CITY OF TWIN FALLS, IDAHO

SPECIAL MEETING NOTICE

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The Twin Falls City Council will meet at 4:00 p.m. on Monday, December 15, 2014, for a roundtable discussion of possible upcoming issues of the 2015 Legislative Session.

The regular meeting will follow at 5:30 p.m.

Leila A. Sanchez

Deputy City Clerk/Recording Secretary

COUNCIL MEMBERS:

SHAWN BARIGAR	DON HALL	SUZANNE HAWKINS	GREGORY LANTING	JIM MUNN, JR.	REBECCA MILLS SOJKA	CHRIS TALKINGTON
	Vice Mayor		*Mayor*			

AGENDA
Meeting of the Twin Falls City Council
Monday, December 15, 2014
City Council Chambers
305 3rd Avenue East -Twin Falls, Idaho

4:00 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG
CONFIRMATION OF QUORUM

	Purpose	By:
Attendees to include: • Members of the local Idaho Legislative Delegation • City of Twin Falls Council Members • City Staff Members Agenda 4:00 P.M. Welcome and Introductions		
4:05 P.M. Roundtable discussion of possible upcoming issues of the 2015 Legislative Session o Discussion on the State of the City of Twin Falls Economy – Travis Rothweiler ▪ Update on the City of Twin Falls ▪ Local Economy and Projects ▪ Reorganization ▪ Current Projects	Discussion Discussion	Led By City Staff Members with input from City Council Members Members of the Local Delegation
o Area of Annexation – Mitchel Humble o Discussion on Public Transportation in Twin Falls – Mandi Thompson o Public Works, Water Rights and Transportation Issues – Jacqueline Fields o Urban Renewal and Economic Development – Melinda Anderson	Discussion	
5:15 P.M. Discussion of local delegation's perspective		
5:25 P.M. Final Thoughts.		
5:30 P.M. CONSIDERATION OF THE AMENDMENTS TO THE AGENDA PROCLAMATIONS: None GENERAL INPUT		
I. CONSENT CALENDAR: 1. Consideration of a request to approve the Accounts Payable for December 9 – 15, 2014.	Action	Sharon Bryan
II. ITEMS FOR CONSIDERATION: 1. Discussion and possible action on the Citizens' City Facilities Committee recommendation to acquire the Banner Furniture Building on Main Street, transform the existing City Hall and Police Station into a Public Safety Complex and to use unrestricted cash reserves to pay for the project.	Discussion/ Possible Action	Co-Chairs/Citizens Committee for Facilities
2. Public input and/or items from the City Manager and City Council.		
III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:		
6:00 P.M. IV. PUBLIC HEARINGS: 1. Request for Annexation of a 40 (+/-) acre parcel and a Zoning District Change and Zoning Map from R-1 VAR to C-1 PUD to allow a planned mixed use development compatible with the Urban Village/Urban Infill designation, as described in the Twin Falls Vision 2030 - A Comprehensive Plan, and consisting of a combination of mixed residential, professional office and light commercial uses on property located at the southwest corner of Pole Line Road East and Eastland Drive North.	PH/Action	Gerald Martens, EHM Engineers, Inc. on behalf of Northeast Investments, LLC
V. ADJOURNMENT:		

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

Twin Falls City Council-Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor shall review the public hearing procedures.
2. Individuals wishing to testify or speak before the City Council shall wait to be recognized by the Mayor, approach the microphone/podium, state their name and address, then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the City Clerk. The City Clerk shall make an audio recording of the Public Hearing.
3. 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.

   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.
4. A City Staff Report shall summarize the application and history of the request.
    - The City Council may ask questions of staff or the applicant pertaining to the request.
5. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor may limit public testimony to no less than two minutes per person.
    - Five or more individuals, having received personal public notice of the application under consideration, may select 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. The spokesperson shall be limited to 15 minutes.
    - Written comments, including e-mail, shall be either read into the record or displayed to the public on the overhead projector.
    - Following the Public Testimony, the applicant is permitted five (5) minutes to respond to Public Testimony.
6. Following the Public Testimony and Applicant's response, the hearing shall continue. The City Council, as recognized by the Mayor, shall be allowed to question the Applicant, Staff or anyone who has testified. The Mayor may again establish time limits.
7. The Mayor shall close the Public Hearing. The City Council 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.

2014 TWIN FALLS COUNTY TAX LEVIES

Expressed as a Percentage of Market Value

E LEVIES:

Water Pollution Control 00

TOTAL GENERAL STATE LEVY ..00

COUNTY LEVIES:

Current Expense	.001847490
County Assistance	.000447119
Valuation Program	.000196774
Public Health	.000087038
Parks & Recreation	.000093744
Tort	.000130313
District Court	.000048615
Weeds	.000041269
Justice Fund	.001584468
Fair Grounds & Bldg	.000022095
Judgments 63-1305	.000000691
Total County Levies	.004499616

DR COLLEGE LEVIES:

College of Southern Idaho

M&O	Other	Total
.000937919	.000017559	.000955478

CLASS "C" SCHOOL DISTRICT:

Three Creek Jt. 416

M&O	Bond	Total
	.001343045	.001343045

TWIN FALLS COUNTY AMBULANCE DISTRICT:

M&O	Other	Total
.000198965	.000003334	.000202299

TWIN FALLS COUNTY ABATEMENT DISTRICT

M&O	Other	Total
.000124412	.000000000	.000124412

I HEREBY CERTIFY that the foregoing is the true and correct status of tax levies made and approved on the 22nd day of September, 2014 by the Board of County Commissioners of Twin Falls County, Idaho.

Kristina Glascock
Clerk of the Board of County Commissioners
Twin Falls County, Idaho

CITIES	CITY LEVY	TOTAL TAX CHARGE
Twin Falls	.007664692	.019427634
Buhl	.009787731	.019243392
Filer	.012221281	.023609590
Kimberly	.008485561	.020604875
Hansen	.007240526	.018334094
Murtaugh	.009264369	.020012514
Castleford	.003570636	.015557726
Hollister	.004862145	.016803094

CONSOLIDATED SCHOOL DISTRICTS

	Supplemental	Bond	Other	Total
151 Cassia	.000530801	.001557319	.000730872	.002818992
411 Twin Falls	.001348224	.002051073	.001387067	.004786364
412 Buhl	.000718119	.001284911	.000000577	.002003607
413 Filer	.001132198	.002802263	.000001070	.003935531
414 Kimberly	.000825958	.002884165	.000261168	.003971291
415 Hansen	.001467951	.001081641	.000072563	.002622155
417 Castleford	.002926323		.000170561	.003096884
418 Murtaugh		.002046662	.000502802	.002549464
233 Hagerman	.000980918	.001687165	.000155417	.002823500
234 Bliss		.001226077	.000626472	.001852549

HIGHWAY DISTRICTS:

Twin Falls	.001194773
Buhl	.001552744
Filer	.001304145
Murtaugh	.001245431

SPECIAL DISTRICTS:

Filer Recreation District	.000366828
West End Cemetery	.000117505
Hansen Library	.000323390
Castleford Rec. District	.000342602

RURAL FIRE DISTRICTS:

Bliss Fire	.000823430
Buhl Rural Fire	.002419460
Castleford Fire	.001095550
Filer Rural Fire	.001045348
Hagerman Fire	.001040241
Rock Creek Fire	.001171445
Salmon Tract Fire	.001028840
Twin Falls Rural Fire	.001725862

2013 TWIN FALLS COUNTY TAX LEVIES

Expressed as a Percentage of Market Value

S :: LEVIES:

Water Pollution Control 00
TOTAL GENERAL STATE LEVY ..00

COUNTY LEVIES:

Current Expense	.001973512
County Assistance	.000447119
Valuation Program	.000204584
Public Health	.000088998
Parks & Recreation	.000094660
Tort	.000138710
District Court	.000042216
Weeds	.000042379
Justice Fund	.001566284
Fair Grounds & Bldg	.000023421
Judgments 63-1305	.000000247
Total County Levies	.004622130

JR COLLEGE LEVIES:

College of Southern Idaho

M&O	Other	Total
.000950308	.000018197	.000968505

CLASS "C" SCHOOL DISTRICT:

Three Creek Jt. 416

M&O	Bond	Total
.000000000	.001338081	.001338081

TWIN FALLS COUNTY AMBULANCE DISTRICT:

M&O	Other	Total
.000208161	.000003244	.000211405

TWIN FALLS COUNTY ABATEMENT DISTRICT

M&O	Other	Total
.000125563	.000000000	.000125563

CITIES	CITY LEVY	TOTAL TAX CHARGE
Twin Falls	.007856543	.019388822
Buhl	.010209467	.020152468
Filer	.012135651	.023885249
Kimberly	.008463343	.020927592
Hansen	.007094616	.018841412
Murtaugh	.008944012	.020338585
Castleford	.003140258	.015253577
Hollister	.004773421	.017104189

CONSOLIDATED SCHOOL DISTRICTS

	Supplemental	Bond	Other	Total
151 Cassia	.000512082	.001248379	.000645484	.002405945
411 Twin Falls	.001418282	.001342084	.001636347	.004396713
412 Buhl	.000785402	.001408090	.000020676	.002214168
413 Filer	.001249637	.002805434	.000012719	.004067790
414 Kimberly	.000911225	.002884164	.000298320	.004093709
415 Hansen	.001634095	.001305058	.000089067	.003028220
417 Castleford	.002564689		.000208706	.002773395
418 Murtaugh	.001174397	.001144646	.000565613	.002884656
233 Hagerman	.000996350	.001724841	.000175789	.002896980
234 Bliss		.001192521	.000640840	.001833361

HIGHWAY DISTRICTS:

Twin Falls	.001207963
Buhl	.001672969
Filer	.001368624
Murtaugh	.001347340

SPECIAL DISTRICTS:

Filer Recreation District	.000385581
West End Cemetery	.000128261
Hansen Library	.000348036
Castleford Rec. District	.000391407

RURAL FIRE DISTRICTS:

Bliss Fire	.000797325
Buhl Rural Fire	.002420723
Castleford Fire	.001219684
Filer Rural Fire	.000685986
Hagerman Fire	.001020849
Rock Creek Fire	.001234974
Salmon Tract Fire	.001127412
Twin Falls Rural Fire	.001541425

I HEREBY CERTIFY that the foregoing is the true and correct status of tax levies made and approved on the 20th day of September, 2013 by the Board of County Commissioners of Twin Falls County, Idaho.

Kristina Glascock
Clerk of the Board of County Commissioners
Twin Falls County, Idaho

Date:	Monday, December 15, 2014
To:	Honorable Mayor and City Council
From:	Citizens Committee for Facilities Co-Chairs

Request:

Discussion and possible action on the Citizens' City Facilities Committee Recommendation to acquire the Banner Furniture Building on Main Street, transform the existing City Hall and Police Station into a Public Safety Complex and to use unrestricted cash reserves to pay for the project.

Time Estimate:

This item will take approximately 15 minutes, plus any additional time needed to address questions presented by Council.

Background:

Investing in our facilities and structures was one of the original six themes discussed by the City Manager in June 2014, during one of the three budget development meetings. Initially, the concept of investing in the City's structures and facilities was presented by the members of the City's Long-Term Planning in March 2014.

Because the topic of facilities and structures was beginning to overshadow and dominate city budget conversations, the City Manager made the decision to remove the item from budget. On October 6, 2014, the City Council created a citizens committee to assist the City Council explore options for a new city hall and public safety complex.

For several weeks, the members of the community came together to discuss numerous possibilities and options to solve space and facility needs throughout the organization.

I wanted to let you know the citizens' committee that was created to evaluate City Hall options has developed a series of recommendations that they intend to present to the City Council on Monday night. There were 22 members present today.

On December 11, 2014, a majority of the committee members present made the following recommendations:

- Move forward with the purchase of the Banner building for the purposes transforming it into a new city hall, vote was: 17-5
- Use unrestricted cash reserves to fund the City Hall project, vote was: 17-4
- Bring the recommendation to the City Council was: 21-0

Previously, the members of the citizens' committee recommended the City retain the current City Hall and Police Station and transform them into one public safety complex at its November 13, 2014 meeting.

Approval Process:

This is a discussion item. If a motion is made, approval is by simple majority vote (50%+1) of the City Council members present.

Budget Impact:

Clint Stivers with Hummel Architects has estimated the total cost of the recommended project to be $6,811,948.67. Please see the attachment that was developed by Hummel Architects. This estimate was provided to the members of the committee on November 7, 2014.

Regulatory Impact:

There is no regulatory impact associated with this item.

Attachments

1. General Information about the Banner
2. Cost estimates developed by Hummel Architects about the cost of the proposed projects

HUMMEL

2785 North Bogus Basin Road
Boise, Idaho 83702
phone: (208) 343-7523
fax: (208) 343-0940

November 7, 2014

City of Twin Falls
Attn: Citizen's Committee for City Hall
321 Second Avenue East
Twin Falls, Idaho, 83301

Re: Twin Falls City Facilities Projects

Dear Committee Member,

Identified in this letter are facility options studied by Hummel Architects and the City of Twin Falls. The brief descriptions of each scenario and their assumptions are below followed by estimated costs associated with each scenario. Please use this information as necessary and keep in mind that if selected, any one of these scenarios would need to be validated during a programming and design process. I am happy to provide further clarification if needed.

Sincerely,

Clint Sievers

cc: Travis Rothweiler
Attachments: project description and budget spreadsheets

Principal

Greg Allen, AIA
NCARB

Eddie Daniels, AIA
NCARB

Gary Sorensen, AIA
LEED AP BD+C
NCARB

Scott Straubhar, AIA
NCARB

Gregory Ugrin, AIA
NCARB

www.hummelarch.com

HUMMEL

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Boise, Idaho 83702
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fax: (208) 343-0940

Banner Building

The square footage of this building is approximately 42,000 currently with 12,500 sf per floor. The mezzanine is approximately 4500 sf. All existing systems in this building would need to be demolished with the exception of the structural items including exterior walls, columns, beams, floor systems, and roof system. The cost associated indicates remodeling all floors into a New City Hall except for the basement, which would be conditioned and include very minor cosmetic improvement.

Existing Police Station Remodel

The existing police station would receive significant upgrades to the interior of the building including, but not limited to: new locker rooms, storage reconfiguration, new finishes, and a new floor plan configuration. The exterior of the building and site would also receive minor improvements.

Existing City Hall Building Remodel

The administrative and detective offices from the existing police station building would move to the existing City Hall building. This budget would support new finishes, minor layout changes, code upgrades, and some exterior and site access improvements.

New City Hall Building

The budget scenario for the new building includes an allowance of $400k for property acquisition. The building assumption would be to construct a new facility of 42,000 sf and finish approximately 29,500 sf similar to the Banner Building project. This was done in order to create consistency when comparing the two budgets.

Principal

Greg Allen, AIA
NCARB

Eddie Daniels, AIA
NCARB

Gary Sorensen, AIA
LEED AP BD+C
NCARB

Scott Straubhar, AIA
NCARB

Gregory Ugrin, AIA
NCARB

www.hummelarch.com

TWIN FALLS CITY FACILITY IMPROVEMENTS
MASTER BUDGET / ESTIMATION OF PROBABLE COST
7-Nov-14

BANNER BUILDING	Unit or SF	Cost / Unit Cost / SF	Estimated Cost	
General Tenant Improvements	29,500	$ 75	$ 2,212,500.00	
Exterior Façade Improvements	13,250	$ 60	$ 795,000.00	
Streetscape and Entry Plazas	1	$ 250,000	$ 250,000.00	
Total - Construction Costs		$110.42		$ 3,257,500.00
Construction and Design Contingency	$ 3,257,500.00	12%	$390,900.00	
Total - Construction Cost		$ 123.67		$ 3,648,400.00
Owner Related Costs	Unit or Basis	Cost / Unit		
Legal - Insurance - License	1	$ 10,000	$ 10,000.00	
Testing & Inspection	1	$ 10,000	$ 10,000.00	
Utility Fee - Allowance	1	$ 5,000	$5,000.00	
Civil Topo / Survey	1	$ 2,500	$2,500.00	
Civil Engineering	1	$ 15,000	$15,000.00	
LEED	$3,648,400.00	2%	$72,968.00	
Building Permit	$ 3,257,500.00	0%	$ -	
Land / Building Purchase	$ 430,000.00	1	$ 430,000.00	
Total - Owner Related Costs				$ 545,468.00
Design Fees	Unit or Basis			
Architect, Interior Design, Landscape Architect and Engineers (Structural, Mechanical, Electrical, Low Voltage)	$ 3,648,400.00	9%	$ 328,356.00	
Reimbursable Costs (Printing, Etc.)	1	$ 20,000	$ 20,000.00	
Total - Design Fees and Costs				$ 348,356.00
Total Cost for New City Hall Project*	29,500	$ **153.97**		**$ 4,542,224.00**
	42,000	$ 108.15		

* Cost includes no inflation factor. Add 3% per annum for each year beyond a March 2015 construction start

Notes
1 Budget does not include demolition of nearby structures, parking improvements and FFE
2 Includes approximately 12,000-15,000 sf for future.
3 Budget assumes no building permit fees

EXISTING POLICE STATION REMODEL	Unit or SF	Cost / Unit Cost / SF	Estimated Cost	
General Tenant Improvements	15,976	$ 70	$ 1,118,320.00	
Exterior Entrance Improvements	1	$ 50,000	$ 50,000.00	
Site Access Improvements	1	$ 40,000	$ 40,000.00	
Total - Construction Costs		$75.63		$ 1,208,320.00
Construction and Design Contingency	$ 1,208,320.00	12%	$144,998.40	
Total - Construction Cost		$ 84.71		$ 1,353,318.40
Owner Related Costs	Unit or Basis	Cost / Unit		
Legal - Insurance - License	1	$ 5,000	$ 5,000.00	
Testing & Inspection	1	$ 5,000	$ 5,000.00	
Utility Fee - Allowance	0	$ -	$0.00	
Civil Topo / Survey	1	$ 1,000	$1,000.00	
Civil Engineering	1	$ 5,000	$5,000.00	
Land Acquisition / Building Purchase	1	0	$0.00	
Building Permit	$ 1,208,320.00	0%	$ -	
Total - Owner Related Costs				$ 16,000.00
Design Fees	Unit or Basis			
Architect, Interior Design, Landscape Architect and Engineers (Structural, Mechanical, Electrical, Low Voltage)	$ 1,353,318.40	8%	$ 108,265.47	
Reimbursable Costs (Printing, Etc.)	1	$ 7,500	$ 7,500.00	
Total - Design Fees and Costs				$ 115,765.47
Total Cost for Police Station Project*	15,976	$ **92.96**		**$ 1,485,083.87**

* Cost includes no inflation factor. Add 3% per annum for each year beyond a March 2015 construction start

EXISTING CITY HALL REMODEL (LAW ENFORCEMENT)	Unit or SF	Cost / Unit Cost / SF	Estimated Cost	
General Tenant Improvements	11,385	$ 50	$ 569,250.00	
Exterior Entrance and Facade Improvements	1	$ 50,000	$ 50,000.00	
Site Access Improvements	1	$ 10,000	$ 10,000.00	
Total - Construction Costs		$55.27		$ 629,250.00
Construction and Design Contingency	$ 629,250.00	12%	$75,510.00	
Total - Construction Cost		$ 61.90		$ 704,760.00
Owner Related Costs	Unit or Basis	Cost / Unit		
Legal - Insurance - License	1	$ 5,000	$ 5,000.00	
Testing & Inspection	1	$ 5,000	$ 5,000.00	
Utility Fee - Allowance	0	$ -	$0.00	
Civil Topo / Survey	1	$ 1,000	$1,000.00	
Civil Engineering	1	$ 5,000	$5,000.00	
Land Acquisition / Building Purchase	1	0	$0.00	
Building Permit	$ 629,250.00	0%	$ -	
Total - Owner Related Costs				$ 16,000.00
Design Fees	Unit or Basis			
Architect, Interior Design, Landscape Architect and Engineers (Structural, Mechanical, Electrical, Low Voltage)	$ 704,760.00	8%	$ 56,380.80	
Reimbursable Costs (Printing, Etc.)	1	$ 7,500	$ 7,500.00	
Total - Design Fees and Costs				$ 63,880.80
Total Cost for Existing City Hall Remodel*	11,385	**$ 68.92**		**$ 784,640.80**

* Cost includes no inflation factor. Add 3% per annum for each year beyond a March 2015 construction start

BUDGET SUMMARY OF ALL PROJECTS	Unit or SF	Cost / SF	Estimated Cost
BANNER BUILDING	29,500	$ 153.97	$ 4,542,224.00
EXISTING POLICE STATION REMODEL	15,976	$ 92.96	$ 1,485,083.87
EXISTING CITY HALL REMODEL (LAW ENFORCEMENT)	11,385	$ 68.92	$ 784,640.80
TOTAL BUDGET ALL PROJECTS	56,861	$ 119.80	$ 6,811,948.67

NEW CITY HALL (New Structure)	Unit or SF	Cost / SF	Estimated Cost	
Shell and Core	42,000	$ 110	$ 4,620,000.00	
General Tenant Improvements	29,500	$ 70	$ 2,065,000.00	
Streetscape and Entry Plazas	1	$ 250,000	$ 250,000.00	
Total - Construction Costs		$165.12		$ 6,935,000.00
Construction and Design Contingency	$ 6,935,000.00	12%	$832,200.00	
Total - Construction Cost		$ 184.93		$ 7,767,200.00
Owner Related Costs	Unit or Basis	Cost / Unit		
Legal - Insurance - License	1	$ 10,000	$ 10,000.00	
Testing & Inspection	1	$ 10,000	$ 10,000.00	
Utility Fee - Allowance	1	$ 5,000	$5,000.00	
Civil Topo / Survey	1	$ 2,500	$2,500.00	
Civil Engineering	1	$ 20,000	$20,000.00	
LEED	$ 7,767,200.00	2%	$155,344.00	
Building Permit	$ 6,935,000.00	0%	$ -	
Land Purchase	$ 400,000.00	1	$ 400,000.00	
Total - Owner Related Costs				$ 602,844.00
Design Fees	Unit or Basis			
Architect, Interior Design, Landscape Architect and Engineers (Structural, Mechanical, Electrical, Low Voltage)	$ 7,767,200.00	9%	$ 699,048.00	
Reimbursable Costs (Printing, Etc.)	1	$ 15,000	$ 15,000.00	
Total - Design Fees and Costs				$ 714,048.00
Total Cost for New City Hall Project*	42,000	**$ 216.29**		**$ 9,084,092.00**

	Banner	New	Delta
Difference Between Banner vs. New	$ 4,542,224	$ 9,084,092	$ (4,541,868)

Notes

1 Budget does not include demolition of nearby structures, parking improvements and FFE
2 Includes approximately 12,000-15,000 sf for future.
3 Budget assumes no building permit fees

Citizens Committee for Facilities

AMENDED MINUTES

Monday, November 3, 2014
City Council Chambers
305 3rd Avenue East -Twin Falls, Idaho

11:30 A.M.

Agenda

1. Welcome and Introductions – Mayor Don Hall
2. Explanation of History and Process – Travis Rothweiler
3. Discussion of Possible Funding Options for this type of project under Idaho Code
4. Questions to be answered by the members of the Citizen's Committee
   -Should the City of Twin Falls make an investment at this time in its facilities?
   - If Yes: How/What should the City do?
   - Where should it do it?
   - How should the City pay for it?
5. Role of the members of the Committee
   a. Provide a complete recommendation to the City Council
      - Answer the Who, What and the Why
   b. Committee members will completely drive the process
      - City Staff are available to assist in providing information as requested
      - Establish meetings times and dates
      - ... and committee leadership
6. Establishing Committee Goals
7. Next Steps...

The meeting was called to order at 11:30 a.m.

1. Welcome and Introductions – Mayor Don Hall

Mayor Hall stated that the questions to be answered by the members of the Citizens Committee are: Should the City of Twin Falls make an investment at this time in its facilities?

- If Yes: How/What should the City do?
- Where should it do it?
- How should the City pay for it?

The following have requested to serve on the committee:

Alan Horner
Anne Moyes
Art Hoag
Barry Knoblich
Brian Dobbs
Chantal Steen
Chris Reed
Connie Dobson
Daphne Mallory
Debbie Dane
Ed Ditlefsen
Eric Watte
Gary Garnand
Jacob Florence
Jason Vickrey
Jill Skeem
JJ McBride
Kent Just
Kevin Mahler
Lee Devore
Lorie Ward
Michelle Carpenter
Rex Lytle
Shawna Paulson
Greg Paulson
Shayne Carpenter
Susan Petruzzelli
Tammi Eiguren
John Eiguren
Terry Patterson
Todd Blass
Tom Ashenbrener
Travis Quast

2. Explanation of History and Process

Travis Rothweiler explained the committee is a citizen driven process and city staff are available to assist in providing information as requested. The committee will provide a complete recommendation to the City Council.

The city has used Clint Sievers, Hummel Architects, and services as part of due diligence process and conversation. Hummel Architects has done work for the County and School District.

Clint Sievers, Hummel Architects, introduced himself at this time and is available for questions.

Travis Rothweiler explained the city began looking at facilities approximately two years ago which initially started with improvements at the Police Department. Budgeted was a certain amount of funds for improvements but it was found that the costs were double of the architectural estimates. At that time staff took a look at all of the city's facilities. The challenge is space and location. Staff has looked at several building options. The city needs an opportunity to secure the areas around the Police Department.

The City has $10,000 of earnest money on the Banner facility and as part of our due diligence the money was spent on structural and mechanical type analysis on the facility. The City is not under any obligation to acquire the Banner facility if the committee does not want to go that direction. The price has been locked in for the Banner facility.

Travis Rothweiler asked the committee the following questions:
Should the City of Twin Falls make an investment at this time in its facilities?

- If Yes: How/What should the City do?
- Where should it do it?
- How should the City pay for it?

Chris Reed and Lorie Ward explained their leadership role on servicing on the former Wastewater Facilities Committee.

At this time nominations were taken to serve in a leadership capacity.

Discussion followed.

By voice vote Gary Garnand, Jill Skeem, and Greg Paulson were appointed to be co-chairs for the committee.

The majority of the committee chose to meet on Thursdays at 11:30 a.m. in the Council Chambers with the exception of the week of November 24, 2014.

Jill Skeem asked the committee should the City of Twin Falls make an investment at this time in its facilities. The majority of the committee voted to move forward.

Discussion followed on space requirements.

Travis Rothweiler recommends the following departments move into a new City Hall: Information Services, Human Resources, Utility Billing, Finance, Economic Development, Planning & Zoning, Building Inspections, Engineering, and Administration. The current facilities and structures are 18,000 square feet. Staff believes the need to move right now without growth and future opportunities would require 25,000 square feet. He is hoping the committee is looking for a multi-year multi-decade solution. Over the course of the last 15 years the city has added two employees. The average office space is right at or less than 200 square feet per person. History would show that a total of 400 square feet should be added annually.

Clint Sievers stated that in addition to office space, restrooms, etc., would need to be added for that growth.

Discussion followed the expansion of the Police Department.

Travis Rothweiler stated that the Council Chambers are 3,500 square feet and this is included in moving to a new City Hall. The Hansen Building could be used for a training facility for Police and Fire.

He reviewed the following:

1. Banner Building: 42-45,000 sq. ft. and to remodel would be $2-4 million for the structure. 30,000 sq. ft. for Phase 1 (1st fl. 3rd fl. Mezzanine with basement for $4 ½ million) Purchase price for building is $430,000. Brand new building would be $9½ million.
2. Former Downtown Medical Clinic: Total 80,000 sq. ft.; 2 levels 59-60,000 sq. ft. – Full design for 2 phases and could be 3 phases. Have 150 parking spaces on site and 150 off site. Purchase price est. at $2.7 million for building with $7 million for 2 phases.

   Eric Watte, owner of the building, explained the location of parking and the number of spots for parking.

3. Cain's Building – N/A
4. Magic Valley Bank Building – 21,000 sq. ft. and has a parking lot (owned by a Scottsdale Investment Company)
5. Former Obenchain Insurance Building – N/A
6. Current Police Station – 9,500 sq. ft. and would have to keep Hansen Building – 10,500 sq. ft.
7. Blacker's, Hempleman, Brizee and Nelson Properties – New construction and current facilities need to be removed.
8. Former Latham Motors Properties – Current structures need to be removed.
9. Magic Valley Cinema 12 Property – N/A
10. Vacant Property behind Albertsons
11. Gem State Paper Bldg. – Could build on Shoshone St.

Clint Sievers, Hummel Architects, stated he was the architect of record for the County when the county was looking at the former Twin Falls Clinic and Hospital. The $7 million number for two phases was based on 2008 information. That would need to be revisited and inflated for current market conditions if this option was selected.

The Banner Furniture building budget is based on purchasing the building for $430,000 and remodeling approximately 30,000 sq. ft. at this time, then growing into the remaining area in the future.

Kent Just stated that we are in a community that has never been proud of the buildings that it builds. He wants to see a building that the citizens of Twin Falls can be proud of.

Clint Sievers discussed the remodeling of the police facilities would be at a cost of $700-750,000. This would include the existing police building and the existing City Hall building. The existing City Hall building project would be at a cost of approximately $800,000 for administration offices, etc. The existing police building would be for operations at approximately $1.5 million.

Travis Rothweiler explained that the police structures are at a price tag of about $2.5 million. It would be difficult to move the Police Station to a new City Hall because of the moving of dispatch facility trunk lines; in addition the fire station on the grounds and fire coverage is dictated by fire circumferences and if moved it shifts fire coverage and fire response times. Time of travel and response time is critical when looking at a fire service rating. Approximately a year ago The Insurance Rating Bureau stated their concern on how thinly the ladder trucks are spread. The city has large facilities in the SE corner of the community and in the NW corner of our community and both requires a ladder truck. When looking at time of travel and distance, movements of those fire stations could cause potential harm or deterioration in our fire service rating. For this reason the committee should look at an option where public safety will stay where it is now to avoid future complications.

Gary Garnand stated that six or seven years ago the Urban Renewal Agency did a four block plan in Old Town and ended up acquiring properties including the Red's Trading Post property, along with the entire corner on Shoshone and Second. The URA's plan that was drawn up by the Portland Group showed a new City Hall at this location. This is a possibility for discussion with the group. URA owns buildings and property on 2nd and Shoshone St. – (former Red's Trading Post)–8,000 sq. ft.

Paul Ostyn stated that by our next meeting the committee needs to decide whether to build a new city hall or renovate.

Jill Skeem stated that gathering information is part of the process.

Greg Paulsen stated that to propose a City Hall the committee needs to outline why, identify the criteria, price, usefulness, etc. The committee needs to review the different options, list and rank the criteria, and put a price on it.

Gary Garnand stated that prior to adjourning the committee should ask Travis Rothweiler to discuss funding options.

Chris Reed recommended that staff provide three existing businesses that are currently for sale that will meet the qualifications as far as square footage etc., and three plots of available land, to include costs.

Travis Rothweiler asked the committee to narrow down a location for City Hall.

Travis Rothweiler explained the following funding options:
Funding Solutions: Options can be combined.

1. Property Taxes – Bond – Required 2/3rds approval and to be paid off in 15-25 years. Can only put it up for a vote during an election in May & November. It could be eligible for May 2015.

2. Levy Override – Needs a simple majority. Must pay it off over a 2 year time line.

3. Cash Reserves – The City currently has $13 million in reserves.

Rebecca Mills Sojka recommended that staff provide the committee the study that was done 6 – 7 years ago of where a new City Hall was proposed to be.

Melinda Anderson stated that the Urban Renewal Agency seven years ago hired Leland Consulting Group to help with a four block Old Town redevelopment opportunity. The work done by The Leland Consulting Group was not a study but recommendations. There were a number of opportunities put forth by the work that was done for the four block Old Town area. One was a possibility of a new City Hall on Second Avenue South and Shoshone. St. Luke's and Glanbia were put forth and moved forward.

The Urban Renewal Agency purchased the former Red's Trading Post. It is three separate lots and an alley, for a total of 8,000 square feet. (This is if the alley was vacated in between the two lots.)

Travis Rothweiler stated that the City will collect $17.6 million in total property taxes this year. This is going to grow substantially. The City budgets for full employment. Last year the City added $1.3 million in cash reserves. Reserves are used for onetime costs for capital projects.

Clint Sievers will provide the following information to the committee for their November 13, 2014, meeting.
-Spreadsheets for calculation of the buildings for all projects discussed
-New construction option
-Retro fit costs associated with the Banner Furniture
-Police and City Hall options

The meeting adjourned at 1:43 p.m.

Leila A. Sanchez
Deputy City Clerk/Recording Secretary

Citizens Committee for Facilities

MINUTES

Monday, November 13, 2014
City Council Chambers
305 3rd Avenue East -Twin Falls, Idaho

11:30 A.M.

I. ITEMS FOR CONSIDERATION

1. Call the meeting to order.
2. Determine if the discussions should be limited to downtown.
3. Begin discussion of sites available in the location deterred by the committee.
4. Adjournment.

City Attorney Wonderlich gave an Advisory Commission Training on the Open Meeting Law and the City of Twin Falls Transparency Resolution. He explained what entails a "conflict of interest".

- Eric Watte owns the former Twin Falls Clinic and Hospital therefore he cannot serve on the committee.
- Fran Florence is the broker on the Banner Building therefore cannot serve on the committee, nor can his son.
- Because the city has no economic interest in the outcome of the decision made by the committee, city employee Shayne Carpenter may serve on the committee.
- Fritz Wonderich will meet with Michelle Carpenter, an independent contractor for Westerra, to decide if there is a conflict of interest.

2. Determine if the discussions should be limited to downtown.

   The Majority of the Committee determined there is a need for a new City Hall.

3. Begin discussion of sites available in the location deterred by the committee.

   Kent Just recommended keeping the site in the Original Townsite including Old Towne.

   Discussion followed:
   -Why narrow the list?
   -Narrow the list to start to come up with a list of properties to review.
   -Number of City Employees and Departments (Spreadsheet attached)

   Paul Ostyn made the following proposal: The site should remain in the existing area. This will require some addition and acquisition of property in the area. The City of Twin Falls needs to make-do to get by for the next seven years which means adding anything locally that they can and during the seven year period start to acquire property starting with the church; and acquire property through imminent domain if necessary and acquire enough area and land to ultimately build a new city hall and/or add to the current facilities. The arsenic assessment fee should be pretty well paid off. That assessment fee brings in $2 million yearly. At the end of the seven years, the proposal would be to continue a fee and use that money to construct a new building. He has been told that it is legal.

Lorie Race stated she spoke with Paul Ostyn regarding the arsenic charge. When the arsenic charge is paid off, citizens could possibly take on or continue paying that amount. The City has property tax funds and enterprise funds. The enterprise funds are separate from the property tax funds. The $10.75 stays in the water fund and goes towards water related expenses. If discussing waiting seven years and increasing then property taxes, that works. Money cannot be taken out of the water fund and used in the tax supported funds.

Travis Rothweiler stated that Idaho Code is clear that no local government entity can go into the state of indebtedness beyond a single fee a year without the consent of its voters. Idaho Code describes the percentage of voter approval that is needed to move forward. When discussing a water utility in which you have incoming fees to pay and satisfy that debt, the voter threshold is 50%. Anytime in Idaho you contemplate the use of property tax dollars for the acquisition of debt for one time capital projects and purchases, that threshold is 66 2/3%. The water debt under the arsenic charge did not go through a vote of the citizens but through a judicial confirmation process. At the time in which the arsenic debt is satisfied the Council at that point in time will have the ability to continue collections for specific water project purchases or retire that collection. At no time can the City take water fund debt that is collected for the arsenic purpose and transfer it to the general fund to build a public facility and water fund revenues cannot be used to satisfy general obligation debt.

Paul Ostyn stated his proposal does not say transferring debt but recommended using a similar to the one that was used for the arsenic to acquire fees to ultimately build a new City Hall. He is a firm believer that a bond will not be passed to build a new City Hall. He believes there is a way or a procedure in which the City can assess a fee similar to the arsenic fee to pay off indebtedness.

Travis Rothweiler stated that Idaho Code is less restrictive on the assessment of fees for specific uses than it is when it comes to property taxes. The Idaho Code basically says that if a local governmental entity wants to raise its fees more than 5%, it must hold a public hearing. The fees that are assessed have to be generally in line with expenses of the system taken into account that we can put money aside for capital improvement. On tax collections, the Idaho Code says government entities can collect 3% more revenue on an annual basis than it did the prior year. This could be done through a levy override process which is a 2 year commitment and 50% approval.

Fritz Wonderlich stated in regards to the arsenic project, the City went through judicial confirmation and was approved. These are general fund expenditures being discussed, and not water fund. He explained the process of judicial confirmation.

Discussion followed:
-Wish list and need for a CIty Hall.
-Fact sheet stated that currently there are 61 City employees and anticipate in 20 years 40 more employees.

Gary Garnand asked the committee if there is a need for a City Hall now. If yes, than make a decision on selecting a building or property to build on.

MOTION:
Tom Ashenbrener moved to proceed immediately with the process of identifying the City Hall facility. The motion was seconded and voice vote showed the majority of the members voted in favor of the motion. Approved.

MOTION:
Tom Ashenbrener moved to focus on the Original Townsite location as defined as Kent Just suggested. The original townsite are the streets that are not aligned north and south; included are Addison, Blue Lakes

Washington that comes into Old Town. The motion was seconded. Voice vote showed the majority of the members voted in favor of the request.

Discussion followed:
-Keeping other locations open for discussion.

Tom Ashenbrener clarified his motion that focus does not necessarily preclude other locations, but if a location is found and site that is appealing and agreeable to the committee there is no need to look elsewhere.

Gary Garnand explained that the areas would include properties located in Old Town, downtown, former Twin Falls Clinic and Hospital, and the Latham property.

Clint Sievers explained how he arrived at the 25,000 square feet. He recommended and explained the benefit of the City going through a detail programmed process to get to a definite square footage number.

Discussion followed.
-Is the 25,000 current need or projected need?

Clint Sievers stated that 25,000 square feet is current need estimation. The 25,000 square footage does not include growth.

-Prior to locating a property the city's goals and needs should be identified.

Shayne Carpenter stated that 45,000 square feet is needed for a fifty year city hall.

Jill Skeem asked for staff's wish list for a city hall.

Travis Rothweiler believes the Council Chambers should be relocated to a new City Hall building for connectivity. This location would then be available for Police Department facilities. The Council Chambers is challenging to move as well as the Police Department dispatch and Fire Station because the Engineering Lab is also located in the Council Chambers. As far as a wish list, it is important to recognize that the opportunities and advantages in the private sector are not always available to those in the public sector. Staff is taking the approach very conservatively on needs.

Discussing followed.
-Detail programmed process.

MOTION:
Ed Ditlefesen moved to recommend the City Manager take to City Council or however he sees best fit to fund that the City start the programming process (space needs assessment) with Hummel Architects. The motion was seconded.

Discussion followed.
- Committee's charge is to buy a piece of property and build a City Hall or buy an existing facility and make it work for their needs.
-Timeline

Travis Rothweiler stated that the WWTP process was able to go through the process in a 6 to 8 week timeframe. Staff felt this process would be similar in nature and similar and scope. The timeline was defined based upon past experience. The committee will be presenting a recommendation to the City Council. To help shape those goals and that process the committee might refer back to the original questions to be answered by the members of the Citizen's Committee

-Should the City of Twin Falls make an investment at this time in its facilities?

- If Yes: How/What should the City do?
- Where should it do it?
- How should the City pay for it?

The committee has answered the question the City of Twin Falls should make an investment at this time in its facilities. The remaining questions are remaining to be answered.

-Unnecessary expense of a space needs assessment

Clint Sievers explained the program process is to achieve a real and detailed square footage and analysis of both the existing requirements of the agencies and the future requirements of the agencies. Whether that is done now and used a tool for the committee or in the future after the committee makes their decision, he would see this as a crucial step in the process that would have to happen either way.

Discussion followed:
-Clarification of the committee's charge by the City
-Strategic Study

Mitch Humble stated the City paid for the strategic study and is a valuable tool.

VOTE ON THE MOTION:
Majority of the committee voted against the motion. Failed.

MOTION:
Barry Knoblich moved that the Police Department, Fire Department, Dispatch and Call Center stay in the footprint of the existing property. The motion was seconded. The majority of the committee voted in favor of the motion. Approved .

Barry Knoblich requested information as to why the the former Twin Falls Clinic and Hospital did not become a primary focus and requested a tour of the Banner building with the perspective of that becoming administrative offices.

Jill Skeem stated that the committee is charged with making a recommendation to the City Council.

Discussion followed.

Melinda Anderson stated that back in 2007 and 2008 the City and the agency hired Leland Consulting to help with the Old Town four block redevelopment projects. A book was produced by Leland and it discusses various types of development. It mentions a City Hall with a possible size of 15,000 square feet at a price of$300 per square foot for new construction. No location was specified.

Mitchel Humble stated that available sites and buildings are the former Banner Furniture Building, former Latham Motors dealership, and former Twin Falls Clinic and Hospital. The remaining properties are currently not for sale.

MOTION:
Jill Skeem moved to focus and tour the following properties:
Old Banner Furniture Building located at 201 Main Avenue East

a) Former Latham Motors dealership located at 510 2nd Avenue South
b) Former Twin Falls Clinic and Hospital Building located at 666 Shoshone Street East

The motion was seconded. The majority of the committee voted in favor of the motion. Approved.

The meeting adjourned at 1:47 p.m.

Leila A. Sanchez
Deputy City Clerk/Recording Secretary

Citizens Committee for Facilities

MINUTES
November 20, 2014
City Council Chambers
305 3rd Avenue East -Twin Falls, Idaho

11:30 A.M.

1. The Citizens Committee for Facilities will meet at the City Council Chambers to tour the following buildings:
   a) Old Banner Furniture Building located at 201 Main Avenue East
   b) Former Latham Motors dealership located at 510 2nd Avenue South
   c) Former Twin Falls Clinic and Hospital Building located at 666 Shoshone Street East

2. Evaluation and continued discussion.

Jill Skeem brought the meeting to order at 11:39 a.m.

The next meeting will be held on Thursday, December 4, 2014, at 11:30 a.m.

The meeting adjourned at 11:42 a.m. to tour the following facilities:

a) Old Banner Furniture Building located at 201 Main Avenue East
b) Former Latham Motors dealership located at 510 2nd Avenue South
c) Former Twin Falls Clinic and Hospital Building located at 666 Shoshone Street East

Deputy City Clerk
Recording Secretary

Citizens Committee for Facilities

AMENDED MINUTES
Thursday, December 4, 2014
City Council Chambers
305 3rd Avenue East -Twin Falls, Idaho

11:30 A.M.

AGENDA ITEMS	Purpose	By
1. Approve the November 3, 2014, AMENDED MINUTES, November 13, 2014, Minutes, and November 20, 2014, Minutes.	Action	Leila A. Sanchez
2. Clint Sievers, Hummel Architects, to present information and answer questions on properties toured on November 20, 2014: A. Latham Property B. Clinic Building C. Banner Building	Action	Clint Sievers/ Hummel Architects
3. Review of past meeting information and present progress report.	Review	Gary Garnand Greg Paulson Jill Skeem
4. Discuss options.	Discussion	Committee

The meeting convened at 11:40 a.m.

AGENDA ITEMS

1. Approve the November 3, 2014, AMENDED MINUTES, November 13, 2014, Minutes, and November 20, 2014, Minutes.

   Gary Garnand moved to approve the minutes as presented. The motion was seconded by Kent Just. Voice vote showed the majority of the committee voted in favor of the motion. Approved.

2. Clint Sievers, Hummel Architects, to present information and answer questions on properties toured on November 20, 2014.

   A. Latham Property
   B. Clinic Building
   C. Banner Building

Clint Sievers gave the following PowerPoint presentation. (Attached)

Outline
- Public Safety Projects
-City Hall Building Remodel (Law Enforcement Administration)
-Police Station Remodel (Operations)
- New City Hall Sites
-Latham Property
-Former TF Clinic Building
-Former Banner Furniture Building

City Hall Building Remodel

EXISTING CITY HALL REMODEL (LAW ENFORCEMENT)	$704,760.00
Owner Related Costs	$ 16,000.00
Design Fees	$ 63,880.80
Total Cost for Existing City Hall Remodel	$784,640.80

Police Station Remodel

EXISTING POLICE STATION REMODEL	$1,353,318.40
Owner Related Costs	$ 16,000.00
Design Fees	$ 115,765.47
Total Cost for Police Station Project	$1,485,083.87

Latham Property
- Cost
  -$898,870.00 to acquire
  -$9m estimate to construct a new building similar to Banner building in size
  -Total - $9,898,870.00
  - Exclusions:
    -Demo of existing buildings ($5/sf plus abatement and disconnect)
    -Site development for 4.72 acres
    -Site utility upgrades
    -Roadway improvements or off-site costs

Clarification: Cost of removal of fuel tank is not included in cost.

- Schedule
  -Design 8 months
  -Agency approval/bidding/contracts 2 months
  -Construction 14 months
  -Total: 24 months
- Capacity
  -Similar to Banner Building

Clinic Building
- Cost
  -Example 1 (County scenario from 2008)
    - $2,700,000 to acquire
    - $7m for 60,000 sf (2008 construction only)
    - Soft costs at 20%, $1.4m
    - Total - $11,100,000
      -Exclusions – exterior buildings and site improvements
  -Example 2(First floor remodel 38,650 sf)
  - $2,700,000 to acquire
  - $4m for 38,650 sf (construction only)
  - Soft Costs at 20%, $800,000
  - Total - $7,500,000

  -Exclusions – exterior building and site improvements
  -Note: this example requires maintenance of approximately 50,000 sf that will not be incorporated into construction.
  -Cost of maintenance is unknown at this time.
  -Consideration for Council Chambers should be discussed
  -Future expansion could be very costly and disruptive

Discussion followed on the Clinic Building:

Clint Sievers stated that no exterior improvements are included in cost.

Jill Skeem asked if one of the reasons the County did not move into the Clinic building was because a space needs assessment was done and it was found that the Clinic building was not big enough. She also asked Clint Sievers if he knew how many employees the former Clinic was designed for.

Clint Sievers stated that the former Clinic could accommodate about 200 employees. He could not confirm that the County chose not to move into the former Clinic because it was not large enough. He had heard that the costs associated with the improvements were what drove the County to a different facility.

Greg Paulson asked it was fair to say that with the Banner building it looks like its $76 per square foot for remodel costs, and remodel costs for the Clinic would be about $105 per square foot. He asked if the Clinic remodel cost is higher because it's a complicated model.

Clint Sievers answered in the affirmative. It's program driven and it depends on what the vision is for a City Hall. If it's a scenario where the committee decides on the Banner building, the $100 per square foot cost comes down because the first floor is not being gutted and built new. The former Clinic building is difficult to estimate because the systems involved and the complexity. The Banner is easier to estimate because based on a total gut of the building and the new construction.

Greg Paulson stated that both the Banner building and the Clinic building costs are substantially less versus building from scratch at $210 square foot.

Clint Sievers answered in the affirmative and stated that there is value in the buildings. He continued discussion on the Clinic building.

Clinic Building
- Schedule

Design 5 months
Agency approval/ bidding/contract 2 months
Construction 8 months
Total 15 months
- Capacity

County scenario from 2008 – 200 employs

Jill Skeem asked how long the space needs program takes.

Clint Sievers would recommend that there be a program in process that can be executed. Clint Sievers stated that the needs assessment is a 6 to 8 week process.

Suzanne Petruzelli asked if Clint Sievers would recommend the space needs program prior to purchase of a building.

Clint Sievers stated he doesn't believe there is a need for a program now. The city is currently utilizing about 20,000 square feet therefore it is safe to assume the Clinic building and Banner buildings would accommodate a City Hall now and into the future. The space needs program gives you the detail of the quantity of conference room and offices, and it can be laid out in a floor plan. The space needs program does not need to be done to know the buildings are big enough.

Jill Skeem asked him how long the Banner building will be big enough and stated that perhaps the city would purchase the building behind the Banner bldg. in the back parking lot.

Clint Sievers stated that based on the information he has received from Travis Rothweiler regarding growth with two employees per year, it is estimated there is approximately an excess of 20,000 square feet. By estimating the square footage for two people a year, it was estimated that it would take 30 to 40 years for the City to grow into the building.

The Clinic is much higher. If using 25,000 square feet of the 90,000 square feet, growth can be indefinite. He said consideration should be made on the maintenance of the remaining 65,000 square feet.

Jill Skeem asked how many employees have been hired since Travis Rothweiler was first appointed as City Manager and will the current reorganization change it.

Josh Palmer stated it has been about two employees a year. The reorganization will not increase that employee rate. He explained the reorganizational structure.

Clint Sievers stated that the Banner building (40,000 sf) acquisition price is $440,000 .

Banner Building	$3,648,400.00
Owner Related Costs	$ 545,468.00

Design Fees	$ 248,356.00
Total Cost for New City Hall Project	$4,542,224.00

Schedule
-Design 6 months
-Approvals/bidding/contracts 2 months
-Construction 10 months
-Total 18 months

Capacity
-120-150 employees at full build out

Discussion followed.
Clint Sievers stated that the entire Council Chambers is 3,500 square feet. Asbestos abatement is part of the demolition for the Banner building and included in cost.

Jill Skeem stated that a space needs report was done in 2005 for the city. The assessment was done for 2005 to 2015. The report listed different options and drawings. For a new city hall it lists a square footage up to 2015 projected at 55,800 sf. with adding 5,000 sf. for allowances for growth beyond that year. The other option listed was the possibility of demolish the existing City Hall campus buildings, designing/constructing new facilities on the same site, and have a two story parking structure that could reduce surface parking and would allow for additional office space. She asked if this is even a possibility and when doing the construction to temporarily move City Hall to the Clinic.

Clint Sievers stated this is an option. The City owns the property and campus. It could be demolished and rebuilt to the extent of what that property would allow. The challenges will be displacement. . An analysis would have to be done on displacement and how and whom moves from the existing campus and where do they go and can they perform. The report mentions demolishing the campus buildings assuming this would be all of them or a configuration of all them. It could be the old city hall building, build on the parking and where that building sits, leaving the fire and police station. Or it could be a different combination.

Discussion followed.

Barry Knoblich stated he is confused about the high expense for dealing with the infrastructure at the Clinic. He does not see any value pricing in comparisons for the extra footage. He asked if the square footage had any value and does the bigger footprint with the parking lot have any value.

Clint Sievers stated he was not the architect who worked on the design for the County but has the information from 2008. The information he has presented is based on historical data. He understands the systems in the buildings are newer so they do have value. The systems were designed for specific use and building type and that use and building type is changing so those systems do not automatically translate to that new use. He believes the cost was associated with the removal of the systems and new systems implemented. This was for the County.

Depending on the City's use that work would have to be done to validate how those systems could work for the City. For example, the Clinic patient rooms up on the second floor, there is a toilet in every room so there is a demolition cost to that. The approach the County took was to demolish what they not use and build could back into an office building. When discussing structure the value is certainly there. It can be used regardless of building type. I believe it was more emphasizing the mechanical and plumbing systems. There is gas in the Clinic that would never be used for an office building. That gas would need to be pulled out for safety reasons. There are costs associated with all of that. I believe that is what the cost indicates. The Banner building is pretty open. There are few walls and few are finished. It would be easy to demolish and come in with an open slate and that is why costs are less. There is value to the square footage and if looking at it, you may make the assumptions that purchasing the building at $2.7 million now and have 89,000 sf. There is value to the 60,000 square feet that is not needed right and there is value in the parking area.

Mr. Moore stated the 60,000 sf in the Clinic building that would not be utilized would have an ongoing long term cost associated with it because it is part of a building that you would have to protect environmentally and with protection heat and protection cooling. Long range costs of an empty space need to be considered.

Clint Sievers agreed that there are maintenance and operation costs that would be applied to it. This would be the same for the Banner building. The volume you would have at the Banner building would be less therefore the costs would be appropriately less. Conditioning those 60,000 square feet in the Clinic building there is obviously an operation cost to that. Operationally there are mechanical units that serve those spaces and those mechanical units have life spans and over time would need to be replaced whether used or not.

Jill Skeem stated that it is her understanding that the former Clinic can heat with certain zones and are able to keep at different temperatures.

Clint Sievers stated that a mechanical engineer would rezone the building depending upon what the program stated. There would be reconfiguration to the mechanical systems to make this happen. The portion that is not occupied could be set down to 50 degrees and the rest of the building could be brought up to a normal occupied level.

Jill Skeem asked if the ~~interior~~ exterior of the Clinic could be completed at a later date.

Clint Sievers stated that could be the case with any of the scenarios discussed. You could phase your way into a new building. You could build phases of a new structure and build and plan and design an addition five years from now, etc. and pay for it at a later date. That is similar to how the Banner building was approached. That lower floor could be done at a later date but would finish 30,000 sf. now to accommodate the next couple of years of growth. The Clinic would be the same way. You could build a program and design a phase approach.

Greg Paulson stated that in summary, the Banner building is $4.5m, and the Clinic in the best case scenario is $7.5 unless you try to skimp on some of the improvements in which case it could be a little bit less. However, there would be costs associated with maintaining the empty parts of the building, and at this point it is a substantial investment for things that we may or may not need.

Clint Sievers stated it is one thing to discuss the facilities themselves and how they fit the needs from an interior program perspective, the other side of the conversation is the location of the facility downtown versus where the Latham property is located versus the Clinic building

Greg Paulson stated an email was sent by Bonnie Lezamiz. He asked if the Banner building and the Clinic building would give an additional tax base that would offset some of the costs.

Clint Sievers stated he has heard different stances (1) downtown should have more businesses after 5:00 p.m. With his limited experience he sees often its diversity that is more successful. He doesn't believe an 8 am to 5 pm would hurt. Anything to strengthen the downtown would be best. He has seen living in Boise and Meridian. Boise City Hall is right in the middle of downtown. Everything seems to be pretty strong in Boise and growing. Meridian, personally, have built their City Hall towards the end of Main Street and separated the building from Main Street and offset it to a busier road and put in a big parking lot in front. He has heard nothing but negative comments on how that works and what it does to strengthen downtown Meridian. They are fighting the Eagle Road impact and where is there center. Do they have a downtown Meridian or is it that Meridian is just Eagle Road and the surrounding streets and commercial properties. The Ada County Courthouse was also built backed up to downtown but facing a busy road and feedback received from clients are that they wished they would have flipped it and faced downtown.

Daphne Mallory asked why program development is being delayed and if this impact square foot needs.

Clint Sievers stated it is easy to estimate the square footage. There is a cost and time associated with the program. It is a couple of months of meetings and documentation to understand what the needs are in detail. This impacts square foot needs on a detailed standpoint.

Daphne Mallory asked if there are issues of the City renting out the excess volume to the community for use.

Kent Just stated that he believes building owners who rent property would be opposed to having a public entity compete with them.

Jill Skeem stated she believes that County West rents out space right now to other businesses.

Gary Garnand stated that he believes Mustard Seeds pays a donation of a dollar a year.

Josh Palmer stated this was discussed, but the general consensus is that the City is not in favor of being landlords for several reasons.

Fritz Wonderlich stated governments do not operate the way private entities do. If a tenant comes in and the City has space available for so many dollars a square foot, the City can't turn them down because this would be a denial of due process. This is not the City's expertise at managing property and renting to tenants. Politically the Council would be hesitant to compete against private property owners.

Jill Skeem explained that she has lived in different Cities and gave examples of what existed in those downtowns. Main Street is not that big and there already are administrative businesses including banks on Main Street. Having it on Main Street and empty after 5:00 p.m. and weekends she doesn't know how this can drive anyone downtown.

Clint Sievers clarified that where he sees success is where there is diversity. He believes there has to be a unique mix.

Suzanne Petruzelli asked about the parking at the Banner building. She does not see 418 available parking spaces.

Jill Skeem spoke with Otak today and they will be doing a presentation next week.

Gary Garnand stated that the Urban Renewal Agency looked at this and found there is more than adequate space. Lots are located behind Idaho Youth Ranch, D & L Evans Branch, and Obenchain Building. There is a lot behind the hotel and a couple of others around that are in close walking distance of that Banner building. There is lease parking currently used and very little of that parking is normally used. The 418 spaces are within a block to a block and one-half of the Banner building. The Latham property has 100 or so additional spots across the street and the Clinic has the two parking lots. The Clinic parking lot is about the same distance to the building as the Banner building from available parking.

Gary Garnand asked Clint Sievers if he is correct to say that the total cost for the Latham site with new construction and fixing City Hall and the Police Station is about \$12.2m. The Clinic at option #1 it is about \$13.2m to do the entire building, or phase #2 which is the first floor is \$10m, and the Banner building total is \$6.5m to \$7 m.

Clint Sievers stated that the \$6.5m to \$7 million includes the two police projects and the remodel of City Hall.

Jill Skeem asked where handicap would be placed at the Banner building.

Gary Garnand explained that the City owns the parking lots behind the D.L. Evans Bank. They do not own the Wells Fargo parking lot. They own everything virtually everything from Shoshone Street to Hansen Street. The city and/or the URA own the parking lot behind the hotel and a portion of a parking lot behind the Veterans Center. There are open spots in the leased parking lots. The Veterans Center has a certain amount of them leased. The rest of the parking lots are all public parking. The City has at most has 1/3 of the total space leased. There is street parking that could be designated as handicap parking.

Greg Paulson stated that if we were not doing something as far as downtown and invigorating that space what might happen to that building. He understands that it is not the committee's purpose to fix downtown.

Gary Garnand stated that a few years back the URA tried to revitalize downtown by getting people or businesses into that building. This was not a success. Part of the feedback received was that downtown doesn't have a viable punch. City Hall being downtown on that corner puts a punch at that location. There is viability on Main Street from the former Magic Valley Bank heading toward Duncan's. First Federal Bank, Glanbia, and St. Luke's have built in the peripheral of that core.

Kent Just stated that he understood that when the Rogerson Hotel was purchased by the URA there was a pledge that it would not become parking. He asked Gary Garnand if this was correct.

Gary Garnand stated he was not on the URA board when the hotel was purchase.

Kent Just stated he understood that the Rogerson Hotel would come down and be parking.

Jill Skeem asked if OTAK is looking at parking.

Michelle Carpenter stated that she will make available the downtown parking traffic report by Otak, Inc. One of the ideas discussed by the Main Avenue Redesign Committee was taking down the Rogerson Hotel and making that a plaza. If the Banner building were to become city hall it would open up to a plaza. She is in favor of having a city hall downtown and believes if this is done people would want to invest in downtown.

Barry Knoblich stated that the committee so far has voted on a need for a city hall and the current city hall footprint would be the police station and whatever else tis needed to utilize space. The committee is now looking at the Banner building and the Clinic. It appears to him that due diligence has been done on the Banner building but when looking at the Clinic building it appears to be sketchy. He believes the committee can narrow it down to the two buildings. It is also his understanding that there is a time limit based on the $10,000 placed on the Banner building. He suggested posting a citizen survey on the city's website for citizens to comment on which site they would like the best from a convenience standpoint and what they visualize for a city hall.

Jill Skeem asked if Barry Knoblich was recommending eliminating the Latham property.

Barry Knoblich stated that recommending eliminating the Latham property is a suggestion and not a motion at this point.

Chris Reed stated that ultimately it comes down to how to pay for a city hall and how much is the City Council is ready to give up from cash reserves of $13 million. The former Latham Motors is over that budget and the remodeling, property, and building is too expensive The Clinic building cost for Example 1 is just under $13 million. The Banner building is a little over one-half of the cash reserves.

Gary Garnand stated that the committee's charge is a two part process. The committee is to recommend where a City Hall should be and how should the City pay for it.

Chris Reed stated that he does not believe the committee can recommend where a City Hall should be without discussing how the City should pay for it.

Shelley Hart stated she is a property manager for someone who owns several building in the downtown area. She stated that she is in favor of city hall in the Banner building. As building owners and tenants in the downtown area there are pros having a City Hall downtown.

Kent Just stated he does not feel that the committee has done their due diligence. The committee needs to discuss the location of buildings/properties square footage, parking, cost, desirability, public acceptability, environmental considerations and pride factor. He believes there should be charts as to why the committee arrived where it did.

Jill Skeem asked if anyone was interested in finding out numbers relative to the option she discussed from the 2005 study for building or demolish the current City Hall.

Kent Just said he was up for more options.

Michelle Carpenter stated that the cost for that option would be more than $9m plus $5 a square foot for demolition.

Suzanne Petruzelli asked if more property would have to be bought in addition to the existing campus.

Clint Sievers stated that this option has not been reviewed but his assumption is there would be enough actual land area but unsure of parking. He believes a master plan would have to be done to see if the existing campus would work or not.

Clint Sievers stated that the footprint on the existing city hall is 11,000 – 11,500 sf. Obviously you can take that and go as high as code would allow.

Jill Skeem asked what the $4.5 m covered at the Banner building.

Clint Sievers stated that the $4.5m for the Banner bulling is based on finishing 30,000 sf. of the 42, 000 sf. - 45,000 sf. It would mean finishing the first floor, the mezzanine and the second or third floor. It would also include conditioning the basement. The basement could be used for storage, exercise area, etc., but it would not be finished as an office meeting environment.

Jill Skeem asked Clint Sievers to help her understand how there is adequate space at the Banner building.

Clint Sievers stated that the work that has been to date has been estimation. Travis Rothweiler and Mitch Humble have established the square footage the city is using for those spaces that would move. That 20,000 sf. - 25,000 sf. are actual raw numbers that come from plans and measurements on the existing buildings. Generally looking at a 45,000 sf. building and implementing 20,000 sf. to 25,000 sf. remaining is 20,000 sf. It's easy to assume there is room for growth if one-half of the building is built now. As for detail, you will not know until a program is done. The program will add a square footage in a quantifiable number to wishes and needs.

Jill Skeem asked if there is a concern if they do a space needs program that the Banner building will not be big enough when you add in plans for 50 years. She also asked where the City Council Chambers would be placed in the building.

Clint Sievers stated the City Council Chambers could be placed in the first floor at the Banner Building. The backside of the Banner building is open two levels and you could easily implement a two story or a larger volume as this into that side of the building. It could also go on the second floor depending on what the program said. There is no doubt that city hall would fit in the Banner building

Daphne Mallory stated she liked Kent Just's list and would like to add public use and programs. Discussion has been made on cash reserves but believes programs are crucial and should be the third item. The second item was how are we going to pay for this and the third should be the programs. She was curious about whether the list could be made available as a survey to the community.

Jill Skeem stated that a couple of meetings ago the committee motioned not to go to City Council to request the program but believes the city should be doing a program. She asked if the City is in the process of planning to do this program or waiting for the committee to pick a building and do a program.

Josh Palmer stated that the city is leaving it up to the committee if they want the city to move forward with a program.

Jill Skeem stated that she felt the City should have been doing something like this before and asked if the City was planning to do a program assessment.

Josh Palmer stated that the committee was asked to guide the City in its next steps and that may include a program assessment. He stated that this discussion started when the City felt there was a shortage of space and that it would be best to ask citizens to form a committee to decide if there was a need for more space, and if so what were potential solutions and how to would pay for them. He stated that the City didn't just look at how it would fit in the Banner building or the Clinic building. It looked at how much space would likely be needed for future growth, compiled a list of eleven properties as a starting point, and then asked the citizen committee to provide direction.

Jill Skeem asked Clint Sievers if a program can be done to a specific building at least for their needs.

Clint Sievers the program is totally separate from the design on a building. Many times for clients their firm will do a program and the client will campaign to raise money. Hummel is starting the program process with the YMCA in Meridian. Meridian does not have the money to do the project yet but Hummel is doing the program so that they know what they need. In that case the school district and the City are involved. Josh Palmer is correct with regard to the City and what has been done to date. The city was looking at potential properties around town and properties to place on the list and then start talking about how things fit and could move forward.

Art Hoag asked the availability of the building behind the Banner building. He stated that perhaps there is a possibility of the Banner building potentially incorporating more of that city block.

Lori Ward stated she is afraid the committee is getting lost in the weeds again. She respects Kent Just's list. The committee has been given the most complete information available. Frankly it is unrealistic to look at 30, 40, to 50 years into the future. Chris Reed had made a comment that 20 years ago we didn't have the internet so looking much beyond a 30 year window is purely guess work. Some of the properties that were on list are not available. We cannot assume that the three finalists are going to be available if we extend the process three to six months before making a recommendation. The committee's mandate is to make a timely recommendation in regard to where and considering cost. It is not the committee's purview to design the building or dictate what somebody needs as an office space. The committee has been given square footage the city currently uses and what they should be using. That is sufficient information for the committee to move forward in terms of what is a possibility square footage wise in any building. She recommended not going backwards and question the decisions made but move forward. The City Council ultimately will make the final decision. The community has stepped up the past two years and does not believe they are prepared for another bond levy.

Mr. Moore agreed with Lori Ward that he believes the committee has adequate information to make a recommendation to the City Council. The County found that the Clinic was too expensive to renovate and believes it would also be too expensive for the City to renovate. Ongoing maintenance cost should be considered as part of the long term investment. The Latham property has the gasoline tank and based on personal experience with underground blooms and remediation of hazardous materials in the ground, he costs can be excessive and the time frame incredible to clean up a gasoline bloom in the substrata below that property. The logical solution based on the three buildings that the committee narrowed down to, the Banner building is the option that makes sense. The suggestion of redoing the city hall campus would mean displacement of all communications capabilities, including city hall fire, and police during the construction phase. Displacement would add unforeseeable costs on terms of building out the campus. There would be no displacement of any current employees while constructing is going on at the Banner building, no indication of environmental impact subsurface remediation of hazardous materials, with the assumption that the growth rate of two employees per year the building would allow for growth for at least 25 years. Based on the understanding that at one point you reach a point of diminishing growth the growth rate may stop in ten or twenty years. Growth may continue for 25 but again there is enough space in that building to accommodate 25 years. As far as costs, the city has $13m in cash reserves a check could be written today for the Banner building, renovation of the existing city hall campus for police and fire and would not deplete the cash reserve fund. Cash reserves continue to grow not in leaps and bounds but through the wise use of city funds. He stated he is in favor of investing in the Banner building and moving forward.

Jill Skeem stated that she didn't think fire would be displaced. She believes that the police station could be move to the Clinic building. Homeland Security had been located at the Clinic.

Mr. Moore asked Jill Skeem for clarification of her comment of moving the entire communication infrastructure to the Clinic building.

Clint Sievers commented on the new scenario of a campus rebuild. There would be extensive work and costs associated with displacing dispatch/communications for police and or fire. He did not feel comfortable anticipating costs associated with displacement.

Jill Skeem asked where the police department would relocate if the building was renovated.

Clint Sievers stated that dispatch communications would stay in place and continue to operate. Upgrading systems, upgrading finishes, upgrading locker rooms would be phased. City hall may be used to during construction on the actual police station building

Jill Skeem asked if this would be the same if this were to be updated.

Clint Sievers said if this were to be relocated to the Clinic building for example; it would be a total infrastructure rebuild. The challenge is when you try to displace the police operations. He would want to spend time with the police department to find what it means to them. It becomes expensive if you displace police and locate that operation into a different facility.

Gary Garnand asked Lee Devore to comment.

Lee DeVore stated he served as Chief of Police for ten years. During that time remodeling of the police station was discussed. The communication system is complex and expensive and moving the system is a huge expense. As far as the down time for communications there are alternative communication centers that can handle some of it but right now they have a difficult time handling their own communications. This presents a major problem and that is why he is sure the City and staff does not recommend moving the communication center.

The committee has reviewed a list of eleven properties and locations and now the committee is down to three properties. After consideration he is in favor of the Banner building. He knew before he came in the process that staff was looking into the Banner building but now understands why. He believes staff did their due diligence on the Banner building.

Daphne Mallory stated she does not have all the critical pieces to make a decision. She believes programs are important because of the impact on square footage.

Greg Paulson asked if Ms. Mallory' is concerned that perhaps city hall should take on an additional functions.

Daphne Mallory stated that the city does not need to take additional functions on but suggested that a program assessment be done to determine the square footage.

Greg Paulson stated that the committee has spent substantial time on this very issue and it was voted a program assessment would not be done. City management has projected what their needs are for the future.

Daphne Mallory stated that this was based on employees and office space.

Greg Paulson stated that the City felt this is the amount of space they needed and this is what the need is going forward.

Daphne Mallory stated this is a separate issue of what she is suggesting. She is not promoting additional programs.

Greg Paulson asked Ms. Mallory to define her thought is on programs. Program from the architect's point of way is how much space you need to perform functions.

Daphne Mallory stated she is not talking about office space for City employees. She asked if the city considered the additional square footage for the two Deputy City Managers. Her concern is if we are dipping into cash reserves will there be another committee because we didn't engage a little bit more in long term thinking.

Jill Skeem stated that Art Hoag mentioned the buildings behind the Banner building and does not believe those buildings will be available in ten or twenty years. She asked if the city are anticipating purchasing buildings now and are they part of the budget. If a decision is made on cost then you have the Banner building. She does not believe the Banner building is the best location. She has spoken to citizens in the community and they are not in favor of the Banner building. Public access and parking to the Clinic building is preferred.

Susan Petruzelli motioned that we create a list that Kent Just started of criteria that we want to compare each, whatever location there may need be, and have this official list and keep adding critical things to it.

Jill Skeem asked if the list would be made public.

Kent Just said eventually.

Susan Petruzelli said the list will show the pros and cons of the Banner building and the Clinic building. She believes parking is not suitable and as a citizen would want to be able drive up and pay her water bill and not hike a mile.

Kent Just seconded the motion.

Voice vote showed the motion failed.

Josh Palmer stated that a few of the members of the committee have had to leave because the meeting had gone more than an hour longer than the posted time, and that it may be unfair to them if motions are made while they are not in attendance.

Susan Petruzelli asked if growth is being determined by City growth and strategic standing.

Josh Palmer stated that it is a combination of several indicators such as census reports, university studies, new employers, strategic planning, long-term planning, and information from community partners like the school district and others. He spoke to Travis Rothweiler on the phone and asked how many employees we added. When he started there were 271 and now there are between 274 – 278. Our largest growth is going to be with our law enforcement. As he envisions it, there is not going to be a lot of growth in the near future with our administrative offices. The committee has been discussing a remodel of this campus and it should be aware that parking is an issue at the current campus. That is one of the things that needs to be considered if looking at remodeling the existing campus.

Jill Skeem asked if a parking garage or something in the back could be a possibility.

Susan Petruzelli stated the school district has obviously done some growth studies and she asked if the city is tapped into that information with the City growth.

Josh Palmer stated that the City incorporates the school district's numbers and takes into account student population growth expectation.

Barry Knoblich stated he does not have enough information and can see the value of the two locations. He sees the value in the Banner building of the ability to stabilize downtown. The Clinic building provides ample parking, easy access, and a city park across the street. If based on cost a decision could be made today, but if looking at the long term they both have their own good things about them.

Greg Paulson asked if would make sense to have some direction if the plan is to look at more sites.

Kent Just would recommend everybody come back next week with sites they would want to discuss and have information available on the site.

Jill Skeem stated that she would like Clint Sievers to give the committee a view about the option she discussed.

Greg Paulson asked what is the format on making a suggestion for a site and whether that suggestion be added to the list or not.

Paul Ostyn made a motion to adjourn the meeting. The motion was seconded and the majority of the committee voted in favor of the motion.

Adjourned at 1:42 p.m.

Leila A. Sanchez
Deputy City Clerk/Recording Secretary

Citizens Committee for Facilities

DECISIONS

Thursday, December 11, 2014
City Council Chambers
305 3rd Avenue East -Twin Falls, Idaho

11:30 A.M.

AGENDA ITEMS	Purpose	By
1. Discussion and possible action on a recommendation to the Council regarding facilities.	Discussion/ Possible Action	Gary Garnand
2. Andy Daleiden from Kittelson via telephone will be available to review or answer questions regarding the downtown parking/traffic report.	Presentation	Andy Daleiden
3. Continued discussion on Banner, former Clinic building and any other options.	Discussion	Committee
4. Terry Kramer will be discussing why the County turned down the former Clinic and will report on the companies they currently rent to at County West.	Presentation	Terry Kramer
5. Eric Watte will be discussing the existing infrastructure of the former Clinic, the plans that go with the analysis of the building that exists, discrepancies with the building costs that were presented, and financing options.	Presentation	Eric Watte

DECISIONS

MOTION:
Kent Just moved to approve the 12-04-2014, Minutes, with the following change to page 6. "Jill Skeem asked if the ~~interior~~ exterior of the Clinic could be completed at a later date." The motion was seconded by Art Hoag.

Roll call vote showed all members present voted in favor of the motion. Approved 22 to 0.

1. Discussion and possible action on a recommendation to the Council regarding facilities.

MOTION:
Art Hoag motioned to limit committee discussion on the Banner building and the Clinic building. The motion was seconded by Doug Moore.

Alan Horner, Todd Blass, Jason Vickrey, Travis Quast, Barry Knoblich, Art Hoag, Ed Ditlefsen, Dave Moore, Lorie Ward, Michelle Carpenter Shayne Carpenter, Brian Dobbs, Terry Patterson, Debbie Dane, Lee Devore, Greg Paulson, Gary Garnand voted in favor of the request.

Kent Just, Daphne Mallory, Susan Petruzelli, and Paul Ostyn, Jill Skeem voted against the motion.

The motion passed. Vote 17 to 5.

MOTION:
Terry Patterson moved, based on the information from the city and based on the information that has been provided from the committee's visits of facilities, to take forward to the City Council the promotion of the Banner building.

MOTION:
Kent Just moved to table the motion. The motion was seconded by Daphne Mallory. Roll call vote showed Daphne Mallory, Susan Petruzelli, Barry Knoblich, Art Hoag, Paul Ostyn , Dave Moore, and Jill Skeem voted in favor of the motion.

Alan Horner, Todd Blass, Jason Vickrey, Travis Quast , Kent Just, Ed Ditlefsen, Lori Ward, Michelle Carpenter, Shayne Carpenter, Brian Dobbs, Terry Patterson, Debbie Dane, Lee Devore, Greg Paulson, Gary Garnand.

Failed 15 to 7.

Roll call vote on the **Main Motion** showed Alan Horner, Todd Blass, Jason Vickrey, Travis Quast, Kent Just, Art Hoag Ed Ditlefsen Lori Ward, Michelle Carpenter, Shayne Carpenter, Brian Dobbs, Terry Patterson, Debbie Dane, Lee Devore, Greg Paulson, Dave Moore, and Gary Garnand.

Daphne Mallory, Susan Petruzelli, Barry Knoblich, Paul Ostyn, and Jill Skeem voted against the motion.

Passed 17 to 5.

MOTION:
Ed Ditlefsen motioned to recommend to the City Council to use unrestricted cash reserve to pay for the remodeling for the Banner Building for the City Hall. The motioned was seconded by Michelle Carpenter. Alan Horner, Todd Blass, Jason Vickrey, Travis Quast, Kent Just, Barry Knoblich, Art Hoag, Ed Ditlefsen, Dave Moore, Lori Ward, Michelle Carpenter, Shayne Carpenter, Brian Dobbs, Terry Patterson, Lee Devore, and Greg Paulson. Gary Garnand

Daphne Mallory, Susan Petruzelli, Paul Ostyn, Jill Skeem voted against the motion. Debbie Dane absent.

Approved 17 to 4.

MOTION:
Kent Just moved to have the committees' co-chairs present to the City Council recommending the Banner building for a City Hall and to be paid from cash reserves.

Doug Moore seconded the motion.

Roll call vote showed all members present voted in favor of the motion. Approved 21 to 0. Debbie Dane absent.

The meeting adjourned at 1:02 p.m.

Leila A. Sanchez
Deputy City Clerk/Recording Secretary

PUBLIC HEARING: MONDAY DECEMBER 15, 2014

To: Honorable Mayor Hall and City Council

From: Jonathan Spendlove, Community Development Dept.

ITEM

Request: Request for ***Annexation*** of a 40 (+/-) acre parcel and a ***Zoning District Change and Zoning Map*** from R-1 VAR to C-1 PUD to allow a planned mixed use development compatible with the Urban Village/Urban Infill designation, as described in the Twin Falls Vision 2030 - A Comprehensive Plan, and consisting of a combination of mixed residential, professional office and light commercial uses on property located at the southwest corner of Pole Line Road East and Eastland Drive North. c/o Gerald Martens, EHM Engineers, Inc. on behalf of Northeast Investments, LLC (app. 2644)

Time Estimate:

The applicant's presentation may take up to fifteen (15) minutes. Staff presentation this evening may also be up to fifteen (15) minutes.

Background:

Applicant:	**Status:** Property Owner		**Size:** 40(+/-) acres
Northeast Investments, LLC P.O. Box 1901 Twin Falls, Idaho 83303 208-734-5681 Kent Taylor janaye@taylorlawoffices.net	**Current Zoning:** R-1 VAR Area of Impact (AoI)		**Requested Zoning:** C-1 PUD/Urban Village/Urban Infill upon annexation
	Comprehensive Plan: Urban Village/Urban Infill		**Lot Count:** 1 lot
	Existing Land Use: undeveloped		**Proposed Land Use:** a "planned development" consisting of mixed uses with a combination of residential uses, professional uses and light commercial uses.
Representative:	**Zoning Designations & Surrounding Land Use(s)**		
Gerald Martens EHM Engineers, Inc. 621 North College Rd, Ste 100 Twin Falls, Idaho 83301 208-734-4888 208-420-2461 cell gmartens@ehminc.com	**North: C-1 PUD**; Pole Line Rd E, Pillar Falls PUD-undeveloped	**East: R-2 PUD**; Eastland Dr N, The Preserve PUD - Undeveloped - -a mixed-use; NCO & residential development	
	South: R-1 VAR; Cheney Drive; developing Ensign Point residential subdivision	**West: C-1, R-4, R-4 PRO & R-1 VAR PUD**; Eastpark PUD- Undeveloped --a mixed use residential, professional and commercial development.	
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-8, 10-6-1, 10-7-6, 10-7-12, 10-10-1 through 3, 10-11-1 through 9, 10-14-1 through 9, 10-15-2		

Approval Process:

As per Twin Falls City Code **§10-6-1.4(E) Approval of a PUD Sub-District:**

1. Preliminary Development Plan: The petitioner for a planned unit development sub-district may, after pre-application conferences with the planning staff, submit a preliminary development plan to the Commission for review, which development plan shall include the following: **a.** The proposed site plan, showing building locations and land use areas; **b.** Proposed traffic circulation, parking areas, pedestrian walks and landscaping; **c.** Proposed construction sequence for buildings, streets, spaces and landscaped areas; **d.** Existing zoning district boundaries; **e.** A survey of the property, including topography, buildings, watercourses, trees over six inches (6") in trunk diameter, streets, utility easements, drainage patterns, right of way and land use; **f.** Other requirements that the Planning Department, Planning Commission, or legislative body may request.

2. **After Commission preliminary review, a public hearing** shall be held before the Commission and Council for a zoning district and zoning map amendment. (Ord. 2124, 10-15-1984)

As per Twin Falls City Code **§10-15-2: Annexation**

The Commission shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. The hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

... If the Commission makes a material change from what was presented at the public hearing, further notice and hearing shall be provided before the Commission forwards the proposal with its recommendations to the Council.

Budget Impact:

Approval of this request may have a financial impact on the City budget as residential and commercial development shall bring in additional tax revenue.

Regulatory Impact:

IF this request is approved the project shall be allowed to develop as approved.

History:

On August 12, 2014 the Planning & Zoning Commission heard the preliminary PUD presentation on this request. Due to public comments the public hearing was postponed until October 14, 2014. After the public hearing was closed at the October 14, 2014 P&Z meeting and at the applicant's request the request was tabled and later rescheduled to be heard by the Planning & Zoning Commission. On November 18, 2014 the applicant held a neighborhood meeting at EHM Engineer, Inc. offices. On November 25, 2014 the Commission held a public hearing for a recommendation on the zoning changes being proposed.

Analysis:

This is a request for ***Annexation*** of a 40 (+/-) acre parcel and a ***Zoning District Change and Zoning Map*** from R-1 VAR to C-1 PUD to allow a planned mixed use development compatible with the Urban Village/Urban Infill designation, as described in the Twin Falls Vision 2030 - A Comprehensive Plan, and consisting of a combination of mixed residential, professional office and light commercial uses on property located at the southwest corner of Pole Line Road East and Eastland Drive North. Staff will address the issue of annexation first, followed by the analysis of the proposed development plan designated C-1 PUD.

Annexation is allowed under certain circumstances. The property must be within the Area of Impact, adjacent to current city limits, and formally applied for by the owner of the property. This 40 (+/-) acre parcel is within the Area of Impact and abuts city limits on almost all sides. With this application submitted by the owner, all criteria for annexation have been met. The task of the Commission is to assign an appropriate Zoning District to the property if it were to be annexed. Since this request also contained an application for a rezone to C-1 PUD it would be appropriate for the Commission to review the Zoning Request/PUD and make a recommendation on whether it is an appropriate zone, as presented, for the designated area if it were to be annexed.

On November 25, 2014 the Commission unanimously recommended the C-1 PUD / Master Development Plan was an appropriate zoning designation upon annexation.

The PUD Agreement submitted by the applicant is similar in layout, form and function to those previously submitted by other entities. The Covenants in the document address the nature of the development through limited "Uses", and phasing of the development. There is no time limit placed on the development between phases. The PUD has addressed Street, Sewer, Water, and Drainage Improvements through typical Covenants that address Improvement Plans, Design, Phased Construction and Construction Supervision as well. One item that will require further examination is the status of the **"Private Drives"** as shown on the Master Development Plan. The City has recently encountered problems with private drives as it pertains to response by emergency personnel. Staff recommends placing a condition that the Status of the Private Drives to be determined by Staff and may be considered during the platting process.

In general, the PUD "Uses" and "Development Criteria" meet the Urban Village/Urban Infill designation found in the Twin Falls Vision 2030 - A Comprehensive Plan. Since we do not have an Urban Village/Urban Infill zoning district in place and for familiarity, staff will identify those sections that will differ from the Zoning Districts currently in practice within City Code.

This is the verbiage from the Twin Falls Vision 2030 - A Comprehensive Plan describing a ***Urban Village/Urban Infill*** development. (page 2-36):

"Urban Village/ Urban Infill

Urban Village/ Urban Infill uses are proposed within the existing City Limits on sites that are surrounded by built-up areas and which are generally smaller than land located on the outskirts of the community. Instead of being developed with single-family homes or similar homogenous uses, a mixed-use profile is envisioned, incorporating a range of residential uses and densities, in addition to commercial and community uses which support urban lifestyles. Mixed uses would be both vertical and horizontal, depending on the design qualities of each specific project. In addition to accommodating residential uses allowed through existing zoning, a wider range of housing types and patterns of development are encouraged, including Clustered Development, Mixed-Use and New Urbanist development patterns as appropriate for each given site and project (see Chapter 3 – Community Design for details). For example, areas currently classified for Medium Density Residential in the current zoning and land use plan should be allowed to develop with Urban Infill projects in the areas indicated on Map 2-4. In order to clarify the allowed uses and design qualities allowed within these areas, detailed design guidelines and infill standards should be developed."

- ***Covenant #2 Nature of the Development: A - USES***

  *The uses of the property between the westerly boundary of the property and Mountain View Drive and within 350 feet of Pole Line Road (**Area A**) will be limited to a "Bishop's Storehouse" facility as depicted in Exhibit D. In the event the "Bishop's Storehouse" is not located on said property the property may be developed for uses specified in Exhibit "C".*

  *The use of property West of Mountain View Drive and more than 280 feet North of Cheney Drive and more than 350 feet South of Pole Line Road (**Area B**) will be limited to residential townhomes, professional offices, or individual residences conforming to R1-VAR Standards.*

  *The uses within 280 feet of the Southerly boundary and West of Mountain View Drive (**Area C**) will be limited to individual residences conforming to R1-VAR Standards. All buildings within 280 feet of the southerly boundary shall be further restricted as outlined in Covenant 5, Section F.2.*

  *Except as provided herein, the uses in **Area D**, as designated on the Master Development Plan, shall be limited to those allowed in Exhibit "C".*

*The use of property East of Mountain View Drive, West of Eastland Drive, more than 280 feet North of Cheney and South of the access drive depicted on Exhibit B (**Area E**) shall be limited to professional offices.*

*The uses within 280 feet of the Southerly boundary and East of Mountain View Drive (**Area F**) will be limited to individual residences conforming to R1-VAR Standards. All buildings within 280 feet of the southerly boundary shall be further restricted as outlined in Covenant 5, Section F.2.*

- **Possible Impacts**: the list of uses provided in *Exhibit C* is a modified list of the current C-1 Zoning District. The applicant has only removed items from the list as shown in current C-1 Zoning Code; no new uses were introduced to the list. This was an attempt to address the need to conform to the Urban Village/Urban Infill description on the Comprehensive Plan.

  The subsequent paragraphs in the PUD Agreement describe areas of the Master Development Plan that will be limited to certain types of development. The effect of these restrictions is illustrated in the Development Key on the Master Development Plan (Attachment #5).

  Area B is described in the PUD Agreement as able to develop into Single Family Homes, or Townhomes, or Professional Offices, or a combination of these. Whichever use is developed will be built to the R-1 VAR Development Standards for lot size, setbacks, height, ect. The Urban Village/Urban Infill Designation has a description that calls out the need for a variety of housing options. If this particular area were developed under R-1 VAR or PRO, the overall PUD would not have a variety of housing options located within the boundary.

  Areas C and F are further limited by certain standards as identified in this PUD under **Covenant 5- F: Building Standards -2 Cheney Drive Restrictions.** These restrictions will be detailed later in this report.

- ***Covenant #5 – C: Landscaping:*** *Perimeter landscaping shall be required to be installed on each parcel of the Property and in the public right-of-way adjacent thereto at the time site and building improvements are completed thereon or by the next planting season for the proposed vegetation. Such landscaped perimeter shall be installed from the back of the curb in the public right-of-way, and shall be extended toward the interior of lots to the dimensions set forth below.*

  Pole Line Road – 35 feet (inclusive of a five foot (5') detached sidewalk)
  Eastland Drive – 35 feet (inclusive of a five foot (5') detached sidewalk)
  Mountain View Drive – 20 feet except the area depicted as park/wetlands.
  Cheney Drive – 20 feet

  All parking areas shall include landscape islands spaced at intervals not exceeding eight standard parking spaces.

  Landscaping adjacent to Eastland Drive and Pole Line Road shall be positioned to minimize shading of the roadway surface that would cause reduced snow melt conditions.

- **Possible Impacts:** The requirements identified for landscaping go beyond what is required in current City Code. Specifically, the perimeter landscaping will include a detached sidewalk to allow for safer pedestrian traffic on Pole Line Rd East and Eastland Drive North.

  The interior parking lot landscaping is also more than will be required in City Code. The City recently adopted a new parking code that requires landscaping islands at intervals of fifteen (15) spaces.

  These proposed standards will result in a development that has increased landscaping and vegetation buffers for internal users as well as those areas surrounding the development. Overall, staff believes these changes to be positive and will greatly beautify the roadway corridors that connect to the surrounding areas above what current city code requires.

- ***Covenant #5 – D: Landscaping Plan**: At the time of development, each parcel shall be landscaped to include the following: Fifty percent (50%) of the lineal footage of street frontage of landscaping shall have berms with a ridge elevations of at least eighteen inches (18") in height with at least fifty percent (50%) of the berming having a minimum ridge elevations of (30") in height. The landscaped perimeter shall have a minimum of one tree per five hundred (500) square feet of landscaped area and a minimum of one shrub per one hundred (100) square feet of landscaped area. At least seventy five percent (75%) of the shrubs and trees shall be evergreen. Trees and shrubs may be grouped but not over seventy-five feet (75') between such groupings. All trees shall have a height of at least four feet (4') when planted. Plants and trees will be selected for their hardiness and variety in color and texture. In addition to the foregoing, each individual parcel must also satisfy the landscaping requirements of the underlying Zone as identified on the Master Development Plan.*
-
  - **Possible Impacts:** As described, the development will require more landscaping in areas that are not currently required in City Code. This additional landscaping would help towards making the development more in-line with the Urban Village/Urban Infill designation as described in the Comprehensive Plan for this area. Also, the grouping, height and type of trees and shrubs required could lend toward a more water wise landscape plan for the area.

- ***Covenant #5 – F: Development Standards-1. Architectural Style***
  …g. Building Size: *All buildings shall conform to the IBC. Building footprints exceeding 40,000 square feet shall be required to obtain Special Use Permit approval as outlined in Twin Falls City Code, as amended.*

  - **Possible Impacts:** This item is a departure from any base zoning code the city currently has enacted. The purpose behind this requirement is to bring the development more in line with the Urban Village/Infill description found in the Comprehensive Plan. This item makes this development distinctly different from the C-1 Zone by limiting building footprint size unless a Special Use Permit is obtained through a public hearing process.

- ***Covenant #5 – F: Development Standards-2. Professional Office Restrictions:***
  a. *Professional Office uses and development in Area B and Area E shall include a Master Landscaping Plan designating common landscape areas. All landscaping materials and landscape maintenance shall be uniform and maintained in a uniform manner.*

- **Possible Impacts:** This item will cause landscaping in Area E to be designed and maintained in a uniform manner. If Area B is developed with Professional Office, it also causes it to be designed and maintained in a uniform manner.

- ***<u>Covenant #5 – F: Development Standards-3.Cheney Drive Restrictions</u>***

  All buildings within 280 feet of the Southerly boundary (Area C and Area F) shall be of residential architectural character.

  Residential units within 280 feet of the South boundary shall have the following additional requirements:

  a. *Minimum living unit size of residences shall be 1600 square feet exclusive of garage.*
  b. *Each residence shall have a 2 car or larger garage.*
  c. *Lot area shall average not less than 10,000 square feet*
  d. *Exterior material shall be brick, stucco or stone, or a combination thereof.*
  e. *No garage doors shall face Cheney Drive.*
  f. *Roof pitches shall be not less than 6 in 12.*
  g. *Building height shall not exceed 28 feet.*
  h. *Any fencing parallel to and adjacent to Cheney shall be uniform and approved by the architectural control committee.*

  - **Possible Impacts:** These regulations restrict the development standards for buildings within 280 feet of the South boundary (**Area C** and **Area F**). These criteria place minimum standards for any residential development that occurs in these areas. These criteria will be reviewed and enforced by City Staff at the time of Building Permit submittal. These restrictions are not found in Twin Falls City Code. These restrictions are typically found within Codes, Covenants, and Restrictions (CC&R's). The greatest impacts these restrictions will have are on future land owners for this property, as well as an increased review time for future Building Permits.

- ***<u>Covenant #5 – F: Development Standards-4.Cheney Drive Restrictions</u>***

  Residential townhomes constructed as defined by the City of Twin Falls as of the date of this agreement and in the designated area West of Mountain View Drive (Area B) shall be of residential architectural style and shall not exceed a footprint greater than 10,000 square feet (exclusive of garages) and shall have the following additional requirements.

  a. Minimum living unit size of 1600 square feet exclusive of garages.
  b. Each residence shall have a two car or larger garage.
  c. Exterior material shall be brick, stucco or stone or a combination of thereof.
  d. Roof pitches shall not be less than 6 in 12.
  e. Building height shall not exceed 35 feet.
  f. The maximum density shall not exceed on average a density of 8 residential units per acre.
  g. All landscaping shall be uniformly designed and maintained.
  h. Common amenity facilities including owners meeting rooms, pools, outdoor recreation equipment are allowed uses.

- **Possible Impacts:** These regulations restrict the development standards for buildings within **Area B.** These criteria place minimum standards for the Townhouse development, if it occurs in this area. These criteria will be reviewed and enforced by City Staff at the time of Building Permit submittal. These restrictions are not found in Twin Falls City Code. These restrictions are typically found within Codes, Covenants, and Restrictions (CC&R's). The greatest impact these restrictions will have are on future land owners for this property, as well as an increased review time for future Building Permits.

- ***Covenant #5 – F: Building Standards-3.Sign Plan***
  a. *Project Identification Signs: Project identification signs will be monument type signs with a maximum height of 10 feet measured above the adjacent curb.*
  b. *Building Signs: Building signage shall be limited to wall mounted signs in conformance with City of Twin Falls sign code and/or monuments signs with a maximum size of 100 square feet per building.*
  c. *No Pylon or roof mounted signs.*
  d. *All signs shall be approved by the project architectural review committee and subject to City of Twin Falls sign code.*

  - **Possible Impacts:** This list of requirements is more restrictive than the current sign code. The greatest impact will be to the future owners/developers of any commercial or professional development which may take place.

- ***Covenant #5 – F: Building Standards-9.Pedestrian Improvements:***
  The Developer will provide pedestrian and bicycle access from and to the perimeter public sidewalk. The walkways may be constructed of asphalt, concrete or concrete pavers and designed to provide access from all developed parcels.

  - **Possible Impacts:** Staff does not feel this change will have a significant impact to the development or its connectivity to surrounding areas. Pathways required for ADA Compliance will still need to be met according to applicable codes and laws.

On November 25, 2014 a public hearing before the Planning & Zoning Commission took place. Upon conclusion of the public hearing and deliberations Commissioner Munoz made a recommendation the Zoning District Change & Zoning Map Amendment, as presented and including staff recommendations, is an appropriate Zoning District.
Commissioner Derricott seconded the motion. All members present voted in favor of the motion.

1. Subject to site plan amendments per Building, Engineering, Fire and Zoning Officials for compliance with City Code requirements and standards.
2. Subject to development in compliance with the Master Development Plan and the PUD Agreement as approved.
3. Subject to all development within Area B being uniform in "Use".

Conclusion:

Staff concurs with the Commission's recommendation.

Attachments:

1. Narrative
2. Zoning Vicinity Map
3. Comprehensive Plan Future Land Use Map
4. Comprehensive Plan Urban Village/Urban Infill Description
5. Canyon Village Master Development Plan
6. Building Reference Photos (10)
7. LDS Storehouse Information (2)
8. Canyon Village PUD Agreement
9. Site Photos (3)
10. Portion of the November 25, 2014 P&Z minutes

A Portion of
Government Lot 1, Section 3, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho

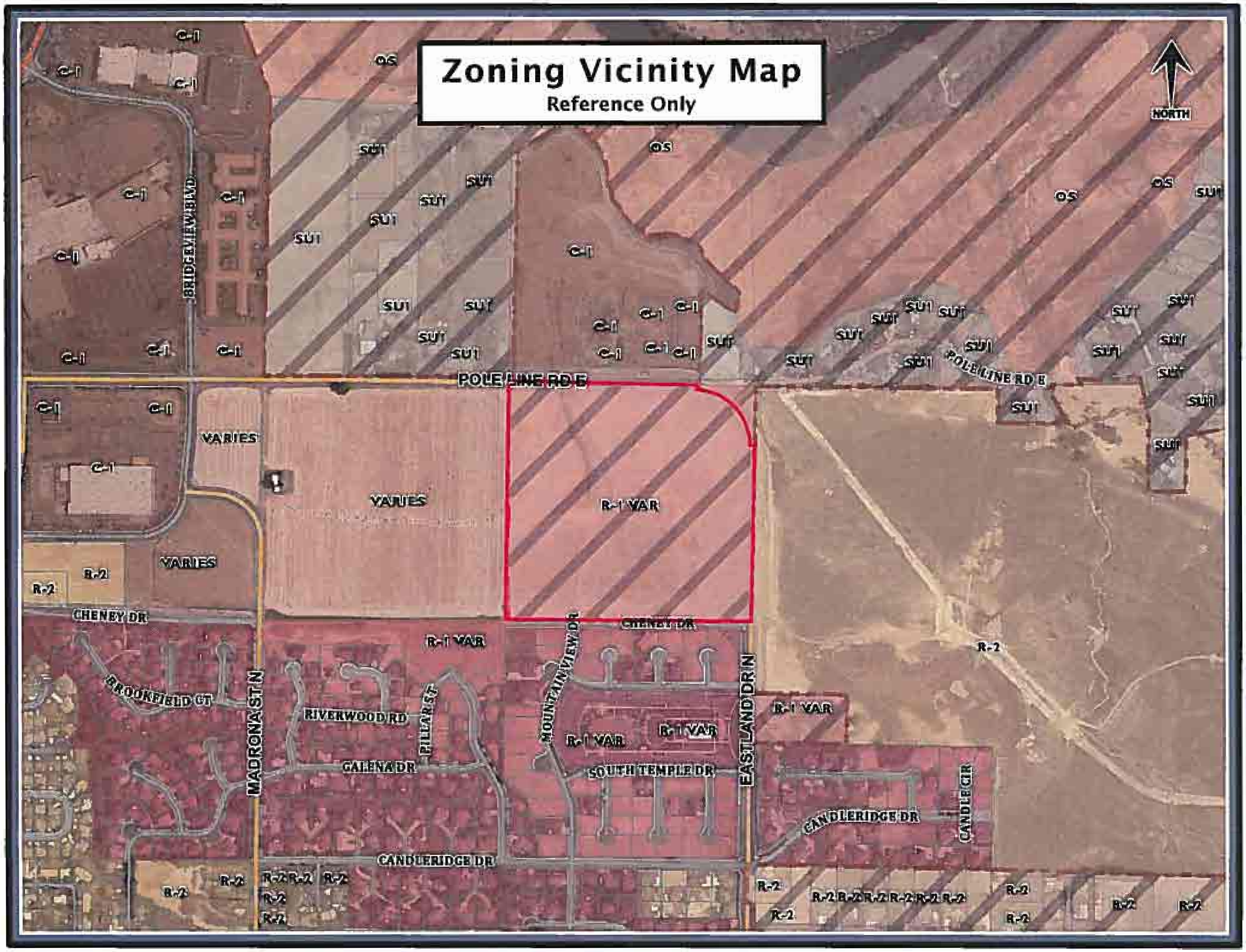
<u>Reason for Annexation, Zoning District Change and Zoning Map Amendment:</u>

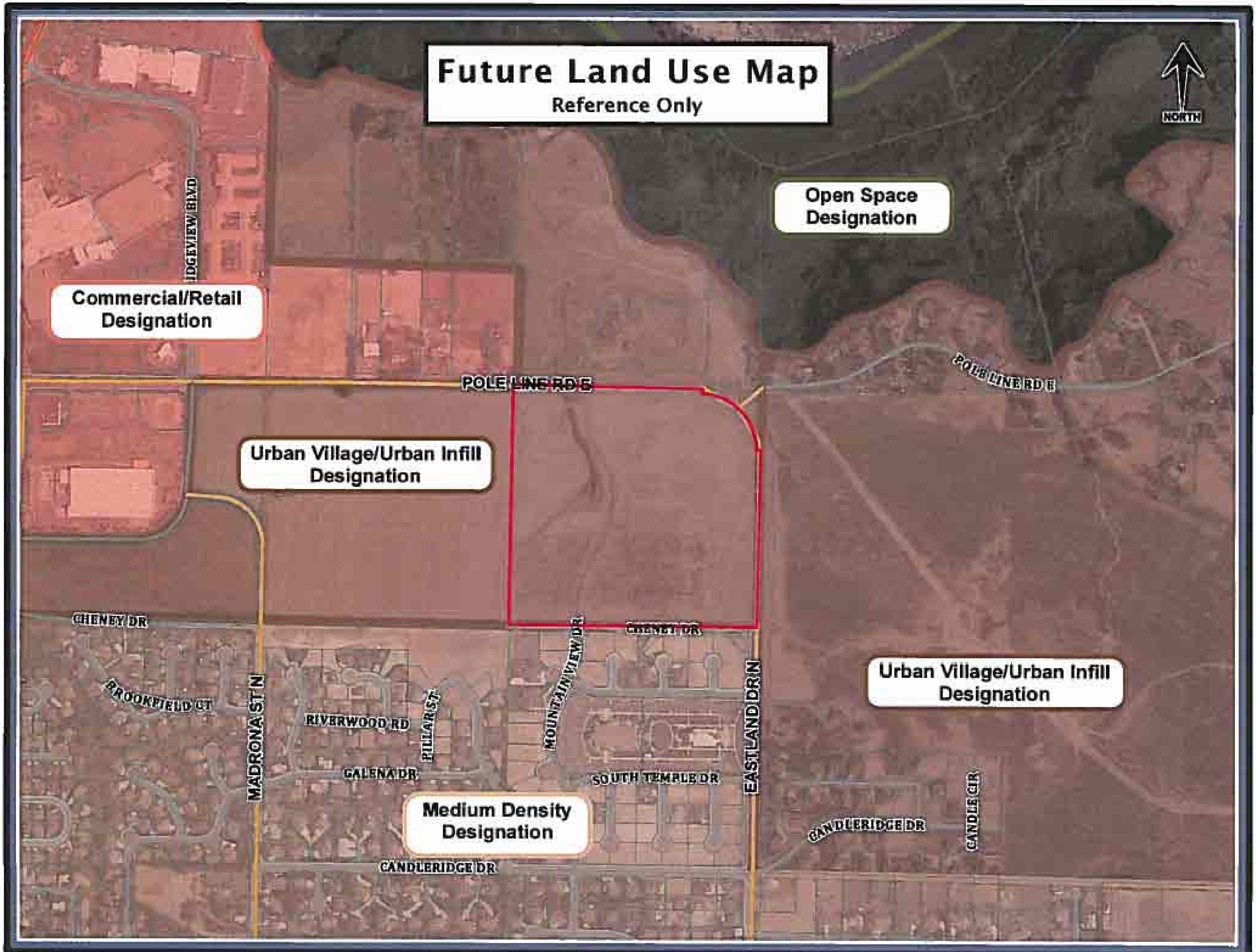
This request for annexation and zoning change is required for Annexation, Zoning District Change and Zoning Map Amendment for the City of Twin Falls. This request is to annex and rezone a portion of Government Lot 1, Section 3, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho. Subdivision from R1 Variable to C-1 PUD.

Annexation and Rezoning of said Lot 1 is in compliance with the Twin Falls Vision 2030: A Comprehensive Plan for a Sustainable Future. Uses of the property will comply with zoning regulations as published in Title 10 – Zoning and Subdivision Regulations.

Property to the north is currently primarily zoned C-1 PUD. Property to the East and South are R1-variable. Property to the West is R4

The proposed uses are those specified in C-1 zone as amended by the PUD Agreement.


Zoning Vicinity Map
Reference Only
NORTH
POLE LINE RD E
BRIDGEVIEW BLVD
CHENEY DR
MADRONA ST N
MOUNTAIN VIEW DR
EASTLAND DR N
BROOKFIELD CT
RIVERWOOD RD
PILLAR ST
GALENA DR
SOUTH TEMPLE DR
CANDLERIDGE DR
CANDLE CIR
R-1 VAR
VARIES
C-1
SU1
OS
R-2



Future Land Use Map
Reference Only
NORTH
Open Space Designation
Commercial/Retail Designation
IDGEVIEW BLVD
POLE LINE RD E
Urban Village/Urban Infill Designation
CHENEY DR
MOUNTAIN VIEW DR
EASTLAND DR N
Urban Village/Urban Infill Designation
BROOKFIELD CT
MADRONA ST N
RIVERWOOD RD
PILLAR ST
GALENA DR
SOUTH TEMPLE DR
Medium Density Designation
CANDLERIDGE DR
CANDLE CIR

Urban Village/ Urban Infill

Urban Village/ Urban Infill uses are proposed within the existing City Limits on sites that are surrounded by built-up areas and which are generally smaller than land located on the outskirts of the community. Instead of being developed with single-family homes or similar homogenous uses, a mixed-use profile is envisioned, incorporating a range of residential uses and densities, in addition to commercial and community uses which support urban lifestyles. Mixed uses would be both vertical and horizontal, depending on the design qualities of each specific project.

In addition to accommodating residential uses allowed through existing zoning, a wider range of housing types and patterns of development are encouraged, including Clustered Development, Mixed-Use and New Urbanist development patterns as appropriate for each given site and project (see Chapter 3 – Community Design for details). For example, areas currently classified for Medium Density Residential in the current zoning and land use plan should be allowed to develop with Urban Infill projects in the areas indicated on Map 2-4. In order to clarify the allowed uses and design qualities allowed within these areas, detailed design guidelines and infill standards should be developed.

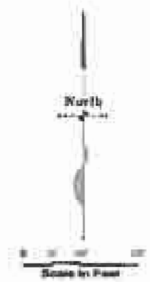
Notes

Development Key

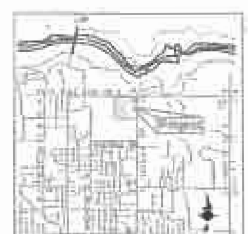
Landscaping Summary

EXHIBIT B
PUD Plan
For
Canyon Village, PUD

Located In
A Portion of
Gov't Lot 1 , Section 3
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2014



Design Data



VICINITY MAP

EHM Engineers Inc.
Engineers / Surveyors / Planners

Planned Unit Development Plan
For
Canyon Village, PUD
Twin Falls, Idaho


07 03 2014


03 2014


Idaho
Central
938
ATM
07.03.2014


07 03 2014


07 03 2014


07 03 2014


07 03 2014


CANYON
CANYON
CANYON
07 03 2014


07 03 2014

RECEIVED

SEP 16 2014

CITY OF TWIN FALLS
BUILDING DEPT.

Bishops' Storehouse
Home Storage Center

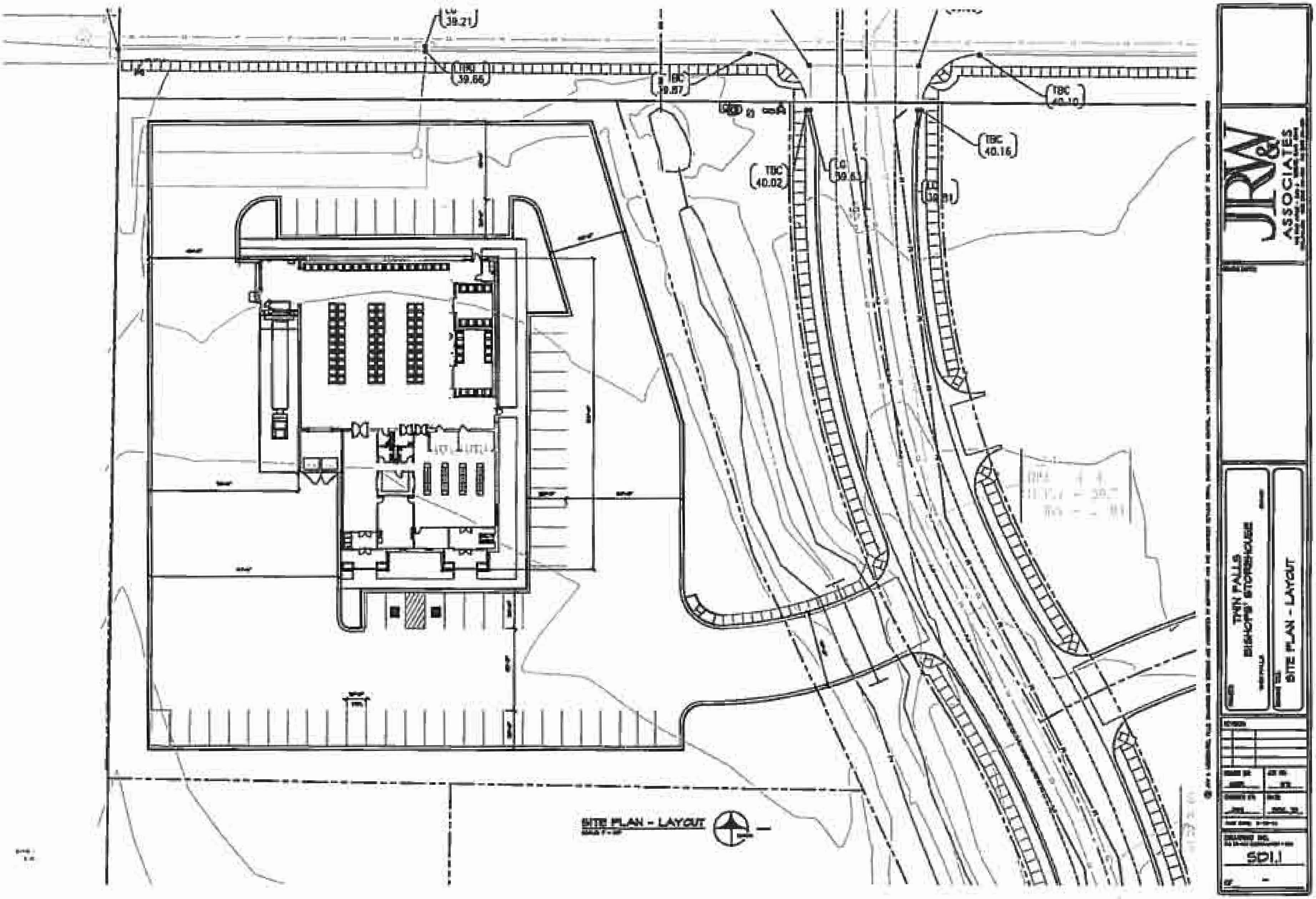
Description of Services and Operations

The proposed Bishops' Storehouse is a 14,397 square foot facility where local LDS congregational leaders can refer recipients to receive temporary assistance. The facility is basically a small grocery store without a cash register.

Products are delivered by truck to the warehouse, typically twice a month, and volunteers unload and stock the shelves and coolers. The number of truck deliveries is dependent upon the local need for grocery items. The facility is the final destination for all receivables. The intent is that the warehouse will have a 2-3 month inventory. Perishable items must be delivered on a regular basis.

The facility is open Monday – Saturday 8am-6pm with approximately 10-12 missionaries or volunteers.

The proposed parcel would allow for approximately 4,000 square feet of expansion in the future.



LG 39.21
TBC 39.66
TBC 39.87
TBC 40.02
LG 39.61
TBC 40.16
TBC 40.10
SITE PLAN - LAYOUT
JRW & ASSOCIATES
TWIN FALLS
BISHOPS' STOREHOUSE
SITE PLAN - LAYOUT
SD1.1

CANYON VILLAGE PUD

MIXED USE PLANNED UNIT DEVELOPMENT AGREEMENT

THIS AGREEMENT, made and entered into this ______ day of __________________, 2014, by and between the CITY OF TWIN FALLS, a municipal corporation, State of Idaho (hereinafter called "City"), and Northeast Investments, LLC, an Idaho limited liability company (hereinafter called "Developer") whose address is P.O. Box 1901, Twin Falls, Idaho 83303-1901.

RECITALS

WHEREAS, Northeast Investments, LLC, (hereinafter referred to as "Owner" or "Developer"), is owner of certain tracts of land in the City of Twin Falls, State of Idaho, all parcels are more particularly described in "Exhibit A", and attached hereto. The subject land is located at the southwest corner of Poleline Road and Eastland Drive (hereinafter "Property"): and

WHEREAS, Developer intends to develop and/or sell portions of the Property from time to time: and

WHEREAS, Developer has requested the City of Twin Falls to annex and rezone the Property as a C-1 Planned Unit Development ("Project") and has submitted to the City a Master Development Plan therefore (attached hereto as Exhibit "B"): and

WHEREAS, City, by and through its City Council, has agreed to the development of said land within the City of Twin Falls, Idaho, subject to certain terms, conditions and understanding, which terms, conditions and understandings are the subject of this agreement.

COVENANTS

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, Developer and City agree as follows:

1. **NATURE OF THE AGREEMENT:** This agreement shall become part of the C-1 PUD zone with respect to the Property upon its full execution and recording. Owner and its assigns or successors in interest, as well as City and its assigns or successors (if any), shall be bound by the terms and conditions contained herein.

   Development shall be designed and developed consistent with Urban Village/Urban Infill land uses and development concepts and goals as defined in the City of Twin Falls Vision 2030; A Comprehensive Plan for Sustainable Future.

2. **NATURE OF THE DEVELOPMENT:** It is agreed by the parties hereto that certain language and requirements pertaining to the "C-1 PUD" zone shall be interpreted as follows:

A. **USES:**

The uses of the property between the westerly boundary of the property and Mountain View Drive and within 350 feet of Pole Line Road (Area A) will be limited to a "Bishop's Storehouse" facility as depicted in Exhibit D. In the event the "Bishop's Storehouse" is not located on said property the property may be developed for uses specified in Exhibit "C".

The use of property West of Mountain View Drive and more than 280 feet North of Cheney Drive and more than 350 feet South of Pole Line Road (Area B) will be limited to residential townhomes, professional offices, or individual residences, conforming to R1-VAR Standards.

The uses within 280 feet of the Southerly boundary and West of Mountain View Drive (Area C) will be limited to individual residences conforming to R1-VAR Standards. All buildings within 280 feet of the southerly boundary shall be further restricted as outlined in Covenant 5, Section F.2.

Except as provided herein, the uses in Area D, as designated on the Master Development Plan, shall be limited to those allowed in Exhibit "C".

The use of property East of Mountain View Drive, West of Eastland Drive, more than 280 feet North of Cheney and South of the access drive depicted on Exhibit B (Area E) shall be limited to professional offices.

The uses within 280 feet of the Southerly boundary and East of Mountain View Drive (Area F) will be limited to individual residences conforming to R1-VAR Standards. All buildings within 280 feet of the southerly boundary shall be further restricted as outlined in Covenant 5, Section F.2.

B. **PHASING OF DEVELOPMENT:** Developer shall be permitted to develop the property in phases, provided those phases are in compliance with the Planned Unit Development Plan, the PUD Agreement and an approved preliminary/final plat, if platted. The city staff will affirm phasing limits as part of construction plan approval. The designation and location of specific uses and buildings on the Planned Unit Development Plan are conceptual, and minor changes therefrom shall not provide a basis for disapproval. Lot lines as shown on the Planned Unit Development Plan are conceptual but may be relocated or eliminated at time of final plat. There shall be no minimum or maximum time limit between completion of any phase and commencement of the next phase.

3. **STREET, SEWER, WATER AND DRAINAGE IMPROVEMENTS:** Developer shall be responsible for the design and construction of street, sewer, water, drainage and irrigation systems on the Property (hereinafter "Improvements") as described herein in accordance with City standards.

A. **IMPROVEMENT PLANS:** Developer shall, as to each phase of its development, file or cause to be filed with the City a complete set of plans for that development phase, showing all Improvements contemplated within that phase of the development (hereinafter "Improvement Plans"). The Improvement Plans and all Improvements shown thereon shall meet the approval of the City, which approval shall be given if such plans conform to established City requirements at the time of development, the Planned Unit Master Development Plan and this PUD Agreement.

B. **IMPROVEMENT DESIGN AND CONSTRUCTION:** Developer shall, at its expense, design, construct and install the Improvements in accordance with the approved Improvement Plans. Notwithstanding the foregoing, nothing in this agreement shall prohibit City participation in the cost of financing of Improvements on the Property if mutually agreed to by the parties hereto.

C. **PHASED CONSTRUCTION:** Developer may install the Improvements all at once or in phases. Developer shall provide the City with written notification of which phase it intends to develop, when and of what portion, or portions, of said Improvements it intends to complete at that time; and agree to make such modifications and/or construct any temporary facilities necessitated by such phased construction work as shall be required and approved by the City, which approval shall not be unreasonably withheld.

D. **CONSTRUCTION SUPERVISION:** Developer shall use a qualified construction engineer or supervisor to supervise the construction, inspection and testing of the work as necessary, to ensure that all such Improvements are constructed in accordance with the approved Improvement Plans. The Developer shall notify the City of development work a minimum of 48 hours prior to beginning work.

E. **NON-COMPLIANCE:** In the event any of the requirements with regard to the installation of said Improvements are not complied with, the City shall give written notice to Developer of said non-compliance. Within thirty (30) days of its receipt of notice (or, in the case of non-compliance that will take in excess of thirty (30) days to cure, Developer shall commence to cure within thirty (30) days of receipt of notice and diligently pursue the same to completion). In the event Developer fails to cure said non-compliance in the manner set forth hereinabove, the City shall have the right to withhold the issuance of any future building permits and certificates of occupancy within that phase of such "PUD" until such time as all requirements specified in this Section 3 have been complied with; PROVIDED, HOWEVER, Developer shall have the right to appear before the City Council at any regular meeting after any building permits and certificates of occupancy shall have been withheld for reasons set forth in this paragraph and shall have the right to be heard as to why such building permits and certificates of occupancy should be issued. The City Council shall then in good faith and in an objective manner decide whether said building permits and certificates of occupancy should be issued, and its decision shall be final, except that the rights of the parties are preserved at law and equity.

F. **FEES:** Developer shall pay, or cause to be paid, to City all applicable fees if any, with regard to the installation of Improvements pursuant to the Improvement Plans. However, City water and sewer connection and service charges shall be paid for by individual developers and users at the rates set by applicable City ordinances and resolutions.

G. **DEDICATION OF IMPROVEMENTS:** City hereby agrees to accept maintenance responsibility for the public improvements upon final acceptance of the work.

4. **PLATS:** Developer agrees to file with the City a preliminary plat of the entire property, prepared by a registered professional engineer, of the real property or any phase thereof which is the subject of this agreement. Final plats for phases to be developed shall be submitted specifically identifying and dedicating all necessary public easements and those rights-of-way the City agrees to accept herein and in the Standard Developers Agreement. It is agreed that said plats and any amendments thereto must first be approved by the City.

5. **INDIVIDUAL PARCEL DEVELOPMENT CRITERIA:** The property or any portion thereof shall be developed in accordance with criteria set forth in this Section 5.

A. **APPROVAL AND CONSTRUCTION:** All improvements shall be constructed in accordance with engineered drawings and specifications, describing in reasonable detail the work to be performed, which drawings and specifications shall first be approved by City and meet City standards, which approval shall not be unreasonably withheld.

B. **BUILDING SETBACKS:** All buildings on the Property are to be constructed with minimum setbacks in conformance with the setback requirements of the underlying zone as identified on the Master Development Plan and the centerline setbacks as described in Title 10 Zoning Regulations, or the Master Transportation Plan as amended.

C. **LANDSCAPING:** Perimeter landscaping shall be required to be installed on each parcel of the Property and in the public right-of-way adjacent thereto at the time site and building improvements are completed thereon or by the next planting season for the proposed vegetation. Such landscaped perimeter shall be installed from the back of the curb in the public right-of-way, and shall be extended toward the interior of lots to the dimensions set forth below.

Pole Line Road – 35 feet (inclusive of a five foot (5') detached sidewalk)
Eastland Drive – 35 feet (inclusive of a five foot (5') detached sidewalk)
Mountain View Drive – 20 feet except the area depicted as park/wetlands.

Cheney Drive – 20 feet

All parking areas shall include landscape islands spaced at intervals not exceeding eight standard parking spaces.

Landscaping adjacent to Eastland Drive and Pole Line Road shall be positioned to minimize shading of the roadway surface that would cause reduced snow melt conditions.

D. **LANDSCAPING PLAN:** At the time of development, each parcel shall be landscaped to include the following: Fifty percent (50%) of the lineal footage of street frontage of landscaping shall have berms with a ridge elevations of at least eighteen inches (18") in height with at least fifty percent (50%) of the berming having a minimum ridge elevations of (30") in height. The landscaped perimeter shall have a minimum of one tree per five hundred (500) square feet of landscaped area and minimum of one shrub per one hundred (100) square feet of landscaped area. At least seventy-five percent (75%) of the shrubs and trees shall be evergreen. Trees and shrubs may be grouped but not over seventy-five feet (75') between such groupings. All trees shall have a height of at least four feet (4') when planted. Plants and trees will be selected for their hardiness and variety in color and texture. In addition to the foregoing, each individual parcel must also satisfy the landscaping requirements of the underlying zone as identified on the Master Development Plan.

E. **DRAINAGE:** Storm water from the development shall be retained as required in current City Ordinances and regulations. Facilities to retain storm water shall be designed, constructed and maintained by the property owner.

F. **DEVELOPMENT STANDARDS:** Buildings and improvements shall comply with the following standards:

1. **Architectural Style:** Architectural Style of Construction shall be generally consistent with plans submitted through hearing process.

   a. Building Colors: Building exterior colors shall be muted earth tones, provided, however, that accent colors other than muted earth tones may be used if they do not create continuous vertical or horizontal stripes and will not cover more than 10% of the exterior wall surface. The accent colors may be used around doorways, windows and architectural projections as a contrast to the muted earth tones and shall not dominate the color scheme of the building.
   b. Exterior Materials: Building exterior materials should be stone, architectural masonry, EIFS, architectural metals, brick, wood, architectural concrete and other materials as may be approved by the Developer's architectural control

committee. These materials shall be used on all exposed sides of all buildings.

c. Building Roofs: Exposed roofing materials shall be tile, architectural composite, architectural metal, wood shingles or slate. Flat roofs and roof top mechanical equipment shall not be visible from adjacent streets or adjacent properties.
d. Glass: Glass shall be of a non-reflective finish.
e. Lighting: All area lights shall be shielded to preclude exposure of the light source from adjacent streets and adjacent properties. Neon accent lighting shall be subtle and compatible with the building architecture.
f. Building Height: Unless otherwise defined herein building height shall not exceed 35 feet in height exclusive of architectural projections, as measured from the top of the back of the curb at the main building approach from the nearest public roadway.
g. Building Size: All buildings shall conform to the IBC. Building footprints exceeding 40,000 square feet shall be required to obtain Special Use Permit approval as outlined in Twin Falls City Code, as amended.

2. **Professional Office Restrictions:**

a. Professional Office uses and development in Area B and Area E shall include a Master Landscaping Plan designating common landscape areas. All landscaping materials and landscape maintenance shall be uniform and maintained in a uniform manner.

3. **Cheney Drive Restrictions:**

All buildings within 280 feet of the Southerly boundary (Area C and F) shall be of residential architectural character.

Residential units within 280 feet of the South boundary shall have the following additional requirements:

a. Minimum living unit size of residences shall be 1600 square feet exclusive of garage.
b. Each residence shall have a 2 car or larger garage.
c. Lot area shall average not less than 10,000 square feet
d. Exterior material shall be brick, stucco or stone, or a combination thereof.
e. No garage doors shall face Cheney Drive.
f. Roof pitches shall be not less than 6 in 12.
g. Building height shall not exceed 28 feet.

h. Any fencing parallel to and adjacent to Cheney shall be uniform and approved by the architectural control committee.

4. **Residential Townhouse Restrictions:**

Residential townhomes constructed as defined by the City of Twin Falls as of the date of this agreement and in the designated area West of Mountain View Drive (Area B) shall be of residential architectural style and shall not exceed a footprint greater than 10,000 square feet (exclusive of garages) and shall have the following additional requirements.

a. Minimum living unit size of 1600 square feet exclusive of garages.
b. Each residence shall have a two car or larger garage.
c. Exterior material shall be brick, stucco or stone or a combination of thereof.
d. Roof pitches shall not be less than 6 in 12.
e. Building height shall not exceed 35 feet.
f. The maximum density shall not exceed, on average, a density of 8 residential units per acre.
g. All landscaping shall be uniformly designed and maintained.
h. Common amenity facilities including owners meeting rooms, pools, outdoor recreation equipment are allowed uses.

5. **Sign Plan:**

a. Project Identification Signs: Project identification signs will be monument type signs with a maximum height of 10 feet measured above the adjacent curb.
b. Building Signs: Building signage shall be limited to wall mounted signs in conformance with City of Twin Falls sign code and/or monuments signs with a maximum size of 100 square feet per building.
c. No Pylon or roof mounted signs.
d. All signs shall be approved by the project architectural review committee and subject to City of Twin Falls sign code.

6. **Prohibited Materials:** Metal sided buildings and buildings with exposed unpainted plain concrete block are prohibited. Concrete tilt-up or double-T panels are prohibited unless they have a decorative finish. This does not preclude the use of decorative

masonry block or brick or the use of architectural residential metal siding.

7. **Outside Storage and Display:** Trash collection, outdoor storage and similar facilities and functions are to be incorporated into the overall design of the building and the landscaping so the visual and acoustic design of adjacent properties and public streets are fully screened as required by City Code.

8. **Utilities:** All on-site utility service lines, including electrical lines and telephone lines, located within a parcel shall be placed underground. Any transformer or terminal equipment provided within or immediately adjacent to the parcel shall be visually screened from the view from streets, with appropriate screening material.

9. **Pedestrian Improvements:** The Developer will provide pedestrian and bicycle access from and to the perimeter public sidewalk. The walkways may be constructed of asphalt, concrete or concrete pavers and designed to provide access from all developed parcels.

G. **CODES:** All construction on the Property shall be to the standards established by applicable codes.

H. **CONTROL DURING DEVELOPMENT OF INDIVIDUAL PARCELS:** Developer shall maintain control during development of the Property or any part thereof, through the use of deed restrictions to be recorded setting forth the required development criteria contained herein.

6. **ACCESS TO POLELINE ROAD AND EASTLAND DRIVE:** Developer and subsequent property owners agree to limit the number of accesses as shown on the Planned Unit Development Plan.

7. **STANDARD DEVELOPER'S AGREEMENT:** It is understood and agreed by the parties hereto that it shall be necessary for the Developer or individual owners to execute the City's Standard Developer's Agreement(s).

8. **GENERAL PROVISIONS:**

A. **COOPERATION:** The parties hereto agree to cooperate each with the other. Developer shall submit to the City all plans, specifications, and working drawings required by the City.

B. **ENTIRE AGREEMENT:** This agreement constitutes the entire agreement between the parties concerning the Property and Improvements described herein, and no amendment or modification to this agreement shall be valid or effective unless reduced to writing and signed by the parties.

C. **APPLICABLE LAW:** This agreement shall be constructed in accordance with the laws of the State of Idaho.

D. **NOTICES:** If notices from one party to the other are desired or required hereunder, such notices shall be delivered or mailed to the party to receive such at its addresses last known to the sender of such notice. Notices shall be deemed received on the date of hand delivery or upon seventy-two (72) hours following deposit in the United States mail, if properly addressed, stamped and sent with "return receipt requested". On the date of this agreement, the addresses of the parties are as follows:

Developer: Northeast Investments, LLC
Kent Taylor and Gary Storrer
P.O. Box 1901
Twin Falls, ID 83303-1901

City: City of Twin Falls
321 Second Avenue East
P.O. Box 1907
Twin Falls, ID 83303-1907

E. **SUCCESSORS AND ASSIGNS:** This agreement shall be binding upon the successors, assigns and legal representative of the parties hereto.

F. **SEVERABILITY:** In the event any portion of this agreement is declared by a Court of competent jurisdiction to be invalid, illegal, or unenforceable, such portion shall be deemed severed from this agreement, and the remaining portions shall not be affected thereby.

G. **SIGNATORIES:** Each of the persons executing this agreement hereby represent and warrant that he or she is duly authorized and empowered to so act on behalf of the entity for which he or she is signing and that this agreement is binding on, and enforceable against, such entity.

H. **EFFECTIVE DATE:** This "PUD" agreement shall become valid and binding only upon its approval by City, through its City Council, and upon its execution by the Mayor and Developer.

I. **ATTORNEY FEES:** In the event that either party should be required to retain an attorney because of the default or breach of the other or to pursue any other remedy provided by law, that party which prevails in any litigation shall be entitled to a reasonable attorney's fee.

J. **CONSTRUCTION:** Should any provision of this Agreement require judicial interpretation, the Court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against one party, by reason of the rule of construction that a document is to be construed more strictly against the person who himself or through his agents prepared the same, it being acknowledged that both parties have participated in the preparation hereof.

K. **ATTACHMENTS:** All attachments to this Agreement and recitals are incorporated herein and made a part hereof as if set forth in full.

L. **CAPTIONS:** The captions, section and paragraph numbers appearing in this agreement are inserted only as a matter of convenience and shall in no way affect interpretation of this agreement.

M. **COUNTERPARTS:** This agreement may be executed in as many counterparts as may be deemed necessary and convenient, and by the different parties hereto on separate counterparts, each of which, when so executed, shall be deemed an original, but all such counterparts shall constitute one and the same instrument.

WITNESS WHEREOF, the City has affixed its seal and caused these presents to be executed by its Mayor on the date written above.

CITY OF TWIN FALLS

By:______________________________
Don Hall, Mayor

By:______________________________
_______________, City Clerk

"City"

NORTHEAST INVESTMENTS, LLC

By: Gordo Investments, L.P., Member

By:______________________________
G. Kent Taylor, General Partner

____
Gary Storrer, Member

"Developer"

STATE OF IDAHO)
) ss.
County of Twin Falls)

On this _______ day of _____________________, 2014, before me, a notary public in and for said state and county, personally appeared, Don Hall and _____________________, known to me to be the Mayor and City Clerk of the City of Twin Falls, respectively, that executed the instrument or the persons who executed the instrument on behalf of said City of Twin Falls, and acknowledged to me that the City of Twin Falls 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.

____

NOTARY PUBLIC FOR IDAHO
Residing at:____________________
Commission expires:______________

STATE OF IDAHO)
) ss.
County of Twin Falls)

On this _______ day of _____________________, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared G. Kent Taylor, General Partner of Gordo Investments, L.P., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me he executed the same on behalf of NORTHEAST INVESTMENTS, LLC.

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

____

NOTARY PUBLIC FOR IDAHO
Residing at:
Commission expires:

STATE OF IDAHO)
) ss.
County of Twin Falls)

On this _______ day of ____________________, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Gary Storrer, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me he executed the same on behalf of NORTHEAST INVESTMENTS, LLC.

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

____
NOTARY PUBLIC FOR IDAHO
Residing at:________________
Commission expires:__________

EXHIBIT "A"

PARCEL DESCRIPTION

EXHIBIT "B"

PLANNED UNIT DEVELOPMENT PLAN

EXHIBIT "C"

USES

USE REGULATIONS:

(A) Permitted Uses: Building, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Communications And Utilities:

   a. Radio and televisions stations without transmission and receiving towers.

   b. Underground transmission lines.

   c. Utility owned buildings and structures.

2. Cultural Facilities:

   a. Libraries, museums and art galleries.

3. Governmental Facilities:

   a. Governmental office buildings.

   b. Judicial facilities,

4. Medical Facilities:

   a. Acupuncture facilities approved by the south central district health department or other state regulatory agency.

   b. Doctors' offices

   c. Drug and alcohol treatment centers. (by special use permit only)

   d. Hospitals and clinics.

   e. Rehabilitation services.

5. Parks:

   a. Open space.

   b. Private parks and playgrounds without crowd attracting facilities.

6. Public Assembly:

   a. Auditoriums.

b. Funeral chapels.

c. Religious facilities.

d. Theaters – indoor.

e. Wedding chapels and/or reception halls.

7. Residential:

a. Bed and breakfast facilities.

b. Household units in the same building as an allowed use and occupied by the owner or an employee of the allowed use.

c. Household units in upper floor of commercial or professional buildings.

d. Nursing homes and rest homes.

8. Retail Trade:

a. Apparel and accessories.

b. Bakery.

c. Bookstore.

d. Craft shop, in conjunction with retail business.

e. Eating places and the sale of alcohol when consumed on the premises where sold if located three hundred feet (300') or more from residential property.

f. Florist shop.

g. Food, drug, etc.

h. General merchandise.

i. Hardware store.

j. Hobby and toy store.

k. Home furnishings and equipment.

l. Ice cream store.

m. Import store.

n. Dry cleaning.

o. Laundromats.

p. Music store.

q. Pet shop.

r. Sporting goods store.

9. Services:

a. Advertising.

b. Apparel repair and alteration.

c. Beauty and barber shops.

d. Building care contracting offices.

e. Business associations.

f. Civic, social and fraternal organizations.

g. Construction trade offices.

h. Consumer credit collection offices.

i. Copy center – self-service.

j. Daycare services.

k. Dog grooming.

l. Employment agency.

m. Finance and investment offices.

n. Horticultural services.

o. Insurance and related business.

p. Labor unions and organizations.

q. Photography studios.

r. Professional organizations.

s. Professional services.

t. Real estate and related business.

u. Tourist information center.

v. Welfare and charitable facilities.

10. Transportation:

 a. Bus facilities, including pick up shelters.

 b. Taxicab office.

 c. Ticket and arrangement facilities.

Notwithstanding and foregoing list of permitted uses, any such proposed 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. Buildings with footprint greater than forty-thousand (40,000) square feet.

2. Communications And Utilities:

 a. Radio and televisions stations with wireless communications facilities.

3. Medical Facilities:

 a. Animal hospital – small animals.

 b. Prosthetics – sales, service

4. Miscellaneous:

 a. Any facility with drive-through service.

5. Public Assembly:

 a. Exhibition halls.

6. Residential:

a. Motels and transient hotels.

7. Retail Trade:

   a. Alcoholic beverages when consumed on the premises where sold if located less than three hundred feet (300') from residential property.

   b. Car wash facilities.

   c. Small equipment rental.

   d. Gasoline service stations.

   e. Permitted retail/trade uses operating outside the hours of seven o'clock (7:00) A.M. to ten o'clock (10:00) P.M.

8. Services:

   a. Appliance repair.

   b. Furniture repair/upholstery.

   c. Small publishing and printing business.

   d. Testing laboratories.

9. Sports Facilities:

   a. Indoor recreation facility.

(C) Prohibited Uses: Uses not specified above are prohibited unless administrative determination in accordance with Twin Falls City code 10-17-1(F) is made that the use is similar enough to a use listed above that distinction between them is of little consequence.

SW Corner of property looking East along Cheney frontage

SW Corner of Property Looking North

South East Corner of property looking West along Cheney frontage

South East corner of property looking North


NOTICE OF
PUBLIC MEETING
ON ZONING REQUEST
FOR MORE INFO CALL
735.7267
11/18/2014 01:03 PM

MINUTES
TWIN FALLS CITY PLANNING & ZONING COMMISSION
November 25, 2014 6:00PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Nikki Boyd Jason Derricott Tom Frank Kevin Grey Gerardo "Tato" Munoz Christopher Reid Jolinda Tatum
Chairman Vice-Chairman

AREA OF IMPACT:
Ryan Higley Steve Woods
Vice-Chairman

CITY COUNCIL LIAISON
Rebecca Mills Sojka

ATTENDANCE

CITY LIMIT MEMBERS		AREA OF IMPACT MEMBERS	
Present	Absent	Present	Absent
Derricott	Boyd	Higley	
Frank		Woods	
Grey			
Munoz			
Reid			
Tatum			

CITY COUNCIL LIAISON(S): Mills Sojka
CITY STAFF: Carraway-Johnson, Spendlove, Strickland, Vitek, Wonderlich

I. CALL MEETING TO ORDER:
Chairman Frank called the meeting to order at 6:00 P.M. He then reviewed the public meeting procedures with the audience, confirmed there was a quorum present and introduced City Staff.

II. CONSENT CALENDAR:
1. Approval of Minutes from the following public meeting(s): **11-05-14 WS 11-12-14 PH**
2. Approval of Findings of Fact and Conclusions of Law:
   Olsen (SUP 11-12-14) Griffin (SUP 11-12-14)

Motion:
Commissioner Munoz made a motion to approve the consent calendar, as presented. Commissioner Tatum seconded the motion.
Unanimously Approved

III. GENERAL PUBLIC INPUT: NONE

IV. ITEMS OF CONSIDERATION: NONE

V. PUBLIC HEARINGS:
1. Request ......
2.
3. Request for the Commission's recommendation for a ***Zoning District Change and Zoning Map Amendment*** for property being requested for annexation from R-1 VAR to C-1 PUD for a 40 (+/-) acre parcel to allow a planned mixed use development compatible with the Urban Village/Urban Infill designation, as described in the Twin Falls Vision 2030 - A Comprehensive Plan, and consisting of a combination of residential, professional office and light commercial uses, on property located at the southwest corner of Pole Line Road East and Eastland Drive North. <u>c/o Gerald Martens, EHM Engineers, Inc. on behalf of Northeast Investments, LLC</u> (app. 2644)

Applicant Presentation:
Gerald Martens, EHM Engineers, Inc., representing Northeast Investments, LLC, after the previous public meeting discussion the applicant decided to hold a meeting with the neighbors to discuss concerns about the project. They had a neighborhood meeting that resulted in open dialog with approximately 25 residents. There is still a major concern with traffic in an area that already has some traffic issues. He reviewed the changes that were made to the proposal sense the last meeting. They have worked through the list of uses with the neighbors and amended the language in the PUD document. They concur with all of the staff recommendations and also acknowledged that a drop turn lane may be required along Pole Line Road East in the future to address traffic issues.

PZ Questions/Comments:
- Commissioner Woods asked about fencing along Pole Line Road East and Eastland Drive North.
- Mr. Martens stated fencing is not precluded and any fencing along the residential boundary will have to be uniform and consistent probably installed by the developer. In the commercial zoned are there is nothing that requires or precludes fencing.
- Commissioner Frank asked if the is a setback from the sidewalk to the fence.
- Mr. Martens explained that the PUD required 20' of landscaping to the street with criteria specifications. There is landscaping adjacent to Cheney both sides of Mountain View Drive and 30' along Pole Line Road and Eastland Drive North.

Staff Presentation:
Planner I Spendlove stated on August 12, 2014 the Planning & Zoning Commission heard the preliminary PUD presentation on this request. Due to public comments the public hearing was postponed until October 14, 2014. After the public hearing was closed at the October 14, 2014 Planning & Zoning meeting the applicant's requested the item be tabled – to be rescheduled. On November 18, 2014 the applicant held a neighborhood meeting at EHM Engineer, Inc. offices.

This is a request for an Annexation and a Zoning District Change and Zoning Map Amendment. Annexation is allowed under certain circumstances. The property must be within the Area of Impact, adjacent to current city limits, and formally applied for by the owner of the property. This +/- 40 acre parcel is within the Area of Impact and abuts city limits on almost all sides. With this application submitted by the owner, all criteria for annexation have been met. The commission is not tasked with making a decision on whether the annexation is appropriate. The task of the Commission is to assign an appropriate Zoning District to the property if it were to be approved for annexation.

The PUD Agreement submitted by the applicant is similar in layout, form and function to those previously submitted by other entities. One item that was a concern before was the status of the **"Private Drives"** as shown on the Master Development Plan. The City has recently encountered problems with private drives as it pertains to response by emergency personnel. After some discussion these issues are not a concern.

In general, the PUD "Uses" and "Development Criteria" meet the Urban Village/Urban Infill designation found in the Twin Falls Vision 2030 - A Comprehensive Plan. Since we do not have an Urban Village/Urban Infill zoning district in place and for familiarity, staff will identify those sections that will differ from the Zoning Districts currently in practice within City Code.

He outlined the covenants in the PUD Agreement and reviewed possible impacts.

- ***Covenant #2 Nature of the Development: A - USES***

  *The uses of the property between the westerly boundary of the property and Mountain View Drive and within 350 feet of Pole Line Road (**Area A**) will be limited to a "Bishop's Storehouse" facility as depicted in Exhibit D. In the event the "Bishop's Storehouse" is not located on said property the property may be developed for uses specified in Exhibit "C".*

  *The use of property West of Mountain View Drive and more than 280 feet North of Cheney Drive and more than 350 feet South of Pole Line Road (**Area B**) will be limited to residential townhomes, professional offices, or individual residences conforming to R1-VAR Standards.*

  *The uses within 280 feet of the Southerly boundary and West of Mountain View Drive (**Area C**) will be limited to individual residences conforming to R1-VAR Standards. All buildings within 280 feet of the southerly boundary shall be further restricted as outlined in Covenant 5, Section F.2.*

  *Except as provided herein, the uses in **Area D**, as designated on the Master Development Plan, shall be limited to those allowed in Exhibit "C".*

  *The use of property East of Mountain View Drive, West of Eastland Drive, more than 280 feet North of Cheney and South of the access drive depicted on Exhibit B (**Area E**) shall be limited to professional offices.*

  *The uses within 280 feet of the Southerly boundary and East of Mountain View Drive (**Area F**) will be limited to individual residences conforming to R1-VAR Standards. All buildings within 280 feet of the southerly boundary shall be further restricted as outlined in Covenant 5, Section F.2.*

  - **Possible Impacts**: the list of uses provided in *Exhibit C* is a modified list of the current C-1 Zoning District. The applicant has only removed items from the list as shown in current C-1 Zoning Code; no new uses were introduced to the list. This was an attempt to address the need to conform to the Urban Village/Urban Infill description on the Comprehensive Plan.

The subsequent paragraphs in the PUD Agreement describe areas of the Master Development Plan that will be limited to certain types of development. The effect of these restrictions is illustrated in the Development Key on the Master Development Plan (Attachment #5).

Area B is described in the PUD Agreement as able to develop into Single Family Homes, or Townhomes that meet the R-1 Variable criteria or Professional Office and the area needs to be uniform in its use, it will not be mixed. The Urban Village/Urban Infill Designation has a description that calls out the need for a variety of housing options. If this particular area were developed under R-1 VAR or PRO, the overall PUD would not have a variety of housing options located within the boundary.

Areas C and F are further limited by certain standards as identified in this PUD under **Covenant 5- F: Building Standards -2 Cheney Drive Restrictions.** These restrictions will be detailed later in this report.

- ***Covenant #5 – C: Landscaping:***
  Perimeter landscaping shall be required to be installed on each parcel of the Property and in the public right-of-way adjacent thereto at the time site and building improvements are completed thereon or by the next planting season for the proposed vegetation. Such landscaped perimeter shall be installed from the back of the curb in the public right-of-way, and shall be extended toward the interior of lots to the dimensions set forth below.

  Pole Line Road – 35 feet (inclusive of a five foot (5') detached sidewalk)
  Eastland Drive – 35 feet (inclusive of a five foot (5') detached sidewalk)
  Mountain View Drive – 20 feet except the area depicted as park/wetlands.
  Cheney Drive – 20 feet

  All parking areas shall include landscape islands spaced at intervals not exceeding eight standard parking spaces.

  Landscaping adjacent to Eastland Drive and Pole Line Road shall be positioned to minimize shading of the roadway surface that would cause reduced snow melt conditions.

  - **Possible Impacts:** The requirements identified for landscaping go beyond what is required in current City Code. Specifically, the perimeter landscaping will include a detached sidewalk to allow for safer pedestrian traffic on Pole Line Rd East and Eastland Drive North.

The interior parking lot landscaping is also more than will be required in City Code. The City recently adopted a new parking code that requires landscaping islands at intervals of fifteen (15) spaces.

These proposed standards will result in a development that has increased landscaping and vegetation buffers for internal users as well as those areas surrounding the development. Overall, staff believes these changes to be positive and will greatly beautify the roadway corridors that connect to the surrounding areas above what current city code requires.

- ***Covenant #5 – D: Landscaping Plan:***

  - **Possible Impacts***:* As described, the development will require more landscaping in areas that are not currently required in City Code. This additional landscaping would help towards making the development more in-line with the Urban Village/Urban Infill designation as described in the Comprehensive Plan for this area. Also, the grouping, height and type of trees and shrubs required could lend toward a more water wise landscape plan for the area.

- ***Covenant #5 – F: Development Standards-1. Architectural Style***

  …g. Building Size: *All buildings shall conform to the IBC. Building footprints exceeding 40,000 square feet shall be required to obtain Special Use Permit approval as outlined in Twin Falls City Code, as amended.*

  - **Possible Impacts:** This item is a departure from any base zoning code the city currently has enacted. The purpose behind this requirement is to bring the development more in line with the Urban Village/Infill description found in the Comprehensive Plan. This item makes this development distinctly different from the C-1 Zone by limiting building footprint size unless a Special Use Permit is obtained through a public hearing process.

- ***Covenant #5 – F: Development Standards-2. Professional Office Restrictions:***

  a. *Professional Office uses and development in Area B and Area E shall include a Master Landscaping Plan designating common landscape areas. All landscaping materials and landscape maintenance shall be uniform and maintained in a uniform manner.*

  - **Possible Impacts:** This item will cause landscaping in Area E to be designed and maintained in a uniform manner. If Area B is developed with Professional Office, it also causes it to be designed and maintained in a uniform manner.

- ***Covenant #5 – F: Development Standards-3.Cheney Drive Restrictions***

All buildings within 280 feet of the Southerly boundary (Area C and Area F) shall be of residential architectural character.

Residential units within 280 feet of the South boundary shall have the following additional requirements:

a. Minimum living unit size of residences shall be 1600 square feet exclusive of garage.

b. Each residence shall have a 2-car or larger garage.

c. Lot area shall average not less than 10,000 square feet

d. Exterior material shall be brick, stucco or stone, or a combination thereof.

e. No garage doors shall face Cheney Drive.

f. Roof pitches shall be not less than 6 in 12.

g. Building height shall not exceed 28 feet.

h. Any fencing parallel to and adjacent to Cheney shall be uniform and approved by the architectural control committee.

- **Possible Impacts:** These regulations restrict the development standards for buildings within 280 feet of the South boundary (**Area C** and **Area F**). These criteria place minimum standards for any residential development that occurs in these areas. These criteria will be reviewed and enforced by City Staff at the time of Building Permit submittal. These restrictions are not found in Twin Falls City Code. These restrictions are typically found within Codes, Covenants, and Restrictions (CC&R's). The greatest impacts these restrictions will have are on future land owners for this property, as well as an increased review time for future Building Permits.

- ***Covenant #5 – F: Development Standards-4.Cheney Drive Restrictions***

  Residential townhomes constructed as defined by the City of Twin Falls as of the date of this agreement and in the designated area West of Mountain View Drive (Area B) shall be of residential architectural style and shall not exceed a footprint greater than 10,000 square feet (exclusive of garages) and shall have the following additional requirements.

  a. Minimum living unit size of 1600 square feet exclusive of garages.

  b. Each residence shall have a two (2)-car or larger garage.

  c. Exterior material shall be brick, stucco or stone or a combination of thereof.

  d. Roof pitches shall not be less than 6 in 12.

e. Building height shall not exceed 35 feet.

f. The maximum density shall not exceed on average a density of 8 residential units per acre.

g. All landscaping shall be uniformly designed and maintained.

h. Common amenity facilities including owners meeting rooms, pools, outdoor recreation equipment are allowed uses.

- **Possible Impacts:** These regulations restrict the development standards for buildings within **Area B.** These criteria place minimum standards for the Townhouse development, if it occurs in this area. These criteria will be reviewed and enforced by City Staff at the time of Building Permit submittal. These restrictions are not found in Twin Falls City Code. These restrictions are typically found within Codes, Covenants, and Restrictions (CC&R's). The greatest impacts these restrictions will have are on future land owners for this property, as well as an increased review time for future Building Permits.

- ***<u>Covenant #5 – F: Building Standards-3.Sign Plan</u>***
  a. *<u>Project Identification Signs</u>: Project identification signs will be monument type signs with a maximum height of 10 feet measured above the adjacent curb.*
  b. *<u>Building Signs</u>: Building signage shall be limited to wall mounted signs in conformance with City of Twin Falls sign code and/or monuments signs with a maximum size of 100 square feet per building.*
  c. *No Pylon or roof mounted signs.*
  d. *All signs shall be approved by the project architectural review committee and subject to City of Twin Falls sign code.*

    - **Possible Impacts:** This list of requirements is more restrictive than the current sign code. The greatest impact will be to the future owners/developers of any commercial or professional development which may take place.

- ***<u>Covenant #5 – F: Building Standards-9.Pedestrian Improvements:</u>***
  The Developer will provide pedestrian and bicycle access from and to the perimeter public sidewalk. The walkways may be constructed of asphalt, concrete or concrete pavers and designed to provide access from all developed parcels.

    - **Possible Impacts:** Staff does not feel this change will have a significant impact to the development or its connectivity to surrounding areas. Pathways required for ADA Compliance will still need to be met according to applicable codes and laws.

Planner I Spendlove stated should the Commission choose to recommend the zoning designation, as presented, Staff recommends approval be subject to the following conditions:

1. Subject to site plan amendments per Building, Engineering, Fire and Zoning Officials for compliance with City Code requirements and standards.
2. Subject to development in compliance with the Master Development Plan and the PUD Agreement as approved.
3. Subject to all development within Area B being uniform in "Use".

PZ Questions/Comments: *(before the public hearing)*

- Commissioner Grey asked about number of units that will be allowed in the residential area.
- Mr. Martens explained each unit will be independently owned and there will NOT be any 4-plexes, 6-plexes etc.
- Commissioner Woods asked about the traffic separation shown in the design.
- Planner I Spendlove explained that what is being shown is for aesthetics and if built will have to be approved through the Engineering Department.
- Commissioner Higley asked about permitted uses and verbiage that does not match television/radio stations without transmission and receiving towers and in the special uses section it states radio/television stations with wireless communication facilities. He asked that this be clarified and have similar verbiage.
- Planner I Spendlove agreed that the verbiage should be clarified.
- Commissioner Higley asked about the large building in the center of the NE corner.
- Mr. Martens explained that the building shown is the approximate size of the St. Luke's Medical Office on Addison Avenue East surrounded by parking, it was simply added for illustration only.
- Commissioner Grey asked about compliance with building standards listed in the PUD Agreement.
- Mr. Martens explained this was requested by the neighbors, that is why these things are in the PUD. The CCR's can be changed but a PUD Agreement cannot be changed without come back through a public hearing process.
- Commissioner Munoz explained that CCR's are not enforceable by City.

Public Hearing: Open

- Max Thompson 2679 Pole Line Rd East stated his major concerns have to do with traffic. He asked if there is a standard that determines when a light needs to be installed.
- Dennis Brown, 2137 N Temple Dr. stated originally he was opposed to this project and after the compromise that has been made he is in support of the project.
- Brent Hyatt, 2119 N. Temple Dr. stated he would like to support this development and appreciates their willingness to work with the neighbors.
- Jan Hyatt, 2119 N. Temple Dr. stated a great amount of compromise has been made for this project. She is pleased to see that there will be a park put in this development. An acre and a half will be a wonderful addition to the neighborhood. She would ask that any fencing that is installed be substantial because of the wind.

- Nathan Welch, 1345 Mountain View Dr. stated this has been a positive process and they have enjoyed working with the developers. He is pleased with the compromise and recommends approval.
- Dell Smith 1463 Mountain View Drive stated regarding the fencing he would recommend more of a rod-iron fence vs vinyl fencing.
- David Sparks, 1999 Pole Line Rd E, stated he is pleased to see that the wetland area will be maintained. Where he currently lives he sees traffic issues already and hopes a traffic signal goes in sooner than later for people to safely cross to the trail from this development.
- Don Johnson, representing the LDS Storehouse, stated that he is pleased with the work that has been put into this project and he looks forward to moving forward.

Commissioner Frank read a letter from a citizen that has been filed with the record.

Public Hearing: Closed

Applicant's Closing Statements:

Mr. Martens explained a traffic study will be completed to determine what is needed to address traffic and roadway designs. Fencing will not be a vinyl fence it will be some type of uniform material but will complement the property. The trail connection has been discussed and they are going to work with staff to get a cross walk in this area. He wanted to complement the neighbors and stated that it was a good experience.

PZ Questions/Discussion: (after public hearing was closed)

Commissioner Frank asked for some clarification on the traffic.

Assistant City Engineer Vitek explained there has been a traffic study along Cheney for a week which resulted in an average of 30 cars per day which is minor. As for traffic studies for this area, the City Engineer will ask for the highest and best use not knowing what it could be so that planning can occur. He also explained the park land designation is in the wetland area that has to be maintained under EPA guidelines. It will not be quite the same as a the Jason-Kelly Park but it will be an open grassy area.

Commission Deliberations Followed:

- Commissioner Munoz explained that this is an example of why the public hearing process occurs. He would like to see the developers work with the neighbors more with projects like this, it makes things work better.
- Commissioner Grey explained he was glad to hear discussion was about design vs not in my back yard.
- Commissioner Frank stated this is a huge change and will codify the design restrictions.
- Commissioner Tatum thanked the neighbors for coming and speaking on the item.
- Commissioner Woods thanked the applicant for working with the neighbors.

Motion:

Commissioner Munoz made a recommendation the Zoning District Change & Zoning Map Amendment, as presented and including staff recommendations, is an appropriate Zoning District. Commissioner Derricott seconded the motion. All members present voted in favor of the motion.

1. Subject to site plan amendments per Building, Engineering, Fire and Zoning Officials for compliance with City Code requirements and standards.

2. Subject to development in compliance with the Master Development Plan and the PUD Agreement as approved.

3. Subject to all development within Area B being uniform in "Use".

VI. ITEMS FROM THE ZONING DEVELOPMENT MANAGER AND/OR THE PLANNING & ZONING COMMISSION:

Zoning & Development Manager Carraway-Johnson reminded the Commission that the December 3, 2014 Planning & Zoning Work Session has been cancelled. She stated there are three items coming up on the December 9, 2014 Agenda and explained that she doesn't have anything scheduled for the December 23, 2014 meeting as of yet. She explained that the Commission will be notified if the meeting for December 23, 2014 is canceled.

She provided a copy of the final RFQ for the Comprehensive Plan Update. It has been published in the Times News, Idaho Statesmen, Salt Lake Tribune, and the America Plan Association website. There have been some enquiries from firms that are interested; the cutoff date is December 18, 2014.

She gave an update on the coffee shop/drive through located on Blue Lakes Boulevard and confirmed it is operating in compliance with the existing Special Use Permit.

Two of the three items that were heard tonight will go the City Council. The Glanbia additional building height request is scheduled for December 1, 2014 and the Northeast Investments PUD is scheduled for December 15, 2014.

Commissioner Grey asked about the car lot on Washington Street North and the vacant building that is on the lot. Zoning & Development Manager Carraway-Johnson explained the build itself does not have to be removed however it does need to be secure. Jarrod Bordi, Building Official, is working with Mr. Nagel to get this done. Mr. Nagel does not live here so it is a little difficult to get things done. Mr. Nagel has requested that the Special Use Permit be voided; anything that comes through for this property that requires a Special Use Permit will have to come back through for Commission review.

VII. UPCOMING PUBLIC MEETINGS: (held at the City Council Chamber unless otherwise posted)

1. Work Session- **December Work Session-Cancelled**
2. December Public Hearing(s) - **December 9, 2014 December 23, 2014**
3. Work Session- **January 7, 2015**

VIII. ADJOURN MEETING:

Chairman Frank adjourned the meeting at 7:36 PM

Lisa A Strickland
Administrative Assistant
Planning & Zoning Department

Canyon Village Subdivision, Northeast Investments, LLC,

Dear Planning and Zoning Commission: Nov. 25, 2014

I appreciate Kent Taylor satisfying my concerns. From a Developers standpoint I personally would like the Commission to approve this Development, because I think it will an asset to the Community.

Devre Brown

RECEIVED

NOV 25 2014

CITY OF TWIN FALLS
BUILDING DEPT.