Twin Falls City Council
Minutes

Monday, April 3, 2023, 5:00 PM

Council Chambers
203 Main Avenue East. Twin Falls, Idaho

1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM

Present: Mayor Ruth Pierce, Vice Mayor Christopher Reid, Council Members Craig Hawkins, Jason Brown, Spencer Cutler, Nikki Boyd & Alexandra Caval.

Absent:

Staff Present: City Manager Travis Rothweiler, Deputy City Managers Mitch Humble & Gretchen Scott, City Attorney Shayne Nope, Planning & Zoning Director Jonathan Spendlove, Economic Development Director Shawn Barigar, City Planner Kelli Ebersole, Environmental Manager Nathan Erickson, Josh Palmer, Matthew Hicks, Joshua Baird, Erin Steel, Mike Plane

Mayor Pierce called the meeting to order at 5:00 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) College of Southern Idaho Month
Mayor Pierce read and presented the College of Southern Idaho Month Proclamation.

Jan Mittleider, Scott McClure, and Anna Scholes accepted the Proclamation. Jan Mittleider thanked the City Council for the Proclamation.

4) CONSENT CALENDAR

MOTION: Council Member Brown moved to approve the Consent Calendar as presented. **Council Member Cutler** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

a) Request to approve Accounts Payable for March 23-29, 2023.
b) Request to approve City Council 2023 March 27, Minutes.

5) ITEMS OF CONSIDERATION

a) Request to enter negotiations with Downtowner to serve as the operator of the Micro Transit System in Twin Falls.
Economic Development Director Barigar requested approval of the selection of Downtowner as the operator of the transit system in Twin Falls. timeline: 8-10 weeks from contract signed to launch. (this summer)

Discussion ensued on the following:
Council Member Brown explained his experience with the selection process.
Council Member Caval stated her reason for picking Downtowner as the chosen operator.

MOTION: Vice Mayor Reid moved to approve the request to approve the selection of Downtowner as the operator of the transit system in Twin Falls. **Council Member** Hawkins seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

b) Request to adopt Ordinance #2023-005 for the rezoning of property located at the 1900 block of Washington Street North. (PZ22-0165)
P&Z Director Spendlove requested to adopt ***Ordinance #2023-005*** for the rezoning of property located at the 1900 block of Washington Street North. (PZ202-0165)

MOTION: Council Member Hawkins made a motion to dispense with reading the rules and put ***Ordinance #2023-005*** on third and final reading by title only. **Vice Mayor Reid** seconded the motion. The Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

Mayor Pierce read ***Ordinance #2023-005*** by title only.

MOTION: Council Member Boyd moved to approve the request to adopt ***Ordinance #2023- 005*** for the rezoning of property located at the 1900 block of Washington Street North. (PZ202-0165) **Council Member Hawkins** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

c) Request to approve and adopt Resolution 2023-004 - Updates to Master Fee Schedule.

P&Z Director Spendlove requested to approve and adopt ***Resolution #2023-004*** – Change to the Master Fee Schedule.

Discussion ensued on the following:
Vice Mayor Reid: feedback from citizens or developers on the fee increase?
Planning and Zoning Director Spendlove stated he has received no feedback since the Public Hearing.

MOTION: Vice Mayor Reid moved to approve the request to approve and adopt ***Resolution #2023-004*** - Change to the Master Fee Schedule. **Council Member Caval** seconded the motion. The roll call vote showed all members present voted. Motion passed by a vote of 5 to 2.

d) Request approval of $300,000 for purchasing a mobile air scrubber and continued support from Consor Engineering for an odor control study through the end of the current fiscal year.

Environmental Manager Erickson presented a request for approval of $300,000 to purchase a mobile air scrubber and continued support from Consor Engineering for an odor control study through the end of the current fiscal year.

Mark Cummings, Consor Engineering, presented the Grandview Sewer report.

Discussion ensued on the following:
Council Member Caval asked the source of the odor and where it is escaping from. How does the air scrubber work and what impact will the scrubber have on the odors?
Environmental Manager Erickson stated the odors are escaping through the manholes and explained how the air scrubber works. He explained the current wet air scrubber the city owns and how it works and why the dry air scrubber is needed. He explained how the point source will be used in conjunction with the air scrubber.

Council Member Hawkins asked about the renovation of manhole covers and if the pipelines are deteriorating as well.
Environmental Manager Erickson stated the pipelines are intact, only manholes need renovation.
Mayor Pierce asked for clarification of the request.

Public Comments: None

Discussion resumed:
Council Member Brown explained the scope of the study and why it is good to home in on a solution at this time.
City Manager Rothweiler stated he appreciates the patience of the citizens and the work and partnership moving forward. He congratulated Nathan for his collaborative work and seeing this through its first phase.

MOTION: Council Member Brown moved to approve the request for $300,000 to purchase a mobile air scrubber and continued support from Consor Engineering for an odor control study through the end of the current fiscal year. **Council Member Hawkins** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

e) A request to use $35,000 of contingency funds to acquire property for a right turn lane at Hankins Road and Kimberly Road.

Deputy City Manager Humble requested to use $35,000 of contingency funds to acquire property for a right turn lane at Hankins Road and Kimberly Road. start work two weeks out after

Discussion ensued on the following: None.

MOTION: Vice Mayor Reid moved to approve the request to use $35,000 of contingency funds to acquire property for a right turn lane at Hankins Road and Kimberly Road. **Council Member Cutler** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

6) GENERAL PUBLIC INPUT

Arnel Culum, citizen, asked the Council for consideration of creating an elevator from top of the Shoshone Falls outlook to the bottom of the rim for tourists. He stated it would be run by a third party, with a portion of revenues going to the City. Discussion ensued and the Council did not act on adding the item to a future agenda.

7) ADVISORY BOARD REPORT/ANNOUNCEMENTS

Council Member Hawkins shared that Join Forces Magic Valley offers a new online manual to help veterans.

8) PUBLIC HEARINGS

a) Request for an Amendment to the Vista Rim ZDA to modify overall design theme, building materials, and height restrictions on property located at 292 Canyon Crest Drive c/o Andrew Erstad, Erstad Architects on behalf of John Odom. (PZ22-0177)

P&Z Director Spendlove made a request for an Amendment to the Vista Rim ZDA to modify overall design theme, building materials, and height restrictions on property located at 292 Canyon Cred Drive c/o Andrew Erstad, Erstad Architects on behalf of John Odom. (PZ22-0177)

Per City Code 10-6-1, the Planning & Zoning Commission shall complete a preliminary review of the request prior to a public hearing. Following the public hearing, the Commission shall forward a recommendation to the City Council. After receiving a recommendation from the Planning & Zoning Commission, the City Council shall require a Public Hearing to be held. Following the public hearing, the Council shall act on the proposed item.

This property was originally part of the Northbridge #2 PUD that was ratified in 1994. Over the years, this particular piece has not been developed. However, multiple parcels in the area have seen various rezones and PUD's take place, as well as buildings constructed for offices, homes, convention centers and restaurants. Most recently, the Vista Rim ZDA went through the public hearing process to create a residential townhome development in 2021.

The changes being sought by the applicant are as follows: modified overall design theme (including building materials and architectural elements), height limitations to match the newly updated Canyon Rim Overlay (50' maximum for areas beyond 150' from the Canyon Rim).

The overall design theme changes are a significant enough departure from the original approval that City Code requires a reassessment and approval by the Council. The elevations submitted by the applicant show an earth tone color palette with browns and grays, which is similar to other developments in the area. These designs would not appear to be detracting, or out of place in this area.

The City Code for height limitations in the Canyon Rim Overlay was recently changed to read as follows:

..." Within the Cl Zoning District: No building shall exceed the maximum building height of twenty-five feet (25') in height measured at fifty linear feet (50') from the canyon rim and rising evenly to thirty-five feet (35') in height measured at one hundred linear feet (100') from the canyon rim, and thereafter rising evenly to fifty

feet (50') in height measured at one hundred fifty linear feet (150') from the canyon rim." ...

The applicant is seeking to use this new change to allow for the 3-story buildings, as shown on their Conceptual Master Plan, to be constructed up to ~39'. It should be noted, due to this development being within a ZDA, the building heights will be set at the elevations as shown within this application. Approval of this provision will not permit a building of 50' in height to be constructed on this property. However, it will allow their submitted elevations to be constructed.

Staff believes this request to be in general compliance with the currently adopted Comprehensive Plan. On February 28, 2023, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0 (See attachment #9 for the Official Minutes of this item).

The City Council is tasked with making a final decision on this item. The Council may take one of the following actions on this item: approve as presented, approve with conditions, deny; or the Council may table the item to seek additional information.

If the Council recommends approval, Staff recommends the following condition:
1. Subject to site plan amendments as required by Building, Engineering, Fire, or Zoning Officials, to ensure compliance with applicable Codes and Standards.

Applicant Presentation: Not present.

Discussion ensued on the following:
Mayor Pierce asked him to review the revised site plan.
Planning and Zoning Director Spendlove clarified the changes in the revised site plan.
Council Member Brown asked the height of the apartments across Canyon Crest Drive.
Planning and Zoning Director Spendlove stated the maximum height of the apartments is 50 feet.
Vice Mayor Reid asked about the access to the east.
Planning and Zoning Director Spendlove stated the access road is fire lane width of a minimum of 26 feet.
Council Member Brown asked if anyone has talked to the dentist office regarding accessing their parking lot.
Planning and Zoning Director Spendlove stated this property has an easement through the parking lot currently.

Public Hearing Opened and Closed without input

Discussion ensued on the following: None.

MOTION: Council Member Cutler moved to approve the request for an Amendment to the Vista Rim ZDA to modify overall design theme, building materials, and height restrictions on property located at 292 Canyon Cred Drive c/o Andrew Erstad, Erstad Architects on behalf of John Odom. (PZ22-0177) Vice Mayor Reid seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

9) ADJOURNMENT
The meeting adjourned at 06:21 PM

Amy Luna

Amy Luna, Administrative Assistant

**If you wish to have a full accounting of this meeting, please listen to the recording that is located on our website. ** Tfid.org