



Twin Falls City Council Agenda

Monday, November 4, 2024, 5:00 PM

Council Chambers
203 Main Avenue East Twin Falls, Idaho

Members: Mayor Ruth Pierce, Vice Mayor Jason Brown, Council Members Craig Hawkins, Spencer Cutler, Christopher Reid, Grayson Stone, Cherie Vollmer

- 1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM
- 2) PLEDGE OF ALLEGIANCE
- 3) CONSENT CALENDAR
 - a) **ACTION ITEM:** Request to approve City Council 2024 October 21, Minutes.
By: Amy Luna, Deputy City Clerk
 - b) **ACTION ITEM:** Request to approve City Council 2024 October 28, Minutes.
By: Amy Luna, Deputy City Clerk
 - c) **ACTION ITEM:** Request to approve Accounts Payable for October 24-31, 2024.
By: Amy Luna, Deputy City Clerk
 - d) **ACTION ITEM:** Request to approve October 30, 2024, Travel Requests.
By: Amy Luna, Deputy City Clerk
 - e) **ACTION ITEM:** Request City Council to approve the Special Event Permit for the organizers of the Christmas in the Nighttime Sky event.
By: Lou Coronado, Sergeant, Twin Falls Police Department
 - f) **ACTION ITEM:** Request City Council approve the Special Event Permit for the organizers of the Regional Church Youth Dance.
By: Lou Coronado, Sergeant, Twin Falls Police Department
 - g) **ACTION ITEM:** Request to approve Findings of Facts and Conclusions of Law for the following: Zoning District Change (PZ24-0084), Annexation (PZ24-0087)
By: Jonathan Spendlove, Planning and Zoning Director
- 4) ITEMS OF CONSIDERATION
 - a) **ACTION ITEM:** Request for council to authorize the use of \$550,000 of wastewater collections reserve money to be spent on a sewer pipe rehabilitation project.
By: AC Palmer, Staff Engineer
 - b) **ACTION ITEM:** Request to adopt ordinance #2024-017 for Annexation and M-2 Zoning District of property located at the southwest corner of Park Avenue and Washington Street South.
By: Jonathan Spendlove, Planning and Zoning Director
 - c) **ACTION ITEM:** Request to adopt ordinance #2024-018 for a Zoning District Change of C-1 PUD to C-1 on property located at 997 Washington Street South.
By: Jonathan Spendlove, Planning and Zoning Director
 - d) **ACTION ITEM:** Request to adopt ordinance #2024-019 for Annexation and R-4 Zoning District of property located along the 1500 block of Harrison Street South.
By: Jonathan Spendlove, Planning and Zoning Director
- 5) GENERAL PUBLIC INPUT
- 6) ADVISORY BOARD REPORT/ANNOUNCEMENTS
- 7) EXECUTIVE SESSION
 - a) **ACTION ITEM:** Request to adjourn to Executive Session pursuant to Idaho Code § 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.
- 8) 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:
 - a. Wait to be recognized by the Mayor or Chairman.
 - b. Approach the microphone/podium.
 - c. State their name, and whether they are a resident or property owner of the City of Twin Falls and proceed with their input.
2. All public input will be limited to two (2) minutes. Individuals are not permitted to give their time to other speakers.
3. All presenters shall remain respectful.

Public input will not be about any of the items that were on this agenda, personnel, or a personnel-related issue. All issues involving City personnel should be directly communicated with the mayor and/or the City Manager.

Anyone failing to follow these rules will be provided with one (1) warning. Should the speaker continue to disregard these rules after the warning, will have the microphone muted and they will be asked to return to their seats.

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chairman shall review the public hearing procedures.
2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chairman, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
3. A City Staff Report shall summarize the application and history of the request.
4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - A complete explanation and description of the request.
 - Why the request is being made.
 - Location of the Property.
 - Impacts on the surrounding properties and efforts to mitigate those impacts.
5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chairman may limit public testimony to no less than two (2) minutes per person.
 - Individuals are not permitted to give their time to other speakers.
 - However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chairman. The spokesperson shall be limited to 15 minutes.
 - Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.
8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond to Public Testimony.
9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chairman, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chairman may limit the time permitted for the answer.
10. The Mayor or Chairman shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.

* Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.



Twin Falls City Council Minutes

Monday, October 21, 2024, 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 Jason Brown, Council Members Craig Hawkins, Spencer Cutler, Cherie Vollmer & Grayson Stone.

Absent: Christopher Reid

Staff Present: City Manager Travis Rothweiler, Deputy City Managers Mitch Humble & Gretchen Scott, City Attorney Bruce Castleton (via TEAMS), Streets Superintendent Mark Thomson, Project Coordinator Elois Joseph.

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) Residents' Rights
Mayor Pierce read and presented the Residents' Rights Proclamation.

Pamela Pierson gave a brief speech regarding the proclamation.

4) CONSENT CALENDAR

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

- a) Request to approve City Council 2024 October 14, Minutes.
- b) Request to approve Accounts Payable for October 10-16, 2024.
- c) Request to approve October 16, 2024, Travel Requests.
- d) Request to approve an Alcohol License for Yoimi Sushi and Hibachi.

5) ITEMS OF CONSIDERATION

a) LHTAC Road Master and Road Scholar presentation
Streets Superintendent Thomson introduced the presenter for LHTAC Road Master Road Scholar presentation.

LHTAC director and instructor Chainey Rhoades presented awards to those who completed the training and certifications.

6) GENERAL PUBLIC INPUT

7) ADVISORY BOARD REPORT/ANNOUNCEMENTS

Council Member Hawkins spoke regarding Chobani's project for food distribution.

Mayor Pierce explained that the community that received the boxes were excited based on feedback received on social media.

Staff members that graduated from the Police Department's Citizen's Academy were mentioned.

Deputy City Manager Humble gave a City Managers update, including the trick-or-treat and trunk- or treat events coming up.

8) EXECUTIVE SESSION

a) Request to adjourn into 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.

MOTION: Council Member Brown moved to adjourn to Executive Session 74206(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. **Council Member Hawkins** seconded the motion. The roll call vote showed all members present voted in favor of the motion, Approved 6 to 0.

9) ADJOURNMENT

Adjourned into executive session at 5:22 PM. Executive Session adjourned at 6:05 PM.

Amy Luna, Deputy City Clerk

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



Twin Falls City Council Minutes

Monday, October 28, 2024, 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 Jason Brown, Council Members Christopher Reid, Spencer Cutler, Cherie Vollmer & Grayson Stone.

Absent: Council Member Craig Hawkins

Staff Present: City Manager Travis Rothweiler, Deputy City Managers Mitch Humble & Gretchen Scott, City Attorney Bruce Castleton (via teams), Parks and Recreation Director Wendy Davis, City Engineer Troy Vitek, Economic Development Director Shawn Barigar, Environmental Manager Nathan Erickson, City Planner Lisa Strickland, City Planner Kelli Ebersole, Planning & Zoning Director Jonathan Spendlove, Staff Engineer Jesse Schuerman, Police Captain Brent Wright, Deputy Public Works Director Erin Steel, Waste Water Superintendent Doug Gonzales, Public Information Coordinator Joshua Palmer, Streets Superintendent Mark Thomson, Finance Administrative Assistant Rachael Long, Deputy City Clerk Amy Luna.

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) CONSENT CALENDAR

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

- a) Request to approve Accounts Payable for October 17-23, 2024.
- b) Request to approve the Findings of Fact and Conclusions of Law:

- Federation Point ZDA Amendment
- Washington St S and Park Avenue Annexation

4) ITEMS OF CONSIDERATION

- a) Consider a Request to Confirm the Mayor's appointment of Paul Melni to serve on the Parks and Recreation Commission.

P&R Director Davis requested to confirm the Mayor's appointment of Paul Melni to serve on the Parks and Recreation Commission.

Discussion ensued on the following:

Council Member Reid: Can you tell us a little bit about Paul?

Council Member Vollmer: Spoke in favor of this appointment.

MOTION: Council Member Vollmer moved to approve the request to confirm the Mayor's appointment of Paul Melni to serve on the Parks and Recreation Commission. **Council**

Member Stone seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

- b) Authorize the City Engineer to sign a professional service agreement with Civil Science, Inc., in the amount of \$263,461 for the design of improvements at the intersection of Washington Street and Filer Avenue, of which \$19,339 will come from Street Fund Reserves to cover the City's required 7.33% local match.

City Engineer Vitec requested authorization for the City Engineer to sign a professional service agreement with Civil Science, Inc., in the amount of \$263,461 for the design of improvements at the intersection of Washington Street and Filer Avenue, of which \$19,339 will come from Street Fund Reserves to cover the City's required 7.33% local match.

Discussion ensued on the following: None.

MOTION: Vice Mayor Brown moved to approve the request to authorize the City Engineer to sign a professional service agreement with Civil Science, Inc., in the amount of \$263,461 for the design of improvements at the intersection of Washington Street and Filer Avenue, of which \$19,339 will come from Street Fund Reserves to cover the City's required 7.33% local match. **Council Member Cutler** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

- c) Request to approve the extension of an Employee Retention Program for Library employees and the allocation of \$45,000 from Library cash reserves to fund the program for fiscal year 2025.

Deputy City Manager Humble requested to approve the extension of an Employee Retention Program for Library employees and the allocation of \$45,000 from Library cash reserves to fund the program for fiscal year 2025.

Discussion ensued on the following:

Council Member Cutler: Were there any unofficial uses for the cash reserves?

Council Member Reid: How is the employee retention plan being used currently?

MOTION: Council Member Vollmer moved to approve the request to approve the extension of an Employee Retention Program for Library employees and the allocation of \$45,000 from Library cash reserves to fund the program for fiscal year 2025. **Vice Mayor Brown** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

- d) Consider a request to approve the Intergovernmental Cooperation Agreement between the City of Twin Falls and Twin Falls County for operation of Joslin Field - Magic Valley Regional Airport and authorize the Mayor to sign the agreement.

Economic Development Director Barigar requested approval of the Intergovernmental Cooperation Agreement between the City of Twin Falls and Twin Falls County for the operation of Joslin Field - Magic Valley Regional Airport and to authorize the mayor to sign the agreement.

Discussion ensued on the following:

Mayor Pierce: Thanked for the work that went into this process. Asked about the dates on the documents.

Council Member Reid: Asked for clarification.

MOTION: Council Member Reid moved to approve the request to approve the Intergovernmental Cooperation Agreement between the City of Twin Falls and Twin Falls County for the operation of Joslin Field - Magic Valley Regional Airport and to authorize the mayor to sign the agreement. **Council Member Stone** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

- e) Fall 2024 Odor Study Update

Environmental Manager Erickson presented the Fall 2024 Odor Study Update.

Discussion ensued on the following:

Council Member Reid: Thanked staff for the information and citizens for their patients.

Mayor Pierce: Also thanked the staff.

5) GENERAL PUBLIC INPUT

6) ADVISORY BOARD REPORT/ANNOUNCEMENTS

City Manager Rothweiler gave information on upcoming meetings and encouraged citizens to vote.

7) PUBLIC HEARINGS

- a) Request for City Council to approve a Zoning District Change from C-1 PUD to C-1 on property located at 997 Washington St S., c/o J-U-B Engineers, Inc. on behalf of Zarembo Group, LLC. (PZ24-0084)

City Planner Strickland made a request for City Council to approve a Zoning District Change from C-1 PUD to C-1 on property located at 997 Washington St S., c/o J-U-B Engineers, Inc. on behalf of Zarembo Group, LLC. (PZ24-0084)

The applicant's representative spoke on the request.

Discussion ensued on the following: None.

Public Hearing Opened: 5:45 pm.

Citizen Don Deters: Spoke in favor of this request.

Public Hearing Closed: 5:47 pm

Discussion ensued on the following:

Council Member Cutler: Spoke in favor of this request.

MOTION: Council Member Cutler moved to approve the request for City Council to approve a Zoning District Change from C-1 PUD to C-1 on property located at 997 Washington St S., c/o J-U-B Engineers, Inc. on behalf of Zarembo Group, LLC. (PZ24-0084). **Council Member Vollmer** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

- b) Request for an annexation and zoning district of approximately 10 (+/-) acres located along the 1500 block of Harrison St S., c/o Katrina Kulm on behalf of Elevate Academy Foundation, Inc. (PZ24-0087)
City Planner Ebersole presented a request for an annexation and zoning district of approximately 10 (+/-) acres located along the 1500 block of Harrison St S., c/o Katrina Kulm on behalf of Elevate Academy Foundation, Inc. (PZ24-0087)

The applicant's representative spoke on the request.

Discussion ensued on the following: None.

Public Hearing Opened: 5:54 pm.

Citizen Richard Dean: Spoke against this request.

Public Hearing Closed: 5:57 pm.

Discussion ensued on the following:

Council Member Cutler: Looking for clarification on what will happen to move forward.

Council Member Stone: Spoke in favor of this request.

MOTION: Council Member Reid moved to approve the request for an annexation and zoning district of approximately 10 (+/-) acres located along the 1500 block of Harrison St S., c/o Katrina Kulm on behalf of Elevate Academy Foundation, Inc. (PZ24-0087). **Council Member Cutler** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

8) ADJOURNMENT

The meeting adjourned at 6:02 PM.

Amy Luna, Deputy City Clerk

****If you wish to have a full accounting of this meeting, please listen to the recording that is located on our website. **** [Tfid.org](https://www.tfid.org)



BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:	)	
	)	
<u>Zoning District Change & Zoning Map Amendment,</u>	)	FINDINGS OF FACT,
<u>Application,</u>	)	
	)	CONCLUSIONS OF LAW,
<u>Zaremba Group, LLC</u>	)	
<u>c/o J-U-B Engineers, Inc.</u>	)	AND DECISION

Applicant(s)

This matter having come before the City Council of the City of Twin Falls, Idaho on October 28, 2024, for public hearing pursuant to public notice as required by law for a Zoning District Change and Zoning Map Amendment from C-1 PUD to C-1 for 16 acres (+/-) for property located at 997 Washington St S and the City Council having heard testimony from interested parties, and being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has applied for a Zoning District Change and Zoning Map Amendment from C-1 PUD to C-1 for 16 acres (+/-) for property located at 997 Washington St S.
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following dates: September 5, 2024 & October 10, 2024.
3. The property in question is zoned C-1 PUD pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Neighborhood Commercial in the duly adopted Comprehensive Plan of the City of Twin Falls.
4. The existing neighboring land uses in the immediate area of this property are: to the north, Commercial Undeveloped Lot; to the south, Fire Station No. 3; to the east, Commercial Retail; to the west, Washington St S.

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

CONCLUSIONS OF LAW

1. The application for a Zoning District Change and Zoning Map Amendment from C-1 PUD to C-1 for 16 acres (+/-) for property located at 997 Washington St S is consistent with the purpose of the C-1 PUD Zone and is not detrimental to any of the outright permitted uses or existing special uses in the area.

2. The proposed use is consistent with the provisions of the Comprehensive Plan and Zoning Ordinance of the City of Twin Falls, and in particular Sections 10-1-4, 10-1-5, 10-4-2, 10-4-8, 10-4-11, 10-4-1, 10-8-1 through 6, 10-14-1 through 6 of the Twin Falls City Code.

3. The proposed use is proper use in the C-1 PUD Zone, subject to the conditions which are attached as "Exhibit No. A" and incorporated by reference as though fully set forth herein.

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

5. The application for a Zoning District Change and Zoning Map Amendment from C-1 PUD to C-1 for 16 acres (+/-) for property located at 997 Washington St S should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls and to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

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

DECISION

1. The application for a for a Zoning District Change and Zoning Map Amendment from C-1 PUD to C-1 for 16 acres (+/-) for property located at 997 Washington St S is hereby granted by passage.

2. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls and to the conditions which are attached as "Exhibit No. A" and incorporated by reference as though fully set forth herein.

MAYOR - TWIN FALLS CITY COUNCIL

DATE

"EXHIBIT NO. A"

1. Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project.

APPLICATION #: PZ24-0084



BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:

Annexation Application

Elevate Academy Foundation, Inc.,

Katrina Kulm

Applicant(s)

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

This matter having come before the City Council of the City of Twin Falls, Idaho on October 28, 2024, for public hearing pursuant to public notice as required by law for Annexation with a zoning designation of R-4, for 10 (+/-) acres located along the 1500 block of Harrison St S and the City Council having heard testimony from interested parties being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has applied for Annexation with a zoning designation of R-4, for 10 (+/-) acres located along the 1500 block of Harrison St S.
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: September 5, 2024 and October 10, 2024..
3. The property is designated as Town Neighborhood in the duly adopted Comprehensive Plan of the City of Twin Falls.
4. The existing neighboring land uses in the immediate area of this property are: to the north, Residential/Agricultural; to the south, Residential; to the east, Harrison ST S/Public School; to the west, Residential.

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

CONCLUSIONS OF LAW

1. The application for Annexation with a zoning designation of R-4, for 10 (+/-) acres located along the 1500 block of Harrison St S is consistent with the purpose of the R-4 Zone and is not detrimental to any of the outright permitted uses or existing special uses in the area.

2. The proposed annexation is consistent with the provisions of the Comprehensive Plan and Zoning Ordinance of the City of Twin Falls, and in particular Sections 10-1-4, 10-1-5, 10-4-5, 10-15-1(A) & (B) of the Twin Falls City Code.

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

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

5. The application for Annexation with a zoning designation of R-4, for 10 (+/-) acres located along the 1500 block of Harrison St S should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls and to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

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

DECISION

1. The application for Annexation with a zoning designation of R-4, for 10 (+/-) acres located along the 1500 block of Harrison St S is hereby granted as presented.

2. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls and to the conditions which are attached as "Exhibit No. A" and incorporated by reference as though fully set forth herein.

MAYOR - TWIN FALLS CITY COUNCIL

DATE

"Exhibit No. A"

1. Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project.



Date: Monday, November 4, 2024
To: Honorable Mayor and City Council
From: AC Palmer, Staff Engineer

ACTION ITEM

Request:

Request for council to authorize the use of \$550,000 of wastewater collections reserve money to be spent on a sewer pipe rehabilitation project.

Time Estimate:

5 minutes for presenting with time for questions

Background:

In 2022 City staff bid and awarded a sewer pipe rehabilitation project. This project was completed in early 2023 with the intention to complete similar projects yearly. \$550,000 was budgeted for a similar-sized project in the 23-24 fiscal year and again in 24-25 fiscal year budget. The 23-24 money has not been spent and fell back into water water reserves. This is a request to authorize the use of money budgeted in the 23-24 fiscal year to be used along with money budgeted in the 24-25 fiscal year to create 1 larger project.

CIPP(cured in place piping) is a method of sewer pipe rehabilitation which is cost-effective and minimally invasive to users. The process involves lining the sewer pipes with an epoxy coated liner, which provides a smoother surface, seals cracks and other imperfections, and provides structural reinforcement. CIPP is a much faster process than open trench repair and provides a useful option to extend the life of sewer pipes.

Approval Process:

A simple majority 50% +1 vote of the council.

Budget Impact:

Authorizing use of \$550,000 of waste water reserves with Fiscal year 2025 already budgeted dollars for a total project value of \$1,100,000.

Regulatory Impact:

History:

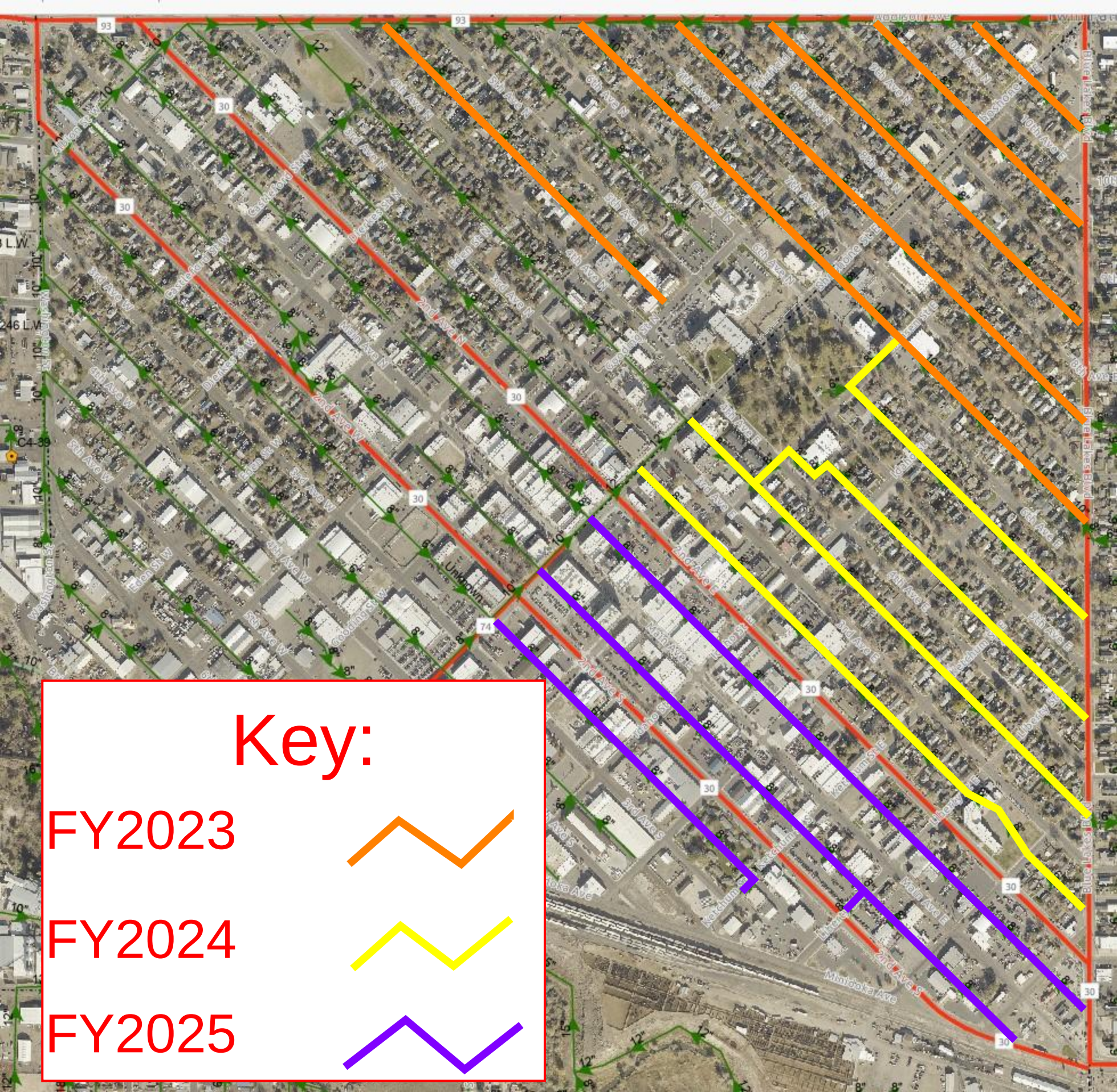
Analysis:

Conclusion:

It is our recommendation to utilize the 2024 and 2025 budget dollars for waster water collection maintenance projects of the downtown area.

Attachments:

1. CIPP Phasing Map
2. 2025 Sewer Line CIPP Bid Map



Key:

FY2023



FY2024



FY2025





Sources: Esri, Airbus DS, USGS, NGA, NASA, CCAR, N- Robinson, NCEAS, NLS, US, NOAA, Geodatastyrelsen, Rijkswaterstaat, USA, Geoland, FEMA, Intermap and the GIS user community



CITY OF TWIN FALLS

2025 SEWER LINE CIPP

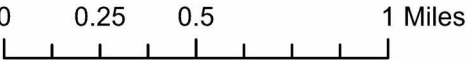
BASE BID MAP CIPP

Legend

2025 CIPP Manholes

2025 CIPP

Roads





Date: Monday, November 4, 2024
To: Honorable Mayor and City Council
From: Jonathan Spendlove, Planning and Zoning Director

ACTION ITEM

Request:

Request to adopt ordinance #2024-017 for Annexation and M-2 Zoning District of property located at the southwest corner of Park Avenue and Washington Street South.

Time Estimate:

Approximately five (5) minutes for presentation and questions.

Background:

On September 10, 2024, the Planning and Zoning Commission sent a positive recommendation to the City Council for this property to be zoned M-2; Heavy Manufacturing, if annexation was approved by the City Council.

On October 14, 2024, City Council heard, deliberated and approved the Annexation of the property located at the southwest corner of Park Avenue and Washington Street South, as requested by the applicant.

Approval Process:

Idaho Code requires that an ordinance be read on three separate days prior to its passage. Two of the readings can be satisfied by reading the title only. Further, Idaho Code allows the reading rules to be dispensed if "one half (1/2) plus one (1) of the members of the full council" authorize the action. Should the council wish to approve the ordinance this evening a motion to dispense with the rules would have to be approved by five or more council members, prior to a vote on the passage of the ordinance.

Suggested motion language if dispensing the rules: *I move that we dispense with the reading rules and place Ordinance 2024-017 on third and final reading by title only.*

If five or more council members approve dispensing with the rules, then the title must be read, followed by a motion on approval of Ordinance 2024-017: *I move that we approve Ordinance 2024-017 as presented.*

Budget Impact:

N/A

Regulatory Impact:

Annexation will bring this property into City jurisdiction for all titles listed in City Code. Whereas previously, the property had been subject to Title 10 - Land Use Regulations only as required by the Areas of Impact Agreement.

History:

N/A

Analysis:

N/A

Conclusion:

As directed by Council, staff has prepared an ordinance to finalize the Annexation process.

Attachments:

1. O-2024-017 - Annexation for Gem State

ORDINANCE NO. O-2024-017

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN
FALLS, IDAHO, **ANNEXING** CERTAIN REAL PROPERTY BELOW
DESCRIBED, PROVIDING THE ZONING CLASSIFICATION
THEREFORE, AND ORDERING THE NECESSARY AREA OF IMPACT
AND ZONING DISTRICTS MAP AMENDMENT

WHEREAS, Gem State Dairy Products, LLC has made application for annexation of property located at the southwest corner of Park Avenue and Washington Street South; and,

WHEREAS, the City Planning & Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 10th day of September, 2024, to consider the Zoning Designation and necessary Area of Impact and Zoning District Maps amendment upon annexation of the real property below described; and,

WHEREAS, the City Planning & Zoning Commission has made recommendations known to the City Council for Twin Falls, Idaho; and,

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 14th day of October, 2024, to consider the Zoning Designation and necessary Area of Impact and Zoning Districts Map amendment upon annexation of the real property below described.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF TWIN FALLS, IDAHO:

SECTION 1. The following described real property be and the same is hereby annexed into and declared to be a part of the City of Twin Falls, Idaho:

"Exhibit A"- Legal Description

AND all public streets, highways, alley and public rights-of-way adjacent and within this description.

SECTION 2. The real property described in Section 1 hereof be and the same is hereby zoned M-2, Heavy Manufacturing.

SECTION 3. Public services may not be available at the time of development of this property, depending upon the speed of development of this and other developments, and the ability of the City to obtain additional water and/or

sewer capacity. The annexation of this property shall not constitute a commitment by the City to provide water and/or wastewater services.

SECTION 4. The Area of Impact and Zoning Districts Map for the City of Twin Falls, Idaho, be and the same is hereby amended to reflect the newly incorporated real property as hereby zoned.

SECTION 5. The City Clerk immediately upon the passage and publication of this Ordinance is required by law certify a copy of the same and deliver said certified copy to the County Recorder's office for indexing and recording.

PASSED BY THE CITY COUNCIL _____, 20____

SIGNED BY THE MAYOR _____, 20____

Mayor

ATTEST:

Deputy City Clerk

PUBLISH: Thursday, _____, 20____

Exhibit A

Legal Description

TOWNSHIP 10 SOUTH RANGE 17 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO,

SECTION 20: A parcel of land located in the SE1/4 of said Section 20 and more particularly described as follows:

Beginning at the East Quarter (E1/4) Corner of said Section 20 (Which lies North 00°06'56" East a distance of 2701.91 feet from the Southeast (SE) Corner) and the **TRUE POINT OF BEGINNING;**

Thence South 00°06'56" West along the centerline of State Highway 74/Washington Street South for a distance of 238.15 feet;

Thence North 89°18'28" West for a distance of 33.00 feet to the Westerly Right of Way of State Highway 74/Washington Street South;

Thence continuing North 89°18'28" West for a distance of 365.84 feet;

Thence North 00°06'56" East for a distance of 238.15 feet;

Thence South 89°18'28" East for a distance of 365.84 feet to a point on the Westerly Right of Way of State Highway 74/Washington Street South;

Thence continuing South 89°18'28" East for a distance of 33.00 feet to the **TRUE POINT OF BEGINNING.**



Date: Monday, November 4, 2024
To: Honorable Mayor and City Council
From: Jonathan Spendlove, Planning and Zoning Director

ACTION ITEM

Request:

Request to adopt ordinance #2024-018 for a Zoning District Change of C-1 PUD to C-1 on property located at 997 Washington Street South.

Time Estimate:

Approximately five (5) minutes for presentation and questions.

Background:

On September 24, 2024, the Planning and Zoning Commission sent a positive recommendation to the City Council for the Zoning District Change and Zoning Map Amendment change from C-1 PUD to C-1.

On October 28, 2024, City Council heard, deliberated and approved the Zoning District Change and Zoning Map Amendment change from C-1 PUD to C-1 on property located at 997 Washington Street South, as requested by the applicant.

Approval Process:

Idaho Code requires that an ordinance be read on three separate days prior to its passage. Two of the readings can be satisfied by reading the title only. Further, Idaho Code allows the reading rules to be dispensed if "one half (1/2) plus one (1) of the members of the full council" authorize the action. Should the council wish to approve the ordinance this evening a motion to dispense with the rules would have to be approved by five or more council members, prior to a vote on the passage of the ordinance.

Suggested motion language if dispensing the rules: *I move that we dispense with the reading rules and place Ordinance 2024-018 on third and final reading by title only.*

If five or more council members approve dispensing with the rules, then the title must be read, followed by a motion on approval of Ordinance 2024-018: *I move that we approve Ordinance 2024-018 as presented.*

Budget Impact:

N/A

Regulatory Impact:

The passing of this ordinance will change the zoning district of the property and new rules will apply to this property in regards to land use and other development criteria.

History:

N/A

Analysis:

N/A

Conclusion:

As directed by Council, staff has prepared an ordinance to finalize the Zoning District Change and Zoning Map Amendment process.

Attachments:

1. O-2024-018 ZDC Autozone

ORDINANCE NO. O-2024-018

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, **REZONING** CERTAIN REAL PROPERTY BELOW DESCRIBED, PROVIDING THE ZONING CLASSIFICATION THEREFORE, AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT

WHEREAS, Zaremba Group, LLC - Mark Zawadski has made application for rezoning of property located at 997 Washington Street South ; City of Twin Falls, and an amendment of the revised Area of Impact and Comprehensive Plan Land Use Map; and

WHEREAS, the City Planning & Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 24th day of September, 2024, to consider the Zoning Designation and necessary Zoning & Planning Map amendment upon a rezone of the real property below described, and an amendment to the revised area of Impact and Comprehensive Plan Land Use Map; and,

WHEREAS, the City Planning & Zoning Commission has made recommendations known to the City Council for Twin Falls, Idaho; and,

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 28th day of October, 2024.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF TWIN FALLS, IDAHO:

SECTION 1. The following described real property located at 997 Washington Street South is the subject of a Zoning District Change and Zoning Map amendment from C-1 PUD to C-1.

Lot 3, Block 1, Orchard Park Plaza Subdivision #1

SECTION 2. That the Area of Impact and Zoning Districts Map for the City of Twin Falls, Idaho, be and the same area hereby amended to reflect the rezoning designation of the real property above described.

SECTION 3. Public services may not be available at the time of development of this property, depending upon the speed of development of this and other developments, and the ability of the City to obtain additional water and/or

sewer capacity. The annexation of this property shall not constitute a commitment by the City to provide water and/or wastewater services.

PASSED BY THE CITY COUNCIL _____, 20____

SIGNED BY THE MAYOR _____, 20____

Mayor

ATTEST:

Deputy City Clerk

PUBLISH: Thursday, _____, 20____



Date: Monday, November 4, 2024
To: Honorable Mayor and City Council
From: Jonathan Spendlove, Planning and Zoning Director

ACTION ITEM

Request:

Request to adopt ordinance #2024-019 for Annexation and R-4 Zoning District of property located along the 1500 block of Harrison Street South.

Time Estimate:

Approximately five (5) minutes for presentation and questions.

Background:

On September 24, 2024, the Planning and Zoning Commission sent a positive recommendation to the City Council for this property to be zoned R-4; Residential Medium Density, if annexation was approved by the City Council.

On October 28, 2024, City Council heard, deliberated and approved the Annexation of the property located along the 1500 block of Harrison Street South, as requested by the applicant.

Approval Process:

Idaho Code requires that an ordinance be read on three separate days prior to its passage. Two of the readings can be satisfied by reading the title only. Further, Idaho Code allows the reading rules to be dispensed if "one half (1/2) plus one (1) of the members of the full council" authorize the action. Should the council wish to approve the ordinance this evening a motion to dispense with the rules would have to be approved by five or more council members, prior to a vote on the passage of the ordinance.

Suggested motion language if dispensing the rules: *I move that we dispense with the reading rules and place Ordinance 2024-019 on third and final reading by title only.*

If five or more council members approve dispensing with the rules, then the title must be read, followed by a motion on approval of Ordinance 2024-019: *I move that we approve Ordinance 2024-019 as presented.*

Budget Impact:

N/A

Regulatory Impact:

Annexation will bring this property into City jurisdiction for all Titles listed in City Code. Whereas previously, the property had been subject to Title 10 - Land Use Regulations only as required by the Area of Impact Agreement.

History:

N/A

Analysis:

N/A

Conclusion:

As directed by Council, staff has prepared an ordinance to finalize the Annexation process.

Attachments:

1. O-2024-019 Annexation - Elevate

ORDINANCE NO. O-2024-019

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN
FALLS, IDAHO, **ANNEXING** CERTAIN REAL PROPERTY BELOW
DESCRIBED, PROVIDING THE ZONING CLASSIFICATION
THEREFORE, AND ORDERING THE NECESSARY AREA OF IMPACT
AND ZONING DISTRICTS MAP AMENDMENT

WHEREAS, Elevate Academy Foundation Inc has made application for annexation of approximately 10 (+/-) acres located along the 1500 block of Harrison St S; and,

WHEREAS, the City Planning & Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 24th day of September, 2024, to consider the Zoning Designation and necessary Area of Impact and Zoning District Maps amendment upon annexation of the real property below described; and,

WHEREAS, the City Planning & Zoning Commission has made recommendations known to the City Council for Twin Falls, Idaho; and,

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 28th day of October, 2024, to consider the Zoning Designation and necessary Area of Impact and Zoning Districts Map amendment upon annexation of the real property below described.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF TWIN FALLS, IDAHO:

SECTION 1. The following described real property be and the same is hereby annexed into and declared to be a part of the City of Twin Falls, Idaho:

"Exhibit A"- Legal Description

AND all public streets, highways, alley and public rights-of-way adjacent and within this description.

SECTION 2. The real property described in Section 1 hereof be and the same is hereby zoned R-4 .

SECTION 3. Public services may not be available at the time of development of this property, depending upon the speed of development of this and other developments, and the ability of the City to obtain additional water and/or

sewer capacity. The annexation of this property shall not constitute a commitment by the City to provide water and/or wastewater services.

SECTION 4. The Area of Impact and Zoning Districts Map for the City of Twin Falls, Idaho, be and the same is hereby amended to reflect the newly incorporated real property as hereby zoned.

SECTION 5. The City Clerk immediately upon the passage and publication of this Ordinance is required by law certify a copy of the same and deliver said certified copy to the County Recorder's office for indexing and recording.

PASSED BY THE CITY COUNCIL _____, 20____

SIGNED BY THE MAYOR _____, 20____

Mayor

ATTEST:

Deputy City Clerk

PUBLISH: Thursday, _____, 20____

Exhibit A

A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER,
SECTION 28, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN,
IN THE CITY OF TWIN FALLS, COUNTY OF TWIN FALLS, STATE OF IDAHO,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28;

THENCE NORTH $00^{\circ}38'55''$ EAST ALONG THE WESTERLY BOUNDARY OF SAID SECTION 28 A
DISTANCE OF 472.34 FEET;

THENCE SOUTH $88^{\circ}07'14''$ EAST A DISTANCE OF 33.01 FEET TO A POINT IN THE
EASTERLY BOUNDARY OF STATE HIGHWAY 74, ALSO BEING THE NORTHWEST CORNER OF
CASCADE SUBDIVISION, RECORDED AUGUST 28, 1974 AS INSTRUMENT NO. 0000-669794
IN THE OFFICE OF TWIN FALLS COUNTY RECORDER, SAID POINT BEING THE TRUE POINT
OF BEGINNING;

THENCE CONTINUING SOUTH $88^{\circ}07'14''$ EAST ALONG NORTH BOUNDARY OF SAID CASCADE
SUBDIVISION A DISTANCE OF 294.62 FEET TO THE NORTHEAST CORNER OF SAID
CASCADE SUBDIVISION;

THENCE SOUTH $00^{\circ}38'55''$ WEST ALONG THE EASTERLY BOUNDARY OF SAID CASCADE
SUBDIVISION A DISTANCE OF 213.70 FEET;

THENCE, LEAVING SAID EASTERLY BOUNDARY OF CASCADE SUBDIVISION, SOUTH
 $88^{\circ}51'05''$ EAST A DISTANCE OF 329.42 FEET TO A POINT ON THE WESTERLY BOUNDARY
OF GOLDEN EAGLE SUBDIVISION NO. 1, RECORDED FEBRUARY 6, 2006 AS INSTRUMENT
NO. 2006-002855 IN THE OFFICE OF TWIN FALLS COUNTY RECORDER;

THENCE NORTH $00^{\circ}36'20''$ EAST ALONG SAID WESTERLY BOUNDARY A DISTANCE OF
401.89 FEET TO THE SOUTHEAST CORNER OF SOUTHWOOD SUBDIVISION, RECORDED JUNE
14, 1972 AS INSTRUMENT NO. 0000-635981 IN THE OFFICE OF TWIN FALLS COUNTY
RECORDER;

THENCE NORTH $88^{\circ}07'41''$ WEST ALONG THE SOUTHERLY BOUNDARY OF SAID SOUTHWOOD
SUBDIVISION A DISTANCE OF 623.80 FEET TO THE EASTERLY BOUNDARY OF SAID STATE
HIGHWAY 74;

THENCE SOUTH $00^{\circ}38'55''$ WEST ALONG THE EASTERLY BOUNDARY OF SAID STATE
HIGHWAY 74 A DISTANCE OF 192.31 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING 4.35 ACRES