



Twin Falls City Council Agenda

Monday, December 13, 2021, 5:00 PM

City Council Chambers - 203 Main Avenue East- Twin Falls, Idaho

Members: Suzanne Hawkins, Craig Hawkins, Nikki Boyd, Shawn Barigar, Gregory Lanting, Christopher Reid, Ruth Pierce

- 1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM
- 2) PLEDGE OF ALLEGIANCE
- 3) PROCLAMATIONS: None
- 4) CONSENT CALENDAR
 - a) **ACTION ITEM:** Request to approve December 6, 2021, City Council Minutes.
By: Amy Luna, Finance Administrative Assistant
 - b) **ACTION ITEM:** Request to approve Accounts Payable for December 2-8, 2021.
By: Amy Luna, Finance Administrative Assistant
 - c) **ACTION ITEM:** Request to approve Garibaldi's Gas Station Alcohol License
By: Amy Luna, Finance Administrative Assistant
 - d) **ACTION ITEM:** Request to approve the Findings of Fact and Conclusions of Law:
PZ21-0152 Denton Subdivision Vacation
PZ21-0155 Martin St. Annexation
PZ21-0181 Fire Station #2 Final Plat
PZ21-0183 Sundance Subdivision No.3 Final Plat
By: Jonathan Spendlove, Planning & Zoning Director
- 5) ITEMS OF CONSIDERATION
 - a) **ACTION ITEM:** Request to confirm the City Manager's appointment of Gretchen Scott to the position of Deputy City Manager for the City of Twin Falls.
By: Travis Rothweiler, City Manager
 - b) **ACTION ITEM:** Request to adopt the proposed five-year contract with People for Pets / Magic Valley Humane Society.
By: Sean Standley, Code Enforcement, Craig Kingsbury, Police Chief
 - c) **ACTION ITEM:** Request approval of the Guaranteed Maximum Price (GMP) for Phase 1 of the Fire Training Center.
By: Mandi Thompson, Assistant to the City Manager

- d) **ACTION ITEM:** Request approval of the yearly contract amendment to the 2014 Agreement between the City of Twin Falls and CH2M/Jacobs Yearly for waste water treatment plant and lift station operations in the amount of \$3,484,815 and authorize the Mayor to sign.

By: Travis Rothweiler, City Manager

6) GENERAL PUBLIC INPUT

7) ADVISORY BOARD REPORT/ANNOUNCEMENTS

8) PUBLIC HEARINGS

- a) **ACTION ITEM:** Request for a Special Use Permit to allow for a Fire Station on property located at 1025 Washington Street South c/o the City of Twin Falls. (PZ21-0176)

By: Ian Zollinger, City Planner

- b) **ACTION ITEM:** Request to allow for additional building height beyond 50 feet on property located on 2nd Avenue South between Hansen Street and Shoshone Street c/o Bill Truax, President, on behalf of Galena Opportunity, Inc. (app. PZ21-0159) - Rescheduled to January 10, 2022

9) ADJOURNMENT

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

Public Input Procedures

1. Individuals wishing to provide public input regarding matters relevant to the City of Twin Falls shall:
 - Wait to be recognized by the Mayor or Chairman
 - Approach the microphone/podium
 - State their name, and whether they are a resident or property owner in the City of Twin Falls, and proceed with their input.
2. The Mayor or Chairman 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 or Chairman shall review the public hearing procedures.
2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chairman, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
3. A City Staff Report shall summarize the application and history of the request.
4. 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.
5. 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 or Chairman.
6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chairman may limit public testimony to no less than two (2) minutes per person.
 - Individuals are not permitted to give their time to other speakers.
 - However, five (5) or more individuals that received written notice of the public hearing may appoint, 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 or Chairman. The spokesperson shall be limited to 15 minutes.
 - Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.
8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond to Public Testimony.
9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chairman, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chairman may limit the time permitted for the answer.
10. The Mayor or Chairman shall close the Public Hearing. The City Council or Planning & Zoning Commission 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 or Chairman.



Twin Falls City Council Minutes

Monday, December 6, 2021, 5:00 PM

City 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.

Absent:

Staff Present: City Manager Travis Rothweiler, Deputy City Manager Mitch Humble, City Attorney Shayne Nope, Police Chief Craig Kingsbury, P&Z Director Jonathan Spendlove, City Planner Lisa Strickland, Public Works Director Jon Caton, City Planner Ian Zollinger, Human Resources Director Gretchen Scott, 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: None

4) CONSENT CALENDAR

MOTION: Vice Mayor Pierce moved to approve the Consent Calendar as presented. **Council Member Hawkins** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0

- a) Request to approve November 29, 2021, City Council Minutes.
- b) Request to approve Accounts Payable for November 25 thru December 1, 2021.
- c) Request to approve the Wells Fargo Credit Commercial Card for October 2021.
- d) Request to approve a Trust Agreement for Sundance Subdivision No. 3, a PUD, placing all lots in trust.
- e) Request to approve the Final Plat for the Fire Station #2 c/o City of Twin Falls. (PZ21-0181)
- f) Request to approve the Final Plat for the Sundance Subdivision No. 3 located north of 3500 North and west of Harrison Street South, extended. c/o EHM Engineers, on behalf of Gerald Martens. (PZ21-0183)
- g) Request to accept the Improvement Agreement for the purpose of developing Calistoga Springs Subdivision No. 2.

5) ITEMS OF CONSIDERATION

- a) Request to confirm the mayor's appointment of new members to the Impact Fee and Improvement Reimbursement Advisory Committee.

P&Z Director Spendlove requested to confirm the mayor's appointment of new members to the Impact Fee and Improvement Reimbursement Advisory Committee.

Appointees:

Dave Thibault & Seth Watte

Discussion ensued on the following:

Mayor Hawkins: Spoke about the request. Does the appointee have to live within the city limits?

MOTION: Council Member Reid moved to approve the request to confirm the mayor's appointment of new members to the Impact Fee and Improvement Reimbursement Advisory Committee. **Vice Mayor Pierce** seconded the motion. The roll call vote showed all members present voted in favor of

the motion, 6 to 0.

- b) Presentation of a \$1,000 check and a plaque to Mayor Suzanne Hawkins for winning the St. Luke's Magic Valley/Jerome Walking Challenge. The check will be donated to the Twin Falls Youth Council to be used to support their platform of teen suicide prevention.

Mayor Hawkins made a presentation of a \$1,000 check and a plaque to Mayor Hawkins for winning the St. Luke's Magic Valley/Jerome Walking Challenge. The check will be donated to the Twin Falls Youth Council to be used to support their platform of teen suicide prevention.

Michelle Bartolomé from St. Luke's presented a plaque and the check to **Mayor Hawkins**.

- c) Request to approve FY22 Certified Local Government Grant application for submittal to attend the National Alliance of Preservation Forum 2022. c/o Historic Preservation Commission

City Planner Strickland requested to approve the FY22 Certified Local Government Grant application for submittal to attend the National Alliance of Preservation Forum 2022.
c/o Historic Preservation Commission

Discussion ensued on the following:

Council Member Lanting: Is this for staff or commissioners? Spoke about the virtual tour of downtown.

MOTION: Council Member Boyd moved to approve the request to approve the FY22 Certified Local Government Grant application for submittal to attend the National Alliance of Preservation Forum 2022. c/o Historic Preservation Commission. **Council Member Hawkins** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

- d) Request to approve FY22 Certified Local Government Grant application for submittal to develop a Downtown Historic District Virtual Walking Tour. c/o Historic Preservation Commission

City Planner Strickland requested to approve the FY22 Certified Local Government Grant application for submittal to develop a Downtown Historic District. Virtual Walking Tour.
c/o Historic Preservation Commission.

Discussion ensued on the following:

Council Member Hawkins: Thanked the chair of the Historic Preservation Commission for her service.

MOTION: Council Member Hawkins moved to approve the request to approve the FY22 Certified Local Government Grant application for submittal to develop a Downtown Historic District. Virtual Walking Tour. c/o Historic Preservation Commission. **Vice Mayor Pierce** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

- e) Request approval for Airport well improvement.

Public Works Director Caton requested approval for Airport well improvements.

Discussion ensued on the following:

Mayor Hawkins: What is the time frame for this project?

Vice Mayor Pierce: Do you expect any future money for this project?

Council Member Lanting: Is this specific to only the Airport well?

Council Member Reid: Asked for clarification on the dollars related to this project.

MOTION: Council Member Reid moved to approve the request for Airport well improvements in the amount of \$331,000 from reserves. **Council Member Boyd** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

6) GENERAL PUBLIC INPUT

7) ADVISORY BOARD REPORT/ANNOUNCEMENTS

Mayor Hawkins spoke about the Youth Councils meeting to be held on Monday, December 13, 2021, at 4:00 p.m.

City Manager Rothweiler announced:

The closure of all non-emergency City offices on Wednesday, December 8, 2021, for the Annual Organizational Meeting. All offices will be re-opened on Thursday.

Considering canceling the December 27, 2021, City Council Meeting.

The public hearing about the building heights has been postponed until January 10, 2021.

Recessed at 5:35 p.m. Resumed at 6:07

8) PUBLIC HEARINGS

- a) Request to vacate the Denton Subdivision Plat on property located at 449 Dubois Avenue c/o Leonard Denton. (app. PZ21-0152)

City Planner Strickland requested to vacate the Denton Subdivision Plat on property located at 449 Dubois Avenue c/o Leonard Denton (PZ21-0152)

The applicant spoke on the request.

Discussion ensued on the following: None

Public Hearing Opened: 6:12 pm

Public Hearing Closed: 6:13 pm

Discussion ensued on the following: None.

MOTION: Council Member Lanting moved to approve the request to vacate the Denton Subdivision Plat on property located at 449 Dubois Avenue. **Vice Mayor Pierce** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

- b) Request for the annexation for property legally described as lots 5 and 6 of the Orchalara Subdivision. c/o TD&H Engineering on behalf of Martin Street Development, LLC. (app. PZ21- 0155)

City Planner Zollinger requested the annexation of property legally described as lots 5 and 6 of the Orchalara Subdivision. c/o TD&H Engineering on behalf of Martin Street Development, LLC. (PZ21-0155)

The applicant spoke on the request.

Discussion ensued on the following: None.

Public Hearing Opened: 6:19 pm

Citizen Lamar Orton: Spoke in favor of the request. Had concerns about the public hearing notice that they received.

P&Z Director Spendlove: Spoke about what is being requested. Spoke on how this request relates to the comprehensive plan.

Applicant made closing statements.

Public Hearing Closed: 6:29 pm

Discussion ensued on the following:

Council Member Lanting: Asked for clarification on how this would move forward.

Council Member Reid: Stated that this is just an annexation tonight.

Deputy City Manager Humble: Spoke about the process.

MOTION: Council Member Lanting moved to approve the request for annexation of property legally described as lots 5 and 6 of the Orchalara Subdivision. c/o TD&H Engineering on behalf of Martin Street Development, LLC, with a zoning of R2. (PZ21-0155) **Vice Mayor Pierce** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

- c) Request to vacate platted right-of-way adjacent to Lot 3 and 4, Block 1 of the Lakewood Subdivision. c/o Jerry and Brenda Naylor. (app. PZ21-0156)

Rescheduled for December 20, 2021.

9) EXECUTIVE SESSION

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

MOTION: Vice Mayor Pierce moved to adjourn to Executive Session 74-206(c) to acquire an interest in real property which is not owned by a public agency. **Council Member Reid** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

Recessed at 5:35 p.m. Resumed at 6:07

10) ADJOURNMENT

The meeting adjourned at 06:33 PM

Amy Luna, Finance Administrative Assistant

*****For a full account of this meeting please visit tfid.org for the recording of this meeting*****



BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:

Vacation Application,

Leonard Denton

Applicant(s)

)
) FINDINGS OF FACT,
)
) CONCLUSIONS OF LAW,
)
)
) AND DECISION

This matter having come before the City Council of the City of Twin Falls, Idaho on December 6, 2021 for public hearing pursuant to public notice as required by law for Vacation of the Denton Subdivision Plat on property located at 449 Dubois Avenue and the City Council of the City of Twin Falls having heard testimony from interested parties and being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has applied for Vacation of the Denton Subdivision Plat on property located at 449 Dubois Avenue.
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following dates: 11/18/21 and 11/25/21.
3. The property in question is zoned R-4 Residential pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Town Neighborhood in the duly adopted Comprehensive Plan of the City of Twin Falls.
4. The existing neighboring land uses in the immediate area of this property are: to the north, Filer Avenue/Residential; to the south, Borah Avenue/Residential; to the east, Residential; to the west, Residential.

Based on the foregoing Findings of Fact, the City Council of the City of Twin Falls hereby makes the following

CONCLUSIONS OF LAW

1. The application for Vacation of the Denton Subdivision Plat on property located at 449 Dubois Avenue is consistent with the purpose of the R-4 Residential Zone and is not detrimental to any of the outright permitted uses or existing special uses in the area.

2. The proposed use is consistent with the provisions of the Comprehensive Plan and Zoning Ordinance of the City of Twin Falls, and in particular Sections 10-1-4, 10-1-5, 10-2, 10-4-5, 10-16, Twin Falls City Code.

3. The proposed use is proper use in the R-4 Residential Zone, subject to the conditions which are attached as "Exhibit No. A" and incorporated by reference as though fully set forth herein.

4. The application for Vacation of the Denton Subdivision Plat on property located at 449 Dubois Avenue should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls.

Based on the foregoing Conclusions of Law, the City Council of the City of Twin Falls hereby enters the following

DECISION

1. The application Vacation of the Denton Subdivision Plat on property located at 449 Dubois Avenue is hereby granted.

2. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls.

MAYOR - TWIN FALLS CITY COUNCIL

DATE

Exhibit No. A

1. Subject to right of way dedications for Filer Ave W and Borah Ave W being retained by the City of Twin Falls.

APPLICATION #: PZ21-0152



BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:

Annexation Application

Martin Street Development, LLC

c/o Rex Harding, TD&H Engineering, Inc.

Applicant(s)

)
) FINDINGS OF FACT,
)
) CONCLUSIONS OF LAW,
)
)
) AND DECISION

This matter having come before the City Council of the City of Twin Falls, Idaho on December 6, 2021 for public hearing pursuant to public notice as required by law for Annexation with a zoning designation of R2/Canyon Rim Overlay for property located 700' South of Filer Avenue and 700' West of intersection of Heyburn Avenue and Martin Street, currently zoned SUI/Canyon Rim Overlay, and the City Council having heard testimony from interested parties being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has applied for Annexation with a zoning designation of R2/Canyon Rim Overlay for property located 700' South of Filer Avenue and 700' West of intersection of Heyburn Avenue and Martin Street, currently zoned SUI/Canyon Rim Overlay.
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: November 18, 2021.
3. The property in question is zoned SUI/Canyon Rim Overlay pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Neighborhood Commercial in the duly adopted Comprehensive Plan of the City of Twin Falls.
4. The existing neighboring land uses in the immediate area of this property are: to the north, R-2; Agriculture/Single Family Residential; to the south, OS; Rock Creek Canyon/Undeveloped, Institutional; to the east, R-6; Agriculture/Single Family Residential; to the west, SUI; Agriculture/Single Family Residential.

Based on the foregoing Findings of Fact, the City Council hereby makes the following

CONCLUSIONS OF LAW

1. The application for Annexation with a zoning designation of R2/Canyon Rim Overlay for property located 700' South of Filer Avenue and 700' West of intersection of Heyburn Avenue and Martin Street, currently zoned SUI/Canyon Rim Overlay is consistent with the purpose of the R2/Canyon Rim Overlay Zone and is not detrimental to any of the outright permitted uses or existing special uses in the area.

2. The proposed annexation is consistent with the provisions of the Comprehensive Plan and Zoning Ordinance of the City of Twin Falls, and in particular Sections 10-1-4, 10-4-2, 10-4-4, 10-4-19, 10-12, 10-15 of the Twin Falls City Code.

3. The proposed use is proper use in the R-2/Canyon Rim Overlay Zone, subject to the conditions, which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

4. Public services may not be available at the time of development, depending upon the speed of development of this and other subdivisions and the ability of the City to obtain additional water and/or sewer capacity. Annexation of this property is not a guarantee city utilities are available. A will-serve letter will be issued upon review and approval for a final plat and/or a phase of a final plat.

5. The application for Annexation with a zoning designation of R2/Canyon Rim Overlay for property located 700' South of Filer Avenue and 700' West of intersection of Heyburn Avenue and Martin Street, currently zoned SUI/Canyon Rim Overlay should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls and to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

Based on the foregoing Conclusions of Law, the Twin Falls City Council hereby enters the following

DECISION

1. The application for Annexation with a zoning designation of R2/Canyon Rim Overlay for property located 700' South of Filer Avenue and 700' West of intersection of Heyburn Avenue and Martin Street, currently zoned SUI/Canyon Rim Overlay is hereby granted as presented.

2. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin, and incorporated by reference as though fully set forth herein.

MAYOR - TWIN FALLS CITY COUNCIL

DATE

APPLICATION # PZ21-0155



BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:	)	
	)	
<u>Final Plat</u> Application,	)	FINDINGS OF FACT,
	)	
<u>Fire Station #2 Subdivision</u>	)	
<u>Mitch Humble</u>	)	
<u>City of Twin Falls</u>	)	CONCLUSIONS OF LAW,
Applicant(s).	)	
	)	AND DECISION

This matter having come before the City Council of the City of Twin Falls, Idaho on December 6, 2021 for consideration of the final plat of the Fire Station #2 Subdivision, approximately two (+/-) acres to develop one lot located approximately 600' East of the intersection of Cheney Drive and Washington Street, and the City Council having heard testimony from interested parties, having received written Findings from the Planning and Zoning Commission and being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has requested approval of the final plat of the Fire Station #2 Subdivision, approximately two (+/-) acres to develop one lot located approximately 600' East of the intersection of Cheney Drive and Washington Street.
2. The property in question is zoned R-4 pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as College of Southern Idaho in the duly adopted Comprehensive Plan of the City of Twin Falls.
3. The existing neighboring land uses in the immediate area of this property are: to the north, C-1; Commercial; to the south, CSI; Agriculture/Undeveloped; to the east, CSI; Agriculture/Undeveloped; to the west, CSI; Agriculture/Undeveloped.
4. The City Engineering Office has reviewed the final plat and has approved the proposed street accesses and public utility extensions, subject to availability of such services at the time of development. The developer will pay all costs of public improvements, including but not limited to streets, curb gutter and sidewalks, sewer, water and pressurized irrigation systems. The proposed development includes dedication of additional right-of-way in compliance with the Master Street Plan.

Based on the foregoing Findings of Fact and the regulations and standards set forth below, the City Council hereby makes the following

CONCLUSIONS OF LAW

1. The final plat of the Fire Station #2 Subdivision, approximately two (2) (+/-) acres to develop one lot located approximately 600' East of the intersection of Cheney Drive and Washington Street is in conformance with the objectives of the zoning ordinance and the policy for developments in Twin Falls City Code §10-1-4. Specifically, the land can be used safely for building purposes without danger to health or peril from fire, flood or other menace, proper provision has been made for drainage, water sewerage and capital improvements including schools, parks, recreation facilities, transportation facilities and improvements, all existing and proposed public improvements conform to the Comprehensive Plan.

2. The final plat is in conformance with the Comprehensive Plan as required by Twin Falls City Code §10-12-2.3(H)(2)(a).

3. Public services are currently available to accommodate the proposed development, as required by Twin Falls City Code §10-12-2.3(H) (2) (b). Public services may not be available at the time of development, depending upon the speed of development of this and other subdivisions and the ability of the City to obtain additional water and/or sewer capacity.

4. The development of streets, sewer, water, irrigation, dedication of park land and other public improvements at the cost of the developer will not adversely affect any capital improvement plan and will integrate with existing public facilities, as required by Twin Falls City Code §10-12-2.3(H)(2)(c).

5. There is sufficient public financial capability of supporting services for the proposed development, as required by Twin Falls City Code §10-12-2.3(H)(2)(d).

6. There are no other health, safety or environmental problems associated with the proposed development that were brought to the City Council's attention, per Twin Falls City Code §10-12- 2.3(H)(2)(e).

7. The final plat is in conformance with the Preliminary Plat. Based on the foregoing Conclusions of Law, the Twin Falls City Council hereby enters the following

DECISION

The request for approval of the final plat of the Fire Station #2 Subdivision, approximately two (2) (+/-) acres to develop one lot located approximately 600' East of the intersection of Cheney Drive and Washington Street is hereby granted, subject to final technical review by the City Engineer's Office and subject to the conditions which are attached as "Exhibit No.

A”, and incorporated by reference as though fully set forth herein. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls.

MAYOR - TWIN FALLS CITY COUNCIL

DATE

“EXHIBIT NO. A”

1. Subject to final technical review by the City Engineering Department and Zoning Officials to ensure compliance with all applicable City Code requirements and standards.



BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:	)	
	)	
<u>Final Plat</u> Application,	)	FINDINGS OF FACT,
	)	CONCLUSIONS OF LAW,
<u>Sundance Subdivision No. 3</u>	)	
<u>EHM Engineers, Inc.</u>	)	AND DECISION
<u>On behalf of Gerald Martens</u>	)	
Applicant(s).	)	
	)	

This matter having come before the City Council of the City of Twin Falls, Idaho on December 6, 2021 for consideration of the final plat of the Sundance Subdivision No. 3, approximately 20.94 (+/-) acres to develop 84 lots located south of 3500 N and west of Harrison Street South, extended, and the City Council having heard testimony from interested parties, having received written Findings from the Planning and Zoning Commission and being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has requested approval of the final plat of the Sundance Subdivision No. 3, approximately 20.94 (+/-) acres to develop 84 lots located south of 3500 N and west of Harrison Street South, extended.
2. The property in question is zoned R-2 pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Town Neighborhood in the duly adopted Comprehensive Plan of the City of Twin Falls.
3. The existing neighboring land uses in the immediate area of this property are: to the north, Sundance Subdivision No. 1 & 2; to the south, Undeveloped/3500 North; to the east, Harrison Street South Extended/Undeveloped; to the west, Undeveloped.
4. The City Engineering Office has reviewed the final plat and has approved the proposed street accesses and public utility extensions, subject to availability of such services at the time of development. The developer will pay all costs of public improvements, including but not limited to streets, curb gutter and sidewalks, sewer, water and pressurized

irrigation systems. The proposed development includes dedication of additional right-of-way in compliance with the Master Street Plan.

Based on the foregoing Findings of Fact and the regulations and standards set forth below, the City Council hereby makes the following

CONCLUSIONS OF LAW

1. The final plat of the Sundance Subdivision No. 3, approximately 20.94 (+/-) acres to develop 84 lots located south of 3500 N and west of Harrison Street South, extended, is in conformance with the objectives of the zoning ordinance and the policy for developments in Twin Falls City Code §10-1-4. Specifically, the land can be used safely for building purposes without danger to health or peril from fire, flood or other menace, proper provision has been made for drainage, water sewerage and capital improvements including schools, parks, recreation facilities, transportation facilities and improvements, all existing and proposed public improvements conform to the Comprehensive Plan.

2. The final plat is in conformance with the Comprehensive Plan as required by Twin Falls City Code §10-12-2.3(H)(2)(a).

3. Public services are currently available to accommodate the proposed development, as required by Twin Falls City Code §10-12-2.3(H) (2) (b). Public services may not be available at the time of development, depending upon the speed of development of this and other subdivisions and the ability of the City to obtain additional water and/or sewer capacity.

4. The development of streets, sewer, water, irrigation, dedication of park land and other public improvements at the cost of the developer will not adversely affect any capital improvement plan and will integrate with existing public facilities, as required by Twin Falls City Code §10-12-2.3(H)(2)(c).

5. There is sufficient public financial capability of supporting services for the proposed development, as required by Twin Falls City Code §10-12-2.3(H)(2)(d).

6. There are no other health, safety or environmental problems associated with the proposed development that were brought to the City Council's attention, per Twin Falls City Code §10-12- 2.3(H)(2)(e).

7. The final plat is in conformance with the Preliminary Plat. Based on the foregoing Conclusions of Law, the Twin Falls City Council hereby enters the following

DECISION

The request for approval of the final plat of the Sundance Subdivision No. 3, approximately 20.94 (+/-) acres to develop 84 lots located south of 3500 N and west of Harrison Street South, extended is hereby granted, subject to final technical review by the City Engineer's Office and subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls.

MAYOR - TWIN FALLS CITY COUNCIL

DATE

"EXHIBIT NO. A"

1. Subject to final technical review by the City Engineering Department and Zoning Officials to ensure compliance with all applicable City Code requirements and standards.



Date: Monday, December 13, 2021
To: Honorable Mayor and City Council
From: Travis Rothweiler, City Manager

ACTION ITEM

Request:

Request to confirm the City Manager's appointment of Gretchen Scott to the position of Deputy City Manager for the City of Twin Falls.

Upon confirmation, Mayor Hawkins will issue the Oath of Office.

Time Estimate:

The staff presentation will take about ten minutes. Following the presentation, additional time may be necessary for questions and discussion.

Background:

The purpose of this agenda item is to appoint Mrs. Gretchen Scott to the position of Deputy City Manager for the City of Twin Falls. Gretchen has been a member of the City of Twin Falls family since December 1999. Gretchen has served in many capacities. She was originally hired to serve as the City's aquatics director (December 1999 – September 2002) and was later moved to City Hall to serve as the Management Assistant (September 2002 – September 2008) under former City Manager Tom Courtney. In 2008, Gretchen became the City's HR Analyst & Risk Manager, a position she served for 8 years. Upon the retirement of Susan Harris, Gretchen was promoted to serve as the City's Human Resource Director and has served in this position since January 2017.

As the Human Resource Director, Gretchen has made several contributions to our organization. She has:

- Incorporated efficient online processes in the following areas: employee benefits, federal and state tax forms, compensation requests, personal data changes, and authorization forms.
- Created opportunities for employee development and connection such as supervisor training, the employee engagement survey and annual health insurance meetings.
- Completed a comprehensive update to the Employee Handbook and annual updates beginning in 2018.
- Led the effort to create and offer a more robust benefit program that included High-Deductible Health Insurance, Health Saving Accounts, Long Term Care Insurance, Family Bonding Leave, and an expanded Bereavement Leave.
- Counseled and supported department leaders through difficult disciplinary actions/terminations, employee behavior issues, and compassionate response to COVID related issues.

In addition to her role as the City's Human resource Director, Gretchen has made several important contributions to the organization as a member of the City's Executive Leadership and Management teams.

Approval Process:

The approval of this request requires a simple majority (50%+1) of the members in attendance at this meeting.

Budget Impact:

The total cost of the Deputy City Manager position is funded in the current FY 2022 Budget.

Regulatory Impact:

Idaho Code Section 50-811, City Manager – Duties, states: shall “(m)ake the appointment of all department heads, subject to such civil service regulations as may relate thereto.”

Twin Falls Municipal Code Section 1-2-3 – CITY MANAGER – states, “The city council and its members shall deal with the administrative services of the city only through the city manager, except for the purpose of inquiry, and neither the city council nor any member thereof shall give orders to any subordinates of the city manager. It shall be the responsibility of the city council and its members to aid and assist in an advisory capacity any department head, individually or collectively, on any phase of policy and/or public relations, such association not to conflict with the administrative duties of the city manager. (Ord. 3106, 10-5-2015)

Twin Falls Municipal Code Section 1-2-4 defines department heads as the deputy city managers, chief financial officer, police chief, fire chief, city engineer, public works director, and human resource director. (Ord. 3106, 10-5-2015)



Date: Monday, December 13, 2021
To: Honorable Mayor and City Council
From: Sean Standley, Code Enforcement , Craig Kingsbury, Police Chief

ACTION ITEM

Request:

Request the approval from council to adopt the proposed five-year contract with People for Pets / Magic Valley Humane Society. The parties agree that the contract will automatically extend for an additional five years from December 31, 2026 - December 31, 2031, unless either party objects to the extension.

Time Estimate:

The request and presentation will take approximately three minutes. Additional time may be needed for questions and answers.

Background:

People for Pets - Magic Valley Humane Society has operated the municipal Animal Shelter for the last 32 years. This has been a successful partnership with the City of Twin Falls. Over the years, they have:

- Provided humane care for over 4,200 animals per year
- Provided differential licensing to encourage pet sterilization
- A spay/neuter program for adoptable pets
- Established educational, volunteer and community service programs with over 3,000 hours of volunteer time each year
- Maintained a DEA registration and a State certified euthanasia program
- Emergency veterinary care fund
- Maintained a Pet Food Pantry Program distributing over 33,000 pounds of pet food to those in our community in need of assistance
- Free adoptions to seniors 85 to 100
- Free adoptions to our Military

Approval Process:

Would like to request Council approval to accept the contract and allow Honorable Mayor Hawkins to sign the contract.

Budget Impact:

The fee for the service is included in the 2021-2022 budget.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

The People for Pets - Magic Valley Humane Society has had a successful partnership with the City of Twin Falls.

Attachments:

1. Agreement between City of Twin Falls and People for Pets - Magic Valley Humane Society

AGREEMENT

THIS AGREEMENT, executed on the date set forth below, by and between the City of Twin Falls, Idaho (hereinafter "City"), and People for Pets/Magic Valley Humane Society (hereinafter "People for Pets").

WHEREAS, City owns the animal shelter at 420 Victory Ave in Twin Falls; and,

WHEREAS, People for Pets took over operation of the animal shelter for the City and for other agencies, beginning October 1, 1989; and,

WHEREAS, The former lease and agreement is set to expire on December 31, 2021.

NOW, THEREFORE, City and People for Pets agree as follows:

1. People for Pets' Responsibilities:

- a. Maintain, clean and operate the animal shelter in accordance with guidelines of the Humane Society of the United States, the Twin Falls City Code, and applicable State Code.
- b. Pay routine maintenance and operating costs including utilities (except water, sewer and sanitation services), phone, purchase of cleaning supplies, vaccines (if necessary), euthanizing chemicals, office supplies.
- c. Discuss with City any remodeling or major repairs prior to ordering work.
- d. Check in dogs and cats and care for them in accordance with minimum standards of the Humane Society of the United States.
- e. Maintain a computerized record of each animal checked into the animal shelter and the animal's final disposition.
- f. Euthanize dogs and cats in a humane manner. Maintain certification with the Idaho Board of Veterinary Medicine and Idaho Board of Pharmacy to perform euthanasia. The hold time per animal should average seven calendar days.
- g. Dispose of carcasses.
- h. Staff the animal shelter with certified and qualified personnel and maintain reasonable hours for the public, said schedule of public hours to be approved by the City and People for Pets and posted 30 days prior to any changes.
- i. Collect all license, redemption and adoption fees and account for them in accordance with the drafted ordinance.
- j. Operate a City dog-licensing program.
- k. Provide the City with annual audit conducted by a third-party professional, six months following People for Pets' fiscal year. As part of the city's evaluation of shelter operations the City will review efforts to minimize reliance on property tax dollars and move towards fund-raising and grant writing to subsidize operations.

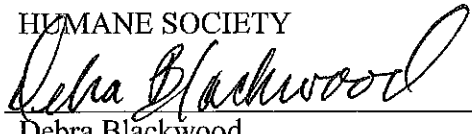
- l. Prepare and submit an annual budget to include major repairs and capital expenditures by May 1 of each year.
- m. Maintain all necessary records for a period of not less than 5 years.
- n. Provide reasonable accommodations to permit persons adopting animals to use the veterinarian of their choice for spaying/neutering.

2. City Responsibilities:

- a. Enforce animal control laws and deliver dogs to the Animal Shelter.
- b. Assist in routine repairs if notified on a timely basis and if work can be scheduled to be accomplished in a reasonable time period.
- c. Provide water, sewer and sanitation service at no expense to the People for Pets.
- d. Provide landscape maintenance for the facility at 420 Victory Ave.

3. **Term of Agreement:** This agreement shall be effective from the date of execution until December 31, 2026. The parties agree that the contract will automatically extend for an additional five (5) years (December 31, 2031) unless either party objects to the extension, for any reason.
4. **Compensation:** People for Pets shall submit a detailed budget to the City by May 1. The budget shall show projected revenues from all sources including the county contract, fines, fees, and donations. The fee for service will be renegotiated each City fiscal year using the Municipal Cost Index (MCI) as a guide to help determine reasonable operating adjustments.
5. **Liability Insurance:** People for Pets shall maintain a liability insurance policy during the term of this Agreement with an insurance company that is licensed to do business in the State of Idaho all at the sole cost and expense of People for Pets, in the sum of \$500,000 single limit coverage. People for Pets shall furnish City with a certificate of such liability insurance stating that said insurance is in full force and effect during the term of this Agreement.
7. **Indemnification:** People for Pets agrees to indemnify and hold harmless the City, its employees and agents, of and from any claim or cause of action arising out of or related to People for Pets' responsibilities, as set forth above. Likewise, the City agrees to indemnify and hold harmless People for Pets, its employees and agents, of and from any claim or cause of action arising out of or related to the City's responsibilities, as set forth above.
8. **Termination:** Either party to this agreement may terminate the agreement by giving 90-days prior written notice to the other party.

PEOPLE FOR PETS/MAGIC VALLEY
HUMANE SOCIETY



Debra Blackwood

Dated: 12/11/2021

CITY OF TWIN FALLS

Suzanne Hawkins, Mayor

Dated: _____



Date: Monday, December 13, 2021
To: Honorable Mayor and City Council
From: Mandi Thompson, Assistant to the City Manager

ACTION ITEM

Request:

Request approval of the Guaranteed Maximum Price (GMP) for Phase 1 of the Fire Training Center.

Time Estimate:

15 minutes for presentation plus time for questions from the Council.

Background:

The City of Twin Falls and the Twin Falls Fire District are working together to build a regional fire training facility in Twin Falls. The facility, which is being funded by the fire district, will be owned and maintained as a City of Twin Falls asset. The Jim Bieri Fire Training Facility is located on city-owned property at 430 Victory Avenue (adjacent to the Animal shelter). As part of the agreement, the City is managing the design and construction of the training center alongside the construction of stations 2 and 3.

The City entered into a CM/GC agreement with Starr Corporation in March 2021. This request is an amendment to the original agreement, stipulating the guaranteed maximum price (GMP). Due to the complexity of the project, it has been divided into three phases of work. Each phase will have its own GMP in order to ensure work can get started in a timely manner and not hold up progress on the project as a whole.

Phase 1 (refer to site map):

- Site Clearing, cut and fill site to subgrade
- Gravel and Pave areas 1, 2, 2A, and 5
- Grade (no gravel) areas 3, 6 and 7

Phase 2:

- Utilities
- Concrete pad for training tower and gazebo
- Fence and gate
- Landscaping

Phase 3:

- Training Building and foundation

The proposed GMP for Phase 1 is \$988,583 which is \$147,173 less than the original estimate provided by Starr Corporation in September. This includes a contingency of 6%. The total budget for the project is \$3,250,000.

Approval Process:

Majority vote of the Council.

Budget Impact:

Funding for the Fire Training Center is being provided by the Twin Falls Fire District. Per the agreement, the City has contracted with Starr Corporation and will manage the project. The Fire District will reimburse the City in the amount of \$988,583 less any unused contingency.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Staff requests Council approve the GMP for Phase 1 of the Fire Training Center in the amount of \$988,583.

Attachments:

1. A133 Exhibit A-2019 - Final
2. Phase 1 GMP
3. Training Center Phases



AIA[®] Document A133[™] – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the first day of December in the year two thousand and twenty-one, is incorporated into the accompanying AIA Document A133[™]–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the second day of March in the year two thousand and twenty-one (the "Agreement")

(In words, indicate day, month, and year.)

for the following **PROJECT:**

(Name and address or location)

New Fire Training Facility located at Rose St. and Victory Ave, Twin Falls, Idaho

THE OWNER:

(Name, legal status, and address)

City of Twin Falls
c/o Twin Falls Fire Department
345 2nd Avenue East
Twin Falls, Idaho 83301

THE CONSTRUCTION MANAGER:

(Name, legal status, and address)

Starr Corporation
2995 E 3600 N
Twin Falls, Idaho 83301

TABLE OF ARTICLES

- A.1 GUARANTEED MAXIMUM PRICE
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- A.3 INFORMATION UPON WHICH AMENDMENT IS BASED
- A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201[™]–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed nine hundred eighty eight thousand, five hundred and eighty three dollars (\$ 988,583), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 **Itemized Statement of the Guaranteed Maximum Price.** Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.

(Provide itemized statement below or reference an attachment.)

See exhibit B- GMP

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 **Alternates**

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
------	-------

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.

(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
------	-------	---------------------------

§ A.1.1.6 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
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ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

☐ The date of execution of this Amendment.

☒ Established as follows:

(Insert a date or a means to determine the date of commencement of the Work.)

December 14, 2021

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 **Substantial Completion**

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

☐ Not later than () calendar days from the date of commencement of the Work.

☒ By the following date: June 30, 2022

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work

Substantial Completion Date

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document

Title

Date

Pages

§ A.3.1.2 The following Specifications:

(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

Commercial Grading and Drainage with Utilities Specifications dated 10.20.21

Section

Title

Date

Pages

§ A.3.1.3 The following Drawings:

(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

Mass grading Construction Drawings dated 10.20.21 by The Land Group, Inc.

Number

Title

Date

§ A.3.1.4 The Sustainability Plan, if any:

(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title

Date

Pages

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Init.

Item

Price

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

See exhibit B- GMP

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:
(List name, discipline, address, and other information.)

This Amendment to the Agreement entered into as of the day and year first written above.

OWNER (Signature)

(Printed name and title)

CONSTRUCTION MANAGER (Signature)

Michael Arrington, President
(Printed name and title)

Init.

Additions and Deletions Report for AIA® Document A133™ – 2019 Exhibit A

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 10:42:54 ET on 12/06/2021.

PAGE 1

This Amendment dated the first day of December in the year two thousand and twenty-one, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the second day of March in the year two thousand and twenty-one (the "Agreement")

...

New Fire Training Facility located at Rose St. and Victory Ave, Twin Falls, Idaho

...

City of Twin Falls
c/o Twin Falls Fire Department
345 2nd Avenue East
Twin Falls, Idaho 83301

...

Starr Corporation
2995 E 3600 N
Twin Falls, Idaho 83301

PAGE 2

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed nine hundred eighty eight thousand, five hundred and eighty three dollars (\$ 988,583), subject to additions and deductions by Change Order as provided in the Contract Documents.

...

See exhibit B- GMP

...

[☒] Established as follows:

...

December 14, 2021

PAGE 3

[☒] By the following date: June 30, 2022

...

Commercial Grading and Drainage with Utilities Specifications dated 10.20.21

...

Mass grading Construction Drawings dated 10.20.21 by The Land Group, Inc.

PAGE 4

See exhibit B- GMP

...

Michael Arrington, President

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Pivot North Architecture, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 10:42:54 ET on 12/06/2021 under Order No. 3555685163 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ – 2019 Exhibit A, Guaranteed Maximum Price Amendment, as published by the AIA in its software, other than those additions and deletions shown in the associated Additions and Deletions Report.

(Signed)

(Title)

(Dated)

Exhibit "B"

City of Twin Falls-Bid Day Summary

Jim Bieri Training Facility-Grading, Gravel, and Asphalt Paving

November 30, 2021

Base Bid-Unit Prices

Asphalt Paving 81,500SF @ \$2.00/SF	\$	163,000.00
Type "B" Aggregate 2,500CY @ \$45.00/CY	\$	112,500.00
6" minus granular fill 7,600CY @ \$22.00/CY	\$	167,200.00
Rock Removal 500CY @ \$250.00/CY	\$	125,000.00
Excavation and Granular Fill (Swales) 200CY @ \$275/CY	\$	55,000.00
Remaining Work as defined in Bid Package	\$	200,000.00

General Conditions

Site Superintendent	\$	24,500.00
Project Manager	\$	8,750.00
Office Trailer	\$	1,050.00
Internet and Telephone	\$	325.00
Portable Restroom	\$	675.00
SWPPP Filing	\$	3,500.00
Project Signage	\$	750.00

Allowances

Builders Risk	\$	5,200.00
Site Work-Training Aids	\$	11,800.00

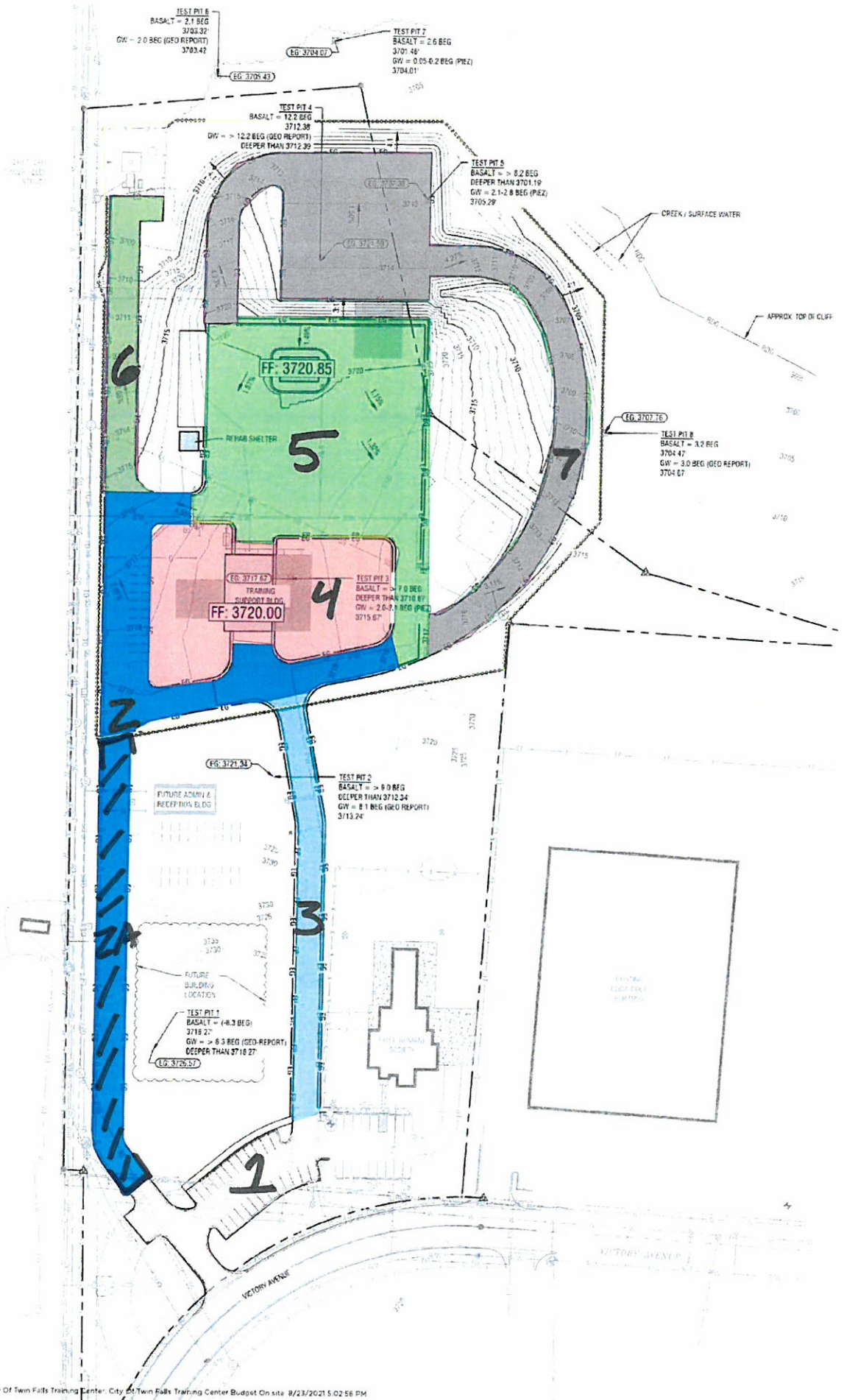
Subtotal	\$	879,250.00
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Contingency	\$	52,755.00
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Payment and Performance Bond	\$	14,913.00
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CM Fee	\$	41,665.00
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Total	\$	988,583.00
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Date: Monday, December 13, 2021
To: Honorable Mayor and City Council
From: Travis Rothweiler, City Manager

Request:

Request approval of the yearly contract amendment to the 2014 Agreement between the City of Twin Falls and CH2M/Jacobs Yearly for waste water treatment plant and lift station operations in the amount of \$3,484,815 and authorize the Mayor to sign.

Time Estimate:

The staff presentation will take about ten minutes. Following the presentation, additional time may be necessary for questions and discussion.

Background:

The contract with CH2M/Jacobs is being updated to reflect the new contract and budgeted price. This Amendment modifies the contracted price for services provide at the wastewater treatment plant and the City's lift stations. For period of October 1, 2021 to September 30, 2022, the estimated fee for the service is \$3,484,815.

Approval Process:

The approval of this request requires a simple majority (50%+1) of the members in attendance at this meeting.

Budget Impact:

For the FY 2021 - 2022 Budget, the City of Twin Falls budgeted \$3,104,313 for waste water treatment plant services. The amount of the services will be estimated to be \$3,484,815, which is more than the amount we budgeted. The budgeted amount was based on city staff projections. After meeting with representatives from Jacob's Engineering, the City was made aware of a new requirement and its implications.

The Idaho Department of Environmental Quality (I-DEQ) revised the City's air permit as a result of the improvements made to the boiler. This has led to an increase use of chemicals (ferric) to assist with emissions from the new boiler. This cost is estimated to be \$300,000, which represents a significant amount of the variance.

The City Manager believes the City will receive revenues to offset this increase for FY 2021-2022. City staff will monitor costs and revenues for FY 2022-2023.

History:

This will be the 34th year of our partnership with Jacobs Engineering. The current agreement has two years remaining.

Conclusion:

City staff is asking that Council approve Amendment to the 2014 Agreement and allow the Mayor to sign.

Attachments:

1. Amendment for FY 2021 - 2022

**AMENDMENT NO. 8
to the
AGREEMENT FOR OPERATIONS
MAINTENANCE AND MANAGEMENT SERVICES
for the
CITY OF TWIN FALLS, IDAHO**

This Amendment No. 8 (the "Amendment") is made and entered into this ____ day of _____ 2021 (the "Effective Date") between the City of Twin Falls, Idaho (hereinafter "Twin Falls") and Operations Management International, Inc. (hereinafter "CH2M HILL"), who may be referenced herein individually as a "Party" and collectively, as the "Parties."

WHEREAS, the Parties entered into the Agreement for Operations, Maintenance and Management Services for the City of Twin Falls, Idaho Wastewater Treatment Facility and Pump Stations, on June 11, 2014 with an effective date of October 1, 2014 (the "Agreement").

WHEREAS, the Parties now wish to further modify the Agreement as more fully set forth herein.

NOW THEREFORE, Twin Falls and CH2M HILL agree to amend the Agreement as follows:

1. Article 4.1 shall be deleted in its entirety and replaced with the following:
 - 4.1 Twin Falls shall pay CH2M HILL as compensation for services performed under this Agreement a Base Fee, which shall be equal to the Direct Costs plus the Management Fee for the period of October 1st through September 30th of each year of this Agreement. CH2M HILL shall propose a Base Fee by July 1st of each year of this Agreement and the Parties shall mutually agree on any proposed Base Fee prior to such fee taking effect. For period of October 1, 2021 to September 30, 2022, the estimated Base Fee shall be Three Million Four Hundred Eighty-Four Thousand Eight Hundred Fifteen Dollars (\$3,484,815). Subsequent years' Base Fees shall be determined as specified in Article 4.4.
2. Article 4.2 shall be deleted in its entirety and replaced with the following:
 - 4.2 The estimated Direct Cost for providing services during the time period of October 1, 2021 through September 30, 2022 shall be Two Million Eight Hundred Eighty-Three Thousand Eight Hundred Fifty-Seven Dollars (\$2,883,857). If the actual Direct Cost is less than the estimated Direct Cost for the contract year currently in effect, then CH2M HILL will rebate Twin Falls One Hundred Percent (100%) of the difference between the actual and estimated Direct Costs plus the management fee associated with those costs.
3. Section A.6 of Appendix A is deleted in its entirety and replaced with the following:
 - A.6 "Electrical Cost" means the average monthly cost of Electrical energy and demand utilizing Idaho Power Company's Rate Schedules as shown below.

Description	Municipal Facility
Electrical Energy	627,805 kWh
Electrical Demand	983 kW
Rate Schedule	19 p
Effective date	June 1, 2020

4. Section B.1.b. of Appendix B shall be deleted in its entirety.
5. Appendix C shall be deleted in its entirety and replaced with the attached.
6. Appendix I shall be deleted in its entirety and replaced with the attached.

This Amendment constitutes the entire agreement between the Parties and supersedes all prior oral and written understandings with respect to the subject matter set forth herein. Unless specifically stated all other terms and conditions of the Agreement shall remain in full force and effect. Neither this Amendment nor the Agreement may be modified except in writing signed by an authorized representative of the Parties.

The Parties, intending to be legally bound, indicate their approval of the Amendment by their signatures below.

Authorized Signature:

**OPERATIONS MANAGEMENT
INTERNATIONAL, INC.**

Name: Andrew Appleton

Title: Vice President

Date:_____

Authorized Signature:

CITY OF TWIN FALLS, IDAHO

Name: Suzanne Hawkins

Title: Mayor

Date:_____

Appendix C

NPDES PERMIT AND PROJECT CHARACTERISTICS

- C.1 OMI will operate the Project so that effluent will meet the requirement of NPDES permit no. ID-002127-0 (copy attached). OMI shall be responsible for meeting the effluent quality requirements of the Twin Falls NPDES permit unless one or more of the following occurs; (1) the Project influent does not contain Adequate Nutrients to support operation of Project biological processes and/or contains Biologically Toxic Substances which cannot be removed by the existing process and facilities; (2) dischargers into Twin Falls sewer system violate any or all regulations as stated in the Water and Sewer Ordinance 2575 and, (3) the flow, influent BOD₅, and/or influent suspended solids exceeds the Project design parameters which are based on a peak month loading rate not to exceed 8.56 million gallons of flow per day, 37,220 pounds of BOD₅ per day, and 56,060 pounds of suspended solids per day. EXCEPTION: If the influent BOD₅ is less than 37,220 pounds per day then the sum of the influent BOD₅ and the influent TSS pounds cannot exceed 93,280 pounds per day. C.1.(1) will not apply if Project records show that a violation was caused by operator error, lack of preventive maintenance and inadequate NPDES monitoring and/or negligent operation. OMI will notify Twin Falls in a timely manner, if in OMI's judgment the treatment facilities are inadequate to treat projected waste loads. OMI will provide existing data to support OMI's opinion. OMI will be responsible for any fines resulting from effluent quality violations if OMI fails to notify Twin Falls in a timely manner of OMI's opinion that the facility cannot treat projected waste loads.
- C.2 In the event any one of the Project influent characteristics, as identified in C.1 exceeds the design characteristics stated above, OMI shall return the wastewater facility's effluent to the characteristics required by the NPDES permit in accordance with the following schedule after Project influent characteristics return to within design parameters.

<u>Characteristics Exceeding Design Parameters By</u>	<u>Recovery Period Maximum</u>
10% or Less	5 days
Above 10% Less than 20%	10 days
20% and Above	30 days

Notwithstanding the above schedule if the failure to meet effluent quality limitations is caused by the presence of Biologically Toxic Substances or the lack of Adequate Nutrients in the influent, then OMI will have a thirty (30) day recovery period after the influent is free from said substances or contains Adequate Nutrients.

- C.3 OMI shall not be responsible for fines or legal action as a result of discharge violations within the period that influent exceeds design parameters, does not contain Adequate Nutrients, contains Biologically Toxic Substances, and the subsequent recovery period.

- C.4 The estimated costs for service under this Agreement are based upon the following annual average characteristics:

Parameter	Municipal Facility	Measurement
Flow	8.06	MGD
BOD₅	21,147	lbs/day
TSS	15,245	lbs/day

An increase of 10 percent (10%) or more in any of these characteristics, based upon a 90-day average, will be evaluated to determine cost impact and, if necessary, an adjustment will be made by letter of agreement.

- C.6 The industrial dischargers and their respective actual average flows, BOD₅, and TSS loadings during the period August 2020 through July 2021 are identified below.

Industries	Flow, mgd	BOD₅, mg/L (lbs/day)	TSS, mg/L (lbs/day)
Aramark Corporation	0.088	352 (253)	203(147)
Chobani, LLC.	0.883	197 (1,444)	171 (1,257)
Clif Bar Baking Company	0.007	3,799 (221)	1,715 (111)
Eagle Eye Produce INC.	0.019	211 (34)	202 (34)
Glanbia Foods, INC.	0.584	556 (2,691)	296 (1,437)
Independent Meat Co.	0.127	93 (99)	105 (111)
City of Kimberly	0.215	288 (513)	265 (470)
Lamb Weston INC. D1	0.340	965 (2,660)	469 (912)
Lamb Weston INC. D3	1.381	176 (2,270)	206 (2,563)
WestRock Company	0.005	1,183 (63)	193 (10)

Appendix I

INVENTORY OF CHEMICALS

Sodium Hypochlorite	650 lbs.
Polymer	4,500 lbs.



Date: Monday, December 13, 2021
To: Honorable Mayor and City Council
From: Ian Zollinger, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow for a Fire Station on property located at 1025 Washington Street South c/o the City of Twin Falls. (PZ21-0176)

Time Estimate:

15 Minutes for staff presentation.

Background:

This is a request for a Special Use Permit to allow for fire station to be located at 1025 Washington Street South.

Approval Process:

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Council shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Council, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void.

If the Council's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Budget Impact:

Regulatory Impact:

Per City Code §10-7-19 (C) – Requires the City Council to approve Special Use Permits for new uses on City Property.

Per City Code § 10- 4-21.2 – NCO, Neighborhood Commercial Overlay District applies through the Orchard Park PUD which requires a Special Use Permit for Fire Stations.

Orchard Park PUD – Approved in 2006, requires Special Use Permits be obtained for Fire Stations

History:

The City Currently operates a fire station at the southeast corner of the intersection of Washington Street South and Orchard Drive. This new station will replace that station.

Analysis:

The subject property has a zoning designation of C-1/ Orchard Park PUD which requires a Special Use Permit for Fire Stations.

The property is located approximately 800' south of the intersection of Washington Street South and

Orchard Drive. Access will be on the West side of the property along Washington Street South, an Arterial roadway. The surrounding area has a mix of uses; commercial, and residential. The most noticeable impacts to surrounding properties will come from siren noise. It is also anticipated some noise will occur with the regular maintenance, operations, and training to be conducted on the Fire Station grounds. The siren noise will be mitigated to the extent possible. This is done by the Fire Department operating under national EMS/Fire Response standards for "Priority/Emergency Calls for Service". Lights are primarily used, with Sirens being implemented when the situation warrants. They are currently averaging twelve to twenty (12-20) calls per day for this station.

Although some impacts will be created, Fire Stations are a necessary service for the care and safety of the community. This location allows for a rapid response to the southern parts of Twin Falls.

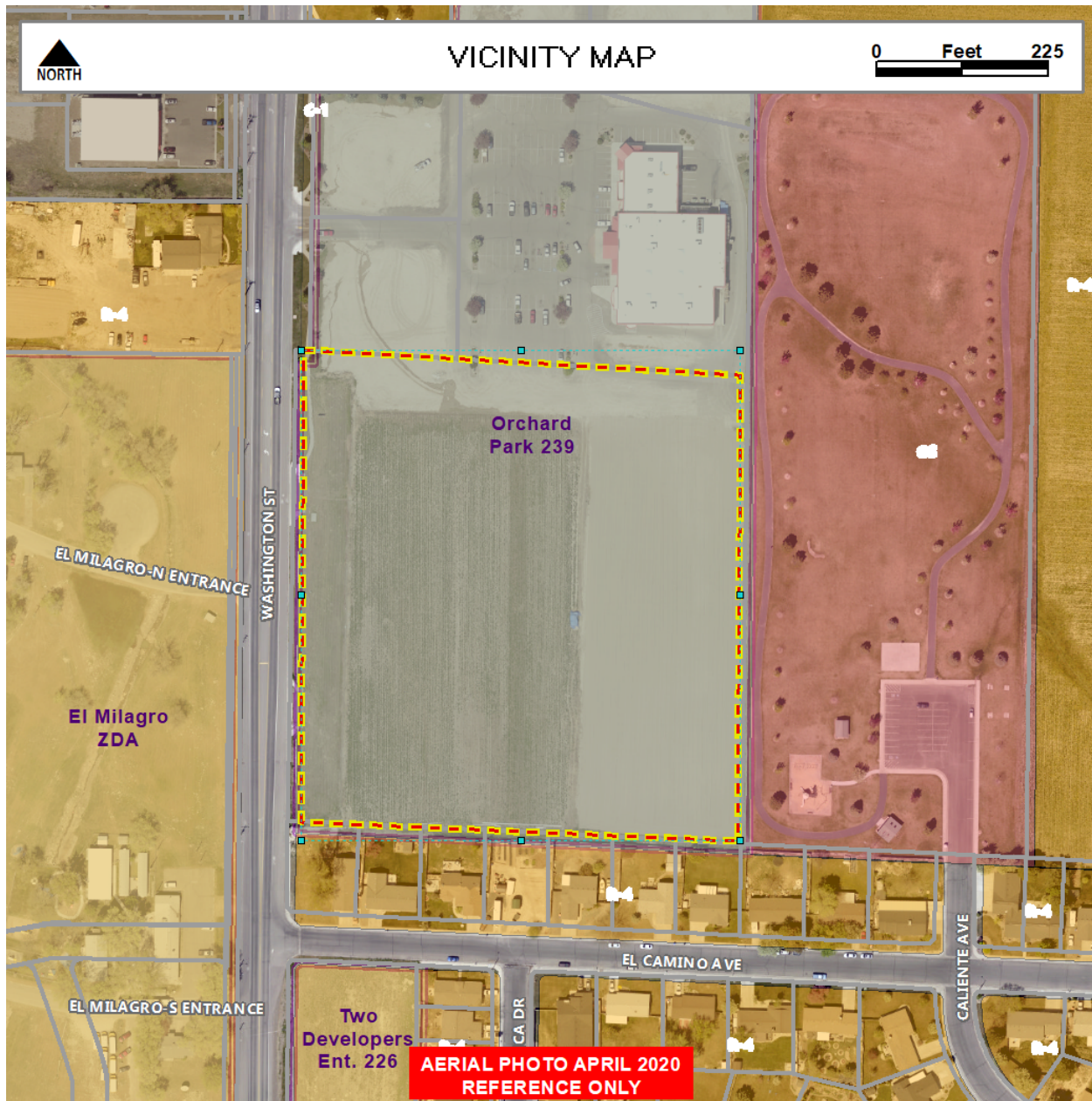
Conclusion:

Staff recommends approval of this Special Use Permit with the following standard condition:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Attachments:

1. Vicinity Map
2. Site Plan
3. Narrative
4. Elevations



Current Zoning: C-1/ Orchard Park PUD

Existing Land Use: Vacant/Undeveloped

Comprehensive Plan: Neighborhood Commercial /
Town Neighborhood

Proposed Zoning: Fire Station #3

Surrounding Zoning Designations & Land Use(s)

North: C-1, Commercial/ Retail

East: OS, Open Space/ Park

South: R-4, Residential/ Single Family Homes

West: R-4, Residential

Applicable Regulations

10-1-4, 10-4-21.2, 10-7-19,

Provide a Detailed Written Statement on A Separate Sheet of Paper Containing:

- a. The reason for the request.*
- b. An explanation of the project, including:*
 - i. Hours of operation.*
 - ii. Traffic anticipated.*
 - iii. Number of employees, etc.*
- c. An evaluation of the effects on adjoining property including the effect of such elements as:*
 - i. Noise.*
 - ii. Glare.*
 - iii. Odor.*
 - iv. Fumes and vibration on adjoining property; with*
 - v. A discussion of the general compatibility with adjacent and other properties in the district.*

The Twin Falls Fire Station #3 is needed at this location to enhance firefighting protection and emergency services to the growing southwest region of Twin Falls. The addition of the is facility will greatly reduce response times to both residence and businesses in this district.

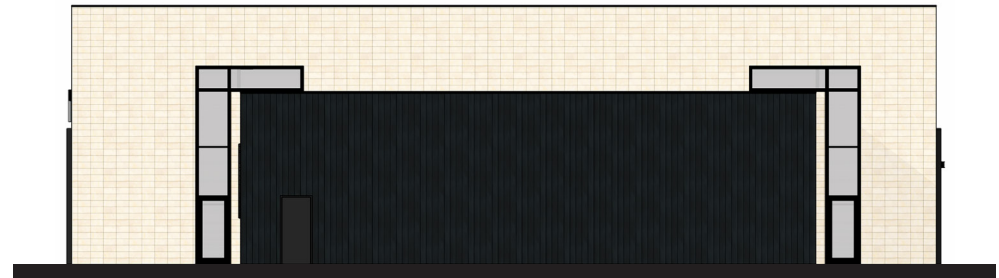
The proposed fire station will operate 24 hours a day and will house both fire and EMT crews. Traffic associated with the project will mainly be emergency calls as needed, department is anticipating 12-20 calls per day at this time. There will also be three employee shift changes per day, consisting of 3-4 personnel per shift. The public will access the building from time to time and is anticipated to be four to five persons per day with an average visit lasting 10-15 minutes. The greatest anticipated vehicle movement is anticipated around shift changes.

Environmental effects on the surrounding neighborhood will be limited to noise created by sirens at the time of emergency vehicles entering the roadway. Other noises will be similar to that typical of residential areas. Parking lot lighting will utilize full cut off light fixtures and be located to prevent glare to neighboring properties. The property will create odors beyond those normal to residential neighborhoods such as cooking and laundry.

The general area includes a commercial retail center, multi-family & mobile home residential areas, Vista Bonita Park, and open fields utilized for agriculture. The subject site is situated at the south side of Swensen's Market along Washington St S, approximately 500 feet north of El Camino Ave. South Hills Middle School is located one and a half mile southeast of the site. There are apartment buildings a quarter mile south and another one-half mile east of the site.



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



Comprehensive Staff Report

To: Planning & Zoning Commission
Presenter: Jonathan Spendlove, PZ Dir.
Request: A recommendation to City Council to allow for **Additional Building Height** beyond 50 feet on property located on 2nd Ave South, between Hansen Street and Shoshone Street.

Application: PZ21-0159
Applicant & Representative:
 Galena Opportunity, Inc
 c/o Bill Truax

Public Hearing: November 9 , 2021

Analysis

This is a request for Additional Building Height to allow two eighty-five foot (85') tall mixed use buildings. The subject property is located within the CB (Commercial Business) Zoning District and P-1 Parking Overlay.

The future buildings are proposed with a mix of Retail/Office/Residential type uses. The drawings depict building finishes of Glass, Metal, Concrete, and other common rock/stone like materials.

Similar, but not exact copies of the building at 160 Main Ave South, these buildings would be among the tallest structures in the vicinity and will create shadows on adjacent buildings, streets, and alleys. These additional tall buildings will add to the changing skyline of downtown, bringing additional housing, businesses and activity to the central core of downtown.

An additional aspect of this proposed project, although partially outside the scope of this application, is the construction of parking garage containing ~300 parking spaces.

Approval Process

A request for additional height follows the public hearing process for zoning

map amendments as described in subsection 10-14-5(B) and section 10-14-7 of City Code.

The Planning & Zoning Commission shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. The Commission shall then transmit its recommendation to City Council.

After receiving the recommendation, the City Council shall conduct a public hearing, and make a final decision on the request.

History

The current use of the property as Parking lots have been in place for over three decades. No further pertinent zoning history is known at this time.

Applicable Regulations or Codes

Per City Code 10-7-3, The council may allow greater than standard building heights with or without extra setback requirements, by following certain public hearing requirements.

Per City Code 10-10-12, Off-street parking is not required within the P1 district as for outright permitted uses.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as

"Downtown" This request meets this designation and other comprehensive plan guidelines by encouraging development and infill, while also providing downtown housing options.

The 2009 Master Transportation plan identifies the surrounding 2nd Avenues as arterial roadways and the immediate Main and Hanson Streets as a local streets. Staff has determined that the adjacent roadways are sufficient to accommodate the proposed use based on existing and expected future roadway capacities.

City Staff determines this request follows the City's comprehensive plans.

Potential Impacts

The applicant and Staff do not anticipate detrimental impacts beyond reasonable levels. However, Staff does anticipate specific impacts such as

- The proposed building will be among the tallest building downtown and add to the progressing change of the current downtown skyline.
- Due to the height of the building there will a significant increase in the amount of shaded area in proximity to the building.

Public Hearing: November 9 , 2021

- Due to both the commercial and residential uses which will occupy the building there will.
- There will be an increase in vehicle traffic to and around the proposed building.

Staff believes the majority of these impacts will have positive reverberations in terms of increased vibrancy, economic benefits, and redevelopment of underutilized properties.

The increased vehicles generated by this project will be largely mitigated by the proposed parking structure that is to be constructed as part of the overall project.

Conclusion

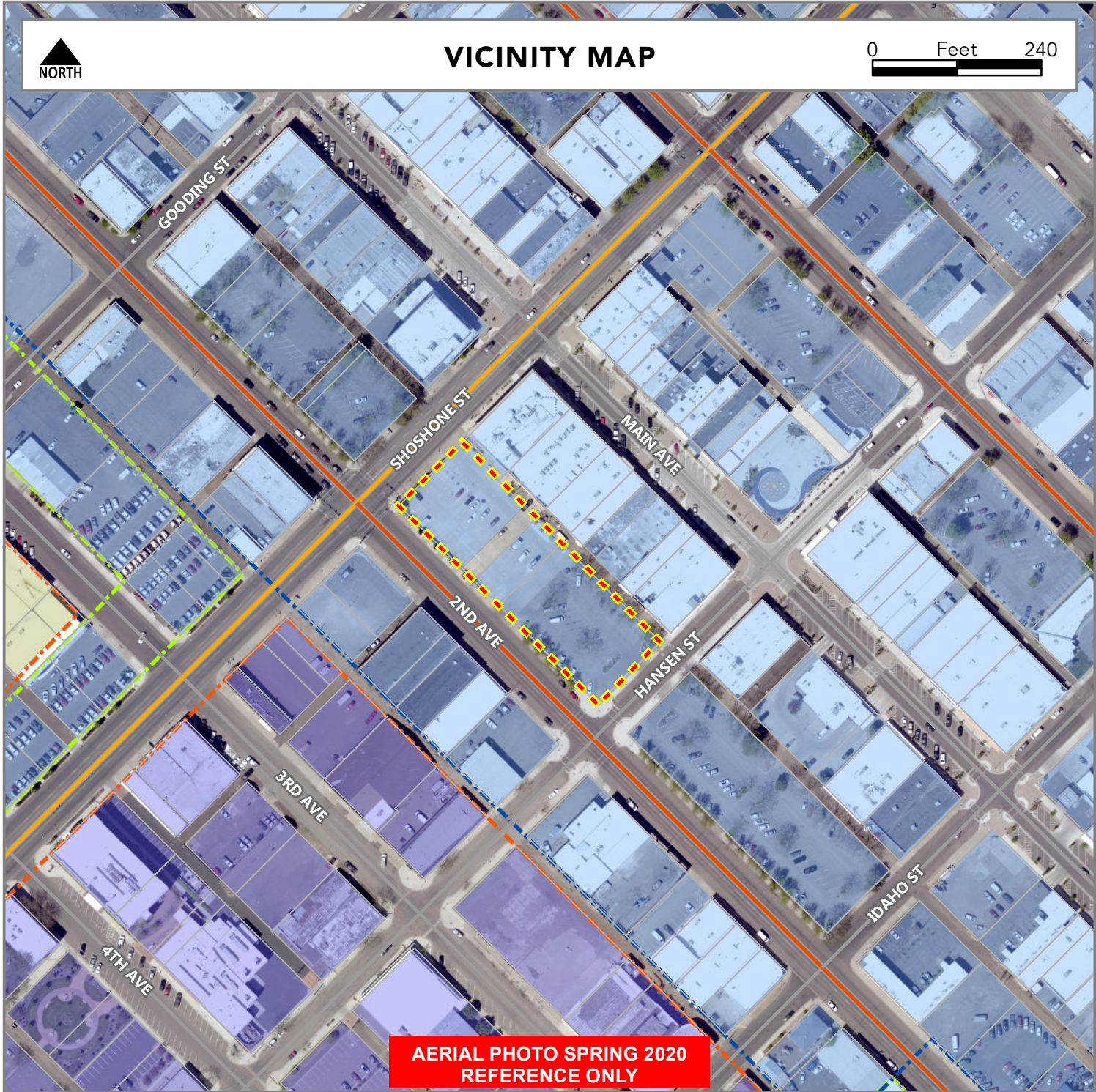
The commission may recommend to City Council that additional height be approved as requested, approved with modifications, tabled for additional information, or it may recommend that the request be denied.

If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to continued compliance with the application materials and drawings submitted by the applicant.
3. Subject to the maximum height of the building to include all mechanical and service equipment.

Attachments

1. Vicinity Map
2. Applicant Narrative
3. Applicant Site Plan – By level
4. Applicant Elevations
5. Photos



- P1 Overlay M-2
- P2 Overlay O-T
- P3 Overlay
- C-B

Current Zoning: C-B & P-1 Overlay
Comprehensive Plan: Downtown

Existing Land Use: Parking Lot
Proposed Land Use: Mixed Use Building with Additional Height

Surrounding Zoning Designations & Land Use(s)	
North: Shoshone St; CB P-1, Mixed Use Commercial/Office/Retail	East: Alley; CB P-1, Mixed Use Commercial/Office/Retail
South: Hansen St; CB P-1, Mixed Use Commercial/Office/Retail	West: 2nd Ave S; CB P-1, Mixed Use Commercial/Office/Retail
Applicable Regulations of Note	
10-1-3, 10-1-5, 10-7-3, 10-10-12	

PROJECT NARRATIVE

HEIGHT VARIANCE NARRATIVE:

Please accept our request for a height variance which is necessary for the development of two mixed-use residential buildings and a multi-story parking structure located along 2nd Avenue South between Hansen Street S. and Shoshone Street S. in the Commercial Central Business District in the city of Twin Falls. We are requesting variance to a maximum parapet height of 75 feet, similar to the scale of the neighboring 160 Main building. We are also asking for a maximum height of 85 feet to the top of the roof appurtenance structures related to the elevator and roof top amenity deck.

The height variance is needed to accommodate two structures in a 5- and a 6-story building that are similar in design to the 160 Main project that is currently under construction. Added building height is necessary to provide a project with scale large enough to assure economic feasibility and to also meet the City's goal of providing adequate parking spaces to the District. We feel that the design and height of the new structures will complement existing buildings in the area and will not negatively affect the viability of neighboring businesses.

The project will contain two residential structures:

- The building at the corner of Hansen will contain 48 units in 4 residential floors over podium structure with ~325 parking stalls and ~1,000 square feet of on-grade retail (6 total floors). Included in the design is a roof top deck and a generous 2nd floor amenity area overlooking Hansen Street which will contain a resident lobby, bicycle parking and fitness area.

- Proposed parking stall counts are listed below:

100	Public
45	Office, 160 Main
50	Office, 102 Main (replacement)
50	Residential Hansen Street
50	Residential Shoshone Street
<u>30</u>	<u>Residential 160 Main</u>
325	Total

- The building at the corner of Shoshone will contain 48 units in four floors over ~1,400 square feet of on-grade retail and a residential lobby (5 total floors) and four (4) live/work townhomes. The newly designed townhomes will be located on grade level and will open to a pedestrian courtyard that connects 2nd Avenue South to the alley retail access.
- The two buildings and parking structure will be operated as a single property. Construction permit applications will be submitted separately to allow for a phased development with the construction of the parking structure occurring first. Construction completion on the parking structure is scheduled for November 2022.
- The residential units above the parking garage (2nd & Hansen) will begin construction as soon as the 5th level of parking garage is poured, and the tensioning cables are stressed. The building at 2nd & Shoshone will begin construction when the permits are approved at the city, currently programmed in April 2022.

Existing water and sewer infrastructure is adequate to support new development in the area. It is anticipated that Idaho Power will need to upgrade its transformers to current standards. Once the parking structure is completed, parking infrastructure will be adequate to accommodate the economic activity that this project will create.

The residential buildings will contain a mix of studio, 1- and 2-bedroom units and bring much-needed housing to the urban core of Twin Falls. Current unit matrix is listed below:

2nd & Hansen

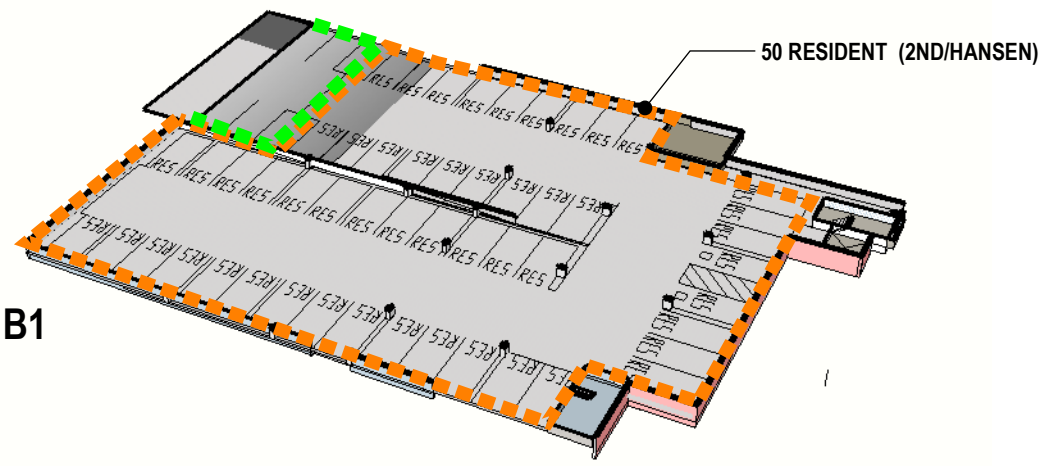
Unit Type	Beds	Baths	Unit SF	Total Units	% of Total
Studio/1BA	0.0	1.0	482 SF	10	10.0%
JR 1BR/1BA	1.0	1.0	514 SF	6	6.0%
1BR/1BA	1.0	1.0	775 SF	15	15.0%
2BR/2BA	2.0	2.0	1,023 SF	5	5.0%
2BR/2BA	2.0	2.0	1,114 SF	12	12.0%
			Total	48	48.0%

2nd & Shoshone

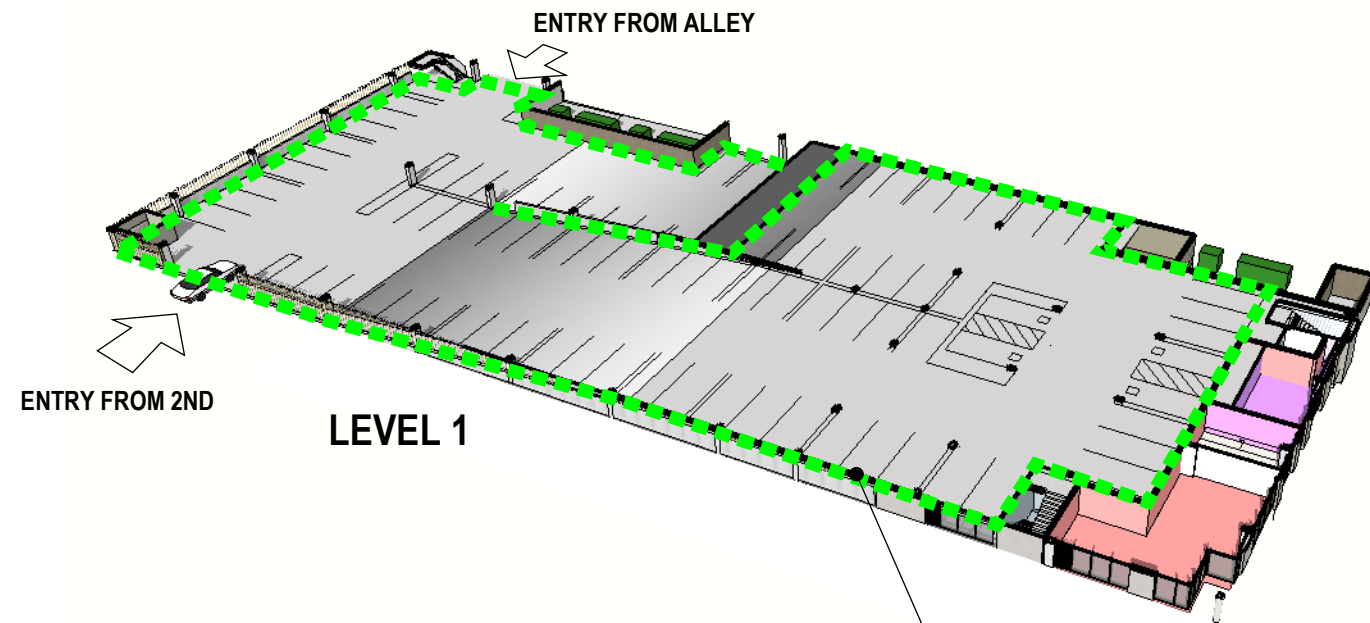
Unit Type	Beds	Baths	Unit SF	Total Units	% of Total
Studio/1BA	0.0	1.0	465 SF	15	15.0%
1BR/1BA	1.0	1.0	546 SF	3	3.0%
1BR/1BA	1.0	1.0	548 SF	2	2.0%
1BR/1BA	1.0	1.0	594 SF	5	5.0%
1BR/1BA	1.0	1.0	616 SF	8	8.0%
2BR/2BA	2.0	2.0	758 SF	10	10.0%
2BR/2BA	2.0	2.0	921 SF	5	5.0%
Townhomes	2.0	2.0	1,163 SF	4	4.0%
			Total	52	52.0%

The creation of residential units, retail spaces, and public parking is in alignment with the City of Twin Falls comprehensive plan and economic development goals. The project will leverage the original TFURA and City of Twin Falls investments into the Old Main Avenue renewal area and will bring significant economic activity to the district. Neighboring businesses will benefit from increased demand created by residents living in the area and the ease of accessible parking will encourage visitors, thus increasing the District's tax base.

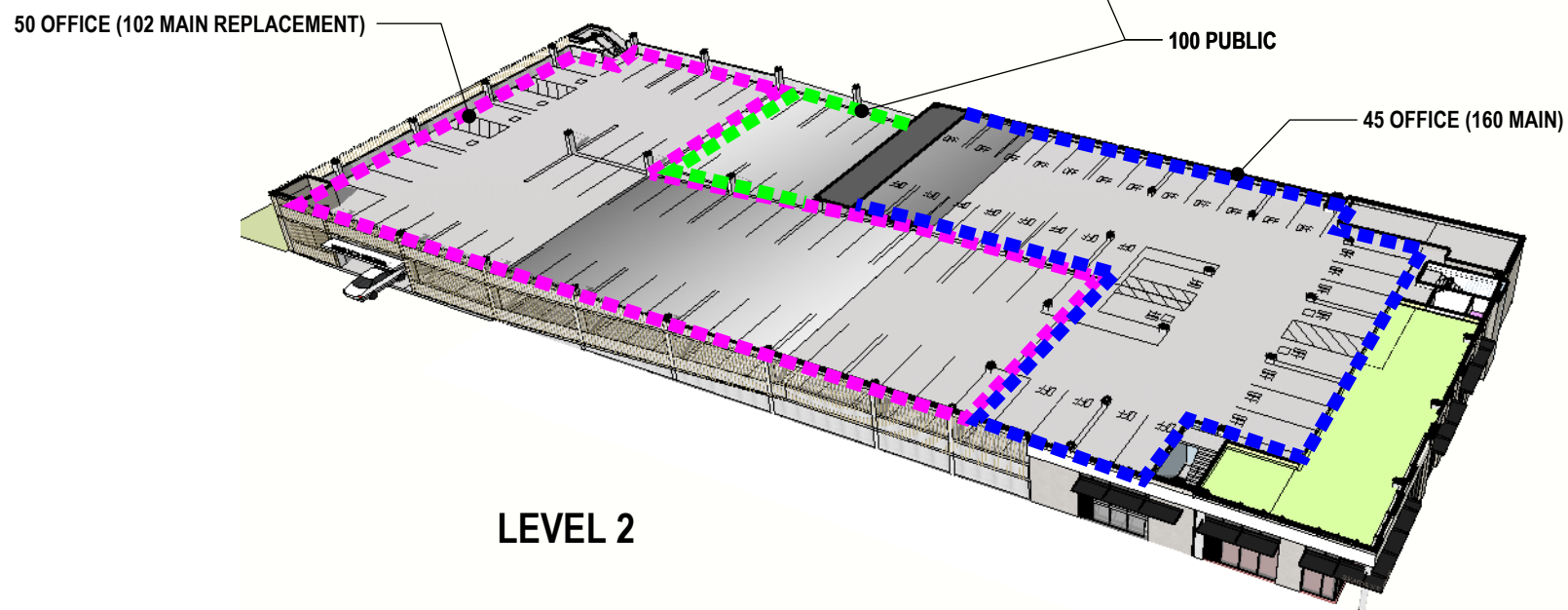
LEVEL B1



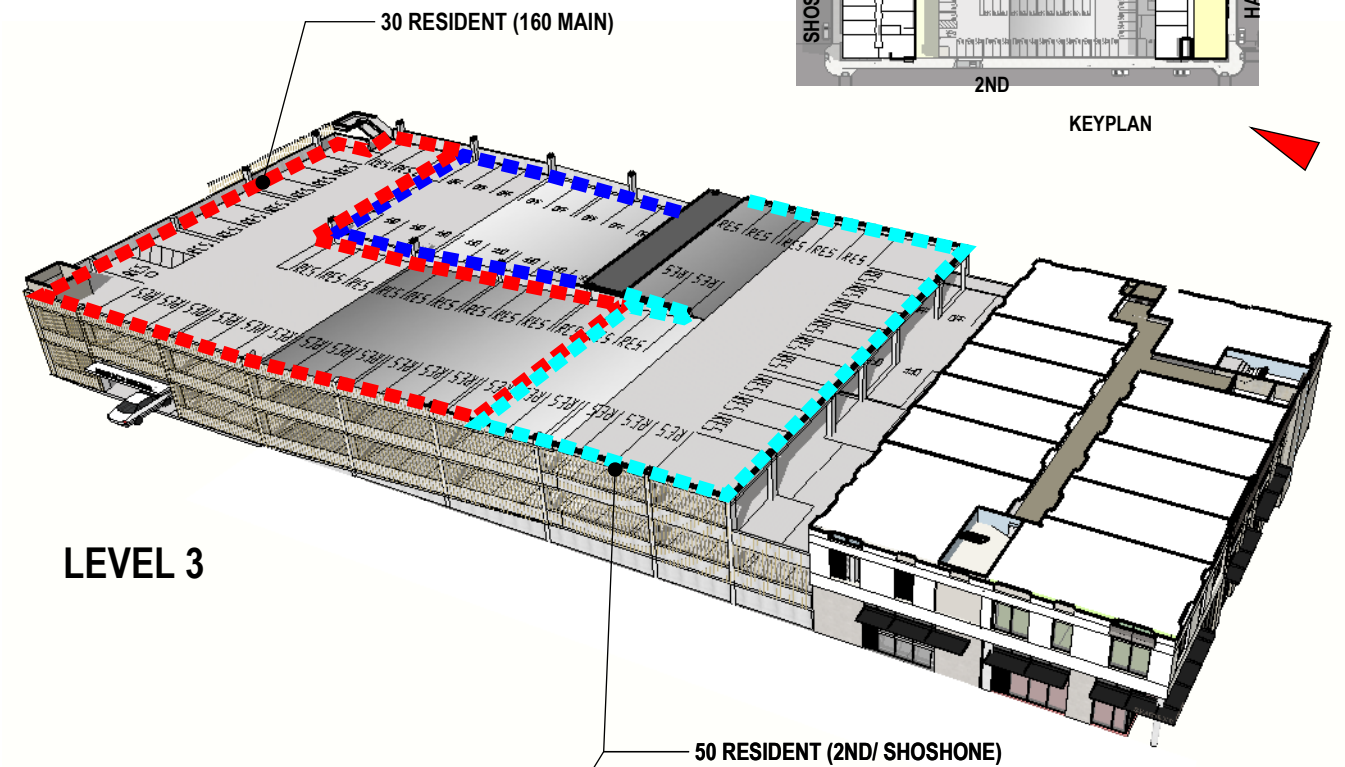
LEVEL 1



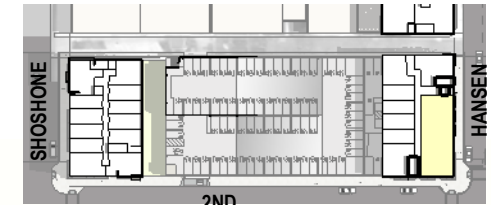
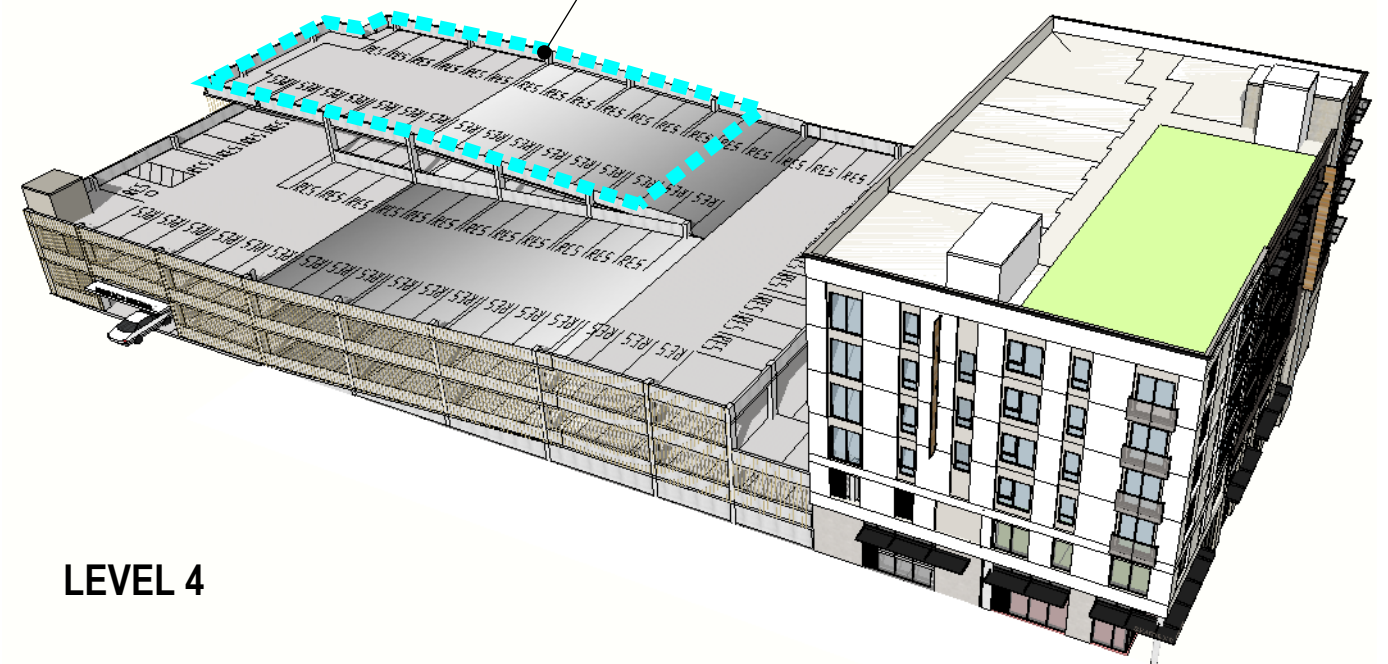
LEVEL 2



LEVEL 3



LEVEL 4



KEYPLAN

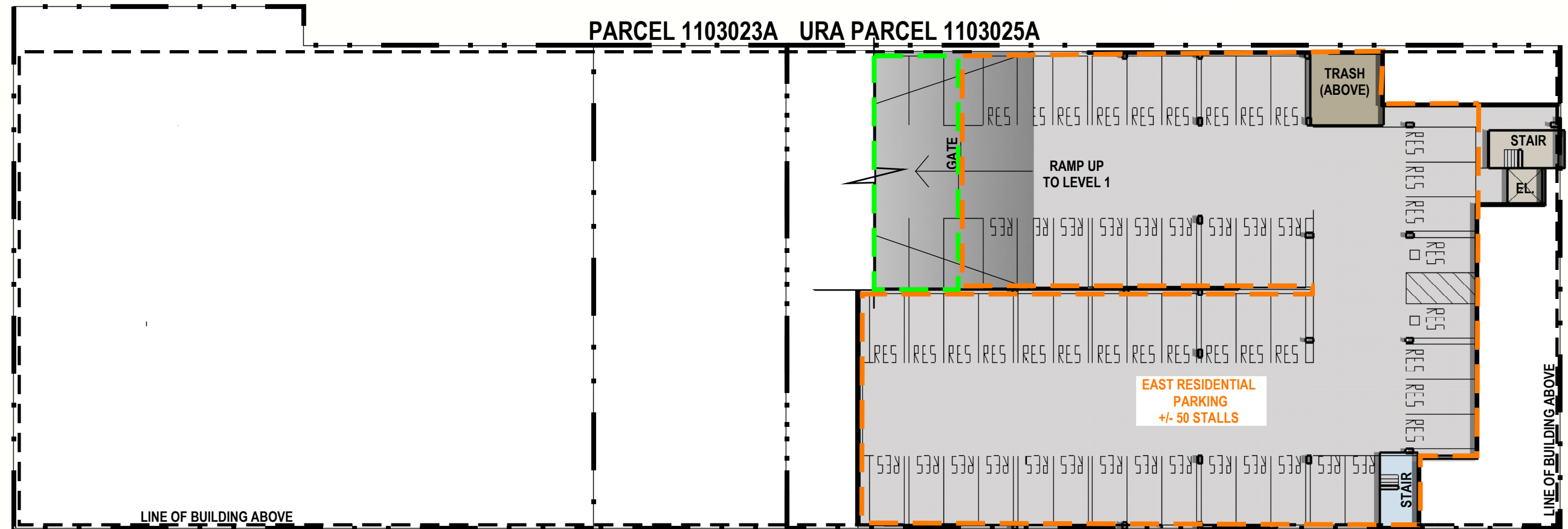
CONCEPT PARKING DIAGRAM

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX

PARCEL 1103017A

PARCEL 1103023A URA PARCEL 1103025A



CONCEPT PLAN LEVEL B1

SCALE: 1"=30'

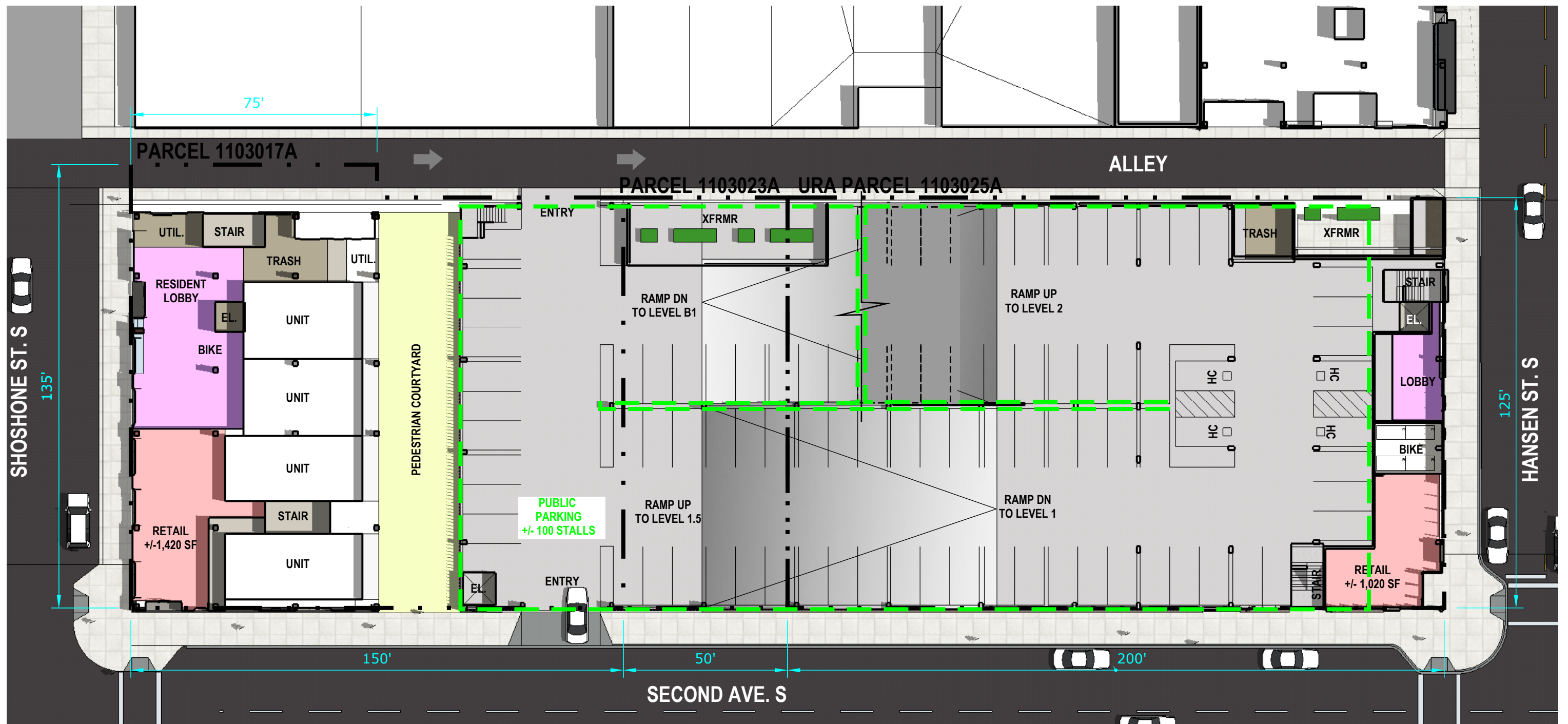
2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX

pivot north
ARCHITECTURE

01

10.12.2021



CONCEPT SITE PLAN - LEVEL 1

SCALE: 1"=30'

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX





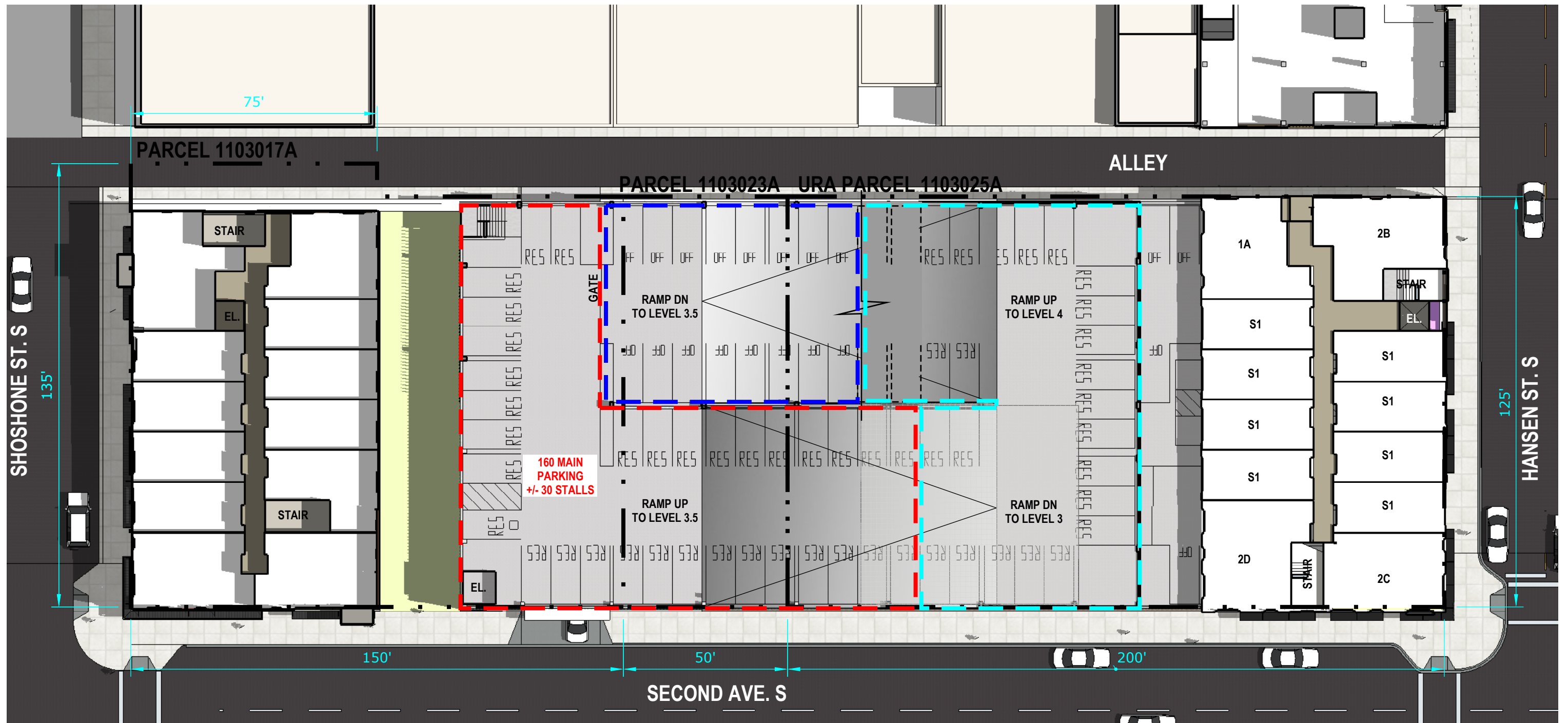
CONCEPT LEVEL 2 PLAN

SCALE: 1"=30'

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX





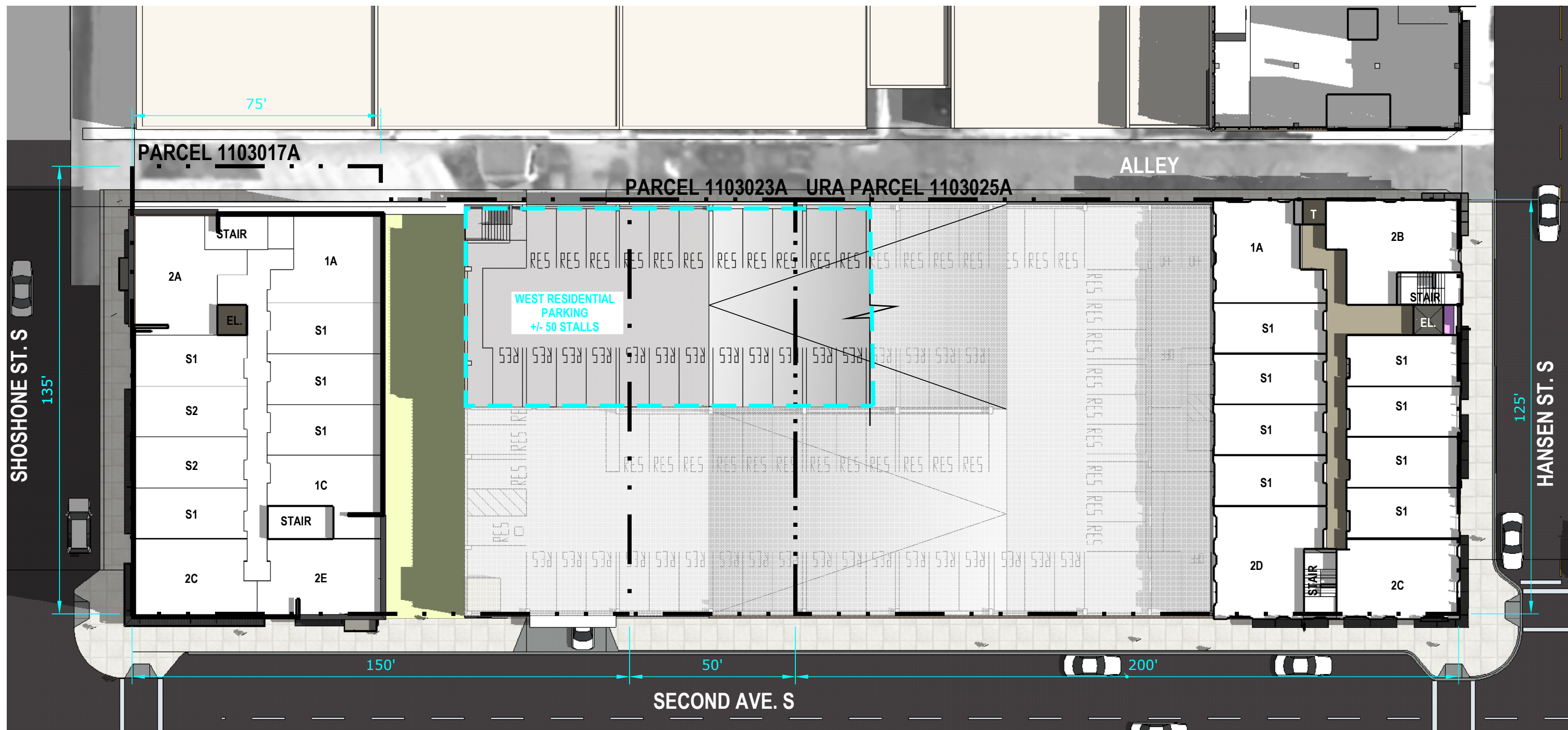
CONCEPT LEVEL 3 PLAN

SCALE: 1"=30'

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX





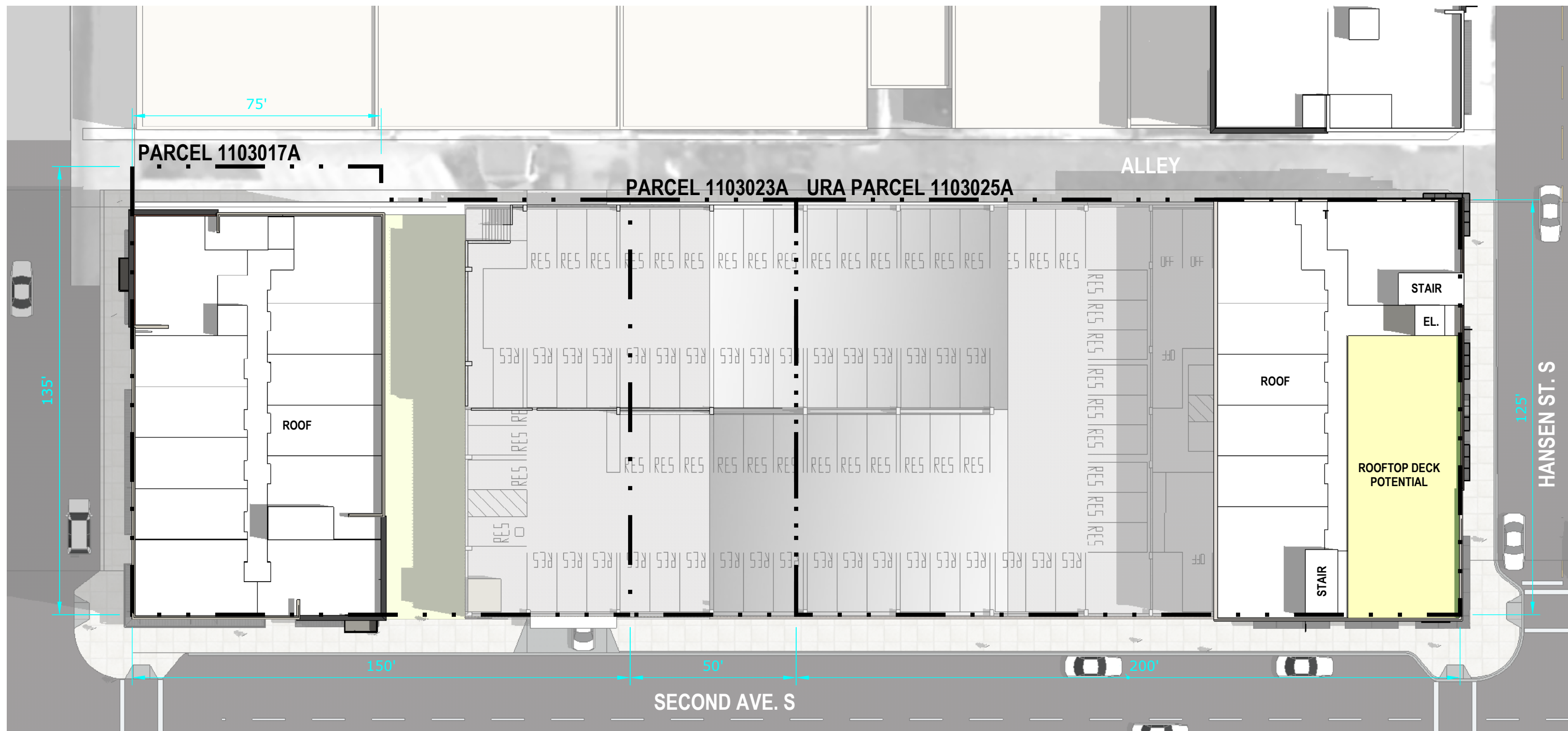
CONCEPT TYPICAL UPPER PLAN

SCALE: 1"=30'

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX





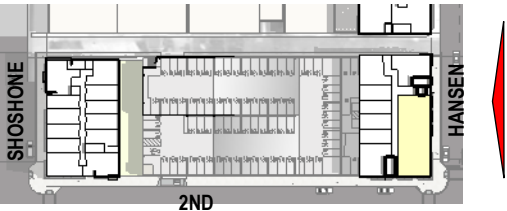
CONCEPT ROOF PLAN

SCALE: 1"=30'

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX





KEYPLAN



CONCEPT ELEVATION SCALE: 1"=20'

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX



VIEW TO CORNER OF 2ND AND HANSEN, LOOKING N

CONCEPT PERSPECTIVE VIEWS

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX

v1

10.12.2021



VIEW TO CORNER OF 2ND AND SHOSHONE, LOOKING E

CONCEPT PERSPECTIVE VIEWS

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX

v2

10.12.2021





Planning Zoning

11-12-21

We, the local
citizens have been so
dismayed at the wanton
bulldozing in "our Town"
be stories High 7-riders
listen to the people who
love this little town

Don't change its charming
personality for money
we need. Please LISTEN.
We speak, we give spoken
Don't listen to money
& greed of outsiders.

Thank you!

CATHY JANE