



## Twin Falls City Council Minutes

Monday, February 22, 2021, 5:00 PM

Council Chambers  
203 Main Avenue East- Twin Falls, Idaho

### 1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM

Present: Mayor Suzanne Hawkins, Vice Mayor Ruth Pierce, Council Member Shawn Barigar, Craig Hawkins, Greg Lanting, Christopher Reid & Nikki Boyd (byPhone).

Absent:

Staff Present: City Manager Travis Rothweiler, Deputy City Manager Mitch Humble, Chief of Police Craig Kingsbury, Deputy Prosecuting Attorney Sam Bues, P&Z Director Jonathan Spendlove, City Planner Ian Zollinger, City Engineer Erin Steel, Staff Engineer Lee Glaeseman, City Engineer Mark Holtzen, Public Information Coordinator Joshua Palmer, Help Desk Technician Kim Hafer, Finance Administrative Assistant Amy Luna.

**Mayor Hawkins** called the meeting to order at 5:00 PM. A quorum was present.

### 2) PLEDGE OF ALLEGIANCE

**Mayor Hawkins** invited all present, who wished, to recite the Pledge of Allegiance to the Flag.

### 3) PROCLAMATIONS

### 4) CONSENT CALENDAR

**MOTION: Council Member Hawkins** moved to approve the Consent Calendar as presented. **Vice Mayor Pierce** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0

- a) Approval of the Certificate of Appropriateness: Hilverda Law Office wall sign.
- b) Approval of the Findings of Fact and Conclusions of Law: Pheasant Meadows No. 3 Final Plat
- c) Consideration of a request to approve a Trust Agreement for South Estates No. 3, placing all lots in trust.
- d) Request to approve Alcohol License for Texas Roadhouse Holdings LLC.

### 5) ITEMS OF CONSIDERATION

- a) Dr. Brady Dickinson will discuss the upcoming (March 9) supplemental levy election.  
**Dr. Brady Dickinson** made a presentation to discuss the upcoming (March 9) supplemental levy election.

#### Discussion ensued on the following:

**Council Member Lanting:** Thanked Dr. Dickinson for his presentation. Is in favor of this levy election.

**Council Member Ried:** Asked how many employees are employed by the TFSD & how many students. Is in favor of this levy election.

**Mayor Hawkins:** Thanked Dr. Dickinson for all his work.

- b) Request to waive the three hundred (300) foot distance requirement between an alcohol sales location (125 Main Ave W, Ste 5) and a school, church, or other place of worship. Magic Valley Brewing Company (PZ21-0018).

**P&Z Director Spendlove** requested to waive the three hundred (300) foot distance requirement between an alcohol sales location (125 Main Ave W., Ste 5) and a school, church, or other place of worship. Magic Valley Brewing Company (PZ21-0018).

**Discussion ensued on the following:**

**Mayor Hawkins:** Asked if all the businesses in the area are getting along.

**Council Member Barigar:** Spoke about the developments throughout downtown.

**MOTION: Council Member Barigar** moved to approve the request to waive the three hundred (300) foot distance requirement between an alcohol sales location (125 Main Ave W., Ste 5) and a school, church, or other places of worship. Magic Valley Brewing Company (PZ21-0018). **Council Member Lanting** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

- c) Request to authorize the Mayor to sign a Cooperative Agreement with ITD for the Americans with Disabilities Act (ADA) Curb Ramp Program; Key No. 22449, and approve the resolution confirming the commitment.

**Staff Engineer Steel** requested to authorize the Mayor to sign a Cooperative Agreement with ITD for the Americans with Disabilities Act (ADA) Curb Ramp Program; Key No. 22449, and approve the resolution confirming the commitment.

**Discussion ensued on the following:**

**Vice Mayor Pierce:** Asked where these ramps will be going.

**Council Member Boyd:** Where are we in this big process? How many more do we have to do according to the State?

**Council Member Barigar:** Talked about the long timeframe for this project.

**MOTION: Council Member Barigar** moved to approve the request to authorize the Mayor to sign a Cooperative Agreement with ITD for the Americans with Disabilities Act (ADA) Curb Ramp Program; Key No. 22449, and approve Resolution #R-2021-005, confirming the commitment. **Council Member Boyd** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

- d) Request for a budget amendment to use Impact Fee Funds to pay for the Impact Fee Capital Improvement Plan Update.

**Planning & Zoning Director Spendlove** requested a budget amendment to use Impact Fee Funds to pay for the Impact Fee Capital Improvement Plan Update.

The total amount is \$16,000.00 paid in two equal payments.

**Discussion ensued on the following:** None.

**MOTION: Council Member Barigar** moved to approve the request for a budget amendment to use Impact Fee Funds to pay for the Impact Fee Capital Improvement Plan Update. **Vice Mayor Pierce** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

- e) A request to use water reserve funds to make improvements at the Settlers Ridge pressure irrigation station.

**Deputy City Manager Humble** requested to use water reserve funds to make improvements at the Settlers Ridge pressure irrigation station.

**Discussion ensued on the following:**

**Vice Mayor Pierce:** If we waited is there a potential for the price to go up?

**Council Member Lanting:** What would the landscaping be? Spoke about the project. What is along the trail?

**Council Member Reid:** We do have the funds in reserves?

**MOTION: Council Member Reid** moved to approve the request to use water reserve funds to make improvements at the Settlers Ridge pressure irrigation station. **Vice Mayor Pierce** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

**6) GENERAL PUBLIC INPUT**

**7) ADVISORY BOARD REPORT/ANNOUNCEMENTS**

**Mayor Hawkins** spoke about the crossings at Federation & Hankins as possibly being a hazard? Can we investigate this?

**8) PUBLIC HEARINGS**

- a) Request for a vacation of platted easements on property located at 287 & 292 River Vista Place c/o EHM Engineers, Inc. on behalf of Federation Pointe, LLC. (PZ20-0137).  
On January 26, 2021, the Planning and Zoning Commission recommended approval to City Council by a vote of 6-0.

**Planning & Zoning Director Spendlove** presented a request for a vacation of platted easements on property located at 287 & 292 River Vista Place c/o EHM Engineers, Inc. on behalf of Federation Pointe, LLC. (PZ20-0137).

Applicant representative spoke on the request.

**Discussion ensued on the following: None Public**

**Hearing Opened:** 6:10 p.m.

**Public Hearing Closed:** 6:11 p.m.

**Discussion ensued on the following:**

**Council Member Barigar:** Asked about the conditions that are being requested.

**MOTION:** **Council Member Barigar** moved to approve the request for a vacation of platted easements on property located at 287 & 292 River Vista Place c/o EHM Engineers, Inc. on behalf of Federation Pointe, LLC. (PZ20-0137), including all conditions. **Vice Mayor Pierce** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

- b) Request for a Zoning District Change and Zoning Map Amendment from C1 PUD to C1CRO ZDA for property located at 287 & 292 River Vista Place c/o EHM Engineers on behalf of Federation Pointe, LLC. (PZ20-0138) On January 26, 2021, the Planning and Zoning Commission recommended approval of this item by a vote of 6-0.

**City Planner Zollinger** presented a request for a Zoning District Change and Zoning Map Amendment from C1 PUD to C1 CRO ZDA for property located at 287 & 292 River Vista Place c/o EHM Engineers on behalf of Federation Pointe, LLC. (PZ20-0138)

The applicant's representative spoke on the request.

**Discussion ensued on the following:**

**Council Member Lanting:** Asked for additional clarification on the access to the development.

**Mayor Hawkins:** Are all the unit's single-family dwellings?

**Council Member Hawkins:** Asked about the second easement.

**Council Member Lanting:** Are the garages two cars along the canyon? What is the expected square footage along the canyon?

**Council Member Reid:** Asked about the parking on the streets.

**Mayor Hawkins:** Asked about visitor parking.

**Council Member Barigar:** Likes the multiple access but are they in too close of proximity to each other, and are there some sort of difference that allows this?

**Mayor Hawkins:** Asked for clarification on the request.

**Council Member Lanting:** Spoke in favor of this type of development. Concerned about the parking in the area. Would like to see more parking.

**Public Hearing Opened:** 6:34 p.m.

**Discussion ensued on the following:**

Attorney David Gadd representing Summit Dental: Spoke against the project. Applicant

The applicant's representative gave a rebuttal.

City Staff gave some additional clarification on the number of units.

**Public Hearing Closed:** 6:42 p.m.

**Discussion ensued on the following:**

**Mayor Hawkins:** Asked which legal document is the legal one.

**Council Member Reid:** Asked if the applicant and Summit Dental have had a discussion on this matter. Would it be possible to have this conversation before a vote?

**Mayor Hawkins:** Gave clarification on what is needing to be voted on.

**Council Member Lanting:** Spoke about the conversation that was requested. Would like to have a vote now.

**Council Member Barigar:** Spoke about the proposed project.

**MOTION: Council Member Lanting** moved to approve the request for a Zoning District Change and Zoning Map Amendment from C1 PUD to C1 CRO ZDA for property located at 287 & 292 River Vista Place c/o EHM Engineers on behalf of Federation Pointe, LLC. (PZ20- 0138) including staff recommendation for the second access. **Council Member Barigar** seconded the motion.

**MOTION: Mayor Hawkins** moved to amend the motion to limit the encroachment of the canyon rim overlay, to the two outside units only. **Vice Mayor Pierce** seconded the motion.

**Discussion ensued on the following:**

**Council Member Barigar:** Spoke against the amended motion.

Roll call vote for the amended motion showed all members present voted. Motion passed. 4 to 3.

Roll call vote for the initial motion as amended showed all members present voted. 7 to 0.

**9) ADJOURNMENT**

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

**MOTION: Council Member Barigar** moved to Adjourn to Executive Session 74-206(1) to acquire an interest in real property which is not owned by a public agency. **Council Member Hawkins** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

Started at 5:45 p.m. - resumed at 6:03 p.m.

The meeting adjourned at 06:52 PM



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**Amy Luna, Finance Administrative Assistant**