COUNCIL MEMBERS:

Suzanne Hawkins	Jim Munn	Shawn Barigar	Chris Talkington	Gregory Lanting	Don Hall	Rebecca Mills Sojka
Vice Mayor					*Mayor*	

AMENDED AGENDA
Meeting of the Twin Falls City Council
Monday, December 22, 2014
City Council Chambers - 305 3rd Avenue East -Twin Falls, Idaho

5:00 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG
CONFIRMATION OF QUORUM
CONSIDERATION OF THE AMENDMENTS TO THE AGENDA
PROCLAMATION: None

GENERAL PUBLIC INPUT

AGENDA ITEMS

	Purpose:	By:
I. CONSENT CALENDAR:		
1. Consideration of a request to approve the Accounts Payable for December 16 -22, 2014.	Action	Sharon Bryan
2. Consideration of a request to approve the Findings of Fact, Conclusions of Law, and Decision for Additional Building Height for Glanbia Foods, Inc.	Action	Mitchel Humble
3. Consideration of a request to approve Minutes of the City Council for November 17, November 24, December 1, and December 8, 2014.	Action	Leila A. Sanchez
II. ITEMS FOR CONSIDERATION:	Purpose:	By:
1. Presentation for Twin Falls Fire Department Level III Firefighter Certifications to David Owens, Tyrone Prescott, Scott Wyatt, and Joell Miller.	Presentation	Ron Clark
2. Consideration of a request to appoint Kyle Tarbet to the Board of Trustees to serve a full term of office from January 2015 to December 2019.	Action	Susan Ash
3. Consideration of a request to confirm the appointment of Samantha Kemp to the Historic Preservation Commission to serve a partial term from December 22, 2014 to July 31, 2015.	Action	Mayor Don Hall
4. Consideration of a request to award the wooden Dierkes Lake stairs with metal stairs to Morgan Construction in the amount of $193,853.	Action	Dennis Bowyer
5. Consideration of a request to adopt an Ordinance for the vacation of property located in the undeveloped portion of the Jayco Subdivision, including platted public rights-of-way and easements on property located at 556 Champlin Way aka 3300 East Road for the Twin Falls Urban Renewal Agency. *(Proposed Ordinance 3083)*	Action	Jonathan Spendlove
6. Consideration of a request to adopt an Ordinance for the annexation of property located at the southwest corner of Pole Line Road East and Eastland Drive North for Northeast Investments, LLC. *(Proposed Ordinance 3084)*	Action	Mitchel Humble
7. Consideration of a request to approve the PUD Agreement between the City of Twin Falls and Northeast Investments, LLC. *(Proposed PUD 270)*	Action	Mitchel Humble
8. Consideration of a request to approve the City Council Schedule of Regular Meetings and Public Hearings for 2015.	Action	Travis Rothweiler
9. Request to adopt a resolution declaring a sole source supplier for purchase of law enforcement electronic control devices.	Action	Matt Hicks
10. Public input and/or items from the City Manager and City Council.		
III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:		
IV. PUBLIC HEARINGS: 6:00 P.M. - None		
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.

BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:	)	
	)	
Additional Building Height, Application,	)	FINDINGS OF FACT,
	)	
	)	CONCLUSIONS OF LAW,
Glanbia Foods, Inc.	)	
c/o Steve Maughan & Dane Higdem	)	AND DECISION
Applicant(s)		

This matter having come before the City Council of the City of Twin Falls, Idaho on **December 1, 2014** for public hearing pursuant to public notice as required by law for **Additional Building Height** for **new silos** on property located **236 Washington Street South** and the City Council having heard testimony from interested parties, and being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has applied for **Additional Building Height** for **new silos** on property located **236 Washington Street South**

2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following dates: **November 6, 2014**

3. The property in question is zoned **M-1** pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as **Industrial** in the duly adopted Comprehensive Plan of the City of Twin Falls.

4. The existing neighboring land uses in the immediate area of this property are: to the north, **Diamond Avenue/Undeveloped**; to the south, **Highland Ave/Undeveloped**; to the east, **Washington Street South/Residential**; to the west, **Undeveloped**.

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

CONCLUSIONS OF LAW

1. The application for **Additional Building Height** for **new silos** on property located **236 Washington Street South** is consistent with the purpose of the **M-1** Zone, and is not detrimental to any of the outright permitted uses or existing special uses in the area.

2. The proposed use is consistent with the provisions of the Zoning **Ordinance** of the City of Twin Falls, and in particular Sections **10-7-3** of the Twin Falls City Code.

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

5. The application for **Additional Building Height** for **new silos** on property located **236 Washington Street South** is consistent with the purpose of the **M-1 Zone** and should be granted, subject to all applicable requirements of the Zoning **Ordinance,** Adopted Standard Drawings and City code of the City of Twin Falls and to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

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

DECISION

1. The application for **Additional Building Height** for **new silos** on property located **236 Washington Street South** is hereby granted.

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

MAYOR - TWIN FALLS CITY COUNCIL

DATE

"EXHIBIT NO. A"

1. **Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.**
2. **Subject to no more than three (3) silos at maximum heights of 70'9", as presented. Placement shall be as shown on the site plan submitted by the applicant.**
3. **Subject to any structure added to enhance safety is allowed as long as the total height does not exceed 80'.**

APPLICATION #: **2689**

COUNCIL MEMBERS:

Suzanne Hawkins	Jim Munn	Shawn Barigar	Chris Talkington	Gregory Lanting	Don Hall	Rebecca Mills Sojka
Vice Mayor					*Mayor*	

MINUTES
Meeting of the Twin Falls City Council
Monday, November 17, 2014
City Council Chambers
305 3rd Avenue East -Twin Falls, Idaho

5:00 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG
CONFIRMATION OF QUORUM
CONSIDERATION OF THE AMENDMENTS TO THE AGENDA
PROCLAMATION: None

GENERAL PUBLIC INPUT		
AGENDA ITEMS		
I. CONSENT CALENDAR:	**Purpose:**	**By:**
1. Consideration of a request to approve the Accounts Payable for November 11 – 17, 2014, total $868,356.62 and November 13, 2014, Youth Council, total: $25.00.	Action	Sharon Bryan
2. Consideration of a request to approve the October 27 and November 3, 2014, City Council Minutes.	Action	Leila A. Sanchez
II. ITEMS FOR CONSIDERATION:	**Purpose:**	**By:**
1. Discussion on current public transportation programs in Twin Falls – Trans IV and LINC – and their federal funding sources.	Presentation/ Discussion	Mandi Thompson Lynn Baird/Trans IV Lori Jeske/LINC Sarah Michael/CTAI
2. Consideration of a request for the City Council to authorize the Mayor to sign Memorandums of Understanding with eight (8) City and/or Fire District representatives.	Action	Mandi Thompson
3. Discussion and adoption of the recommended changes to the City's organizational structure.	Action	Travis Rothweiler
4. Public input and/or items from the City Manager and City Council.		
III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:		
IV. PUBLIC HEARINGS: 6:00 P.M.		
1. Consideration of a request for a Comprehensive Plan Amendment from AG to Medium Density and to extend the Water Service Boundary Area for property located on the east side of the 500, 600, and 700 blocks of Hankins Road North.	Public Hearing	Brad Wills on behalf of the Twin Falls School District 411
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.

Present: Suzanne Hawkins, Jim Munn, Shawn Barigar, Don Hall, Greg Lanting, Chris Talkington, Rebecca Mills Sojka

Absent: None

Staff Present: City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Deputy City Prosecutor Shayne Nope, Community Development Director Mitchel Humble, Police Chief Brian Pike.

Mayor Hall called the meeting to order at 5:00 P.M. He then invited all present, who wished to, to recite the pledge of Allegiance to the Flag with him. A quorum was present.

CONSIDERATION OF THE AMENDMENTS TO THE AGENDA

City Manager Rothweiler stated that the 11-03-2014, City Council Minutes have been amended and are ready for Council review.

PROCLAMATION: None

GENERAL PUBLIC INPUT:

Jacqueline Fry, Emergency Services Coordinator for Twin Falls County, is before the Council to speak on the recent media reports on the reorganization of the City and the mass notification system. She reviewed the Council Meeting Minutes addressing these topics and the first item she would like to address is the City's plan for their own emergency preparedness or emergency manager which was addressed at the October 20, 2014, City Council Meeting, by Phil Kushlan on the reorganizing of the City Structure of October 20, 2014. She offered her support to the City Council and if there are future plans to hire someone to develop and manage an emergency preparedness program she asked that this be done in a manner to respect and acknowledge her position in the County over the last 18 years. She would like to work closely with this individual so there will be a smooth transition on projects, training exercises, and maintaining one LEPCD. The second item she would like to address is the City mass notification system with Everbridge. Currently the Everbridge system is in place in SIRCOMM and it encompasses the four counties and the City. This was purchased with funding from Homeland Security in partnership with Jerome, Twin Falls, Gooding and Lincoln Counties. The needs of the City of Twin Falls can be met with the current system which is paid in full until March of 2016. Discussion has been held for future federal funding from the four counties and SIRCOMM. Her focus is only to see a system that supports life safety and she believes that any issues that are in place would be resolved. She asked that the City not spend the taxpayers' dollars on an existing resource. She is currently working with the Police Department on projects at no cost to the City to enhance their equipment and response efforts and training with law enforcement, public works, city officials and the fire department. The county has a current emergency operations plan that is used and signed on by the City which is mirrored after the National Response Plan through FEMA. Also, the all hazard mitigation plan, which is current and updated at no cost to the City, is for City use. The Local Emergency Planning Committee is successful with an attendance at an all-time high with both County and City participants. The partnership with all of the agencies is imperative when preparing, planning for and responding to and mitigating against incidents or disasters in cities and county. She also contacted the Bureau of Homeland Security to support the City with writing an internal emergency operations plan with EOPT Toolkit. This was shown to Mandi Thompson, City Grant Writer, in August by Autumn Roberts. In closing, all hazards start locally and the need to work as a team and support each other with resources is critical. Her efforts are to support local and regional projects while maintaining compliance with the state and FEMA. Over the years it has been a pleasure to work with the cities including Twin Falls City departments and staff. She would ask that if at any time there are issues and concerns that she and the City work together in a productive

manner to find a positive solution and one that can maintain the goal of supporting the needs of our City and county residents.

City Manager Rothweiler stated he had the opportunity to speak to Jackie Fry late last week regarding her concerns. For the record he would like to assure Jackie Fry and everyone that the City has a great partnership with her. This is not a reflection on anything that she has done and for anyone to say that would simply not be the truth. In the strategic plan it says the city wants to be better prepared for emergencies. What that looks like is yet to be determined. It is imperative that the city coordinating efforts when there is an emergency That is the starting place and what it looks like beyond there is going to be an evolution. It can't be any new positions until the Council authorizes that through its normal budget process and through the vetting of those roles and new positions. Brian Pike shared with Jackie Fry she is a resource to help build that. The partnership with Jackie Fry is appreciated and moving in a direction that allows us to be better prepared in circumstances that we have seen over the course of the last several months and is clearly not a reflection of her or her efforts.

Councilmember Mills Sojka stated support for the city's continued involvement in the LEPCD meetings. Jackie Fry is right that the city does have the same service from Everbridge for the next two years provided by a federal grant and could save the taxpayers almost $50,000 if their decision was reconsidered. She also thanked Jackie Fry for her efforts and stated her support for always working together. It's always to the city's benefit and the community's efforts to work together as a region because this gives us priority for federal grants and other funding.

John Moore, SIRCOMM, stated that cooperation between the city and SIRCOMM is at level he hasn't seen in 16 years and he has been at SIRCOMM for 18 years. The system is paid for until March 2016 and he has contacted Everbridge to give the keys to the City of Twin Falls to do what is needed to make the system work externally and internally for the organization. He will have another MOU that will be signed by the SIRCOMM Board 11-18-2014, regarding the 911 system and switching phone lines back and forth for events as needed. He has been told the data belongs to SIRCOMM and according to Everbridge cannot be shared. He knows these are some of the questions. He is not in favor of spending money on data that has been paid for and would rather put that money towards another 3 to 4 year contract with the federal grant and from SIRCOMM.

Mayor Hall stated that what swayed him to vote for going out on our own is the potential data loss. He does not want to build something and then have SIRCOMM or their managing board decide to go a different direction.

John Moore stated that he understood by Everbridge that the data belonged to SIRCOM but now is told that the data does not belong to them.

Mayor Hall stated that the Council voted that the City of Twin Falls pursue its own emergency notification system but invited Mr. Moore to come back to the Council with information to see if there is some way to mitigate. Mayor Hall stated he personally voted to go that direction because he was in fear of the loss of that data, building those bridges and then having to start all over again.

City Manager Rothweiler stated staff's commitment is not to spend the money unless staff finds a better reason not to go that direction. Staff will report back to Council.

AGENDA ITEMS

I. CONSENT CALENDAR:

1. Consideration of a request to approve the Accounts Payable for November 11 – 17, 2014, total $868,356.62 and November 13, 2014, Youth Council, total: $25.00.

2. Consideration of a request to approve the October 27 and November 3, 2014, City Council Minutes.

   MOTION:
   Councilmember Lanting moved to approve the Consent Calendar as presented. The motion was seconded by Councilmember Mills Sojka. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

II. ITEMS FOR CONSIDERATION:

1. Discussion on current public transportation programs in Twin Falls – Trans IV and LINC – and their federal funding sources.

   Grant Writer Thompson explained that Lori Jeske of LINC and Lynn Baird of Tans IV will present information on their current programs and services, including ridership and budget information. Sarah Michael, Region IV Mobility Manager for Community Transportation Association of Idaho (CTAI), will also be presenting information.

   The City is beginning the process of setting goals for the Transit Development Plan and investigating the federal transportation requirements of an urban area. One of the first steps is a full and complete understanding of the current public transportation system in Twin Falls. The current providers, LINC and Trans IV, are known as demand-response providers. Both providers have asked to present to Council their operations and how they can work with the City while the City is working to transition to a fixed route public transportation system.

   Lynn Baird, Trans IV, explained the 5311 Budget 2014 – 2015 (Administration, Operating, P/Maintenance and Total Expenses) and Trans IV Buses Ridership Year to Year.

   Melva Heinrich, LINC Twin Falls Director, explained LINC's transportation program and grant under Section 5310, a federal transportation program for elderly and persons with disabilities.

   Lorie Jeske, LINC Transportation/IL Specialist, explained LINC's yearly ridership from the Twin Falls area.

   Sarah Michael, Region IV Mobility Manager for Community Transportation Association of Idaho (CTAI), provided information on the Federal Transit Administration (FTA) funding programs that provide funds to LINC and Trans IV.

   Discussion followed.
   -Future planning for the next census

   Grant Writer Thompson explained the planning process.

   City Manager Rothweiler explained the designation for NPO status and the impacts of the designation and what staff is currently doing to prepare for the future

   Sarah Michael stated Lewiston/Clarkston and are a community of 35,000 and receive $350,000. Between the two funds Trans IV and LINC the City would basically be receiving $600,000 - $700,000 yearly, depending what is happening with the Highway Funding or Transportation Funding.

Grant Writer Thompson stated that the grant funds are managed through the Idaho Transportation Department Board.

Sarah Michael stated there is a local district coordinating council that reviews the applications and makes a recommendation to the Public Transportation Advisory Committee created by state statute but ultimately their recommendations go to the ITD Board.

Lynn Baird stated that the state breaks down the money to the different regions by population.

2. Consideration of a request for the City Council to authorize the Mayor to sign Memorandums of Understanding with eight (8) City and/or Fire District representatives.

Grant Writer Thompson explained the request.

The Twin Falls Fire Department is currently operating with SCBA (self-contained breathing apparatus) units that are over ten years old and meet FEMA's definition of obsolete. Each unit consists of a face piece, two (2) 30-minute 4500 PSI cylinders with valves, Buddy Breather and PASS Alarm. Each unit costs $5,500 and the TFFD has to replace 40 units.

The City of Twin Falls has agreed to act as Host Applicant for a regional AFG grant application to replace SCBA units. The primary goal of the AFG program is to meet the firefighting and emergency response needs of fire departments and nonaffiliated emergency medical service organizations. The City of Twin Falls has received AFG grant funds in the past, but was unsuccessful in our application in 2013 for the replacement of 36 SCBA units. Both Grant Manager Thompson and Firefighter Ed Morris attended an AFG workshop in September 2014 sponsored by the Western Region FEMA representative. It was heavily stressed at this workshop that regional applications that address the creation of true interoperability between departments have a better chance of being funded.

Battalion Chief Ron Aguirre contacted regional fire departments and rural fire districts to gauge their interest in participating in the grant. In order to qualify for replacement, an SCBA must be ten years old or older and at least two NFPA (National Fire Protection Association) cycles old. The TFFD SCBAs are all twelve years old and compliant with 2002 standards (two cycles old). Through this process, it was discovered that the majority of SCBAs in the region are a minimum of ten years old, and many are 15 years old.

A meeting was held at the TFFD on November 10, 2014 to discuss the grant and the information required from interested partners. All in attendance were highly interested and willing to provide all needed information from their respective departments. The grant partners will be Twin Falls Fire Department, Jerome Fire Department, Jerome Rural Fire District, Filer Fire Department, Filer Rural Fire District, Buhl Fire Department, Gooding Fire Department, Wendell Fire Department and Castleford Rural Fire District.

One of the requirements of the grant application is a signed MOU between the Host applicant and all partners. These MOUs outline the purpose of the grant, the cost per unit of SCBAs, cost of additional face pieces and the cost of a Fit Test system. The MOUs stipulate the match that is required of each partner (10% of total request), and the payment terms to the City of Twin Falls to participate in the grant.

If awarded, this grant will create true interoperability between nine regional fire departments and districts. It will allow for departments to share breathing apparatus when on mutual aid calls. But more importantly, this project

will greatly improve the personal safety of 203 career and volunteer firefighters in the region, including 39 City of Twin Falls firefighters.

The grant includes requests for 174 replacement SCBA units, including 174 spare cylinders; 17 additional face pieces; and 2 Quantifit Fit Test systems. The federal funds requested for the grant are estimated to be $885,973.50.

The Twin Falls Fire Department and City Grant Manager recommends the City Council authorize the Mayor to sign the attached MOUs.

Discussion followed:
-Local match requirement
-Safer apparatus
-Rock Creek Fire District is not eligible for the grant

Grant Writer Thompson stated that the City's local match of 10% is $17,445.75.

MOTION:
Councilmember Mills Sojka moved to authorize the Mayor to sign the Memorandums of Understanding with eight (8) City and/or Fire District representatives. The motion was seconded by Councilmember Lanting. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

3. Discussion and adoption of the recommended changes to the City's organizational structure.

City Manager Rothweiler explained the request.

Staffs are recommending the organization change in structure, and then assign the duties of Deputy City Managers to Mitchel Humble and to Brian Pike.

The Deputy City Managers, overseeing Community Services and Development and Public Safety services, will report to the City Manager. Both Deputies are members of the City's Executive Leadership Team and will be responsible for managing the overall operations of specific areas of the City.

The Deputy City Managers will coordinate the efforts of departments they oversee to ensure the timely completion of multi-departmental projects. They will assist the City Manager in exploring alternative service delivery techniques, challenging the status quo, anticipating political and operational issues, and providing strategic direction to achieve the city's vision and the city council's priorities.

By promoting high-performance in every part of the city government, the Deputy City Managers will help develop a single organizational concept. Under this concept, all city departments will work collectively, collaboratively and in support of one another in the service of our public.

Discussion followed.
-Measuring the success or failure of the organizational structure

City Manager Rothweiler stated that the organizational structure will be reviewed frequently. He has spoken with Phil Kushlan measuring collaborative opportunities which is one of the primary goals of the Strategic Plan,

not only internally but also externally. Staff will report back to Council on how these structures created intentional collaboration. The Citizen Survey will assist in measuring the organizational change in structure.

The structure is designed to be able to grow with the community and organization.

Councilmember Mills Sojka stated she does see the need for reorganization and agrees with the goals that have been laid out for the reorganization, especially maintaining and enhancing organizational effectiveness, enhance collaboration with partner organizations and minimize the cost impacts. Some areas on the flow chart give her concern on how they might impede those goals. For examples, the two Deputy City Managers, instead of one Deputy City Manager. She recognizes that right now this change is budget neutral but asked what is the exact cost of each deputy city manager.

City Manager Rothweiler explained the salaries for the Deputy City Managers. The increase to Mr. Humble is about $4,800 yearly and the increase to Chief Pike is under $12,000 a year.

Councilmember Mills Sojka stated her concern is with public safety. The breakup of the departments under each deputy city manager is a bit unequal. There are nine plus departments under community development and only two existing departments for Police/Fire/Dispatch and Code Enforcement under Public Safety. She has trouble justifying the cost of this Deputy City Manager with the number of departments they would be over and is struggling with the concept of adding another layer of bureaucracy on administrative which is costly for the taxpayers versus the benefit. Usually bureaucracy and efficiency do not go together.

She does not support taking over any portion of emergency preparedness from the County because it is a better benefit to have a regional position because the County has access to federal funds and the position is federally funded. It benefits the city to work together with county partners.

City Manager Rothweiler stated that it is important to recognize that when reviewing the strategic planning process it was determined that all strategic goals were of equal importance. Both Deputy City Managers have approximately the same number of employees that are going to report to them. Relative to emergency preparedness, this is a task and it does not describe a creation of a position. Any creation of a position would have to be approved by a Council. There have been three issues over the course of 18 months that have caused the city to bring all resources together. This is a reminder that when those incidences occur it is absolutely critical that city teams have the ability to respond. Jackie Fry and her team are valuable resources, but it is important and critical for the citizens of Twin Falls to have a staff that is coordinated in emergencies occurring inside the City of Twin Falls where the city has primary jurisdiction and responsibility.

Councilmember Lanting stated he is in favor of the structure. The Deputy City Managers allow the City Manager to focus on the vision of Twin Falls. Police and Fire are the two largest departments and the numbers do match up.

MOTION:
Councilmember Munn moved to approve the organizational structure changes as proposed by the City Manager. The motion was seconded by Councilmember Talkington.

Discussion followed.

Mayor Hall stated the reorganization will allow the City Manager to continue his work in economic development. Communication with our community is a way to gauge the structural change.

Councilmember Mills Sojka stated that she does not 100% buy the cost effectiveness or the benefit of the two Deputy City Managers. She would prefer to enhance staff levels on the service end in the employee pool. She sees the benefit of the Deputy City Clerk. She agrees with the councilmembers that stated the importance of measuring our success that would include measuring by the Citizen Survey.

Roll call vote showed Councilmembers Hawkins, Munn, Barigar, Lanting, Talkington, and Hall voted in favor of the motion. Councilmember Mills Sojka voted against the motion. Approved 6 to 1.

MOTION:
Councilmember Munn moved to approve the appointment of Mr. Brian Pike to the position of Deputy City Manager for the City of Twin Falls effective January 1, 2014. The motion was seconded by Vice Mayor Hawkins. Roll call vote showed Councilmembers Hawkins, Munn, Barigar, Lanting, Talkington, and Hall voted in favor of the motion. Councilmember Mills Sojka voted against the motion. Approved 6 to 1.

MOTION:
Vice Mayor Hawkins moved to create the office of Deputy City Manager Community Service and Development and appoint Mitchel Humble to fill that role. The motion was seconded by Councilmember Barigar. Roll call vote showed Councilmembers Hawkins, Munn, Barigar, Lanting, Talkington, and Hall voted in favor of the motion. Councilmember Mills Sojka voted against the motion. Approved 6 to 1.

4. Public input and/or items from the City Manager and City Council.

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

Councilmember Talkington reported on the Senior Citizen Advisory Commission meeting that was held on November 12, 2014. Nine people were in attendance and coordinated by Daphne Mallory.

Councilmember Barigar reported that the Parks & Recreation Commission is seeking citizen engagement with the Master Plan Steering Committee. A meeting will be held on Tuesday, November 18, 2014 at 11:30 a.m.

Vice Mayor Hawkins reported on the Chamber of Commerce Legislative tour.

City Manager Rothweiler stated he will look into a complaint received on reverse speed bumps on 9th and Blue Lakes.

Mayor Hall reported that the ballot received from ICRIMP Region 1 was send by mistake to the City and the FSA Committee Election through the USDA will be sending bios on the individuals vying for the position. He asked the Council how they would like to proceed on the FSA Committee Election ballot. The Council recommended the Mayor read the bios and vote on behalf of the Council.

IV. PUBLIC HEARINGS: 6:00 P.M.

1. Consideration of a request for a Comprehensive Plan Amendment from AG to Medium Density and to extend the Water Service Boundary Area for property located on the east side of the 500, 600, and 700 blocks of Hankins Road North.

   Brad Wills, 222 Shoshone Street West, explained the request. Tonight we are here for the first of three different projects. This is the site that you saw this summer when the land was annexed into the City. The City has a two acre parcel which is the Morningside pressurized pump station. The City traded the school when they did the Canyon Ridge High School and acquired the two acres for pressurized irrigation and a possible site for a water tank. The water tank was relocated down Kimberly Road on Hankins. This land is currently agricultural. The request is to change the designation from agricultural to medium density residential.

   The City of Twin Falls is co-applicant. The other part of our request is to extend the water service boundary area. On overhead projection he showed the location of the waterline.

   Discussion followed.
   -Water supply

   City Engineer Fields stated that she believes there is enough supply in the area to support what the elementary school needs. This would include 40 acres of medium density residential. That doesn't mean that they won't need to do their own internal waterlines, etc.

   Planner I Spendlove explained the request.

   This request has two parts – **1)** the first part is to expand the Water Service Boundary, identified in Twin Falls City Comprehensive Plan Vision 2030. The boundary currently runs parallel to this property along Hankins road to the West. The request is to add the entirety of the School District and City owned property, (+/-) 53 Acres. **2)** The second part of the request is to amend the Future Land Use Map by changing the designation of this same area from Agriculture to Medium Density Residential.

   The Agriculture Designation was designed to preserve farm ground and direct development inward towards the corporate City Limits. This 57 +/- acre area was recently annexed into the City of Twin Falls, and therefore it would be appropriate to amend the comprehensive plan to direct future residential growth within City Limits. In no way does changing the Water Service Boundary guarantee the City Services for these properties, but it will allow for the planning and modeling process to continue. All requirements for future services put forth by the Engineering Department will need to be met prior to services being granted.

   On October 14, 2014 the Commission unanimously recommended approval of this request, as presented, to the City Council.

   Staff concurs with the Commission's recommendation.

   Discussion followed.
   -Impact on fire response and Police safety response

Staff stated that the Fire Department and Police Department are providing service to the area and throughout the area. Chief Pike stated he does not see a direct impact on the ability to provide service.

Councilmember Mills Sojka stated that it was mentioned that this medium density would be homogenous with the medium density across Hankins, but on the zoning designations and surrounding land use it is all zoned R-1 variable. She asked for an explanation.

Planner 1 Spendlove stated that changing it to the medium density could allow for other types of zones to be used. Morning Sun is developed with an R-1, property to the further south and west was developed R-2. All those on the Future Land Use Plan are medium density. The Future Land Use Plan does not call out specific zones that you have to use but it does have a description in the staff report of what could be used. If the school so wanted to and we are not sure what they want to do at this time, they could develop this with the R-1 VAR zoning standards which has certain lot sizes different from the R-2 standards.

Councilmember Mills Sojka asked if the medium zoning density is the only designation that encompasses R-1 VAR to R-6 or is there a less dense designation that you would amend the comprehensive plan to.

Planner I Spendlove stated that he does not think the medium density would encompass SUI; that would be more a rural type. As far as being an R-6, that is something that the Council would have to make the determination on if the school came back with an application.

Councilmember Mills Sojka asked what types of zoning are encompassed by medium density designation.

Planner I Spendlove stated typically R-1, R-2, and R-4.

Community Development Director Humble stated that R-6 applies to the highest designation that is on the comprehensive plan.

Councilmember Mills Sojka stated that there are basically two residential designations, one medium and one high.

Community Development Director Humble stated there is also the rural residential designation that applies to the SUI zone as well.

Mayor Hall opened the public testimony portion of the hearing with no input.

MOTION:
Councilmember Talkington moved to approve the Comprehensive Plan Amendment from AG to Medium Density and to extend the Water Service Boundary Area for property as outlined. The motion was seconded by Councilmember Lanting.

Councilmember Mills Sojka stated she has seen amendments come through in recent weeks and she thinks the concept is a difficult one of amending the Comprehensive Plan outside the public process. There are two parts to the request and she would like to address each of them. The first is with the land use, as she thinks medium density may not be compatible with the surrounding area because it is R-1 VAR which is much more rural development and medium density is a concern if it goes up to R-2 and so on. It opens the door for a real change in this area. The current Comprehensive Plan tells us to limit the future growth within the water limit

and believes this is important because of planning. It is important to weigh the impacts to the rate payers and to the costs to the current system when extending the boundary because of unknown impacts. This request is certainly important for a school, and if it was just for the school, it would be easier decision but the large majority of the request is for 40 acres of medium density development and she believes it will have a significant impact to the system as far as maintenance, operation, and extending our water lines and our sewer lines. The city has seen some unexpected costs with the sewer line that are being engineered for odor reduction units. Her concerns are moving that water boundary line without really studying its impacts to the system and the cost to the ratepayers. This adds to Urban Sprawl which is not a sustainable form of land use development. There has been sprawling in the south, west, north, northwest, and now the city is rushing to sprawl to the east, which is not a sustainable pattern. She believes that the planning documents should be used and not take the comprehensive plan amendments lightly. She struggles with any proposal that's a spot zone and small amendments here and there based on small tracts of land without looking at the big picture. She is in favor of planning for growth and sticking to that plan.

Vice Mayor Hawkins agreed that this is big proposal to grow the city in this direction but *believes voters were very well educated when they voted to support the school bond to build the three new schools. In addition, she believes the voters understood the natural pattern that development and homes follow the schools.*

Councilmember Lanting thanked Brady Dickenson and Brad Wills because they were instrumental in passing the bond in our community. He stated that the City has to take some of the blame for the need for the bond because the city went out and looked for jobs and brought industry to our community, which naturally means an increase in population. Having worked in education for his entire career he understands that property is purchased well in advance or you end up in situation similar to the northwest elementary school. The school district bought the land in 1990 and he commends the school board for looking that far in the future and knowing a future need for an elementary school.

Roll call vote showed Councilmembers Hawkins, Munn, Barigar, Lanting, Talkington, and Hall voted in favor of the motion. Councilmember Mills Sojka voted against the motion. Approved 6 to 1.

V. ADJOURNMENT: The meeting adjourned at 7:06 P.M.

Leila A. Sanchez
Deputy City Clerk/Recording Secretary

COUNCIL MEMBERS:

Suzanne Hawkins	Jim Munn	Shawn Barigar	Chris Talkington	Gregory Lanting	Don Hall	Rebecca Mills Sojka
Vice Mayor					*Mayor*	

MINUTES
Meeting of the Twin Falls City Council
Monday, November 24, 2014
City Council Chambers
305 3rd Avenue East -Twin Falls, Idaho

5:00 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG
CONFIRMATION OF QUORUM
CONSIDERATION OF THE AMENDMENTS TO THE AGENDA

PROCLAMATION: **Pancreatic Cancer Awareness Month – Ken Stokesberry**

GENERAL PUBLIC INPUT		
AGENDA ITEMS		
I. CONSENT CALENDAR: 1. Consideration of a request to approve the Accounts Payable for November 18 – 24, 2014.	**Purpose:** Action	**By:** Sharon Bryan
II. ITEMS FOR CONSIDERATION: 1. Public input and/or items from the City Manager and City Council.		
III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:		
IV. PUBLIC HEARINGS: 6:00 P.M. - None		
V. ADJOURNMENT: 1. Executive Session 67-2345(1) (b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student.		

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.

Present: Suzanne Hawkins, Jim Munn, Shawn Barigar, Don Hall, Greg Lanting, Chris Talkington, Rebecca Mills Sojka

Absent: None

Staff Present: City Manager Travis Rothweiler, Deputy City Clerk/Recording Secretary Leila A. Sanchez

Mayor Hall called the meeting to order at 5:00 P.M. He then invited all present, who wished to, to recite the pledge of Allegiance to the Flag with him. A quorum was present.

CONSIDERATION OF THE AMENDMENTS TO THE AGENDA:

PROCLAMATION: Pancreatic Cancer Awareness Month – Ken Stokesberry. The proclamation was ready by Mayor Hall.

GENERAL PUBLIC INPUT: None

AGENDA ITEMS

I. CONSENT CALENDAR:

1. Consideration of a request to approve the Accounts Payable for November 18 – 24, 2014, total: $1,302,523.61 November 21, 2014, Payroll, total: $127,487.29.

   Discussion followed on Accounts Payable:
   -Lateral Construction Idaho Sand and Gravel $13m

   MOTION:
   Councilmember Lanting moved to approve the Consent Calendar as presented. The motion was seconded by Councilmember Barigar. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

Nick Williams, Boy Scout, was present.

II. ITEMS FOR CONSIDERATION:

1. Public input and/or items from the City Manager and City Council.

   City Manager Rothweiler reported on the following:
   City Hall would be closed November 27 and 28, 2014.
   The City Council meeting scheduled for Monday, December 15, 2014, will begin at 4:00 p.m. to discuss the upcoming issues of the Legislative Session.

   Vice Mayor Hawkins reported that the Festival of Lights Parade will be held on December 5, 2014, at 6:00 p.m.

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

IV. PUBLIC HEARINGS: 6:00 P.M. - None

V. ADJOURNMENT:

1. Executive Session 67-2345(1) (b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student.

   MOTION:
   Councilmember Talkington moved to adjourn to Executive Session 67-2345(1) (b). The motion was seconded by Councilmember Mills Sojka. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

   The meeting adjourned at 5:16 p.m.

   Leila A. Sanchez
   Deputy City Clerk/Recording Secretary

COUNCIL MEMBERS:

Suzanne Hawkins	Jim Munn	Shawn Barigar	Chris Talkington	Gregory Lanting	Don Hall	Rebecca Mills Sojka
Vice Mayor					*Mayor*	

MINUTES

Meeting of the Twin Falls City Council
Monday, December 1, 2014
City Council Chambers
305 3rd Avenue East -Twin Falls, Idaho

5:00 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG
CONFIRMATION OF QUORUM
CONSIDERATION OF THE AMENDMENTS TO THE AGENDA
PROCLAMATION: None

GENERAL PUBLIC INPUT

AGENDA ITEMS

	Purpose:	By:
I. CONSENT CALENDAR:		
1. Consideration of a request to approve the Accounts Payable for November 15 – December 1, 2014.	Action	Sharon Bryan
2. Consideration of a request to approve the November 10, 2014, City Council Minutes.	Action	Leila A. Sanchez
II. ITEMS FOR CONSIDERATION:		
1. Consideration of a request to adopt a resolution to procure goods and services on the open market for "The City of Twin Falls 2014 Modifications to the Canyon Springs Valves Project".	Action	Jon Caton
2. Consideration of a request to submit a roadway project for Local Urban funding.	Action	Jacqueline Fields
3. Consideration of a request to adopt a resolution for a Comprehensive Plan Amendment from AG to Medium Density and to extend the Water Service Boundary Area which would amend The Future Land Use Map, 2-4 of the Twin Falls Vision 2030: A Comprehensive Plan for a Sustainable Future for 53 +/- acres located on the east side of the 500, 600, and 700 blocks of Hankins Road North.	Action	Mitchel Humble
4. Consideration of a request to adopt an ordinance for the annexation of 4.75 (+/-) acres with a zoning designation of C-1 and to proceed with the development of a municipal water storage facility on property located at 2951 Marie Avenue.	Action	Jonathan Spendlove
5. Public input and/or items from the City Manager and City Council.		
III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:		
IV. PUBLIC HEARINGS: 6:00 P.M.		
1. Request to allow Additional Building Height for new silos on property located at 236 Washington Street South.	PH/Action	Steve Maughan Glanbia USA
2. Request for a Zoning Title Amendment to delete Title 10; Chapter 6; Section 1; Planned Unit Development Subdistrict and replace with a new section Title 10; Chapter 6; Section 1; Zoning Development Agreement, to add a definition of Zoning Development Agreement to Title 10; Chapter 2; Definitions and to amend Title 10; Chapter 2; definition of Planned Unit Development.	PH/Action	Jonathan Spendlove % The City of Twin Falls
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.

Present: Suzanne Hawkins, Jim Munn, Shawn Barigar, Don Hall, Greg Lanting, Chris Talkington, Rebecca Mills Sojka

Absent: None

Staff Present: City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Deputy City Prosecutor Shayne Nope, Community Development Director Mitchel Humble, Police Chief Brian Pike, City Engineer Jacqueline Fields, Planner I Jonathan Spendlove, Deputy City Clerk/Recording Secretary Leila A. Sanchez.

Mayor Hall called the meeting to order at 5:00 P.M. He then invited all present, who wished to, to recite the pledge of Allegiance to the Flag with him. A quorum was present.

CONSIDERATION OF THE AMENDMENTS TO THE AGENDA:

City Manager Rothweiler requested to add to the agenda an Executive Session 67-2345(1) (a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need. This paragraph does not apply to filling a vacancy in an elective office or deliberations about staffing needs in general.

MOTION:
Councilmember Talkington moved to add Executive Session 67-2345(1) (a) as presented. The motion was seconded by Councilmember Lanting. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

PROCLAMATION: None

GENERAL PUBLIC INPUT

AGENDA ITEMS

I. CONSENT CALENDAR:

1. Consideration of a request to approve the Accounts Payable for November 25 – December 1, 2014, total: $1,530,779.49; December 1, 2014, Fire Payroll, total: $56,093.16.

2. Consideration of a request to approve the November 10, 2014, City Council Minutes.

MOTION:
Councilmember Lanting moved to approve the Consent Calendar. The motion was seconded by Councilmember Barigar.

Discussion followed on the Accounts Payable.
-Waste Water Treatment Plant
-Lease Maintenance Agreement with Lytle Signs

Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

II. ITEMS FOR CONSIDERATION:

1. Consideration of a request to adopt a resolution to procure goods and services on the open market for "The City of Twin Falls 2014 Modifications to the Canyon Springs Valves Project".

   Public Works Director Caton explained the request.

   The City formally bid the project and received two bids substantially over the engineer's estimate: one bid for $208,400 and another for $370,639. Staff felt both of these bids were high and the difference between the two was concerning. Staff elected to reject both bids and try to procure this service on the open market. PMF Inc. has submitted a bid that is substantially lower than the engineer's estimate in the amount of $157,436.

   Staff recommends Council approve this resolution to procure goods and services from the open market.

   Discussion followed.

   City Attorney Wonderlich concurs with staff's recommendation.

   MOTION:
   Councilmember Mills Sojka moved to adopt Resolution 1935. The motion was seconded by Councilmember Lanting. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

2. Consideration of a request to submit a roadway project for Local Urban funding.

   City Engineer Fields explained the request.

   The City has an opportunity to apply for Local Urban funds to construct or develop local streets. Developing a project in this program is a long term project but local match is 7.34%. It is beneficial to present a project that addresses mobility, safety or economic opportunity. Since the project development takes several years, it is preferable when road has some pavement life left. Staff will also need to show that the roadway have logical termini for the environmental process.

   The other alternative is to resubmit Poleline Road from Bridgeview to Candleridge Drive. This project segment is selected because the logical termini are from the state highway to the temple, as a destination. The actual construction may be reconstruction of the section between Blue lakes and Bridgeview, major widening from Bridgeview to about Meadowview extended and then any necessary retrofitting for ADA from Cheney to Candleridge. This project hasn't been estimated recently but could be approximately $2.5M.

   It appears that there is significant interest in developing the City's downtown area and that some of the improvements could be to address truck traffic through the area as well as the presence of the State Highway on the 2nd Avenues. There has been a somewhat continuous movement to "reroute the 2nds". It is difficult for a transportation agency to consider a "trade" when the alternate route is deficient. This is the case with the proposal to move US-30 onto Washington St, 6th and Minidoka (from West 5 points to E 5 points). If the City chooses to improve Washington, 6th and Minidoka to meet the capacity needs of US-30, then ITD may be able to consider the proposal. Regardless of whether or not ITD moves US-30, the roadway could be built to address truck volumes and result in a consistent roadway, both in width and depth. This project was estimated over 10 years ago and the figure was very large. If the City chose to go forward with this project, a new estimate would be established for the submittal and could be approximately $5M.

Improving Washington St, 6th and Minidoka to meet a state standard is a huge project with significant environmental analysis, public involvement, right of way acquisition, survey, utility, irrigation and finally construction impacts. It will take every bit of the 5 – 8 years. Finally, the project development will require analysis of viable alternatives. If the analysis doesn't affirm the initial scope, it may yield an equally acceptable alternative.

Discussion followed on the future development and subdivision of land on Pole Line Road.

Discussion followed on Washington St, 6th and Minidoka:
-Road resurfacing
-Economic Opportunities
-Safe truck route
-Removing truck traffic off of the Seconds
-ITD studies

The Council directed staff to submit a roadway project for Local Urban funding for Washington St, 6th and Minidoka.

Boy Scouts from Troop 59 introduced themselves to the Council.

3. Consideration of a request to adopt a resolution for a Comprehensive Plan Amendment from AG to Medium Density and to extend the Water Service Boundary Area which would amend The Future Land Use Map, 2-4 of the Twin Falls Vision 2030: A Comprehensive Plan for a Sustainable Future for 53 +/- acres located on the east side of the 500, 600, and 700 blocks of Hankins Road North.

   Community Development Director Humble explained the request.

   On November 17, 2014, the City Council granted the request to approve a Comprehensive Plan Amendment and to extend the water service boundary area.

   MOTION:
   Vice Mayor Lanting moved to approve Resolution 1936. The motion was seconded by Vice Mayor Hawkins. Roll call vote showed Councilmembers Hawkins, Munn, Barigar, Talkington, Lanting, and Hall voted in favor of the request. Councilmember Mills Sojka voted against the motion. Approved 6 to 1.

4. Consideration of a request to adopt an ordinance for the annexation of 4.75 (+/-) acres with a zoning designation of C-1 and to proceed with the development of a municipal water storage facility on property located at 2951 Marie Avenue.

   Planner I Spendlove explained the request.

   On November 10, 2014 the City Council held a public hearing on this request and approved the annexation of 4.75 (+/-) acres with a zoning designation of C-1 and to proceed with the development of a municipal water storage facility on property located at 2951 Marie Avenue.

   As directed by the Council, staff has prepared an ordinance for Council's consideration. Staff recommends the City Council adopts the ordinance so it can be published and codified.

MOTION:
Councilmember Talkington moved to suspend the rules and place Ordinance 3081 on third and final reading by title only. The motion was seconded by Councilmember Barigar. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

Deputy City Clerk Sanchez read Ordinance title 3081, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, ANNEXING CERTAIN REAL PROPERTY BELOW DESCRIBED, PROVIDING THE ZONING CLASSIFICATION THEREFOR, AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT.

MOTION:
Vice Mayor Hawkins moved to adopt Ordinance 3081. The motion was seconded by Councilmember Barigar. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

5. Public input and/or items from the City Manager and City Council.

City Manager Rothweiler gave an update on the Citizens Committee for Facilities. The next meeting will be held on Thursday, December 4, 3014, at 11:30 a.m. in the Council Chambers.

The Downtown Advisory Committee meeting in conjunction with OTAK will meet in the PD Classroom on Monday, December 8, 2014, at 9:30 a.m. in the PD Classroom.

At the December 8, 2014, Council Meeting, a presentation of a preliminary downtown parking/traffic will be presented.

The University of Virginia will be training employees the week of December 1, 2014.

Councilmember Barigar stated that the Parks & Recreation Department will host their kickoff on Wednesday at 6:00 p.m. in the Council Chambers for their Parks & Recreation Master Planning process.

Mayor Hall reported that the Festival of Lights Parade will be held at 6:00 p.m. Vice Mayor Hawkins stated that unwrapped toys will be collected.

Councilmember Talkington gave an update on an agreement between the City and County on how it operates at the Joslin Field Airport.

6. Executive Session 67-2345(1)(a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need. This paragraph does not apply to filling a vacancy in an elective office or deliberations about staffing.

MOTION:
Councilmember Lanting adjourned to Executive Session 67-2345(1) (a). The motion was seconded by Vice Mayor Hawkins. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

Adjourned at 5:53 p.m.
Reconvened at 6:04 p.m.

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

IV. PUBLIC HEARINGS: 6:00 P.M.

1. Request to allow Additional Building Height for new silos on property located at 236 Washington Street South.

Steve Maughan explained the request.

Glanbia is planning to install additional processing and environmental equipment. The silos required to complement this equipment are planned to exceed 50' in height. The height is 70 ft. 9 inches.

Planner I Spendlove explained the request.

The property is currently Zoned M-2, and it can be reasonably assumed that this designation was implemented in 1981 when a comprehensive zoning title amendment occurred that effectively created the zones we use today. In February 2011, a non-conforming expansion permit was issued to Glanbia Foods for an expansion of their operations at this location.

This project is located in the M-2 Zoning District and therefore the applicant may apply for additional building height following the public hearing process outlined in City Code 10-14. This process will include a Public Hearing with the Planning and Zoning Commission with a recommendation forwarded to the City Council for a decision.

Staff does not foresee a significant negative impact on adjoining property owners for this requested item. The locations of the proposed silos are considerably set back from the current roadway, and from any nearby residential properties. The facility currently utilizes silos of similar size and height for their operation, and staff does not expect these proposed silos to cause an unreasonable visual impact to the area.

On November 25, 2014 the Planning & Zoning Commission held a public hearing on this request. They recommended approval subject to the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to no more than three (3) silos at maximum heights of 70'9", as presented. Placement shall be as shown on the site plan submitted by the applicant.

The following condition was added by the Planning & Zoning Commission:

3. Subject to any structure used to enhance the safety of the silos may be added provided they do not exceed 80'.

Staff concurs with the Commission's recommendation.

Discussion followed.
-The expansion would create 8 additional jobs

Planner I Spendlove stated that one person who spoke against the request lives immediately south of Glanbia.

Mayor Hall opened the public testimony portion of the hearing with no input.

MOTION:
Vice Mayor Hawkins moved to allow Additional Building Height for new silos on property located at 236 Washington Street South subject to the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to no more than three (3) silos at maximum heights of 70'9", as presented. Placement shall be as shown on the site plan submitted by the applicant.
3. Subject to any structure used to enhance the safety of the silos may be added provided they do not exceed 80'.

The motion was seconded by Councilmember Talkington. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

2. Request for a Zoning Title Amendment to delete Title 10; Chapter 6; Section 1; Planned Unit Development Subdistrict and replace with a new section Title 10; Chapter 6; Section 1; Zoning Development Agreement, to add a definition of Zoning Development Agreement to Title 10; Chapter 2; Definitions and to amend Title 10; Chapter 2; definition of Planned Unit Development.

Planner I Spendlove explained the request.

The proposed amendment will remove the current Title 10 Chapter 6 Section 1: PUD, Planned Unit Development in its entirety. The new section will be Title 10 Chapter 6 Section 1: Zoning Development Agreement. Changes to multiple other sections are for reference purposes only.

The most notable changes to this process include the following: (1) clear requirements for applicants in regards to the Conceptual Development Plans and documents needed, (2) stated criteria for conformance to the Conceptual Development Plan, and (3) a clear path of procedure for the ZDA Process.

(1) - The requirements for the Conceptual Development Plan have been described in detail for both residential and non-residential plans. Certain items are to be required of every plan; some prominent items include multi-use transportation pathways, density, parks and open space. Other items may be added by the commission and council as they determine to be essential to the certain area being applied for the ZDA.

(2) - The criteria for conformance to the conceptual development plan will assist staff in determining whether changes to a plan would need to be brought back through the process. These criteria focus on the land-use relationship between the proposed project and the existing developments in the area.

"Changes to any of the following items constitute a departure from the Conceptual Development Plan and/or development standards, thus changing the basic relationship of the proposed development to the adjacent property:

(A) the permitted uses,
(B) increase in density,
(C) increase in building height,
(D) increase in building coverage of the site,

(E) reduction in the off-street parking ratio,
(F) reducing the building setbacks provided at the boundary of the site,
(G) reduction of any open space plans, or
(H) Alteration of the overall design theme, primary architectural elements, or building materials."

(3) – The procedure section clarifies the process for these developments. The most prominent changes are clear requirements for the ZDA Written Commitment, and the requirement of a signed agreement being submitted prior to the City Council adopting the rezone ordinance. This fixes a loophole in the current system that left some agreements in limbo after the Council had approved Planned Unit Developments in the past.

On October 28, 2014 the Planning & Zoning Commission unanimously recommended approval of the amendment as presented.

This change could affect properties within the Area of Impact.

Staff concurs with the Commission's recommendation.

Discussion followed.
-PUD Process
-Definition of density
-Feedback from developer

Planner I Spendlove stated that he does not believe the density can be changed after the developer has signed the PUD. However, if the developer does not agree with the zoning he does not sign the agreement the zoning does not change. Work will be required from the developer upfront for them to decide as to what they want to do with property prior to coming to the public hearing including.

Councilmember Mills Sojka stated the Planning & Zoning Commission has been working with staff vetting the process. No negative comments were heard from developers or applicants. Katie Breckenridge had previously stated that improvements were not made at the DELL parking lot and believes the revisions will improve the process.

Planner 1 Spendlove stated density is typically defined as residential.

Community Development Director Humble stated density is more residential. An increase in building height and increase of building coverage at the site and they would be more of a nonresidential development. A plan will show a layout and the size of buildings and generally the layout needs to stay the same. An increase to the building coverage in a nonresidential setting is a very similar kind of a thing to an increase in density in a residential kind of plan.

Planner 1 Spendlove stated the primary goal was to eliminate flexibility for the developer.

The following was added by the Commission: "Changes to any of the following items constitute a departure from the Conceptual Development Plan and/or development standards, thus changing the basic relationship of the proposed development to the adjacent property:
(A) the permitted uses,
(B) increase in density,

(C) increase in building height,
(D) increase in building coverage of the site,
(E) reduction in the off-street parking ratio,
(F) reducing the building setbacks provided at the boundary of the site,
(G) reduction of any open space plans, or
(H) Alteration of the overall design theme, primary architectural elements, or building materials."

-Process for enforcement
-Enforcement for berm at Williams Chiropractic
-No sidewalk on the northern end of Washington Street

City Attorney Wonderlich explained the process for enforcement and revocation of a Special Use Permit.

Community Development Director Humble stated that the sidewalk should have been on the northern end of Washington Street and staff will check to see if there was a deferral agreement.

Mayor Hall opened the public testimony portion of the hearing with no input.

MOTION:
Councilmember Talkington made a motion to instruct the staff to go forward and prepare an ordinance as presented. The motion was seconded by Councilmember Lanting. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

V. ADJOURNMENT: The meeting adjourned at 6:33 p.m.

Leila A. Sanchez
Deputy City Clerk/Recording Secretary

COUNCIL MEMBERS:

Suzanne Hawkins	Jim Munn	Shawn Barigar	Chris Talkington	Gregory Lanting	Don Hall	Rebecca Mills Sojka
Vice Mayor					*Mayor*	

MINUTES
Meeting of the Twin Falls City Council
Monday, December 8, 2014
City Council Chambers
305 3rd Avenue East -Twin Falls, Idaho

5:00 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG
CONFIRMATION OF QUORUM
CONSIDERATION OF THE AMENDMENTS TO THE AGENDA
PROCLAMATION: None

GENERAL PUBLIC INPUT		
AGENDA ITEMS		
I. CONSENT CALENDAR:	**Purpose:**	**By:**
1. Consideration of a request to approve the Accounts Payable for December 2 – 8, 2014.	Action	Sharon Bryan
2. Findings of Fact, Conclusions of Law, and Decision: a. Comprehensive Plan Amendment for the Twin Falls School District, No. 411 & City of Twin Falls. b. Annexation for the City of Twin Falls.	Action	Mitchel Humble
II. ITEMS FOR CONSIDERATION:		
1. Appointment of Bryan Krear to the position of interim Chief of Police	Action	Travis Rothweiler
2. Administer the oath of office for the position of interim Chief of Police to Bryan Krear.	Action	Don Hall
3. Swearing in ceremony for two new Deputy City Managers: Brian Pike and Mitchel Humble.	Action	Don Hall
4. Swearing in ceremony for two new Twin Falls Police Officers and Mayor Don Hall to administer the Oath of Office to Officers Jason Kelley and Martin Becerra.	Action	Bryan Krear Don Hall
5. Presentation to City Council of the monthly e-newsletter and quarterly print newsletter, which the Public Information Office will begin distributing in late-December.	Presentation	Joshua Palmer
6. Presentation of a preliminary downtown parking/traffic report by Otak, Inc.	Action	Melinda Anderson Mandi Roberts
7. Consideration of a request to adopt an Ordinance for a Zoning Title Amendment.	Action	Jonathan Spendlove
8. Presentation of the Development Impact Fee Advisory Committee's annual report and to adopt a resolution waiving the automatic inflation adjustment for 2015.	Presentation/ Action	Mitchel Humble
9. Public input and/or items from the City Manager and City Council.		
III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:		
IV. PUBLIC HEARINGS: 6:00 P.M. - None		
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.

Present: Suzanne Hawkins, Jim Munn, Shawn Barigar, Don Hall, Rebecca Mills Sojka. Greg Lanting,

Absent: Chris Talkington

Staff Present: City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Deputy City Clerk Shayne Nope, Deputy City Managers Mitchel Humble, Deputy City Manager Brian Pike, Interim Police Chief Bryan Krear, PIO Josh Palmer, Economic Development Director Melinda Anderson, Planner I Jonathan Spendlove, Deputy City Clerk/Recording Secretary Leila A. Sanchez.

Mayor Hall called the meeting to order at 5:00 P.M. He then invited all present, who wished to, to recite the pledge of Allegiance to the Flag with him. A quorum was present.

CONSIDERATION OF THE AMENDMENTS TO THE AGENDA: None

5:00 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG
CONFIRMATION OF QUORUM
CONSIDERATION OF THE AMENDMENTS TO THE AGENDA
PROCLAMATION: None
GENERAL PUBLIC INPUT

AGENDA ITEMS

I. CONSENT CALENDAR:

1. Consideration of a request to approve the Accounts Payable for
   December 2 – 8, 2014, $392,418.14
   December 5, 2014 Payroll, $128,317.85
2. Findings of Fact, Conclusions of Law, and Decision:
   a. Comprehensive Plan Amendment for the Twin Falls School District, No. 411 & City of Twin Falls.
   b. Annexation for the City of Twin Falls.

MOTION:
Councilmember Munn moved approval of the Consent Calendar as presented. The motion was seconded by Councilmember Barigar. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

II. ITEMS FOR CONSIDERATION:

1. Appointment of Bryan Krear to the position of interim Chief of Police.

City Manager Rothweiler gave a brief biography on Bryan Krear and submitted the name of Bryan Pike as interim Chief of Police.

MOTION:
Councilmember Munn moved to approve the appointment of Bryan Krear to the position of interim Chief of Police. The motion was seconded by Vice Mayor Hawkins. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

2. Administer the oath of office for the position of interim Chief of Police to Bryan Krear.

   Mayor Hall with the assistance of Councilmember Munn administered the oath of office.

   Chief Krear stated he will commit himself to provide the best customer service to the citizens and employees of the City of Twin Falls.

3. Swearing in ceremony for two new Deputy City Managers: Brian Pike and Mitchel Humble.

   City Manager Rothweiler gave brief biographies on Mitchel Humble and Brain Pike.

   Mayor Hall issued the oath of office to Mitchel Humble and Brian Pike to Deputy City Manager.

4. Swearing in ceremony for two new Twin Falls Police Officers and Mayor Don Hall to administer the Oath of Office to Officers Jason Kelley and Martin Becerra.

   Chief Krear gave brief biographies on Officers Jason Kelley and Martin Bercerra. The new officers were presented with their shield.

   Mayor Hall administered the oath of office to Jason Kelley and Martin Becerra.

   Recess at 5:33 p.m.

5. Presentation to City Council of the monthly e-newsletter and quarterly print newsletter, which the Public Information Office will begin distributing in late-December.

   PIO Palmer gave the presentation.

   City Manager Rothweiler stated that in the last citizen survey the City did not fare well on connecting with our citizens therefore a decision was made to fund the newsletter.

   Discussion followed on citizen feedback

6. Presentation of a preliminary downtown parking/traffic report by Otak, Inc.

   Economic Development Director Anderson explained the URA hired OTAK back in August to help with Main Avenue Redesign project.

   Mandi Roberts, Otak, Inc., presented a PowerPoint presentation explaining the preliminary downtown parking/traffic report.

   Circulation and Parking
   Kittelson and Associates Analysis:
   - ✓ Parking Capacity Inventory/Confirmation
   - ✓ Roadway Capacity Inventory
   - ✓ Property Owner Questionnaire = More Information Coming

   Existing Transportation Facilities
   Roadway/Intersection Volumes

Existing Parking Supply
Private Parking lots408
City Parking lots 480 spaces
On-street Parking = 517 spaces

Existing Parking Utilization

Parking challenges

- ✓ Lack of clarity about what is open to public and time limits
- ✓ Capacity is one half block way/behind businesses; rear door entrances may need improvements
- ✓ Access to parking lots with most capacity
- ✓ Need for better lighting
- ✓ Need for better signing and way finding
- ✓ Number spaces leased through pass program may need evaluation

Discussion followed.

Councilmember Lanting stated he is a liaison to the URA, and discussion was made on the surfacing of alleys to make them more attractive. He suggested having big signs to designate free parking.

Ms. Roberts stated that Hansen is a connecting corridor and explained ideas with the project advisory committee.

Discussing followed.
-Possible close parts of Main.

Ms. Roberts festival streets. Main Avenue and Hansen Street could be open to traffic during the day and be closed on a Saturday or a special event for

Economic Development Director Anderson stated that CSI inventoried how much parking was being used and what Kittleson was similar as to what CSI Found.

Ms. Robert that on the Seconds parking is not being utilized.

7. Consideration of a request to adopt an Ordinance for a Zoning Title Amendment.

Planner I Spendlove explained the request. The Council held a hearing and approved the request to amend City Code as presented. Staff has prepared an ordinance for adoption in accordance with the Council's approval.

MOTION:
Councilmember Lanting motioned to suspend the rules and place Ordinance 3082 on third and final reading by title only. The motion was seconded by Councilmember Mills Sojka. Approved 6 to 0.

Deputy City Clerk Sanchez read the Ordinance title,

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AMENDING THE TWIN FALLS CITY CODE BY REPEALING AND REPLACING §10-6-1 WITH A NEW SECTION PROVIDING FOR ZONING DEVELOPMENT AGREEMENTS; AND BY REPLACING ALL REFERENCES IN THE CITY CODE TO "PUD" OR "PLANNED UNIT DEVELOPMENT" WITH "ZDA" OR "ZONING DEVELOPMENT AGREEMENT."

MOTION:
Councilmember Mills Sojka moved to approve Ordinance 3082. The motion was seconded by Vice Mayor Hawkins. Roll call vote showed all members present voted in favor of the motion.

8. Presentation of the Development Impact Fee Advisory Committee's annual report and to adopt a resolution waiving the automatic inflation adjustment for 2015.

Deputy City Manager Humble explained the request.

-Nonresidential significantly dropped in collections
-Impact fees are not being waived for the school district
-$410,000 for traffic signal
-Temporary street light status
-Marriott Hotel impact fee

Deputy City Manager Humble stated the hotel challenged the impact fee assessment. The City adjusted their payment to the office rate from retail due to the trips generated from a hotel use being more similar to the office rate than the retail rate.

Councilmember Mills Sojka stated the Council has been embracing not getting behind inflation. It is easier for applicants to take 1% to 2% increase versus a large increase for several years. She is in favor of making an annual increase.

Deputy City Manager Humble stated the MCI rate at the time of the meeting with the committee was 1.46%. At the Committee meeting, a comment was made about the new program fees in effect October 1 is very close to a January 1, too close for another increase. However, the fees are not based on October costs, but spring 2014 costs. In the end the Committee felt that two increases two months apart was too much.

Councilmember Mills Sojka stated impact fees are paid at the time of development. It is important to continuously collect fees to do improvements.

Deputy City Manager Humble stated that it is assessed the day the application is made.

Councilmember Barigar did think the advantage the impact fees are reviewed annually. Perhaps those dates can align in the future.

Deputy City Manager Humble explained that the statute requires the City to review fees at least every 5 years. Recent review was tied it to the initial approval date of February 2009. The Committee's recommendation was to implement the new program on October 1st. Next time around, the city can align the fee increases with the January timeframe.

MOTION:
Councilmember Barigar moved approval of Resolution 1937. The motion was seconded by Vice Mayor Hawkins. Roll call vote showed Councilmembers Vice Mayor Hawkins, Munn, Barigar, Hall, and Lanting voted in favor of the motion. Councilmember Mills Sojka voted against the motion. Approved 5 to 1.

9. Public input and/or items from the City Manager and City Council.

City Manager Rothweiler stated the next City Council meeting will be held at 4:00 p.m. Legislative Issues.

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

IV. PUBLIC HEARINGS: 6:00 P.M. - None

V. ADJOURNMENT: The meeting adjourned at 6:32 p.m.

Leila A. Sanchez
Deputy City Clerk/Recording Secretary

Date: December 22, 2014, City Council Meeting

To: Honorable Mayor and City Council

From: Ron Clark, Fire Chief

Request:

Present Twin Falls Fire Department Level III Firefighter Certifications to David Owens, Tyrone Prescott, Scott Wyatt, and Joell Miller.

Time Estimate:

Approximately 5 – 8 Minutes

Background:

Chief Clark would like to take this opportunity to recognize the above mentioned individuals for completing their Firefighter III certification over the course of the last year. This advanced fire service training includes classes and coursework on various subjects including a three-part series in Managing Company Tactical Operations, Incident Command System, Fire Cause Determination, and obtaining their State Fire Inspector Certification.

Approval Process:

None

Budget Impact:

None

Regulatory Impact:

None

Conclusion:

None

Attachments:

None

Twin Falls Public Library
INFORMATION FOR LIFE

December 5, 2014

Twin Falls City Council
P.O. Box 1907
Twin Falls, ID. 83303

Dear Mayor Hall and City Council Members:

The current Board of Trustees of the Twin Falls Public Library request that Kyle Tarbet, who resides at 830 Hollyann Ct., Twin Falls, be appointed by the City Council to serve as a Library Trustee for a full-term of office from January 2015 – December 2019.

Mr. Tarbet expresses a strong interest in the Library, as stated in the attached letter, and is prepared to accept the full responsibilities of a working Library Trustee for his term of office.

Sincerely,

Susan L. Ash, Director

201 Fourth Avenue East, Twin Falls, Idaho 83301 (208) 733-2964 Fax (208) 733-2965

Monday December 22, 2014

To: City Council

From: Mayor Don Hall

Request:

Consideration of a request to confirm the appointment of Samantha Kemp to the Historic Preservation Commission.

Time Estimate:

The presentation will take approximately 3 minutes. Following the presentation, additional time may be necessary for questions.

Background:

Carrie Hall resigned her position on the Historic Preservation Commission in October of 2014. She provided valuable input to the Commission. Her participation on the Commission will be missed.

City staff posted a vacancy notice for this position. Staff received applications from three individuals with an interest in serving on the Historic Preservation Commission. An interview panel consisting of HPC Chairman Randall Watson, Councilman Jim Munn, Planner 1 Kelly Weeks, and I interviewed these three individuals. The interview panel recommended that Samantha Kemp be appointed to the Commission. This appointment would be for the remainder of Carrie Hall's term that ends in July 2015. Samantha will be eligible for two full terms after this.

Approval Process:

City Code 2-7-3 says that Historic Preservation Commissioners are appointed by the Mayor and confirmed by the City Council.

Budget Impact:

None

Regulatory Impact:

Approval of this request will maintain full membership on the Historic Preservation Commission.

Conclusion:

I request that the Council confirm my appointment of Samantha Kemp to the Historic Preservation Commission.

Attachment:

Letter of interest

October 28, 2014

Twin Falls Historic Preservation Commission
P.O Box 1907
Twin Falls, ID 83301

To Whom It May Concern:

I recently learned that your committee is in the process of looking for a new member to help preserve our city's history. I would like to present myself as a candidate for consideration.

My name is Samantha Kemp, I have lived in Twin Falls for almost 20 years now, I grew up here, I went to Elementary, Middle School and High School in the beautiful town. I moved away for college and the further I got from home the more I realized how much I love it here. Twin Falls is full of so much history and I would love nothing more than to be a part of preserving that in any way I can!

I have lived all over this country, from both coasts, in big cities and small towns and I have never felt more at home then when I am in our town. I am young but I believe that this will allow me to bring a youth's perspective to the historic preservation of our city. I have always believed it is important to know our history if we are to move forward, there is so much to learn from the beginnings of our town and I'd love to help relay that to my generation and all generations! I have been so impressed with the recent changes to the Down Town area and I would love to be a part of that!

Attached is my resume, please feel free to contact any and all of my references for further information about me, I will be eagerly awaiting your decision. Thank you for your consideration.

Sincerely,

Samantha Kemp
2521 Stadium Blvd
Twin Falls, Idaho 83301

samantha kemp

T: 208.308.7041 E: samantha89rose@gmail.com

EDUCATION

Brigham Young University-Idaho
Major: Political Science
Sept 2007-July 2013
Gillette College
Sept 2013-May 2014

REFERENCES

Corinne Starley/ Former Youth Group Leader / Member of The Twin Falls Junior Club
-208.420.2052
Kelly Pilling/ Former Employer
-208.490.0602
Randy Hansen/Current Employer
-208.732.1655

INTERESTS

Crafts/Politics/Social Media/Pop Culture/ Film/Music/Art/Religion/ Nannying/Meeting New People/ Traveling

WORK EXPERIENCE

Media Specialist/ Randy Hansen Automotive

September 2014 - Present Twin Falls, Idaho

As the Media Specialist I direct all of our social media, Facebook, Twitter, Instagram, etc. I also work with our website and Adobe After Effects to create videos for our reader board.

Legal Assistant/ Ringer Legal P.C.

September 2013 - August 2014 Gillette, Wyoming

As a Legal Secretary at Ringer Law P.C.; Gillette, Wyoming, I manage our filing system, transcribe legal documents, answer phones, contact clients. I assist in compiling discovery for our various cases, working with clients to make sure they are as well represented as possible. I am familiar with various computer programs, and trouble shooting computers, copiers, and various electronic devices.

Cashier/ Great Scotts/ Leishman Investments Inc.

March 2013 - July 2013 Rexburg, Idaho

As a sales associate at Great Scotts; Rexburg, Idaho, I assisted in the various duties of a Gas Station clerk. i.e. cash register, lottery, keeping area organized and clean, opening and closing duties. Etc.

Personal Assistant, Media Specialist/ Robert Dean Barrett Digital Media & Networking Firm

February 2013 - June 2013 Rexburg, Idaho ·

Assist with research and content development for a wide range of consumer-oriented and technical marketing materials, such as fact sheets, brochures, newsletters, web content, presentations, and infographics

· Support execution of marketing programs, including media placements, website updates, paid and unpaid social media, and customer satisfaction surveys

· Work with other associates and project managers to maintain project schedules, budgets, and other administrative tasks

Receptionist/ Canyon Foot & Ankle

February 2010 - August 2010 Twin Falls, Idaho

As the office secretary for Canyon Foot and Ankle; Twin Falls, Idaho, I assisted the Office Manager in her daily duties including filing, calendar management, answering phones, confirming appointments, imputing patient information, and converting office documents from hard copies to digital copies.

SPECIAL TRAINING

TECHNOLOGY

AfterEffects / Word / Power Point / Excel / Facebook / Twitter / LinkedIn

LEADERSHIP

Stage Manager: TFHS & Energy City Voices / Women's Organization President at my Church

Date: Monday, December 22, 2014 City Council Meeting

To: Honorable Mayor and City Council

From: Dennis J. Bowyer, Parks & Recreation Director

Request:
Consideration of a request to award a bid to replace the wooden Dierkes Lake stairs with metal stairs to Morgan Construction.

Time Estimate:
Staff will make the presentation, following the presentation, we expect some time for questions and answers. The anticipated total time for presentation and questions is estimated at 15 minutes.

Background:
These wooden stairs were installed at the east side of Dierkes Lake area back in 1995. These stairs allow park patrons to be able to walk around the lake without climbing up steep areas. Since that time, staff has made minor repairs to these stairs and has contracted out repairs several times throughout the past 20 years. Attached are some photos of the current conditions of these stairs.

Staff hired McClure Engineering to do the design for replacement of these stairs and to manage the bidding procedure. This project was estimated at $200,000. Staff identified several places along the 1.7 mile path that could use stairs to provide easier access along the path. There were four additional stair locations and one ramp location, staff requested for McClure Engineering to do an alternative bid for this additional stairs and ramp. Staff did not know if there would be enough funds to do these extra stairs and ramp. The bids were advertised in the paper and McClure Engineering contact two contractors inviting them to bid on this project. The bids were due on Thursday December 4th. Two contractors submitted on time.

McClure Engineering reviewed the bids and determined that Morgan Construction out of Idaho Falls has submitted the low satisfactory bid in the amount of $229,533; this bid included all the alternate bids.

This past summer, staff had volunteers ranging from rock climbers, a Boy Scout earning his Eagle Scout, and a group call Access Fund worked at the areas of where alternate bids of new stairs # 10 and #11 were planned to be installed. These two areas have developed run-off problems during rain storms, these volunteers constructed erosion controls to try to prevent the run-off problems. Staff would like to give these erosion controls a year of two to see if they will prevent the problem of run-off during rain storms and potentially save the City $35,700.

Attached is the bid recommendation from McClure Engineering and the bid tabulation summary.

Staff is recommending awarding the base bid of $144,318 and the alternated bids of stairs # 1, #9, and ramp #6 in the amount of $49,535 for a total bid of $193,853.

Budget Impact:
The City has $200,000 in the budget this year for the replacement of the Dierkes Lake stairs. Staff encumbered approximately $8,000 for engineering fees

Regulatory Impact:
Approval of this request will allow the City to award the bid to Morgan Construction to install new sets of stairs at Dierkes Lake.

Conclusion:
Staff recommends that the Council award the bid for the replacement of stairs at Dierkes Lake to Morgan Construction in the amount of $193,853.

Attachments:
1. Photos of Stairs
2. McClure Engineering Bid Recommendation and Bid Tabulation Summary

02.17.2014

02.17.2014

December 5, 2014

Dennis J. Bowyer, Director Parks and Recreation
136 Maxwell Ave.
Twin Falls, ID 83301
Ph: (208) 736-2265

McClure Engineering, Inc.
Mechanical
Structural
Industrial

Re: 2014 Dierkes Lake Stair Replacement Project Bid Opening Results

Mr. Bowyer,

On December 4, 2014 at 10:00 am the City of Twin Falls opened the 2014 Dierkes Lake Stair Replacement Project. There were two bidders present at the opening, Morgan Construction and J&J Horizontal. I have reviewed the bid documents and found all the paperwork to be in order for Morgan Construction, but J&J Horizontal did not supply a bid bond. With no bid bond I would recommend rejecting the bid from J&J Horizontal. The following are the bid results:

	Morgan Construction	**J&J Horizontal**
Demolition of Existing Stairs #2, #3, and #4	$ 8,477.00	$ 1.00
Demolition of Existing Stairs #5, #7, and #8	$ 9,131.00	$ 1.00
Replacement Stairs #2, #3, and #4	$ 68,070.00	$ 102,212.18
Replacement Stairs #5, #7, and #8	$ 58,640.00	$ 91,075.52
TOTAL	$ **144,318.00**	$ **193,289.70**

Add Alternates
Note: The City of Twin Falls Reserves the right to add any or all the add alternates to the Bid.

	Morgan Construction	**J&J Horizontal**
Stair #1	$ 12,213.00	$ 21,015.98
Ramp #6	$ 11,522.00	$ 15,730.08
Stair #9	$ 25,800.00	$ 50,647.38
Stair #10	$ 26,020.00	$ 50,576.94
Stair #11	$ 9,680.00	$ 18,231.92
TOTAL	$ **85,235.00**	$**156,202.30**
TOTAL with Add Alternates	$**229,553.00**	$**349,492.00**

Bus: (208) 734-9015
"ENGINEERING TODAY FOR A BETTER TOMORROW"
507 Main Avenue West
Post Office Box 1404
Twin Falls, ID 83303-1404
www.mcclure-engineering.com
Fax: (208) 734-9016

The engineers estimate for this was 200,000 dollars not including the add alternates. I would recommend that Morgan Construction be awarded the 2014 Dierke's Lake Stair Replacement Project in the sum of $144,318.00 dollars and add the following add alternates:

Stair 1 – $ 12,213.00
Ramp 6 – $ 11,522.00
Stair 9 – $ 25,800.00

That would bring the **Total Project Cost** to $**193,853.00.**

If you have any questions please contact me at 734-9015.

Sincerely,

Mike J. Trabert, P.E.
McClure Engineering, Inc.

Public Hearing: **Monday, December 22, 2014**

To: Honorable Mayor Hall and City Council

From: Jonathan Spendlove, Planner I.

ITEM V-

Request: For the City Council to consider adoption of an ordinance.

Time Estimate: Staff presentation may be five (5 +/-) minutes. This is not a public hearing item but there may be an additional five (5) minutes for questions by the City Council.

Background:

On September 23, 2014 the Planning & Zoning Commission held a public hearing regarding the partial vacation of the Jayco Subdivision, and certain elements therein.

Upon conclusion of the public hearing the Planning & Zoning Commission unanimously recommended the partial vacation as presented and with staff recommendations.

On October 20, 2014 the City Council held a public hearing on this request. Upon conclusion of the public hearing and deliberation Councilmember Talkington moved approval of vacation of 89.44 acres of the undeveloped portion of the Jayco Subdivision, including portions of platted public rights-of-way and easements, on property located at 556 Champlin way aka 3300 East Road, as presented and subject to the conditions placed by the Planning and Zoning Commission.

1. *Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.*
2. *Subject to the truck turn-around, and associated roadway dedication, on Eldridge Ave being approved by City Staff.*
3. *Subject to letters from each of the utility companies granting approval being submitted to the City prior to recordation of the Vacation Ordinance.*
4. *Subject to any conditions required by the utility companies being satisfied.*

Conclusion:

All conditions placed on the vacation approval have been met. As directed by the Council, staff has prepared an ordinance for your consideration.

Staff recommends the City Council adopt the ordinance so it can be published and codified.

Attachments:

1. Ordinance & Attachments
2. Map of Remaining Easements and Right-of-Way

ORDINANCE NO._____

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, VACATING THAT PORTION OF THE JAYCO SUBDIVISION WITHIN THE REAL PROPERTY DESCRIBED BELOW AND PROVIDING FOR VESTING OF TITLE TO THE VACATED RIGHT OF WAYS.

WHEREAS, Twin Falls Urban Renewal Agency has made application for partial vacation of the undeveloped portion of the Jayco Subdivision, including platted public rights-of-way and easements on property located at 556 Champlin Way aka 3300 East Road in the City of Twin Falls; and,

WHEREAS, the City Planning and Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 23rd day of September, 2014, to consider the vacation of the real property below described; and,

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

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing to consider the same matter on the 20th day of October, 2014.

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

SECTION 1. That a portion of the Jayco Subdivision consisting of the following described real property be and the same is hereby VACATED, except as provided in Section 2:

See Attachment "A"

SECTION 2. The following easements and right-of-way shall not be vacated:

1. The railroad easement, instrument #2006-005834, located on the northern boundary of Lots 2, 3, and 4, Block 2.
2. The 58' of City of Twin Falls right-of-way on the eastern boundary of Lot 4, Block 2; Lot 6, Block 3; and Lot 4, Block 4.

3. The 15’ irrigation easement located on the southern boundary of Lots, 1, 2, and 3, Block 4.
4. The 50’ irrigation easement located on the southern boundary of Lot 4, Block 1.

SECTION 3. Title to the rights-of-way within the vacated portion of the subdivision shall vest in the owner of the adjoining real property, the Urban Renewal Agency of the City of Twin Falls, Idaho.

SECTION 4. That the City Clerk immediately upon the passage and publication of this Ordinance as required by law certify a copy of the same and deliver said certified copy to the County Recorder's Office for indexing and recording, in the same manner as other instruments affecting the title to real property, as required by Idaho Code 50-1324(2).

PASSED BY THE CITY COUNCIL , 2014

SIGNED BY THE MAYOR , 2014

_____
Mayor

ATTEST:

_____
Deputy City Clerk

PUBLISH: Thursday, , 2014

Clif Bar Vacation Boundary

A parcel of land being a portion of "Jayco Subdivision," according to the plat thereof recorded as instrument no. 2007-023302 records of Twin Falls County, Idaho; being more particularly described as follows:

Commencing at the Northeast corner of Lot 4, Block 2, of "Jayco Subdivision" and being the REAL POINT OF BEGINNING.

Thence South 00°30'21" West 1253.98 feet to the Southeast corner of Lot 4, Block 4, of "Jayco Subdivision."

Thence North 89°51'36" West 2600.23 feet along the South boundary of "Jayco Subdivision."

Thence North 89°49'03" West 148.93 feet along the South boundary of "Jayco Subdivision" to the Southwest corner of Lot 4, Block 1.

Thence North 00°00'00" East 1277.50 feet along the East boundary of Lot 1, Block 1, to the Northeast corner thereof.

Thence North 87°49'49" East 168.24 feet along the North boundary of Lot 2, Block 1.

Thence along the North boundary of lot 2, Block 1, on an arc of 193.12 feet of a curve to the right with a radius of 968.00 feet, a central angle of 11°25'50" and a chord of 192.80 feet that bears S 86°27'16" E.

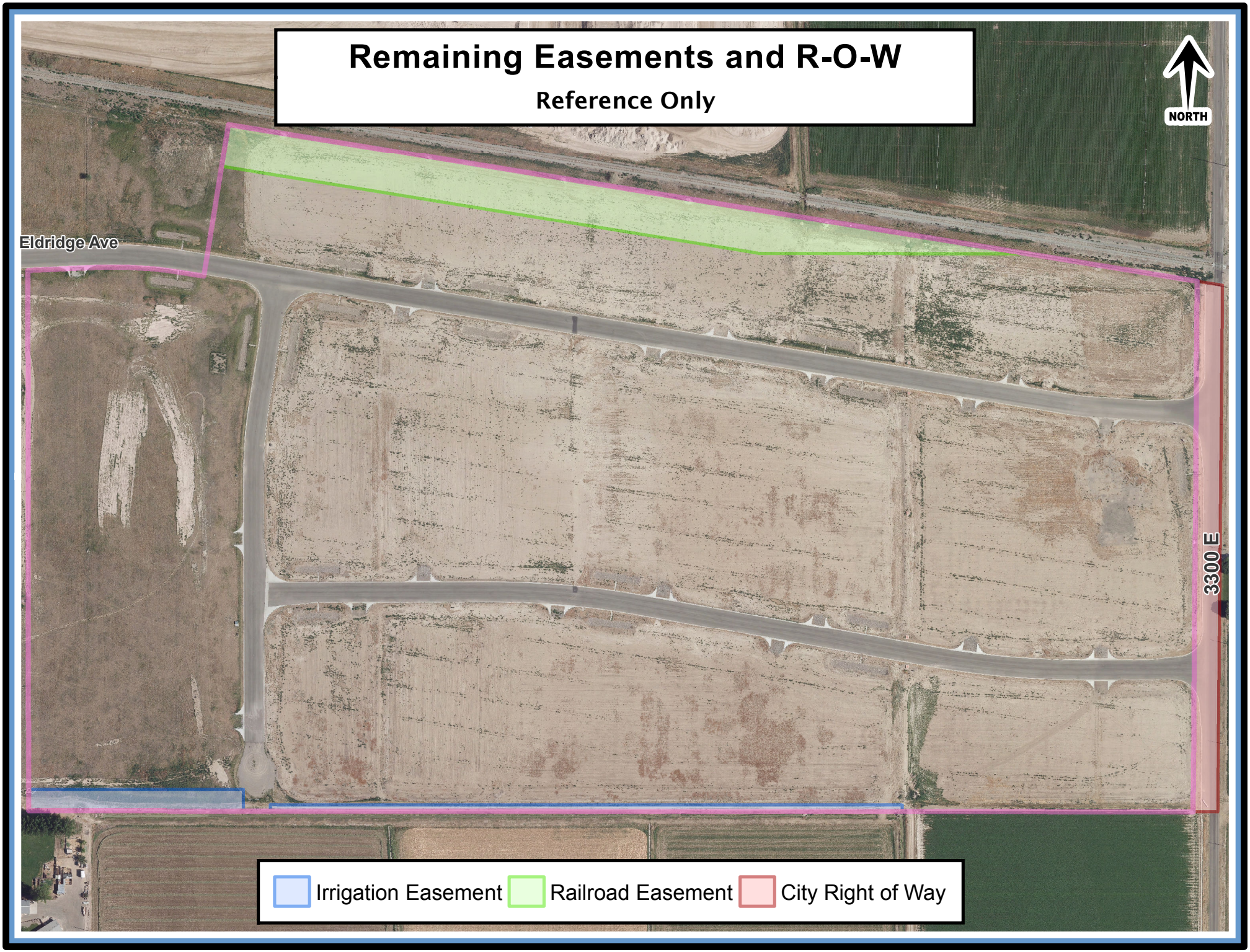
Thence South 80°44'21" East 55.74 feet along the North boundary of Lot2, Block 1.

Thence North 09°15'39" East 64.00 feet to the Southwest corner of Lot 2, Block 2, of said subdivision.

Thence North 09°15'39" East 297.66 feet along the Westerly boundary of said Lot 2, Block 2 to the Northwest corner thereof.

Thence South 80°44'21" East 2316.66 feet along the North boundary of "Jayco Subdivision," to the REAL POINT OF BEGINNING.

Containing approximately 89.44 acres.


Remaining Easements and R-O-W
Reference Only
NORTH
Eldridge Ave
3300 E
Irrigation Easement
Railroad Easement
City Right of Way

Public Hearing: **Monday, December 22, 2014**

To: Honorable Mayor Hall and City Council

From: Mitch Humble, Deputy City Manager

ITEM V-

Request: For the City Council to consider adoption of an ordinance.

Time Estimate: Staff presentation may be five (5 +/-) minutes. This is not a public hearing item but there may be an additional five (5) minutes for questions by the City Council.

Background:

On August 12, 2014 the Planning & Zoning Commission heard the preliminary PUD presentation for a request to ***Annex*** a 40 (+/-) acre parcel and to consider a ***Zoning District Change and Zoning Map Amendment*** 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). 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 Commission public hearing and at the applicant's request the request was tabled. On November 18, 2014 the applicant held a neighborhood meeting at EHM Engineer, Inc. offices.

On November 25, 2014 the Commission held a second public hearing asking for a recommendation on the zoning changes being proposed. Commissioner Munoz made a recommendation the Zoning District Change & Zoning Map Amendment from R-1 VAR to C-1 PUD, as presented and including staff recommendations, is an appropriate Zoning District Change and Zoning Map Amendment. Commissioner Derricott seconded the motion. All members present voted in favor of the motion 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".

On December 15, 2014 the City Council held a public hearing on this request. Upon conclusion of the public hearing and deliberations Councilman Talkington made a motion to approve the Annexation and Zoning District Change and Zoning Map Amendment as presented with the Commission's recommendations and to include that an appropriate pedestrian connection between said Property and nearby public trails should be designed, reviewed, and approved by the City Engineering Staff prior to construction of said connection by the Developer. The motion was seconded by Councilman Lanting. Roll call vote showed all members present voted in favor of the motion.

Conclusion: :

As directed by the Council, staff has prepared an ordinance for your consideration.

Staff recommends the City Council adopt the ordinance so it can be published and codified.

Attachments:

1. Ordinance & Attachments

ORDINANCE NO. _____

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

WHEREAS, Northeast Investments, LLC, c/o Gerald Martens of EHM Engineers, Inc., has made application for annexation of property located at the southwest corner of Pole Line Road East and Eastland Drive North; and,

WHEREAS, the City Planning and Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 25th day of November, 2014, to consider the Zoning Designation and necessary Area of Impact and Zoning Districts Map amendment upon annexation of the real property below described; and,

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

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 15th day of December, 2014, to consider the Zoning Designation and necessary Area of Impact and Zoning Districts Map amendment upon annexation of the real property below described.

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

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

SEE ATTACHMENT "A"

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

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

SECTION 3. Public services may not be available at the time of development of this property, depending upon the speed of development of this and other developments, and the ability of the City to obtain additional water and/or sewer capacity. The annexation of this property shall not constitute a commitment by the City to provide water and/or wastewater services.

SECTION 4. The Area of Impact and Zoning Districts Map for the City of Twin Falls, Idaho, be and the same is hereby amended

to reflect the newly incorporated real property as hereby zoned.

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

PASSED BY THE CITY COUNCIL , 20____

SIGNED BY THE MAYOR , 20____

_____
Mayor

ATTEST:

_____
Deputy City Clerk

PUBLISH: Thursday, , 20____

ATTACHMENT "A"

A parcel of land located in a portion of Government Lot 1 in Section 3, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho; being more particularly described as follows:

Commencing at the Northeast corner of said Section 3. Said point lies South 89°41'46" East 2644.02 feet from the North quarter corner of Section 3. Thence South 00°48'17" West 317.77 feet along the East boundary of Section 3 to the REAL POINT OF BEGINNING.

Thence continuing South 00°48'17" West 968.40 feet along the East boundary of Section 3 to the Southeast corner of Government Lot 1.

Thence North 89°43'51" West 1322.92 feet along the extended North boundary of "Ensign Point Subdivision" to the Northwest corner thereof and also being the Southwest corner of Government Lot 1.

Thence North 00°50'42" East 1286.97 feet along the Westerly boundary of Government Lot 1 as shown on Survey Instrument #2000-020025 to the Northwest corner of said Government Lot 1.

Thence South 89°41'46" East 1004.24 feet along the North boundary of Section 3.

Thence South 00°18'14" West 25.00 feet.

Thence along a non-tangent curve Right:

Δ - 90°30'09"
R - 290.00'
A - 458.07'
C - 411.92'
LCB - South 44°26'45" East

Thence South 89°11'43" East 25.00 feet to the REAL POINT OF BEGINNING.

Containing approximately 38.285 acres.

PUBLIC MEETING: **MONDAY DECEMBER 22, 2014**

To: Honorable Mayor Hall and City Council

From: Mitch Humble, Deputy City Manager

ITEM

Request: Consideration of the PUD Agreement between the City of Twin Falls and Northeast Investments, LLC. (app. 2644)

Time Estimate:

Staff's presentation may take up to five (5) minutes. This is not a public hearing however there may be up to five (5) minutes or so to allow for city council questions.

Background:

<table>
<tr><td>Applicant:</td><td colspan="2">Status: Property Owner</td><td>Size: 40(+/-) acres</td></tr>
<tr><td rowspan="3">Northeast Investments, LLC
P.O. Box 1901
Twin Falls, Idaho 83303
208-734-5681
Kent Taylor
janaye@taylorlawoffices.net</td><td colspan="2">Current Zoning:
R-1 VAR Area of Impact (AoI)</td><td>Requested Zoning: Approval of the Canyon Village PUD Agreement</td></tr>
<tr><td colspan="2">Comprehensive Plan:
Urban Village/Urban Infill</td><td>Lot Count: 1 lot</td></tr>
<tr><td colspan="2">Existing Land Use:
undeveloped</td><td>Proposed Land Use: a "planned development" consisting of mixed uses with a combination of residential uses, professional uses and light commercial uses.</td></tr>
<tr><td>Representative:</td><td colspan="3">Zoning Designations & Surrounding Land Use(s)</td></tr>
<tr><td rowspan="3">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</td><td>North: C-1 PUD; Pole Line Rd E, Pillar Falls PUD-undeveloped</td><td>East: R-2 PUD; Eastland Dr N, The Preserve PUD - Undeveloped - -a mixed-use; NCO & residential development</td></tr>
<tr><td>South: R-1 VAR; Cheney Drive; developing Ensign Point residential subdivision</td><td>West: C-1, R-4, R-4 PRO & R-1 VAR PUD; Eastpark PUD- Undeveloped --a mixed use residential, professional and commercial development.</td></tr>
<tr><td colspan="2">Applicable Regulations: 10-1-4, 10-1-5, 10-4-8, 10-6-1 through 3</td></tr>
</table>

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:

Approval of this request will allow the applicant to complete the platting process and ultimately proceed with this development as approved.

History:

On August 12, 2014 the Planning & Zoning Commission heard the preliminary PUD presentation for a request to ***Annex*** a 40 (+/-) acre parcel and to consider a ***Zoning District Change and Zoning Map Amendment*** 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).

Due to commission and public comments the scheduled public hearing was rescheduled until October 14, 2014.

At the October 14, 2014 Planning & Zoning Commission meeting and upon conclusion of the public hearing portion of the public hearing the applicant asked for this request to be tabled. By unanimous vote the request was tabled. On November 18, 2014 the applicant held a neighborhood meeting at EHM Engineer, Inc. offices.

On November 25, 2014 the Commission held a second public hearing asking for a recommendation on the zoning changes being proposed. Commissioner Munoz made a recommendation the Zoning District Change & Zoning Map Amendment from R-1 VAR to C-1 PUD, as presented and including staff recommendations, is an appropriate Zoning District Change and Zoning Map Amendment. Commissioner Derricott seconded the motion. All members present voted in favor of the motion 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".

On December 15, 2014 the City Council held a public hearing on this request. Upon conclusion of the public hearing and deliberations Councilman Talkington made a motion to approve the Annexation and Zoning District Change and Zoning Map Amendment as presented with the Commission's recommendations and to include that an appropriate pedestrian connection between said Property and nearby public trails should be designed, reviewed, and approved by the City Engineering Staff prior to construction of said connection by the Developer. The motion was seconded by Councilman Lanting. Roll call vote showed all members present voted in favor of the motion.

The ordinance is also on the City Council agenda for consideration this evening.

Conclusion:

Staff feels that the attached PUD Agreement correctly reflects the PUD as it was approved and recommends Council approval of the agreement, as presented.

Attachments:

1. Canyon Village PUD Agreement

RECEIVED
DEC 17 2014
CITY OF TWIN FALLS
BUILDING DEPT.

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, the City has determined that an appropriate pedestrian connection between said Property and nearby public trails should be reviewed, and approved by the City Engineering Staff prior to construction of said connection by the Developer, 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. All development within Area B shall be uniform in its "Use".

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 17TH day of December, 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.

STATE OF IDAHO NOTARY PUBLIC MARGO WILLIAMS

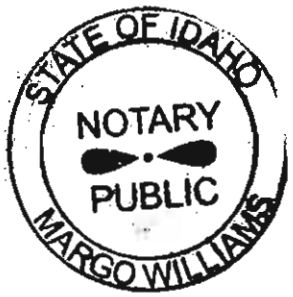
Margo Williams
NOTARY PUBLIC FOR IDAHO
Residing at: Twin Falls
Commission expires: 9-1-2018

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

On this 17TH day of December, 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.

Margo Williams
NOTARY PUBLIC FOR IDAHO
Residing at: Twin Falls
Commission expires: 9-1-2018



ATTACHMENT "A"

A parcel of land located in a portion of Government Lot 1 in Section 3, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho; being more particularly described as follows:

Commencing at the Northeast corner of said Section 3. Said point lies South 89°41'46" East 2644.02 feet from the North quarter corner of Section 3. Thence South 00°48'17" West 317.77 feet along the East boundary of Section 3 to the REAL POINT OF BEGINNING.

Thence continuing South 00°48'17" West 968.40 feet along the East boundary of Section 3 to the Southeast corner of Government Lot 1.

Thence North 89°43'51" West 1322.92 feet along the extended North boundary of "Ensign Point Subdivision" to the Northwest corner thereof and also being the Southwest corner of Government Lot 1.

Thence North 00°50'42" East 1286.97 feet along the Westerly boundary of Government Lot 1 as shown on Survey Instrument #2000-020025 to the Northwest corner of said Government Lot 1.

Thence South 89°41'46" East 1004.24 feet along the North boundary of Section 3.

Thence South 00°18'14" West 25.00 feet.

Thence along a non-tangent curve Right:

Δ - 90°30'09"
R - 290.00'
A - 458.07'
C - 411.92'
LCB - South 44°26'45" East

Thence South 89°11'43" East 25.00 feet to the REAL POINT OF BEGINNING.

Containing approximately 38.285 acres.

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

Notes

METROR LOT LINES AND PHASE LINES TO BE ADJUSTED OR DELETED AS NECESSARY.

EASEMENTS FOR PUBLIC UTILITIES WILL BE PROVIDED ON FINAL PLAT.

STORM SEWER SHALL BE DESIGNED ON SITE PER CITY STANDARDS.

PROPOSED SURFACE DRAINAGE SWALE SHALL BE PROVIDED TO ALL LOTS. PIPE SIZING WILL BE DETERMINED AS PART OF SITE DEVELOPMENT PLANS.

STREET LIGHTING TO BE INSTALLED AND MAINTAINED BY THE LOT OWNER'S ASSOCIATION. DESIGN TO BE REVIEWED WITH DEVELOPMENT PLAN SUBMITTAL.

DEVELOPMENT SUBJECT TO PHASED PLAT APPROVAL.

APPROVAL OF THIS PUD PLAN DOES NOT GUARANTEE THE CITY TO PROVIDE ANY SERVICE.

BUILDING, LOT LINES AND PHASE LINES ARE SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO REVISION, ADDITION OR DELETION. MODIFICATION PROMPTED BY CHANGES ARE IN ACCORDANCE WITH THE PUD AGREEMENT AND APPROVED BY THE CITY OF TWIN FALLS.

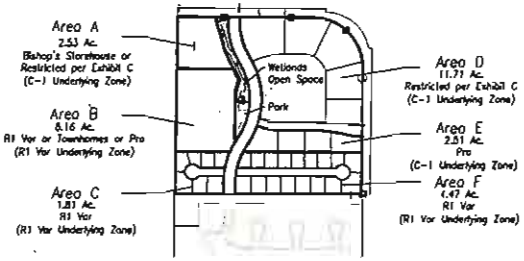
SPECIAL LANDSCAPE REQUIREMENTS (ADJACENT TO PRIVATE PUD)

EASTLAND DRIVE NORTH	35' FROM BACK OF CURB
POLE LINE ROAD	35' FROM BACK OF CURB
CHENEY DRIVE	30' FROM BACK OF CURB
MOUNTAIN VIEW DRIVE	30' FROM BACK OF CURB

EMCA SHALL BE OWNED AND MAINTAINED BY THE BUSINESS OWNER'S ASSOCIATION.

ALL LANDSCAPING SHALL BE IRRIGATED UNDERLINE. FULL SURFACE WATER, PRESSURIZED IRRIGATION TO BE PROVIDED BY CANYON SPRINGS POWER PRESSURE IRRIGATION PUMP STATION, APPROVED AS REQUIRED BY DEVELOPER.

Development Key



Landscaping Summary

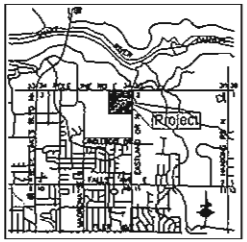
Roadway Buffer Area	= 3.18 Ac.
Park Area	= 1.50 Ac.
Total Development Area	= 28.19 Ac.

*Does not include on Site Landscaping

Design Data:

DEVELOPER/ OWNER: NORTHEAST INVESTMENTS, L.L.C.
[illegible]
P.O. BOX 1901
TWIN FALLS, ID 83301

ENGINEER: EHM ENGINEERS INC.
629 N. COLLEGE RD., STE. 100
TWIN FALLS, OHIO 83301
PHONE: (208) 734-4888



EHM Engineers Inc.
Engineers / Surveyors / Planners
621 N College Rd., Suite 100 Twin Falls, ID 83301 - (208)734-4888

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

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ENGINEER OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

8/12/14 per PAZ
10/15/14 per PAZ
11/14/14 per PAZ

J. MCBRIDE
T. MCBRIDE
APRIL 2014
AS SHOWN

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.

Exhibit D

RECEIVED
SEP 16 2014
CITY OF TWIN FALLS
BUILDING DEPT.

Bishops' Storehouse
Home Storage Center

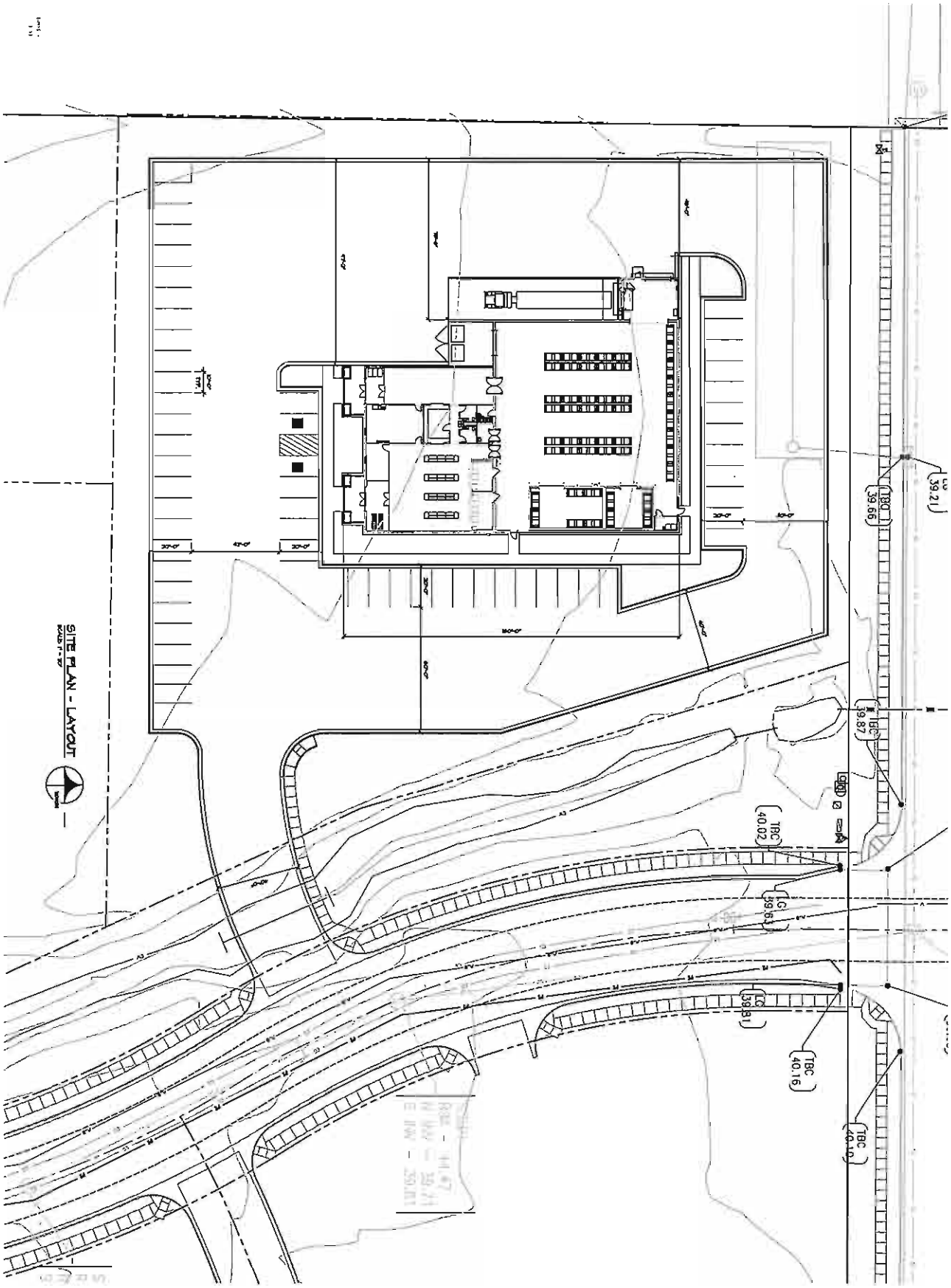
Description of Services and Operations

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.



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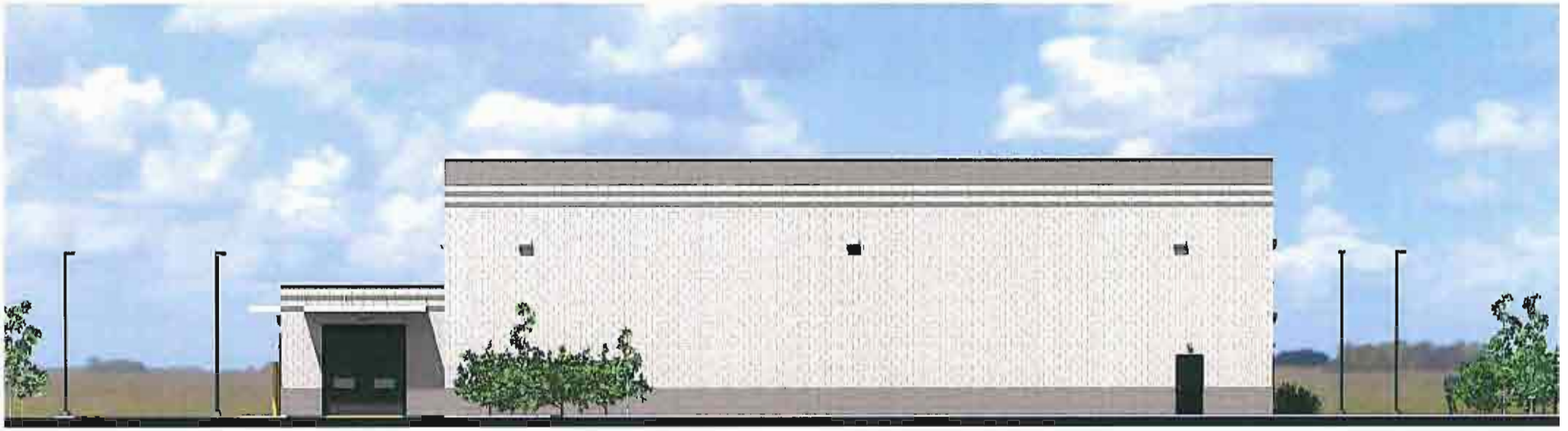
SHEET NO. SD1.1 OF 1	PLOT DATE: 7-15-14	DRAWN BY: JRW	REVISIONS
DRAWING NO. (PROJECT NO.) 1351	CHECKED BY: JRW	SCALE: AS NOTED	
	DATE:	JOB NO. 271	

PROJECT:
TWIN FALLS
BISHOPS' STOREHOUSE
TWIN FALLS IDAHO

DRAWING TITLE:
SITE PLAN - LAYOUT

CONSULTANTS

JRW & ASSOCIATES
1102 IDAHO AVENUE - SUITE A NAMPA, IDAHO 83440
WWW.JRWA.COM VOICE (208) 334-1208 FAX (208) 334-1271



City of Twin Falls, Idaho

City Council

Schedule of Regular Meetings & Public Hearings

Year 2015

All of the following meetings are held in the **City Council Chamber located at 305 Third Avenue East and are televised over Channel 17 Cable TV**

City Council meets on Monday of every week at 5:00 PM. and

Public Hearings are held at 6:00 P.M.

January	5, 2015	
January	12. 2015	
January	20, 2015, Tuesday	
January	26, 2015	
February	2, 2015	
February	9, 2015	
February	17, 2015, Tuesday	
February	23, 2015	
March	2, 2015	
March	9, 2015	
March	16, 2015	
March	23, 2015	
March	30, 2015	
April	6, 2015	No Public Hearings
April	13, 2015	
April	20, 2015	
April	27, 2015	
May	4, 2015	
May	11, 2015	
May	18, 2015	
May	26, 2015, Tuesday	
June	1, 2015	
June	8, 2015	
June	15, 2015	
June	22, 2015	
June	29, 2015	
July	6, 2015	No Public Hearings
July	13, 2015	
July	20, 2015	
July	27, 2015	
August	3, 2015	
August	10, 2015	
August	17, 2015	
August	24, 2015	
August	31, 2015	
September	8, 2015, Tuesday	
September	14, 2015	
September	21, 2015	
September	28, 2015	
October	5, 2015	
October	12, 2015	
October	19, 2015	
October	26, 2015	
November	2, 2015	
November	9, 2015	
November	16, 2015	
November	23, 2015	No Public Hearings
November	30, 2015	
December	7, 2015	
December	14, 2015	
December	21, 2015	No Public Hearings
December	28, 2015	

Date: Monday, December 22, 2014, Council Meeting

To: Honorable Mayor and City Council

From: Captain Matthew Hicks, Twin Falls Police Department

Request:

Request to adopt a resolution declaring a sole source supplier for purchase of law enforcement electronic control devices.

Time Estimate:

The staff presentation will take approximately ten minutes. Following the presentation, staff anticipates some additional time may be needed to answer any questions the Council may have.

Background:

The Twin Falls Police Department was approved to purchase 24 TASER devices in this year's budget in the amount of $33,120.00. These devices will replace 24 older models which have been in operation since 2006.

Idaho Code §67-2808(2)(ii) permits sole source expenditures where there is only one source for the acquisition of personal property reasonably available and "where the compatibility of equipment, components, accessories, computer software, replacement parts or service is the paramount consideration." The City has investigated sources for electronic control device equipment and has discovered that the only source for this equipment that will comply with the Twin Falls Police Department's written policy and instructor and operator training curriculum on its use of electronic control devices is TASER International.

Approval Process:

None

Budget Impact:

The purchase of these devices was approved in the FY 2015 budget.

Regulatory Impact:

None

Conclusion:

Staff recommends that Council approve the proposed resolution declaring TASER International as the sole source supplier for the purchase of 24 TASER devices.

Attachments:

1. Proposed Resolution

MH:aed

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, DECLARING A SOLE SOURCE SUPPLIER FOR PURCHASE OF LAW ENFORCEMENT ELECTRONIC CONTROL DEVICE EQUIPMENT.

WHEREAS, Idaho Code §67-2808(2)(ii) permits sole source expenditures where there is only one source for the acquisition of personal property reasonably available and "where the compatibility of equipment, components, accessories, computer software, replacement parts or service is the paramount consideration;" and

WHEREAS, The City has investigated sources for electronic control device equipment and has discovered that the only source for this equipment that will comply with the Twin Falls Police Department's written policy and instructor and operator training curriculum on its use of electronic control devices is TASER International.

WHEREAS, The City has investigated sources for electronic control device equipment, and has discovered that the only source for this equipment that will transmit data with the Twin Falls Police Department's computer software used to download the details of electronic control device deployments is TASER International.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

Section 1: The Twin Falls City Council hereby declares that TASER International shall be the sole source of Law Enforcement Electronic Control Device equipment.

Section 2: That notice of sole source procurement shall be published in the Times-News at least fourteen (14) calendar days prior to the award of the contract.

PASSED BY THE CITY COUNCIL , 2014.
SIGNED BY THE MAYOR , 2014.

_____
MAYOR

ATTEST:

_____
DEPUTY CITY CLERK