



TWIN FALLS PARKS AND RECREATION

136 Maxwell Ave. • PO Box 1907 • Twin Falls, ID 83303 • Phone: 208-736-2265 • Fax: 208-736-1548

TWIN FALLS PARKS & RECREATION COMMISSION

April 21st 2015
11:30am

Twin Falls City Council Chambers
305 3rd Avenue East

AGENDA

11:30 a.m. Call to Order

- 1. Welcome New Member**
- 2. Election of Officers**
- 3. Approve minutes of the March 10, 2015 meeting**
- 4. Parks & Recreation Staff Reports**
- 5. Update on the Parks & Recreation Master Plan**
- 6. Parks In Lieu of Request – 12:00noon**
- 7. Parks Dedication Ordinance Review**
- 8. Other Items from Commission**

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

**Any person(s) needing special accommodations to participate in the above noticed meeting should contact Nikki Miller at (208)736-2265 at least two working days before the meeting.*

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TWIN FALLS PARKS & RECREATION COMMISSION

April 21, 2015
11:30am
STAFF REPORT

1. Welcome New Member – Staff & Commission

At the Monday April 20th City Council meeting, the Mayor is requesting the City Council to confirmed his re-appointment for Tom Reynolds for another three year term from April 2015 to March 2018. Also the Mayor is requesting the City Council to appoint Rich Birrell as our newest member of the Parks & Recreation Commission. Rich's term will also be from April 2015 to March 2018.

Also at the April 20th City Council meeting, the Council is considering the future of the Golf Advisory Commission, it is recommended to have the duties of the Golf Advisory Commission to be fulfilled by the Parks & Recreation Commission. This is similar to what happen about four years ago with the Tree Commission and the Pool Advisory Committee. At that time, one member from each of these two Commissions was appointed to the Parks & Recreation Commission. Rich Birrell is coming from the Golf Advisory Commission.

The Parks & Recreation Commission still will have one more opening left, interviews will be set up soon and the new member should be appointed before the Commission's next meeting in May.

2. Election of Officers – Commission

Each year, the Commission elects a Chairperson and Vice-Chairperson. The Commission lost its Chairman with Kevin Dane term expiring; Tennille Adams is currently our Vice-Chairperson and she has served for four years as Vice-Chairman. There are no regulations on the number of years you can serve as Chairperson or Vice-Chairperson.

3. Approve minutes of the March 10, 2015 meeting – Commission

The Commission needs to approve or amend the proposed sets of minutes

4. Parks & Recreation Staff Report - Staff

Enclosed are the Parks & Recreation Staff Reports

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5. Update on Parks & Recreation Master Plan – Staff

The 3rd meeting for the Steering Committee was held on Thursday March 19th at 6pm at the City Council Chambers. JUB was able to show some of the mapping features with the preliminary results of the survey. The survey is officially over; we ended up with about 470 being filled out. JUB are currently reviewing all of the results from the surveys to help prepare a draft of a master plan. The plan should be completed in late May or June.

6. Parks In Lieu of Request – 12:00noon - Kathryn Almberg

The WS & V PUD is a proposed 60 multi-family unit apartment complex (Field Stream Apartments) on five (5) acres. The subdivision is located on the west side of Field Stream Way, north of North College Road and sits northeast of the Xavier Charter School. Attached are the Parks In Lieu Contribution application, a map showing the location of the proposed PUD, and the site plan for the development. Using the purchase price of these five (5) acres, the price per acre is calculated at \$87,000 per acre, and using the in lieu of formula, the in lieu of payment is \$71,220. This development does not meet the requirements to qualify for the 50% reduction regarding “in-fill” development.

There is one park in this square mile; Sunway Soccer Complex is in the square mile boundaries, so the funds can be used at that park. Since the park land dedication requirement from this subdivision is only .6 acres, staff supports the developer’s request for a Parks in lieu of contribution.

Kathryn Almberg, representing the development is asking the Parks and Recreation Commission to consider a 50% of their in lieu of fees due to the fact they will be providing site amenities including playground equipment, picnic tables, BBQ’s, benches and a half-court basketball court all on their site.

The park dedication intent is to have development provide improvements and/or resources to serve the recreation needs of those residents that come as a result of that development and for the general public benefit also. On one hand, the development is providing on-site improvements for their residents, but on the other hand, those on-site improvements will not be available to the general public to use. This is the first time a development has asked for this type of reduction.

Staff supports the developer’s request for a Parks In Lieu of contribution, but does not have a stance on the development’s request if they should receive a 50% reduction or not. The Commission’s recommendation on the request will be forward to the City Council for their consideration.

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7. Parks Dedication Ordinance Review – Staff & Commission

The City Council directed staff to review the Parks dedication ordinance and recommend to the City Council any updates if needed. Here's some background on the ordinance. It was originally passed on April 11, 2005. The official title of the ordinance is "Parks and

Storm Water Retention/Detention" under section 10-12-3-11 in the City Code. Two modifications to the ordinance have occurred since that time.

Originally the cash contributions had to be used within the boundaries of the arterial streets in which the development occurs. The first modification allows the director to propose to expend the funds within a mile of the development if the needs are identified. If the director determines that no reasonable use exists within the geographical area, the director shall, with the approval of the Parks & Recreation Commission, propose to the City Council to expend those funds anywhere within the City. This modification was passed in 2008.

The second modification allows certain developments to have their in lieu of contribution to be reduced by 50% if they meet all five requirements. They are:

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.

This modification was passed in 2012.

I have attached the current parks ordinance and the application the developer fills out if they request an in lieu of.

The City Council directed staff to review the section of the ordinance on the current dedication of park land (.01 acres per household unit) and if the value of \$31,700 per acre for the cost of development a neighborhood park is still valid. Also staff would like to discuss with the Commission on the retention/detention section. This review might take 2-4 months.

Any recommendations from the Commission will be forward to the Planning and Zoning Commission for their consideration before being forward to the City Council.

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Staff contacted several communities to discuss their park dedication requirements, the results are as follows:

Post Falls – they have no set formula in how much land should be dedicated, they look at each development and negotiate with each developer for land dedication if needed. They do look at their requirements of 16 acres per 1000 population – 6 acre acres and 10 passive acres. The Director said they look at the size of the development, what would be the population gain with the development and negotiate with the developer on size of land dedication if they believe it warranted it. Post Falls also have an impact fee on residential development.

Sandpoint – they only have impact fees, no park dedication requirement.

Idaho Falls – they only have impact fees, no park dedication requirement.

Boise - they only have impact fees, no park dedication requirement.

Pocatello – does not have impact fees or a park dedication requirement.

Staff will provide a scenario of residential development in one square mile of how the current park dedication ordinance works along with impact fees.

Staff is still working with a few contractors to determine if the \$31,700 per acre development cost is still valid. Staff will have those numbers to the Commission at the May Commission meeting.

One other issue staff wants to discuss with the Commission is these miniparks developers are donating to the City to maintain. Below is the code concerning these miniparks.

10-12-3-11: PARKS AND STORMWATER RETENTION/DETENTION:

No residential plat shall be approved unless it includes provision for parks and stormwater retention/detention. Developers may combine land designated for stormwater retention/detention with the requirement of parks in compliance with the city's standard design drawings.

(A) Park Defined: A "park" is a parcel of land dedicated to the public maintained for the primary purposes of recreation and open space. A "minipark" is a park that is a minimum of fifteen thousand (15,000) square feet and will be accepted only in combination with stormwater facilities. A "neighborhood park" is a park that includes at least three (3) acres of flat open space.

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The intent of these miniparks were to provide some type of open space and provide a place for recreation activities for kids in these small developments where a three (3) acre neighborhood park was not warranted, and the maintenance of these retentions areas would not be a concern in the future. In the past before this ordinance went into effect, there have been examples where the maintenance of those miniparks/retentions areas were not happening, the site would become an eyesore, the developer is not around anymore, no HOA or the HOA is not functioning anymore and the minipark would end up with the City maintaining these areas with no source of revenue to pay for the maintenance of these areas. The intent for these small open spaces to provide recreation value for these developments have not been realized, they are just ending up as just open space with no recreational value at all, staff does not see any kids using these miniparks as play areas.

One of the requirements for developers is:

10-12-4-2: REQUIRED IMPROVEMENTS:

Every subdivider shall be required to install the following improvements in accordance with the conditions and specifications as follows: (Ord. 2850, 2-21-2006)

(O) Landscape And Sidewalk Placement: Landscaping and sidewalk placement required adjacent to arterial and collector streets. A tract of land eleven feet (11') in depth behind the curb line will be dedicated as part of any residential development adjacent to arterial and collector streets. Within that tract the developer shall install landscaping six feet (6') in depth with a sprinkler system and with grass and trees behind the curb line and shall also install a five foot (5') sidewalk. The landscaping will be maintained by the city and funded through a fee added to the water bill of each account within the development. Irrevocable restrictive covenants for this development and maintenance shall provide for this funding. Alternative landscaping other than trees and grass may be approved by the city. (Ord. 2850, 2-21-2006)

Staff calls these areas CAM's – Common Area Maintenance. As you can see in the code, the City maintains these landscaping strips (the City contracts these landscaping strips out) and each lot owner in the subdivision pays for the maintenance of these strips thru their water bill.

Staff recommends that these miniparks should be treated similar to these CAM's where the City maintains them but are paid for by each lot owner within the subdivision. Changes to this section of the code require the proposed changes being addressed thru the Planning & Zoning Commission.

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8. Other Items from Commission

The stairs on the east side of Dierkes Lake are completed, the new security firm at Shoshone Falls and Dierkes Lake has started earlier this month, Ribbon Cutting for the All Inclusive playground at the 1st Federal Bank Park at Sunway Soccer Complex will be Thursday April 30th at 10am, fencing along the Pillar Falls trail section is completed, fencing along the Knievel trail section is about 90% completed, and other items that the Commission may have questions about or issues the Commission wants to discuss.

Attachments:

1. March Meeting Minutes
2. Staff Reports
3. WS & V Parks In Lieu of Package
4. Park Dedication Ordinance
5. Parks In Lieu of Contribution Application



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BOARD MEMBERS

| | | |
|-----------------------------|----------------------|---------------|
| TENNILLE ADAMS – VICE CHAIR | CARL LEGG | LIYAH BABAYAN |
| TONY BRAND | MARC LAMBERT | TOM REYNOLDS |
| JOEY MARTIN | KEVIN DANE, CHAIRMAN | RYAN HORSLEY |

EX-OFFICIO MEMBERS

| | |
|-------------------|--------------------------------|
| TRAVIS ROTHWEILER | CITY MANAGER |
| SHAWN BARIGAR | COUNCIL REPRESENTATIVE |
| DENNIS BOWYER | PARKS & RECREATION DIRECTOR |
| MITCH HUMBLE | COMMUNITY DEVELOPMENT DIRECTOR |

TWIN FALLS CITY PARKS AND RECREATION COMMISSION * * * * *

March 10, 2015 11:30 am * * * * * City of Twin Falls Council Chambers

Members Present: Tennille Adams, Tony Brand, Kevin Dane, Marc Lambert, Tom Reynolds, Liyah Babayan, Carl Legg, Joey Martin and Ryan Horsley.

Members Absent: N/A

Council Present: Shawn Barigar

Council Absent: N/A

Staff Present: Dennis Bowyer, Stacy McClintock and Mitch Humble

Staff Absent: Nikki Miller

MINUTES

Chairman Kevin Dane called meeting to order at 11:35 am.

Item #1 Approve minutes of the January 13 and February 10, 2015 meetings
Ryan Horsley motion to approve the minutes and Tony Brand seconded the motion. Motion passed with a unanimous vote.

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Item #2 Parks & Recreation Staff Report – Staff

Dennis reviewed the Parks Staff report indicating that the winter equipment maintenance has been done, new picnic tables were installed in the new shelter at Frontier Park and the demolition of the old shelters is almost complete. Dormant oil spraying is complete and provisions for the First Federal park donations are under way. Preliminary work on the project to get a storage building built is being done and Richard Bay has been certified in Playground Inspection and will be promoted to Sr. Operator.

Stacy reviewed the Recreation Staff report. Adult basketball will be wrapping up the week of March 30 and the winter youth basketball tournament ended on February 28th. Spring soccer early registration ended March 2nd and the final date to register will be March 27th. We are taking registration for Men's and Coed softball with rosters being due Friday, April 10th. Adult volleyball concluded on March 5th. The Spring/Summer Recreation Guide will be out the end of March or the first of April. Work on the Oregon Trail Youth Complex safety netting is still in progress. The soccer fields will be prepped during spring break.

Item #3 Update on Parks & Recreation Master Plan – Staff

The 3rd meeting for the Steering Committee will be held on Thursday March 19th at 6pm at the City Council Chambers. It has been pushed back two weeks in hopes of getting more surveys completed by the general public. The plan should be completed in May or June.

Item #4 Commission Members Terms – Staff & Commission

Kevin Dane and Ryan Horsley terms expires at the end of March and are not eligible to be renewed. Tom Reynolds' first, three year term expires and he eligible to renew for another three years. Dennis thanked Kevin and Ryan for their service to the community and a special presentation will be done at the Council meeting the end of March or first of April. We will need to fill the two vacant positions.

Item #5 Parks Dedication Ordinance Review – Staff & Commission

City Council directed staff to review the Parks dedication ordinance and recommend to the City Council any updates if needed. Dennis went over the current ordinance formulation/ratio and indicated that he will be working with contractors to find a better understanding of the ratio and if it is still a good number. Dennis showed a map of the In-Lieu of funds and indicated that the minimum acreage that the City will accept is three acres. This ensures that the parks have the essentials; bathroom, playground etc. The City has approved 41 in-lieu applications to date. Liyah asked if the state has a standard for park ordinances. Dennis indicated that their parklands are very large and do not get them from subdivisions. Dennis explained how the in-lieu fees worked and explained that when there is not anymore development opportunities how it comes in to play. The monies need to be used in the square mile, purchase or make improvements at specific parks within that square mile. Kevin suggested

that we look at other cities and see what they are doing. Ryan agreed with Kevin. Liyah asked how did they come up with the formula and Dennis explained. He also explained that in the past they did look at other communities and worked with other City staff. Dennis explained what in-fill means and how people have benefited from it. Dennis asked what the Commission needed to help them make a recommendation on updates to the current ordinance. Dennis will check with other communities to see what their formula is. Shawn made one more suggestion, figure out how big of parks you are making for the size of the subdivision. What are the best practices? Is it larger neighbor parks, more parks throughout the town, pocket parks? What are we aiming at for parks? Liyah asked if we could look at other states and Dennis said he would check into that. Carl also said that we want to make sure that the formula still works and confirm that we have been on the right track. To date \$650,000 have been collected from in-lieu of funds.

Item #6 Other Items from Commission

Dennis brought up that the State of the City address is April 14th which is when the next commission meeting is and asked if we should move the meeting forward a week. Everyone agreed to move the next meeting to April 21st, 2015.

Arbor Day is on April 24th and this year it will be held at the Twin Falls Golf Club.

The new stairs at Dierkes Lake are being installed and some had to be brought in by helicopter. This project should be completed by the end of March.

Idaho Power will be working at Dierkes in the dock area. First part of April they will be working on the dam. There will be 200 plus trucks per day working on the dam and there will be some construction as well.

We will begin charging admission at the Shoshone Falls beginning Saturday, March 28th.

Meeting was adjourned at 12:33pm, next meeting will be Tuesday, April 21st, 2015 at 11:30 am in the City Council Chambers located at 305 3rd Ave E.

**Recreation Staff Report
Brandy Mason
April 2015**

Spring Soccer: We have completed registration and games will start on Saturday April 11th. The season will run through April 30th and all games will be played at the Sunway Soccer Complex. We had more participants enroll this year which was up 134 participants from last year's 738. The table below compares the number of participants in each grade from 2013 to 2015.

| Grade | 2013 | 2014 | Grade | 2015 |
|--|------|------|--|------|
| K Boys | 94 | 95 | K Boys | 91 |
| 1 st Boys | 76 | 68 | 1 st Boys | 93 |
| 2 nd Boys | 61 | 60 | 2 nd Boys | 73 |
| 3 rd -4 th Boys | 81 | 94 | 3 rd Boys | 76 |
| 5 th -7 th Boys | 40 | 55 | 4 th -5 th Boys | 91 |
| K Girls | 75 | 60 | 6 th -8 th Boys | 30 |
| 1 st Girls | 66 | 67 | K Girls | 81 |
| 2 nd Girls | 41 | 52 | 1 st Girls | 72 |
| 3 rd -4 th Girls | 106 | 110 | 2 nd Girls | 52 |
| 5 th -7 th Girls | 77 | 77 | 3 rd Girls | 55 |
| Total: | 717 | 738 | 4 th Girls | 45 |
| | | | 5 th Girls | 75 |
| | | | 6 th -8 th Girls | 38 |
| | | | Total: | 872 |

Baseball/Softball: Regular registration began Monday March 30th and will end Monday April 27th.

Men's & Coed Softball: Rosters were due on Friday April 10th. The men's league will consist of 16 games with a double elimination tournament to follow and the coed will consist of 10 games with a double elimination tournament. The cost is \$810 for men's and \$650 for coed, which includes game balls and scorekeepers. Games will start the week of Monday May 11th and run through the last week of July for men's to the 2nd or 3rd week of August for Coed.

**Recreation Report
April 2015
Stacy McClintock, Recreation Supervisor**

Spring/Summer Recreation Guide is currently at the printers, so look for it soon at the Parks and Recreation office, Hansen Building, City Hall, Library, YMCA and the Y/City pool. The Recreation Guide will also be available on line at www.tfid.org.

We are currently taking registration for our **Sporties for Shorties** baseball program. This program is designed for 4 and 5 year old boys and girls. This program is designed to introduce the fundamentals of all baseball in a non-competitive environment. Each Saturday, participants work on skill development while having fun. There are no designated teams or coaches and parents are required to participate with their child. Each participant will receive a t-shirt.

Success Martial Arts is a fun and positive way to give kids a head start. Students learn the benefits of discipline and confidence as well as developing coordination, strength and flexibility. These skills will prove valuable in all areas of life. This program is designed for all ages and levels of ability. Season begins May 4th. The cost is \$89, includes uniform.

Currently we are prepping the softball and baseball fields for **Cal Ripken/Babe Ruth** baseball/softball.

Currently we are taking registration for Youth Baseball/Softball. Registration is for kids that are currently in kindergarten through eighth grade. Registration dates are March 30th through April 27th. After April 27th a late registration fee will be added to the account.

Staff is currently working with the city engineering department on putting out bids for the repaving and surfacing of the CSI tennis courts. The City and CSI splits the costs on all maintenance of these courts.

Staff has hired four new people through Personnel Plus to help with the field maintenance. Working together with the parks department they are splitting their duties between parks and recreation. It has been working out fantastic so far.

The staff that has been attending Long Term Planning group sessions will be doing a presentation to the City Council on April 27th.

**Parks Department Report
Parks Coordinators
Kevin Skelton & Todd Andersen
April 2015**

The past month the Parks Department has been working on the following projects and regular maintenance:

- The restrooms have been opened and irrigation system prepared to begin watering
- Preliminary work on the CI project to get a storage building built is being done.
- Pre-emergent herbicides have been applied as well as early weed abatement.
- Dormant oil spraying of trees is complete

Date: 4-13-15

PARKS IN LIEU CONTRIBUTION APPLICATION-2014

Subdivision Name: WS & V PUD

Number of Dwelling/Household Units/Acres: 120 multifamily/ 5 acres

Developer: The Housing Company, an Idaho nonprofit corporation

Address/Phone #: PO Box 12943 Boise, ID 83707-0943

Attn: Kathryn Alberg 208-331-4711

Appraiser: See attached Purchase and Sale Agreement and Land repayment

Address/Phone #: documents

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) 81,000
- (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) 60

1-The proposed Cash Contribution using #1: (L+PD)(H)(.01) (CC) \$ 71,220

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:

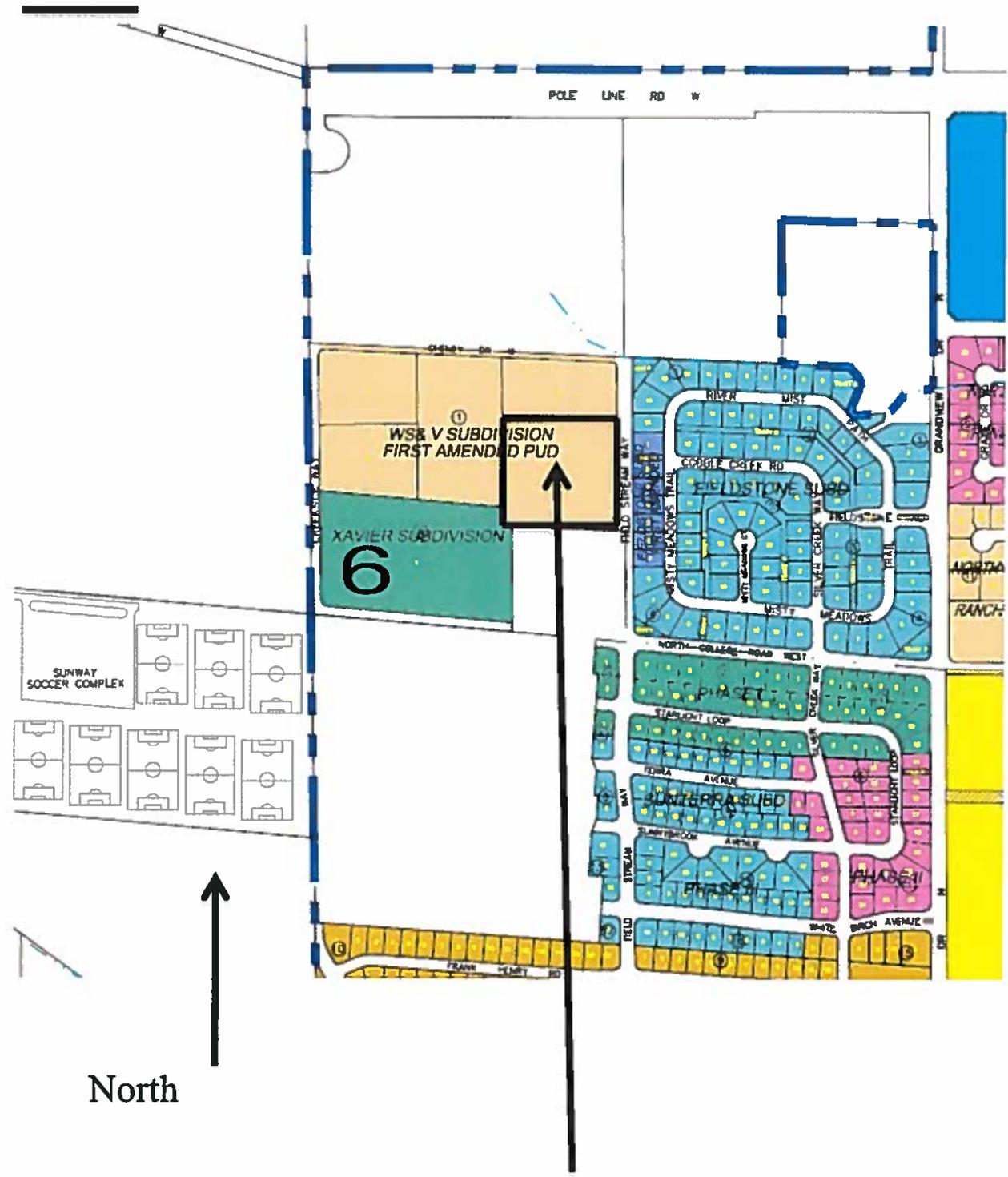
- ... Talked to the Parks & Recreation Department about the requirements?
- ... Enclosed a copy of the appraiser's value for the land.
- ... Enclosed a copy of bid/material costs to construct walking path/bike trail.

Date Submitted: _____

City Council Agenda Date: _____

Application accepted by City Administrator: _____

Engineering Approval: _____

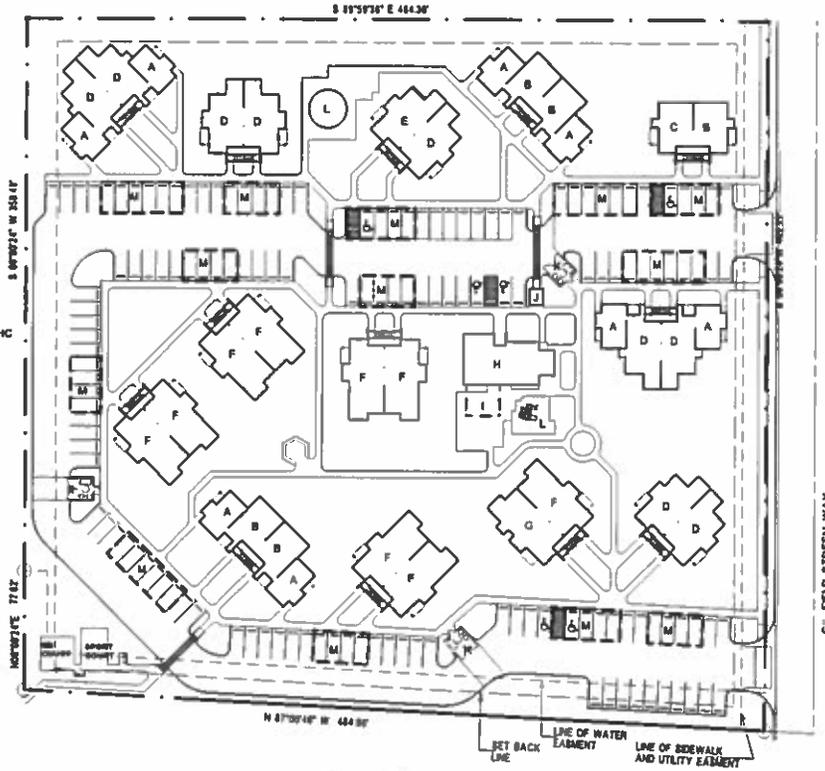


North

WS & V Development

LEGEND

- A STUDIO
 - B ONE BEDROOM ABOVE A ONE BEDROOM
 - C ONE BEDROOM ABOVE A ONE BEDROOM HC
 - D TWO BEDROOM ABOVE A TWO BEDROOM
 - E TWO BEDROOM ABOVE A TWO BEDROOM HC
 - F THREE BEDROOM ABOVE A THREE BEDROOM
 - G THREE BEDROOM ABOVE A THREE BEDROOM HC
 - H CLUB HOUSE
 - I CLUB HOUSE COVER
 - J MAIL
 - K TRASH
 - L PLAY
 - M CARPORT
- UNIT MIX**
- 0 STUDIO
 - 12 ONE BR INCLUDING 1 ONE BR HC
 - 20 TWO BR INCLUDING 1 TWO BR HC
 - 20 THREE BR INCLUDING 1 THREE BR HC
- TOTAL UNITS 80**
- PARKING**
- HC PARKING 6
 - NON HC PARKING 137
 - TOTAL PARKING 143**
- CARPORTS 80**



SITE PLAN

SCALE: 1" = 30'-0"



Wilson architectura
field stream apartments
twin falls, idaho

Wilson architectura
2001 Broadway, Idaho 83714
(208) 344-7400

Series: 1-1
Date: 11/11/11
Job no: 111111

10-12-3-11: PARKS AND STORMWATER RETENTION/DETENTION:

No residential plat shall be approved unless it includes provision for parks and stormwater retention/detention. Developers may combine land designated for stormwater retention/detention with the requirement of parks in compliance with the city's standard design drawings.

- (A) **Park Defined:** A "park" is a parcel of land dedicated to the public maintained for the primary purposes of recreation and open space. A "minipark" is a park that is a minimum of fifteen thousand (15,000) square feet and will be accepted only in combination with stormwater facilities. A "neighborhood park" is a park that includes at least three (3) acres of flat open space.

- (B) **Contribution:** The developer of each residential subdivision, or any part thereof, without regard to the number of phases within the subdivision, shall set aside or acquire land within, adjacent to, or in the general vicinity of the subdivision for neighborhood parks. Neighborhood parks shall be located so as to serve the largest number of household lots as is practical without crossing an arterial street. The number of acres of land set aside for neighborhood parks shall be a minimum of the sum of the number of household units in the subdivision multiplied by 0.01. The city council may approve up to fifty percent (50%) of this land contribution for development of walking/bicycle trails.

- (C) **Improvements:** Development of miniparks and neighborhood parks shall include curb, gutter, finish grading, sidewalks, irrigation systems and ground cover, complying with city standards.

- (D) **Facilities Outside Of Parks:** Stormwater facilities outside of neighborhood parks or miniparks shall be incorporated into a residential lot or lots within the subdivision. Subsurface retention/detention facilities shall be located within a maintenance easement and in a manner that allows easy access with minimum disturbance to adjacent property.

- (E) **Dedication And Maintenance:** All park land shall be dedicated to the city upon completion of all required improvements, and accepted and maintained by the city after it is determined that all standards have been met. (Ord. 2822, 4-11-2005)

- (F) **In Lieu Contributions For Neighborhood Parks:** 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 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)

(G) In Lieu Contribution Reduction: If the city council approves cash payment in lieu of dedication of park land and upon the residential plat/development meeting all five (5) criteria, the development shall qualify for a fifty percent (50%) reduction on their cash contribution in lieu of dedication of park land. The five (5) criteria are:

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)

Date: _____

PARKS IN LIEU CONTRIBUTION APPLICATION

Subdivision Name: _____

Number of Dwelling/Household Units/Acres: _____/_____

Developer: _____

Address/Phone #: _____

Appraiser: _____

Address/Phone #: _____

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) _____
- (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) _____

1-The proposed Cash Contribution using #1: (L+PD)(H)(.01) (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.

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: _____