



Twin Falls City Council Agenda

Monday, July 30, 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) PROCLAMATIONS: None
- 4) GENERAL PUBLIC INPUT
- 5) CONSENT CALENDAR
 - a) Request to approve the Accounts Payable for July 24 thru July 30, 2018.
Purpose: **ACTION ITEM** By: Amy Luna, Finance Administrative Assistant
 - b) Request to approve the July 23, 2018 City Council Minutes.
Purpose: **ACTION ITEM** By: Amy Luna, Finance Administrative Assistant
 - c) Request to hold the Twin Falls Chamber Mini Masters event.
Purpose: **ACTION ITEM** By: Justin Dimond, Sergeant
 - d) Request to hold the Merge NOW event.
Purpose: **ACTION ITEM** By: Justin Dimond, Sergeant
 - e) Request to approve the annual End of Summer Jam.
Purpose: **ACTION ITEM** By: Justin Dimond, Sergeant
 - f) Request to hold the 2nd Annual Lighthouse Church at the Park.
Purpose: **ACTION ITEM** By: Justin Dimond, Sergeant
- 6) ITEMS OF CONSIDERATION
 - a) Request to confirm the appointment of Alan Horner to serve on the Recreation Center Ad Hoc Committee.
Purpose: **ACTION ITEM** By: Shawn Barigar, Mayor
 - b) Request from the Twin Falls Highway District to waive the building permit fees for two new structures.
Purpose: **ACTION ITEM** By: Brian Lancaster, Twin Falls Highway District Director

- c) Presentation and possible adoption of the Twin Falls Historic Preservation Master Plan.
Purpose: **ACTION ITEM** By: Jonathan Spendlove, Planning & Zoning Director
- d) A presentation of the City Manager's Recommended Budget for FY 2019 followed by citizen input.
Purpose: **Presentation** By: Mitchel Humble, Deputy City Manager

7) GENERAL INPUT/ADVISORY BOARD REPORT/ANNOUNCEMENTS

8) PUBLIC HEARINGS

- a) Request for a **Zoning District Change and Zoning Map Amendment** from R-4 to R-4 NCO ZDA for property located at 1122 Washington Street South. c/o Community Council of Idaho, Terrance A Blom (app. PZ 18-0018)
Purpose: **ACTION ITEM** By: Jonathan Spendlove, Planning & Zoning Director

9) ADJOURNMENT

- a) Executive Session §74-206 (1)(c) To acquire an interest in real property which is not owned by a public agency; and, (f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement;

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.



Twin Falls City Council Minutes

Monday, July 23, 2018, 5:00 PM

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

1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM

Present: Vice Mayor Nikki Boyd, Council Members Suzanne Hawkins, Chris Talkington, Greg Lanting, Christopher Reid & Ruth Pierce

Absent: Mayor Shawn Barigar

Staff Present:

City Manager Travis Rothweiler, Deputy City Managers Mitch Humble & Brian Pike, Grants & Community Relations Mandi Thompson, Budget Coordinator Mat Farnes, Public Information Officer Joshua Palmer, Building Official Jarrod Bordi, Assistant City Engineer Troy Vitek, Fire Chief Les Kenworthy, Fire Marshal Tim Lauda, Captain Tom Bloxham, Police Chief Craig Kingsbury, Captain Matt Hicks, Captain Anthony Barnhart, Staff Sergeant Brent Wright, Lt. Terry Thueson, Lt. Craig Stotts, Sgt Justin Dimond, Detective Jonathan Wilson, Police Officer Adam Dixon, Police Officer Tyler Kraft, Dispatch Comm Center Manager Tami Lauda, Library Director Tara Bartley, Planning & Zoning Director Jonathan Spendlove, Planning Specialist Lisa Strickland, Code Enforcement Officer Sean Standley, Parks & Rec Director Wendy Davis, City Engineer Jackie Fields, Human Resources Director Gretchen Scott, Wellness & Safety Corrdinator Katy Touchette, Tech Personnel Jeremiah Parent & Finance Administrative Assistant Amy Luna.

2) PLEDGE OF ALLEGIANCE

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

3) PROCLAMATIONS: None

4) GENERAL PUBLIC INPUT

Discussion ensued on the following: The resolution expressing the concern of the City of Twin Falls on the forced separation of immigrant families at the Southern Border.

Diantha Leavitt - spoke in favor of the resolution.

Brian Tanner - Immigration Attorney - spoke in favor of the resolution.

Martha Escandon - spoke in favor of the resolution

Richard Aldama - spoke in favor of the resolution

David Moore - spoke against the resolution

Rick Naerebout - spoke in favor of the resolution

Omar Huerta - spoke in favor of the resolution

Peter Rickert - spoke in favor of the resolution

Angela Mooney - spoke in favor of the resolution

Cary Moore - spoke against the resolution

Max Newlan - spoke against the resolution

Sergio Larios - spoke in favor of the resolution

Patricia Greia - spoke in favor of the resolution

Winnie Christinson - spoke in favor of the resolution.

Council Member Talkington: spoke in favor of this resolution and thanked those that spoke tonight. Asked for a reconsideration of this resolution.

City Manager Rothweiler: Explained to the Council that this item could not be acted upon, as it was not properly added to the agenda, and that they could instruct staff to put this resolution on a future agenda for additional consideration should they agree.

Council Member Talkington: Agreed that he would like to see this item on the next meeting agenda.

Council Member Lanting: Voiced his wording idea for this resolution should it be put up for reconsideration and he would be willing to put it on a future agenda.

Council Member Reid: Voiced his concern over the information that is being received from the media, and does not feel that he KNOWS all the facts that are required to make the correct decision. Not in favor of this information.

Vice Mayor Boyd: Reiterated her opinion on this matter, but remains against this resolution.

City Council will not give the go ahead to put this item on a future agenda.

Outburst made by Liyah Babayan, who was escorted out of the building.

The Council will take an 8 minute break starting at 6:02 pm returning at 6:10 pm

5) **CONSENT CALENDAR**

MOTION: Council Member Reid moved to approve the consent calendar as presented. Council Member 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 July 17 thru 23, 2018.
- b) Request to approve the July 16, 2018 City Council Minutes.
- c) Request to approve the Purple Heart Ceremony.
- d) Request to approve the 8th Annual Kermes event.
- e) Request to approve the Fill the Boot fundraising event to be held on August 3, 2018.
- f) Request to approve a Curb-Gutter & Sidewalk Improvement Deferral Agreement – 198 Clinton Drive for Molly Waters.

6) **ITEMS OF CONSIDERATION**

- a) Request to accept right of way on the south side of 3600N between Harrison St. S and Phase 1 of the Sundance Subdivision.

Assistant City Engineer Troy Vitek requested that the City Council accept the right of way on the south side of 3600 N between Harrison St. S and Phase 1 of the Sundance Subdivision. Discussion ensued on the following:

Council Member Talkington: Is this about a 1/4 mile that is needed? Are you personally familiar with any other area within the City that kids have to walk on unimproved roadway or sidewalk?

MOTION: Council Member Hawkins moved to accept the right of way on the south side of 3600 N between Harrison St. S and Phase 1 of the Sundance Subdivision. Council Member Pierce seconded the motion. Roll call vote showed all members present voted in favor of the motion. 6 to 0.

- b) A presentation of the City Manager's Recommended Budget for FY 2019 followed by citizen input.

Deputy City Manager Brian Pike made a presentation of the *City Manager's Recommended Budget for FY 2019* on focus areas 2 and 3, followed by citizen input.

Discussion ensued on the following:

Focus Area 2: Learning Community:

Library Director Tara Bartley: spoke on the Library Highlights:

Gave some statistics related to the library

Goals: Increase usage of Tutor.com

Investigate ESL classes to be held at TFPL

Partner with CSI STEM studies

Grow online digital resources

Promote Early Literacy

Provide community resources & information to the community

Network Infrastructure - \$7,600

Security Camera Update - \$20,000

Vice Mayor Boyd asked what ESL stands for = English as a Second Language.

Council Member Talkington complemented Tara on the ceremony that was held at the City Park on Saturday.

Council Member Lanting asked about the audio books being downloaded onto his phone, if he came by would somebody help him.

Vice Mayor Boyd thanked Tara for her presentation.

Council Member Pierce mentioned that Tara has done a excellent job of thinking outside of the box.

Council Member Hawkins echoed Ruth's thought. Tara does an excellent job in leading the employees.

Focus Area 3: Secure Community:

Code Enforcement Officer Sean Standly spoke about Code Enforcement Highlights:

Gave some statistics related to Code Enforcement.

26,159 Code Enforcement calls for service since 2014 June 10

948 calls for service in the month of May 2018

Code Enforcement Admin Asst - \$64,761

Lisa Strickland spoke on the Admin Asst position:

Council Member Lanting asked for a list of items on the code enforcement call list.

Lisa Strickland explained the list of codes that calls are received on

Vice Mayor Boyd thanked Lisa for her information.

Council Member Talkington: Commented that this position couldn't be a computerized system

Council Member Lanting thanked Sean for his hard work and quick response to calls.

Vice Mayor Boyd thanked Sean as well.

Communication Center Manager Tami Lauda presented the Communication Center Highlights:

Gave some statistics related to the communication center:

180,000 calls in the center last year.

Approximately 35,000 more calls than SIRCOM per year.

2 Dispatchers - \$109,311 - needed for customer service, dispatcher retention & basic coverage.

2019 Training Increase - \$3,000

Lumilinc - \$14,545

Staff Sergeant Brent Wright presented the Police Department Capital Expense Highlights:

5 Replacement Patrol vehicles - \$272,000 - Replacement of existing vehicles.

2 CID Special Investigations Unit Vehicles - \$108,000 - Replacement of existing vehicles.

SWAT - Night Vision and Rifle Suppressors - \$50,000

Exterior Video Camera System PS Campus - \$48,000

Firearms Simulator (CSI Partnership) - \$25,000 - CSI is moving forward with their portion and they believe they will be awarded their funds

Electronic Control Weapon Rotation - \$33,918 - Not every officer is equipped with the latest version. 5 year equipment rotation contract with new equipment in year 1 & 5.

Victim Notification/Survey Software - \$22,000

Vice Mayor Boyd asked about the 5 replacement vehicles and what happens to the old ones? - Go to auction. Can you tell us about the very colorful patrol cars?

Council Member Pierce asked about the replacement of the CID vehicles as well.

Council Member Lanting asked about the dodges and if we are getting rid of all of them.

Police Chief Kingsbury spoke about the very colorful patrol vehicles, and explained the reasoning behind the choices.

Council Member Hawkins asked about the "dial" wording rather than "call" on the vehicles.

Corporals Upgrade - \$38,186

Vice Mayor Boyd thanked Chief Kingsbury for his presentation.

Battalion Chief Aguirre presented the Fire Department Highlights:

SCBAs for Hazmat Team - \$23,150 - gets them 4 units, will look for grants to get the desired additional 6 units to get to 10 units total.

Drager X-Dock Air Monitor Bump Test Station - \$19,500

Body Armor for Critical Incident Response - \$6,000

Council Member Pierce asked how many body armor's can be purchased for the \$6,000 - About 10 and are pursuing grant options as well.

Fire Captain Bloxham presented information on the Increase in Training Overtime
(Fire Certifications) - \$50,000

Vice Mayor Boyd asked about fire ops in Boise and Meridian, are these the ones that this would be for?

Council Member Talkington asked about how the amount was reached.

Battalion Chief Aguirre spoke about the fire departments 5 year "ish" plan.

Fire Marshal Lauda & Building Official Bordi presented on the Fire/Electrical Inspector - \$81,976

Vice Mayor Boyd asked about training cross over potential

Vice Mayor Boyd asked about us being the #1 fire sprinkler systems installer in the state of Idaho for the last 4 of 5 years - how many times have they been needed?

Council Member Talkington asked about the city having some liability if people are using their equipment, or delaying the business from opening, because they have not had their inspections in a timely manner?

Vice Mayor Boyd commented that this is all about the inspections to get these businesses up and running in a timely manner.

Deputy City Manager Brian Pike asked about the foregone balance and what the Council would like to do with that fund:

Presented the breakdown numbers once again.

Discussed the projects that were shown an interest in at the previous meeting.

City Engineer Jackie Fields presented on the estimated \$'s requested for the proposed projects:

Road Overlays are returns to the budget and she did not make any adjustments to them.

Eastland & Hillcrest - \$707,784.00 + \$350,000 in right-of-way acquisitions.

Falls Ave Project - \$1.0 M

Elizabeth Sidewalks - between Eastland & Madrona - \$446,000

Grandview - \$180,000 - not quite 1/4 mile - without right-of-way acquisitions.

3600 N & Harrison St S - \$272,856

Council Member Lanting asked a question without mic on - Jackie answered that it was just the Skyline portion.

Council Member Talkington mentioned that Orchard crossing has no painted crossing, signal, flashing light or safety signs. There are safety signs and crosswalks were put in a few months ago but may need more work

Vice Mayor Boyd asked if they could get these project information sent to them in an organized way.

Council Member Pierce asked about \$ amounts for the Shoshone Falls access road.

Council Member Hawkins asked about the \$ amounts for the gun club path.

City Manager Rothweiler explained

Council Member Lanting asked when do they need to give a complete budget #?

City Manager Rothweiler explained the Calendar and the budget requirements

Council Member Talkington reiterated the requirements.

7) GENERAL INPUT/ADVISORY BOARD REPORT/ANNOUNCEMENTS

Citizen Max Newland: Asked about the Rec Center Survey results timeline

Deputy City Manager Mitch Humble explained the timeline

Council Member Lanting gave an update about the Golf Course fund raiser that went on this last weekend.

Council Member Hawkins thanked the search and rescue for their efforts in finding the missing Filer citizen and expressed her condolences to the family.

8) PUBLIC HEARINGS: None

9) ADJOURNMENT:

The meeting adjourned at 8:09 PM



Finance Administrative Assistant



Date: Monday, July 30, 2018
To: Honorable Mayor and City Council
From: Justin Dimond, Sergeant

ACTION ITEM

Request:

Request to hold the Twin Falls Chamber Mini Masters event.

Time Estimate:

Staff requests that this item be placed on the Consent Calendar.

Background:

The Twin Falls Chamber of Commerce has submitted a Special Event Application requesting to hold the Twin Falls Chamber Mini Masters event on Friday, August 17, 2018.

The Mini Masters will feature two-person mini golf teams competing to be the mini golf champions of Twin Falls. There will be different start times for different flights of competitors starting at 2:00 p.m., with the event ending at 6:00 p.m.

This event will have mobile food vendors set up in the parking lot of Putter's and a no host catered bar. Buster's Restaurant will be catering this event, and they have secured the proper catering permit.

The event will have a live DJ for announcements and the playing of pre-recorded music.

Approval Process:

Consent of the City Council

Budget Impact:

Alcohol will be served at this event. There were no calls for service to the Police Department in 2017. Twin Falls Police Department staff does not feel security will be necessary. Therefore, there is no budgetary impact.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

The Twin Falls Police Department Staff and several relevant City Staff members have approved this Special Event Application. Based on this request and the information provided, Staff recommends this event be approved as presented.

Attachments:

None



Date: Monday, July 30, 2018
To: Honorable Mayor and City Council
From: Justin Dimond, Sergeant

ACTION ITEM

Request:

Request to hold the Merge NOW event.

Time Estimate:

Staff requests that this item be placed on the Consent Calendar.

Background:

Andrew McArthur has submitted a Special Event Application requesting to hold the Merge NOW event on August 3, 2018, at the Sunway Soccer Complex. This event is scheduled from 4:00 p.m. to 10:00 p.m.

The Merge NOW event is described as a celebration of churches in the Magic Valley. The organizers state the event is a joining in unity, fellowship, and music. The event is open to the public and will have activities for all ages, to include bounce houses for children. There will be local vendors set up in the park to provide food and beverages for sale.

A stage will be set up and amplified sound will be used. There will be two live bands playing during the event.

The event organizers have submitted an acceptable event plan to include ushers, security, medical services, and a lost child booth. The organizers have also arranged for additional trash receptacles and portable toilets.

There will be no alcohol served at this event.

Approval Process:

Consent of the City Council

Budget Impact:

Twin Falls Police Department staff does not feel security will be necessary. Therefore, there is no budgetary impact.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

The Twin Falls Police Department Staff and several relevant City Staff members have approved this Special Event Application. Based on this request and the information provided, Staff recommends this event be approved as presented.

Attachments:

None



Date: Monday, July 30, 2018
To: Honorable Mayor and City Council
From: Justin Dimond, Sergeant

ACTION ITEM

Request:

Request to approve the annual End of Summer Jam.

Time Estimate:

Staff requests that this item be placed on the Consent Calendar.

Background:

Frank Robles of 2594 Joshua Way, Twin Falls, has submitted a Special Event Application to hold the End of Summer Jam event in the 2500 Block of Joshua Way. This event is scheduled for Friday, August 17, 2018, from 5:00 p.m. to 10:00 p.m.

The End of Summer Jam is a block party for the residents of the 2500 Block of Joshua Way and the surrounding neighborhood. The block party is an opportunity for residents of Joshua Way to get to know each other and share in entertainment. This will be the fifth consecutive year this event has taken place. However, it will only be the second year the organizers have requested the closure of Joshua Way to accommodate the party and offer more safety for attendees.

There will be a community potluck and entertainment in the form of amplified music and one live band. In addition, there will be bounce houses and games for children.

There will be no alcohol served by the event organizers.

The organizers of this event have requested the temporary closure of the 2500 Block of Joshua Way between Carriage Lane and Longbow Drive to help ensure the safety of those attending. The Twin Falls Fire Department has reviewed this request and arrangements have been made to allow access to emergency vehicles if necessary.

Approval Process:

Consent of the Council

Budget Impact:

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Twin Falls Police Department Staff and several relevant City Staff members have approved this application request. Staff recommends that the City Council approve the Special Event Application based on the information provided.

The Twin Falls Police Department Staff recommends that the on-duty Patrol Supervisor be given the authority to order the event organizers to mitigate the sound of amplified music if necessary. If there are continued noise complaints, disturbances by those participating in the event, and non-compliance, the on-duty Patrol Supervisor shall have the authority to terminate the event.

Attachments:

None



Date: Monday, July 30, 2018
To: Honorable Mayor and City Council
From: Justin Dimond, Sergeant

ACTION ITEM

Request:

Request to hold the 2nd Annual Lighthouse Church at the Park.

Time Estimate:

Staff requests that this item be placed on the Consent Calendar.

Background:

Ron Heath, representing Lighthouse Church, has submitted a Special Event Application for the 2018 "Lighthouse Church at the Park" event to be held in the Twin Falls City Park on Sunday, September 9, 2018. The worship service will start at 10:30 a.m. and conclude around 1:00 p.m.

This event will take place primarily on the north side of the park near 6th Avenue East. A temporary stage will be set up in that area for the worship service. The event is expected to draw an estimated 900 to 1,200 people. There will be amplified sound in the form of a church worship service, to include speaking and live music.

Following the church service, the Lighthouse Church will host a free community barbeque for attendees and residents of the downtown area. There will be a special invitation to the area refugee community.

The event organizers will be responsible for cleanup within the park and other areas affected by the event. The organizers have made arrangements to utilize their own trash receptacles for waste and cleanup.

Approval Process:

Consent of the Council

Budget Impact:

Twin Falls Police Department Staff does not feel there is a need for the Twin Falls Police Department to provide security. Therefore, there is no budget impact.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that the City Council approve the Special Event Application submitted for the "Lighthouse Church at the Park" event based on the information provided.

Staff recommends that the on-duty Supervisor be given authority to order event organizers to mitigate the sound of amplified music. If the noise complaints become habitual, the Patrol Supervisor shall be granted the authority to order the music to be terminated.

Attachments:

None



Date: Monday, July 30, 2018
To: Honorable Mayor and City Council
From: Wendy Davis, Parks & Recreation Director

ACTION ITEM

Request:

Request to confirm the appointment of Alan Horner to serve on the Recreation Center Ad Hoc Committee.

Time Estimate:

Presentation will take approximately 3 minutes.

Background:

In April 2017, the City Council approved the Charter for the Twin Falls Recreation Center Ad Hoc Committee. This committee was to be populated with members representing certain identified partners and interests, as well as some members at large.

Committee member Brad Wills has vacated his seat due to additional time commitments that prevent him from participating. Mayor Barigar and Vice Mayor and Ad Hoc Committee liaison Nikki Boyd recommend Alan Horner to fill that vacancy on the committee.

Approval Process:

A simple majority will approve this request.

Budget Impact:

Approval of this request has no budget impact.

Regulatory Impact:

There is no regulatory impact associated with this request.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends council approve this request. Approval will fill the vacancy and appoint Alan Horner to serve on the committee.

Attachments:

None



Date: Monday, July 30, 2018
To: Honorable Mayor and City Council
From: Jarrod Bordi , Building Official

ACTION ITEM

Request:

Request from the Twin Falls Highway District to waive the building permit fees for two new structures.

Time Estimate:

Approximately 10 minutes.

Background:

The Twin Falls Highway District is proposing to construct two new structures at their Hankins Road and Orchard Drive location.

The Twin Falls Highway District has submitted a letter requesting that the building permit fees be waived for this project. The fees for building permits are as follows: 1) \$1,118.16 for the plan review fee; 2) \$1,720.25 for the permit fee; 3) \$1,101.65 area of impact fee; total fees are \$3,940.06.

Approval Process:

Approval of this request requires a simple majority (50%+1) of the members in attendance at this meeting.

Budget Impact:

Approval of this request will allow the applicant to proceed with their building permit application without paying the \$3,940.06 building and area of impact permit fees.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that the Council consider the request and take whatever action the Council determines is appropriate.

Attachments:

1. City-Fee Request Eq. Storage
2. City-Fee Request Sand Shed

TWIN FALLS HIGHWAY DISTRICT
2620 KIMBERLY ROAD
TWIN FALLS, IDAHO 83301
PHONE: 208-733-4062
FAX: 208-733-4934
EMAIL: tfhwy@twinfallshd.org



"YOUR ROADS OUR JOB"

DAVID BURGESS, CHAIRMAN AND
COMMISSIONER
ARTHUR R. BAILY, COMMISSIONER
BRIAN DAVIS, COMMISSIONER
BRIAN LANCASTER, DIRECTOR
MELLISSA BAECHT, SECRETARY-TREASURER

7/10/2018

Twin Falls City Council
City of Twin Falls
P.O. Box 1907
Twin Falls, Idaho 83303-1907

RE: Waiver of Fee Request – Twin Falls Highway District

Dear Twin Falls City Council Members,

On behalf of the Twin Falls Highway District, we request a waiver of the Building Permit fees that will be charged by the City of Twin Falls Building Department for a new 5,000 square foot equipment storage building. The proposed building will be erected at our maintenance facility located at 3208 East 3700 North (Northeast corner of Hankins Road and Orchard Drive).

The subject fees requested to be waived are \$894.50 for the building permit, \$581.42 for the plan review, \$328.85 for the County AOI fee. The total fee waiver request equals \$1,804.77.

As part of our established working relationship with the City we will continue our policy to waive fees for the City Projects located within our right-of-ways. Thank you for your consideration of this request.

Sincerely,

David Burgess
Chairman and Commissioner

Arthur R. Baily
Commissioner

Brian Davis
Commissioner

ATTEST

Brian Lancaster
District Director

TWIN FALLS HIGHWAY DISTRICT
2620 KIMBERLY ROAD
TWIN FALLS, IDAHO 83301
PHONE: 208-733-4062
FAX: 208-733-4934
EMAIL: tfhwy@twinfallshd.org



"YOUR ROADS OUR JOB"

DAVID BURGESS, CHAIRMAN AND
COMMISSIONER
ARTHUR R. BAILY, COMMISSIONER
BRIAN DAVIS, COMMISSIONER
BRIAN LANCASTER, DIRECTOR
MELLISSA BAECHT, SECRETARY-TREASURER

7/10/2018

Twin Falls City Council
City of Twin Falls
P.O. Box 1907
Twin Falls, Idaho 83303-1907

RE: Waiver of Fee Request – Twin Falls Highway District

Dear Twin Falls City Council Members,

On behalf of the Twin Falls Highway District, we request a waiver of the Building Permit fees that will be charged by the City of Twin Falls Building Department for a new 7,400 square foot sand shed/tent. The proposed structure will be erected at our maintenance facility located at 3208 East 3700 North (Northeast corner of Hankins Road and Orchard Drive).

The subject fees requested to be waived are \$825.75 for the building permit, \$536.74 for the plan review, \$772.80 for the County AOI fee. The total fee waiver request equals \$2,135.29.

As part of our established working relationship with the City we will continue our policy to waive fees for the City Projects located within our right-of-ways. Thank you for your consideration of this request.

Sincerely,

David Burgess
Chairman and Commissioner

Arthur R. Baily
Commissioner

Brian Davis
Commissioner

ATTEST:

Brian Lancaster
District Director



Date: Monday, July 30, 2018
To: Honorable Mayor and City Council
From: Jonathan Spendlove, Planning and Zoning Director

ACTION ITEM

Request:

Presentation and possible adoption of the Twin Falls Historic Preservation Master Plan.

Time Estimate:

Presentation will take ten (10) minutes, additional ten (10) minutes for possible questions.

Background:

This Master Plan was part of a successful grant application placed by the City in the Fall of 2016. Idaho State Historic Preservation Office awarded us \$8,000 to be used towards creating an Historic Preservation Master Plan. We accepted the award in December 2016 and have been working towards completion of the plan since that time.

Approval Process:

This Historic Preservation Master Plan can be approved by the Council with a simple majority vote.

Budget Impact:

Adoption of this Master Plan has no direct impact to the City Budget.

Regulatory Impact:

This plan in itself does not dictate policy, nor does it create additional legislation or regulation on properties.

This Master Plan is intended to be a companion guide to the City Strategic Plan, and the Comprehensive Plan. It outlines some general objectives and directions to further future Historic Preservation efforts within Twin Falls.

City Staff will be using this document to guide discussions on future code changes and implementation of the already enforceable Historic District Design Guidelines.

History:

N/A

Analysis:

N/A

Conclusion:

The document has been formatted (color scheme, fonts, photo types) and organized (Contents, Background, Goals & Objectives, ect) to mirror the Twin Falls Comprehensive Plan "Grow With Us". This

was done in an effort to minimize the "familiarization time" it takes folks to get used to a format of the document before they can focus on the content.

Also similar to the "Grow With Us" plan, we relied on multiple photos and graphics to help display the intent of some objectives, while at the same time showcase specific areas of town where this plan would be most effective at preserving our history and heritage.

Staff recommends approval of the the Twin Falls Historic Preservation Master Plan.

Attachments:

1. 180717_TwinFalls_HPMPsmallfile



TWIN FALLS

HISTORIC PRESERVATION MASTER PLAN
JULY 2018



Alvis James house. Photo by Marian Anderson, negative on file at Idaho State Historical Society, Boise.

PREPARED FOR:

City of Twin Falls Planning and Zoning Department

PREPARED BY:

Logan Simpson, with assistance and review by City of Twin Falls Planning and Zoning Department, Historic Preservation Commission, and the Idaho State Historic Preservation Office.

This project is funded in part by a Certified Local Government grant.

DISCLOSURE

This program receives federal funds from the National Park Service through the Idaho State Historical Society. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental federally assisted programs on the basis of race, color, national origin, age, religion or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127.

The subject of this publication has been funded in part with federal funds from the National Park Service, Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policy of the Department of the Interior.



Historic Warehouse District. Photo on file with National Register of Historic Places.

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1 INTRODUCTION AND PURPOSE



First United Methodist Church. Photo by City of Twin Falls Planning and Zoning Department staff.



INTRODUCTION

The City of Twin Falls (City) has a rich history reflected in its built environment and local traditions. Twin Falls's 2016 Comprehensive Plan, *Grow With Us*, supports this history by detailing local preservation efforts related to the City's historic downtown neighborhoods, as well as elaborating on the historic qualities and features that distinguish the area. The plan states that "Historic landscapes, sites, structures, building and features are essential components of the City's identity. The preservation of historic places, including both individual landmarks and neighborhoods, helps to maintain a connection to the community's heritage" (2016).

Historic resources in Twin Falls include 1,079 buildings located within four National Register of Historic Places (NRHP)-designated historic districts, as well as multiple other undesignated historic-age resources. A comprehensive list of all known resources has been included in the Appendix.

Historic preservation is the process of identifying, evaluating, protecting, interpreting, and using resources from the past that represent a community's shared heritage. Heritage resources is a broad term that encompasses non-material culture (e.g. folklore, traditions, language, music, and knowledge), material culture (buildings, structures, artifacts, and archaeological sites), and natural resources (e.g. culturally-significant landscape biodiversity). The historic preservation discipline focuses primarily on material **cultural resources**, which are also referred to as **historic resources** (National Park Service 1983).

Historic Preservation activities across the country have displayed recurring patterns regarding effects and trends. Below are just a few ways in which historic preservation can stimulate the economic, social, and environmental welfare of a community:

- Increased and stabilized property values
- Additional tax incentives and revenues
- Civic engagement and preservation of community diversity
- Counter-cyclical of economic downturns
- Increase in heritage tourism and revitalization efforts
- Environmental responsibility through the reduction in urban sprawl
- Sustainable development through "green" retrofitting
- Social equity by providing affordable housing opportunity



Historic building photo courtesy of Twin Falls Planning and Zoning Department staff

PURPOSE

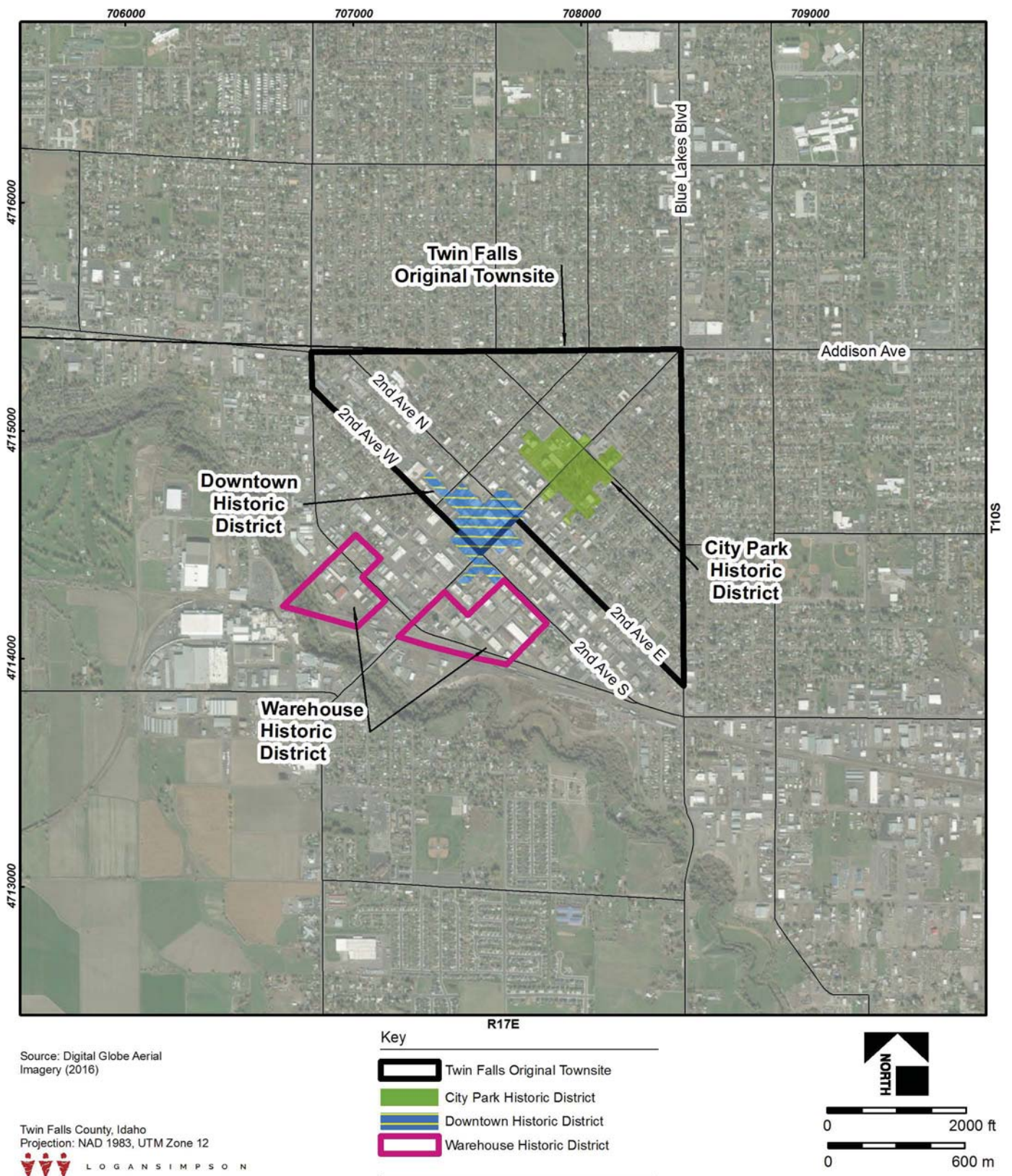
Funded in part by a Certified Local Government grant, the following document seeks to establish goals and policies to guide the City in the preservation and rehabilitation of historic resources in order to maintain and enhance Twin Falls's history and identity for future generations. Furthermore, this document will establish tools to guide smart growth, future development, and sustainable practices. The City seeks to create a balance between economic growth and preservation of the cultural and historic resources of the community through the creation of the following city-wide historic preservation master plan.

Existing historic preservation policies sponsored by the City include establishment of a historical commission, implementation of historic overlay zoning with associated guidelines for Twin Falls's Historic Warehouse District, Downtown Historic District and City Park District, and support for the creation of a historic preservation master plan that is compatible with the goals and community values as established in **Grow With Us** (2016).

This master plan (Plan) builds on the City's current planning documents to establish a distinct set of policies to further guide the community's preservation efforts with the following primary objectives:

1. To serve as a policy document that provides direction for the community as it works to preserve the built history of the community.
2. To serve as an example for historic preservation in other small communities.
3. To identify historic preservation opportunities and identify priority action items.

These objectives strive to provide a framework for the promotion, preservation, and protection of Twin Falls's historic resources. Additionally, this plan seeks to ensure that the goals and policies outlined herein are consistent with community values, and the policies set forth in Twin Falls's 2016 comprehensive plan.



MAP 1. TWIN FALLS HISTORIC DISTRICTS PER NATIONAL REGISTER

REGULATION & MANAGEMENT



Alvis James house. Photo by Marian Anderson, negative on file at Idaho State Historical Society, Boise.



GENERAL REGULATION AND MANAGEMENT

As is typical with planning documents, this Plan is intended to be reevaluated by the Historic Preservation Commission every five (5) to ten (10) years to "check off" completed goals, develop new goals, and ensure continued compliance with all City, State, and Federal regulations.

Historic preservation in the United States is governed by multiple, federal, state, and local laws and policies. The following discussion briefly outlines the legal basis for historic preservation at the federal, state, and local levels.

FEDERAL REGULATION

The Antiquities Act of 1906 established the first federal laws regarding the preservation of cultural resources. This act was a stepping stone for future cultural resource regulations such as the National Historic Preservation Act of 1966.

The National Historic Preservation Act (NHPA) of 1966, as amended, is the most significant federal legislation concerned with historic preservation. NHPA established the ACHP; the National Register of Historic Places (National Register); federal and state partnerships in preservation planning by establishing State Historic Preservation Offices (SHPOs); historic preservation grant funds; Tribal Historic Preservation programs; and Certified Local Government participation. NHPA establishes policy enabling municipal government entities to both participate in federal historic preservation planning, as well to develop preservation program in partnership with the state for non-federally owned historic resources.

Section 106 of the NHPA directs the head of any Federal agency having jurisdiction over any federally assisted undertaking to take into account the effect of the undertaking on any historic properties listed in or eligible for listing in the National Register prior to the approval of any undertaking. This encompasses any federal project, activity, or program including projects directly implemented by a federal agency, projects that use federal funds, or the issuance of a permit, license, or certificate. The ACHP develop regulations for the NHPA Section 106 review Process (36 CFR Part 800).

The NHPA authorized the Secretary of the Interior to



Historic Warehouse District. Photo on file with National Register of Historic Places.

establish and maintain the National Register that is the official list of the Nation's historic places determined worthy of preservation. In order to be listed or deemed eligible for listing in the National Register, a property must generally be at least 50 years old, look much as it did in the past, and be associated with significant events or people from our past, be significant within architecture, landscape architecture, or engineering, and/or have the potential to yield important information through investigations such as archaeology. The criteria listing in the National Register are established in 36 CFR Part 60. Listing on the National Register is an honorary recognition that provides incentives to maintain important historic resources without placing any burdensome regulation on the owner. Once a property is listed in the National Register, it may become eligible for federal preservation tax credits, local grants, and property tax deductions.

Other Federal programs that relate to historic preservation in Twin Falls include the Historic Preservation Fund (HPF) supplied to the Idaho SHPO, and created to provide a source of funding for States, Tribes, and local governments; the Archaeological Resources Protection Act (ARPA), which applies to management of Federal lands; and the Certified Local Government Program (CLG), which provides a means for cities and counties to participate in national historic preservation efforts.

STATE REGULATION

The state helps to direct historic preservation efforts through the Idaho State Historic Preservation Plan (IHPP), "Preserving Our Past, Enriching Our Future", developed in 2016. While not regulatory in nature, the IHPP establishes the priorities and goals for the historic preservation community throughout the State of Idaho. Below is a summary of the goals found within the plan:

GOAL 1: Ensure that decision makers at all levels and the public are informed and knowledgeable about its value, and take an active role in historic preservation efforts.

GOAL 2: Take the appropriate steps to help historic preservation efforts transition into the 21st century through the use of current and future best practices and the development and adoption of new and emerging technologies.

GOAL 3: Ensure that historic preservation efforts throughout the state are aware of and have access to sufficient and sustainable sources of financial support and incentives.

GOAL 4: Ensure that archaeological resources and associated documents and collections are accorded permanent curation in accredited facilities in the State of Idaho.

In addition to the State, the following stakeholders contribute to Idaho preservation efforts: Tribes, nonprofit organizations, private firms, other government agencies, historic preservation commissions, owners of historic properties, and individuals.



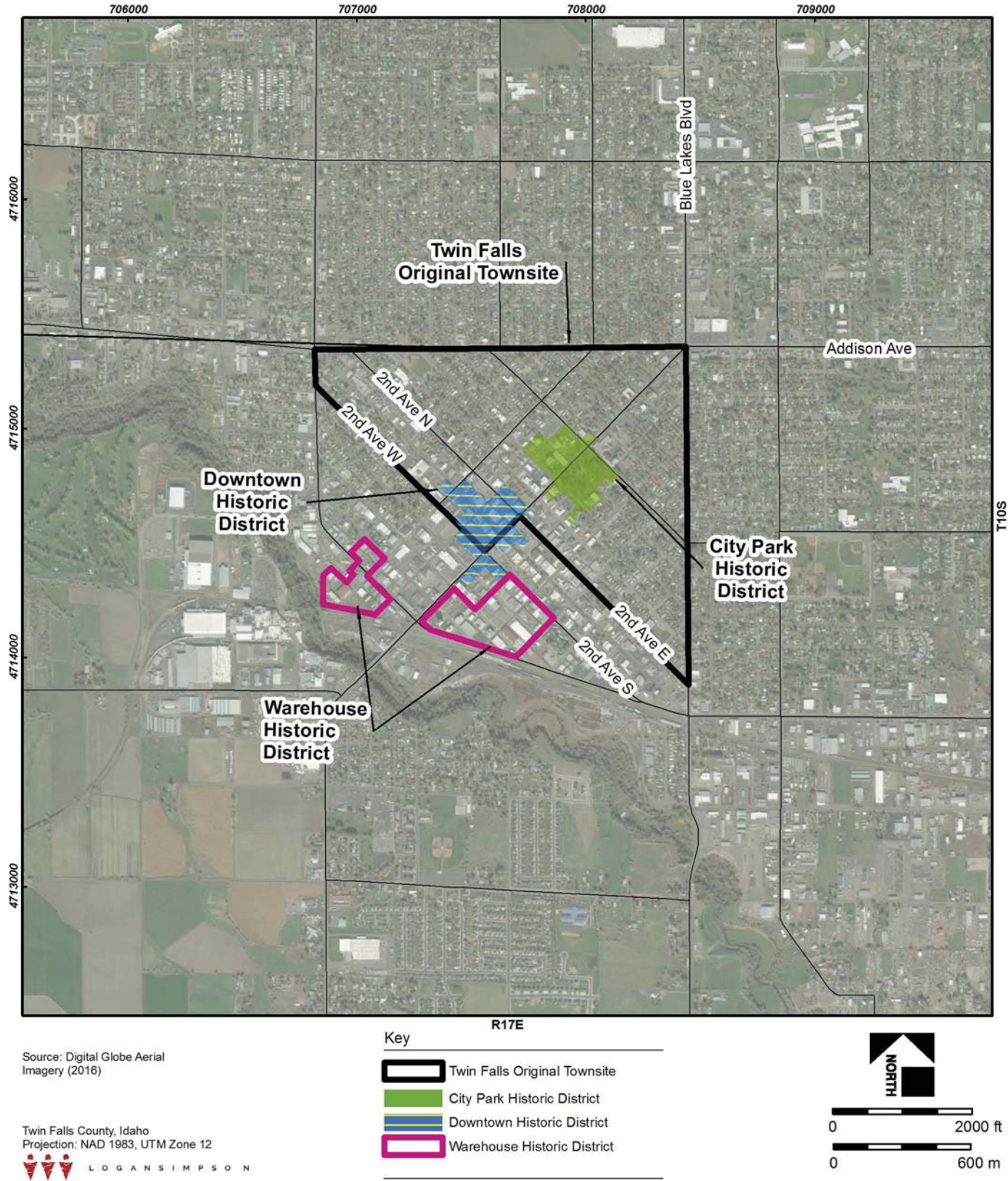
Historic Warehouse District. Photo on file with National Register of Historic Places.

CITY REGULATION

The City of Twin Falls Planning and Zoning Department and Historic Preservation Commission have jurisdiction over the preservation of historic resources in the City. For example, when alterations or additions are proposed for a historic building or structure, a Certificate of Appropriateness is required prior to erecting, altering, restoring, moving, or demolishing any exterior portion of any building or structure (including walls, fences, light fixtures, steps and pavement, or other appurtenant features), aboveground utility structure, or any type of outdoor advertising sign within historic district. The Historic Preservation Commission reviews projects located within the Historic Downtown, City Park, and Warehouse Districts for compliance before issuing a Certificate of Appropriateness. Such a certificate is to be issued by the Historic Preservation Commission whether or not a building permit is required. In all other cases, the Historic Preservation Commission acts as an advisory body only.

The Twin Falls City Code section 2-7-3 creates the Historic Preservation Commission and section 2-7-5 outlines the powers, duties, and responsibilities of said commission. Section 10-4-22 establishes requirements for historic design review of Warehouse Historic District; no other district is addressed by the City Code. Variances may be granted by the Planning and Zoning Commission based upon a subject property being registered as a historic resource nationally, by the state, or locally. Special Use Permits will not be granted if the granting of the permit will result in the loss or damage of a historic property of major importance.

The historic districts are regulated by the City, and are based on the boundaries shown in Map 2 (below) in accordance with the *City of Twin Falls, Idaho Area of Impact and Zoning Districts Map*. The boundaries regulated per this document have been augmented over time to include additional area beyond those shown on Map 1, which identifies the boundaries per the National Register designations.



MAP 2. HISTORIC DISTRICT BOUNDARY PER AREA OF IMPACT AND ZONING DISTRICTS

Table 1 below summarizes many of the key Federal, State and City cultural resource preservation laws that apply to the City of Twin Falls.

Table 1- Cultural Resources Preservation Laws that Apply to the City of Twin Falls

	<i>Title</i>	<i>Purpose/Description</i>
FEDERAL	1906 The Antiquities Act	Apply to all Federal programs, projects, federally-funded undertakings. Links between regulations cause secondary compliance requirements. For example, Section 4(f) of the Highway Act and Section 404 of the Clean Water Act require compliance with Section 106 if the NHPA.
	1966 National Historic Preservation Act (NHPA)	
	1968 Federal-Aid Highway Act	
	1926 National Environmental Protection Act (NEPA)	
STATE OF IDAHO	1881 Historic Society of Idaho Pioneers	SHS benefits Idahoans through key programs including Capitol curation and exhibition; records management through the State Archives, operation of cultural facilities of the state including the Idaho State Museum and Old Idaho Penitentiary, and management of the programs under the National Historic Preservation Act, including the National Register of Historic Places Programs.
	1907 Idaho State Historical Society (SHS) Established	
	1971 Idaho State Preservation Office (SHPO) Established	Result of passage of the National Historic Preservation ACT of 1966 to ensure stewardship of Idaho's irreplaceable heritage.
	1975 Idaho Local Planning Act	Requires comprehensive plans to include a "Special Areas or Sites" component.
CITY OF TWIN FALLS	2015 Idaho State Historic Preservation Plan (not regulatory)	
	Historic Preservation Commission	City Code Section 2-7-3 creates the Historic Preservation Commission
	Old Town District	City Code Section 10-4-13 establishes requirements for development in the Old Town District to maintain the historic character of the existing buildings
	Warehouse Historic District	City Code Section 10-4-22 establishes requirements for development in the Warehouse Historic Overlay District.
	1978 City Park Historic District Listed on National Register	Design Guidelines adopted by Ordinance No 2017-09, February 27, 2017 (combined with Downtown Historic District)
	1997 Warehouse Historic District Listed on National Register	Design Guidelines adopted November 21, 2011
	2000 Downtown Historic District Listed on National Register	Design Guidelines adopted by Ordinance No 2017-09, February 27, 2017 (combined with Downtown Historic District)
	2001 Original Townsite Historic District Listed on National Register	No Design Guidelines Established

3 BACKGROUND



Idaho Power Substation. Photo by J.M. Neil, Idaho State Historical Society.



Southern Idaho has been continuously occupied for at least the past 12,000 years. The earliest human settlers were hunter-gatherers who are known today by distinctive spear points, manufactured out of stone materials and used to hunt big game such as mammoth, bison, and bighorn sheep. More than 96 archaeological sites that date between 12,000 and 8,000 years old are known across southern Idaho indicating widespread use of the area since the region's earliest human occupation. People continued to practice a hunter-gatherer lifeway for the next 8,000 years, with general shifts from primarily big game to a broad array of resources including small game, mussel, and plant resources.

There is evidence of the construction of houses, known as pit houses, as well as trading with communities to the west along the Pacific Coast. As time progressed, evidence of new technology being used in southern Idaho, such as the bow and arrow, appear approximately 1,600 to 1,300 years ago. There is also archaeological evidence for intensification of exploitation of salmon throughout the area, along with evidence of population increases. Ceramics either from or influenced by Fremont cultures to the south are known from approximately 1,100 years ago. People in southern Idaho continued to practice a hunter-gatherer lifeway, and these subsistence practices are thought to have been practiced continuously as noted by ethnographic descriptions of the Shoshone and Bannock Native American tribes. The introduction of the horse, however, significantly altered Shoshone and Bannock lifeways. The horse enabled Shoshone and Bannock to hunt bison on the plains, realize higher hunting yields, and participate in extensive trade networks, which lead to larger and more permanent group living situations.

The earliest Euro-American explorers entered the region in the early 1800s who were followed by fur trappers. Later trading posts, or forts, were established then acquired by fur companies such as the Hudson Bay Company. These forts provided protection to Euro-American traders and later settlers as well as serving as mail routes. Overland travel along routes such the Oregon Trail brought additional trappers, traders, and emigrants through southern Idaho during the 1800s. Sustained settlement within southern Idaho began with emigrants from the Church of Jesus Christ of Latter Day Saints; however, the passage of the Homestead Act of 1862 brought larger numbers of homesteaders who claimed land for farms. Idaho was made a territory in 1863 and later granted statehood in 1890. The area experienced immigration and settlement of people from many ethnicities. Development of timber, metal, and mineral resources has since taken place.

During the mid-19th century, the Twin Falls region was heavily traveled by pioneers moving west on the Oregon Trail. Attracted by the beauty and resource potential of the Snake River Gorge, farming became a key economic driver in the region. Idaho farmer, rancher, and businessman I.B. Perrine settled a parcel of land near the gorge named Blue Lakes Ranch, and initiated efforts to bring irrigation water to the area for farming. Perrine was a key player in the Twin Falls Land and Water Company incorporated in 1890. The Carey Act of 1894 made private funding possible. In 1903, with the major infusion of capital from Salt Lake City banker Stanley B. Milner and east coast investors Frank H. Buhl and Peter L. Kimberly, the Twin Falls Land and Water Company signed a contract with the State Land Board to provide a water system. This later spurred federal legislation to encourage similar projects across the entire Snake River Plain.



Historic building photos courtesy of Twin Falls Planning and Zoning Department staff

The genesis of the massive water system came with the completion of the Milner Dam and related canal system in 1905, which carried much needed irrigation water to the sagebrush prairie and brought about an agricultural mecca. Reclamation projects called "tracts" initiated the development of Milner Dam. The Twin Falls Southside Irrigation tract grew quickly beginning in 1905 and prompted federal legislation around the turn of the century to undertake similar projects across the entire Snake River Plain.

In September of 1903, John E. Hayes, an engineer with Twin Falls Land and Water Company, was tasked with selecting a site to purchase from the state to establish the original townsite of Twin Falls. The initial plat was prepared in May of 1904 and led to the creation of two additional organizations; the Twin Falls Townsite Company to market the town; and the Twin Falls Investment Company to market the land. Twin Falls was initially designed as a planned community by celebrated Franco-American architect Emmanuel Louis Masqueray. The Perrine and Burton, a general store, was the first building completed in July of 1904, with the Twin Falls Investment Company office following shortly thereafter in July. The first lot was sold on August 1, 1904, and the Twin Falls village was incorporated less than a year later in mid-April 1905.



Historic building photos courtesy of Twin Falls Planning and Zoning Department staff

Success of the newly settled town was partially attributed to the availability of rail transportation. The area immediately north of the railroad right-of-way quickly established as a commercial district with lumber being the primary commodity. Some of the first lumberyards were Twin Falls Lumber, Adams Pilgerrim and Nibley-Channel (which was only in business until 1925, although the structures are still evident).

The most significant business within the warehouse district was the Colorado Milling and Elevator Company. They established a local corporation known as the Twin Falls Milling and Elevator Company and first constructed an elevator and small mill in 1900. In 1911 a larger mill was constructed, doubling capacity. The final building phase occurred in 1916 with six concrete and steel silos for storage. The mill closed in 1968 and all but the warehouse and six concrete silos were demolished.

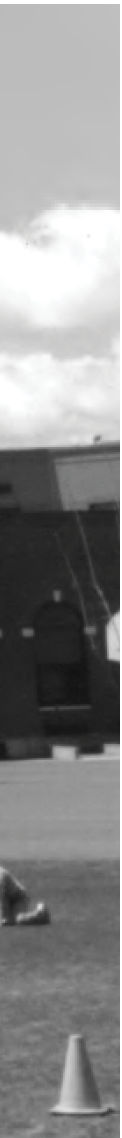
In addition to milling operations, Twin Falls quickly became known for its picturesque orchards. By 1914, large warehouses for fruit and potato grower's associations were erected and cold storage was available at Twin Falls Feed and Ice. To this day, Twin Falls is known as a major regional economic center serving the agricultural industry.

More recently, Twin Falls has diversified its agricultural based economy to include major employers such as Clif Bar, Dell (replaced in 2010 by C3), Glandia, Jayco, and Chobani. Although the largest and one of the fastest growing cities in Idaho's Magic Valley region, Twin Falls take pride in its agricultural heritage as evidenced by the sheer number of buildings that have been recognized by the national Register (listed in the Appendix).

4 GOALS AND OBJECTIVES



Bickel School. Photo by Elizabeth Egleston, 1990. Idaho State Historical Society.



As noted previously, the following goals and objectives are the City's guide for preservation and rehabilitation of heritage resources to maintain and enhance its history and identity for generations to come. These goals and objectives are based on and build from the Plan Idaho State Historic Preservation Plan; the 2016 Twin Falls Comprehensive Plan, Grow With Us; and the two established design guidelines documents previously developed for the Warehouse District and the Downtown Historic District/City Parks District. Generally, the goals encompass continuation of engagement with the community on the importance of historic resources and a continued effort to identify and catalogue new resources as well as develop a qualitative system to manage the historic resources.

It is expected that the goals will be implemented over a period of three to five years, and that the document will continue to be updated over time by the City of Twin Falls in partnership with the Twin Falls Historic Preservation Commission.

Goal 1 – Increase public awareness of historic resources and preservation techniques.

Objective 1.1: Provide public programs to increase community awareness of the economic and aesthetic value of Twin Falls' historically significant places.

Objective 1.2: Continue to develop and update the brochure(s) for each of the historic districts and make them available to the public.

Objective 1.3: Partner with the Idaho State Historical Society, Preservation Idaho, and the Idaho Heritage Trust to develop community workshops and education sessions on how to maintain, preserve, and restore historic properties.

Goal 2 – Develop a system for evaluating development in historic districts by following industry best practices and the guidelines set forth by the Secretary of the Interior standards for historic preservation and rehabilitation.

Objective 2.1: Develop design guidelines for the Original Townsite Historic District. The City should consider applying for additional Certified Local Government grants to fund this Objective.

Objective 2.2: Develop quality standards for rehabilitation of historically significant buildings with both the past and the future in mind.

Objective 2.3: Develop adaptive building code standards to make rehabilitation of historic buildings desirable.



Historic building photos courtesy of Twin Falls Planning and Zoning Department staff

Objective 2.4: Develop a partner program with the Urban Renewal Agency (URA) to assist in funding rehabilitation and preservation of historic resources.

Objective 2.5: Work with the Downtown Permit Assistance Program and the URA to develop an incentive program to encourage developers to preserve historic structures and/or incorporate them into new design rather than raze them for new buildings.

Goal 3 – Celebrate the historic districts.

Objective 3.1: Develop a plan to draw tourists and visitors into the historic core area from the City's north gateway at the Perrine Bridge.

Objective 3.2: Identify each historic district with plaques, street light banners, or monuments at the boundary.

Objective 3.3: Continue walking tours and other special events within each of the historic districts.

Goal 4 – Prioritize preservation and restoration efforts.

Objective 4.1: Establish a City staff person to oversee present and future historic preservation efforts.

Objective 4.2: Develop a quantifiable system by which decision makers can assess historic preservation and rehabilitation efforts related to development applications that come before them.

Objective 4.3: The City should consider developing a series of recommendations for changes to the City's Zoning Code to incentivize redevelopment of historic properties while maintaining their historic character. These recommendations may include items such as waivers or reductions for required on-site parking to preserve the landscape of historic properties; or for zero-lot line historic properties; and/or the adoption of Outcome-Based energy codes.



Historic building photos courtesy of Twin Falls Planning and Zoning Department staff. Lincoln Street electric streetlight, photo by Elizabeth Egleston, Idaho State Historical Society.

Objective 4.4: Review the 2016 City of Twin Falls Comprehensive Plan, Grow With Us, and other guiding documents; and identify areas where the Historic Preservation Commission can play an active role in achieving broader City Goals and Objectives.

Goal 5 – Continue to identify and evaluate historic properties.

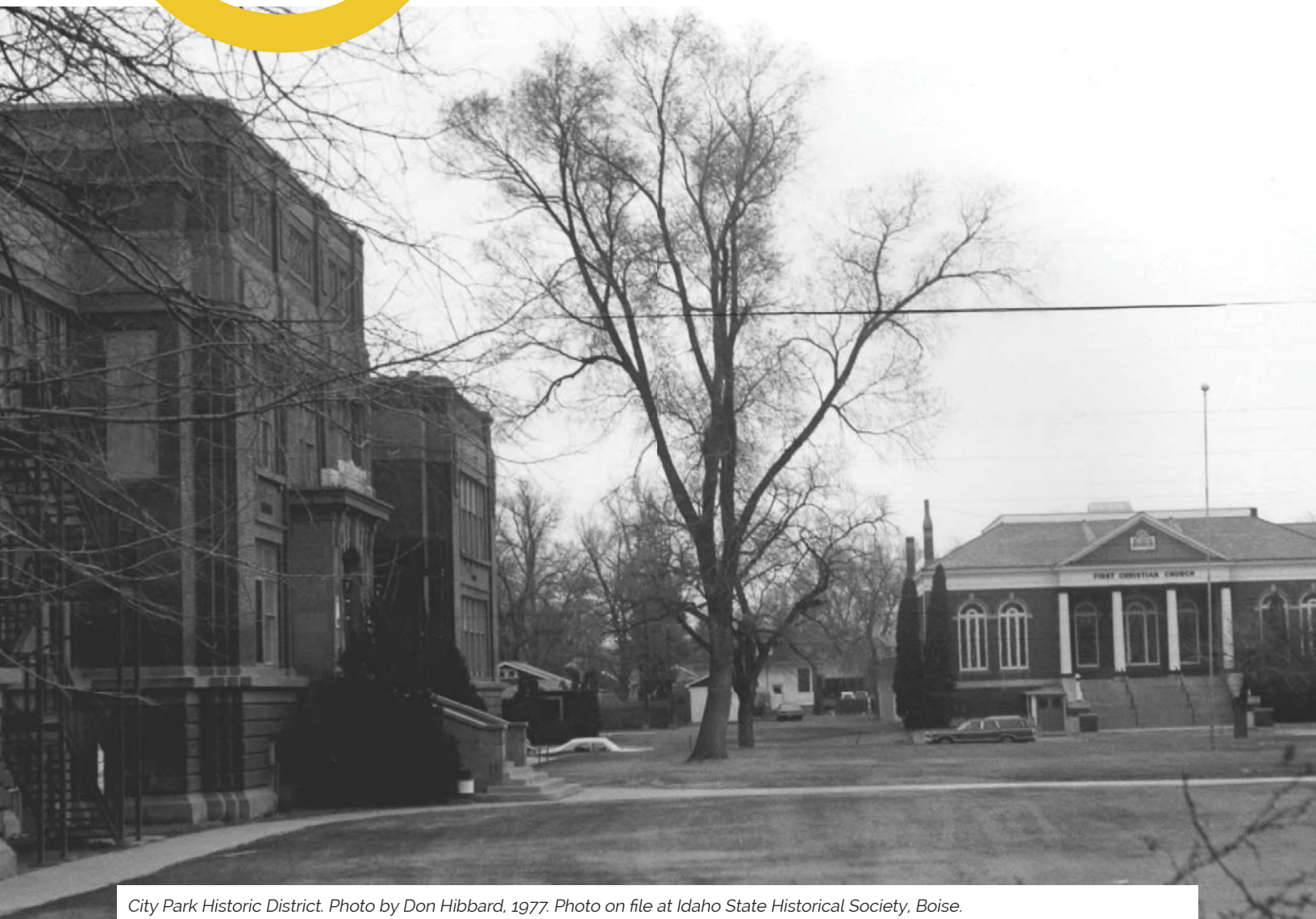
Objective 5.1: Create a database inventory including GIS of all known historic districts, sites, buildings, structures and objects within the City limits. Work with the Idaho SHPO to ensure consistency coordination in the management and use of data.

Objective 5.2: Identify data gaps within the inventory of historic properties.

Objective 5.3: Prioritize future survey efforts to fill data gaps.

Objective 5.4: Work with the Idaho SHPO to identify and evaluate resources for their eligibility in the National Register.

5 APPENDIX



City Park Historic District. Photo by Don Hibbard, 1977. Photo on file at Idaho State Historical Society, Boise.

SUMMARY OF HISTORIC RESOURCES SURVEY

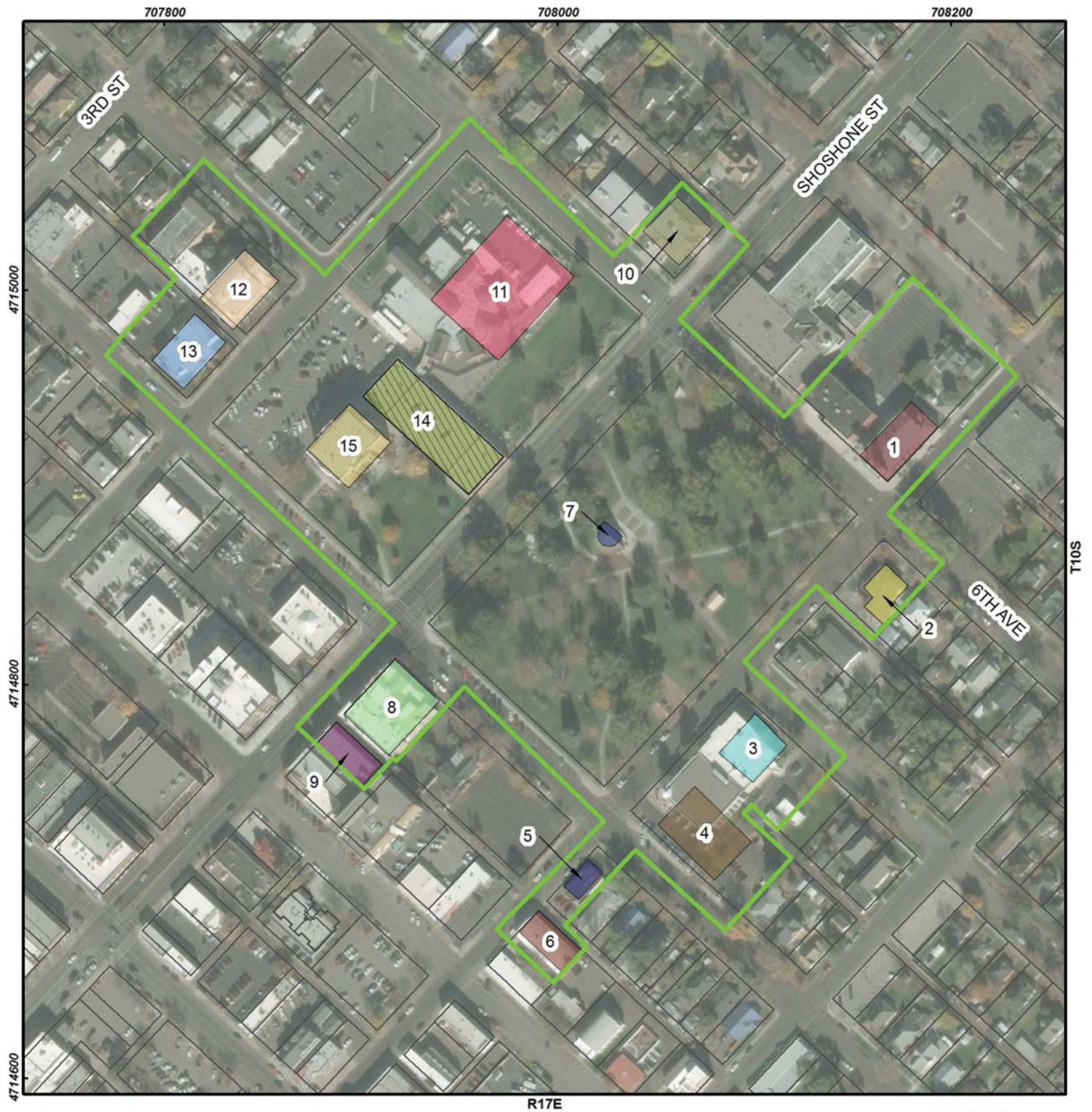
The City of Twin Falls has established four historic districts listed in the National Register that contain 1079 buildings, 736 of which are contributing resources. There are 14 buildings listed on the National Register that fall outside of these historic districts as listed in the first table below. The City Park Historic District contains 15 buildings, 14 of which contribute to the National Register eligibility of the City Park Historic District. The Downtown Historic District contains 75 buildings 42 of which contribute to the National Register eligibility of the Downtown Historic District. The Warehouse District contains 45 buildings, 31 of which contribute to the National Register eligibility of the district. The Original Townsite Residential District contains 929 buildings of which 634 contribute to the National Register eligibility of the district. The majority of the Townsite District is residential. Of the 45 are commercial buildings, half have been converted from residences.

The information contained in the tables below was compiled from the National Register database and each property was field-verified. It is in no way a comprehensive list of all historic resources within Twin Falls, but rather reflects those historic resources listed in or eligible for inclusion in the National Register. Several properties originally registered have since been demolished. Each year, this database should be expanded to include newly designated properties.

STRUCTURES LOCATED OUTSIDE THE FOUR DISTRICTS

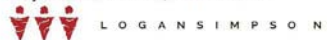
<i>Periods of Significance</i>	<i>Historic Name</i>	<i>Address</i>	<i>City</i>	<i>Contributing</i>	<i>Existing</i>
1925-1949	Idaho Power Substation	Van Buren St. and Filer Ave.	Twin Falls	Unknown	YES
x	Smith, C. Harvey, House	255 4th Ave., E.	Twin Falls	Unknown	YES
x	Stricker Store and Farm	N of Rock Creek	Twin Falls	Unknown	YES
1900-1924	Alvis, James, House	1311 Pole Line Rd.	Twin Falls	Unknown	NO
x	McCollum, Robert, House	708 E. Shoshone St.	Twin Falls	Unknown	YES
x	Twin Falls Bank and Trust Company Building	102 Main Ave. S	Twin Falls	Unknown	YES
1925-1949	Lincoln School	238 Seventh St.	Twin Falls	YES	YES
1925-1949	Bickel School	607 Second Ave. E.	Twin Falls	YES	YES
x	Pleasant View School	2500 E. 3600 N.	Twin Falls	YES	NO
1900-1924 + 1925-1949	Lincoln Street Electric Streetlights	105, 120, 147, 174, 189, 210, 217, 242, 275 and 290 Lincoln St		YES (10 resources)	YES
x	Priebe, Walter, House	155 7th Ave. E.		YES	NO
x	Morse, Burton, House	136 Tenth Ave. N.	Twin Falls	YES	YES
x	Peck, D. H., House	207 E. 8th Ave	Twin Falls	YES	YES
x	Twin Falls Canal Company Building	162 2nd St., W	Twin Falls	YES	NO

TWIN FALLS CITY PARK HISTORIC DISTRICT



Source: Digital Globe Aerial Imagery (2016)

Twin Falls County, Idaho
Projection: NAD 1983, UTM Zone 12



Key

- City Park Historic District
- Non-Contributing NRHP-structure
- Contributing NRHP-structure



0 220 ft
0 68 m

MAP 3. TWIN FALLS CITY PARK HISTORIC DISTRICT

<i>Periods of Significance</i>	<i>Map Number/ Historic Name</i>	<i>Address</i>	<i>City</i>	<i>Contributing</i>	<i>Existing</i>
1900-1924 + 1925-1949	Twin Falls City Park Historic District	2nd N., 2nd E., and Shoshone Sts., 4th and 6th Aves.	Twin Falls		
1920	1. St Edwards Roman Catholic Church	136 6th Ave E	Twin Falls	YES	YES
1909	2. Lester T Wright Residence	210 6th Ave E	Twin Falls	YES	YES
1939	3. Public Library	201 4th Ave E	Twin Falls	YES	YES
1909	4. Reformed Church	4th Ave E	Twin Falls	****	NO
1938	5. Dr J. N. Davis' residence and office	204 4th Ave E	Twin Falls	YES	YES
1928	6. American Legion Hall	324 Hansen St E	Twin Falls	YES	YES
1930	7. Lava Rock Bandshell	Shoshone St N	Twin Falls	YES	YES
1908	8. Methodist Church	360 Shoshone St E	Twin Falls	YES	YES
1918	9. Rex Apartment Block	312 Shoshone St E	Twin Falls	YES	YES
1929	10. First Christian Church	601 Shoshone St N	Twin Falls	YES	YES
1910	11. High School	Shoshone St N	Twin Falls	****	NO
1916	12. Presbyterian Church	209 5th Ave N	Twin Falls	YES	YES
1910	13. Justamere Inn	401 Gooding St N	Twin Falls	YES	YES
1969	14. Judicial Building	425 Shoshone St N	Twin Falls	NO	YES
1909	15. County Courthouse	425 Shoshone St N	Twin Falls	YES	YES

TWIN FALLS DOWNTOWN HISTORIC DISTRICT



MAP 4. TWIN FALLS DOWNTOWN HISTORIC DISTRICT

<i>Periods of Significance</i>	<i>Map Number/ Historic Name</i>	<i>Alternate Names</i>	<i>Address</i>	<i>City</i>	<i>Contributing</i>	<i>Existing</i>
x	Twin Falls Downtown Historic District (Includes 75 buildings: 42 contributing, 33 non-contributing)		Roughly bounded by 2 Ave. N, 2 St. E, 2 St. W, 2 St. S, 3 Ave. S, 3 St. W.	Twin Falls		
1915	1. Standard Printing/Bobier Building	Bobier Building Western Auto Co Service Garage, Union Motor Co, Bobier Motor Co, Detweiler Bros. Inc. Heating & Engineering, Adrian's Upholstery	136 2nd Ave N (138-144 2nd Ave N)	Twin Falls	NO	YES
1920	2. Coburn Auto Co	Twin Falls Duck Pin Bowling Alley, Sun Valley Stages & McRill Auto Repair & Radiator, a Real Estate Company	130 2nd Ave N	Twin Falls	YES	YES
1922	3	Ritz Beer, Larsen Amusement Co.	128 2nd Ave N	Twin Falls	NO	YES
1937	4	Edward T Guttery Auto Repair Shop; Empire Distributing Co Wholesale Beer, Wholesale Tobacco, Hemenway & Moser	126 2nd Ave N	Twin Falls	NO	YES
1909	5. Telephone Exchange Building	Mountain States Telephone & Telegraph Co, First Federal Savings & Loan Association	219 Shoshone St N	Twin Falls		NO
1920	6. B.P.O. E.	Hoosier Furniture; The Public Library 1930's	122 3rd Ave N	Twin Falls	YES	YES
1917	7. Twin Falls Title & Abstract	The Peavy-Tabor Ins. Co. currently Christa's	202 Shoshone St E	Twin Falls	YES	YES
1918	8. Central Market	Shirley & Mendiola's Men's Clothing; Italian Restaurant	147 Shoshone St N (137-147 Shoshone St N)	Twin Falls	YES	YES
1922	9	Rialto Hotel; Singer Sewing	133 Shoshone St N (129-131 Shoshone St N)	Twin Falls	NO	YES
1975	10		125 Shoshone St N (125-129 Shoshone St N)	Twin Falls	NO	YES

<i>Periods of Significance</i>	<i>Map Number/ Historic Name</i>	<i>Alternate Names</i>	<i>Address</i>	<i>City</i>	<i>Contributing</i>	<i>Existing</i>
1974	11. Cooper-Norman Accountants		155 2nd Ave N	Twin Falls	NO	YES
1921	12	Jenkins Chevrolet	161 2nd Ave N	Twin Falls	YES	YES
1922	13. Service Station	Sinclair Super Service; Robert Brown Gas & Oil	264 Main Ave N	Twin Falls	YES	YES
1921	14. J A Barrett Auto Co	D&B Supply Co. Inc.	250 Main Ave N	Twin Falls	YES	YES
1960	15	Bros Co. of Utah	242 Main Ave N	Twin Falls	NO	YES
1922	16	C&S Amusement Co; Fred Stone Bowling Alley; Farmers Insurance; Emerick Electric Motor Service; Cain's Appliances; and Valley Sporting Goods	236 Main Ave N	Twin Falls	NO	YES
1922	17	Maytag Pacific Intermountain Co; Tire Shop, Barber Shop; Realty Co.	226 Main Ave N	Twin Falls	YES	YES
1941	18	Pacific Finance; Charles Beymer Physician	226 Main Ave N	Twin Falls	NO	YES
1930	19	Mackenzie's Auto Equipment; Twin Falls Glass & Paint Co;	222 Main Ave N	Twin Falls	NO	YES
1924	20. Idaho Typewriter Exchange Agency	Sherwood Typewriter Exchange; Bob Snyder Office Equipment	218 Main Ave N	Twin Falls	NO	YES
1909	21	Cain's Appliances;	214-216 Main Ave N	Twin Falls	YES	YES
1909	22. Consolidated Wagon & Machine/Cain's Furniture	Detweiler Co Bros. Inc; Nielson Hardware; Greenawalt's Furniture; Cain's Home Furnishings	204 Main Ave N	Twin Falls	YES	YES
1918	23. Idaho Power Co	Mexican Restaurant	164 Main Ave N	Twin Falls	NO	YES
1930	24	Specialty Beauty School; Runnings Gift & Stationery; Cain's Appliances	160 Main Ave N	Twin Falls	NO	YES
1920	25. Koto Building	Riser-Cain Appliances; Twin Falls Hotel (2nd story); Insurance Co.	156 Main Ave N	Twin Falls	YES	YES

<i>Periods of Significance</i>	<i>Map Number/ Historic Name</i>	<i>Alternate Names</i>	<i>Address</i>	<i>City</i>	<i>Contributing</i>	<i>Existing</i>
1921	26. Orpheum Theater/Twin Falls Amusement		146 Main Ave N	Twin Falls	YES	YES
1921	27. Model Building	Elis Bjorling Engineer, Christian Science Reading Room, TAF Co; Vulcan Mines, Lloyd's Jewelry	136 Main Ave N	Twin Falls	YES	YES
1920	28. Cotillion Hall	Superior Milling Co.; Wilson-Bates Appliances; Independent Meat; Twin Falls Hardware & Sporting Goods Store; Paris Department Store	124 Main Ave N (124-138 Main Ave N)	Twin Falls	YES	YES
1905	29. Majestic Pharmacy/Roxy Theater	Woolworth's	116 Main Ave N	Twin Falls	NO	YES
1910	30. Moorman Building	Logan Music Co; Snowball's Sport Shop	110 Main Ave N	Twin Falls	YES	YES
1906	31. Moore/ Eldridge Building	US Forest Service	106 Main Ave N	Twin Falls	YES	YES
1916	32. Baugh Building	Schramm-Johnson Drugs; Walgreen Drug; City Drug	102 Main Ave N	Twin Falls	YES	YES
1905	33. First National Bank of Twin Falls		103 Main Ave E	Twin Falls	NO	YES
1907	34. Farmers & Merchants Banck	Jensen's Ringmakers Jewelry	109 Main Ave E	Twin Falls	NO	YES
1907	35	Stalker & Co Clothing; Rober Parrott Optical Shop; American Electric Co; Luce's Bootery; Postal Telegraph Cable Co; Twin Falls Realty & Insurance Co.	113 Main Ave E	Twin Falls	NO	YES
1906	36. C. Harder Bakery & Grocery	The Public Library; City Café; Kingsbury Prescription & Pharmacy	117 Main Ave E	Twin Falls	YES	YES
1925	37		123 Main Ave E	Twin Falls	YES	YES
1907	38. Gott Building	Citizens Electric; Singer Sewing; Idahome Hotel (2nd story); Shodair Hotel; City Café; Bertha Campbell's Ready-to-wear	125 Main Ave E	Twin Falls	YES	YES

<i>Periods of Significance</i>	<i>Map Number/ Historic Name</i>	<i>Alternate Names</i>	<i>Address</i>	<i>City</i>	<i>Contributing</i>	<i>Existing</i>
1920	39	Rowles-Mack Co.; Smoker Billards Cigar; Rowles-Mack Co Clothiers;	135 Main Ave E	Twin Falls	YES	YES
1908	40. J E White Real Estate Building		137 Main Ave E	Twin Falls	NO	YES
1910	41. Claude Brown Music Co.		143 Main Ave E	Twin Falls	NO	YES
1909	42. Hemenway & Moser Co	Evergreen Stores	147 Main Ave E	Twin Falls	NO	YES
1909-1978	43. Twin Falls Bank & Trust		102 Main Ave S	Twin Falls	YES	YES
1969	44. Wells Fargo Bank	Former Perrine Hotel Site	113 Main Ave W	Twin Falls	NO	YES
1907	45	Originally Was Annex to Perrine Hotel; William Roper Men's Apparel Store;	125 Main Ave W	Twin Falls	NO	YES
1909	46. The Gem Building	Twin Falls Grocery & Mercantile Co; Twin Falls Floral Co; Young's Hardware Twin Falls Glass & Paint Co; Sav-Mor Drug	137 Main Ave W (133-137 Main Ave W)	Twin Falls	YES	YES
1909	47. The Guilbert Building		139 Main Ave W	Twin Falls	YES	YES
1908	48	Independent Meat Co; Cinderella Shop; Price Hardware; Twin Falls Hardware	147 Main Ave W	Twin Falls	NO	YES
1911	49	Price Hardware; First Premium Bakers; Thos J Woods Real Estate; Weaver Museum; Beck's Shoes; Royal Optical; Price Hardware	151 Main Ave W	Twin Falls	NO	YES
1918	50	First National Bank; Twin Falls Floral; Maico Hearing Center	153 Main Ave W	Twin Falls	YES	YES
1920	51. The Woods Building	Riley Millinery; Reed's Millinery	161 Main Ave W	Twin Falls	YES	YES
1916	52. US Post Office	Local School District Office	201 Main Ave E	Twin Falls	YES	YES

<i>Periods of Significance</i>	<i>Map Number/ Historic Name</i>	<i>Alternate Names</i>	<i>Address</i>	<i>City</i>	<i>Contributing</i>	<i>Existing</i>
1920	53. Gregg Business College	Link's School of Business; Moose Hall, Twin Falls Cigar Store; Kingdom Hall	221 Main Ave W	Twin Falls	YES	YES
1940	54. Radio Rondevoo/ Calvary Chapel	Western Broadcasting; Calvary Baptist Church	229 Main Ave W	Twin Falls	YES	YES
1964	55	Inkley's; Bert Sween & Son Furniture; Inkley's	251 Main Ave W	Twin Falls	NO	YES
1918	56. Moon's Paint & Glass	Moon's Paint & Glass; Spencer's Stationery	301 Main Ave W	Twin Falls	NO	YES
1918	57. Jenkins Chevrolet/Twin Falls Times News	Fitzgerald Motor Co; Jenkins Chevrolet; Gooding Motor; Twin Falls Times News	361 Main Ave W	Twin Falls	YES	YES
1983	58	Twin Falls Times News	160 Gooding St S	Twin Falls	NO	YES
	59. Masonic Hall/ Case Parker Implement Co.		184 Gooding St S	Twin Falls	YES	YES
1917	60. Herriott Motor Building	Pocatello-Buhl Truck Line; KTFI; Radioland; Rollerdom Skating Rink	156 2nd Ave W	Twin Falls	YES	YES
1909	61. Twin Falls Canal Co		163 2nd Ave W	Twin Falls	YES	YES
1947	62	Culligan Soft Water	157 2nd Ave W	Twin Falls	YES	YES
1921-1964	63	Drake's Funeral Parlor; Reynolds Funeral Home; Banner Furniture; Furniture Outlet	127 2nd Ave W	Twin Falls	NO	YES
1908	64. Johnson Building	Mackenzie Auto Equipment; American Hotel (upper story)	119 2nd Ave W	Twin Falls	YES	YES
1940	65	George Kay Paint & Body Shop; Gilber O McRill Auto Repair; Hertz Rent a Car	210 Shoshone St W	Twin Falls	YES	YES
1977	66. Wills Construction	Cliff's Barber Shop	222 Shoshone St W	Twin Falls	NO	YES
1907	67. A L Bradley Building	Red's Trading Post	215 Shoshone St S	Twin Falls	YES	YES

<i>Periods of Significance</i>	<i>Map Number/ Historic Name</i>	<i>Alternate Names</i>	<i>Address</i>	<i>City</i>	<i>Contributing</i>	<i>Existing</i>
1907	68	James Patten Billiards; Andrew D Wilson Beer; St. Regis Pool Hall, Red's Trading Post	219 Shoshone St S	Twin Falls	NO	YES
1917	69	Reynolds Brother Sporting Good, Mountain State Implement Co.	126 2nd Ave S	Twin Falls	YES	YES
1930	70	Adrian's Upholstery; Frank G Abel Soft Drinks; Idaho Cigar Store & Beer; Adrian's Upholstery	136 2nd Ave S (136-138 2nd Ave S)	Twin Falls	YES	YES
1980	71		146 2nd Ave S	Twin Falls	NO	YES
1935	72. Max's Harness Shop	Lee's Saddlery, Vicker's Saddlery	259 Shoshone St S	Twin Falls	NO	YES
1910	73. Addison Smith Building	Baisch Motor Co	305 Shoshone St S	Twin Falls	YES	YES
1940	74	Warberg Bros Coal & Transfer Co	315 Shoshone St S	Twin Falls	YES	YES
1941	75. Garage	Warberg Bros. Coal & Transfer Co	325 Shoshone St S	Twin Falls	YES	YES

ORIGINAL TOWNSITE HISTORIC DISTRICT

Twin Falls Original Townsite Residential Historic District includes 929 buildings: 634 contribute, 93% residential, 575-62% constructed 1904-1920, 172-19% constructed 1921-1950, 45 commercial buildings-half of which are converted residences). It is roughly bounded by Blue Lakes Ave., Addison Ave., 2nd Ave. E, and 2nd Ave. W

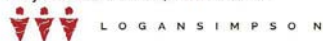


Source: Digital Globe Aerial Imagery (2016)

Key

Twin Falls Original Townsite

Twin Falls County, Idaho
Projection: NAD 1983, UTM Zone 12



0 1000 ft
0 296 m

MAP 5. ORIGINAL TOWNSITE HISTORIC DISTRICT

TWIN FALLS WAREHOUSE HISTORIC DISTRICT



MAP 6. TWIN FALLS WAREHOUSE HISTORIC DISTRICT

<i>Periods of Significance</i>	<i>Map Number/Historic Name</i>	<i>Address</i>	<i>City</i>	<i>Contributing</i>	<i>Existing</i>
x	Twin Falls Warehouse Historic District (Includes 45 buildings: 31 contributing buildings, 11 non-contributing buildings, 1 contributing structure (grain silo #27), 1 non contributing structure (grain silo #28), 1 previously listed resource (building #26)	Roughly bounded by 2nd Ave., 4th St. S and W, and Minidoka Ave.	Twin Falls		
1919	1. Southern Idaho Wholesale Grocery Company	302-332 4th Ave S	Twin Falls	YES	YES
1919	2. Idaho Wholesale Grocery	328 4th Ave S	Twin Falls	YES	YES
1922	3. Bean Growers Warehouse Association	324-362 4th Ave S	Twin Falls	YES	YES
1939	4. WP Haney bean warehouse	341-353 4th Ave S	Twin Falls	YES	YES
1937	5. Gibbs Bean Elevator	337-343 Idaho St S	Twin Falls	YES	YES
1980	6. Warehouse	302-314 Idaho St S	Twin Falls	NO	YES
1909	7. Nibley-Channel Lumber Company	221-245 Idaho St S	Twin Falls	YES	YES
1937	8. Santo Guisasola Bilbao House (Basque boarding house)	302 2nd Ave S	Twin Falls	NO	YES
1980	9. Restonic Mattress Factory, Everton Mattress Factory	326 2nd Ave S	Twin Falls	NO	YES
1980	10. A Pet's Place	246 2nd Ave S	Twin Falls	NO	YES
1915	11. Davison's Signs	244 2nd Ave S	Twin Falls	NO	YES
1935	12. Coca-Cola	242 2nd Ave S	Twin Falls	YES	YES
1935	13. Self Manufacturing	248 3rd Ave S	Twin Falls	YES	YES
1940	14. Kregel Machine Company	211-227 3rd Ave S	Twin Falls	YES	YES
	15. Salvation Army Thrift Store	202 2nd Ave S	Twin Falls	NO	YES
	16. Gem Electric Supply	212 3rd Ave S	Twin Falls	NO	YES
1920	17. Keel-Wilkinson-Stronk Lumber Company	325-341 2nd Ave S	Twin Falls	YES	YES
1940	18. Non-contributing structure at 245 Third Ave South	245 3rd Ave S	Twin Falls	NO	YES
1926	19. Swift and Company Poultry and Creamery	240-248 4th Ave S	Twin Falls	YES	YES
1920	20. Cornell Seed Company	202 4th Ave S	Twin Falls	YES	YES
1920	21. Isbell Seed Company	212 4th Ave S	Twin Falls	YES	YES
1920	22. Globe Seed and Feed Company	220-228 4th Ave S	Twin Falls	YES	YES
1919	23. Warehouse at 203 Firth Avenue South	203 5th Ave S	Twin Falls	YES	YES
1935	24. Warehouse at 215-227 Fifth Avenue South	215-227 5th Ave S	Twin Falls	YES	YES

<i>Periods of Significance</i>	<i>Map Number/Historic Name</i>	<i>Address</i>	<i>City</i>	<i>Contributing</i>	<i>Existing</i>
1975	25. Globe Seed and Feed warehouses	251-253 5th Ave S	Twin Falls	NO	YES
1914	26. Twin Falls Milling and Elevator Company Warehouse	516 Hansen St S	Twin Falls	YES	YES
1915	27. Twin Falls Milling and Elevator Company concrete silos	516 Hansen St S	Twin Falls	YES	YES
1955	28. Twin Falls Milling and Elevator Company metal silo	123 6th Ave S	Twin Falls	NO	YES
1940	29. Depot Grill	545 Shoshone St S	Twin Falls	NO	YES
1916	30. Simpson and Company	161 5th Ave S	Twin Falls	YES	YES
1930	31. Warberg Transfer and Storage	156 4th Ave S	Twin Falls	YES	YES
	32. Gabled-front shed	138 4th Ave S	Twin Falls	****	NO
1918	33. Intermountain Seed and Fuel Company	403-407 Shoshone Ave S	Twin Falls	YES	YES
1940	34. Twin Falls Street Department garage	205 6th Ave W	Twin Falls	YES	YES
1915	35. Kinney Wholesale Company	263 6th Ave W	Twin Falls	YES	YES
1925	36. Kinney Wholesale Company warehouses	235-243 6th Ave W	Twin Falls	YES	YES
1920	37. Sears warehouse building	251-263 Wall St	Twin Falls	NO	YES
1920	38. Kinney Wholesale Company warehouse	243 Wall St	Twin Falls	YES	YES
1910	39. Falk Wholesale Company	233 Wall St	Twin Falls	YES	YES
1925	40. Ford Transfer and Storage	217 Wall St	Twin Falls	YES	YES
1930	41. Charter Seed Company	305-318 Wall St	Twin Falls	YES	YES
1918	42. Jerome Cooperative Creamery	659-720 Fairfield St W	Twin Falls	YES	YES
1930	43. Jerome Cooperative Creamery whey processing plant	702 Bridge St	Twin Falls	YES	YES
1936	44. Wagner Transportation	560 Fairfield St W	Twin Falls	YES	YES
1941	45. Orange Transportation Company	325 5th Ave W	Twin Falls	YES	YES

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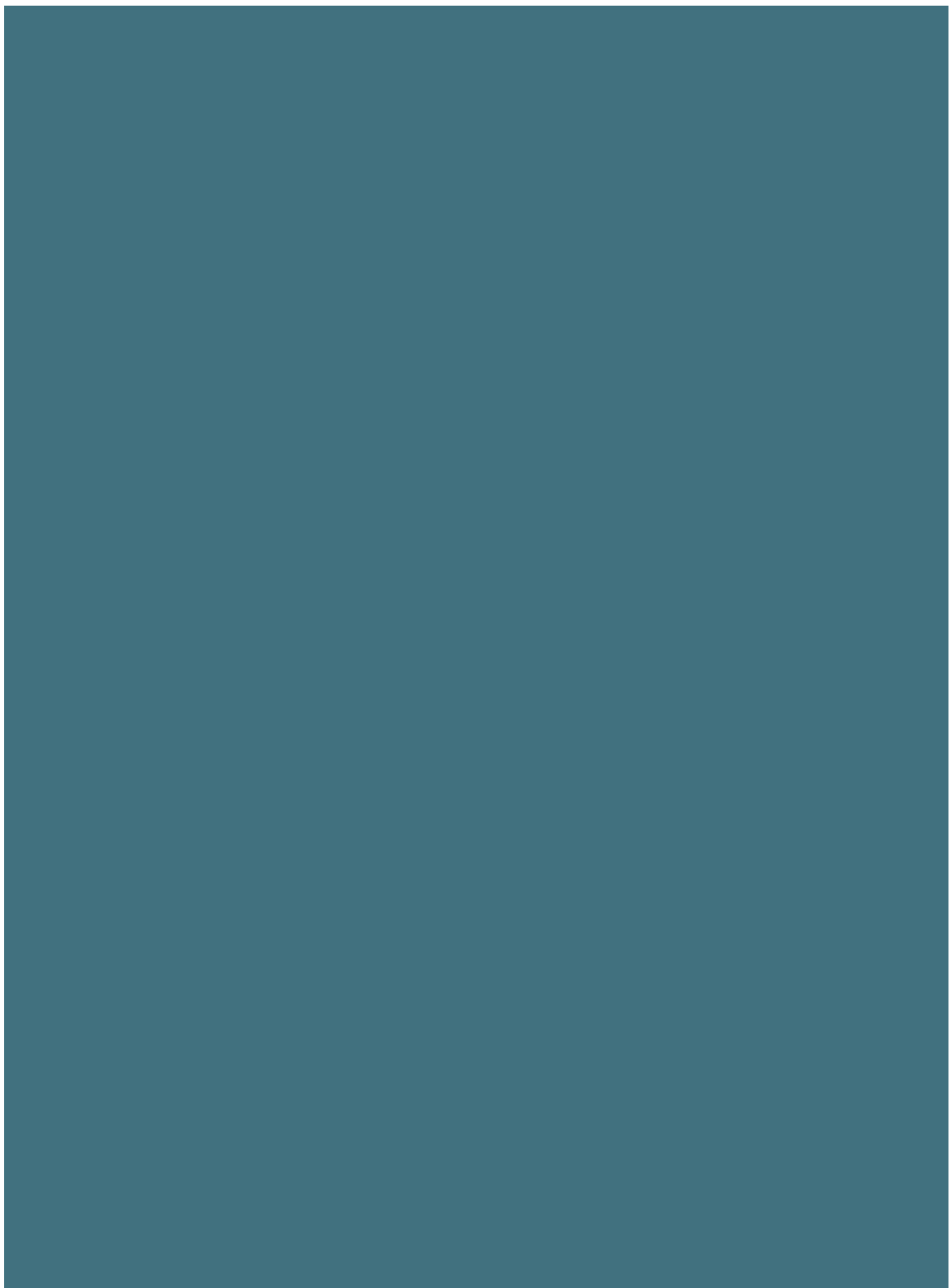
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Date: Monday, July 30, 2018
To: Mayor and City Council
From: Travis Rothweiler, City Manager

Request

A presentation of the City Manager's Recommended Budget for FY 2019 followed by citizen input.

Time Estimate

The estimated amount of time this item will take is 60 minutes plus time to answer questions.

Background

The City of Twin Falls fiscal year begins on October 1, 2018, and ends on September 30, 2019. The budget is submitted in accordance with Government Finance Officers' Association (GFOA) best practices and the requirements expressed in the Idaho Code pertaining to municipal corporation and budgets. Idaho Code Section 50-811 states the City Manager shall "...keep the council fully advised of the financial condition of the city and its future needs..." and "...prepare and submit to the council a tentative budget for the next fiscal year."

The budget decisions outlined in this document influence the fiscal state of the city, the function of its government, and budget considerations for current and future needs. The City's budget, therefore, is the most important working policy and planning tool used by the City Council and staff to provide quality services to the citizens of Twin Falls, as determined by the City Council and for which funds are available.

The recommended budget supports basic government services such as road maintenance, water, wastewater, transportation improvements, parks, police, fire and library services. Furthermore, it also addresses additional community needs such as economic development, park renovation and open space designations.

This budget also maintains the City's strong financial foundation that makes the implementation of these aggressive strategies to achieve these priorities possible. It has been developed through the diligent, cooperative efforts of the City's staff in all departments.

Public Input and Transparency

The City of Twin Falls strives to communicate, operate, function, and conduct the business of the people in an open and transparent manner. Equally, we recognize the value and importance of honoring and upholding our fiduciary duties and responsibilities. Because openness and transparency are part of our organizational culture and values, we have taken several steps designed to afford our citizens and stakeholders several opportunities to actively participate and contribute to the budgeting process.

The City of Twin Falls has taken additional steps designed to illustrate our commitment to effective community involvement in the annual budget process. The Council provided an opportunity for our citizens and stakeholders to communicate their thoughts about specific programs, strategic initiatives and priorities for the upcoming fiscal year prior to the more customary, internal staff conversations.

A summary presentation of the proposed budget is now on the City's website. On August 6, 2018, the City Council will adopt the preliminary budget for FY 2019, with a public hearing and final adoption scheduled to occur on August 20th.

Connection to the City's 2030 Strategic Plan

The City views its planning and operations in a strategic manner, utilizing the Strategic Plan to guide budgetary and policy-making decisions and recommendations. With the adoption of the 2030 City of Twin Falls' Strategic Plan in 2013, the Council established and set a course to follow. Following a similar process from 2012, the City began updating the strategic plan in February 2017. That process was completed in March 2018. For almost a year, members of the City's team spent quality time listening to our citizen's needs, dreams and expectations, while reviewing statistical data about our state, region, and city. We compared those conversations to the information and data that was collected in 2012. In both the original plan, as well as the update, 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 reaffirm the goals and objectives of the original strategic plan.

We affirmed the vision statements that were generated in the 2012 process. These statements, 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 to meet the needs of our citizens, businesses, and visitors. They will assist the City in plotting 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.

2019 Fiscal Year Budget Summary

The combined expenditures and transfers total \$68,184,179, which is a \$3,151,633 decrease compared to the current year budget of \$71,335,812. For this fiscal year, we are recommending Government Fund-Type expenditures, those funds that receive some of their funding from property tax revenues, in the amount of \$40,190,459. This is a decrease of \$453,372 (1.12%), of which \$454,645 is from cash reserves to fund one-time capital initiatives. We are also recommending total expenditures in the Enterprise Fund-Type funds of \$27,993,721, which is a decrease of \$2,698,260 (8.79%), of which \$1,197,199 is from cash reserves.

Most cities, including the City of Twin Falls, have historically focused on the "net budget," which is the total budget, as presented above, less fund transfers. The total net budget for FY 2019 is \$64,332,445, or 2.81% less than the total net budget of \$66,191,635 that was approved for FY 2018. Both methods are acceptable. From this point forward, and just as we have done historically, we will be focusing on the net budget.

Cities in Idaho have control over their annual expenditures in all funds and the rates they assess in the enterprise, or business-like, funds. Statutorily under Idaho Code, cities and counties are permitted to collect 3% more property tax revenue than it had in the prior fiscal years. The FY 2019 Recommend Budget requests the statutory allowed increases in property tax revenue and does not require the use of the City's foregone balance of \$2,186,253.

Budget Overview

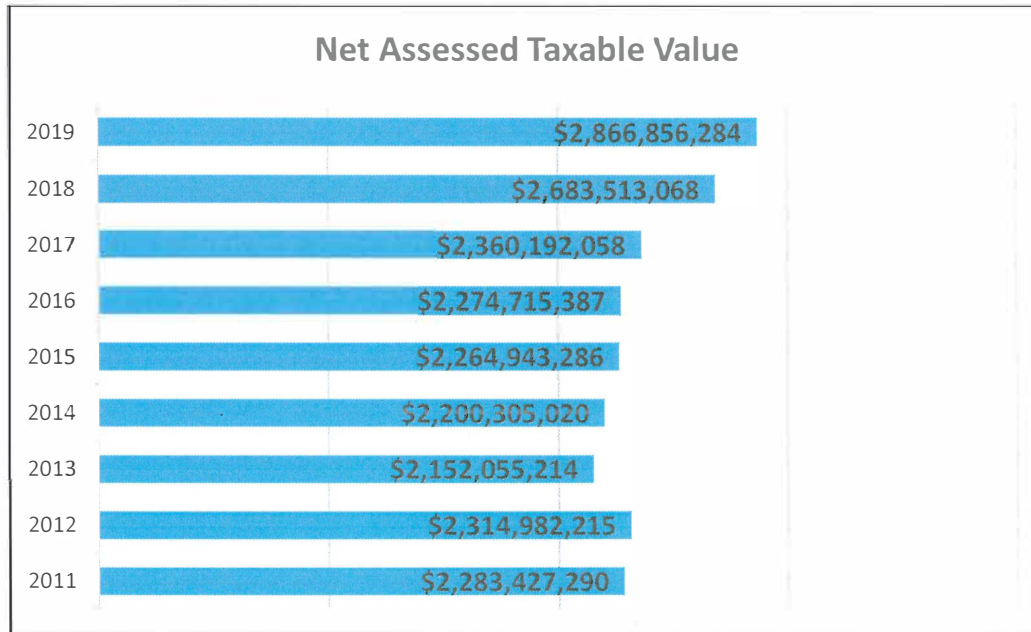
The role of local government is to protect the citizen's health and provide for their safety. To realize that end, local governments, like the City of Twin Falls, are responsible for providing accessible streets, dependable emergency responses, and safe and aesthetically pleasing parks and public facilities—all in a

manner that is both effective and efficient. While the budget does not fund all capital initiatives and projects in the entire organization, it does meet the City Council's priorities and the citizen's service level expectations. It demonstrates restraint in the areas of taxation and rate adjustments. It appropriately incorporates the use of cash reserves to cover one-time, critical and needed capital projects.

Property Taxes

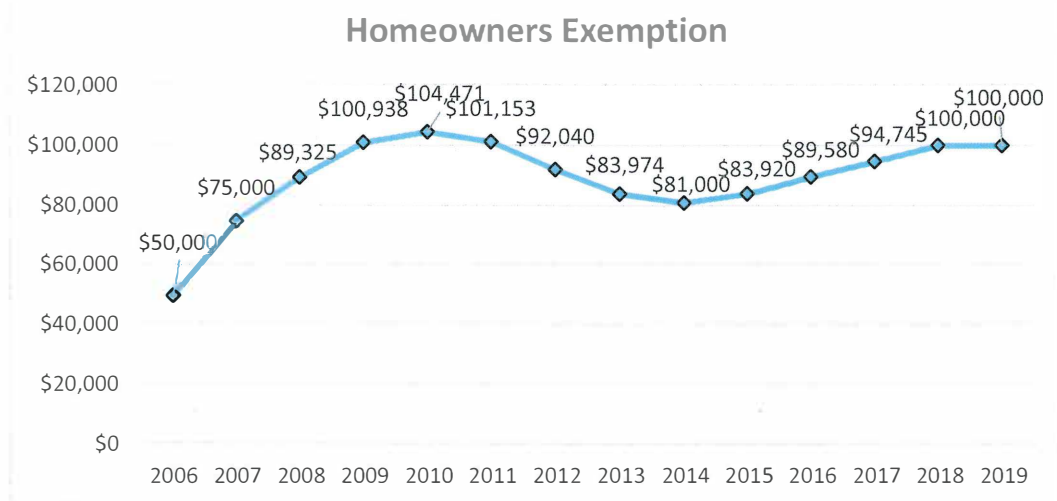
According to the Twin Falls County Assessor's Office, the City of Twin Falls' overall preliminary total taxable valuation is expected to increase by \$183,343,216, or 6.8%, from \$2,683,513,068 to \$2,866,856,284. This growth is on top of the \$323,321,010 that was realized in the last fiscal year.

As illustrated in the table below, the taxable value used to calculate the FY 2019 tax rate for the City of Twin Falls is the largest in its history.



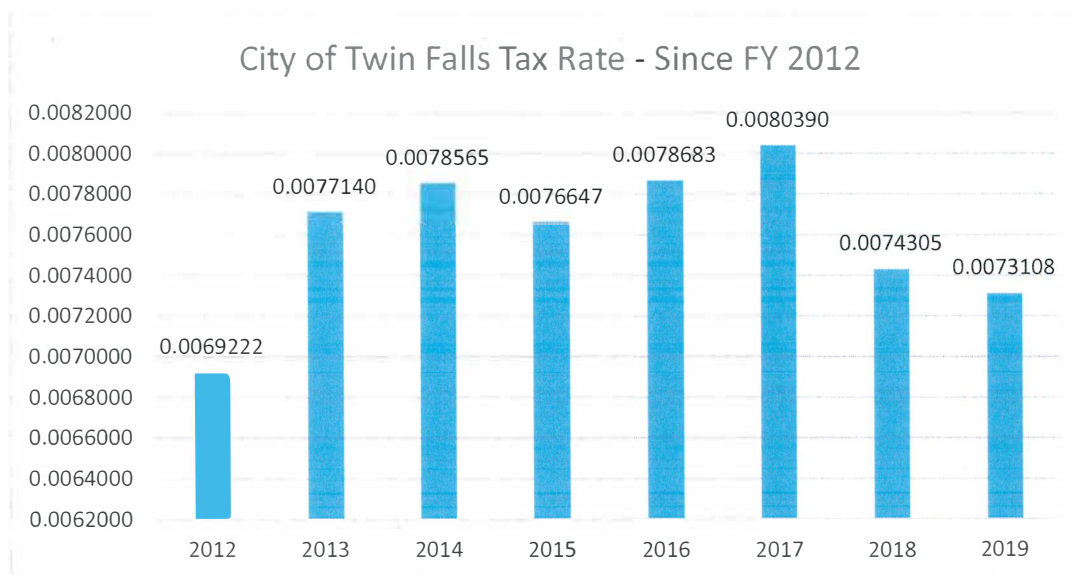
It is important to note the City's taxable value excludes the taxable value of the properties located in the Twin Falls Urban Renewal Agency revenue allocation areas. The entirety of the URA's properties are located in the City and have a value \$693,253,740 (as of end of December 2017). Collectively, the taxable values for both the City of Twin Falls and Twin Falls Urban Renewal Agency total \$3,560,110,024. There are many factors that influence the City's total taxable value. Some of the larger factors include an increase in the base value from reappraisals performed by the Twin Falls County Assessor's Office, growth from new construction, and an increase the State homeowner's exemption maximum allowance.

From 2006 to 2017, the maximum exemption has been indexed and adjusted annually to reflect statewide real property market trends. During the 2016 session, the Idaho Legislature increased the exemption to a fixed \$100,000 for 2017 (FY 2018 Budget). The fixed rate will remain in place until the legislature amends the law that created the change.



Cities in Idaho have control over their annual expenditures in all funds, as well as the rates they assess in the enterprise, or business-like, funds. Statutorily under Idaho Code, cities and counties are permitted to collect 3% more property tax revenue than the previous fiscal year. The FY 2019 Recommend Budget requests the statutory allowed 3% increase in property tax revenue, but does not request the use of the City's foregone balance of \$2,186,253.

Cities in Idaho do not have control of and cannot determine their community taxable value. That responsibility is assigned to County Assessor's Office. If the taxable value for FY 2019 remains as presented above, we are projecting the City's tax rate will be \$7.31 per \$1,000 (0.00731082424) in taxable value. The tax rate for FY 2018 was \$7.43/\$1,000 (0.0074305) of taxable value. This is the second consecutive year the City has been able to lower the tax rate applied to properties contained within its corporate boundaries. The proposed tax rate is also the lowest issued by the City the last six fiscal years. Below is a graph illustrating the tax rate to the citizens.



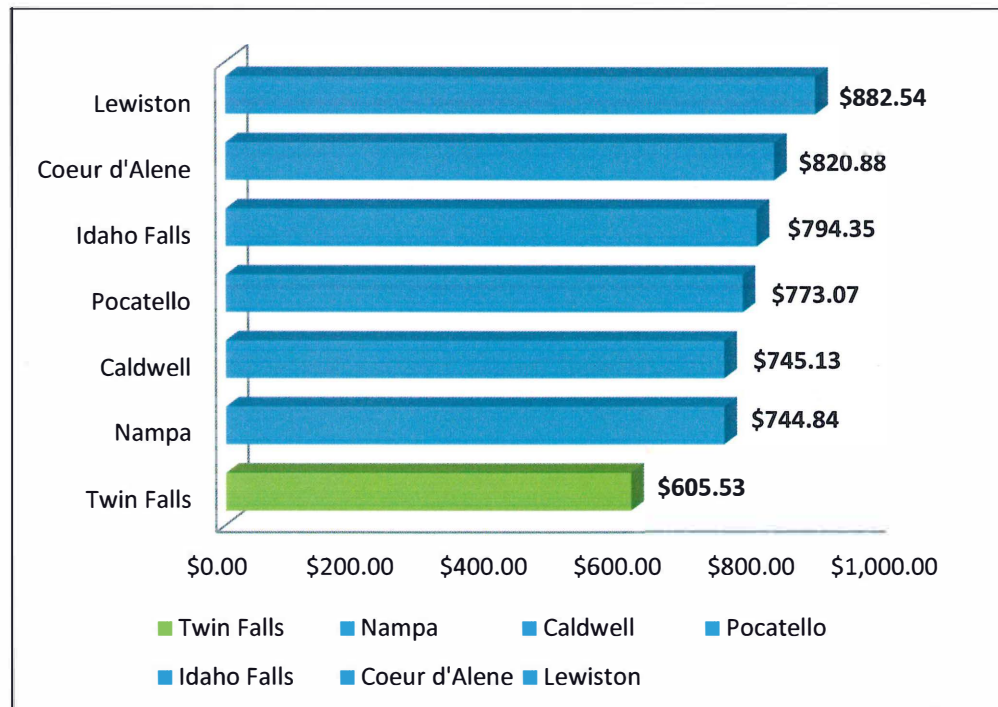
Additional property tax collections and comparison, rate adjustments, expenditures and economic indexes are discussed in more detail in other sections of this budget document.

How does our Tax Rate compare to the other, large full-service Idaho cities?

We are often asked the question, “how does our tax rate compare?” The table and graph provided below are intended to provide an approximate answer to that question. Although only intended to be a rough illustration, the table and graph represent the amount of property tax paid on a median-valued, owner occupied home in each of the larger, full-service cities in Idaho. The information used in the table was collected from the Associated Taxpayers of Idaho’s 2017 Levy Book (tax rate) and Zillow.

	Total Taxes	2016 Median Property Value	FY 2016
Coeur d'Alene	\$503.63	\$170,600	0.0059043
Nampa	\$550.28	\$121,900	0.0090285
Caldwell	\$569.32	\$114,600	0.0099358
Twin Falls	\$591.67	\$147,200	0.0080390
Idaho Falls	\$687.10	\$142,400	0.0096503
Pocatello	\$748.72	\$133,700	0.0112000
Lewiston	\$793.05	\$166,700	0.0095147

Note: Idaho’s median value of an owner occupied home for this same period of time was \$229,200.



For the purposes of this analysis, the Cities of Boise and Meridian were intentionally excluded because they are not directly responsible for the transportation systems in their communities; that responsibility lies primarily with the Ada County Highway District (ACHD). ACHD is an independent taxing authority specifically created for the purpose of maintaining the transportation system in these communities. In FY 2019, the Street Fund for the City of Twin Falls will be \$5,152,861 or approximately 12.8% of the total Government Fund-Type budget.

General Fund

The General Fund is the chief operating fund of the city, and is used to account for all financial resources except those required by Generally Accepted Accounting Principles (GAAP) to be accounted for in another fund. The General Fund supports many departments, programs and contracts, which include City Council, City Manager's Office, Finance, Legal, Planning and Zoning, Economic Development, Human Resources, Information Services, Police Department, Fire Department, Building Inspections, Animal Control, Engineering, and Parks and Recreation. In FY 2019, General and Capital Improvement (CI) Fund expenditures are projected to be \$29,584,758.

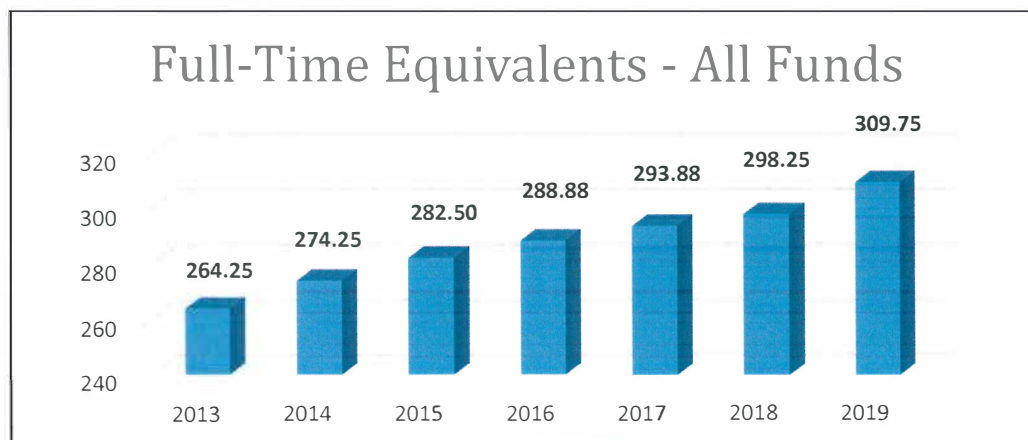
Personnel Expenses In All Funds

Focus area 8 of the City's 2030 Strategic Plan states, *"The City of Twin Falls strives to carry out its mission with unquestioned integrity, and the highest ethical standards...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."*

As we work to realize this vision statement, the City of Twin Falls strives to provide existing employees with the equipment, technology, infrastructure, and financial incentives necessary for them to complete their tasks and responsibilities in an efficient and effective manner. In addition, we recognize the importance of providing our employees with a competitive total compensation package and our responsibility to do so. However, in an effort to meet an ever-increasing workload, citizen expectations, and legislated requirements, several requests were made by department leaders to add employees to our workforce. More requests for new employees were made than we were able to include in the proposed budget. However, the fact that the positions were not included, does not mean they aren't still needed.

The City of Twin Falls has a philosophy of adding full-time employees only when "need" and "sustainability" can be demonstrated. Based on updated US Census data for 2017, the City of Twin Falls has a population of 49,202. Based on that estimate, the City of Twin Falls has six employees per 1,000 of population. However, as the regional and urban center for a geographic area having a population of approximately 250,000, the City's daily census population grows to an estimated population of 75,000. This causes the number of City employees per 1,000 of population to drop to four.

The City of Twin Falls currently has a total of a total of 300.5 full-time professionals working to deliver services to the citizens of Twin Falls. The FY 2019 City Manager's Recommended Budget adds an additional 11.5 full-time equivalent (FTE) positions to assist with increased workloads and to meet the service delivery demands of our citizens and partners.



In some cases, the funding for the new positions proposed in the City Manager's Recommended Budget for FY 2019 are a result of modifying existing contracts for service with external/private partners or a reallocation of project or operating funds. In these instances, the positions do not represent new costs to the organization. Of the 11.50 FTEs requested in the FY2019 budget, 4.75 FTEs represent new expenditures. If all of the positions are approved, the City of Twin Falls total FTE count would increase to 309.75.

The other expenditures associated with personnel in the FY 2019 Recommended Budget:

- Provides for performance-based adjustment for all employees (3%)
- Moves the City's compensation table (1%)
- Increased funding for health care insurance (6.4%)

Capital Expenses in All Funds

Capital improvements are investments made in our infrastructure. Six of the eight primary focus areas in the City of Twin Falls 2030 Strategic Plan are considered "capital dependent." Capital financing is necessary for the ongoing development, expansion, maintenance, and repair of these capital assets, recognizing the critical value of civil infrastructure to the economic, aesthetic, and functional viability of the City.

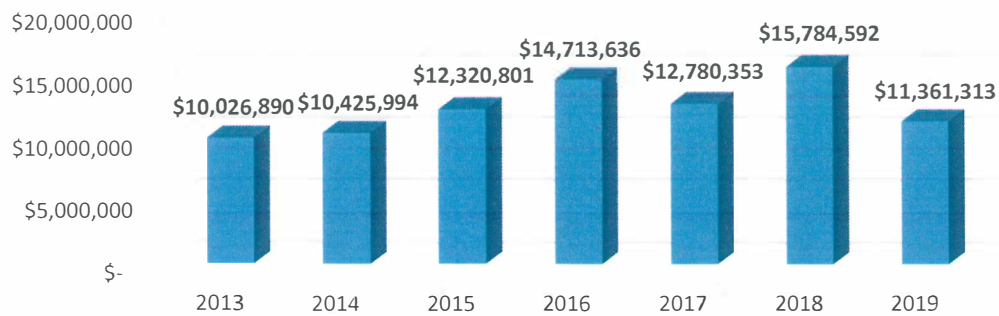
The City of Twin Falls owns and maintains a diverse collection of assets and facilities, which include:

- 103 buildings and structures throughout Twin Falls, ranging from the Magic Valley Regional Airport to administrative buildings; from police and fire stations to water delivery and treatment structures.
- 1,476 acres of open spaces and developed park lands, including world-class amenities such as Auger Falls, Shoshone Falls and Dierkes Lake.
- 640 lane miles to maintain.

A small sampling of the capital initiatives that have been funded in this budget include: making improvements to our water, wastewater and transportation systems; improving our trail systems; making miscellaneous park improvements; rotating our fleet, vehicles, machinery and equipment; improvement's to the city's golf course, and repair and replacement of sidewalks.

As demonstrated by the partial list above, the ongoing development, expansion, maintenance, and repair of these capital assets is necessary, recognizing the critical value of civil infrastructure to the economic, aesthetic, and functional viability of the City. For accounting purposes and based on best practices recommendations of the Government Finance Officers Association (GFOA), the City of Twin Falls capitalizes acquisitions and improvements that are durable and in excess of \$5,000. In total, the FY 2019 budget allocates \$11,361,313 to fund needed, critical and desired capital improvements and community amenities. In FY 2018, the City of Twin Falls budgeted to spend a total of \$15,784,592 in capital improvements. The FY 2019 allocation is a decrease of \$4,423,279 or 28.02%.

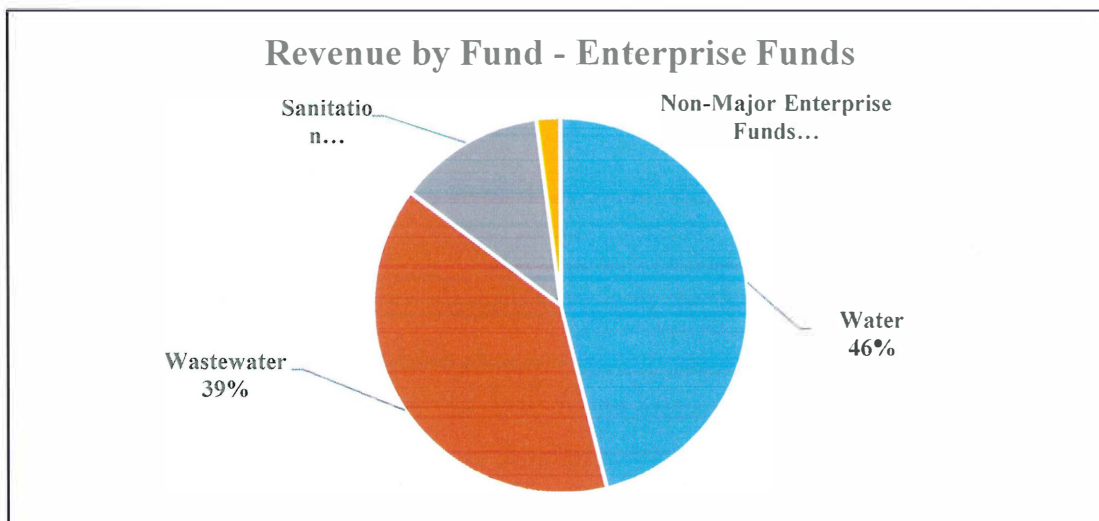
Capital Expenditures - All Funds



As illustrated in the graph above, the City of Twin Falls has budgeted \$87,413,579 for capital improvements since 2013. In addition (since 2012), \$56,629,579 has been spent on the Wastewater Treatment Plant Improvement (\$45,570,000), City Hall (\$6,898,690), and Public Safety Complex (\$4,160,889) projects.

Enterprise Fund Revenue Overview

Enterprise Funds account for services financed through the assessment of user-fees. The main goal or purpose of these business-like funds is to provide services to customers at a price that will cover both the current cost of operations and the purchase and maintenance of necessary capital assets. Net income/loss (revenues less expenditures) at the end of each fiscal year either adds to or reduces the fund's residual equity, which is commonly referred to as the net assets of the fund. The residual earnings captured by a particular Enterprise Fund may not be co-mingled with any other fund or spent for any purpose other than the one it has been collected or reserved for without direct and specific action by the City Council.



Enterprise Funds account for \$25.4 million (37%) of the 68.2 million total budgeted revenues in the FY2019 Recommended Budget. The majority, or almost 94% are from user fees. The remaining revenue sources include investment earnings, inter-fund transfers and reserves.

Water Fund

The Water Fund supports the following water-related activities: water supply, water distribution, pressurized irrigation, and utility billing. The Recommended Budget recommends that the City increase water rates 5%. The average water user (18,000 gallons) will see an increase of \$1.96 per month and \$23.48 per year. The FY 2019 revenue projections estimate \$11,705,777 in the Water Fund, which represents a decrease from FY 2018 of \$187,414 or 1.58%.

Wastewater Fund

The Wastewater Fund is used to support all wastewater services provided by the City of Twin Falls, namely wastewater collections and wastewater treatment. For FY 2019, the City Manager's Recommended Budgets calls for expenditure totaling \$9,943,529 in this Fund. This represents a decrease of \$470,135 when compared to FY 2018 Wastewater Fund expenditures of \$10,413,664. The Recommended Budget proposes an increase in Wastewater rates of 1.5%. The average residential customer who sends up to the maximum cap 8,000 gallons will see an increase of \$1.30 per month and \$15.60 per year.

Sanitation

The City's Sanitation Fund supports the City's sanitation and recycling program. Overall, the City Manager's Recommended Budget increases the cost of sanitation slightly. The monthly bill paid by the City's residential customers will increase from the current rate of \$17.79 per month to \$18.00 per month. This represents a \$0.21 per month per customer increase, or a fee increase of 1.19%. The FY 2019 revenue projections estimate \$3,235,391 in the Sanitation Fund, which represents an increase from FY 2018 of \$158,527 or 5.15%.

How much more will City Services Cost?

Over the last ten fiscal years, the City's tax rate fluctuated significantly, ranging from a high of \$7.86 per \$1,000 (FY 2014 and 2016) of taxable value to a low of \$6.59/\$1,000 (FY 2009) of taxable value. The average of the tax rate assessed over the course of the last seven fiscal years (2012-2018) is \$7.64/\$1,000 in taxable value. It is important to recognize the tax rate does not necessarily indicate an individual's tax burdens. The tax rate is simply a multiplier used to determine a property owner's proportionate share of property tax liability. It is a fraction of a local government's total property tax collections divided by the total taxable value of that local government unit.

	FY 2018 Adopted Budget	FY 2019 Recommended Budget	Variance
Property Tax	Tax Rate of: \$7.43/\$1,000 tax value	Tax Rate of: \$7.31/\$1,000 tax value	Tax Rate of: -\$0.12/\$1,000 tax value
Median Valued Home of an owner-occupied home: \$163,000 in FY 2018 \$178,000 in FY 2019	\$605.55 <i>annual</i> \$50.46 <i>monthly</i>	\$650.59 <i>annual</i> \$54.22 <i>monthly</i>	\$45.05 <i>annual</i> \$3.75 <i>monthly</i>
Utility Bills			
Average Residential Customer Consumption of:			
Water - 18,000 gallons	\$49.89	\$51.85	\$1.96
Sewer - 8,000 gallons	\$27.27	\$27.67	\$0.40
Sanitation & Recycling	\$17.79	\$18.00	\$0.21
Monthly Total of Property Tax and Utility Bills	\$145.41 <i>monthly</i>	\$151.74 <i>monthly</i>	\$6.32 <i>monthly</i>

Municipal Cost Index

Although the economy is improving on many fronts, the cost of offering public services and programs has also increased. The Municipal Cost Index (MCI) is designed to show the effects of inflation on the cost of providing municipal services.

State and local government officials rely on American City & County's Municipal Cost Index to stay on top of price trends, help control price increases for commodities, make informed government contract decisions and intelligent budget planning. The MCI draws on the monthly statistical data collected by the U.S. Departments of Commerce and Labor as well as independently compiled data to project a composite cost picture. From April 2017 to May 2018, the most recent data available, the MCI has increased 6.8 points or 2.81% to 248.43. The Consumer Price Index increased 2.8% during the same period.

Foregone Balance

Section 63-802 (e) of the Idaho Code states, "...In the case of a non-school district for which less than the maximum allowable increase in the dollar amount of property taxes is certified for annual budget purposes in any one (1) year, such a district may, in any following year, recover the forgone increase by certifying, in addition to any increase otherwise allowed, an amount not to exceed one hundred percent (100%) of the increase originally forgone."

The City Manager's Recommended Budget for FY 2019 does not rely on any portion of the City's foregone balance to support its operational or capital needs. The City's has had a foregone balance since the adoption of the 2009-2010 fiscal year. Over this time, the City's foregone balance has grown to \$2,186,253. Each year the City elected not to take the statutory allowed increase, the foregone balance has increased.

Approval

There is no approval at this point in the process.

Budget Impact:

There are no current budgetary or financial impacts from the conversation. From this process, we will establish the budget for FY 2019.

Regulatory Impact:

There is no regulatory impact.

Attachments: None



Date: Monday, July 30, 2018
To: Honorable Mayor and City Council
From: Jonathan Spendlove, Planning and Zoning Director

ACTION ITEM

Request:

Request for a **Zoning District Change and Zoning Map Amendment** from R-4 to R-4 NCO ZDA for property located at 1122 Washington Street South. c/o Community Council of Idaho, Terrance A Blom (app. PZ 18-0018)

Time Estimate:

Approximately 20 minutes between the applicant and staff.

Background:

N/A

Approval Process:

The applicant is required to present a preliminary review to the Planning and Zoning Commission in which the commission may give suggestions and ask questions of the applicant about the proposed ZDA. A public hearing shall be held before the Commission for a recommendation to City Council. During the Public Hearing with the City Council a decision will be made to: approve the request, approve with conditions, table the request for more information, or deny the request.

Budget Impact:

This project has minimal direct impact to the City Budget.

Regulatory Impact:

Approval of this request will allow deviations from the "Permitted Uses" in the R-4 zone and NCO overlay. See attached Draft ZDA and analysis of this request.

History:

El Milagro has a long history of providing low cost housing options in Twin falls since it was established in the mid 20th century as a migrant camp for transient farm workers. The property established a Head Start early childhood education center in 1989 and has expanded that operation several times over the years.

Analysis:

This is a request to rezone, with a Zoning Development Agreement, the El Milagro Housing Project from R-4 PUD to R-4 & NCO ZDA on property located at 1122 Washington St. S. The current facilities are aging and the Community Council of Idaho (CCI) wishes to redevelop the property to better serve it's residents and the surrounding community as a whole.

The ZDA proposes a low impact commercial element to this project, with the addition of the NCO zone allowing non-profits and other service to be onsite to assist residents and other community members as well as make a private school a permitted use and building a new "Head Start" facility.

The residential development will be updated 4-plexes with garages. CCI also wishes to preserve several older residential buildings to memorialize the history of the site as a migrant camp.

The proposed development is similar to the currently developed density and is complementary to the surrounding neighborhoods.

All access to this property will be from the adjoining Washington Street South arterial Roadway. No vehicle access is shown to any of the surrounding neighborhoods.

The Planning & Zoning Commission unanimously recommended approval of this request on Tuesday, June 26th, 2018.

Conclusion:

If the Council determines the proposed request appropriate, Staff recommends the following condition:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Attachments:

1. PZ18-0018 ZDA CC Staff Report
2. 1 - Vicinity Map
3. 2 - Aerial
4. 3 - Narrative
5. 4 - Draft ZDA
6. 5 - MDP
7. 6 - Elevations
8. 7 - Photos
9. 8 - P&Z 06-26-18 Meeting Minutes



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Jonathan Spendlove

Editor: Jonathan Spendlove

Authored by: Steve O'Connor

Request The Commission's recommendation on a request for a Zoning District Change and Zoning Map Amendment from R-4 PUD to R-4 & NCO ZDA on property located at 1122 Washington St. S. Community Council of Idaho c/o Terry Blom

Application: PZ18-0018

Public Hearing: July 30th, 2018

Analysis

This is a request to rezone, with a Zoning Development Agreement, the El Milagro Housing Project from R-4 PUD to R-4 & NCO ZDA on property located at 1122 Washington St. S. The current facilities are aging and the Community Council of Idaho (CCI) wishes to redevelop the property to better serve it's residents and the surrounding community as a whole.

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History

El Milagro has a long history of providing low cost housing options in Twin falls since it was established in the mid 20th century as a migrant camp for transient farm workers. The property established a Head Start early childhood education center in 1989 and has expanded that operation several times over the years.

Approval Process

The applicant is required to present a preliminary review to the Planning and Zoning Commission in which the commission may give suggestions and ask questions of the applicant about the proposed ZDA. A public hearing shall be held before the Commission for a recommendation to City Council to; amend the zoning district and the zoning map, amend with recommendations or deny the request.

Applicable Regulations or Codes

Per City Code 10-6: Zoning Development Agreements: 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 deviations from city code. The

council may add other requirements they deem appropriate.

Per City Code 10-7-20: Public Hearing

Notice Requirements: The applicant must follow all public notice requirements per state and city regulations.

Potential Impacts

The proposed uses of this ZDA are not anticipated to increase the overall impact on the surrounding properties at full build out. The proposed changes are similar to the current use other than the increase in commercial uses. However, the increase in those services are consistent with the Comprehensive plan and land uses along Washington St. S.

Vehicular impacts will be minimal on surrounding areas, due all access for this project being from Washington Street South.

Conclusion

If the Council determines the proposed request appropriate, you may approve 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.

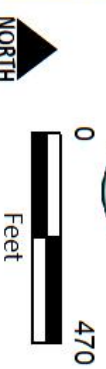
Public Hearing: July 30th, 2018

Attachments

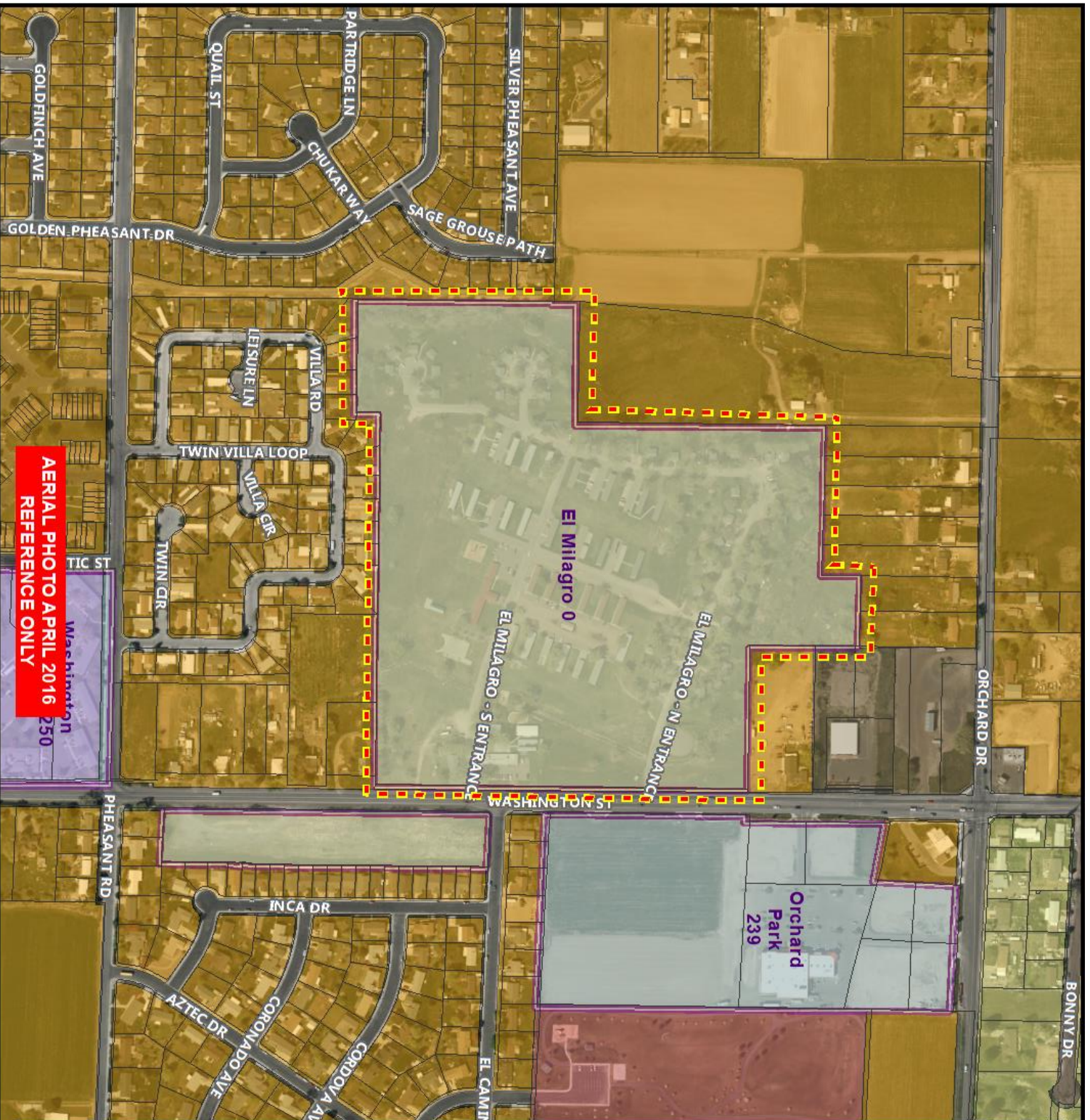
1. Vicinity Map
2. Aerial
3. Narrative
4. Draft ZDA
5. Conceptual Master Development Plan
6. Elevations
7. Photos

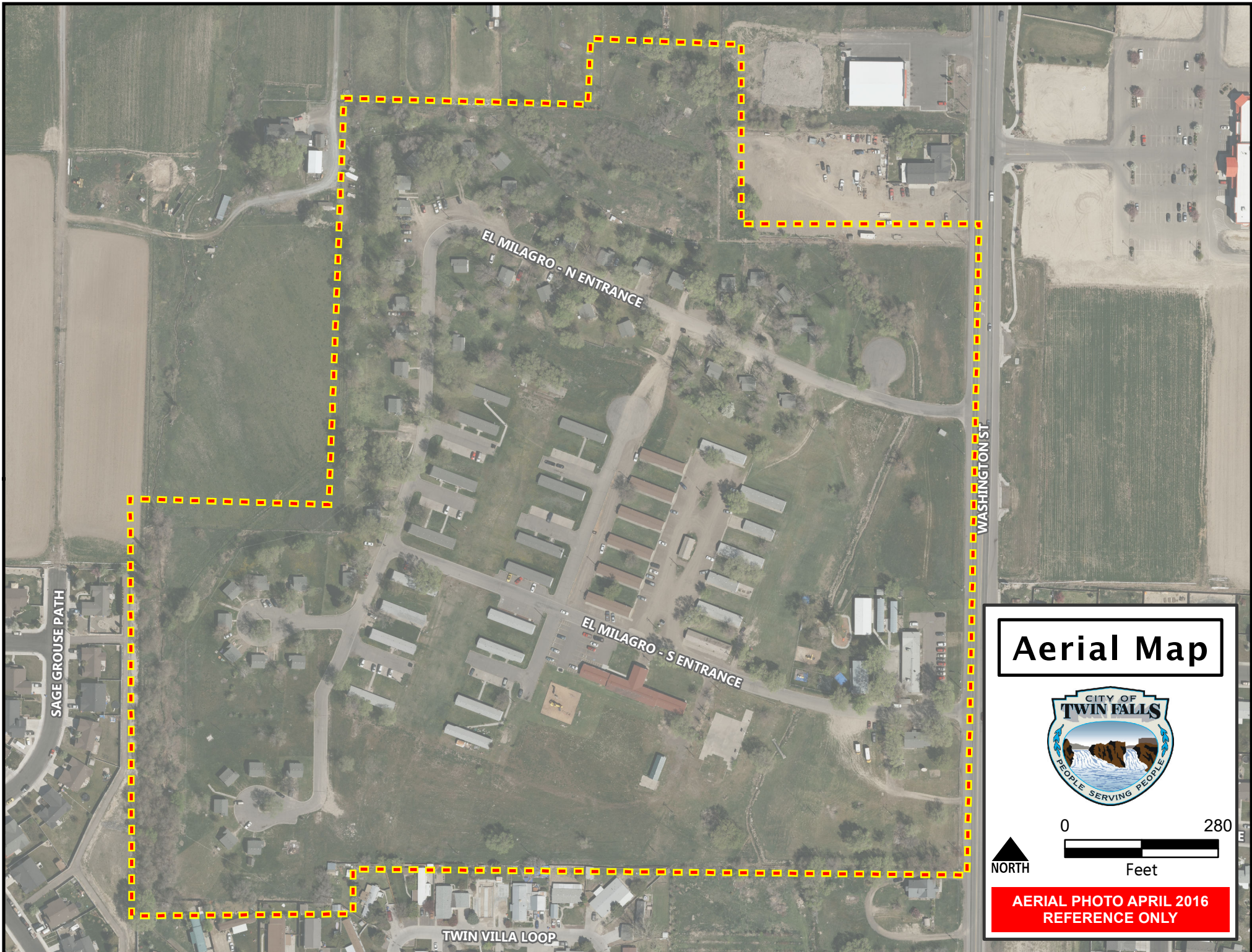
Vicinity Map

-  PUD
 -  C-1
 -  OS
 -  R-2
 -  R-4
 -  R-6
- Current Zoning & Land Use:**
 R-4 PUD; Residential
- Comprehensive Plan:**
 Town Neighborhood &
 Neighborhood Commercial
- Adjacent Zoning & Land Uses:**
- North:**
R-4; Residential
 - South:**
R-4; Residential
 - East:**
R-4 & C-1 PUD, Residential &
Commercial
 - West:**
R-4; Residential

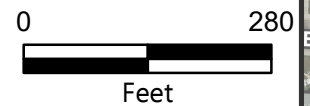


AERIAL PHOTO APRIL 2016
 REFERENCE ONLY





Aerial Map



AERIAL PHOTO APRIL 2016
REFERENCE ONLY



The El Milagro Project

A Multi-use Development of Affordable Multifamily Residential & Non-Profit Community Campus

Application – C - 4

Requested Written Statement

The reason for the request;

The Community Council of Idaho is desiring to develop the property located at 1122 Washington St. S., Twin Falls ID as a multiuse development to include; replacing the existing aging housing with new four-plexes (with garages), an open space/park space, a professional business park for non-profit organizations and possible preservation of two buildings memorializing the farmworker labor and Japanese Internment histories associated with this property. The current zoning provisions on this property are R3 and we will be requesting R4 and Commercial Highway District.

A statement on:

How the proposed zoning change relates to the Comprehensive Plan; and

This development is in line with the City of Twin Falls Comprehensive Plan:

- The Commercial use aligns with the designation of Washington Street South as a “gateway” highway to the City from the Twin Falls Airport to the downtown historic district. It is similar in scale and design to other commercial developments along Washington St. S and the proposed services will complement the existing business community.
- The residential development proposed for the area is similar in density to the current units at the location but the replacement units will improve the quality of the housing and aesthetics of the community. The R4 density is similar to the existing scattered units (which will all be replaced), housing that is proposed by other developers for the eastern side of Washington (adjacent to the El Milagro subdivision) and is complimentary in design and features to the existing housing inventory in the surrounding developments.



The El Milagro Project

A Multi-use Development of Affordable Multifamily Residential & Non-Profit Community Campus

Compatibility with the surrounding area, and

As stated above this development has been designed to be complimentary in density and design with the existing residential and commercial developments surrounding the 40 acres to be developed. It is also being designed to incorporate the “green belt” that is underdevelopment to the east of the property and provide open space/part space which will enhance all of the surrounding neighborhoods.

An explanation of the intended use/development of the property

This development will over the various phases replace all of the existing aging affordable housing units with new primarily four-plex units and possible duplex units (proposed with garages) which will be developed through partnerships with affordable housing developers. Phase 1 will be a Low Income Housing Tax Credit development in partnership with Syringa Development. The Commercial Development will allow for the expansion of non-profit social services on the site which will be open to all of the community. These may include the following CC Idaho services (Migrant & Seasonal Head Start, Employment & Training, Immigration Services, Housing, Health Care and Youth Build. Partners who have expressed interest include Boys & Girls Club TF, YMCA, College of Southern Idaho, Family Medical Clinics, Twin Falls School District, Friends of Minidoka and others.

A list of requested exceptions for specific uses and/or development standard(s)

See the attached development phase by development phase descriptive documents.

List to include detailed & specific list of land uses/development allowances not permitted outright by code

There are no specific items requested that are not allowed by Twin Falls Code.



The El Milagro Project

A Multi-use Development of Affordable Multifamily Residential & Non-Profit Community Campus

NOW THEREFORE:

1. All future development and improvements shall conform to the standards and regulations of the Twin Falls City Code Title 10 – Chapter 4 – Section 5; Residential Medium Density District, and Title 10 - Chapter 4 – Section 21; Neighborhood Commercial Overlay for the area designated on the Master Development Plan as “Phase 3”, or as amended, and all references to other sections therein except for the following:
2. R-4, Residential Medium Density District: Modified as follows;
 - a. R-4 ZDA Zone
 - i. Permitted uses;
 1. Cultural Facilities
 - a. Historic sites and monuments
 - b. Museums, libraries, and art gallery
 2. Parks
 - a. Public Park and playgrounds with crowd attracting facilities
 - b. Park concessions.
 3. Residential
 - a. Management office and community resource building.
 - b. Community clubhouse.
 - c. Dwellings – triplex and fourplex.
 4. Sports Facilities
 - a. Outdoor athletic fields and support facilities, including but not limited to Soccer and Baseball fields.
 5. Transportation:
 - a. Bus facilities, including pickup shelters
 - ii. Property Development Standards
 1. Use of lots: Multiple dwelling units allowed on one lot
 2. Other Site Development Criteria: Private Streets
 - a. Internal streets may be private. Private streets shall meet or exceed City of Twin Falls Master Transportation Plan and subsequent revisions to the Idaho Standards for Public Works Construction for Residential street sections.
 - b. Private street width's, edge to edge of asphalt, shall be thirty-three ft (33'), but may be reduced to thirty feet (30'), however, they shall be posted “No Parking.”
 - c. Curbs, gutters, and sidewalks are not required, however, all residential units shall have access meeting or exceeding the Americans with Disabilities Act standards.
 - d. All private streets shall provide provisions for storm water runoff management.
3. NCO, Neighborhood Commercial Overlay; Modified as follows, and applies only to the area identified as “Phase 3” on the Master Development Plan.
 - a. NCO ZDA Overlay
 - i. Permitted uses;
 1. Medical Facilities:
 - a. Doctor's Office
 - b. Hospital and clinics
 - c. Rehabilitation service



The El Milagro Project

A Multi-use Development of Affordable Multifamily Residential & Non-Profit Community Campus

2. Parks:
 - a. Park concessions
 3. Public Assembly:
 - a. Auditoriums.
 - b. School - private, vocational and/or academic.
 - c. Theater – indoor
 4. Service:
 - a. Professional organizations
 - b. Welfare and charitable facilities
 5. Transportation:
 - a. Bus facilities, including pickup shelters
- ii. Property Development Standards
1. Other Site Development Criteria: Private Streets
 - a. Internal streets may be private. Private streets shall meet or exceed City of Twin Falls Master Transportation Plan and subsequent revisions to the Idaho Standards for Public Works Construction for Residential street sections.
 - b. Private street width's, edge to edge of asphalt, shall be thirty-three ft (33'), but may be reduced to thirty feet (30'), however, they shall be posted "No Parking."
 - c. Curbs, gutters, and sidewalks are not required, however, all commercial units shall have access meeting or exceeding the Americans with Disabilities Act standards.
 - d. All private streets shall provide provisions for storm water runoff management.
4. PROJECT PHASING:
- a. The improvements shall be installed in phases as the developer chooses based upon market demand and the discretion of the developer. The developer shall provide the City with written notification of the timing and scope of each phase or phases contemplated for development. No phase shall be constricted without first meeting the approval of the City for inter-connection of utilities and/ or construction of temporary facilities required to accommodate a particular phase.
 - b. Approval for each phase may be obtained by submission of a technically correct final plat for each phase to the City Council, The designation and location of specific uses on the Master Plan are conceptual and minor changes therefrom shall not provide basis for disapproval of any final plat. There shall be no minimum time and no maximum limit between phases.

The El Milagro Project

A Multi-use Development of Affordable
Multifamily Residential & Non-Profit Community
Campus



Sample Elevations – Housing (Areas 1, 2 & 4)

The El Milagro Project

A Multi-use Development of Affordable
Multifamily Residential & Non-Profit Community
Campus



Sample Elevations – Housing (Areas 1, 2 &4)

The El Milagro Project

A Multi-use Development of Affordable
Multifamily Residential & Non-Profit Community
Campus



Sample Elevations – Commercial Development (Area 3)

The El Milagro Project

A Multi-use Development of Affordable
Multifamily Residential & Non-Profit Community
Campus



Sample Elevations – Commercial (Area 3)



El Milagro Head Start



Housing Unit in Disrepair



Typical Housing Unit



Washington St S Frontage looking W



North Entrance from Washington St S



Twin Falls Planning & Zoning Commission Minutes

Tuesday, June 26, 2018, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Members -

City Limits: Danielle Dawson, Vice-Chair; Craig Hawkins; Gerardo "Tato" Muñoz, Chairman; Ed Musser; Carolyn Bolton; Curtis Hansen; Craig Kelley

Area of Impact: Ryan Higley; David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Chairman Munoz called the meeting to order at 6:00 pm, read the public hearing procedures, confirmed a quorum and introduced staff.

Members Present: Dawson, Hawkins, Munoz, Hansen, Kelley

Staff Present: Cherry, O'Connor, Spendlove, Strickland, Vitek

2) Consideration of Amendments to Agenda

None

3) General Public Input

None

4) Consent Calendar

a) Approval of minutes from the following meeting: 06-12-18

b) Approval of findings of fact for the following meeting: 06-12-18

- Magic Valley Hospital (SUP)
- Epic Shine (SUP)
- Evans, Eric (SUP)
- Tommy's Car Wash (SUP)

Motion:

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

Commissioner Dawson seconded the motion.

Unanimously Approved

5) Items of Consideration

a) Request for the consideration of the **Preliminary Plat** for Addison Springs Subdivision, approximately 12.5(+/-) acres, to develop 5 lots located at the northeast corner of Addison Avenue East & Carriage Lane. c/o Scott Allen, JUB Engineers, Inc. (app. PZ18-0021)

Applicant Presentation:

Scott Allen, JUB Engineers, Inc. representing the applicant, stated this property came through for a ZDA application earlier this year. The preliminary plat is for 5 lots the north 7 acres will be used for townhomes 96 Units on one lot. the 4 lots to the south are commercial and held in trust until development. Phase 1 will be residential, Phase 2 will be commercial. There will be a 96 units, a club house with an on-site manager and approximately half of the units will have covered parking, This development will provide a good buffer between commercial and residential.

Staff Presentation:

City Planner O'Connor reviewed the request on the overhead and stated this is a request for the consideration of the **Preliminary Plat** for Addison Springs Subdivision, approximately 12.5(+/-) acres, to develop 5 lots located at the northeast corner of Addison Avenue East & Carriage Lane.

As per Twin Falls City Code 10-12-2.3: The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plat. If tabled, approval or denial shall occur at the regular meeting following the meeting at which the plat is first considered by the Commission. The action and the reasons for such action shall be stated in writing by the Administrator and forwarded to the applicant. The administrator shall also forward a statement of the action taken and the reasons for such action together with a copy of the approved preliminary plat to the Council for its information and record.

This parcel has been in agricultural use since at least 1950 and likely before then. Development has occurred around it and it was part of the Cedar Park PUD #210, recorded in April 2008. It was recently rezoned with the Addison Springs ZDA, which was recorded June 11th 2018.

This is a request for approval of the preliminary plat of the Addison Springs Subdivision, a proposed mixed use development at the NE corner of Carriage Ln and Addison Ave E. The preliminary plat proposes 5 lots, 4 commercial lots along Addison Ave. E., and 1 residential lot with a multi-family development consisting of 96 residential units.

This Plat complies with City Code in regards to development criteria for the C-1 and R-6 Zoning Districts and the applicable ZDA.

Approval of a preliminary plat does not constitute a commitment by the City to provide water or waste water services. The plat indicates that each lot will be connected to City of Twin Falls water and sewer systems. A guarantee of services comes when the City Engineer signs a will-serve letter after final and construction plans are reviewed

A final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. Only after a final plat has been approved by the City Council and construction plans approved, may the plat be recorded and lots sold for development.

Should the Commission approve the preliminary plat of Addison Springs Subdivision, as presented, staff recommends approval be subject to the following conditions:

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code

requirements and standards.

PZ/Questions & Comments:

- Commissioner Munoz asked about maintenance for the dog park. This facility will have its own maintenance for this area.
- Commissioner Hansen asked about parking requirements.
- Mr. Allen explained a code change that requires more parking based on the number of units has helped to address the parking concerns. This plan meets and exceeds the parking requirement.
- Commissioner Munoz asked about the parking islands.
Mr. Allen explained the parking islands will be landscaped.

Public Hearing: Opened

Gary Nelson, explained he owns property to the east of this property and they have been working with this owner on things that will impact both properties like access into and out of the area. They are working together for solutions.

Public Hearing: Closed

Discussions Followed: Without Concerns

Motion:

Commissioner Dawson made a motion to approve the request, as presented. Commissioner Kelley seconded the motion. All members present voted in favor of the motion.

Approved As Presented With The Following Conditions

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.
- b) Request for the consideration of the **Preliminary Plat** for River Ridge Estates Subdivision No. 5, approximately 6.08 (+/-) acres, to develop 19 lots and 2 tracts located at the southeast corner of Cheney Drive extended and Madrona Street. Norht c/o Tim Vawser, EHM Engineers, Inc. (app. PZ18-0022)

Applicant Presentation:

Tim Vawser, EHM Engineers, Inc. representing the applicant, stated this was a larger part of a previous plat from a different owner. The approval of that plat had expired, this will re-establish the preliminary plat, it will extend Cheney Dr to Madrona Street per the City Transportation Master Plan.

Staff Presentation:

City Planner O'Connor reviewed the request on the overhead and stated this is a request for the consideration of the **Preliminary Plat** for River Ridge Estates Subdivision No. 5, approximately 6.94 (+/-) acres, to develop 19 lots and 2 tracts located at the southeast corner of Cheney Drive

extended and Madrona Street.North.

As per Twin Falls City Code 10-12-2.3: The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plat. If tabled, approval or denial shall occur at the regular meeting following the meeting at which the plat is first considered by the Commission. The action and the reasons for such action shall be stated in writing by the Administrator and forwarded to the applicant. The administrator shall also forward a statement of the action taken and the reasons for such action together with a copy of the approved preliminary plat to the Council for its information and record.

This parcel is the last remaining portion for development for this area. The lots to the south were platted with River Ridge Nos. 3 & 4 in 2003 & 2008 respectively.

This property was part of the original Preliminary Plat for River Ridge. However, due to inactivity that original approval has expired and a new Preliminary Plat is required.

This is a request for approval of the preliminary plat of the River Ridge No. 5 Subdivision, a proposed single-family development located east of Madrona St. and south of Cheney Dr. The proposed development has 19 lots for single family development.

This Plat complies with City Code in regards to development criteria for the R-1 VAR Zoning District.

Approval of a preliminary plat does not constitute a commitment by the City to provide water or waste water services. The plat indicates that each lot will be connected to City of Twin Falls water and sewer systems. A guarantee of services comes when the City Engineer signs a will-serve letter after final and construction plans are reviewed

A final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. Only after a final plat has been approved by the City Council and construction plans approved, may the plat be recorded and lots sold for development.

Should the Commission approve the preliminary plat of River Ridge Estates No. 5, as presented, staff recommends approval be subject to the following conditions:

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.

PZ/Questions & Comments:

- Commissioner Munoz asked about the Cheney Drive extension and the portion that will be built.
- Mr. Vawser explained that they will be building 1/2 of the road.
- Commissioner Munoz asked about driveway access onto Cheney Dr.
- Mr. Vawser explained each lot will have a turn around which is required by city code for

homes along a collector.

Public Hearing: Opened & Closed Without Input

Discussions Followed:

- Commissioner Hansen asked about parking along the half road.
- P&Z Director Spendlove explained there will be two way traffic along this road and no parking along the road.
- Commissioner Munoz explained the turn around driveway meet code but it is still a concern.

Motion:

Commissioner Kelley made a motion to approve the request, as presented. Commissioner Hansen seconded the motion. All members present voted in favor of the motion.

Approved As Presented With The Following Conditions

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.
- c) Request for the consideration of the **Preliminary Plat** for Cedarpark Subdivision No. 11, approximately 6.94 (+/-) acres, to develop 1 lot located along the 200 Block of Meadowview Lane North. c/o Dave Thibault, EHM Engineers, Inc. (app. PZ18-0030)

Applicant Presentation:

David Thibault, EHM Engineers, Inc. representing the applicant, explained the property consists of 6.94 (acres) the plat is proposed to be a single lot designed for multi-family units. They will also be constructing their half of Meadowview Lane North and building it to city standards. They property will be served by City water and sewer, there is an internal storm drainage and retention facilities planned within the development. The property is zoned correctly for the permitted use and meets the criteria for preliminary plat approval.

Staff Presentation:

City Planner O'Connor reviewed the request on the overhead and stated this is a request for the consideration of the **Preliminary Plat** for Cedarpark Subdivision No. 11, approximately 3.51 (+/-) acres, to develop 1 lot located along the 200 Block of Meadowview Lane North.. c/o Dave Thibault, EHM Engineers, Inc. (app. PZ18-0030)

As per Twin Falls City Code 10-12-2.3: The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plat. If tabled, approval or denial shall occur at the regular meeting following the meeting at which the plat is first considered by the Commission. The action and the reasons for such action shall be stated in writing by the Administrator and forwarded to the applicant. The administrator shall also

forward a statement of the action taken and the reasons for such action together with a copy of the approved preliminary plat to the Council for its information and record.

This parcel has been in agricultural use since at least 1950 and likely before then. Development has in vicinity of it and it is part of the Cedar Park PUD #210, recorded in April 2008.

This is a request for approval of the preliminary plat of the Cedar Park No. 11 Subdivision, a proposed multifamily development at the NW corner of Addison Ave E and future Meadowview Ln. The preliminary plat proposes 1 lot with 112 residential units.

This Plat complies with City Code in regards to development criteria for the C-1 Zoning District and the applicable PUD.

Approval of a preliminary plat does not constitute a commitment by the City to provide water or waste water services. The plat indicates that each lot will be connected to City of Twin Falls water and sewer systems. A guarantee of services comes when the City Engineer signs a will-serve letter after final and construction plans are reviewed

A final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. Only after a final plat has been approved by the City Council and construction plans approved, may the plat be recorded and lots sold for development.

Should the Commission approve the preliminary plat of Cedarpark Subdivision No. 11, as presented, staff recommends approval be subject to the following conditions:

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.

PZ/Questions & Comments:

- Commissioner Munoz asked about a park located close to this development.
- City Planner O'Connor explained a parks-in-lieu has been accepted for this development, the most accessible park is Thompson Park.
- Commissioner Munoz asked about pedestrian crossing.
- City Planner O'Connor explained there is a pedestrian crossing located at the intersection signal located at Carriage Lane and Addison Avenue.
- Commissioner Munoz asked about the size of the units and parking
- City Planner explained it appears the units will be 4-plex.
- Commissioner Munoz asked about parking requirements.
- City Planner explained parking is based on the number of bedrooms.
- Commissioner Kelley asked about connections from Addison Avenue East to Meadowview Lane North.
- Assistant City Engineer Vitek explained staff recommended that a half road connection be constructed from Addison Avenue East to Whispering Pine Road.
- Commission Hansen clarified this would allow for two access points.

- Assistant City Engineer Vitek explained that is correct, he also clarified that roadway would only be constructed to the south of the applicants property until development of the adjacent property occurs, at that point the curb, gutter and sidewalk would be installed along this portion of the Meadowview Lane.
- Commissioner Munoz asked about the width of their portion of the road.
- Assistant City Engineer Vitek stated required width for their half of the road is 24'.
- Commissioner Hansen asked about sidewalks around the subdivision.
- Assistant City Engineer Vitek explained there will be sidewalks within the subdivision.
- Commissioner Hansen asked if there will be covered parking.
- Mr. Thibault stated there will not be covered parking, there will be sidewalks along the front of the units with parking in front.
- Commissioner Munoz asked if fire has had a chance to review the plat.
- Mr. Thibault explained the Fire Department is included in the review of the plat.
- Commissioner Hawkins asked about drainage.
- Mr. Thibault explained the low lying sides of the property is northwesterly and the plat has been designed to meet city standards to address drainage and storm water retention, it will also collect a portion of the Meadowview Lane drainage at this location within an easement for maintenance purposes.

Public Hearing: Opened & Closed without Input

Discussions Followed:

- Commissioner Hawkins stated he does not have any concerns.
- Commissioner Munoz explained the biggest issue right now is that the parcel is landlocked.
- Commissioner Hansen is glad to see that there will be a connection from Addison to Whispering Pine Drive to provide additional access to the development.
- Commissioner Dawson thinks that it will be a good buffer to the north if commercial develops along the frontage of Addison Avenue East.
- P&Z Director Spendlove recommended that a condition that requires Meadowview Lane to be constructed from Addison Avenue East to Whispering Pine.

Motion:

Commissioner Dawson made a motion to approve the request, as presented with an additional condition that Meadowview Lane, from Addison Avenue East to Whispering Pine Drive, be constructed prior to occupancy of any building within the development. Meadowview Lane south of the project may be limited to twenty four (24) feet wide, until adjacent development occurs. Design of the roadway to be determined by City Engineer. Commissioner Kelley seconded the motion. Commissioners Dawson, Hawkins, Hansen and Kelley voted to approve the motion. Commissioner Munoz voted against the motion.

Motion to Amend Conditions Passed

Motion:

Commissioner Kelley made a motion to approve the request as presented with the amended conditions. Commissioner Dawson seconded the motion. All members voted in favor of the

motion.

Approved, As Presented, With The Following Amended Conditions

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.
2. Subject to Meadowview Lane, from Addison Avenue East to Whispering Pine Drive, be constructed prior to occupancy of any building within the development. Meadowview Lane south of the project may be limited to twenty four (24) feet wide, until adjacent development occurs. Design of the roadway to be determined by City Engineer.

6) Public Hearings

- a) Request for a **Zoning District Change and Zoning Map Amendment** from R-4 to R-4 NCO ZDA for property located at 1122 Washington Street South. c/o Community Council of Idaho, Terrance A Blom (app. PZ 18-0018)

Applicant Presentation:

Terrance Blom, the applicant, explained the only modification to the original presentation was for sidewalks. They have provided a site plan with the sidewalks for the Commission to review.

Staff Presentation:

P&Z Director Spendlove reviewed the request on the overhead and stated that this is a request for a **Zoning District Change and Zoning Map Amendment** from R-4 to R-4 NCO ZDA for property located at 1122 Washington Street South.

The applicant is required to present a preliminary review to the Planning and Zoning Commission in which the commission may give suggestions and ask questions of the applicant about the proposed ZDA. A public hearing shall be held before the Commission for a recommendation to City Council to; amend the zoning district and the zoning map, amend with recommendations or deny the request.

El Milagro has a long history of providing low cost housing options in Twin falls since it was established in the mid 20th century as a migrant camp for transient farm workers. The property established a Head Start early childhood education center in 1989 and has expanded that operation several times over the years.

This is a request to rezone, with a Zoning Development Agreement, the El Milagro Housing Project from R-4 PUD to R-4 & NCO ZDA on property located at 1122 Washington St. S. The current facilities are aging and the Community Council of Idaho (CCI) wishes to redevelop the property to better serve it's residents and the surrounding community as a whole.

The ZDA proposes a low impact commercial element to this project, with the addition of the NCO zone allowing non-profits and other service to be onsite to assist residents and other community members as well as make a private school a permitted use and building a new

“Head Start” facility.

The residential development will be updated 4-plexes with garages. CCI also wishes to preserve several older residential buildings to memorialize the history of the site as a migrant camp.

The proposed development is similar to the currently developed density and is complementary to the surrounding neighborhoods.

All access to this property will be from the adjoining Washington Street South arterial Roadway. No vehicle access is shown to any of the surrounding neighborhoods.

If the Commission determines the proposed request 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.

PZ/Questions & Comments:

- Commissioner Hansen asked about the setback of the buildings along Washington Street South and is it enough for future widening of the road.
- P&Z Director Spendlove explained that Washington Street South has a centerline setback requirement to ensure buildings are not constructed too close to the right-of-way.
- Commissioner Munoz asked about the intent of the commercial area.
- Mr. Blom explained the commercial area is to provide an area where they can consolidate their services to one location. They have also been working on partnerships with other non-profit organizations that may also be interested in providing services to this area of town.
- Commissioner Munoz asked about average age of the buildings that are there currently.
- Mr. Blom explained they were built in approximately 1942.
- Commissioner Kelley asked about the historic buildings.
- Mr. Blom explained there are two buildings on the property that are original. One is a shower unit and the other is barracks style dormitory that has never been changed. They were also buildings used during the Japanese Internment so they have been in contact with individuals in Minidoka to determine if the buildings can be preserved or if there it can be designated as a memorial or museum.

**Public Hearing: Opened & Closed Without Input
Discussions Followed:**

- Commissioner Hansen explained as an entry way to the city from the airport he thinks this will be a beautiful project.
- Commissioner Munoz explained that he agrees and it is way overdue.

Motion:

Commissioner Kelley made a motion to approve the request, as presented. Commissioner

Hansen seconded the motion. All members present voted in favor of the motion.

7) Upcoming Meeting(s)

- a) July 10, 2018 Public Hearing
- July 11, 2018 Work Session at 12:00 pm **(2nd Wednesday) Cancelled**

8) Adjournment

Chairman Munoz adjourned the meeting at 7:07 pm.

Lisa A. Strickland, Administrative Assistant