



Twin Falls City Council Agenda

Monday, March 12, 2018, 5:00 PM

City Council Chambers
203 Main Avenue East- Twin Falls, Idaho

Members: Shawn Barigar, Suzanne Hawkins, Nikki Boyd, Chris Talkington, Gregory Lanting, Christopher Reid, Ruth Pierce

- 1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM
- 2) PLEDGE OF ALLEGIANCE
- 3) CONSIDERATION OF AMENDMENTS TO AGENDA
- 4) PROCLAMATIONS
 - a) Girl Scout Week 2018 - Request made by Girl Scout Service Unit 19
 - b) Ground Water Awareness Week Proclamation - Request made by Rob Bohling, Water Superintendent for the City of Twin Falls.
 - c) March for Meals - Request made by Jeanette Roe, Twin Falls Senior Center
- 5) GENERAL PUBLIC INPUT
- 6) CONSENT CALENDAR
 - a) Request to approve the Accounts Payable for March 6-12, 2018.
Purpose: Action By: Sharon Bryan, Deputy City Clerk
 - b) Request to approve the March 6, 2018, City Council Minutes.
Purpose: Action By: Sharon Bryan, Deputy City Clerk
 - c) Request to approve a right-of-way encroachment easement for Soranco Beans Products.
Purpose: Action By: Erin Steel, Engineer 1
- 7) ITEMS OF CONSIDERATION
 - a) Request to adopt the modified Utility Rate Resolution for the balance of Fiscal Year 2018.
Purpose: Action By: Bill Baxter, Utility Services Director
 - b) Discussion and possible action to adopt the City of Twin Falls 2030 Strategic Plan update.
Purpose: Discussion By: Travis Rothwelier, City Manager
- 8) GENERAL INPUT/ADVISORY BOARD REPORT/ANNOUNCEMENTS
- 9) PUBLIC HEARINGS

- a) Request for a **Zoning District Change & Zoning Map Amendment** from C-1 PUD To R-6 & C-1 ZDA to allow a multi-family residential and commercial Planned Development for 12.46 (+/-) acres located at the Northeast corner of Addison Ave E and Carriage Lane North aka 2695 Addison Avenue East. c/o Scott Allen / JUB Engineers, Inc. on behalf of Thad Farnham (app. 2994)

Purpose: Action By: Jonathan Spendlove, Senior Planner

10) ADJOURNMENT

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

Public Input Procedures

1. Individuals wishing to provide public input regarding matters relevant to the City of Twin Falls shall
 - wait to be recognized by the Mayor or Chairman
 - approach the microphone/podium
 - state their name, and whether they are a resident or property owner in the City of Twin Falls, and proceed with their input.
2. The Mayor or Chairman may limit input to no less than two (2) minutes. Individuals are not permitted to give their time to other speakers.

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chairman shall review the public hearing procedures.
 2. Individuals wishing to testify or speak before the City Council or Planning and Zoning shall wait to be recognized by the Mayor or Chairman, approach the microphone/podium, state their name, then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
 3. 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.
 4. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
 5. A City Staff Report shall summarize the application and history of the request.
 6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
 7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chairman may limit public testimony to no less than two (2) minutes per person.
 - 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 or Chairman. 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.
 8. Following the Public Testimony and Applicant's response, the hearing shall continue. The City Council or Planning & Zoning Commission, as recognized by the Mayor or Chairman, shall be allowed to question the Applicant, Staff or anyone who has testified. The Mayor or Chairman may again establish time limits.
 9. The Mayor or Chairman shall close the Public Hearing. The City Council or Planning and Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.
- * Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.

*Office of the Mayor
City of Twin Falls, Idaho*

Proclamation

Girl Scout Week 2018

WHEREAS March 12, 2018, marks the 106th anniversary of Girl Scouts of the USA, founded by Juliette Gordon Low in 1912 in Savannah, Georgia; and,

WHEREAS, throughout its long and distinguished history, Girl Scouting has inspired millions of girls and women with the highest ideals of character, conduct, and patriotism; and,

WHEREAS, through Girl Scouting, girls gain courage, confidence and character who make their local communities and the world a better place; and,

WHEREAS, more than 2.7 million current Girl Scout members nationwide will be celebrating 104 years of this American tradition, with nearly 60 million women who are former Girl Scouts and living proof of the impact of this amazing Movement;

NOW, THEREFORE, I, Shawn Barigar, Mayor of Twin Falls, Idaho, do hereby proclaim the week of March 11-17, 2018, as

Girl Scout Week

and do hereby applaud the commitment Girl Scouting has made to America's girls.



In witness whereof, I have hereunto set my hand and caused this seal of the City of Twin Falls to be affixed this March 12, 2018.

Shawn A Barigar
Mayor Shawn Barigar

Attest: Rebecca Sanchez
Deputy City Clerk

Office of the Mayor
City of Twin Falls, Idaho

Proclamation

GROUND WATER AWARENESS WEEK

WHEREAS, ground water is a limited resource in the City of Twin Falls; and

WHEREAS, clean abundant ground water is an essential resource of our citizens; and

WHEREAS, ground water supplies approximately 95 percent of residents with water they use to meet their drinking water needs; and

WHEREAS, the agricultural community, private industry and businesses and communities rely on large quantities of high-quality ground water for economic prosperity; and

WHEREAS, ground water can be vulnerable to contamination and degradation; and

WHEREAS, ground water and surface water can be interconnected and therefore degraded or reduced ground water supplies can adversely impact surface water uses including drinking water, recreation, irrigation and power generation; and

WHEREAS, ground water is one of our most precious natural resources, it is appropriate to set aside a special time to call upon everyone, young and old, to learn about the importance of ground water in their lives and to learn how they can protect and conserve our precious ground water resource;

NOW, THEREFORE, I, Shawn Barigar, Mayor of the City of Twin Falls, do hereby proclaim the week of March 11th through March 17th, 2018 to be

GROUND WATER AWARENESS WEEK

in the City of Twin Falls, State of Idaho.



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

Shawn A Barigar

Mayor Shawn Barigar

Leila A Sanchez

Deputy City Clerk Leila A. Sanchez

Date: March 12, 2018

Office of the Mayor
City of Twin Falls, Idaho

Proclamation



WHEREAS, on March 22, 1972, President Richard Nixon signed into law a measure that amended the Older Americans Act of 1965 and established a national nutrition program for seniors 60 years and older; and

WHEREAS, Meals on Wheels America established the March for Meals campaign in March 2002 to recognize the historic month, the importance of the Older Americans Act Nutrition Programs, both congregate and home-delivered, and raise awareness about the escalating problem of senior hunger in America; and

WHEREAS, the 2018 observance of March for Meals provides an opportunity to support Meals on Wheels programs that deliver vital and critical services by donating, volunteering and raising awareness about senior hunger and isolation; and

WHEREAS, Older Americans Act Nutrition Programs – both congregate and home-delivered, in Idaho have served our communities admirably for more than 40 years; and

WHEREAS, volunteers for Twin Falls Senior Center Meals on Wheels program in Twin Falls, Idaho are the backbone of the program and they not only deliver nutritious meals to seniors and individuals with disabilities who are at significant risk of hunger and isolation, but also caring concern and attention to their welfare; and

WHEREAS, Meals on Wheels programs in Idaho provide nutritious meals to seniors throughout the State and help them maintain their health and independence, thereby preventing unnecessary falls, hospitalizations and/or premature institutionalization; and

WHEREAS, Meals on Wheels program in Idaho provide a powerful socialization opportunity for thousands of seniors to help combat loneliness and isolation; and

WHEREAS, Meals on Wheels programs in Idaho deserve recognition for the contributions they have made and will continue to make to local communities, our State and our Nation.

NOW, THEREFORE, I, Shawn Barigar, Mayor of the City of Twin Falls, do hereby proclaim March 2018 as March for Meals Month and urge every citizen to take this month to honor our Meals on Wheels programs, the seniors they serve and the volunteers who care for them. Our recognition of the Twin Falls Senior Center Meals on Wheels program, and involvement in, the National 2018 March for Meals can enrich our entire community and help combat senior hunger and isolation in America.

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

Mayor Shawn Barigar

Deputy City Clerk Leila A. Sanchez

Date: March 12, 2018



Twin Falls City Council Minutes

Monday, March 5, 2018, 5:00 PM

Council Chambers
203 Main Avenue East
Twin Falls, Idaho

1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM

Present: Mayor Shawn Barigar, Councilmembers Suzanne Hawkins, Chris Talkington, Ruth Pierce, Christopher Reid. Councilmember Greg Lanting present via Telephone.

Absent: Vice Mayor Nikki Boyd

Staff Present: City Manager Travis Rothweiler, Deputy City Manager Brian Pike, Deputy City Manager Mitch Humble, City Attorney Fritz Wonderlich, Economic Development Director Nathan Murray, Assistant Finance Director Brent Hyatt, Parks and Recreation Director Wendy Davis, Utility Services Supervisor Bill Baxter, Deputy City Clerk Sharon Bryan

Mayor Barigar called the meeting to order at 5:07 PM
A quorum was present.

2) PLEDGE OF ALLEGIANCE

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

3) CONSIDERATION OF AMENDMENTS TO AGENDA

City Manager Rothweiler explained that the Agenda was posted on City Website, and Newspaper however was not posted outside of the City Council Chambers and do to that error asked City Council to amend Agenda to comply with the Open Meeting Law.

MOTION:

Councilmember Talkington moved to amend the Agenda as presented. Councilmember Reid seconded the motion. Roll call vote showed all members present voted in favor of the motion. 6 to 0.

4) GENERAL PUBLIC INPUT

Councilmember Talkington said today Idaho memorialized Lincoln with a special ceremony, commemorating the sesquicentennial of the day he signed the bill designating the Idaho Territory.

5) CONSENT CALENDAR

MOTION:

Councilmember Reid moved to approve the Consent Calendar as presented. Councilmember Pierce seconded the motion. Roll call vote showed all members present voted in favor of the motion. 6 to 0.

- a) Request to approve the Accounts Payable for February 27 - March 5, 2018.
- b) Request to approve the February 26, 2018, City Council Minutes.
- c) Request for approval of the Final Plat for Z County Subdivision, consisting of 114 single-family residential lots and 1 tract on 30.10 acres (+/-) located on the south side of the 200 block of Pheasant Road. c/o David Thibault/EHM Engineers, Inc.

6) ITEMS OF CONSIDERATION

- a) Request to confirm the appointment of Cindy Bond to fill the seat vacated by Brad Wills on the Urban Renewal Agency Board and the appointments of Andy Hohwieler and Doug Vollmer to the Urban Renewal Agency board beginning in July, 2018.

Mayor Barigar reviewed the

vacancies. Discussion ensued on

the following:

-Urban Renewal Agency has successful development by bring in new businesses and revitalize the downtown area.

MOTION:

Councilmember Pierce moved to appoint Cindy Bond to fill the seat vacated by Brad Wills on the Urban Renewal Agency Board and the appointments of Andy Hohwieler and Doug Vollmer to the Urban Renewal Agency board beginning in July, 2018. Councilmember Hawkins seconded the motion. Roll call vote showed all members present voted in favor of the motion. 6 to 0.

- b) Superintendent Brady Dickinson will present the upcoming renewal of the Twin Falls School District's plant facilities levy.

Brady Dickinson, Twin Falls School District 411 Superintendent, gave a presentation on the upcoming renewal of the Twin Falls School District's plant facilities levy.

MOTION:

Councilmember Lanting moved to give support to the upcoming renewal of the Twin Falls School District #411 plant facilities levy. Councilmember Reid seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

- d) Presentation of the City of Twin Falls 2017 audited financial statements. The presentation will be made by Scott Hunsaker of Mahlke Hunsaker & Company, PLLC.

Assistant Finance Director Hyatt gave a review on the Financial Statement and Bond compliance.

Scott Hunsaker of Mahlke Hunsaker & Company reviewed the 2017 audited financial statements.

City Council thanked Scott Hunsaker.

- c) Request to approve a contract with Pivot North Architecture for the completion of a recreation center feasibility study.

Deputy City Manager Humble reviewed the contract.

Discussion ensued on the following:

- True feasibility of plan
- Operational business plan
- Need analysis based upon the competition of other facilities Community support
- Cost concern
- Need expertise
- Scope of work

City Council concerned with the cost and would like a price break down per

section City Staff will look at all options and report back to City Council at a later

date.

MOTION:

Councilmember Talkington moved to table a contract with Pivot North Architecture for the completion of a recreation center feasibility study. Councilmember Pierce seconded the motion. Roll call vote showed all members present voted in favor of the motion. 6 to 0.

- e) Consider and act on a resolution declaring the City's intent to dispose of real property and setting a date for a public hearing.

Deputy City Manager Humble reviewed the intent to dispose of real property and setting a date for a public hearing by Resolution.

Discussion ensued on the following:

Obligation on bid process.

MOTION:

Councilmember Talkington move to adopt Resolution 2018-003 and setting a public hearing on April 2, 2018. Councilmember Reid seconded the motion. Roll call vote showed all members present voted in favor of the motion. 6 to 0.

- f) Request to continue consideration of options for the recycling program managed by PSI, and consider authorizing cost sharing with PSI for calendar 2018.

Utility Services Manager Baxter reviewed the recycling program and options.

Jeff Brewster, PSI, reviewed options for the recycling program.

Discussion ensued on the following:

- Recycle vs landfill costs
- Prices
- Not continue program because of cost
- Break Point
- \$80 a ton rate

Citizen Input:

- Cheyon Sheen - Twin Falls - Member of the Twin Falls Environmental Club at Twin Falls High School - Spoke in favor of recycling.
- Kylie Hansen - Twin Falls - Twin Falls Environmental Club - Spoke in favor of recycling.
- Dennis Crawford - Twin Falls - Spoke in favor of recycling.
- LaVergne Fairchild - Twin Falls County Resident - Suggested that City create a solid waste department. She said she help the City of Plano Texas develop a solid waste department - Jan Simpken, Twin Falls - CSI Sustainability Council, Spoke in favor of recycling and the need to educate public on recycling.
- John - Twin Falls - Would like City to recycle glass.
- Robert Plass - Twin Falls - Spoke in favor of recycling and said Target Parking lot has a container to recycle glass. He also said Citizens need to be educated regarding recycling.
- Steve Tonks - Twin Falls - Landfill concerns

Discussion ensued on the following:

- Need to celebrate our success - recycling has kept items out of the landfill
- Expand recycling to the Magic Valley.
- Recycle Education
- Council in favor of option 2
- Fiscal responsibility

MOTION:

Councilmember Hawkins moved to take Option #2 and set breaking point at \$100 per ton as presented . Councilmember Pierce seconded the motion. Roll call vote showed all members present voted in favor of the motion. 6 to 0.

Mayor would like a monthly report and community education.

7) GENERAL INPUT/ADVISORY BOARD REPORT/ANNOUNCEMENTS

None

8) ADJOURNMENT

The meeting adjourned at 7:20 PM

Sharon Bryan, Deputy City Clerk



Date: Monday, March 12, 2018
To: Honorable Mayor and City Council
From: Erin Steel, Engineer1

Request:

Request to approve a right-of-way encroachment easement for Soranco Beans Products.

Time Estimate:

5 min

Background:

Soranco Bean Products located at 150 S Park Ave W, Twin Falls, ID 83301 has requested permission to encroach upon City Right-of-Way (ROW). This ROW is located along S Park Avenue adjacent to the front of their building. Soranco has an existing truck scale within the ROW, this scale is out of date and needs to be replaced. The proposed scale is larger and will need more area within the ROW.

The City owns 75' of ROW from the centerline of the road to the property line (the property line is at the face of the building). The new scale is proposed to be 50' from centerline of the road taking up 25' of ROW to the property line.

After consulting with the Engineering department on the matter it was decided to allow a temporary Right-of-Way encroachment easement for 25', terminable at will by the City. This would both preserve the City's potential need for roadway expansion and allow Soranco the ability to upgrade the existing scale to meet current standards.

Approval Process:

This proposed agreement needs to be approved by the City Council and executed by the mayor.

Budget Impact:

None

Regulatory Impact:

None

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends executing the temporary Right-of-Way encroachment agreement.

Attachments:

1. Letter to the city 111617

2. Soranco Scale Proposal
3. Scale Proposal 1818
4. Legal Description and Survey maps
5. Mettler Toledo VTC100_101 Pit Type Truck Scale Foundation Drawing

Cody Creek
Soranco Bean Products
150 South Park Ave West
Twin Falls, ID 83303
11/16/17

Erin Steel
Engineer
City of Twin Falls
103 Main Ave East
Twin Falls, ID 83301

Dear Erin Steel:

Soranco Bean Products is requesting permission to replace our current truck scale of 40 plus years, which is deteriorating; become less accurate, and is not recognized for legal trade by the State of Idaho. The proposed scale will be 11' wide, 100' in length, and will require 12' approaches on each end of the scale and held 4' out from our building. This scale will be built in ground, have a concrete deck and will be set into a concrete vault. We understand that our current scale sits in a right of way with the city. If allowed to proceed we will allow City of Twin Falls Employees free use of our scale, in addition we will remove the scale at Soranco Bean Products expense if the city requires the use of right of way. I have attached documents showing where the proposed scale will be placed, and the survey completed in August 2014 which shows the right of way. If you have any other questions please call or send me an email.

Sincerely,

Cody Creek

Cody Creek
Maintenance Manager
Cell 208-490-2423 | Office 208-733-4024
codycreek@soranco.com

Soranco Bean Products Scale Upgrade Proposal

November 16, 2017

I. Requesting to upgrade current scale (Axle Weigh) 10' X 24'

- No longer recognized as a legal scale due to inaccuracy
- Scale is deteriorating due to its age
- Accuracy is declining over the last few years
- Depending on how truck drivers stop alters the weight

II. New Scale details Mettler Toledo

- 11' X 100' Concrete Deck W/ 12' Approach both Sides
- In Ground
- 80,000 LB load rating
- 200,000 Max Rating
- Solid concrete poured pit

III. Conditions

- Removal of scale if city requires use of ROW
- Free use by City

IV. Soranco facility upgrades past 5 years

- 4 Silos holding a total of 12 million LBS
- Rainwater collection 100 year storm requirements
- 60,000 CFM Dust Collection system reducing dust emissions

150 South Park Ave

Scale Proposal

Legend

- 150 S Park Ave W
- Magic Valley Recycling



150 S Park Ave W

Door

Distance from door to scale 2' 2"

Old Scale
9' X 24'

Distance from Curb to New

New Scale
11' X 100'

55'

37'

20'

Google Earth

100 ft

January 17, 2018
JOB # 12443-18C1
SORANCO BEAN SURVEY



PARCEL 1

L E G A L D E S C R I P T I O N

Part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 17 in Township 10 South, Range 17 East of the Boise Meridian, Twin Falls County, State of Idaho.

Beginning at the Southeast Corner of Section 17 in T.10 S., R.17 E., B.M. said corner marked by a brass cap; Thence North 89 degrees 32 minutes 13 seconds West along the south line of Section 17 for a distance of 52.96 feet; Thence North 00 degrees 31 minutes 02 seconds East for a distance of 50.00 feet to a p.k. nail which shall be the Point of Beginning;

THENCE North 89 degrees 32 minutes 13 seconds West for a distance of 144.08 feet to a p.k. nail;

THENCE North 00 degrees 31 minutes 02 seconds East for a distance of 25.00 feet to the south line of Lot 2 of the Chamber of Commerce Industrial Site Subdivision;

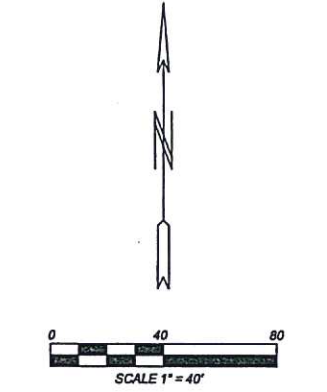
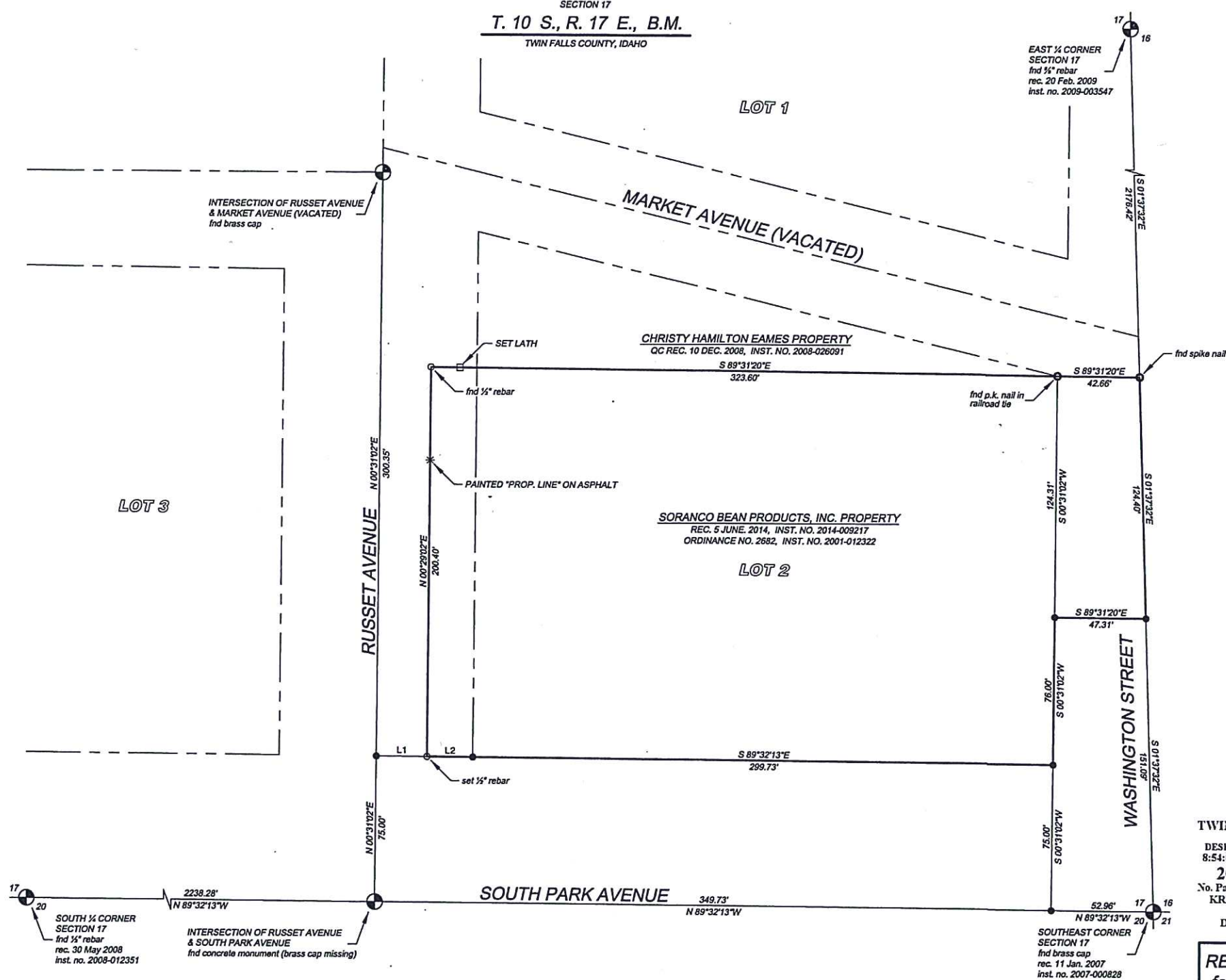
THENCE South 89 degrees 32 minutes 13 seconds East along said line for a distance of 144.08 feet to the Southeast Corner of Lot 2 of the Chamber of Commerce Industrial Site Subdivision;

THENCE South 00 degrees 31 minutes 02 seconds West for a distance of 25.00 feet to the Point of Beginning.

Said property contains 0.08 acres more or less and is subject to any easements or right of ways, existing or of record.

PREPARED BY:
Desert West Land Surveys
2020 Overland Ave.
Burley, Idaho 83318

PART OF LOT 2 OF THE
 CHAMBER OF COMMERCE INDUSTRIAL SITE SUBDIVISION



BASIS OF BEARING = GPS ORIENTATION TO NORTH

- LEGEND**
- - FOUND OR SET 1/2" x 24" REBAR W/ L.S. NO. ATTACHED AS NOTED.
 - - FOUND OR SET OTHER SURVEY MONUMENT AS NOTED.
 - - NO MONUMENT FOUND OR SET.
 - - LATH SET.
- OTHER SURVEY CONTROL FOUND OR SET AS NOTED.

PREVIOUS RECORD OF SURVEYS

RECORD OF SURVEY FOR STREAMLINE PRECISION
 DWLS # 10738-14C1
 REC. 30 JUNE 2014, INST. NO. 2014-010628

RECORD OF SURVEY FOR HAMILTON MANUFACTURING
 J-U-B # T960419
 REC. 31 MAY 1996, INST. NO. 1996-009414

PROPERTY SURVEY FOR U F GENETICS, INC.
 GARY A. LEE & ASSOCIATES # 8616
 REC. 9 JUNE 1986, INST. NO. 0000-902488

PROPERTY SURVEY FOR AGRIGENETICS CORPORATION
 LEE & REEVES # 8041
 REC. 10 DEC. 1980, INST. NO. 0000-794118

PLAT OF THE CHAMBER OF COMMERCE INDUSTRIAL SITE SUBDIVISION
 REC. 30 JAN. 1951, INST. NO. 0000-406702

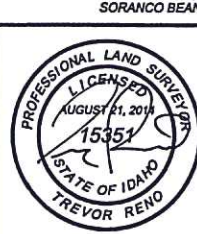
TWIN FALLS COUNTY
 Recorded for:
 DESERT WEST LAND SURVEY
 8:54:08 AM 09-11-2014
2014-015370
 No. Pages: 1 Fee: \$ 5.00
 KRISTINA GLASCOCK
 County Clerk
 Deputy: BHUNTER

CERTIFICATE OF SURVEY

I, TREVOR RENO, A LICENSED PROFESSIONAL LAND SURVEYOR, IDAHO LICENSE NO. 15351, DO HEREBY CERTIFY THAT THIS RECORD OF SURVEY HAS BEEN PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.

RECORD OF SURVEY
 for
 STREAMLINE PRECISION

DESERT WEST LAND SURVEYS, P.C.
 1751 OVERLAND AVENUE BURLEY, IDAHO 83318 208-678-7112
 JOB NO: 10802-14C1 DRAWN BY: J. JONES
 DATE: AUGUST 21, 2014 ©Desert West Land Surveys, P.C.



Course	Bearing	Distance
L1	S 89°32'13" E	26.25'
L2	S 89°32'13" E	23.75'



Date: Monday, March 12, 2018
To: Honorable Mayor and City Council
From: Bill Baxter, Utility Services Director

Request:

Request to adopt the modified Utility Rate Resolution for the balance of Fiscal Year 2018.

Time Estimate:

Presentation will take approximately 10 minutes. Staff suggests allowing time for discussion and questions with City staff.

Background:

During the budget process for Fiscal year 2018, the rates in the existing resolution were discussed, and vetted. The additional “recycling cost factor” as approved last week has been added to the sanitation fee in this current resolution before you. This is an increase of \$0.535, or 4.0%, per month per customer with “full service” garbage and recycling. Rates per month for the 35 gallon cart users would increase \$0.20 (4.0%,) and \$0.37 (4.9%) for 65 gallon Customers.

Approval Process:

We are not proposing to increase rates by an amount that exceeds 105% of the last fee collected for any of the affected items. Therefore, we are not required to hold a public hearing. During the budget process presentations for the current fiscal year, time was provided for citizens to comment on this and any other items included in the recommended budget. There was a similar process involved over the past couple of weeks for the recycling cost questions and decision making presentations during those Council meetings. The approval of this resolution takes a simple Council majority vote.

Budget Impact:

The estimated budget impact of the recycling cost share for the coming year is based on last years’ experience, although the monthly processing costs fluctuate. Using an estimated budget cost, at \$50 per ton and the rounded tons of recycled material from last year, the budget for the City would need to be increased by \$95,000. This results in the proposed rate adjustments above for the current sanitation customers that our contract with PSI covers.

In addressing the cost share for January and February of the current calendar year, which months are included in our cost share provision of the contract with PSI, an additional \$10,703.96 would need to come from the Sanitation Fund reserves.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

City staff recommend that Council move forward with the proposed rate adjustments included in this current rate resolution. Additionally, staff request consideration of the cost share portion of recycle costs for the months of January and February. The incurrence of these costs by PSI precede the action on rate adjustments for continuing to maintain the recycle program within set cost parameters.

Attachments:

1. Utility Rate Resolution

RESOLUTION NO. 2018-?

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, ESTABLISHING SEWER CONNECTION FEES AND USER CHARGES; ESTABLISHING WATER CONNECTION FEES AND USER CHARGES; ESTABLISHING PRESSURE IRRIGATION FEES; PROVIDING FOR COMMERCIAL CLASS USER RELIEF; ESTABLISHING GARBAGE AND RUBBISH COLLECTION FEES; PROVIDING FOR A POLICY ON DELINQUENT ACCOUNTS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. WASTEWATER CONNECTION FEES: That the following fees to be paid for connection to the Wastewater Collection and Treatment System shall be, and the same are hereby established:

- A. General Permit: The fee for processing the application shall be Fifteen Dollars (\$15.00).
- B. Industrial Permit: The fee for processing the application shall be established by the City Council at the time of such application.
- C. Municipal Permit: The fee for processing the application shall be established by the City Council at the time of such application.
- D. Standard Connection: The assessment for construction of a standard sewer connection four inches (4") in diameter and fifty feet (50') or less in length shall be Five Hundred Fifty Dollars (\$550.00) per connection. The assessment may be paid over a 20-year period by monthly payment after execution of a payment contract provided by the City. The annual interest rate for paying connection assessments on a monthly basis shall be six percent (6%) compounded on the unpaid balance.
- F. Capacity Fees: The following capacity fees are to be paid for connection to the Wastewater Treatment System:

Single Family Residence	\$504.95
Duplexes, per dwelling unit	\$402.41
Mobile Home Parks, per dwelling unit	\$298.78
Apartments, per dwelling unit	\$402.41

Commercial, Institution, and Industrial capacity fees are priced based on annual flows and strengths using the following table:

Flow, per 1,000 gallons	\$3.360
Biological Oxygen Demand (BOD), per pound	\$1.336
Total Suspended Solids (TSS), per pound	\$1.356

SECTION 2. WASTEWATER USER CHARGES: That the following user classification and charges to be paid by each City resident user for use of the wastewater collection and treatment system shall be, and the same are hereby established.

A. Group I - Residential (User Code 100): This class of users includes all single-family dwelling units. The monthly fee for this class of users shall be \$22.53 for the use of the collection and treatment system, and \$0.592 per thousand gallons of metered water usage for the first 8,000 gallons used each month.

B. Group I - Residential (User Code 102): This class of users includes all multi-family dwelling units including duplexes, apartments, and mobile home parks. The monthly fee for this class of users shall be \$18.267 for each dwelling unit, for the use of the collection and treatment system, and there shall be added to each user account a capital construction fee of \$2.202 per month.

C. Group II - Commercial (User Code 200): This class of user includes office buildings, hotels/motels (without restaurants), retail and wholesale (non-food), warehousing and light manufacturing, bars (without restaurants), car washes, laundromats, repair shops and gas stations. The monthly fee for this class of users shall be \$22.53 for use of the collection and treatment system, and \$1.455 per 1,000 gallons of metered water used each month.

D. Group III - Commercial (User Code 300): This class of users includes hotels/motels (with restaurants), markets (including meat and produce), restaurants, bakeries (wholesale) and mortuaries. The monthly fee for this class of user shall be \$22.53 for use of the collection and treatment system, and \$3.199 per 1,000 gallons of metered water used each month.

E. Group IV - Institutional: This class of users includes churches, hospitals, convalescent hospitals, elementary schools, high schools and colleges. With the exception of elementary and other public schools, the monthly fee for this class of users shall be \$22.53 for use of the collection and treatment systems, and \$1.491 per 1,000 gallons of metered water used each month.

Elementary schools shall pay \$0.355 per pupil per month during the school year, but not less than \$22.53 per month. Other schools shall pay \$0.644 per pupil per month during the school year, but not less than \$22.53. For billing purposes, the student enrollment on the first day of the school year shall be used to calculate the bill for the ensuing school year.

F. Wastewater Flow Measuring Device: Any Group II, III, or IV commercial user whose charge is based on water meter readings may install a wastewater flow measuring device or separate water meter as approved by the Public Works Director, at the user's expense, if the water meter readings are not representative of the wastewater flow.

The Wastewater Superintendent may require a wastewater system user to install a flow-measuring device in the building sewer or water meter if all or part of the water supply to the building comes from an unmetered source. The user shall operate and maintain such device in proper operating condition. The standard group user rate shall be applied to the measured flow.

G. Group V - Industrial (User Code 500): This class of users includes all large volume and industrial process waste dischargers. The monthly fee for this class of users shall be in accordance with the Industrial User Agreement, entered into by each industrial user with the City of Twin Falls for the use of the wastewater system. (The City of Twin Falls may negotiate sewer rates on a contractual basis with major industrial customers, subject to the terms of any applicable bond covenants.)

The monthly fee for this class of user shall be \$22.53 for the use of the collection and treatment system, and a metered flow and measured strength charge determined using the following rate table:

Flow, per 1,000 gallons	\$0.592
Biological Oxygen Demand (BOD), per pound	\$0.262
Total Suspended Solids (TSS), per pound	\$0.257

H. Group VI - City of Kimberly (User Code 600): The City of Kimberly shall pay in accordance with the municipal User Agreement entered into by the City of Kimberly with the City of Twin Falls.

The monthly fee for this class of user shall be \$22.53 for the use of the collection and treatment system, and a metered flow and measured strength charge determined using the following rate table, plus a capital recovery charge of \$1,024.85:

Flow, per 1,000 gallons	\$0.592
Biological Oxygen Demand (BOD), per pound	\$0.262
Total Suspended Solids (TSS), per pound	\$0.257

SECTION 3. WATER CONNECTION FEES: That the following fees to be paid for connection to the Water Supply and Distribution System shall be, and the same are hereby established. These fees shall be adjusted annually, based upon the fluctuation of the Municipal Cost Index, as published by the American Cities and Counties magazine. The reference index number for the fees established by this resolution is 131.0, as shown in the February 1993 issue of the American Cities and Counties magazine.

A. Permit Tap Fee: These are only connections to dry lines. These fees are for all services in any subdivision platted after April 7, 2014. The standard size tapping connections and the fee for processing the application shall be as follows:

Service Size	Permit Tap Fee
1 inch	\$52.31
1 ½ inch	\$52.31
2 inch	\$52.31
Greater than 2 inch	See "F"

B. Main Line Connection Fee: These are connections to live water mains, tapping is done by City crew and owner provides materials. The standard sizes and the fee for processing the application and tapping the public water main shall be as follows:

Connection Size	Main Line Connection Fee
4 inch	\$1,166.24
6 inch	\$1,319.07
8 inch	\$1,761.16
10 inch	\$2,490.44
12 inch	\$3,846.44

C. Service Line Installation Fee: These are connections to live water mains and intended for the single dwelling home owner, not for developers of multiple lot subdivisions. Tapping is done by City crew and City provides the materials for service line installation from the mainline tap up to and including the meter. The standard size tapping connections and the fee for the City to construct all or any portion of a standard connection size service line, fifty (50) foot or less in length shall be as follows:

Service Size	Service Line & Meter Installation Fee
1 inch	\$1,293.43
1 ½ inch	\$1,669.87
2 inch	\$1,763.21
Greater than 2 inch	See "G"

D. Meter Fee: These are fees for the meter and meter placement by City crew. Meter fees are to be paid at the time of building permit. The standard size meter and meter set fees shall be as follows:

Meter Size	Meter & Installation Fee
1 inch	\$303.89
1 ½ inch	\$577.90
2 inch	\$773.62
Greater than 2 inch	See "G"

E. Fire Line: The City of Twin Falls no longer constructs fire line.

F. Nonstandard Permit: The fee for a larger than standard sizes must be approved by the City Engineer. Once approved, the fee for a larger than standard size permit shall be determined by the City Engineer.

G. Nonstandard Service: The fee for the City to construct all or any portion of a non-standard size service line shall be determined by the City Engineer.

H. Rock Excavation: The above fees do not include any rock excavation that may be required. The actual cost of any rock excavation, as determined by the Water Superintendent, shall be paid in addition to any other fees and charges.

I. Incidental Costs: The above fees do not include incidental costs such as trenching and traffic control. The actual cost of any incidental charges, as determined by the Water Superintendent, shall be paid in addition to any other fees and charges.

J. Meter Turn-on Service Fee (new service): The fee for processing the application and turning on water at existing meter shall be \$10.00 each time the water is turned on.

K. Service Fee (repairs): The fee for responding to an afterhours service call, which involves either turning off or turning on the water, shall be \$80.00. Said fee shall not be charged to customers who are closing accounts. An emergency allowance may be granted by the City Manager or his designee.

L. Water Meter Tampering Fine: The fine charged for tampering with a water meter when the City finds that a meter has been turned off or on without the City's authorization, shall be \$200.00.

SECTION 4. WATER USER CHARGES: That the following charges to be paid by each City resident user for use of the Water Supply and Distribution System shall be, and the same are hereby established as follows:

- A. User Charge: All users shall pay each month for the water supplied through their water meter. (The City of Twin Falls may negotiate water rates on a contractual basis with major industrial customers, subject to the terms of any applicable bond covenants.) The base fee shall be \$11.06, which includes up to the first 2,000 gallons of water. The charges per thousand (1,000) gallons of water supplied over 2,000 gallons shall be as follows:

Gallons Supplied	Additional Charge per 1,000 gallons
3,000 to 150,000	\$1.755
151,000 to 10,000,000	\$0.793
10,001,000 and above	\$0.603

B. Water rates for all mobile home parks, trailer parks, trailer and tourist camps shall be charged in accordance with the standard individual residence rates as set forth by the City, provided, however, that every two spaces for living unit parking shall be defined as the equivalent of one individual residence.

C. Each active water user shall pay each month an additional fee of \$10.75 for the annual debt service payment for the revenue bonds which financed the federally mandated arsenic compliance project.

SECTION 5. PRESSURIZED IRRIGATION FEES: That the following fees to be paid for connection to the Pressurized Irrigation System shall be, and the same are hereby established:

- A. Processing Fee: There is no additional processing fee for utility customers with potable water service, but an additional monthly processing fee of \$6.430 will be assessed to any customer with only pressurized irrigation service.

B. Residential property: The monthly fee for residential property shall be computed based upon the full platted lot size, in square feet, at the rate of \$0.002039157 per square foot. This fee represents the total annual cost of service, divided into twelve monthly payments. The monthly fee for residential properties no longer receiving "shoulder water" shall be computed based upon the full platted lot size, in square feet, at the rate of \$0.001733283 per square foot. This fee represents the total annual cost of service, divided into twelve monthly payments.

C. Commercial property: The monthly fee for commercial property shall be computed based upon twenty percent (20%) of the full platted lot size, in square feet, at the established rate of \$0.002039157 per square foot. This fee represents the total annual cost of service, divided into twelve monthly payments.

SECTION 6. COMMERCIAL CLASS-USER RELIEF: Any commercial class user may request of the City Manager relief from his sewer billing rate. Relief shall be granted if the City Manager is satisfied that the user's billing rate has been increased due to irrigation water use only. The relief adjustment shall be the difference between the user's monthly charges from November 1st through April 30th and May 1st through October 31st, as determined by a review of the preceding twelve calendar months. The amount of the relief shall be the amount by which the user's sewer rate for the period of May 1st through October 31st exceeds the user's sewer rate for the period November 1st through April 30th. If the City Manager is satisfied that the requested adjustment is in order, a cash refund shall be made. Any commercial user may appeal the decision of the City Manager to the City Council, and the Council shall make a final determination of the matter at a regularly scheduled Council meeting. Any application for relief must be made within six (6) months following the year for which the application is made.

SECTION 7. GARBAGE AND RUBBISH COLLECTION FEES: That the following garbage and rubbish collection fees are, and the same are hereby established:

A. Single Family Residential: The collection rate for each single-family residential dwelling shall be \$17.79 per month, unless qualified for the "one-can" rate, which shall be \$9.30 per month. Effective October 1, 2005 the "one-can" rate will not be offered to any additional customer; however, the 71 customers currently qualified and using this rate may continue at this rate so long as they remain qualified. However, pending the outcome of current "pilot program" testing for smaller cart-size options, these smaller carts may be made available to the citizens city-wide.

B. Multi-Dwellings: The collection rate for multi-dwellings (IE: duplexes, triplexes, four-plexus, etc.) shall be \$17.26 per month for each residential unit in said multi-dwelling.

SECTION 8. RENTER DEPOSIT: That the City shall charge a \$75.00 renter deposit to renters wishing to establish water, sewer and/or sanitation accounts in their own names rather than their landlord's name. This \$75.00 deposit may be refunded or applied to the balance of the account at the time the account is closed or one year from the date of payment of said deposit if the account is, in the opinion of the Finance Director, in good standing. The Finance

Director is hereby authorized to set standards by which the status of an account is evaluated for the purpose of determining if a refund is appropriate.

Deposits may be refunded or applied upon request under the above conditions and only if the renter has remained at the same address for the aforementioned one year period.

SECTION 9. DELINQUENT ACCOUNTS: The unpaid balance on utility and sanitation accounts shall be considered delinquent 30 days after the date identified on the billing. Interest shall be charged on the unpaid balance commencing with the first day of delinquency at the rate of 12% per annum (1% per month) subject to a minimum charge of 50¢. After 30 days of delinquency, accounts shall be notified by mail that service will be discontinued unless full payment is made within a period of seven calendar days from date of mailing. The City Manager or his designated representative may enter into a payment agreement with a customer, if the customer can establish an unusual financial hardship, which has resulted in the delinquency. Interest charges shall be applied to the delinquent balance during the term of the agreement. Any breach of the payment agreement shall be grounds for termination of service without any further notification. Service fees, as established in Section 3 of this resolution, shall be applied to all accounts when service is discontinued for lack of payment.

SECTION 10. RETURNED CHECK FEES: The service fee for returned checks, non-sufficient funds debit cards, non-sufficient funds automatic withdrawals, etc., shall be the maximum prescribed by law at \$20.00 per occurrence.

SECTION 11. EFFECTIVE DATE: This resolution shall be effective March 1, 2018. Industrial and municipal wastewater user charges that are established by separate agreements shall remain as specified in said agreements.

SECTION 12. REPEAL OF PRIOR RESOLUTIONS: All prior resolutions establishing utility rates or portions thereof, inconsistent with the provisions of this resolution are hereby repealed.

PASSED BY THE CITY COUNCIL,

March 12, 2018

SIGNED BY THE MAYOR,

March 12, 2018

Mayor Shawn Barigar

ATTEST:

Deputy City Clerk



Date: Monday, March 12, 2018
To: Honorable Mayor and City Council
From: Travis Rothweiler, City Manager

Request:

Discussion and possible action to adopt the City of Twin Falls 2030 Strategic Plan update.

Time Estimate:

The City Manager's presentation will take about thirty minutes. Following the presentation, additional time will be necessary for questions and discussion.

Background:

The City views its planning and operations in a strategic manner. In 2012, the City began the process of re-engineering its strategic plan. The City spent almost a year listening to our citizen's needs, dreams and their expectations, and reviewing statistical data about our state, region, and the City. We had many external conversations with our citizens and shareholders and internal conversations with employees serving at various levels of the organization. From these conversations, we were able to highlight our strengths and opportunities, and identify those areas that we need to improve and develop a comprehensive, vision-setting strategic plan.

We created a series of vision statements, that when viewed collectively, will allow us to create and maintain an accessible, healthy, learning, environmental, responsible, prosperous, and secure community with a strong internal organization designed to be able meet the needs of our citizens, businesses and visitors. The vision statements will assist the City to plot a course that will enable it to grow, develop and improve in a manner that honors and respects its history and unique characteristics. Realizing our vision will allow the City of Twin Falls to continue to be recognized as a world-class community.

The strategic plan is divided into eight, equally important focus areas: a *Healthy Community*, a *Learning Community*, a *Secure Community*, an *Accessible Community*, an *Environmental Community*, a *Prosperous Community*, a *Responsible Community*, and recognition of the importance of the *Internal Organization*. For each focus area, there is a description of the vision for that topic in the year 2030.

The strategic plan has been used to guide budgetary and policy-making decisions and recommendations. When the 2030 City of Twin Falls' Strategic Plan was adopted, the Council established and set the course to follow. The plan will serve as the guidepost for all future policy and financial decisions in the future.

The City has made several strides in accomplish the stated Priority 1 Goals and Objectives. During the presentation, the City Manager will highlight some of the more significant accomplishments.

Approval Process:

The approval process is 50% +1 of the members of the City Council that are present.

Budget Impact:

While there is not direct budgetary impact with the approval of this item, the City of Twin Falls' 2030 Strategic Plan will drive all of our budgetary and policy decisions.

Regulatory Impact:

No Regulatory Impacts associated with this request.

History:

N/A

Analysis:

N/A

Conclusion:**Attachments:**

1. Final Draft Strategic Plan 3~5~18with cover

Twin Falls Community Strategic Plan



March 2018

Focus Area 1 – Healthy Community (HC)

2030 Vision: Twin Falls is a community with a broad-based commitment to the long-range health of its citizens and visitors. A wide array of activities exists through private, non-profit, and public entities, as well as partnerships among them, which lead to a healthy, well-rounded community.

Water, sewer and other public facilities function at a high level ensuring the public health benefits of that infrastructure are well-maintained and kept in compliance with acceptable standards. Community design standards facilitate individuals' commitment to maintaining a healthy life-style. Acute care and emergency response programs and infrastructure are maintained at the highest level and an active community-wide consciousness exists to help people make positive choices with respect to substance abuse of all kinds. Recreation, arts, and non-profit organizations contribute to a healthy community, as well. They attract and keep a skilled workforce and round out residents' interests in the outdoors and the arts.

2012 Condition: Reflecting national trends, statistics prepared by the South Central Health District demonstrates that the Twin Falls population continues to face substantial challenges with respect to individual and community health. Relative high incidence of various cancers, diabetes, high blood pressure and smoking suggest long-term health-related problems for the community as well as the growing economic costs associated with such conditions.

The community has worked hard to maintain compliance with regulations for their water and sewerage systems but continuing changes in standards has created facility and cost pressures.

The City and County have been active in the development of a trail system but it remains incomplete and disjointed. The urban design of the community tends to require vehicle use for most activities and discourages walking.

2017 Condition: While still reflecting troubling national trends in health outcomes, a number of independent actions have been taken across the Twin Falls community to start addressing these issues. The community's major healthcare provider, St. Luke's Magic Valley Medical Center, conducted a Community Health Needs Assessment focusing on their broad service area that includes Twin Falls. That assessment highlighted a number of specific health trends that warrant a broad-based community response. Of particular concern is the still-increasing problem of obesity, particularly child obesity. Mental health issues were highlighted as a growing concern with an under-developed response system. The Assessment recognizes that an effective response to the issues identified will require a multi-faceted response from a variety of stakeholders in the community.

In recognition of these challenges, St. Luke's has established a Center for Community Health and has hired a Community Health Manager to coordinate the disparate actions impacting this issue.

Tangible steps have been taken to enhance community infrastructure to facilitate more healthy life-styles. The City has updated its master Plan for bicycle and pedestrian facilities and significant investment has been made in expanding those facilities by both local government and community organizations. The City has updated its Comprehensive Land Use Plan with new policies to encourage higher densities where appropriate in support of a less auto-oriented urban design scheme.

The City has invested substantially in improvements to its water and wastewater facilities since 2013. The Twin Falls Fire Department has reoriented that organization's role in emergency medical response as well as providing a new focus on the prevention of unhealthful circumstances.

The need for a community recreation center was highlighted in the 2013 version of the Strategic Plan. A lack of agreement of what such a facility should include stifled progress. Conversations in the community suggest this facility is of widespread interest. This level of expressed interest has prompted the City to establish an Ad Hoc Committee to explore the issue in depth and bring back recommendations to the City Council for their final consideration.

① ② ③ = timeframe ○ = on-going 👥 = staffing 💰 = capital ❗ = communication 👤 = partners					
Air = Airport CM = City Manager's Office - EMT = Executive Management Team Fin = Finance Lib = Library P&R = Parks & Recreation BSD = Building Safety CO = Communications Eng = Engineering HR = Human Resources PD = Police PW = Public Works CE = Code Enforcement EcDev = Economic Development FD = Fire IS = Information Services PIO = Public Information Officer P&Z = Planning & Zoning					
		TIMEFRAME	LEAD	RESOURCES	COMMUNITY
Goal HC1: The City will be an effective partner in a broad-based focus on community health.					
Initiative HC1.1: The City will provide and maintain facilities that support healthy lifestyles through the implementation of the Parks and Recreation Master Plan.					
	Objective HC1.1.1: Seek opportunities to expand trail systems (Canyon Rim, Rock Creek, Auger Falls, etc...) as a way to promote healthy and active lifestyles.	○	P&R	💰	👤
	Objective HC1.1.2: Identify and make plans to acquire property for a community park, as defined by the Parks & Recreation Master Plan.	②	P&R	💰	👤
	Objective HC1.1.3: Develop and implement a comprehensive maintenance plan for the City's park and recreation facilities.	①	P&R	💰	👤
	Objective HC1.1.4: Develop and implement a capital improvement plan for desired amenities to existing parks and recreation facilities.	①	P&R	💰	
	Objective HC1.1.5: Work with the development community to acquire future neighborhood park sites that are strategically located to meet the community's needs and the recommendations identified in the Parks & Recreation Master Plan.	○	P&R		👤
Initiative HC1.2: The City will provide facilities, programs, and services that support healthy lifestyles.					
	Objective HC1.2.1: Expand recreation and aquatic programming to meet the needs of our diverse community, including our active adult population (55+).	①	P&R	💰 👥	
	Objective HC1.2.2: Work with partners to promote programs and services designed to build a culture of well-being and target specific health needs.	○	P&R		👤 ❗
	Objective HC1.2.3: Continue to gain input and respond to public interest and community partners in emerging healthy lifestyle facilities and activities.	○	P&R		👤 ❗
Initiative HC1.3: The City will explore options for creating a community recreation center NEW					
	Objective HC1.3.1: Work with advisory committee to develop a recreation center feasibility study that identifies community needs and support, potential locations, and potential partners and funding options.	①	P&R	💰	👤 ❗

Focus Area 2 – Learning Community (LC)

2030 Vision: Twin Falls is a community that consciously supports an individual's pursuit of intellectual as well as personal and professional growth. The formal education system is well supported and prepares the youth of the community to effectively function as a contributing member of society and a wide array of public and private institutions support a life-long pursuit of knowledge and skill development. Programs are in place to ensure the maximum level of success possible in meeting educational standards. Twin Falls continues to be known as the training center for our local economy.

2012 Condition: High school graduation rates, as well as the percentage of people possessing a bachelor's degree or higher, is below comparative outcomes in the state and national data. Future economic viability of the community demands a highly trained and technically competent workforce. High regard exists in the community for both the school system and the community college, yet their efforts to meet evolving demands require enhanced support. Other, non-traditional sources of learning need to be identified and supported.

2017 Condition: Graduation rates remain focused on preparing students for post-secondary opportunities, including work force development and training. Classes for those needing enhanced language skills are not available in locations and at times needed. The community has shown support through voter support of bond issues for new and upgraded schools across the District. The College of Southern Idaho (CSI) remains a venerable institution in the community. New leadership at the Twin Falls Public Library suggests a more collaborative atmosphere, and therefore, an increasing role for that institution. Initial conversations have been held with Idaho Universities regarding the potential for expanded presence in the community.

A new recognition has developed regarding the importance of substantially enhanced levels of communication among the various providers and consumers of knowledge generation in all forms.

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		TIMEFRAME	LEAD	RESOURCES	COMMUNITY
Goal LC1: Extend the knowledge base of city government in support of a learning community.					
Initiative LC1.1: The City will support efforts of others in creating a well-educated and trained community.					
	Objective LC1.1.1: The City will support the College of Southern Idaho in its effort to educate the community, responding to diverse needs of citizens and responding to workforce needs.	①	EcDev		👤
	Objective LC1.1.2: The City will support the Twin Falls School District (TFSD) in its effort to expand career paths, preparing students for a livable wage employment, ensure future jobs/career needs are being met with a focus on sustainable wages.	①	EcDev		👤
	Objective LC1.1.3: The City will provide mentoring and internship programs.	○	HR		👤
	Objective LC1.1.4: The City will support the community's efforts to ensure local students can stay in the community or return later in life.	○	EcDev		👤
Goal LC2: Maximize capacity of Twin Falls Public Library as community learning center. NEW					
Initiative LC2.1: The City and Library will enter into a memorandum of understanding defining how the Twin Falls Public Library will support the Community Strategic plan and how the City will support such efforts. NEW					
	Objective LC2.1.1: Library, the College of Southern Idaho (CSI), the TFSD and others, will educate citizens about programs available, including ESL, Adult Basic Education, and others, to be identified.	①	PIO		👤
	Objective LC2.1.2: Twin Falls Library will investigate "Drop-In" classes, in conjunction with CSI, TFSD, and others to be identified. Include information on the City website.	①	Lib		👤
	Objective LC2.1.3: Library will research and provide information on community resources and educational opportunities. The City will work with Library to establish strategic locations, through the use of kiosks, throughout the City to provide this information to citizens.	①	Lib/ PIO	💰	👤

Focus Area 3– Secure Community (SC)

2030 Vision: Twin Falls is a community where people feel safe and, in fact, enjoy a high level of safety. Effective partnerships among the professional public safety organizations, individuals and groups of private citizens help ensure broad-based, effective involvement in crime and fire prevention, building code review and enforcement and quality of life issues. Community education and civil engineering efforts continue to show positive results in traffic, bicycle and pedestrian safety experience.

Continued investment in professional development of our staff as well as in public safety systems, infrastructure and technology has ensured a robust emergency response capability.

2012 Condition: The community invests significantly in systems that ensure the safety and security of inhabitants, businesses and visitors. Police and Fire services are of a high quality and a competent building permit process ensures long-term structural integrity of building constructed in the community. However, a recent period of severe fiscal limitation has strained these systems to maintain the level expected by community members. A primary focus on the basics has resulted in a less than adequate level of communication between the service providers and those relying on them.

2017 Condition: The City has made substantial progress in their efforts to retain highly qualified individuals employed in their public safety services through adopting compensation levels that are more competitive in the statewide market. The Fire Department has completed a Fire Service Master Plan for the community calling for significant investment in those systems to ensure a fully functional organization faced with unprecedented residential, commercial and industrial growth.

The City has constructed a new Public Safety Headquarters through the renovation of the former City Hall. Investments have been made in various technology systems, but further enhancements are needed to help the communications and records system efficiently support the increasing demands on public safety personnel. The economic recovery has produced a significant demand for the services of the Building Department in processing applications and conducting required inspections resulting from the permits issued.

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		TIMEFRAME	LEAD	RESOURCES	COMMUNITY
Goal SC1: Maintain public safety at the highest practical level.					
Initiative SC1.1: The City will be a public safety leader. NEW					
	Objective SC1.1.1: The City will lead regional public safety service interoperability efforts, including accreditation, certification, training and facilities.	○	FD/PD /CO		📢 👋
	Objective SC1.1.2: The City will actively engage mutual aid agreements and memoranda of understanding with other public safety entities.	○	FD/PD /CO		📢 👋
	Objective SC1.1.3: The City will maintain support for the SRO program in partnership with the Twin Falls School District.	○	PD	👤👤👤 💰	📢 👋
	Objective SC1.1.4: Foster relationships with other jurisdictions to enhance uniformity in the enforcement of building codes.	○	BSD		📢 👋
	Objective SC1.1.5: The City will develop a community response to mental health, drug, and alcohol related issues.	○	FD/PD /CO		📢 👋
	Objective SC1.1.6: Address traffic related safety, including bicycles and pedestrians, utilizing existing transportation documents, such as Manual of Uniform Traffic Control Devices (MUTCD)	○	E/PD	💰	📢 👋
Initiative SC1.2: Work to realize national response guidelines within our service area. NEW					
	Objective SC1.2.1: Evaluate current response zones for all public safety emergency responses, including EMS	○	FD/PD	👤👤👤 💰	
	Objective SC1.2.2: Partner with relevant communications centers to develop mechanisms to improve communications and dispatch information.	○	CO	💰	📢 👋
Initiative SC1.3: Maintain an all hazards response Fire Department. NEW					

1 2 3 = timeframe		● = on-going	👤👤👤 =staffing	💰 = capital	📢 = communication	👋 = partners	
Air = Airport		BSD = Building Safety		CE = Code Enforcement			
CM = City Manager’s Office		CO = Communications		EcDev = Economic Development			
EMT = Executive Management Team		Eng = Engineering		FD = Fire			
Fin = Finance		HR = Human Resources		IS = Information Services			
Lib = Library		PD = Police		PIO = Public Information Officer			
P&R = Parks & Recreation		PW = Public Works		P&Z = Planning & Zoning			
				TIMEFRAME	LEAD	RESOURCES	COMMUNITY
	Objective SC1.3.1: Maintain rope rescue, hazardous materials, trench rescue training and certification.			●	FD		📢👋
	Objective SC1.3.2: Train and certify in new response areas where there is a demonstrated need, like water rescue response.			2	FD	👤👤👤💰	📢👋
Initiative SC1.4: Improve victim outreach, reporting, and victim notification.							
	Objective SC1.4.1: The Police Department will enhance victim outreach through victim notification.			1	PD	💰	
	Objective SC1.4.2 The Police Department will establish a digital evidence submittal system, making crime reporting easier for citizens.			1	PD	💰	
	Objective SC1.4.3: The Police Department will establish online crime mapping and online crime reporting.			1	PD	💰	
Initiative SC1.5: Utilize data driven decisions to drive precision policing strategies. NEW							
	Objective SC1.5.1: The police department will enhance departmental capacity to effectively use data			●	PD	👤👤👤💰	
	Objective SC1.5.2: The Police Department will use a data based approach to improve officer deployment and resource allocation.			●	PD	👤👤👤💰	
Initiative SC1.6: Develop and maintain a program to cross train Code Enforcement Officers, Animal Control Officers and Community Service Officers for more efficient and effective customer service. NEW							
	Objective SC1.6.1: Develop regular training on State and City Codes for appropriate staff and community members.			1	CE		📢👋
Initiative SC1.7: The City will provide high quality prevention programs and public education.							

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		TIMEFRAME	LEAD	RESOURCES	COMMUNITY
Objective SC1.7.1: The Building Safety will maintain and enhance working relationships with the Planning & Zoning, Engineering, Fire, Police, and Code Enforcement Departments to improve code enforcement and plan review.		○	BSD		👤
Goal SC2: Maintain safe public facilities and parks.					
Initiative SC2.1: The City will improve public facility safety.					
Objective SC2.1.1: Remove or diminish physical hazards at public facilities.		○	All	💰	
Objective SC2.1.2: Improve security and reduce vandalism at parks and other facilities through the use of lighting, cameras, alarms, trail markers, or other appropriate systems.		1	P&R	💰	
Objective SC2.1.3: Incorporate new technology to aid in the airport's security and safety systems.		○	Air	💰	👤
Objective SC2.1.4: The City will conduct background checks on all coaches and instructors for youth activities.		○	P&R	💰	
Objective SC2.1.5: The City will increase public awareness of safe vehicle, bike and pedestrian practices on trails, shared use paths, bike lanes and crossings through signage, education and media efforts.		1	P&R	💰	❗👤
Objective SC2.1.6: Implement a Safe Routes to Schools (or equivalent) program.		1	Eng	💰	👤
Objective SC2.1.7: Enhance security at the airport, including compliance with changing federal regulations.		○	Air	💰👤👤👤	👤

Focus Area 4– Accessible Community (AC)

2030 Vision: Through effective planning and timely investment, the Twin Falls area has kept pace with the mobility requirements of an expanding and changing population. An integrated and balanced system of transportation modes including bicycles and pedestrians, as well as a modern public transportation system supports the traditional street and highway vehicle users. A commitment to high levels of maintenance of these systems ensure the long-term integrity of public investments made and maximizes the convenience of those dependent upon the proper functioning of these systems.

Effective coordination with a wide array of partners has ensured that regional transportation facilities such as state highways, the interstate system and Magic Valley Regional Airport continue to provide an improving level of convenient access to the area for residents, visitors and commercial interests.

2012 Condition: In addition to significant growth within the community, Twin Falls has evolved into a regional retail and trade center for South Central Idaho and Northern Nevada. While notable investment has been made in transportation system improvements by state and local authorities, demand continues to outpace investment in the street and highway system. Maintenance levels had declined but recent enhancements to budget levels for major street programs have produced positive results. Investment in bicycle and pedestrian facilities has been of lower priority leaving those facilities incomplete.

Only minimal investment has been made in a system of public transportation, that being through College of Southern Idaho, with the system focused on student transit.

2017 Condition: Continued community growth, coupled with a chronic condition of under-funding and an unusually severe winter, strains the various elements of the transportation system. Street maintenance levels have been increased within budget limitations, but adequate funding levels for these services statewide suffer from a lack of resources. On-going maintenance needs compete with capacity and safety improvements. Discussion of the third bridge linking US 93 to I-84 has resurfaced, but funding for such a significant investment remains elusive.

There is widespread recognition that the minimal public transit system operated by Trans IV by the College of Southern Idaho, is inadequate for current needs and system expansion is not possible, with even current service levels in question with available resources. A growing senior population coupled with other transit dependent groups remains unserved by the current system with critical access needs unfulfilled. In response, the City has conducted a study to look at public transportation options both for the near

and longer-term. Given the dispersed development pattern of Twin Falls, the lack of local funding and limited state and federal support, innovative solutions are called for.

Non-motorized means of transportation are gaining stature. A growing investment in pedestrian and bicycle infrastructure has been made and continued. Significant interest was expressed in the community to place greater emphasis in this area. Funding remains a challenge. The City has retained a consultant to develop a Master Transportation Plan that considers all modes along with operations and maintenance obligations for each. Funding will be a challenge here as well.

With the aid of federal grants, the Magic Valley Regional Airport has invested in its terminal facilities and planning continues for additional capital investment. Service remains limited with just four daily flights to a single destination, Salt Lake City. Additional flights to the south and west are desired, but potential loadings remain insufficient to attract additional service from existing or alternate carriers.

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		TIMEFRAME	LEAD	RESOURCES	COMMUNITY
Goal AC1: Expand transportation network to address motorized, bicycle, and pedestrian demands.					
Initiative AC1.1: The City will update and implement the Transportation Master Plan (TMP). NEW					
	Objective AC1.1.1: Evaluate citizen request and new development for opportunities. Make provision for the transportation needs of the future.	○	Eng		ℹ️ 👐
	Objective AC1.1.2: Identify and prioritize needed multi-modal connections and develop a plan to make those connections.	①	Eng		ℹ️ 👐
	Objective AC1.1.3: Implement capacity and multi-modal improvement projects identified in the TMP.	①	Eng	💰	ℹ️
Initiative AC1.2: The City will implement the master trail plan as a critical element of the transportation system. NEW					
	Objective AC1.2.1: The City will continue to expand and connect bicycle facilities.	○	P&R	💰	ℹ️ 👐
	Objective AC1.2.2: The City will continue to expand and connect pedestrian facilities.	○	Eng	💰	ℹ️ 👐
	Objective AC1.2.3: The City will continue to work with community partners to support the implementation of the master trail plan.	○	P&R	💰	ℹ️ 👐
Initiative AC1.3: The City will plan for an increasing demand for public transportation. NEW					
	Objective AC1.3.1: Evaluate the Public Transportation Feasibility Study results.	①	CM		ℹ️ 👐
	Objective AC1.3.2: Work with transportation community partners to find desired transition from current to future public transportation systems.	②	CM	💰	ℹ️ 👐
Initiative AC1.4: The City will implement the updated Comprehensive Master Plan policies that support multi-modal transportation options. NEW					

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		TIMEFRAME	LEAD	RESOURCES	COMMUNITY
	Objective AC1.4.1: Rewrite Title 10 to accommodate Comprehensive Plan recommendations.	1	P&Z	💰	i 👤
Goal AC2: Maintain our transportation assets					
Initiative AC2.1: The City will continue to improve the condition and operation of its streets. NEW					
	Objective AC2.1.1: Continue to utilize our current zone maintenance program.	○	PW	💰	
	Objective AC2.1.2: Perform regular Pavement Condition Index (PCI) "Micropaver" scans of City streets to track pavement condition changes and to prioritize construction and reconstruction of roadways.	○	PW	💰	
	Objective AC2.1.3: Maintain traffic signals, illumination, signing, and striping to meet established standards.	○	PW	💰	
Initiative AC2.2: The City will continue to improve the condition and operation of its sidewalks. NEW					
	Objective AC2.2.1: Continue implementation of the ADA Transition Plan by reconstructing or modifying sidewalk curb ramps.	○	Eng	💰	i 👤
	Objective AC2.2.2: Continue to offer the sidewalk replacement 50% grant program, and consider expanding the program to non-residential properties.	○	PW	💰	i 👤
	Objective AC2.2.3: Develop and implement a sidewalk maintenance plan.	1	PW	💰 👥	i 👤
	Objective AC2.2.4: Maintain roadways and optimize emergency vehicle response during extreme weather and special events.	○	PW	💰	👤
Initiative AC2.3: The City will continue to improve the condition and operation of its trails. NEW					
	Objective AC2.3.1: Develop and implement a zone maintenance program for trails.	1	P&R	💰	

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				TIMEFRAME	LEAD	RESOURCES	COMMUNITY
	Objective AC2.3.2: Enhance trail facilities with support amenities, such as parking, signage, restrooms, benches, water fountains.			○	P&R	💰	❗👤
Goal AC3: Maintain and improve the Airport.							
Initiative AC3.1: The City will continue to maintain and improve the airport facilities.							
	Objective AC3.1.1: Work with the County and City to maintain protective zoning around the airport, restricting incompatible land uses within the areas impacted by airport operations.			○	Air		❗👤
	Objective AC3.1.2: Implement the Airport’s FAA Master Plan and Capital Improvement Process, and the FAA funded Airport Improvement Program (AIP).			○	Air	💰	❗👤
	Objective AC3.1.3: Implement the Airport FAA Capital Improvement Plan (CIP) for timely maintenance and development projects.			○	Air	💰	❗👤
Initiative AC3.2: The City will maintain and improve airport service.							
	Objective AC3.2.1: The City will work closely with air service partners to ensure continued level of service.			○	Air		❗👤
	Objective AC3.2.2: The City will develop strategies to expand passenger air service through both frequency and destinations.			1	Air	💰	❗👤
Goal AC4: Twin Falls will be a leader in the region for transportation planning.							
Initiative AC4.1: The City will prepare for our upcoming Metropolitan Planning Organization (MPO) designation.							
	Objective AC4.1.1: The City will research the impacts of the MPO designation and build partnerships with other affected organizations.			1	CM		❗👤
Initiative AC4.2: The City will be aware of and advocate for regional transportation improvements.							

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		TIMEFRAME	LEAD	RESOURCES	COMMUNITY
	Objective AC4.2.1: The City will continue to participate in the Southeast Corridor Study process.	②	Eng		📢 👤
	Objective AC4.2.2: The City will participate in the processes surrounding a third bridge crossing the Snake River Canyon.	②	Eng		📢 👤
	Objective AC4.2.3: The City will advocate for rerouting US Highway 30 (2 nd Avenues) around downtown.	○	EcDev	💰	📢 👤

Focus Area 5– Environmental Community (EC)

2030 Vision: Twin Falls exists in an unparalleled natural setting that provides recreational opportunities, solace and inspiration for residents and visitors alike. An on-going commitment to maintaining the natural heritage acknowledges the significance placed upon this aspect of community life by Twin Falls residents. The business community also recognizes the essential role this commitment to our natural setting and proximity to outdoor activities plays in sustaining and expanding the region’s economic vitality.

The community’s commitment to maintaining clean water and clean air continues to set Twin Falls apart from those places allowed to degrade in the face of a growing population.

2012 Condition: The natural setting in which Twin Falls exists is viewed as a precious resource by those who reside in the community. The Snake River and Rock Creek Canyons provide a significant and irreplaceable amenity for the community. Balancing community interest and private property rights in these areas will be a challenge that requires clear vision and broad communication. Maintaining water and air quality in the face of a growing population and business demands has proven difficult. Short-term actions produce long-term consequences. Investment in preserving those things that are valued by the community has proven difficult in a period of significant fiscal restraint.

2017 Condition: The voters of Twin Falls, with an impressive 80% majority, approved a bond issue to upgrade the City’s wastewater treatment plant and associated infrastructure. The work authorized nears completion ensuring the City’s ability to meet it’s obligations under its discharge permit will continue to be met in the face of unprecedented growth.

A highly successful recycling program has been initiated and continues to prove beneficial to the community at large. Investment in the 600-acre Auger Falls Park in the Snake River Canyon continues at a measured, but limited pace due to resource limitations. However, many people find the minimal development situation as an asset for this large publicly owned space. Access to the Auger Falls area is challenged by a growing traffic demand on an inadequate roadway with conflicts increasing each year.

The industrial pretreatment plant serving the Lamb Weston facility had experienced a series of sewage discharges exceeding permit limits. Negotiations among the company, the City, the Idaho Department of Environmental Quality and the Twin Falls Urban Renewal Agency has seen ownership and operational responsibility transferred to Lamb Weston. This unitary control of the system has resulted in reduced discharges into Rock Creek.

As the community approached the threshold of 50,000 population a new standard for pollution loading from the City's storm drainage system will come into play. The City will need to meet higher water quality standards at numerous points throughout the community. Much of the City is served by aging and undersized storm water facilities and no dedicated funding source has been identified for an effective response.

The City maintains a system for pressurized irrigation (PI) in parts, but not all, of the community. The PI system, where employed, avoids using treated potable water to keep lawns green. A long-term strategy leading to a more robust water conservation ethic will help the City make better use of a scarce and increasingly costly commodity.

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		TIMEFRAME	LEAD	RESOURCES	COMMUNITY
Goal EC1: Improve the environmental standards of the community.					
Initiative: EC1.1: The City will reduce negative impacts of noise and light.					
	Objective EC1.1.1: The City will explore establishing noise limits including road noise, sewer lids and limiting construction activities to certain hours.	③	Eng/ P&Z		❗
	Objective EC1.1.2: The City will develop and implement a policy that balances the needs between safe illumination and light pollution.	②	Eng	💰	❗
Initiative: EC1.2: The City will employ sustainable land use policies.					
	Objective EC1.2.1: The City will explore the opportunities to increase the use of Xeriscape landscaping.	①	P&Z	💰	❗👤
	Objective EC1.2.2: The City will Implement Land Use Goals from the Comprehensive Plan to protect agricultural lands, the natural environment, and encourage locally productive mixed use/mixed housing developments.	○	P&Z		❗
Initiative: EC1.3 The City will enhance property maintenance levels in the community.					
	Objective EC1.3.1: The City will seek to improve the safety and health of private property conditions through adequate codes, enforcement, public education, and certified and trained employees.	○	CE	👥💰	❗
	Objective EC1.3.2: The City will emphasize crime prevention through environmental design.	②	P&Z/ CE	💰	❗👤
Initiative EC1.4: The City will support efforts to maintain air quality.					
	Objective EC1.4.1: The City will create a tree management and replacement plan to increase tree population and ensure appropriate placement throughout the city to reduce conflicts with infrastructure.	①	P&R	💰	👤

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	Objective EC1.4.3: The City will continue to monitor collection systems for odors and mitigate through infrastructure improvements, code modification, education, and community partner relationships.	○	Eng/ PW	💰	i 👐
	Objective EC1.4.4: The City will explore creating standards for monitoring air quality particulate saturation and associated enforcement policies.	②	Eng	💰	i 👐
Goal EC2: Support environmental stewardship.					
Initiative EC2.1 The City will develop its assets to support environmental stewardship.					
	Objective EC2.1.1: The City will optimize currently owned surface water rights and explore additional areas throughout the city to convert to pressure irrigation systems.	①	Eng/ PW	💰	i 👐
	Objective EC2.1.2: The City will explore additional water supply sources to alleviate demand on Blue Lakes Wells and explore opportunities to acquire new rights and mitigate existing protested rights.	①	Eng/ PW	💰	i 👐
Initiative EC2.2 The City will manage its assets to support environmental stewardship.					
	Objective EC2.2.1: The City will re-examine its water fee structure to reflect the true costs of ongoing and future operations and maintenance.	①	PW/ Fin	💰	i 👐
	Objective EC2.2.2: The City will optimize City irrigation practices by converting current city parks to pressure irrigation systems and optimizing potable watering techniques to reduce over usage.	②	Eng/ PW	💰	i 👐
	Objective EC2.2.3: The City will evaluate its recycling program while exploring further opportunities to expand similar types of programs.	○	Fin	💰	i 👐
	Objective EC2.2.4: The City will increase public outreach and education on proper irrigation practices and times.	○	PW/ PIO	💰	i 👐

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	Objective EC2.2.5: The City will expand Auger Falls capacity to include reclaimed wastewater and explore additional opportunities for TSS pond expansion and nutrient removal.	②	Eng	💰	👤
	Objective EC2.2.6: The City will continue partnership and collaboration with Twin Falls Canal Company to enhance water quality and meet regulations.	①	Eng/ CM	💰	❗ 👤
	Objective 2.2.7: The City will continue recycling roadway materials using the latest technology and equipment.	○	PW	💰	
	Objective 2.2.8: The City will reduce the use of salt and sand through replacement of the latest liquid de-icing agents, producing a corresponding improvement in air and water quality.	○	PW	💰	
	EC2.2.9: The City will maintain and improve existing non-potable pressurized irrigation facilities.	○	PW	💰	
Initiative EC2.3: The City will implement the Water, Wastewater Collections and Treatment System Master Plans. NEW					
	Objective EC2.3.1: The City will continue to develop budgeting strategies in order to fund infrastructure projects.	○	Fin	💰	
	Objective EC2.3.2: The City will evaluate and develop appropriate system-wide redundancies and security.	○	PW	💰	
	Objective EC2.3.3: The City will evaluate and develop appropriate storage capacity.	○	Eng/ PW	💰	
	Objective EC2.3.4: The City will operate, maintain, and improve its systems to meet federal, state, and local standards and to realize the full utilization/lifespan of the facility.	○	PW	💰	

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		TIMEFRAME	LEAD	RESOURCES	COMMUNITY
	Objective EC2.3.5: The City will maintain effective emergency response capability in the case of failed infrastructure or natural disaster.	○	PW	💰	
	Objective EC2.3.6: The City will continually evaluate system efficiency and make improvements when appropriate.	○	PW	💰	
	Objective EC2.3.7 The City will continue to appropriately fund the zone maintenance program and support workloads through adequate staffing/contracting levels.	○	PW	💰	
	Objective EC2.3.8 The City will increase the support and development of GIS/Cityworks.	○	IS	💰	
	Objective EC2.3.9 The City will develop and improve SCADA instrumentation and controls for key infrastructure points.	○	IS/ PW	💰	
	Objective EC2.3.10 The City will research, develop, and implement conservation and water reuse policies and procedures.	○	Eng/ PW	💰	
	Objective EC2.3.11 The City will develop and enhance current and future regional partnerships for water conservation and water/wastewater quality efforts.	○	Eng/ PW	💰	

Focus Area 6– Prosperous Community (PC)

2030 Vision: A consistent commitment ensuring community residents have access to employment that supports personal and family well-being has resulted in a robust economy based upon the traditional agricultural base of the region as well as an expanded economic base from new fields of endeavor. A balanced focus by a variety of regional partners on preparing the local labor force to effectively function in an era of changing skill requirements as well as on-going investment in required infrastructure has allowed locally based businesses to expand as their business needs dictate while accommodating new industries and businesses into the marketplace.

Twin Falls has continued to serve as the regional retail and professional service center for South Central Idaho and North East Nevada.

2012 Condition: Recent high profile successes in securing significant business investment in Twin Falls has produced needed jobs and tax revenue. Future successes in this area are endangered by certain factors that require attention and investment. Water and sewer capacity does not currently exist to support either industrial or significant residential expansion. Enhanced capacity in the workforce to effectively compete in a more technically oriented labor environment must be pursued.

The historic downtown is highly valued in the community, but it has languished in recent years with expanded commercial competition from other areas in the community. Solutions have been frustratingly difficult to find and implement.

2017 Condition: Significant investment in the City’s wastewater treatment facility and improvements to the water supply system have solved the community’s capacity problems, at least in the near-term. Capacity issues in the water distribution and sewage collection system remain problematic in certain parts of the City.

A major investment in Downtown Twin Falls by the Twin Falls Urban Renewal Agency is underway. Five blocks of Main Avenue have been fully renovated and utilities upgraded. The Commons will be constructed adjacent to the new City Hall location at Main Avenue and Hansen Street. New investment is being made in the buildings in the downtown area and interest has been sparked among private developers in providing urban density housing in the areas adjacent to downtown. Mechanisms for assisting existing businesses in the downtown with physical improvements are desired as well as creating an organization to manage the maintenance and programming issues of the areas as its popularity expands.

While the investment in the community by two large industrial concerns has boosted employment and overall economic activity, this success has resulted in a severe labor shortage. A major focus on both long and short-term strategies for developing the community’s

workforce is needed. This may be best developed as part of a comprehensive economic development policy and plan involving various segments of the community bringing their unique skills and needs to the table.

One major concern with a potential growing workforce is the current critical shortage of affordable housing to meet even current demands. The issue is addressed in the City's Comprehensive Plan but a concerted effort from all stakeholders will be required if an effective response is to be developed to this problem that is faced by most cities in the western US.

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		TIMEFRAME	LEAD	RESOURCES	COMMUNITY
Goal PC1: Create and implement a comprehensive economic development plan. NEW					
Initiative PC1.1: Create a process for community input supporting the development of the economic development plan. NEW					
	Objective PC1.1.1: The City will develop a stand-alone digital platform for economic development initiatives.	①	EcDev	💰	❗
	Objective PC1.1.2: The City will support ongoing maintenance of digital platforms to ensure up-to-date information	○	EcDev		❗ 👤
	Objective PC1.1.3: The City will provide resources to conduct effective business and retention and expansion activities.	②	EcDev	💰	
Initiative PC1.2: Create and implement a housing action plan. NEW					
	Objective PC.1.2.1: The City will survey local associations to establish baseline assessment for existing inventory.	①	EcDev		👤
	Objective PC1.2.2: The City will meet with key employers to discuss anticipated needs.	①	EcDev		👤
	Objective PC1.2.3: The City will collaborate with regional service providers to develop a written strategy.	②	EcDev	💰	👤
Initiative PC1.3: Create and implement a workforce development plan. NEW					
	Objective PC1.3.1: The City will leverage state and federal resources to implement the correct programs locally.	○	EcDev		❗ 👤
	Objective PC1.3.2: The City will connect local education resources to meet industry needs.	○	EcDev		❗ 👤
	Objective PC1.3.3: The City will partner with businesses and organizations to promote talent attraction to Twin Falls.	①	EcDev	💰	👤

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	Objective PC1.3.4: The City will explore mechanisms to enhance planned agricultural research centers to include business and entrepreneurship.			③	EcDev		❗👤
Initiative PC1.4: Support economic development by working with partners to implement infrastructure improvement projects. NEW							
	Objective PC1.4.1: Create and support stakeholder groups with common interests in system improvements.			②	EcDev	💰	👤
Goal PC2: Revitalize the downtown.							
Initiative PC2.1: The City will provide leadership in the creation of partnership for revitalizing downtown.							
	Objective PC2.1.1: The City will adopt and amend appropriate building and zoning codes that support revitalization of historic structures.			①	P&Z		❗
	Objective PC2.1.2: The City will create forums in which the downtown business community can come together to plan and coordinate with one another.			①	EcDev		❗👤
	Objective PC2.1.3: The City will continue to support events which activate and enliven downtown.			●	EcDev		❗👤
Goal PC3: Provide public services that support travel and tourism.							
Initiative PC3.1: The City will seek opportunities for air service improvements and economic development opportunities associated with the airport.							
	Objective PC3.1.1: The City will expand utilities to support economic development around the airport.			②	Eng/ PW	💰	👤
Initiative PC3.2: Use tourism as a tool for Economic Development.							
	Objective PC3.2.1: The City will develop a strategy to create a community event space to support the region.			③	EcDev	💰	👤

① ② ③ = timeframe ○ = on-going 👥 = staffing 💰 = capital ❗ = communication 👤 = partners					
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Lib = Library		PD = Police		PIO = Public Information Officer	
P&R = Parks & Recreation		PW = Public Works		P&Z = Planning & Zoning	
		TIMEFRAME	LEAD	RESOURCES	COMMUNITY
	Objective PC3.2.2: The City will develop a strategy for the future use of parks and public spaces for the attraction of tourists.	②	P&R	💰	👤
	Objective PC3.2.3: The City will host a multi-event sporting contest that demands stamina.	②	P&R	💰	👤

Focus Area 7 – Responsible Community (RC)

2030 Vision: The Twin Falls community has retained its human face as it has grown over time. New residents are welcomed and made to feel part of the tightly knit community. A vital aging population is an active segment of the population.

The community is actively engaged in the various public, private, civic, arts and religious institutions serving the area through volunteerism and involvement in neighborhood and local government activities.

2012 Condition: Communities function best when supported by a committed and involved citizenry working in tandem with responsive and transparent community institutions. Voter participation has been low in recent years and surveys have suggested a need for enhanced levels of communication between government entities and the public they serve. Better understanding regarding what can be expected of government versus what can be best achieved through personal initiative and responsibility can result in a better community and lower cost of government.

2017 Condition: The City has continued its participation in the National Citizen Survey, seeking direct input from the community on services provided. This survey is conducted every two years. However, effective communication of City challenges and successes remains an elusive goal. Voter turnout is low, reflecting national trends for local government. Improving that level of communication is a goal of City officials.

The City has initiated a series of “City Fairs” held in association with other community events allowing City departments to highlight current issues and events. These events have been well attended and need to become a regular part of community dialogues.

There is broad recognition that the community needs identified in this planning process are extensive and are beyond the capability of any individual institution. Strategies for creating effective collaboration among those who have a stake in the outcomes are essential. A means to better align the City’s policy development process with the Strategic Plan might be considered.

Recognizing the on-going competition for limited funding for local government in Idaho, a comprehensive financial plan, exploring all available sources and mechanisms will help support the community dialogue moving toward implementation of the Plan elements.

There is widespread commitment to maintaining existing services and facilities while new demands increase the competition for personnel and financial resources. Mechanisms should be in place to honor commitments to on-going operations as choices are made for resource allocation.

There is widespread belief that the upcoming 2020 census will show that Twin Falls will have surpassed the 50,000 population threshold. As the Central City in the Twin Falls Standard Micropolitan Statistical Area, that threshold will have significant impact upon how the City does business. The impact of that threshold will extend well beyond the corporate limits of the City of Twin Falls, as the region becomes a “Metropolitan Statistical Area”. As such, new requirements will accrue to all public entities within that area that will include Twin Falls County and the cities within it. Jerome County and City are also likely to become part of that Metropolitan Area with all its attendant requirements. It is important for the City, as a regional leader, to develop a clear understanding of the impacts of this change in designation and assist the other entities that may not be aware of the implications for them to prepare. One can assume that the final certification of the new population numbers and the re-designation will not occur until 2022, but early notification and preparation will ensure an easier transition when the time comes.

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				TIMEFRAME	LEAD	RESOURCES	COMMUNITY
Goal RC1: Engage and Involve the Community.							
Initiative RC1.1: The City will seek the community’s involvement in carrying out its responsibilities.							
	Objective RC1.1.1: The City will partner with public events to facilitate “City Fairs.”	●	EMT			👤	
	Objective RC1.1.2: The City will identify target audiences for specific community involvement efforts. Partner with civic groups and service organizations to communicate openings on commissions and boards, to help fill those vacancies.	●	EMT			①	
	Objective RC1.1.3: The City will enhance and improve City’s website to make more “user friendly” and intuitive.	①	IS/ PIO	💰		①	
Initiative RC1.2: Engage our customers and community partners to evaluate the quality of service we provide. NEW							
	Objective RC1.2.1: The City will continue to maintain a strong presence on social media.	●	EMT			①	
	Objective RC1.2.1: Departments will present annual reports to the council and our community.	●	EMT			①	
	Objective RC1.2.3: The City will continue conducting citizen surveys.	●	CM	💰		①	
	Objective RC1.2.4: The City will take advantage of other communication tools to improve customer outreach and to solicit customer feedback.	●	EMT			①	
	Objective RC1.2.5: Collaborate with stakeholders to evaluate customer service processes and discuss possible changes in services offered.	●	EMT			①	
Goal RC2: The City will create a focus on the needs of an aging community. NEW							
Initiative RC 2.1: The City will revive and support the community dialogue regarding issues impacting this population. NEW							

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		TIMEFRAME	LEAD	RESOURCES	COMMUNITY
	Objective RC2.1.1: The City will partner with citizens from the Twin Falls Senior Center, Office on Aging, St. Luke's Geriatrics, etc., to identify specific needs. Partnerships will be developed with existing organizations to assist with solving senior issues.	①	CM		ℹ️ 🤝
	Objective RC2.1.2: The Twin Falls Public Library to offer "Drop-In" classes for senior citizens.	①	Lib		
	Objective RC2.1.3: The Recreation Department will work with CSI and senior groups to provide recreation opportunities, IE: Active Aging.	①	P & R		ℹ️ 🤝
Goal RC3: The City will further enhance its fiscal stewardship. NEW					
Initiative RC 3.1 The City Council will initiate sessions focusing on the financial policies of the City for staff and elected officials. NEW					
	Objective RC3.1.1: The City Council will identify policies for broader explanation, and Finance will provide training, clarification and transparency.	①	CM / FIN		
Initiative RC 3.2 Create and execute sound fiscal plans and accompanying policies that ensure financial resources are allocated in a manner designed to achieve the strategic goals and objectives.					
	Objective RC3.2.1: The City will continue the Long-term Planning Committee review of the Strategic Plan, and the formation of a 5-year spending plan.	○	EMT		
Goal RC 4: The City will focus on the development and support of community partnerships in response to issues. NEW					
Initiative RC 4.1 The City Manager's Office will identify all issues included within the Strategic Plan where external partnerships will contribute to successful implementation and actively seek effective relationships. NEW					

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				TIMEFRAME	LEAD	RESOURCES	COMMUNITY
	Objective RC4.1.1: Create a written partnership plan for execution and annual review.			①	CM		
Goal RC 5: The City will provide regional leadership and support on issues impacting the broader community. NEW							
Initiative RC 5.1: The City will establish and support a regional forum among local government entities to discuss evolving issues that transcend jurisdictional boundaries. NEW							
	Objective RC5.1.1: The City will investigate issues of regional interest (i.e. Water quality standards, watershed, ground water, adequate housing, etc...) and join or form appropriate partnerships.			○	EMT		👤
Goal RC 5: Align Advisory Board Structure with Strategic Plan. NEW							
Initiative RC 5.1: The City will review its system of advisory boards to ensure policy advice is properly aligned with the adopted Community Strategic Plan. NEW							
	Objective RC5.1.1: The City will evaluate and review current advisory boards for alignment with the strategic plan.			②	EMT		❗
	Objective RC5.1.2: The City will prepare Code amendments as needed to implement identified alignment changes.			②	EMT		❗
Goal RC 6: Align Municipal Powers Outsource Grant (MPOG) process with Strategic Plan. NEW							
Initiative RC 6.1: The City will annually publish Strategic Plan Goals to be addressed through allocations made through its MPOG program. NEW							
	Objective RC6.1.1: The City will review its MPOG process to align with the Strategic Plan.			②	CM/ Fin		❗
Goal RC 7: The City of Twin Falls will plan responsibly for the future. NEW							

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		TIMEFRAME	LEAD	RESOURCES	COMMUNITY
Initiative RC 7.1: The City of Twin Falls will prepare for growth through developing and updating critical plan documents, collaborating with local/regional partners, and finding ways to match resources to increasing demand for services and state and federal mandates.					
	Objective RC7.1.1: The City will develop a Pressurized Irrigation and storm water management plans and appropriate modeling tools.	○	Eng/ PW	💰	①
	Objective RC7.1.2: The City will develop and implement a City Fleet Master Plan.	①	PW	💰	
	Objective RC7.1.3: The City will review growth, and update the wastewater facility plan and transportation master plan.	②	Eng/ PW	💰	①
	Objective RC7.1.4: The City will maintain the wastewater collection and water distribution system models, and utilize these models in the review and update to the Water System and Wastewater Collection Master Plans.	○	Eng/ PW	💰	①
	Objective RC7.1.5: The City will review growth, and update the Comprehensive Plan as scheduled or as changing circumstances warrant.	②	P&Z	💰	①
	Objective RC7.1.6: The City will review update the Parks Master Plan as scheduled or as changing circumstances warrant.	②	P&R	💰	①
	Objective RC7.1.7: The City will review update the Airport Master Plan as scheduled or as changing circumstances warrant.	①	Air	💰	
Goal RC 8: The City will measure the advancements of the Strategic Plan by implementing a formalized performance measurement plan. NEW					
	Objective RC8.1.1: The City will initiate a program for the ongoing review of progress on Strategic Plan Goals and initiatives.	①	CM	💰	

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		TIMEFRAME	LEAD	RESOURCES	COMMUNITY
	Objective RC8.1.2: The City will prepare and publish a report on the Strategic Plan performance at least annually with presentation to the City Council in April as an initial step in the annual budget process.	①	CM	💰	

Focus Area 8 - Internal Organization (IO)

2030 Vision: The City of Twin Falls strives to carry out its mission with unquestioned integrity, and the highest ethical standards. In its role as stewards of the community assets it focuses on the proper use of available resources, continually assessing programs and processes to ensure maximum effectiveness. In pursuit of shared obligation for community livability, opportunities are made available to citizens for direct involvement in civic affairs and transparency in decision-making.

In support of the desired effectiveness, the elected leadership works in close partnership with appointed professionals carrying out clear policy directives. A high level of competency is provided from a lean, properly compensated and respected core staff.

Maximum effort is expended in ensuring authorities granted through state legislation are maintained and expanded.

2012 Condition: Twin Falls is one of the few cities in Idaho operating under the Council-Manager form of government. This professional approach to municipal administration working in close concert with elected policy leadership has produced high levels of service with relatively low costs. This has been produced through constantly analyzing operations for new efficiencies, investing in a skilled and respected city workforce supported by an unequivocal commitment to integrity.

While recent years have presented major fiscal challenges, a focus on the long-range has avoided much of the dramatic degradation of service experienced by many communities throughout the country.

2017 Condition: The City's commitment to the "One City" concept remains the keystone of organizational development efforts. Off-site training has been augmented by annual training sessions in Twin Falls, bringing the relevant concepts to a larger audience at a more affordable cost. The City has restructured its organization to better align its management staff to accomplish the vision created in the Strategic Plan. A substantial commitment to creating and maintaining a competitive compensation structure has helped the City retain talented and committed employees who are dedicated to the values of the City organization.

There is broad and clearly articulated commitment to the service needs of the citizen.

All organizations regardless of size and complexity struggle with the need for effective internal communication. This is especially important during periods of organizational change. A continuing commitment to enhancing communication among all levels of the organization is essential for continued success.

1 2 3 = timeframe ○ = on-going 👥 = staffing 💰 = capital i = communication 👤 = partners					
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		TIMEFRAME	LEAD	RESOURCES	COMMUNITY
Goal IO1: Provide effective, professional, high quality services to City residents, businesses, industries, and visitors.					
Initiative IO1.1: The City of Twin Falls will equip its employees to succeed.					
	Objective IO1.1.1: Annually assess staffing levels, infrastructure, equipment, and tools to identify opportunities, develop strategic improvements, and plan for areas that will be underserved due to growth, economic sustainability and quality of product.	○	EMT	💰	i
	Objective IO1.1.2: Assess the growth patterns and subsequent service delivery needs to determine opportunities for partnerships and property acquisition(s).	○	EMT	💰	i 👤
	Objective IO1.1.3: Collaborate with internal experts to provide guidance and options on new city projects to meet capabilities and needs that may be desired in the future.	○	CM		i
Initiative IO1.2: The City will be a leader and example for the community in promoting employee wellness.					
	Objective IO1.2.1: Provide facilities, learning opportunities, and activities designed to support the health and wellness of our employees.	○	HR	💰	i 👤
	Objective IO1.2.2: Create flexibility and opportunity for the pursuit of health and wellness habits.	○	HR	💰	i 👤
	Objective IO1.2.3: Explore fitness and health standards to encourage the productivity and safety of the city's work force.	○	HR	💰	i 👤
Initiative IO1.3: The City will assist in developing and expanding career paths. NEW					

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		TIMEFRAME	LEAD	RESOURCES	COMMUNITY
	Objective IO1.3.1: Knowledge and competencies will be communicated and opportunities will be created to help prepare and mentor employees.	○	HR		❗
	Objective IO1.3.2: Provide the education and training to employees that ensures a competent, technical, accredited and professionally prepared workforce.	○	EMT	💰	❗ ✋
Initiative IO1.4: The City will continue advancing the One City and the High Performance concepts. NEW					
	Objective IO1.4.1: Develop opportunities for employees to collaborate, take appropriate risks, make decisions and propose recommendations arrived at through consultative and consensus systems.	○	CM		❗
	Objective IO1.4.2: Continue to focus on and expand organizational development efforts including supervisor training, MBTI and Onboarding Processes.	○	HR	👥	❗
	Objective IO1.4.3: Establish, educate, and expand process review efforts to enhance efficiencies and effectiveness.	○	EMT	💰	❗
	Objective IO1.4.5: Provide the clarity of the vision and mission to empower employees to engage and lead at every level of the organization.	○	CM		❗
Goal IO2: Employees are recognized as trusted and contributing members of our team and model the Organizational Values.					
Initiative IO2.1: The City of Twin Falls will build a valued, respected, and committed workforce.					
	Objective IO2.1.1: Provide a market competitive and sustainable full compensation package that demonstrates the organization's commitment to the employee.	○	HR	💰	❗

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		TIMEFRAME	LEAD	RESOURCES	COMMUNITY
	Objective IO2.1.2: Engage in open, ongoing, and multi-directional communication that is transparent and informative.	○	All		❗
	Objective IO2.1.3: Employees are engaged and committed to realizing the goals and objectives of the Strategic Plan.	○	All	💰	❗ 👤



Public Hearing: **Monday, March 12th, 2018**

To: Honorable Mayor, and City Council

Presenter: Jonathan Spendlove, Senior Planner

Editor: Renee V Carraway-Johnson, Zoning Administrator

Authors: Jonathan Spendlove & Steve O'Connor

AGENDA ITEM 9a

Request: Request for a **Zoning District Change and Zoning Map Amendment** from C-1 PUD to R-6 & C-1 ZDA to allow a multi-family residential and commercial Planned Development for 12.46+/- acres located at the northeast corner of Addison Ave E and Carriage Lane North aka 2695 Addison Ave E. c/o Scott Allen / JUB Engineers, Inc. on behalf of Thad Farnham. (app. 2924)

Time Estimate:

The applicant's presentation may take up to ten (10) minutes. Staff presentation will be approximately five (5) minutes.

Background:

Applicant Thad Farnham PO Box 3535 Ketchum, ID 83340 thadf@cox.com 208.720.1104 Representative Scott Allen, JUB Engineers, Inc. 115 Northstar Ave. Twin Falls, ID 83301 sallen@jub.com 208.733.2414	Status: Owner	Size: 12.46 +/- acres
	Current Zoning: C-1 PUD Cedar Park PUD #210	Requested Zoning: R-6 & C-1 ZDA
	Comprehensive Plan: Neighborhood Commercial and Town Neighborhood	Lot Count: 1 Lot – to be platted
	Existing Land Use: Agricultural	Proposed Land Use: Mixed-R & C Multi-Family Residential and Commercial/Retail to include a Storage Unit Facility
	Zoning Designations & Surrounding Land Use(s)	
	North: R-4 PRO PUD; Religious Facility	East: C-1 PUD; Agricultural
	South: C-1 - Addison Ave. E.; Commercial & Residential	West: R-4 & C-1 PUD - Carriage Lane North; Undeveloped & Multi-Family Residential
Applicable Regulations: 10-1-4, 10-1-5, 10-4-6, 10-4-8, 10-6, 10-11-1 thru 8, 10-13, 10-14 and Cedar Park PUD # 210		

Approval Process:

As per Twin Falls City Code 10-6-1.6-procedure for conformance with a ZDA:

Final development plans, including plats, construction plans, and/or site plans, submitted for the development of the ZDA subject parcel shall conform to the approved conceptual development plan. Details on the final development plan(s) with minor variations from the conceptual development plan may be approved by the administrator, or designated city official without public hearing. If it is determined that a proposed change(s) constitutes a departure from the conceptual development plan and/or the development standards, the ZDA written commitment document shall be adequately amended using the initial approval process contained herein.

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:

The permitted uses, Increase in density, Increase in building height, Increase in building coverage of the site, Reduction in the off-street parking ratio, Reducing the building setbacks provided at the boundary of the site, Reduction of any open space plans, or Alteration of the overall design theme, primary architectural elements, or building materials. (Ord. 3082, 12-8-2014)

Budget Impact:

Approval of this request may have a financial impact on the City budget as development could bring in more revenue.

Regulatory Impact:

After a public hearing, a recommendation from the Planning and Zoning Commission for the requested change will allow the request to proceed to the City Council for an additional public hearing and a decision.

History:

This parcel has been in agricultural use since at least 1950 and likely before then. This site is part of the Cedar Park PUD #210, recorded in April 2008. The Cedar Park PUD is a 132 acre multi-use planned development. Some development has occurred within the PUD – mostly residential.

Analysis:

This is a request to rezone a 12.46 +/- acre parcel from C-1 PUD to R-6 & C-1 ZDA. This site is part of the Cedar Park PUD #210, recorded in April 2008. The Cedar Park PUD is a 132-acre multi-use planned development. The Applicants intent is to establish a commercial/retail zone on the southern ~5+/- acres of the property that fronts Addison Ave. E. and a multi-family, multi-building residential development - consisting of 4-plexes and 8 plexes, on the northern ~7+/- acres portion of the property. The applicant does not have plans to sell off the residential units at this time. Prior to development, this property shall require platting.

Per City Code 10-6: Zoning Development Agreements:

Development of a ZDA shall conform to all sections of Title 10 unless specifically addressed within the written zoning development agreement and approved by the City. The agreement shall list ALL requested variations from standard code requirements. The council may add other requirements they deem appropriate.

The applicant is requesting the following Deviations from the R-6 and C-1 zones uses and development standards;

(1) Land Use Regulations:

- a. R-6 ZDA Zone:
 - i. A clubhouse as a permitted use.
- b. C-1 ZDA Zone:
 - i. Storage rental units as a permitted use.

(2) Property Development Standards:

- a. R-6 ZDA Zone:
 - i. Multiple 4-plex townhome buildings, 8-plex townhome buildings and a singular clubhouse are permitted to be constructed on a single lot.
 - ii. A six (6) foot high sight-obscuring fence is required along the entire length of the north property line.
 - iii. A twenty (20) foot wide landscape buffer, as measured from back of curb and inclusive of a six (6) foot wide detached sidewalk, is required along the Carriage Lane North frontage.

b. C-1 ZDA Zone:

- i. A shared driveway approach onto Addison Avenue, and centered on the common southeast property corner, is permitted.
- ii. A twenty (20) foot wide landscape buffer, as measured from back of curb and inclusive of a six (6) foot wide detached sidewalk, is required along the Carriage Lane North frontage.
- iii. A property line setback of fifteen feet (15') shall be maintained on the side yard and rear yard for buildings adjacent to existing residential uses with four (4) or fewer units per building, vacant property that is zoned for residential development or vacant property that is designated on the future land use plan for residential development.

The applicant has provided an unsigned Zoning Development Agreement (ZDA) identifying land uses and development requirements that are variations to minimum zoning code requirements. The Zoning Development Agreement includes a color Master Development Plan that illustrates the phasing and specific development criteria specific to this project. The Zoning Development Agreement also includes; a Master Landscaping Plan, a Master Lighting Plan and a Master Parking Plan. There are no variations to building heights and no specific building materials identified, identified. There are no other variations to minimum zoning code requirements requested as part of this request.

Comprehensive Plan Compliance:

Twin Falls "Grow With Us" 2016 Comprehensive Plan identified this area as both "Neighborhood Commercial" and "Town Neighborhood." This request complies with both designations in that the C-1 portion of the request is located within the Neighborhood Commercial designated area and the R-6 residential development is generally located within the Town Neighborhood designated area. Staff has determined this project, as presented, complies with the 2016 Comprehensive Plan.

Potential Impacts:

The impacts seen from this development are not unlike any impacts that would be experienced from any other type of residential and commercial development. All new development will inevitably bring an increase in vehicular traffic as residents move in and customers utilize the spaces of the commercial units occupied by businesses. An increase in usage of surrounding public amenities can also be expected. However these impacts cannot be completely mitigated as the growth and development of vacant land in and around the city continues.

On February 13, 2018, the Planning and Zoning Commission held a Public Hearing on this request. At the conclusion of the hearing, the Commission forwarded a positive recommendation, with the ensuing five (5) conditions, by unanimous vote.

Between the PZ public hearing and the Council Hearing an issue came to light with the supply of Irrigation Water to the development. Staff would propose a condition be placed on approval that requires a separate agreement for working out the irrigation water issue, the terms of said agreement to be acceptable by the City Engineer prior to any Building permit approval on the site.

Conclusion:

If the Council determines the proposed request appropriate, as presented, staff encourages approval be subject to the following conditions.

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to a recorded final plat prior to development.
3. Subject to all outside lighting being downward facing and which shall not encroach onto surrounding properties.
4. Subject to no “temporary” or off-site rental units (commonly referred to as PODS) being utilized or stored on this property.
5. Subject to no outside storage allowed within the storage unit development site.
6. Subject to City Engineer consideration of reduction in the deeded water shares required in City Code 10-12-4-2(P)5 only through a separate agreement between City and Developer with accompanying documents detailing how the reduction is to occur, adherence requirements by subsequent owners, and any other technical or administrative items relevant to successful performance of a reduced-water-demand irrigation system.

Attachments:

1. Narrative
2. Zoning Vicinity Maps
3. Future Land Use Map
4. Zoning Development Agreement w/Master Development Plan
5. Aerial with Master Development Plan
6. Master Landscape Plan
7. Master Sign/Light Plan
8. Master Building Elevation Styles

Supplemental Information
for
Thad Farnham – Zoning District Change & Zoning Map Amendment
As An R-6 & C-1 Zoning Development Agreement
for
Property Located at 2695 Addison Avenue East

Item 4a) Reason for the request:

The applicant is requesting a zoning district change to provide a Zoning Development Agreement (ZDA) that is specific to the development, and uses planned for the subject property.

Item 4b) i-Statement on how the zoning change relates to the Comprehensive Plan:

The recently adopted Comprehensive Plan denotes the future land use, for the portion of the property fronting Addison Avenue East, as “neighborhood commercial”, and the north portion of the subject property, as “town neighborhoods”. The proposed uses of the property are: 1) commercial uses along the Addison Avenue East corridor, and 2) townhomes for rent along the north portion of the property. The proposed uses, and location of said uses, conform to the “land use mix” outlined for each “future land use category” in the Comprehensive Plan.

Item 4b) ii-Statement on the compatibility with the surrounding area:

Proposed R6 ZDA (North Portion): The north portion of the property is planned to be developed as a townhome for rent development utilizing four-plexes and eight-plexes. Current uses and zoning of surrounding properties include: 1) North – zoned R4 and R4 (PRO) and includes undeveloped property and a religious facility; 2) South – zoned C1 PUD and is undeveloped, agricultural property; 3) East – zoned C1 PUD and is undeveloped, agricultural property; and 4) West – zoned R4 PUD and C1 PUD and is developed as an apartment complex on the north and undeveloped property south of the apartments. The proposed townhomes will be compatible with the existing religious facility, apartments and undeveloped property that surround the residential portion of the proposed ZDA.

Proposed C1 ZDA (South Portion): The south portion of the property is planned to be developed as a commercial subdivision with individual lots. Current uses and zoning of surrounding properties include: 1) North – zoned C1 PUD and is undeveloped, agricultural property; 2) South – zoned C1 and fronts Addison Avenue East, property uses located south of Addison Avenue East include an equipment rental business, medical clinic, residence, accountant, automobile repair, welding shop, storage facility and a farmers market; 3) East – zoned C1 PUD and is undeveloped, agricultural property; and 4) West – zoned C1 PUD and is undeveloped property. The proposed commercial uses will be compatible with the aforementioned uses that surround the commercial portion of the proposed ZDA.

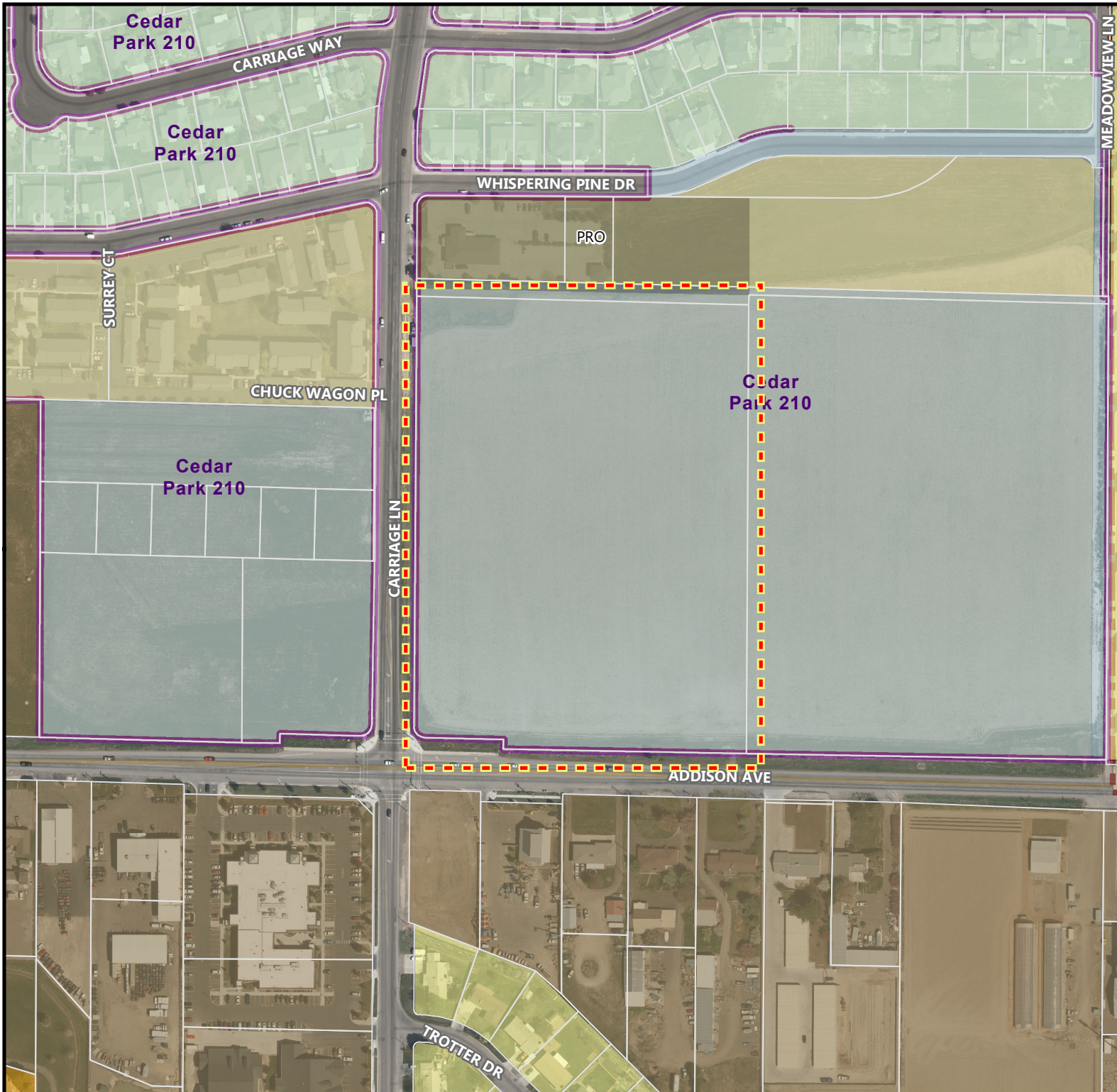
Item 4b) iii – An explanation of the intended use / development of the property:

Proposed R6 ZDA (North Portion): The north portion of the property is planned to be developed as a townhome for rent development utilizing fourplex and eightplex residential structures. The residential component of the ZDA will be developed as the initial construction phase.

Proposed C1 ZDA (South Portion): The south portion of the property is planned to be developed as a commercial subdivision with individual lots. The commercial component of the ZDA will be developed as the second phase of construction, as market demands dictate.

Item 4b) iv - A list of requested exceptions for specific for specific uses and/or development standards:

See attached ZDA document for list of requested code exceptions.

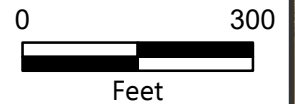


Zoning Vicinity Map

- PRO
- PUD
- C-1
- R-2
- R-4
- Area Of Impact



NORTH



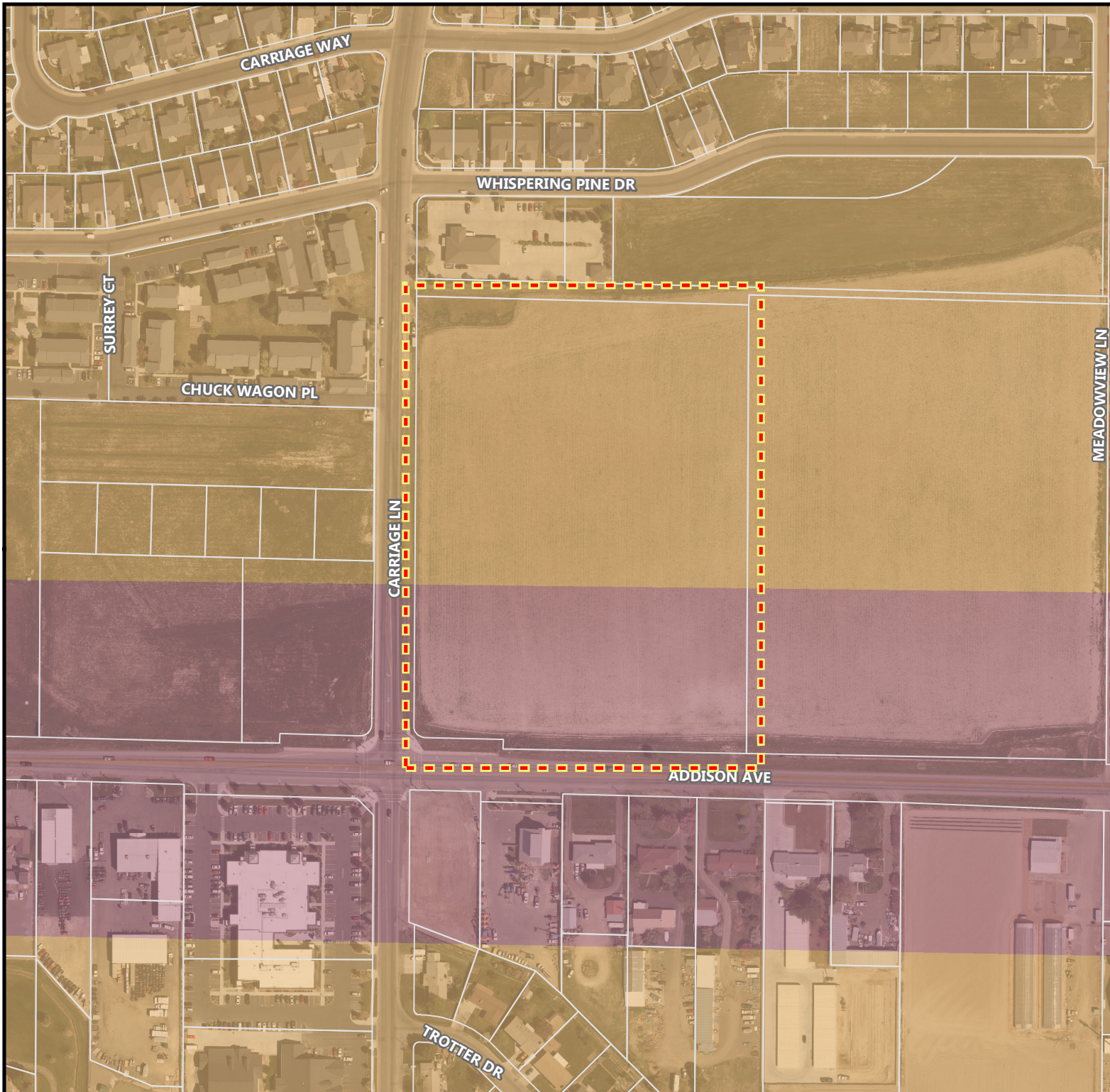
AERIAL PHOTO APRIL 2016
REFERENCE ONLY

**ZONING DISTRICT CHANGE & ZONING MAP AMENDMENT
AS AN R-6 & C-1 ZONING DEVELOPMENT AGREEMENT**

For

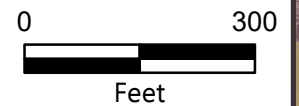
THAD FARNHAM

C3: VICINITY / AREA MAP



Future Land Use Map

-  Neighborhood Commercial
-  Town Neighborhood
-  Area Of Impact



**AERIAL PHOTO APRIL 2016
REFERENCE ONLY**

**ZONING DISTRICT CHANGE & ZONING MAP AMENDMENT
AS AN R-6 & C-1 ZONING DEVELOPMENT AGREEMENT**

For

THAD FARNHAM

ZDA DEVELOPMENT COMMITMENT AGREEMENT

ADDISON SPRINGS MULTI-USE DEVELOPMENT
ZDA Development Commitment Agreement
Pursuant to All Parts of the Planning Exhibit

RECEIVED

JAN 04 2018

CITY OF TWIN FALLS
PLANNING & ZONING

This ZDA Development Commitment Agreement is made and entered into this ____ day of _____, 201__, by and between the City of Twin Falls, State of Idaho, a municipal corporation, hereinafter called "City" and _____, hereinafter called "Developer", for developing a mixed-use townhome and commercial development as a Zoned Development Agreement (ZDA).

The legal description of the approximate 12.46 acre ZDA property is: A parcel of land lying within a portion of the South half of Section 11, Township 10 South, Range 17 East, Boise Meridian, City of Twin Falls, Twin Falls County, Idaho; being more particularly described in attached Exhibit "A".

Development and Improvements shall conform to the standards and regulations of the Twin Falls City Code Title 10 - Chapter 4 – Section 6 (R6 zone), Chapter 4 – Section 8 (C1 zone) and Chapter 6 – Section 1 (ZDA), and all references to other sections therein, as amended, except for the following:

(1) Land Use Regulations:

- a. R6 ZDA Zone:
 - i. A clubhouse is a permitted use.
- b. C1 ZDA Zone:
 - i. Storage rental units are a permitted use.

(2) Property Development Standards:

- a. R6 ZDA Zone:
 - i. Multiple 4-plex townhome buildings, 8-plex townhome buildings and a singular clubhouse are permitted to be constructed on a single lot.
 - ii. A six (6) foot high sight-obscuring fence is required along the entire length of the north property line.
 - iii. A twenty (20) foot wide landscape buffer, as measured from back of curb and inclusive of a six (6) foot wide detached sidewalk, is required along the Carriage Lane frontage.
- b. C1 ZDA Zone:
 - i. A shared driveway approach onto Addison Avenue, and centered on the common southeast property corner, is permitted.
 - ii. A twenty (20) foot wide landscape buffer, as measured from back of curb and inclusive of a six (6) foot wide detached sidewalk, is required along the Carriage Lane frontage.
 - iii. A property line setback of fifteen feet (15') shall be maintained on the side yard and rear yard for buildings adjacent to existing residential uses with four (4) or fewer units per building, vacant property that is zoned for residential development or vacant property that is designated on the future land use plan for residential development.

(3) Project Phasing:

- a. The development shall be constructed in multiple phases. The development schedule is to initiate the residential townhome construction phase prior to, or during, calendar year 2019, and complete subsequent commercial phases as dictated by market needs.

If no development has occurred on the ZDA subject parcel within the time identified, the planning and zoning commission and city council may review the original ZDA development requirements and conceptual development plan to ensure original ZDA development requirements and conceptual development plan to ensure their continued validity. If the City determines the concept is no longer valid, then:

- (A) The City may initiate a process to change the zoning classification, or;
- (B) New ZDA development requirements and/or a new conceptual development plan may be required to be approved prior to the City issuing a building permit for any portion of the subject ZDA parcel.

Owner:

By: _____

STATE OF IDAHO)
)ss.
County of _____)

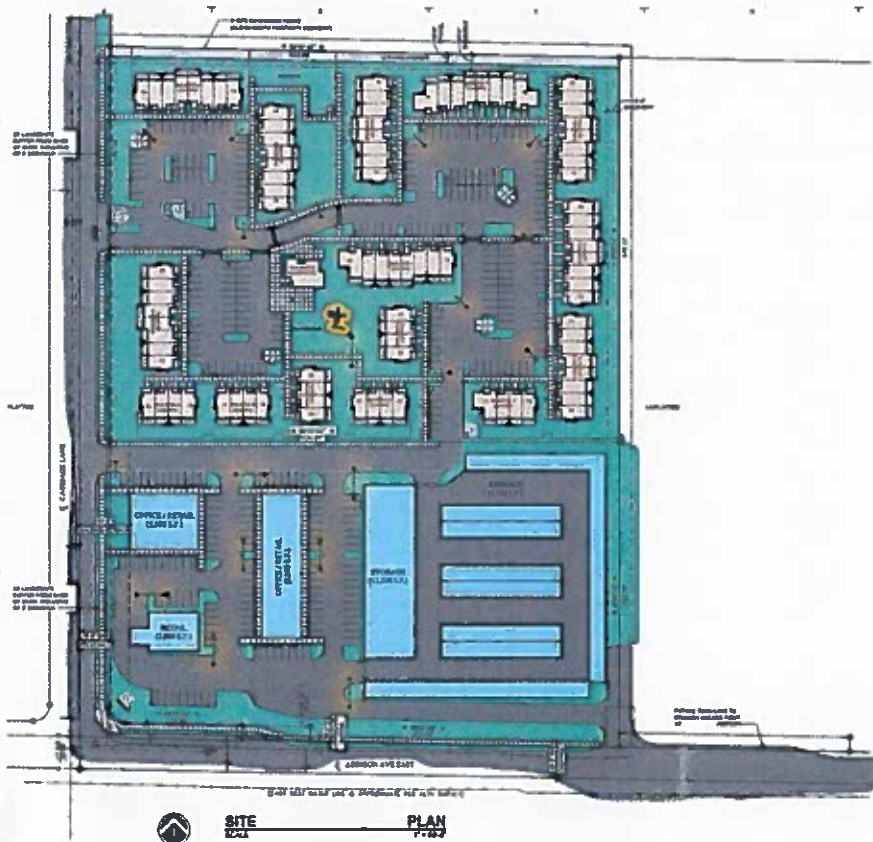
On this ____ day of _____, 2018, before me, the undersigned, a Notary Public for Idaho, personally appeared _____, know to me to be the person whose name is subscribed to the within instrument on behalf of said Owner, and he acknowledged to me that said Owner executed the same.

Notary Public for Idaho

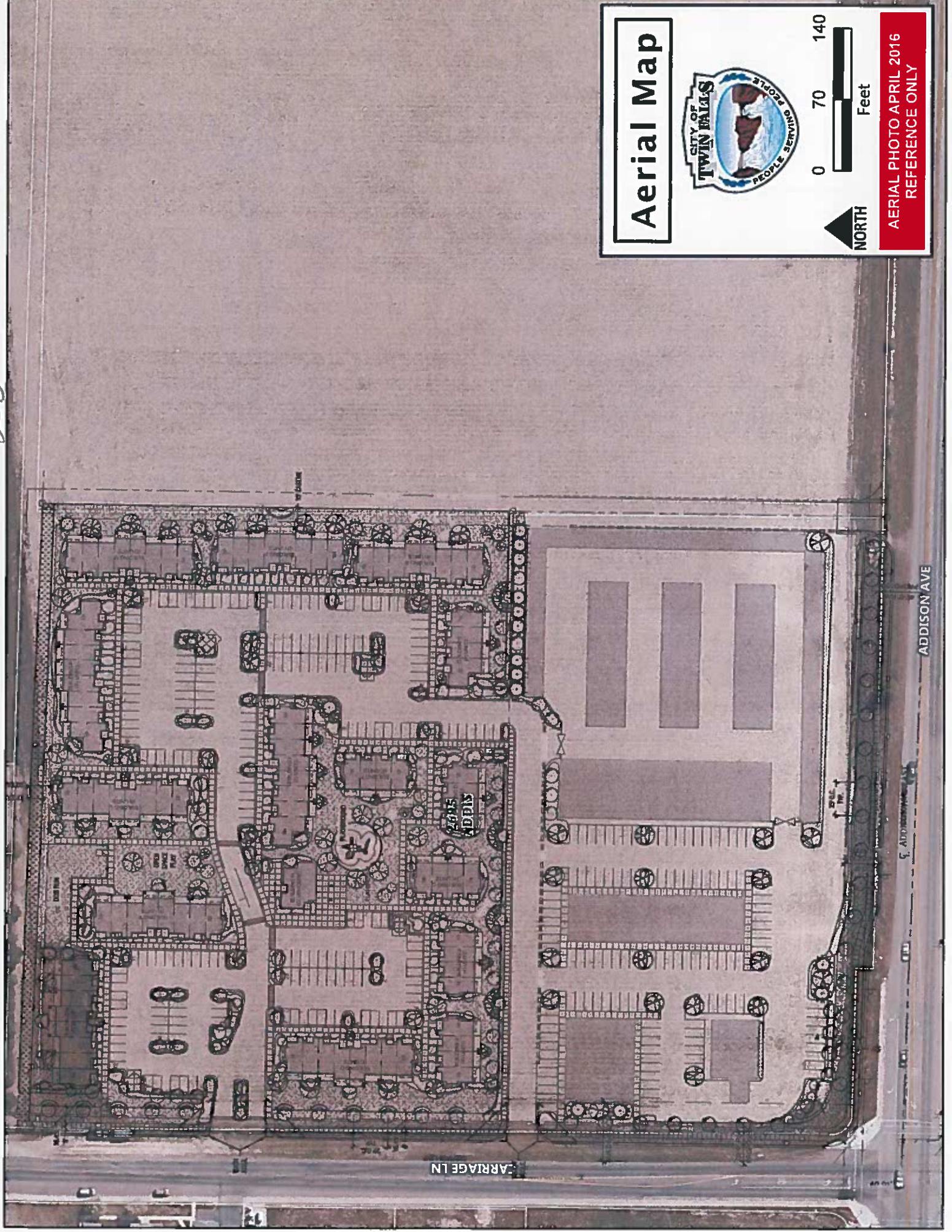
Residing at _____, Idaho

My commission expires _____

CITY COUNCIL APPROVAL W/CONDITIONS ____-____-2018:



20



Aerial Map



AERIAL PHOTO APRIL 2016
REFERENCE ONLY

**ZONING DISTRICT CHANGE & ZONING MAP AMENDMENT
AS AN R-6 & C-1 ZONING DEVELOPMENT AGREEMENT**

For

THAD FARNHAM

COLORED LANDSCAPE PLAN



ADDISON SPRINGS Twin Falls, Idaho
Schematic Concept | 01.04.18

RECIEVED

01/05/2018

City of Twin Falls
Planning & Zoning

Carriage Lane



Addison Avenue



**ZONING DISTRICT CHANGE & ZONING MAP AMENDMENT
AS AN R-6 & C-1 ZONING DEVELOPMENT AGREEMENT**

For

THAD FARNHAM

COLORED ARCHITECTURAL SITE PLAN

WITH

SIGN & LIGHT LOCATIONS

Signage Area:
= 27.5 sq. ft.

Color Palette:



Cabot
Solid Stain 0138
(Bark)



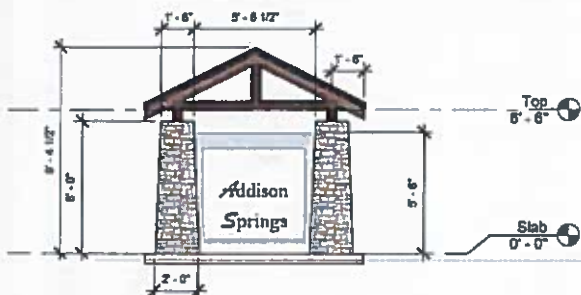
Sherwin Williams
HC-80



Bucks Country
Country LedgeStone



③ Sign - Angled View
12" = 1'-0"



② Front Elevation
1/4" = 1'-0"

Signage Construction:

Roof:

2x8 rafters, Plywood sheathing with Wood shakes [Dark Brown in color]
2x8 Fascia w/ 1x4 accent trim [Dark Brown in color] Stain - Cabot - Semi Solid 0138

Posts, Beams, king posts, and outriggers:

6x6 wood [Dark Brown in color] Stain - Cabot - Semi Solid 0138

Columns:

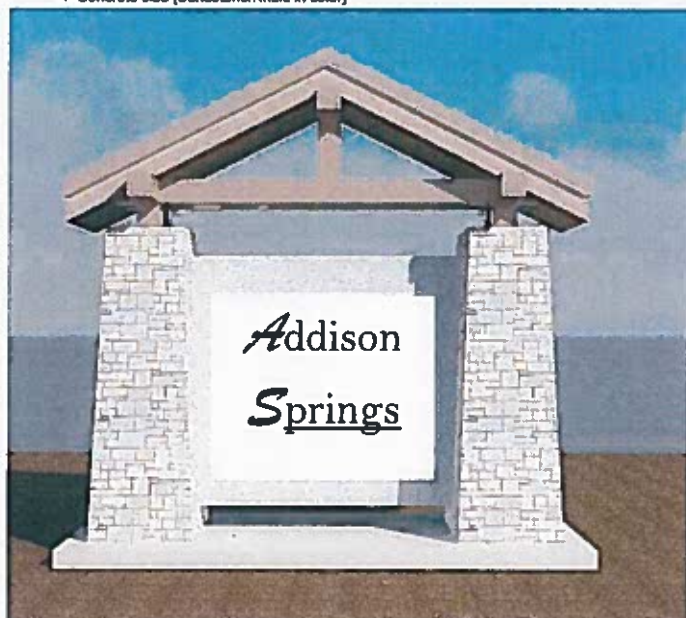
3" Tapered plywood column
Stone veneer [Champagne/Light Brown in color] with full stone cap/waterstable
Stone Veneer - Bucks Country Country LedgeStone

Sign Backpanel:

Stucco over OSB panel with 2x4 studs - 6" off slab and 6" below stone column cap.
Stucco - Sherwin Williams HC-80.

Base Slab:

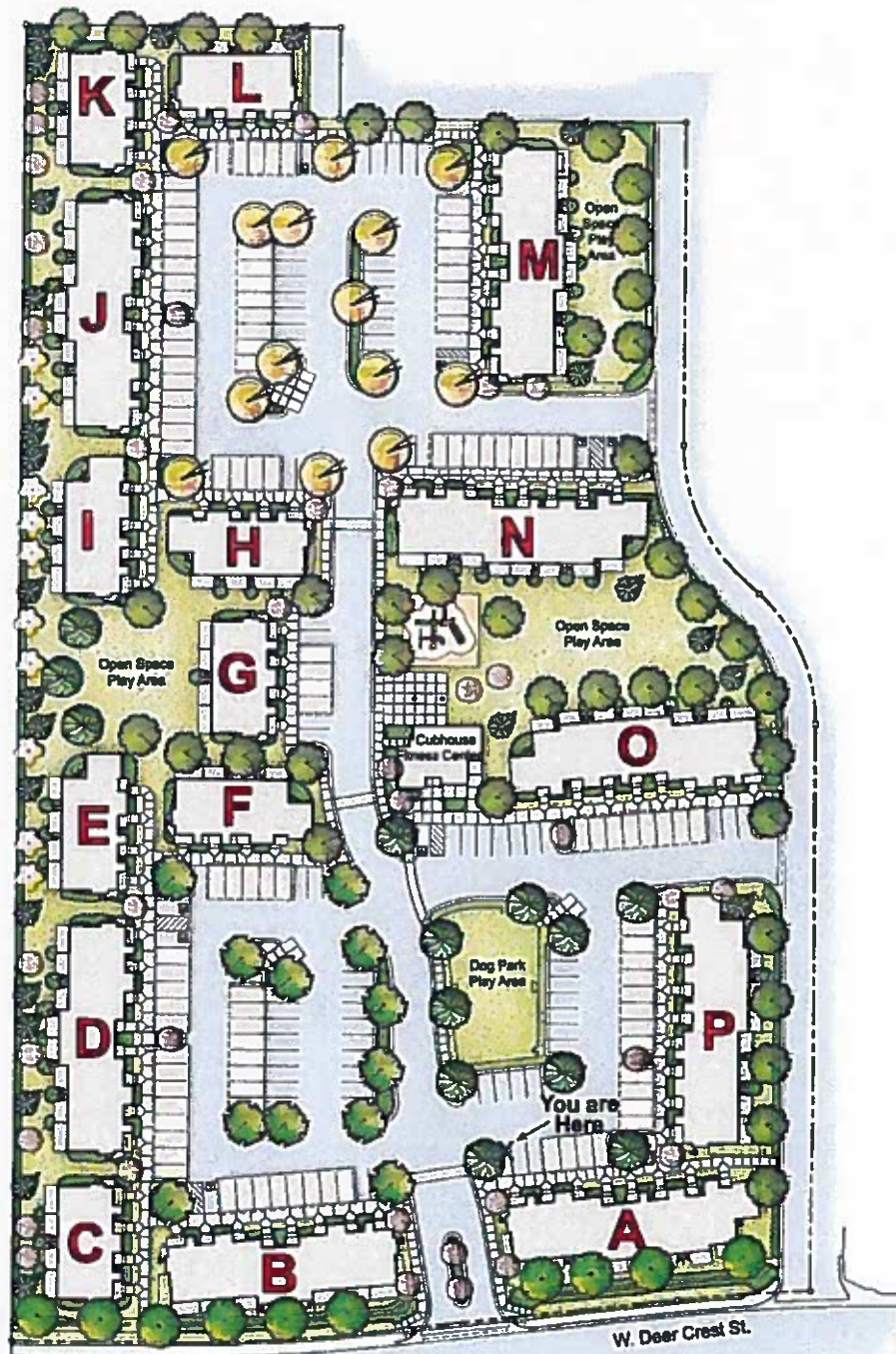
4" Concrete slab [Sandstone/Khaki in color]



① Sign - Front View
12" = 1'-0"

RESIDENTIAL
ENTRYWAY SIGN

EXAMPLE OF INTERIOR WAY-FINDING SIGN



THAD FARNHAM ZDA APPLICATION
EXAMPLES OF COMMERCIAL SIGNS (PHOTOGRAPHS)



THAD FARNHAM ZDA APPLICATION

EXAMPLES OF COMMERCIAL SIGNS (PHOTOGRAPHS)



ZONING DISTRICT CHANGE & ZONING MAP AMENDMENT
AS AN R-6 & C-1 ZONING DEVELOPMENT AGREEMENT

For

THAD FARNHAM

COLORED BUILDING ELEVATIONS

AND

BUILDING PHOTOGRAPHS



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

TYPICAL FINISHES & COLORS
(ALL EXTERIOR PAINT COLORS ARE BENJAMIN MOORE, U.S.A.)

- FASCIA: NC-70
- METAL ROOF: HICKORY (T.V.S.)
- TIMBER: SEMI-SOLID D138 (CABOT STAIN)
- ENTRY DOORS: 1001

SWP - DEMOTES SHERWIN WILLIAMS



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION

TYPICAL FINISHES & COLORS
 (ALL EXTERIOR PAINT COLORS ARE BY BENJAMIN
 MOORE, U.N.O.)

- FASCIA: HC-70
- METAL ROOF: MICRODY (T.V.S.)
- TIMBERS: SEMI-SOLID 0138 (CADET STAINS)
- ENTRY DOORS: 1001

SW- DENOTES SHERWIN WILLIAMS



REAR ELEVATION



TYPICAL FINISHES & COLORS
 (ALL EXTERIOR PAINT COLORS ARE BENHANN
 MODEL U.N.03)

- FACIAL: HC-70
- METAL ROOF: HICKORY (T.V.3)
- TIMBERS: SEMI-SOLID 0138 (CASOT STAIN)
- ENTRY DOORS: 1001

SW- DENOTES SHERWIN WILLIAMS



THAD FARNHAM ZDA APPLICATION
EXAMPLES OF COMMERCIAL BUILDINGS (PHOTOGRAPHS)



THAD FARNHAM ZDA APPLICATION
EXAMPLES OF COMMERCIAL BUILDINGS (PHOTOGRAPHS)



THAD FARNHAM ZDA APPLICATION
EXAMPLES OF COMMERCIAL BUILDINGS (PHOTOGRAPHS)



THAD FARNHAM ZDA APPLICATION
EXAMPLES OF COMMERCIAL BUILDINGS (PHOTOGRAPHS)







Twin Falls Planning & Zoning Commission Minutes

Tuesday, February 13, 2018, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Members -

City Limits: Tom Frank, Chairman, Kevin Grey, Vice Chairman, Danielle Dawson, Craig Hawkins, Gerardo "Tato" Muñoz, Ed Musser

Area of Impact: Ryan Higley, Steve Woods

1) Confirmation of Quorum/Call Meeting to Order

Members Present: Woods, Dawson, Frank, Musser, Higley, Grey, Hawkins

Staff Present: Carraway-Johnson, Nope, O'Connor, Spendlove, Strickland

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

2) Consideration of Amendments to Agenda

None

3) General Public Input

None

4) Consent Calendar

- a) Approval of minutes for the following meeting: 01-23-18 PH

Motion:

Commissioner Grey made a motion to approve the consent calendar, as presented. Commissioner Hawkins seconded the motion.

Unanimously Approved

5) Items of Consideration

None

6) Public Hearings

- a) Request for a **Special Use Permit** to operate an Indoor Recreation Facility operating as a nightclub to include a dance floor, alcohol for consumption onsite and extended retail hours of operation to 12:00 midnight on property located in the basement of 132 Main Avenue North. c/o Tim Stastney on behalf of Magic Valley Dining & Entertainment, LLC (app. 2923)

Applicant Presentation:

Tim Stastney, the applicant explained they would like to operate a nightclub, it would be a space that could be rented out and operated like a speak easy style bar in the basement of the Slice

restaurant.

Staff Presentation:

Planner I O'Connor reviewed the request on the overhead and stated this address falls in the Model Building which is a contributing building on the Twin Falls Historic Properties list. It was built in the early 1920's. In 1950, the Polk directories listed this address as Brunswick Cigars. In 2011, the P&Z Commission granted a special use permit to operate a hookah lounge with extended hours of operation for 1 year. The SUP expired with no further action requested. The Slice is operating a restaurant at this location.

This is a request to operate an Indoor Recreation Facility operating as a nightclub to include a dance floor, alcohol for consumption onsite and extended retail hours of operation to 12:00 midnight on property located in the basement of 132 Main Avenue North. The request is specific to the basement of 132 Main Ave. N. and does not apply to the operation of Slice, the restaurant at street level of 132 Main Ave. N. The applicant plans to remodel the basement of this building, approximately 1,500 sq. ft. of space, to accommodate a space for private events. There will likely be a bar in the space to allow for a full service bar during events. The applicant also has no plans in the future to operate beyond the requested extended hours of midnight.

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan; "Grow With Us" designates this area as appropriate for "Downtown." Downtown is described as promoting infill development in the central business district. Staff has determined this request complies with the 2016 comprehensive plan as it repurposing underutilized space in the central business district.

Per City Code 10-4-7:

Requires an SUP for an indoor recreation facility and extended retail hours as presented.

Per City Code 10-11-1 thru 8:

Required improvements may include access, drainage, landscaping, screening, storm water, etc. These required improvements will be evaluated and all applicable code requirements will be enforced at the time of building permit submittal.

The applicant nor staff anticipate any increase in negative impacts from a private event facility operating to midnight.

Planner I O'Connor stated upon conclusion should the Commission grant this request as presented; staff recommends approval be 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.

PZ Questions/Comments:

- Commissioner Musser asked if this is just going to be open for special events or every night.
- Mr. Stastny explained it has the potential to be open Monday-Saturday if someone has booked a private party. If the room is not booked on a Thursday, Friday or Saturday it will be open to the public.
- Commissioner Grey asked if this would be in conflict with the use on the upper floor.
- Planner I O'Connor explained that he is not aware of any conflict, this will be specific to the basement for indoor recreation and extended hours of operation. The upstairs use is an outright permitted use. They will not be serving food downstairs so it will not be an extension of the business upstairs.

Public Hearing: Opened and Closed Without Comments**Deliberations Followed:**

Commissioner Woods explained that his only concern is the door that is along the alley. It should open outwards to the alley and would like to make sure that concern is addressed. Commissioner Frank stated he is excited about the request and has no issues.

Motion:

Commissioner Woods made a motion to approve the request, as presented, with staff recommendations. Commissioner Musser seconded the motion. All members present voted in favor of the motion.

Approved, As Presented, With 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.
- b) Consideration of a request for a **Zoning District Change & Zoning Map Amendment** from C-1 PUD To R-6 & C-1 ZDA to allow a multi-family residential and commercial Planned Development for 12.46 (+/-) acres located at the Northeast corner of Addison Ave E and Carriage Lane North aka 2695 Addison Avenue East. c/o Scott Allen / JUB Engineers, Inc. on behalf of Thad Farnham (app. 2994)

Applicant Presentation:

Scott Allen, JUB Engineers, Inc. representing the applicant, they are here tonight to ask for a recommendation on a rezone for a property located along the northeast corner of Addison Avenue East and Carriage Lane North. He reviewed on the overhead the surrounding zoning and land uses. The proposed uses they have submitted for the site include approximately 7 acres to the north that will be developed as townhomes for rent in the form of 4-plexes and 8-plexes.

There will be clubhouse and a dog park with the entire development retained by one owner. The property to the south of the residential development approximately 5 acres to the south would be developed as storage units and retail/light commercial.

As a Zoning Development Agreement they have included some changes to the underlying zones. The clubhouse as a land use in the R-6 zone currently requires a Special Use Permit, they would like to move this land use to the allowed uses so that a Special Use Permit would not be required. The storage units as a land use in the C-1 zone currently requires a Special Use Permit, they would like to move this land use to the allowed uses so that a Special Use Permit would not be required.

Under the property development standards in the ZDA individual lots would be required for individual buildings in the residential portion of the development. They are also requesting that the multi-family units be permitted on one lot because they will be retained under one ownership. They have also committed to a 6' high screening fence be placed between the residential development and the religious facility. They also have included a 20' landscape buffer in the R-6 and C-1 zone. This property abuts another property to the east that fronts Addison Avenue with restricted access. They have requested a shared common access along the southeast corner to provide access not only to their property but the property to the east of this proposed development. In the northeast portion of the property where the storage units abuts the residential area, normally the setback would be 25' in the ZDA they are requested that be reduced to 15'.

PZ Questions/Comments:

- Commissioner Woods asked for clarification on the master plan.
- Mr. Allen explained it is the deceleration lane for the shared approach.

Staff Presentation:

Senior Planner Spendlove reviewed the request on the overhead and stated this parcel has been in agricultural use since at least 1950 and likely before then. Development has occurred around it and most recently, it is part of the Cedar Park PUD #210, recorded in April 2008.

He explained that the City Code requires 25' setback between residential uses with 5 units or less if they are next to commercial and the applicant is not sure they can meet the 25' setback with the design proposed for the storage units. The code added the 25' setback to help protect the existing residential properties when commercial property is developed adjacent to them.

Per City Code 10-6: Zoning Development Agreements:

Development of a ZDA shall conform to all sections of Title 10 unless specifically addressed within the written zoning development agreement and approved by the City. The agreement shall list ALL requested variations from standard code requirements. The council may add other requirements they deem appropriate.

The applicant shall provide a signed and notarized written Zoning Development Agreement identifying land uses and development requirements that are variations to minimum zoning code requirements. The Zoning Development Agreement shall include a color

Master Development Plan that illustrates the phasing and specific development criteria specific to this project. The Zoning Development Agreement shall also include, a Master Landscaping Plan, a Master Lighting Plan, a Master Parking Plan, building heights-if greater than allowed by code, building materials, identify non-vehicular pathways and any other specific land uses or development criteria -if not permitted by code.

Comprehensive Plan Compliance:

Twin Falls "Grow With Us" 2016 Comprehensive Plan identified this area as both "Neighborhood Commercial" and "Town Neighborhood." This request complies with both designations in that the C-1 portion of the request is located within the Neighborhood Commercial designated area and the R-6 residential development is generally located within the Town Neighborhood designated area. Staff has determined this project, as presented, complies with the 2016 Comprehensive Plan.

The impacts seen from this development are not unlike any impacts that would be experienced from any other type of residential and commercial development. All new development will inevitably bring an increase in vehicular traffic as residents move in and customers utilize the spaces of the commercial units occupied by businesses. An increase in usage of surrounding public amenities can also be expected. However these impacts cannot be completely mitigated as the growth and development of vacant land in and around the city continues.

If the Commission determines the proposed request as appropriate, you may recommend approval to the City Council, as presented, subject to the following conditions.

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to a recorded final plat prior to development.
3. Subject to all outside lighting being downward facing and which shall not encroach onto surrounding properties.
4. Subject to no "temporary" or off-site rental units (commonly referred to as PODS) being utilized or stored on this property.
5. Subject to no outside storage allowed.

PZ Questions/Comments:

- Commissioner Grey asked if there were any garages or storage for peoples things.
- Mr. Allen explained that originally there was going to be covered parking in the middle of the parking area but those are now being moved to the front of the units.
- Rick Messer explained each unit has a 5'x5' storage area on the front of the building for personal storage.

Public Hearing: Opened

- Brad Wills, 816 Cherokee Lane, asked what the storage units will look like from Addison and if there will be any storage of RVs/Boats etc.
- Keven Rosenau, 2692 Joshua Way asked if there are any of the businesses in the retail

section going that are going to be open 24 hours and if they have an estimate of how many people will actually live in the townhomes.

- Elaine Malory, 2683 Whispering Pine, asked about the height of the storage units and has some questions about flooding along this area from when the property was used for farming.

Public Hearing: Closed

Closing Statements:

Mr. Allen showed a visual of the storage units and there is a 35' landscape requirement along Addison Avenue. The units will be used for standard household storage no open for RVs or Boats. He also explained the City has standard business hours and if there are 24 hours operations a Special Use Permit is required. Currently, they don't have any 24 hour users. As for the number of people there are several combinations of sizes on the units however there will be 96 units. The height on the storage units will be 8'-12' high. Part of the development will include widening out Carriage installing curb, gutter and sidewalk which will most likely will address and alleviate the flooding issue.

Deliberations Followed:

- Commissioner Grey explained that one single lot allows for one ownership.
- Assistant City Engineer, Troy stated it would be difficult to parcel off and a one ownership development is the best approach.
- Commissioner Frank explained we need more of this type of housing; we are downsizing but not getting rid of stuff. The design looks nice because it adds architectural character.

Motion:

Commissioner Grey made a motion to recommend approval of the request, as presented, with staff recommendations. Commissioner Higley seconded the motion. All members present voted in favor of the motion.

Recommended Approval, As Presented, With the Following Conditions

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to a recorded final plat prior to development.
3. Subject to all outside lighting being downward facing and which shall not encroach onto surrounding properties.
4. Subject to no "temporary" or off-site rental units (commonly referred to as PODS) being utilized or stored on this property.
5. Subject to no outside storage allowed.

Scheduled for City Council March 12, 2018

7) Upcoming Meeting(s)

a) February 27, 2018 Public Hearing

b) March 7, 2018 Work Session

8) Adjournment

Chairman Frank informed the Commission that there are interviews scheduled for the vacancies on the Commission and that a selection of the new members will be complete prior to the first meeting in March. He adjourned the meeting at 6:48 pm.

Lisa A. Strickland, Administrative Assistant