



Twin Falls City Council Agenda

Monday, May 2, 2022, 5:00 PM

Council Chambers
203 Main Avenue East- Twin Falls, Idaho

AMENDED

Members: Ruth Pierce, Christopher Reid, Craig Hawkins, Nikki Boyd, Shawn Barigar, Jason Brown, Spencer Cutler

- 1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM
- 2) PLEDGE OF ALLEGIANCE
- 3) PROCLAMATIONS
 - a) **PRESENTATION:** Idaho Gives Proclamation 2022.
- 4) CONSENT CALENDAR
 - a) **ACTION ITEM:** Request for Approval of the Final Plat for the Residences at Breckenridge No. 1 (PZ22-0084).
By: Ian Zollinger, City Planner
 - b) **ACTION ITEM:** Request to approve the Bands at the Bridge event.
By: Lou Coronado, Sergeant, Twin Falls Police Department
 - c) **ACTION ITEM:** Request to hold the Magic Valley Refugee Day.
By: Lou Coronado, Sergeant, Twin Falls Police Department
 - d) **ACTION ITEM:** 20220425 City Council Minutes.
By: Erin Parrish, Executive Assitant
 - e) **ACTION ITEM:** Request to approve Accounts Payable for April 21-27, 2022.
By: Amy Luna, Finance Administrative Assistant
- 5) ITEMS OF CONSIDERATION
 - a) **ACTION ITEM:** Consideration of a Request by Air Magic Valley for Public Safety Support and Special Event Fee Waiver for Joslin Field's 75th Anniversary Celebration Air Show June 16-17th, 2023.
By: William Carberry, Airport Manager, Jim O'Donnell, Air Magic Valley
 - b) **ACTION ITEM:** Request to use City reserves for the construction of additional parking at the Twin Falls Animal Shelter at 420 Victory Avenue.
By: Mandi Thompson, Assistant to the City Manager

- c) **ACTION ITEM:** Request approval to award a contract with Horton Industrial and include 10% construction oversight and observation by Jacobs and a 10% contingency for a total amount of \$188,064 to remove the west digester lining in order to complete the engineering inspection authorized by City Council on April 12, 2021.

By: Josh Baird, Public Works Director

6) GENERAL PUBLIC INPUT

7) ADVISORY BOARD REPORT/ANNOUNCEMENTS

8) PUBLIC HEARINGS

- a) **ACTION ITEM:** Request for an Amendment to the Federation Point ZDA to allow “Private” and “Public School” as an outright permitted use and amend the Conceptual Site Plan in the Zoning Development Agreement c/o Paul Bierlein-Bouma USA on behalf of Hepworth Family Landholdings, LLC. (PZ22-0026)

By: Ian Zollinger, City Planner

9) EXECUTIVE SESSION

- a) **ACTION ITEM:** **Executive Session 74-206 (1)(b)** To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student.

By: Travis Rothweiler, City Manager

10) ADJOURNMENT

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Josh Palmer (208) 735-7312 at least two working days before the meeting. Si desea esta información en Español, por favor llame a Josh Palmer al teléfono (208) 735-7312.

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.

Office of the Mayor
City of Twin Falls, Idaho

Proclamation

Idaho Gives
May 2-5, 2022

WHEREAS, nonprofit organizations help build and sustain healthy communities in our state and enhance the quality of life for Idahoans and for others throughout the country and the world; and

WHEREAS, over 6,000 nonprofit organizations based in Idaho contribute significantly to our economy by providing services to our communities, employing over 55,000 Idahoans, and producing total revenue of \$5.45 billion in revenue; and

WHEREAS, Idaho's nonprofit leaders often are entrepreneurs, create new solutions to problems, and filling previously unmet needs in the areas of health, recreation, education, research, arts, social services and more; and

WHEREAS, Idaho Gives serves as a time for Idahoans to join together with one voice on one day to contribute to and amplify the efforts of Idaho nonprofits; and

WHEREAS, the nonprofit sector acts as a responsible steward of charitable dollars to achieve a diverse range of missions and goals; and

WHEREAS, nonprofit organizations often fulfill their missions by advocating on behalf of those who cannot advocate for themselves; and

NOW, THEREFORE, I, Ruth Pierce, Mayor of the City of Twin Falls, do hereby proclaim May 2-5, 2022, as

IDAHO GIVES

and encourage all Idahoans to join in supporting and donating funds during this 24-hour online event!

*In witness whereof I have hereunto set my
hand and caused this seal to be affixed.*

Ruth Pierce, Mayor of the City of Twin Falls

Attest:

Erin Parrish, City Clerk
May 2, 2022



Date: Monday, May 2, 2022
To: Honorable Mayor and City Council
From: Ian Zollinger

ACTION ITEM

Request:

Request for Approval of the Final Plat for the Residences at Breckenridge No. 1 (PZ22-0084)

Time Estimate:

15 for presentation by staff if requested.

Background:

This is a request for approval of a Final Plat. The applicant is proposing to subdivide 10.03 acres into 55 lots. The subject property is located at the 500 Block of Canyon Falls Drive.

Approval Process:

A Final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. After a final plat has been approved by the City Council and construction plans approved, the plat may be recorded, and lots sold for development.

Budget Impact:

Regulatory Impact:

This Final Plat complies with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding the Breckenridge Concept Investors ZDA, and the R4, R6 and CRO Zoning District development standards.

All general criteria for approval have been met, per State Statute 50 - Chapter 13.

History:

The Breckenridge Concept Investors ZDA was approved for the property on April 19, 2021. The property is zoned R4 CRO, R6 ZDA.

The Preliminary Plat for Residences at Breckenridge Subdivision No. 1 was approved by the Planning and Zoning Commission on November 30th, 2022

Analysis:

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan "Grow With Us" designates this area as Mixed Use, which allows for a mix of residential and commercial uses. Staff has determined this request complies with the 2016 Comprehensive Plan.

Analysis:

The applicant is proposing a detached and attached single family residential subdivision. There are 54

residential lots and 1 retention/open space lot.

The subdivision is proposed to be gated and maintained by the HOA. The internal roadways and sidewalks are proposed to be private. Access into the subdivision is from the East off Filmore Street. The Harrison Street access is for Fire and Emergency access/egress, which will also have a gate.

The subdivision will be serviced by city utilities.

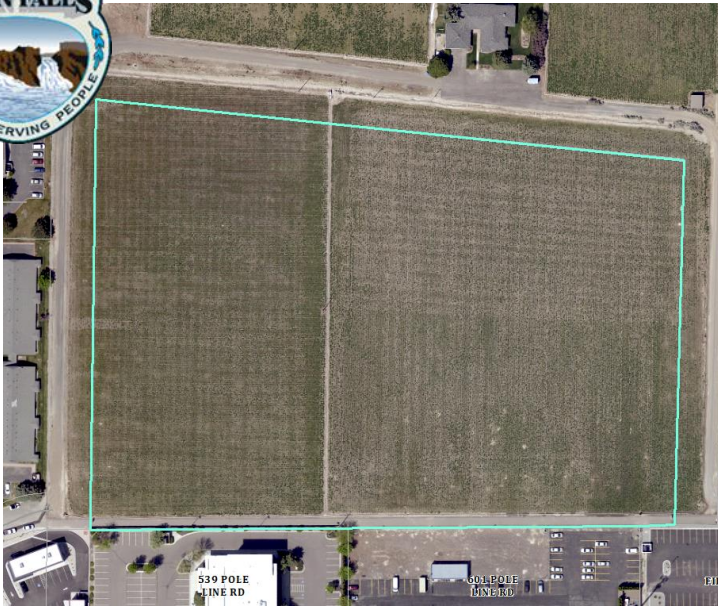
Conclusion:

Upon conclusion, should the Council approve this request as presented, staff recommends approval be subject to the following conditions:

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards

Attachments:

1. PZ22-0084 Final Plat Staff Report
2. Zoning Vicinity Map
3. FLU Map



Preliminary Plat Staff Report

To: Planning & Zoning Commission

Presenter: Ian Zollinger, City Planner

Request: for consideration of the **Final Plat** for the Residences at Breckenridge Subdivision No. 1 approximately 10.03 (+/-) acres to develop 55 lots located 500 block of Canyon Falls Drive.

Application: PZ22-0084

Applicant & Representative:

Gerald Martens
Concept Investors, LLC
621 N. College Rd., Ste 100
Twin Falls, ID 83301

City Council Public Meeting: May, 2, 2022

Background:

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A Final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. After a final plat has been approved by the City Council and construction plans approved, the plat may be recorded, and lots sold for development.

Applicable Zoning Regulations:

This Final Plat complies with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding the Breckenridge Concept

Investors ZDA, and the R4, R6 and CRO Zoning District development standards.

All general criteria for approval have been met, per State Statute 50 - Chapter 13.

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan "Grow With Us" designates this area as Mixed Use, which allows for a mix of residential and commercial uses. Staff has determined this request complies with the 2016 Comprehensive Plan.

Analysis:

The applicant is proposing a detached and attached single family residential subdivision. There are 54 residential lots and 1 retention/open space lot.

The subdivision is proposed to be gated and maintained by the HOA. The internal roadways and sidewalks are proposed to be private. Access into the subdivision is from the East off Filmore Street. The Harrison Street access is for Fire and Emergency access/egress, which will also have a gate.

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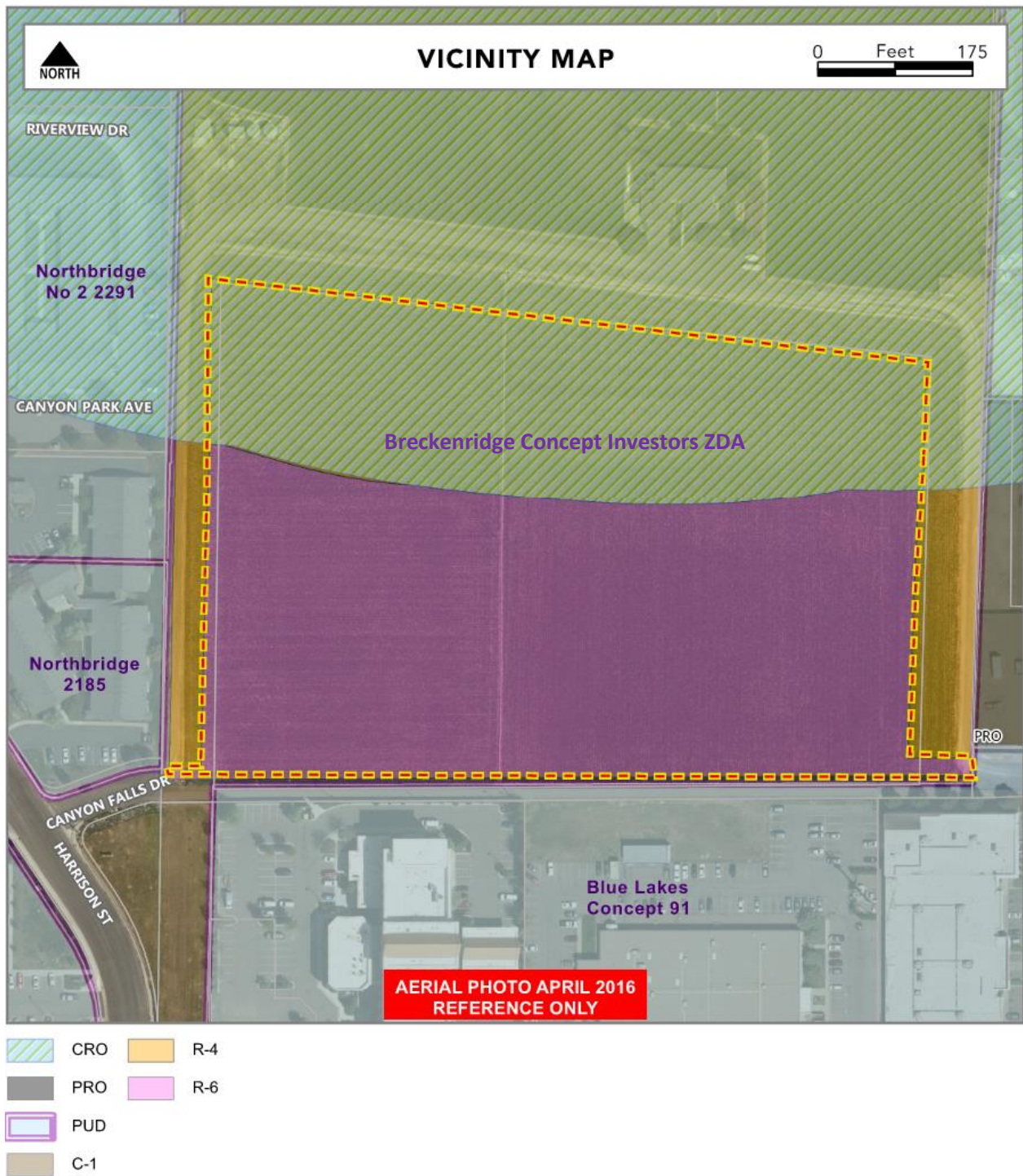
Conclusion:

Upon conclusion, should the Council approve this request as presented, staff recommends approval be subject to the following conditions:

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards

Attachments:

1. Vicinity Map
2. Exhibits
3. Photos



Current Zoning: R4 CRO, R6 ZDA

Existing Land Use: Vacant

Comprehensive Plan: Mixed Use

Proposed Land Use: Residential

Surrounding Zoning Designations & Land Use(s)

North: R4 CRO, Residential

East: R4 and C1 PUD, Residential

South: C1 PUD, Commercial

West: R4 and C1 PUD, Multifamily

Applicable Regulations

10-1-4, 10-1-5, 10-4-5, 10-4-6, 10-4-19, 10-11, 10-12-2-3





Date: Monday, May 2, 2022
To: Honorable Mayor and City Council
From: Lou Coronado, Sergeant, Twin Falls Police Department

ACTION ITEM

Request:

Request to approve the Bands at the Bridge event.

Time Estimate:

Staff recommends this item be placed on the Consent Calendar.

Background:

Blake Gardner has submitted a special events application requesting to hold the Bands at the Bridge on September 10, 2022. This event will be held at the Twin Falls Visitor Center. The event is scheduled to take place from 6:00 p.m. until 9:00 p.m.

The Bands at the Bridge is an event to bring mental health/suicide awareness and help with prevention tools. They are inviting South Central Health and Health and Welfare to participate in this event.

The event is free to the public, and everyone is welcome to attend.

They are planning on having bounce houses for the children to enjoy and are planning on having rock painting.

Approval Process:

Consent of the City Council.

Budget Impact:

There will be no alcohol served at this event. The Police Department administration does not feel there is a need for security, therefore there is no budget impact.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Relevant City staff members have approved the Special Events Application request. The Twin Falls Police Department Staff recommends that the on-duty Patrol Supervisor be given the authority to order the event organizers to mitigate the sound of amplified noise. If there are continued noise complaints or

disturbances by those participating in the event, and non-compliance, the on-duty Patrol Supervisor shall have authority to terminate the event.

Attachments:

None



Date: Monday, May 2, 2022
To: Honorable Mayor and City Council
From: Lou Coronado, Sergeant, Twin Falls Police Department

ACTION ITEM

Request:

Request to hold the Magic Valley Refugee Day.

Time Estimate:

Staff recommends this item be placed on the Consent Calendar.

Background:

Tara McFarland, representing the College of Southern Idaho Refugee Programs, has submitted a special event application requesting to hold the Magic Valley Refugee Day. This event will take place at the Twin Falls City Park on Friday, June 24, 2022 from 6:00 p.m. to 9:00 p.m.

This event is intended as a community event to invite the citizens of Twin Falls to meet the members of our refugee community. This event will help people learn about the refugee community as well as their cultures and customs. There will be free cultural food for the public to sample and performances by refugees in the band shell.

There will be amplified sound in the form of a public address system. There will also be music for performances in the band shell.

Based on previous years, the anticipated attendance at this event is 300-400 people.

There will be no alcohol served at this event.

The organizer recognizes that this event is approved contingent upon current COVID 19 regulations and recommendations. The City of Twin Falls reserves the right to cancel or postpone this event for the safety of participants and the citizens of Twin Falls. If this event is approved, the organizer will take all required precautions to safeguard those attending the event and may be required to implement additional safety measures as deemed necessary by Twin Falls City Staff.

Approval Process:

Consent of the City Council

Budget Impact:

Twin Falls Police Department Staff does not feel there is a need for the department to provide security. Therefore, there is no budget impact.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Twin Falls Police Department Staff and several relevant City Staff members have approved this application request. Staff recommends that the City Council approve the Special Event Application based on the information provided.

Attachments:

None



Twin Falls City Council Minutes

Monday, April 25, 2022, 5:00 PM

Council Chambers
203 Main Avenue East- Twin Falls, Idaho

AMENDED

1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM

Present: Mayor Ruth Pierce; Vice Mayor Christopher Reid; Council Members Spencer Cutler, Craig Hawkins, Shawn Bariger, Nikki Boyd, and Jason Brown.

Absent: None.

Staff Present: Travis Rothweiler, City Manager; Mitch Humble, Deputy City Manager; Gretchen Scott, Deputy City Manager; Shayne Nope, City Attorney; Erin Parrish, Executive Assistant; Wendy Davis, Parks and Recreation Director; Lou Coronado, Sergeant, Twin Falls, Police Department; Jesse Schuerman, Staff Engineer; Josh Baird, Public Works Director; Troy Vitek, City Engineer; Josh Palmer, Public Information Coordinator; Brent Hyatt, Financial Assistant Director; Dee Henderson, Network Administrator; Brent Wright, Captain, Twin Falls Police Department; Jonathan Spendlove, Planning and Zoning Director; Matthew Long, Building Official; Ian Zollinger, City Planner; Les Kenworthy, Chief of Twin Falls Fire Department; Rachel Long, Service Representative; Kristi Fehringer, Lead Engineering Technician; Kristen Kohntopp, Recruitment Coordinator; Erin Steel, Public Works Assistant Director; Nathan Erickson, Environmental Engineer.

Mayor Pierce called the meeting to order at 05:00 PM.

A quorum was present.

2) PLEDGE OF ALLEGIANCE

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

3) PROCLAMATIONS

a) Arbor Day - Wendy Davis, Parks and Recreation Director.

Mayor Pierce read the proclamation declaring April 28, 2022, as Arbor Day. **Wendy Davis, Parks and Recreation Director**, accepted the proclamation.

b) National Victims' Rights Week - Kimberly Burkhalter, Victim-Witness Coordinator, Twin Falls Police Department.

Mayor Pierce read the proclamation declaring April 24-28, 2022, as National Victims' Rights Week. **Kimberley Burkhalter, Victim Services Coordinator, Twin Fall Police Department**, accepted the proclamation.

4) CONSENT CALENDAR

MOTION: Vice Mayor Reid moved to approve the Consent Calendar as published. **Council Member Cutler** seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0, 1 abstain. **Council Member Hawkins** abstained.

- a) City Council April 18, 2022 Minutes.
- b) Request to approve Accounts Payable for April 14-20, 2022.
- c) Twin Falls Public Art Commission request to correct resolution number of Public Art Resolution No. R-2022-009 to Resolution No. R-2022-010.
- d) Consideration of a request to approve the Sippin' at Sunset event.
- e) Request to approve the annual Twin Falls Tonight Concert Series.
- f) Request to approve Alcohol License for Smokey Bone BBQ 210 Ave S.

5) ITEMS OF CONSIDERATION

- a) Request to confirm the City Manager's appointment of Joshua Baird to the position of Public Works Director for the City of Twin Falls.

Travis Rothweiler, City Manager, presented the request.

MOTION: Council Member Brown moved to confirm the appointment of **Joshua Baird** to the position of Public Works Director for the City of Twin Falls. **Council Member Barigar** seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

Mayor Pierce administered the Oath of Office to **Joshua Baird, Public Works Director**.

- b) Request to confirm the City Manager's appointment of Troy Vitek to the position of City Engineer for the City of Twin Falls.

Travis Rothweiler, City Manager, presented the request.

MOTION: Council Member Barigar moved to confirm Troy Vitek to the position of City Engineer for the City of Twin Falls. **Council Member Hawkins** seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

Mayor Pierce administered the Oath of Office to **Troy Vitek, City Engineer**.

- c) A presentation by the Idaho Transportation Department about an upcoming mill and inlay project on Blue Lakes Blvd North.

Jesse Schuerman, Staff Engineer, introduced **Steve Hunter, ITD Engineer**, who gave the presentation.

Discussion ensued on the following:

Vice Mayor Reid asked what the construction project looks like from 9pm to 7am for someone who needs to go out of town? Asked to specify the Fillmore intersection project.

Council Member Boyd asked what the plan is to get the word out on the actual work being done on the intersection.

- d) A presentation by the Idaho Transportation Department regarding another potential bridge crossing of the Snake River Canyon.
Mitch Humble, Deputy City Manager, introduced **Jesse Barrus, District 4 District Engineer**.
Travis Rothweiler, City Manager, clarified why the agenda item was listed as an action item.

Jesse Barrus, District 4 District Engineer, introduced **Dan McElhinney, Chief Operations Officer ITD**, who co-presented the presentation regarding another potential bridge crossing of the Snake River Canyon.

Discussion ensued on the following:

Council Member Barigar asked for clarification on the Origin Destination study, and if the goal was to divert the traffic that didn't need to come to the City of Twin Falls.

Vice Mayor Reid clarified information on the intersection of Blue Lakes and Poleline and commented on the need for a third bridge as transportation to the south part of Twin Falls without having to go through the main part of Twin Falls.

Council Member Brown asked what problem ITD is trying to solve.

Council Member Brown wondered if we are possibly creating other issues that haven't been anticipated down the road.

Mayor Pierce asked for clarification on what would be learned from an upcoming summer study.

Council Member Barigar asked if the goal was to get traffic out of Twin Falls, or just across the canyon. Commented about the two crossings near Eastland or Hankins have come out of the blue to a certain extent.

Council Member Cutler offered feedback to be sure to consider actual specific behavior that may not be in the computer model.

Council Member Brown asked how long the scoping study was going to take.

Vice Mayor Reid asked where people could go to get this information.

Mayor Pierce asked if it was possible to get the Cause-and-Effect Slide that was referred to.

Council Member Hawkins thanked ITD for the presentation and the work they have done.

6) GENERAL PUBLIC INPUT

None.

7) ADVISORY BOARD REPORT/ANNOUNCEMENTS

Council Member Hawkins mentioned the Tree Board is part of the Parks and Recreation Commission and if trees are on easements or right-of-way, owners need to contact the City before they prune or remove trees. There are special circumstances and possible ramifications if the City is not contacted.

Vice Mayor Reid reminded everyone that the Chamber of Commerce is having their Trade Show this Thursday. Breakfast in the morning with our governor speaking, and 4pm - 8pm the trade show will occur at the Field House/Soccer Time. Purchase tickets at the Chamber.

8) PUBLIC HEARINGS

None.

9) EXECUTIVE SESSION

- a) **EXECUTIVE SESSION 74-206 (1)(f)** To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement.

MOTION: Vice Mayor Reid moved to go into **Executive Session 74-206 (1)(f)**. **Council Member Hawkins** seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

Council Members convened into session at 6:40 PM.

10) ADJOURNMENT

The meeting adjourned at 07:45 PM.

Erin Parrish, Executive Assistant

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



Date: Monday, May 2nd, 2022
To: Honorable Mayor and City Council
From: Bill Carberry, Airport Manager

Request: Consideration of a Request by Air Magic Valley for Public Safety Support and Special Event Fee Waiver for Joslin Field's 75th Anniversary Celebration Air Show June 16-17th, 2023.

Time Estimate: The staff presentation will take approximately 5 minutes.

Background: Air Magic Valley, (AMV, a non-profit corp.) has been hosting air shows at Joslin field since 1996. With the airport's 75th anniversary upcoming in 2023, the group had originally hoped the Blue Angels would be able to appear at the event. With the news the Blue Angels were unable to schedule the event, the air show committee shifted their plans and are continuing preparations for an exciting Joslin Field 75th anniversary celebration never-the-less.

Jim O'Donnell, former air show director, and now volunteer and spokesman for the group will present to the City Council the vision and theme for the airport's 75th anniversary celebration event. AMV is also scheduled to present to the County Commissioners on May 9th.

As with past airshows, AMV is seeking support from the City and County to host the event and provide public safety support from police, fire, and airport operations.

Approval Process: A majority vote of the City Council is needed to approve the request.

Budget Impact: Along with any fee waiver, there would be some impacts associated with public safety personnel salary costs.

In addition, the airport will be formulating and making a budget request to the City and County to help support the 75th anniversary events logistical, equipment/supplies, insurance, and promotional needs during the upcoming 2023 budget process.

Regulatory Impact: There are FAA regulatory requirements associated with hosting air shows and receiving air space waivers. The airport operations team and our engineering firm will attend to the FAA requirements associated.

Conclusion: Staff Recommends the City Council Approve the AMV Request for Public Safety Support and Special Event Fee Waiver for Joslin Field's 75th Anniversary Celebration June 16-17th, 2023.

Attachments: None



**JOSLIN FIELD 75TH
ANNIVERSARY**
JUNE 2023



CELEBRATING THE 75TH ANNIVERSARY

In 1948 Twin Falls dedicated their new airport. It was named Joslin Field in honor of Sgt. Raymond Joslin, of Filer, the first aircrew member killed from Twin Falls County in World War II. He was a B-17 crewmember shot down over the Pacific in 1942.



2023 will mark the 75th Anniversary of the field honored to carry his name. It will be a time to remember and celebrate aviation over the past 75 years.

PERFORMERS



STATIC DISPLAYS



OTHER POTENTIAL SPECIAL ACTIVITIES





Date: Monday, May 2, 2022
To: Honorable Mayor and City Council
From: Mandi Thompson, Assistant to the City Manager

ACTION ITEM

Request:

Request to use City reserves for the construction of additional parking at the Twin Falls Animal Shelter at 420 Victory Avenue.

Time Estimate:

10 minutes for a brief presentation and questions from the Council.

Background:

The City of Twin Falls owns the land and facility that is operated by the non-profit People for Pets. As the City continues to grow, so does the need for additional space and services at the animal shelter. Often all of the parking is in use at the shelter, making it difficult for animal control officers to find space to park to drop off animals they have picked up. Additionally, employees of the shelter have been parking next door at Coca-Cola, but this arrangement is not a long-term solution and Coca-Cola has asked that the shelter find another solution to their employee parking. People for Pets has been raising funds for a small addition to the building, and are getting close to that goal. This will create more space for cats and also a better system for animal control to drop off animals. As a part of this improvement, the City committed resources to increasing parking.

The neighboring lot is where the Jim Bieri Regional Fire Training Center is being built. At the time of design, we opted to have the civil engineers incorporate the additional parking for the animal shelter into the design. This was done both to ensure the design did not limit the development of future parking, and also because the design required moving the entrance of the animal shelter and creating a single entrance for both facilities. Because the Twin Falls Fire District is funding the construction of the training center and this portion of the project is not directly tied to the training center, staff is requesting the use of reserves to cover this portion of the project as it is a city-owned asset.

The scope of the project includes grading, fill, paving, curb and gutter, sidewalk and landscaping at the entrance. Because we are piggybacking on the fire training center project, we are able to include this small project into a much larger project and take advantage of the economy of scale. The bid for all concrete for the FTC was done as a unit price, which also resulted in further cost savings over completing this at a separate and later date.

Approval Process:

Majority approval by Council.

Budget Impact:

The cost of the project, which has been included in the GMP for the training center, is \$108,643. The bid is a part of the existing bid package (attached).

Regulatory Impact:

None.

History:

None.

Analysis:

None.

Conclusion:

Staff recommends using reserves to pay for the additional parking lot at the Twin Falls Animal Shelter. The cost of the project has already been set and will be incorporated into the construction at the neighboring Jim Bieri Regional Fire Training Facility. Completeing this as part of the fire training center results in a lower cost than if it were to be competed at a later date as a separate project.

Attachments:

1. Training GMP-Concrete Utilities-March 2022
2. Animal Shelter parking and landscape



Starr Corporation | P.O. Box 46 | Twin Falls, ID 83303-0046
PHONE (208) 733-5695 | FAX (208) 734-9537 | WEB www.starrcorporation.com



March 28, 2021

City of Twin Falls
Mandi Thompson, Assistant to the City Manager

Re: Jim Bieri Training Facility-Concrete, Utilities, Fence, Landscaping

Mandi -

As prescribed in Section 3.2.3 of the Contract Agreement we offer the following statement:

1. Drawings, Specifications, and Addenda: Twin Falls Fire Department, Jim Bieri Regional Training Facility Site Plan Only Permit, Bid Set. Sheets G0.00, C0.00, C1.00, C1.50, C1.51, C1.52, C2.00, C2.01, C2.02, C2.50, C4.00, C4.01, C4.02, C5.00, C5.01, C5.02, L1.00, L1.50, L2.00, L2.50, L2.51, S0.00, S0.01, S1.00, and S2.00. Project Manual Dated February 7, 2022 and Titled "Commercial Grading and Drainage with Utilities", Geotechnical Report-MTI File No. T200068g. Training Facility Bid Forms
2. The following are clarifications and assumptions made in preparation of the GMP
 - a. Unit prices adjusted to reflect gravel and paving as outlined in Exhibit "1".
 - b. Curb and gutter only in area No. 1.
 - c. Concrete includes area No. 1, Training Tower Foundation, and Apron around training tower. All other concrete by others or not in scope at this time.
3. Proposed GMP, organized as outlined, is attached as Exhibit "B".
4. Anticipated Substantial completion date is August 5, 2022.
5. The GMP needs to be accepted on, or prior to April 18, 2022.

Starr Corporation acknowledges that the allowances and contingencies have been established to address potential unknown conditions in the project. Any unused allowance and/or contingency remain the property of the owner.

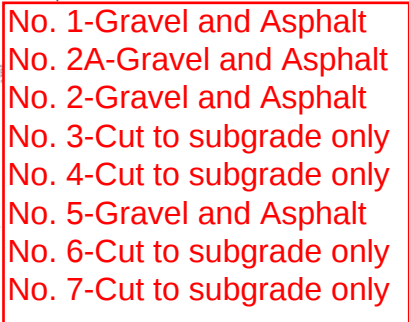
Starr Corporation understands that the owner and architect will review and approve progress payments based on a schedule of values. Starr Corporation understands that progress payments for general conditions will be based on actual time and resources spent based on time and rates as set forth in Exhibit "B". The schedule of values will be based on the information presented in Exhibit "B".

We are pleased to be part of the construction team and look forward to working with the city and design team on a successful project.

Sincerely,
Starr Corporation

Michael Arrington
President

Exhibit "1"



City of Twin Falls-Fire Department Training Facility

Exhibit "B"
March 28, 2022

Summary

01-Site Clearing	\$	200,000.00
02-Training Support Building	\$	-
Area No. 1	\$	108,643.00
Area No. 2A	\$	52,670.00
Area No. 2	\$	78,254.00
Area No. 3	\$	-
Area No. 4	\$	-
Area No. 5	\$	358,957.00
Area No. 6	\$	-
Area No. 7	\$	-
Site Utilities	\$	320,986.00
Other Site Improvements	\$	76,270.00
General Conditions	\$	90,925.00
Rock Removal Contingency 300 CY@\$250/CY	\$	75,000.00
Excavation and Granular Fill Contingency 200CY@\$275/CY	\$	55,000.00
Contingency	\$	70,836.00
Bond	\$	31,200.00
CM Fee	\$	54,042.00
Total	\$	1,572,783.00
Previously issued Grading, Gravel, and Asphalt GMP	\$	988,583.00
Increase to GMP	\$	584,200.00
Area No. 1-Paid by City of Twin Falls	\$	(108,643.00)
CM Fees-Paid by City of Twin Falls	\$	(54,042.00)
Total	\$	1,410,098.00
Total Project Construction Budget	\$	2,100,000.00
Training Center	\$	689,902.00

01-Site Clearing

Description	Quantity	Unit	Unit Price	
Move Existing Piles, Construct Berm	1	LS		200,000.00

02-Training Support Building

Description	Quantity	Unit	Unit Price	
Training Center Allowance	1	LS		

Area No. 1

Description	Quantity	Unit	Unit Price	
Type "B" Aggregate	176	CY	\$ 45.00	\$ 7,920.00
6" minus granular fill	689	CY	\$ 22.00	\$ 15,158.00
Asphalt Paving	13,950	SF	\$ 2.00	\$ 27,900.00
Curb and Gutter	638	LF	\$ 37.50	\$ 23,925.00
Sidewalk	1,020	SF	\$ 12.00	\$ 12,240.00
Landscaping at entry	1	LS	\$ 21,500.00	\$ 21,500.00

Area No. 2A

Description	Quantity	Unit	Unit Price	
Type "B" Aggregate	182	CY	\$ 45.00	\$ 8,190.00
6" minus granular fill	712	CY	\$ 22.00	\$ 15,664.00
Asphalt Paving	14,408	SF	\$ 2.00	\$ 28,816.00

Area No. 2

Description	Quantity	Unit	Unit Price	
Type "B" Aggregate	270	CY	\$ 45.00	\$ 12,150.00
6" minus granular fill	1,058	CY	\$ 22.00	\$ 23,276.00
Asphalt Paving	21,414	SF	\$ 2.00	\$ 42,828.00

Area No. 3

Description	Quantity	Unit	Unit Price		
Type "B" Aggregate	0	CY	\$ 45.00	\$	-
6" minus granular fill	0	CY	\$ 22.00	\$	-

Area No. 4

Description	Quantity	Unit	Unit Price		
	1	LS		\$	-

Area No. 5

Description	Quantity	Unit	Unit Price		
Type "B" Aggregate	690	CY	\$ 45.00	\$	31,050.00
6" minus granular fill	2,705	CY	\$ 22.00	\$	59,510.00
Asphalt Paving	54,774	SF	\$ 2.00	\$	109,548.00
Concrete Foundation Commercial Structure	1	LS		\$	48,500.00
Concrete Aprons	1	LS		\$	39,000.00
Trench Drain	1	LS		\$	71,349.00

Area No. 6

Description	Quantity	Unit	Unit Price		
Type "B" Aggregate	0	CY	\$ 45.00	\$	-
6" minus granular fill	0	CY	\$ 22.00	\$	-

Area No. 7

Description	Quantity	Unit	Unit Price		
Type "B" Aggregate	0	CY	\$ 45.00	\$	-
6" minus granular fill	0	CY	\$ 22.00	\$	-

Site Utilities

Description	Quantity	Unit	Unit Price		
Site Utility Bid	1	LS		\$	282,118.00
Gas Line-Allowance	948	LF		\$	38,868.00

Other Site Improvements

Description	Quantity	Unit	Unit Price		
Fence Bid	1	LS		\$	76,270.00

General Conditions

Description	Quantity	Unit	Unit Price		
Site Superintendent	5	Mnths		\$	49,000.00
Project Manager	5	Mnths		\$	17,500.00
Office Trailer	5	Mnths		\$	2,100.00
Internet and Telephone	5	Mnths		\$	675.00
Portable Restroom	5	Mnths		\$	1,150.00
SWPPP Filing	1	LS		\$	3,500.00
Builders Risk	1	LS		\$	5,200.00
Site Work-Training Aids	1	LS		\$	11,800.00

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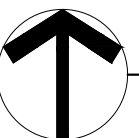
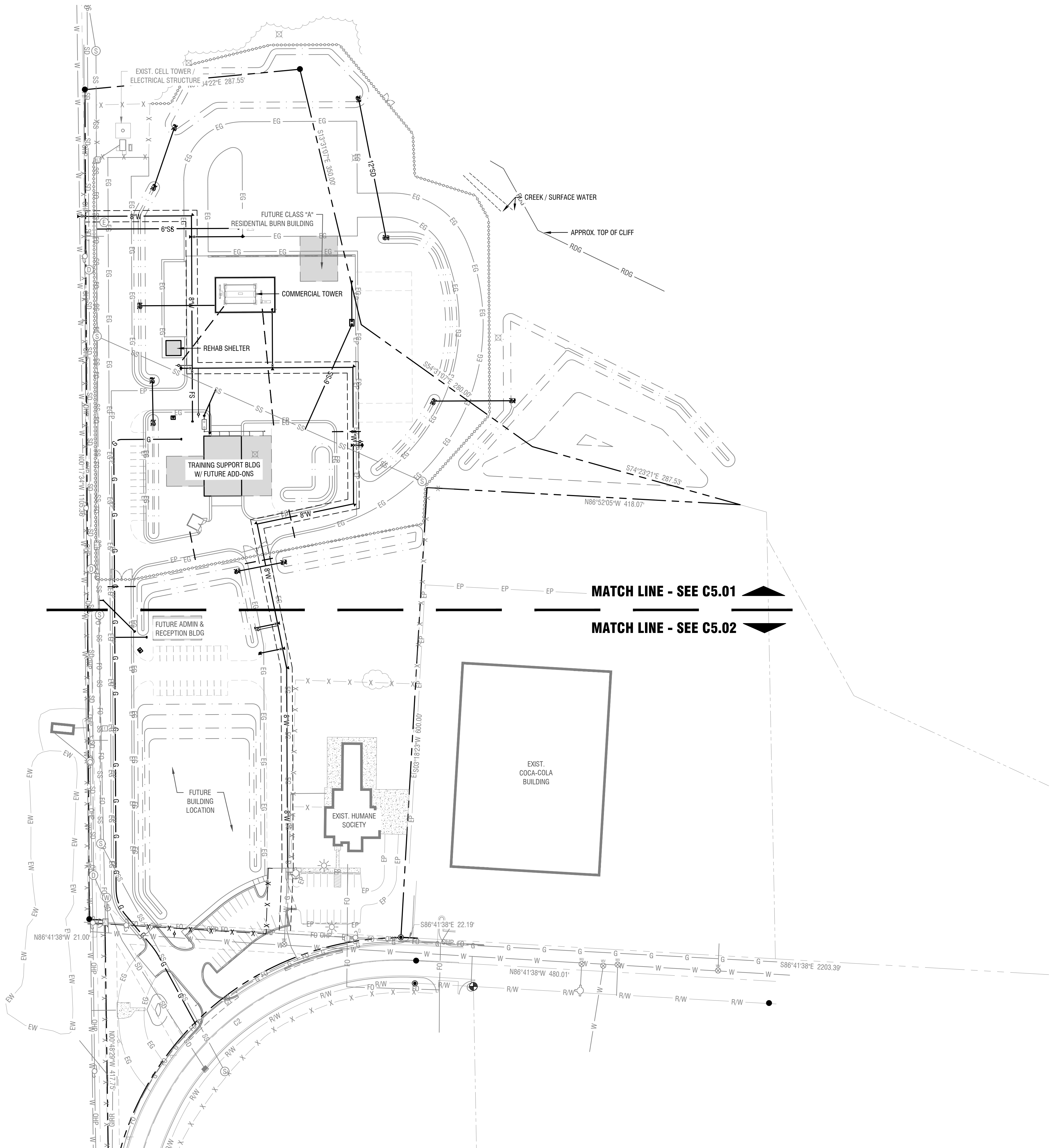
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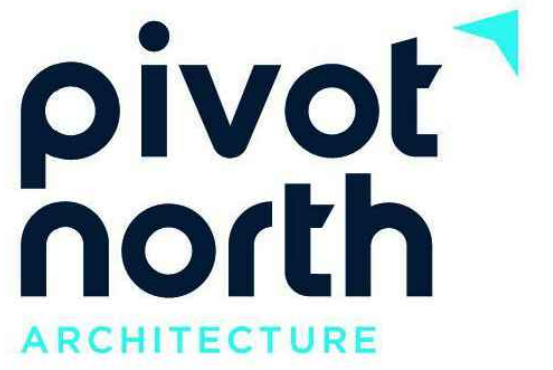
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Site Utility Plan - Overall

Horizontal Scale: 1" = 70'



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SITE PLAN ONLY PERMIT - CONSTRUCTION DOCUMENTS | BID SET

Project:
TWIN FALLS FIRE DEPARTMENT
JIM BIERI REGIONAL FIRE
TRAINING FACILITY
430 VICTORY AVE
TWIN FALLS, ID 83301



Revisions:

Project No:	120104
Date:	02.04.2022
Checked By:	EC/BS
Drawn By:	CR/JL

Sheet Name:

Site Utility Plan - Overall

Sheet No:

C5.00

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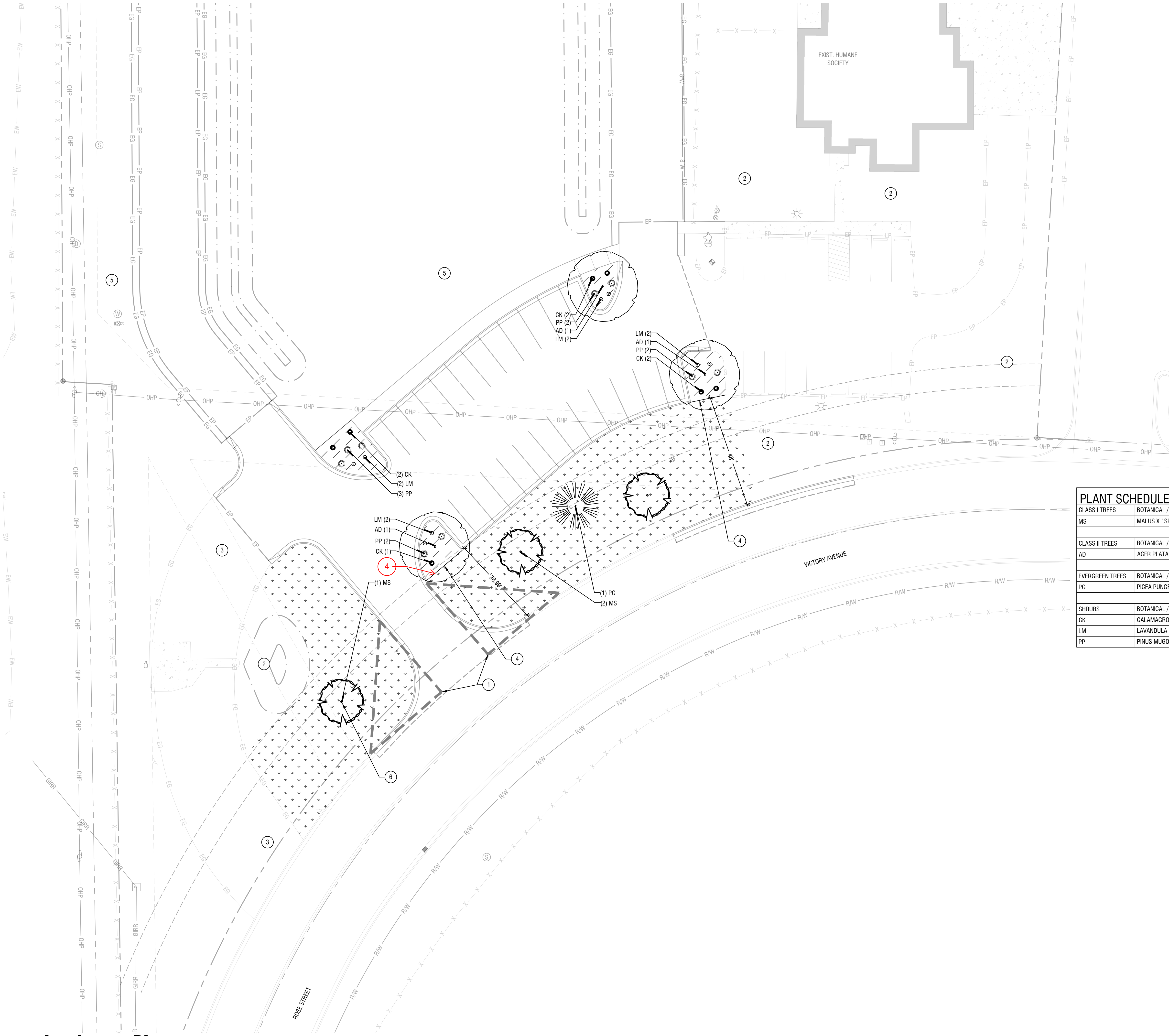
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Project Information:

PROJECT DEVELOPMENT TYPE: COMMERCIAL
EXISTING SITE ZONING: M-2; HEAVY MANUFACTURING DISTRICT
PROJECT SITE ZONING: UNCHANGED, M-2 WILL REMAIN
PROJECT STREET FRONTAGES: VICTORY AVENUE & ROSE STREET

Sheet Notes:

- COORDINATE WITH TODD ANDERSEN AT TWIN FALLS PARKS AND RECREATION FOR LANDSCAPE SPECIFICATIONS.
- REFER TO SHEET L1.50 FOR DETAILS AND NOTES.

Landscape Requirements:

PER THE TWIN FALLS, IDAHO CODE:

PROPERTY DEVELOPMENT STANDARDS - LANDSCAPING (10-4-10.3-F)
NONRESIDENTIAL USES SHALL PROVIDE LANDSCAPING EQUAL TO TWO (2) SQUARE FEET PER LINEAL FOOT OF FRONTAGE AND SHALL BE PLACED BETWEEN THE BUILDING AND THE STREET.

LINEAL FOOT OF FRONTAGE 638.58 FT.	SQ. FT. REQUIRED 1277.16 SQ. FT.	SQ. FT. PROVIDED 21011.04 SQ. FT. (+/- 8322.55 OF 21011.04 SQ. FT. IS EXISTING)
---------------------------------------	-------------------------------------	---

INTERIOR LANDSCAPING REQUIREMENTS (10-10-11-B)
ONE TREE PER TERMINUS PARKING ISLAND.

ISLANDS 4	TREES REQUIRED 4 TREES	TREES PROVIDED 3 TREES*
--------------	---------------------------	----------------------------

*ONE LESS TREE PROVIDED DUE TO SITE UTILITY AND ASSOCIATED EASEMENT.
HOWEVER, ONE (1) MORE TREE LOCATED ON SITE TO ACCOMMODATE FOR LOSS. REFER TO KEYNOTE 6.

Material Legend:

	80/20 KENTUCKY BLUEGRASS/PERENNIAL RYEGRASS BLEND TURF SOD		3-IN DEPTH, SHREDDED BARK MULCH
--	--	--	---------------------------------

Keynotes:

- 40-FT X 40-FT SITE VISION TRIANGLE
- RETAIN AND PROTECT EXISTING LANDSCAPE
- RETAIN AND PROTECT EXISTING GRAVEL ACCESS
- LANDSCAPE EDGING. SEE DETAIL 4-L1.50
- FUTURE LANDSCAPE IMPROVEMENTS PER SEPARATE BUILDING PERMIT.
- REQUIRED TERMINUS PARKING ISLAND TREE LOCATED AT THIS LOCATION PER SITE UTILITY CONSTRAINTS.

CALLOUT NUMBERS COORDINATED TO NUMBERED NOTES BELOW.

PLANT SCHEDULE			
CLASS I TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER
MS	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	2" CAL.	B&B
CLASS II TREES			
AD	ACER PLATANOIDES 'DEBORAH' / DEBORAH NORWAY MAPLE	2" CAL.	B&B
EVERGREEN TREES			
PG	PICEA PUNGENS 'GLAUCA' / BLUE COLORADO SPRUCE	6' HT.	B&B
SHRUBS			
CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL.	
LM	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' / MUNSTEAD ENGLISH LAVENDER	1 GAL.	
PP	PINUS MUGO VAR. 'PUMILIO' / MUGO PINE	3 GAL.	

SITE PLAN ONLY PERMIT - CONSTRUCTION DOCUMENTS | BID SET

Project:

TWIN FALLS FIRE DEPARTMENT
JIM BIERI REGIONAL FIRE
TRAINING FACILITY

430 VICTORY AVE
TWIN FALLS, ID 83301



Revisions: △

Project No:	120104
Date:	02.04.2022
Checked By:	EC/BS
Drawn By:	CRU/L

Sheet Name:

Landscape Plan

Sheet No:

L1.00



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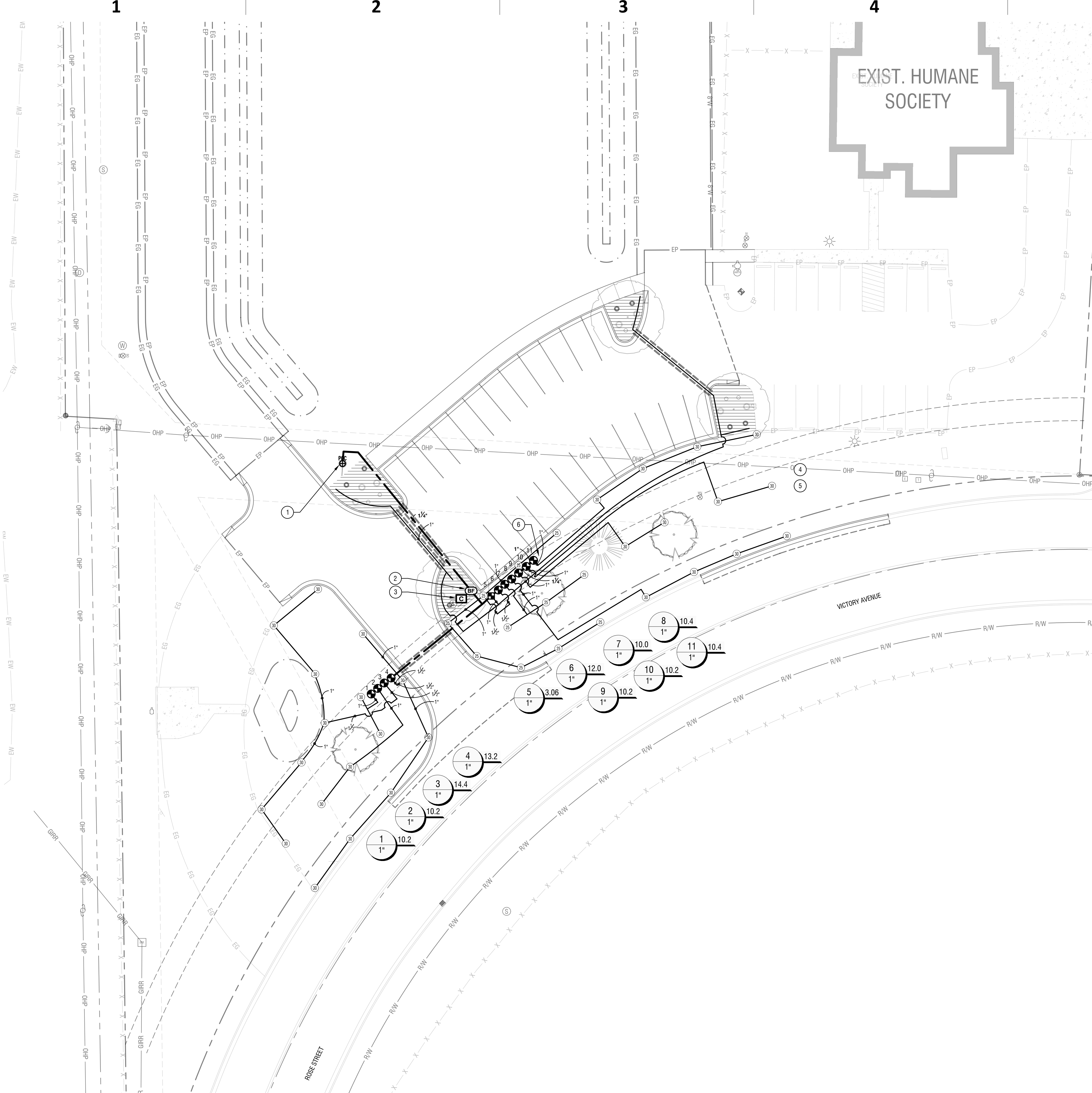
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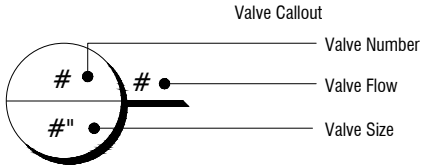
Sheet Notes:

- SEE SHEET L2.50 AND L2.51 FOR DETAILS AND IRRIGATION SYSTEM NOTES.
- COORDINATE WITH TODD ANDERSEN AT TWIN FALLS PARKS AND RECREATION FOR IRRIGATION SPECIFICATIONS.
- THE IRRIGATION CONTRACTOR SHALL NOTIFY THE TWIN FALLS PARKS AND RECREATION DEPARTMENT BEFORE STARTING THE PROJECT. A SITE AND INSTALLATION OVERVIEW BETWEEN THE CONTRACTOR AND OWNER/OWNERS REPRESENTATIVE SHALL BE CONDUCTED.

Keynotes:

- FIELD LOCATE 1-IN WATER METER IN THIS APPROXIMATE LOCATION. CONNECT MAINLINE AND EXTEND AS SHOWN ON PLANS.
- INSTALL REDUCED PRESSURE BACKFLOW DEVICE IN THIS APPROXIMATE LOCATION PER DETAIL 6/L2.50.
- INSTALL IRRIGATION CONTROLLER IN A STAINLESS STEEL PEDESTAL ENCLOSURE IN THIS APPROXIMATE LOCATION. IRRIGATION CONTRACTOR SHALL PROVIDE ALL REQUIRED ELECTRICAL CONNECTIONS REQUIRED FOR A FULLY OPERATIONAL SYSTEM. CONTRACTOR SHALL CONNECT ALL LOW VOLTAGE AND 120 VOLT POWER WIRES. ALL ABOVE GRADE WIRES SHALL BE LOCATED IN RIGID STEEL CONDUIT. INSTALL (2) BLUE 14 GAUGE WIRES FROM THE CONTROLLER TO THE LAST VALVE FROM EACH CONTROLLER FOR FUTURE USE. COORDINATE WITH ELECTRICAL CONTRACTOR ON POWER SERVICE.
- RETAIN AND PROTECT EXISTING IRRIGATION. REPAIR ANY DISTURBANCES TO NEW CONDITIONS. MATCH EXISTING.
- CONTRACTOR TO MODIFY EXISTING IRRIGATION IN THIS AREA TO ENSURE HEAD TO HEAD COVERAGE.
- INSTALL biSensor MOISTURE SENSOR IN THE LANDSCAPE AT THIS APPROXIMATE AREA. CONNECT SAID SENSOR BACK TO SOIL MOISTURE MONITOR PER PLAN. REFER TO MANUFACTURER'S SPECIFICATIONS ON INSTALLATION PROCEDURES.

IRRIGATION SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM
(25)	RAIN BIRD 5004-PL-PC, FC-MPR-SAM TURF ROTOR, 4" POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE, MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL. 25 FT=RED, 30 FT=GREEN, 35FT=BEIGEE. WITH SEAL-A-MATIC CHECK VALVE.	35	8/L2.50
(30)	RAIN BIRD 5004-PL-PC, FC-MPR-SAM TURF ROTOR, 4" POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE, MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL. 25 FT=RED, 30 FT=GREEN, 35FT=BEIGEE. WITH SEAL-A-MATIC CHECK VALVE.	35	8/L2.50
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL	
[Symbol]	RAIN BIRD XCZ-LF-100-PRF LOW FLOW DRIP CONTROL KIT, 1" LOW FLOW VALVE, 3/4" PRESSURE REGULATING RBY FILTER, AND 30PSI PRESSURE REGULATOR. -.	10/L2.50	
[Symbol]	AREA TO RECEIVE DRIPLINE NETA-FIM TLCV-06-24 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.6 GPH EMITTERS AT 24" O.C. DRIPLINE LATERALS SPACED AT 24" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.	1/L2.51	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL	
[Symbol]	RAIN BIRD PGA-PRS-D ANGLE 1", 1-1/2", 2" ELECTRIC REMOTE CONTROL VALVE, ANGLE. WITH PRESSURE REGULATOR MODULE.	9/L2.50	
[Symbol]	SHUT OFF VALVE	4/L2.50	
[Symbol]	DRAIN VALVE	5/L2.50	
[Symbol]	ZURN 375 1-1/4" REDUCED PRESSURE PRINCIPLE ASSEMBLY. SIZES 1/2", 3/4", 1", 1-1/4", 1-1/2", 2".	6/L2.50	
[Symbol]	IRRITROL RD12-MOD-R HYBRID CONTROLLER, MODULE ASSEMBLY, 12- STATION. RAIN SENSOR READY WITH THE CLIMATE LOGIC WIRELESS WEATHER SENSING SYSTEM.	4/L2.51	
[Symbol]	BASELINE BL-WITS100KIT SOIL MOISTURE MONITOR, INCLUDES BISENSOR AND S100 MONITOR. SEE SPECIFICATION SHEET FOR INSTALLATION DETAILS. INSTALL BISENSOR AT LOCATION SHOWN ON PLAN.		
[Symbol]	POINT OF CONNECTION POINT OF CONNECTION AT 1-IN METER	1/L2.50	
[Symbol]	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 PVC SCH. 40 PIPE SHALL BE USED WITH SOLVENT WELD SCH. 40 FITTINGS FROM 1/2" - 2-1/2" PIPE SIZES. ALL PIPE 3" AND ABOVE SHALL BE CLASS 200 WITH DUCTILE JOINT RESTRAIN FITTINGS BY LEEMCO.	2/L2.50	
[Symbol]	IRRIGATION MAINLINE: PVC SCHEDULE 40 PVC SCH. 40 PIPE SHALL BE USED WITH SOLVENT WELD SCH. 40 FITTINGS FROM 1/2" - 2-1/2" PIPE SIZES. ALL PIPE 3" AND ABOVE SHALL BE CLASS 200 WITH DUCTILE JOINT RESTRAIN FITTINGS BY LEEMCO.	2/L2.50	
[Symbol]	PIPE SLEEVE: PVC CLASS 200 SDR 21 PIPE SLEEVE SHALL BE TWICE THE SIZE OF DESIGNED PIPE DIAMETER FOR MAINLINE AND 4" FOR LATERAL LINES. INSTALL ADDITIONAL 2" SLEEVE AT ALL MAINLINE SLEEVES FOR CONTROL WIRES OR WHERE CONTROL WIRE LEAVES MAINLINE ROUTE.	3/L2.50	



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Project:
TWIN FALLS FIRE DEPARTMENT
JIM BIERI REGIONAL FIRE
TRAINING FACILITY
430 VICTORY AVE
TWIN FALLS, ID 83301



Revisions:

Project No: 120104
Date: 02.04.2022
Checked By: EC/BS
Drawn By: CRJ/L

Sheet Name:

Irrigation Plan

Sheet No:

L2.00



Date: Monday, May 2, 2022
To: Honorable Mayor and City Council
From: Josh Baird, Public Works Director

ACTION ITEM

Request:

Request approval to award a contract with Horton Industrial and include 10% construction oversight and observation by Jacobs and a 10% contingency for a total amount of \$188,064 to remove the west digester lining in order to complete the engineering inspection authorized by City Council on April 12, 2021.

Time Estimate:

Staff estimates about 5-10 minutes.

Background:

On April 12, 2021, City Council authorized city staff and Jacobs Engineering Group (Jacobs) to perform a condition assessment of the west digester (Digester #1). The condition assessment included the removal of biosolids, renting of scaffolding, an engineering inspection of the coating system and concrete, and a summary report with findings and recommendations for improvements. City staff was notified on April 25, 2022 by Jacobs via the attached memo that the inspection of the west digester interior found that the lining on the walls had delaminated in most areas. The delamination of the interior coating does not allow for an accurate engineering inspection of the concrete. As such, Jacobs recommends the complete removal of the interior liner before the inspection be completed. We have acquired three bids to remove the lining and recommend the City award the bid to the low bidder, Horton Industrial, whose bid was \$156,720. City staff also recommends providing a 10% construction observation and oversight by Jacobs and a 10% contingency for any unforeseen items. The total estimated cost of this request for the interior liner removal of the west digester is \$188,064. This will allow Jacobs to complete their assessment of the west digester and provide a recommendation on next steps.

Approval Process:

A majority vote of the Council authorizing the Public Works Director to execute a contract with Horton Industrial.

Budget Impact:

A budget amendment of \$188,064 is required.

Regulatory Impact:

These improvements to the digester will allow the City to continue to meet the biosolid requirements of our IPDES permit and program.

History:

Analysis:

Conclusion:

City staff recommends the Council authorize the Public Works Director to execute a contract with Horton Industrial in the amount of \$156,720 and include 10% for construction observation and oversight and additional 10% contingency of \$31,344 available for use with approval from the Public Works Director. The total authorized amount of \$188,064 will be taken from the wastewater reserve funds.

Attachments:

1. West Digester Liner Removal Memo
2. Horton Industrial Quote
3. ExtremeCoatings Quote
4. Pictures of Digester Lining

Subject **West Digester Inspection Services
Liner Removal**

Attention Troy Vitek, P.E.
Assistant City Engineer

Nathan Erickson
Environmental Manager

Josh Baird, P.E.
City Engineer

From Paul Woods, P.E.
Senior Environmental Engineer

Travis Casch, P.E.
Project Manager

Marshal Pierce, P.E.
Assistant Project Manager

Date April 25, 2022

This memorandum summarizes Jacob's informal bidding solicitations for removing the existing liner in the West Digester. Preliminary inspection services determined that the liner has failed and detached from the concrete in a number of areas inside the West Digester. Full liner removal is needed to complete the inspection of the concrete and to specify the appropriate repairs. Jacobs developed a brief scope of work detailing the square footage of liner removal as a basis for bid. The purchasing recommendation contained in this memorandum is based on the lowest responsive bidder. The lowest responsive bidder has agreed to enter into the attached contract to perform the liner removal scope of work.

Background

The City authorized cleaning and inspection services of the West Digester at the wastewater treatment facility in order to address potential failure of the liner that protects the concrete structure. The inspection conducted in early April determined that the lining on the walls has delaminated in most areas. In the locations where it has completely come off, exposing the concrete walls, those walls appear to be in great

shape. This accounts for maybe 15% of the wall area (exposed surface). At the remaining area, the coating is delaminated from the wall surface, but still in place. Striking these areas for integrity assessment was like striking a piece of thick loose plastic over the concrete that prevents accurate inspection.

The coating on the dome ceiling is a type with high elastomeric properties. It was well adhered to the surface. When struck with the mason's hammer, there was a high rebound and little sounding. It was much like striking concrete with a thin rubber coating. In addition, it was very durable and could not easily be removed to score the surface.

On top of the dome, there was one very long crack that extended from the roof opening on one side to the other. The preliminary inspection finding is that this crack goes full depth of the dome. This crack could probably benefit from an epoxy injection but further inspection is required. There are other cracks on the dome, but not quite so extensive. Many of the cracks exhibit freeze-thaw cycles that are degrading the crack.

Because the inspector could not fully examine much of the interior walls and essentially none of the dome interior due to the condition of the liner, the recommendation is to remove the liner to allow for a complete inspection of both the interior and exterior. Having a complete inspection that results in a more definitive scope of work will benefit the bidding process for the City.

Jacobs developed a brief scope of work detailing the square footage of liner removal as a basis for bid. The access scaffolding is being provided by the City. The City reached out to the following entities to bid the project:

- | | |
|---------------------------------|---------------------------------|
| 1. Horton Industrial | \$156,720 |
| 2. Extreme Coatings | \$192,202 |
| 3. Purcell Paintings & Coatings | \$Verbal greater than \$200,000 |

The quotations are included as an attachment to this memorandum.

Recommendation

Jacobs is recommending awarding the informal bid to Horton Industrial in the amount of \$156,720. Horton Industrial will perform the work under the terms and conditions of a to be developed contract to be executed between the City and Horton Industrial.

If the City approves proceeding with the work, Jacobs staff will notify Horton Industrial to execute the contract and return for signature by the City. Jacobs will oversee completion of the work. Upon completion and sign off by Jacobs, contractor invoices will be sent directly to the City for payment.

Please contact us with any questions. We are prepared to proceed with coordinating the work upon your authorization.



SEND TO

Jacobs Engineering

Horton Industrial

6008 Colfax Street

Dalton Gardens, Idaho 83815

208-304-0368

Digester tank blasting

\$156,720.00

Bid #: JACOBS-0001

April 14, 2022

Items	Price	Qty	Total
Media blasting -We will media blast 9,032 sq ft of tank to remove failed coating. -We will supply all materials, labor, and equipment	\$16.25	9032.00	\$146,770.00
Telehandler rental -Telehandler rental required for maneuvering and refilling blaster	\$2,600.00	1.00	\$2,600.00
Travel/ Hotel -3 Weeks of hotel/ travel expenses for crew	\$350.00	21.00	\$7,350.00

Terms

Bids are good for 30 days

Total:

\$156,720.00

Notes

Thank you for your consideration.



April 22, 2022

To: Estimator

Fax:

From: Dan Olson

RE: Bid Proposal for Twin Falls Treatment Plant Coatings Removal Digester
Coatings Removal

Lump sum bid proposal for area listed above painting: \$192,202.00

Clarifications:

1. Bid proposal is dependent on use of a contract format acceptable to ECI.
2. Quote is based on ECI's insurance limits and coverage as currently written. Current limits are 2M/2M/8M aggregate.
3. Includes concrete coatings removal and clean up
4. Excludes any 3rd Party NACE Inspections
5. Excludes heat, dehumidification, and tenting
6. Scaffolding and access is provided by the owner
7. Extreme Coatings, Inc. is a Small Disadvantaged Women Owned, HUB Zone Certified by SBA.
8. WA: ECISE**990MW, ID: PWC-C-14783-AA-4, MT: 54791, OR: 143118, CA: 887661 A, B, C-33
9. Bond is not included

Bid Addenda Noted:

Pictures of Digester Lining





Date: Monday, May 2, 2022
To: Planning and Zoning Commission
From: Ian Zollinger

ACTION ITEM

Request:

Request for an Amendment to the Federation Point ZDA to allow “Private” and “Public School” as an outright permitted use and amend the Conceptual Site Plan in the Zoning Development Agreement c/o Paul Bierlein-Bouma USA on behalf of Hepworth Family Landholdings, LLC. (PZ22-0026)

Time Estimate:

15 Minutes for Presentation from City Staff and the Applicant

Background:

The applicant is requesting to amend the Federation Point ZDA to amend the text of the Zoning Development Agreement and to propose an additional Conceptual Development Plan.

Approval Process:

A public hearing shall be held before the City Council to; amend the zoning district and the zoning map, amend with recommendations, or deny the request.

Twin Falls City Code 10-6-1.7 (B)

The procedure for establishing a ZDA or amending a ZDA shall follow the procedure outline in Title 10-14.

Twin Falls City Code 10-14-5

The process for conducting public hearings as referenced in 10-6-1.7(B)

Budget Impact:

Regulatory Impact:

If approved, this area would have an additional option for development. The original plan showing offices/neighborhood retail would still be viable for the owner. However, this updated conceptual plan would also be permitted to develop as a charter school.

History:

The property was annexed into the city of Twin Falls in 2021 with the zoning designation of Residential Mixed Used, Canyon Rim Overlay with a Zoning Development Agreement. The Preliminary Plat for the property was approved in 2021. The Final Plat and construction plans are still under review.

Analysis:

The 2016 Comprehensive Plan “Grow With Us” designates this area as “Town Neighborhood”. The “Town Neighborhood” designation is meant to provide for residential, parks facilities, Schools, and Civic facilities.

The application has two parts. First the applicant is requesting to amend the text of the previously

approved ZDA to allow for the land use of Schools, Private and Public, to be an outright permitted use instead of a special use as it is currently stated in the ZDA. Second, the applicant is proposing to add an approved conceptual development plan as Option B.

As shown in the submitted exhibits, Option B relates specifically to the commercial portion of the Federation Point ZDA and the layout of the building. This concept plan would be in addition to the currently approved concept plan and, if approved, would not replace it.

Potential Impacts:

Staff anticipate that the greatest impacts of the proposed use will be increased vehicular traffic, during school drop-offs and pick-ups, and parking. The applicant anticipates several different modes of transportation will be used by those who attend the school including, walking, buses, bicycling, and cars.

The adjacent roadway will be constructed to its required full width and the applicant is working with the City Engineering department to ensure adequate striping along Federation will be installed for turn lanes into the school parking lot.

The applicant has shown the design of the school to contain a drop-off /pick up loop for traffic to flow through the property to mitigate the anticipated traffic. This will limit traffic issues at the school site. However, there may be ancillary effects on surrounding streets which may require mitigating infrastructure.

Staff believes all other minimum required improvements, including parking, will be adequate for this project. These improvements will be installed during construction of the school.

At the March 29th, 2022 Planning and Zoning Commission Meeting, the Commission recommended approval of the request 5-0.

Conclusion:

Upon conclusion, should the Council approve the request as presented, staff recommends the following:

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. Applicant Narrative
2. Site Plan 3.22
3. Elevation 3.22
4. Applicant Proposed Changes to ZDA
5. Vicinity Map
6. 03-29-22 PZ minutes
7. Letter to P Z of Twin Falls for property across the street



February 15, 2022

City of Twin Falls
Community Development Services
203 Main Avenue East
Twin Falls, ID 83303

Subject: Application for an Amendment to the Federation Point ZDA

Dear Members of the Zoning Board and City Council:

On behalf of GEM Prep schools and with the cooperation of the Hepworth Family Landholdings, LLC, Bouma USA is presenting an application for amendment of the Federation Point ZDA to provide for a school use by right and to provide an Optional Site Plan for a school use on the northern portion of the Federation Point site.

Federation Point ZDA – Proposed Amendment

The purpose of this proposed amendment is to allow an optional "Permitted Use" for a "School – Public". In the current ZDA, the "School – Public" use is allowed only after obtaining a Special Use Permit.

The second purpose of the amendment is for the school use to increase the current square footage of development from 35,000 square feet to 49,000 square feet for the northern "commercial portion" of the Master Development Plan. The maximum building height would stay within the zoning regulation requirements. No changes to the number of residential units is proposed.

Changes to the Development and to the Surrounding Areas

The proposed amendment to allow the school use would be provided as an option to the commercial development. The school use would be complementary to the existing and proposed residential land uses to the west and south of the project site.

The school use would bring an educational element to the neighborhood and provide an attractive option to neighborhood students able to walk and bicycle to and from the school. The school use would result in less overall traffic to the neighborhood compared to a commercial use by reducing the number of days per year that traffic would be attracted to the project site to Monday – Friday nine months of the year. The commercial uses could attract vehicles 24-7, 365 days per year. In addition, the school's primary traffic would occur two times per day at drop off and pick up compared to a commercial use which would attract people to and from throughout the day.

We are looking forward to reviewing this amendment with you and working with the staff of the Community Development Services team to achieve a successful amendment to the ZDA.

Sincerely,

Paul Bierlein

Paul Bierlein
Bouma USA

2022 Amendment to Federation Point, ZDA

A Residential Mixed Use and Limited Commercial

This Zoning Development Agreement (ZDA) is made and entered into this day _____ 2022, by and between the City of Twin Falls, State of Idaho a municipal corporation, hereinafter called "City" and Steve Hepworth (hereinafter called "Developer") for the purpose of developing Residential Mixed Uses and Limited Commercial Uses on property located West of Washington Street North and South of Federation Road, known as Federation Point Subdivision, a ZDA.

NOW THEREFORE:

1. All future development, improvements, and uses shall conform to the standards and regulations of the Twin Falls City Code Title 10 — Chapter 4 — Section 15; RM, Residential Mixed Use District or as amended, Title 10 — Chapter 4 — Section 19; CRO, Canyon Rim Overlay District or as amended, and all references to other sections therein including the following deviations:
2. RM and CRO, Residential Mixed Use District and Canyon Rim Overlay District modified to include the following;
 - A. Permitted uses;
 1. Governmental facilities:
 - a. Governmental office buildings.
 2. Medical facilities:
 - a. Doctor's offices.
 3. Residential:
 - a. Bed and breakfast facilities.
 - b. Household units in the same building as an allowed use by the owner or an employee of the allowed use.
 - c. Household units in the upper floors of commercial or professional buildings.
 4. Retail Trade:
 - a. Antique shop.
 - b. Apparel and accessories.
 - c. Art galleries and frame shops.
 - d. Bakery.
 - e. Bookstore.
 - f. Craft shop, in conjunction with retail business.
 - g. Eating places.
 - h. Florist shop.
 - i. Food, drugs, etc.
 - j. General merchandise.
 - k. Hardware store.
 - l. Hobby and toy store.
 - m. Home décor, excluding appliances

Federation Point, ZDA

A Residential Mixed Use and Limited Commercial Zoning Development Agreement

- n. Home furnishings and appliances.
- o. Ice cream store.
- p. Import store.
- q. Laundering and dry cleaning.
- r. Laundromats.
- s. Music store.
- t. Sporting goods store.

5. Services:

- a. Advertising.
- b. Apparel repair and alteration.
- c. Beauty and barber shops.
- d. Cottage businesses.
- e. Finance and investment offices.
- f. Insurance and related business.
- g. Photographic studios.
- h. Professional organizations.
- i. Professional services.
- j. Real estate and related business.

6. Public Assembly:

- a. Schools — private, single purpose.
- b. Schools - private, vocational and/or academic.
- c. Schools — public.

Notwithstanding the foregoing list of permitted uses, any such use which broadcasts amplified music or sound by speakers to the exterior of a building shall also require a special use permit.

- B. Special Uses: A special use permit may be granted for a permanent use that is not in conflict with the Comprehensive Plan and that is not permitted outright because it may conflict with other uses in the District unless special provisions are taken. Special use permits may be granted for the following uses:

1. Misc.:

- a. Any facility with drive-through service.

2. Parks:

- a. Public parks and playgrounds with crowd attracting facilities.

3. Public Assembly:

- a. Funeral chapels.
- b. ~~Schools — private, single purpose.~~
- c. ~~Schools - private, vocational and/or academic.~~
- d. ~~Schools — public.~~
- e. Theaters — indoor.
- f. Wedding chapels and/or reception halls.

Federation Point, ZDA

A Residential Mixed Use and Limited Commercial Zoning Development Agreement

4. Residential:

- a. Accessory buildings (more than 1,000 square feet) i.e., garages and other accessory buildings except those physically attached garages built at the same time the home is built.
- b. Motels or transient hotels
- c. Nursing homes, rest homes, and assisted living facilities.

5. Retail Trade:

- a. Alcoholic beverages, when consumed on premises where sold.
- b. Permitted retail/trade operating outside the hours of seven o'clock (7:00) A.M. to ten o'clock (10:00) P.M.
- c. Pet shop.

6. Services:

- a. Dog Grooming.

7. Sports Facilities.

- a. Athletic areas.
- b. Indoor recreation facility.

Federation Point, ZDA
A Residential Mixed Use and Limited Commercial
Zoning Development Agreement

Developer: Hepworth Family Landholdings, LLC
Steven F. Hepworth, Member

City: City of Twin Falls
P.O. Box 1907
Twin Falls, ID 83303-1907

"City"
City of Twin Falls

By: _____
Mayor

ATTEST

City Clerk

"DEVELOPER"
Hepworth Family Landholdings,
LLC

Steven F. Hepworth, Member

STATE OF IDAHO)
 ss.
County of Twin Falls)

On this _____ day of _____, 2022 before me, a Notary Public for said County and State, personally appeared _____ and _____, known or identified to me, to be the Mayor and City Clerk, respectively, of the CITY OF TWIN FALLS, IDAHO, that executed said instrument, and acknowledged to me that such City executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Federation Point, ZDA
A Residential Mixed Use and Limited Commercial
Zoning Development Agreement

Residing at _____

Commission Expires: _____

Federation Point, ZDA
A Residential Mixed Use and Limited Commercial
Zoning Development Agreement

STATE OF _____

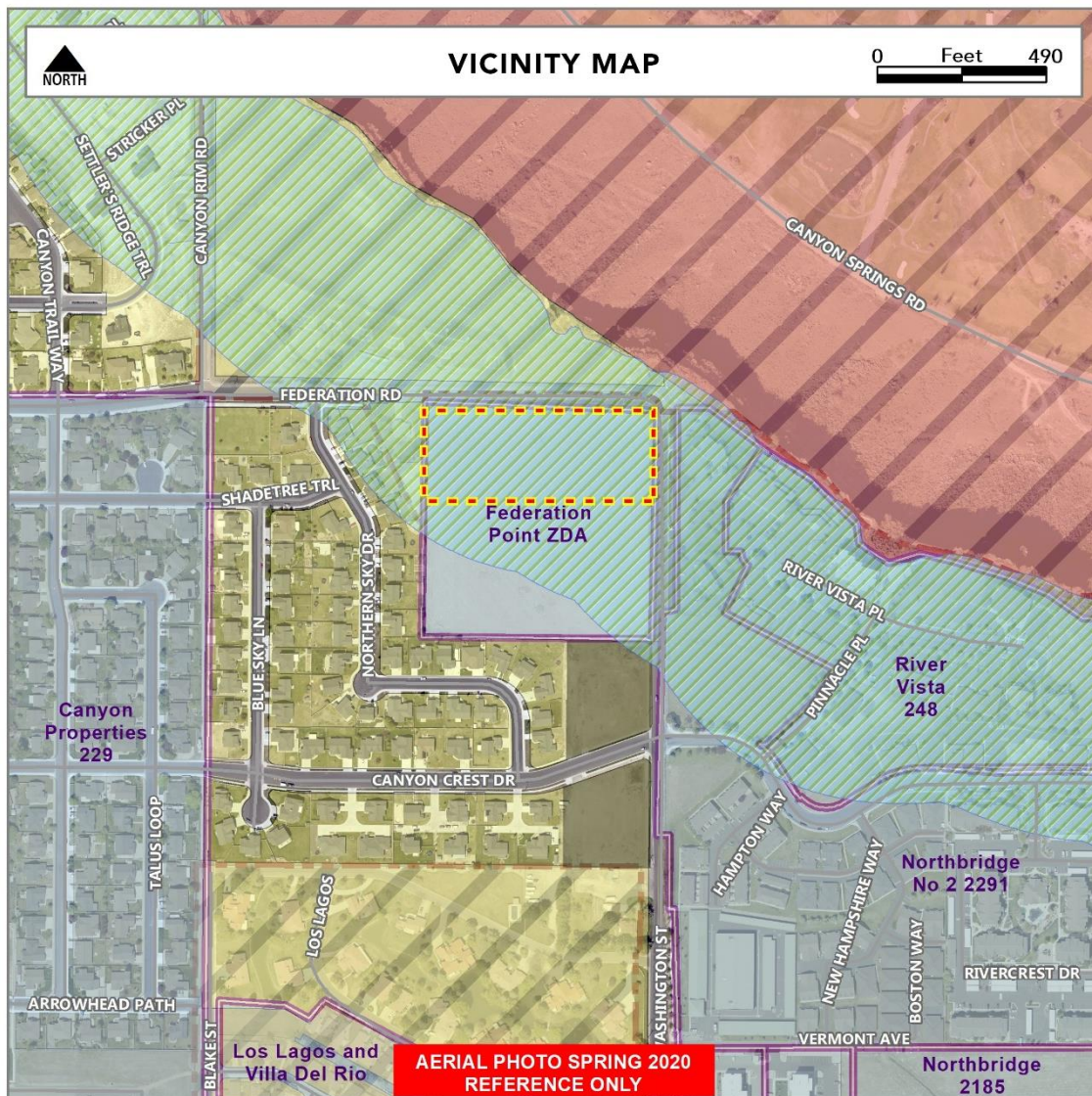
County of _____

On this _____ day of _____, 2022 before me, a Notary Public for said County and State, personally appeared Steven F. Hepworth, known or identified to me, to be the Member of the Limited Liability Company, that executed said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Residing at _____

Commission Expires: _____



Current Zoning: RM/ZDA/CRO

Existing Land Use: Vacant/ Undeveloped

Comprehensive Plan: Town Neighborhood

Proposed Land Use: Mixed Use

Surrounding Zoning Designations & Land Use(s)

North: Gun Club / Federation Road

East: Mixed Use/ Washington Street

South: Residential

West: Residential

Applicable Regulations

10-1-4, 10-1-5, 10-4-15, 10-4-19



Twin Falls Planning & Zoning Commission Minutes

Tuesday, March 29, 2022, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members -

City Limits: Craig Kelley, Chairperson; Carolyn Bolton, Vice-Chair; Shelley McEuen; Todd Rambur; Curtis Hansen; Marilu Perez

Area of Impact: David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Chairman Kelley called the meeting to order at 06:02 PM
A quorum was present.

Members Present: Kelley, Bolton, Detweiler, Rambur, McEuen

Staff Present: Spendlove, Zollinger, Ebersole, Vitek

2) Consent Calendar

MOTION: Vice Chair Bolton moved to approve the Consent Calendar, as presented.
Commissioner Detweiler seconded the motion.

Motion Approved by a vote of 4- 0-1.

a) Approval of minutes from the following meeting: March 15, 2022

3) Items of Consideration

4) Public Hearings

a) Request for a Special Use Permit to allow a detached accessory building (more than 1,000 square feet) on property located at 2169 Elizabeth Blvd c/o David Jones. (PZ22-0016)

Staff Presentation:

City Planner Zollinger presented the request for a Special Use Permit to allow a detached accessory building (more than 1,000 square feet) on property located at 2169 Elizabeth Blvd c/o David Jones. (PZ22-0016)

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 Commission 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 Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission'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.

The property is zoned R-2 and is located within the Twin Falls Ericson Subdivision. The applicant is requesting

to build a 2400 sq ft building for personal storage.

Staff has reviewed the request and does not anticipate any negative impacts should the request be approved.

Upon conclusion, should the Commission approve this request as presented, then staff recommends the following conditions.

1. Subject to compliance with all local, state and federal code requirements and other standards as applicable.

Applicant Presentation:

David Jones, applicant, presented his request for a Special Use Permit to allow a detached accessory building (more than 1,000 square feet) on property located at 2169 Elizabeth Blvd. He stated it will be located at the back end (N) of property and used for storage and a truck. He addressed noise concerns and how they would be mitigated. He explained construction of the building and the materials that will be used.

PZ/Questions & Comments:

- Commissioner Detweiler asked if there is a privacy fence on the back of the property.
- Mr. Jones described the screening along the back of the property.
- Vice Chair Bolton asked if the building will be plumbed?
- Mr. Jones stated yes, there will be plumbing for a sink and toilet.
- Chairman Kelley asked about driveway regulations.
- Mr. Jones stated he is willing to put in a paved driveway, as required.

Public Hearing: Opened and closed without input

Discussions Followed: without concerns

MOTION: Commissioner Detweiler moved to approve the request for a Special Use Permit to allow a detached accessory building (more than 1,000 square feet) on property located at 2169 Elizabeth Blvd c/o David Jones (PZ22-0016), as presented, with staff recommendations. Vice Chair Bolton seconded the motion.

Unanimously Approved by a vote of 5 to 0.

- b) Request for a Special Use Permit to allow for an indoor recreation facility on property located at 240 Eastland Drive, Unit 2 c/o Tyler Davis-Jeffers on behalf of Idaho Allstar Cheer. (PZ22-0022)

Staff Presentation:

City Planner Zollinger presented the request for a Special Use Permit to allow for an indoor recreation facility on property located at 240 Eastland Drive, Unit 2 c/o Tyler Davis-Jeffers on behalf of Idaho Allstar Cheer. (PZ22-0022)

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

Standards Applicable to Special Uses:

- Will be harmonious with and in accordance with the general objectives or with any specific objective

- of a comprehensive plan and/or zoning regulations.
- Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

The building in which the Indoor Recreational Facility will be located has been constructed and is in the process of applying for a building permit for Tenant Improvement.

The Indoor Recreational Facility will be used for Idaho Allstar Cheer. The facility will be used for classes for youth varying in ages between 5 to +17. The applicant has stated that the cheerleading training facility will operate primarily during the afternoon and early evening hours, as well as weekends. Staff do not anticipate the land use of a proposed will have a negative impact on neighboring property owners. When considering a Special Use Permit the Planning and Zoning Commission must consider the standards applicable to Special Uses found within Title 10 -13-2-2(D) 5&6 which states:

- " 5. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- 6. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community."

Prior to the development and construction of the current building, a determination was made regarding the number of water fixtures the development would have because of the low water pressure in the area. Additional fixtures would cause the water pressure to decrease and fall below the pressure levels required by the state of Idaho. To allow the property to increase the number of fixtures would create excessive additional requirements at public cost which would be detrimental to the economic welfare of the community.

Upon conclusion, should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to the resolution of the water pressure issue in the 4th Ave East and Eastland Dr area, prior to the City issuing a building permit for additional water usage.

Applicant Presentation:

Applicant Tyler Davis Jeffers presented the Special Use Permit to allow for an indoor recreation facility on property located at 240 Eastland Drive, Unit 2. He stated the tenant and kids are excited to get project started, and believes this will be a great addition to neighborhood.

PZ/Questions & Comments:

- Chairperson Kelley asked if there is adequate parking.

- City Planner Zollinger stated there is adequate parking as it will be spread throughout day, due to class schedule.

Public Hearing: Opened and closed without input

Discussions Followed: without concerns

MOTION: Vice Chair Bolton moved to approve the request for a Special Use Permit to allow for an indoor recreation facility on property located at 240 Eastland Drive, Unit 2 c/o Tyler Davis-Jeffers on behalf of Idaho Allstar Cheer. (PZ22-0022), as presented, with staff recommendations. Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 5-0.

- c) Request for a recommendation to City Council on the appropriate zoning district for 21.207 acres proposed to be annexed located at 1204 Kenyon Road c/o Connect Engineering on behalf of Cal Kunkel. (PZ22-0025) **WITHDRAWN BY APPLICANT**
- d) Request for a recommendation to City Council for an Amendment to the Federation Point ZDA to allow "Private" and "Public School" as an outright permitted use and amend the Conceptual Site Plan in the Zoning Development Agreement c/o Paul Bierlein-Bouma USA on behalf of Hepworth Family Landholdings, LLC. (PZ22-0026)

Staff Presentation:

City Planner Zollinger presented the request for a recommendation to City Council for an Amendment to the Federation Point ZDA to allow "Private" and "Public School" as an outright permitted use and amend the Conceptual Site Plan in the Zoning Development Agreement c/o Paul Bierlein-Bouma USA on behalf of Hepworth Family Landholdings, LLC. (PZ22-0026)

A public hearing shall be held before the Commission for a recommendation to City Council to; amend the zoning district and the zoning map, amend with recommendations, or deny the request.

Twin Falls City Code 10-6-1.7 (B) The procedure for establishing a ZDA or amending a ZDA shall follow the procedure outline in Title 10-14.

Twin Falls City Code 10-14-5 The process for conducting public hearings as referenced in 10-6-1.7(B)

The property was annexed into the City of Twin Falls in 2021 with the zoning designation of Residential Mixed Used, Canyon Rim Overlay with a Zoning Development Agreement. The Preliminary Plat for the property was approved in 2021. The Final Plat and construction plans are still under review.

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Town Neighborhood". The "Town Neighborhood" designation is meant to provide for residential, parks facilities, Schools, and Civic facilities.

The application has two parts. First the applicant is requesting to amend the text of the previously approved ZDA to allow for the land use of Schools, Private and Public, to be an outright permitted use instead of a special use as it is currently stated in the ZDA. Second, the applicant is proposing to add an approved conceptual development plan as Option B.

As shown in the submitted exhibits, Option B relates specifically to the commercial portion of the Federation Point ZDA and the layout of the building. This concept plan would be in addition to the currently approved concept plan and, if approved, would not replace it, but would add it as an option.

Potential Impacts:

Staff anticipate that the greatest impacts of the proposed use will be increased vehicular traffic, during school drop-offs and pick-ups, and parking. The applicant anticipates several different modes of transportation will be used by those who attend the school including, walking, buses, bicycling, and cars.

The adjacent roadway will be constructed to its required full width and the applicant is working with the City Engineering department to ensure adequate striping along Federation will be installed for turn lanes into the school parking lot.

The applicant has shown the design of the school to contain a drop-off /pick up loop for traffic to flow through the property to mitigate the anticipated traffic. This will limit traffic issues at the school site. However, there may be ancillary effects on surrounding streets which may require mitigating infrastructure.

Staff believes all other minimum required improvements, including parking, will be adequate for this project. These improvements will be installed during construction of the school.

Upon Conclusion should the Commission recommend approval of the request as presented, staff recommends the following:

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

Applicant Presentation:

Adam Bruno, educational representative, presented the request for a recommendation to City Council for an Amendment to the Federation Point ZDA to allow "Private" and "Public School" as an outright permitted use and amend the Conceptual Site Plan in the Zoning Development Agreement. He presented an overview of the Gem Prep school model. The builder explained the building site and the phasing plan for the school.

PZ/Questions & Comments:

- Vice Chair Bolton asked about sidewalk requirements.
- City Planner Zollinger clarified the infrastructure requirements will be required with the platting process.
- Commissioner Detweiler asked for clarification on the request.
- City Planner Zollinger clarified what the request, for a school as an allowed use, and the addition of site plan option.
- Chairman Kelley asked about the traffic plan for the property and improvements that have to be made, as in vehicle stacking for dropoffs.
- City Planner Zollinger clarified the road expansion improvements are required by the last approval of this ZDA. He reviewed the traffic flow for the development and stated the applicant can speak to the vehicle stacking.
- Vice Chair Bolton asked about crosswalk plans.
- City Planner Zollinger stated the crosswalk will be approved by city engineer and showed where it is located on the site plan.
- Commissioner McEuen asked if this location is across the street from the gun club.
- City Planner Zollinger clarified the property location and proximity to the gun club.
- Commissioner Detweiler asked about noise concern of the gun club during the evening hours.
- The applicant stated they are not concerned as the school hours differ from the gun club hours of operation.
- Vice Chair Bolton asked if there will be sound barriers to mitigate noise
- The applicant stated they have another site next to a gun club and have no issues. They want to be good neighbors with the gun club.
- Chairman Kelley asked about the professional offices in area, and if the applicant has visited with those businesses?
- The applicant stated they have not visited with them yet, but visits are part of the community relationship plan.
- Commissioner Rambur asked if the businesses have issue with overflow parking.
- The applicant stated at full capacity, there will be 32 staff members, and with limited enrollment,

there will not be many students driving to school like other schools.

- Vice Chair Bolton asked about parking at evening events.
- The applicant stated they don't see it as an issue now but will relook as the school grows.
- Planning and Zoning Director Spendlove stated there is a state statute protecting existing outdoor gun clubs from any noise nuisance.

Public Hearing: Opened

- Citizen Joel Newton, shared his concerns for adequate sidewalks and increased traffic. He stated his concern for overflow parking issues and bus drop off traffic.
- Citizen John Bringham, expressed concerns about Washington St. needing to be widened and the details of a turning lane off off Washington St.
- Citizen Brian Dobbs, asked about the canyon rim trail extension and if this would negatively affect this plan.
- Planning and Zoning Director Spendlove shared the letter from the gun club and their concerns of this project. (the letter was not received by P&Z staff prior to the meeting)
- The applicant addressed the concerns regarding the offsite improvements as addressed in the last approval, and stated they are working with city staff. There is a 75-80 car stacking possibility at full build. The applicant stated there may be staggered class starts to mitigate some traffic issues as adding grades. He stated there will be 1-2 busses when first opened, 4 busses at full capacity (8 years from now), staged in back corner, to not comele with car traffic. The applicant addressed relationship with neighbors, including the gun club, to avoid overlap needs for parking. The focus is keeping parking in their own lot. He stated they will consult with their attorney regarding gun club members using the school parking lot and possessing firearms on site.
- Commissioner Rambur asked about hosting athletic events.
- The applicant stated, when the gym is built, athletic events may be a possibility. The applicant clarified location of the gym. He clarified the parking lot plan and traffic flow.
- Planning and Zoning Director Spendlove addressed the canyon rim concerns. He stated the southside sidewalk to be contiguous, with the crosswalk location determined by the City Engineer. He addressed private parking, and the owners' rights to protect it. He stated it would be difficult for the commission to add a condition of private parking enforcement by the city. He stated as far as staff is concerned, there is enough parking provided on the site plan. He addressed the widening of Washington to the south, as those properties are out of city limits and not annexed and developed. He addressed the bus turning lane.
- Chairperson Kelley addressed the focus of this application and what the commission is voting on tonight.
- Commissioner McEuen addressed canyon rim trail and the gun club compromise.
- Wendy Kerr, citizen, stated she is not opposed to a school, but concerned for traffic issues. She would like a different parking plan for school and would like a bike trail as part of road expansion.

Public Hearing: Closed

Discussions Followed:

- Commissioner McEuen stated after the explanations, she does not see a reason to deny the request.
- Commissioner Bolton stated there is a need for schools in Twin Falls. She has a concern for location's proximity to the gun club, with a concern for parking and potential issues down the road. She stated she would like to fix the issues now, not leave for other commissions to fix.
- Commissioner Detweiler likes the school concept. He asked about firearms close to a school. He stated he is not concerned about parking overflow and traffic with turning lanes. He is in favor of the request.
- Planning and Zoning Director Spendlove stated he has never seen that provision brought to city before, and the City Attorney will review.
- Commissioner Rambur stated he likes another school option in Twin Falls. He stated the commission can't police guns on campus as a commission. He stated he does not believe overflow parking is in the commission purview.
- Vice Chair Kelley stated commission is not voting on some of the issues brought forward tonight, and

some issues were addressed with the previous approval. He reviewed what the request is to be voted on tonight.

MOTION: Commissioner Detweiler moved to recommend approval of the request for a recommendation to City Council for an Amendment to the Federation Point ZDA to allow “Private” and “Public School” as an outright permitted use and amend the Conceptual Site Plan in the Zoning Development Agreement c/o Paul Bierlein-Bouma USA on behalf of Hepworth Family Landholdings, LLC. (PZ22-0026), as presented, with staff recommendations.

Commissioner Rambur seconded the motion.

Unanimously Approved by a vote of 5-0.

5) Upcoming Meeting(s)

- a) Wednesday, April 6, 2022 - Worksession
Tuesday, April 12, 2022
Tuesday, April 26, 2022

6) Adjournment

The meeting adjourned at 07:26 PM

Kelli Ebersole

Kelli Ebersole, Administrative Assistant

To: Twin Falls Planning & Zoning Commission of Twin Falls

Subject: Hepworth Family Landholdings, LLC zoning for a Private or Public School

Meet date: 3/29/2022 at 6:00pm

To Whom It May Concern:

The Twin Falls Rod & Gun Club has several concerns with the possible approval for a Private or Public School across the street (Federation Rd).

1. The Twin Falls Rod & Gun Club would like to see the "Regulatory Safety Analysis" for this project.
2. What is the State, County, and City ruling on the Federal Rule "Gun Free School Zone Act of 1990" (GFSZA)? GFSZA is an act of the U.S. Congress prohibiting any unauthorized individual from knowingly possessing a loaded or unsecured firearm at a place that the individual knows, or has reasonable cause to believe, is a school zone as defined by [18 U.S.C. § 921\(a\)\(25\)](#). The law applies to public, private, and [parochial](#) elementary schools and high schools, and to non-private property within **1000 feet** of them. It provides that the [states](#) and their political subdivisions may issue licenses that exempt the licensed individuals from the prohibition.
3. How is the Planning & Zoning Commission of Twin Falls, going to protect an organization that was established in 1927?
4. The Twin Falls Rod & Gun Club is a non-profit organization.