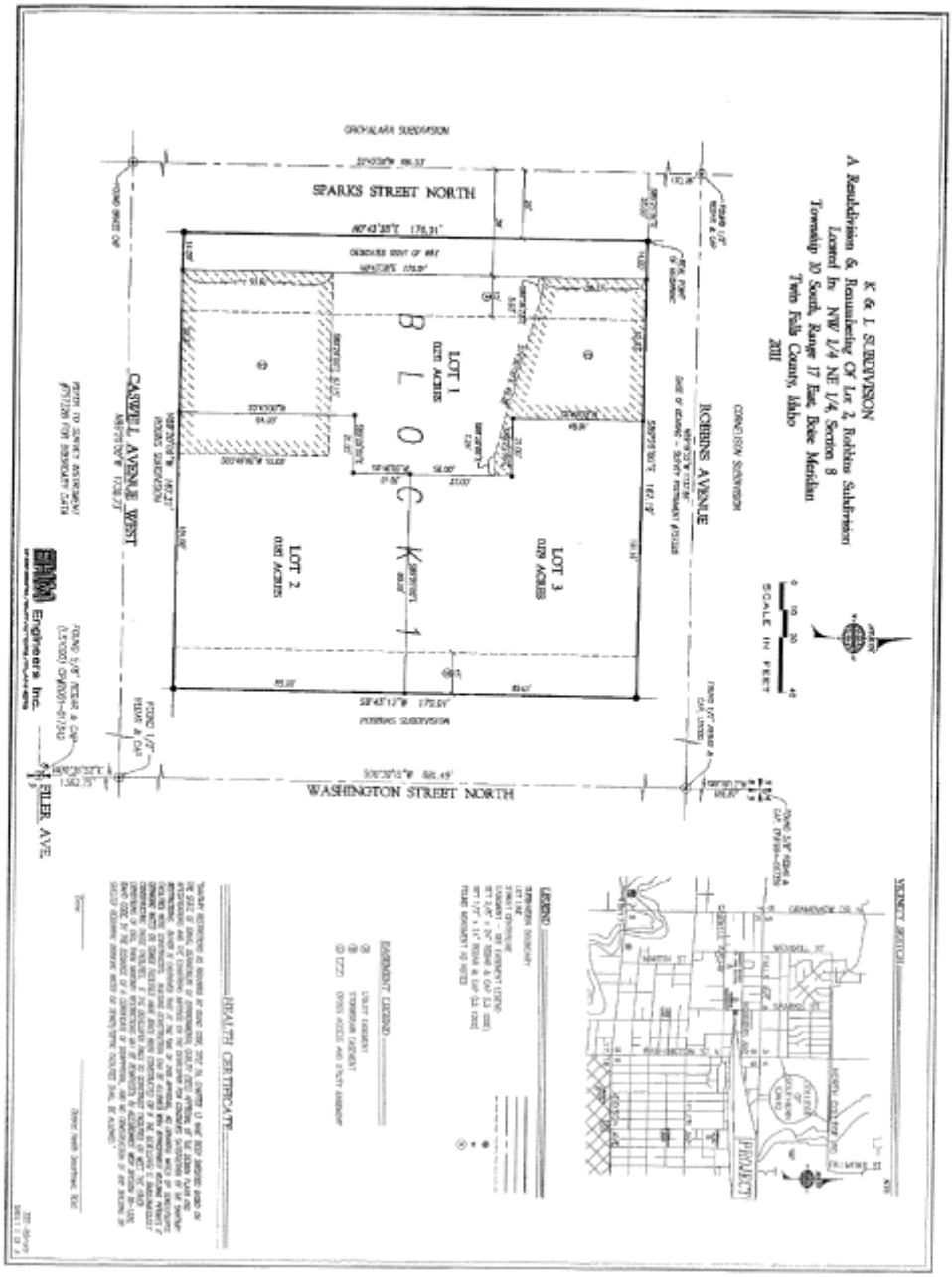
Land portion + park improvement portion = _____

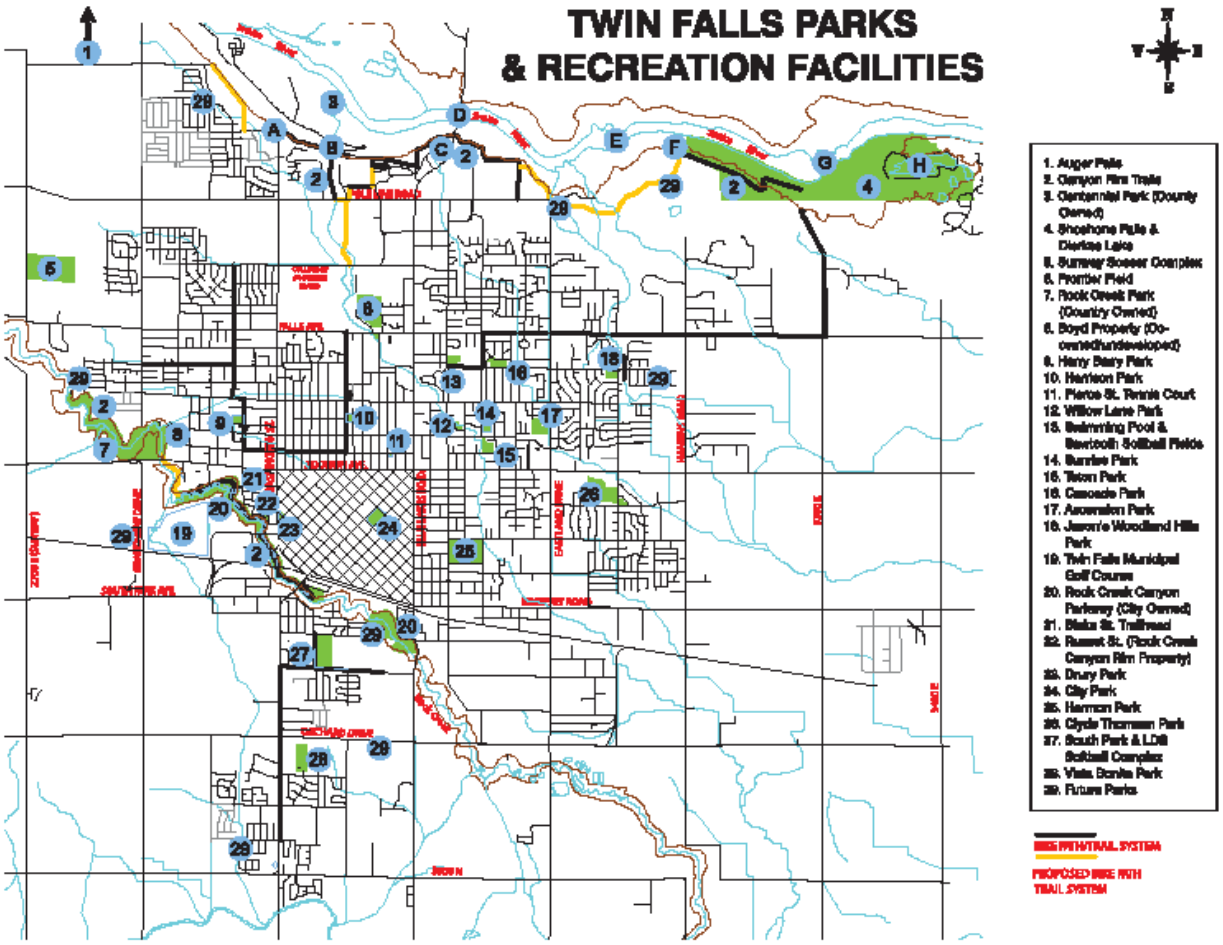
Contribution amount to be approved: _____

In lieu of contribution must be made prior to final plat recordation.

Date Submitted: _____
Application accepted by City Administrator _____

City Council Agenda: Date _____
Engineering approval _____


K & L SUBDIVISION
A Resubdivision & Remonumentation Of Lot 2, Robbins Subdivision
Located In NW 1/4 NE 1/4, Section 8
Township 10 South, Range 17 East, Boise Meridian
Twin Falls County, Idaho
2011
SCALE IN FEET
SPARKS STREET NORTH
WASHINGTON STREET NORTH
ROBBINS AVENUE
CASWELL AVENUE WEST
BILER AVE.
LOT 1
LOT 2
LOT 3
BLOCK 1
VICINITY SKETCH
HEALTH CERTIFICATE


TWIN FALLS PARKS
& RECREATION FACILITIES
1. Auger Falls
2. Canyon Rim Trails
3. Centennial Park (County Owned)
4. Shoshone Falls & Dierkes Lake
5. Sunway Soccer Complex
6. Frontier Field
7. Rock Creek Park (Country Owned)
8. Boyd Property (Co-owned/undeveloped)
9. Harry Barry Park
10. Harrison Park
11. Pierce St. Tennis Court
12. Willow Lane Park
13. Swimming Pool & Sawtooth Softball Fields
14. Sunrise Park
15. Teton Park
16. Cascade Park
17. Ascension Park
18. Jerome Woodland Hills Park
19. Twin Falls Municipal Golf Course
20. Rock Creek Canyon Parkway (City Owned)
21. Blake St. Trailhead
22. Russet St. (Rock Creek Canyon Rim Property)
23. Drury Park
24. City Park
25. Harmon Park
26. Clyde Thomson Park
27. South Park & LDS Softball Complex
28. Vista Bonita Park
29. Future Parks
BIKE PATH/TRAIL SYSTEM
PROPOSED BIKE PATH TRAIL SYSTEM