



Twin Falls City Council Agenda

Monday, April 15, 2019, 5:00 PM

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

AMENDED AGENDA

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:
 - a) **PRESENTATION:** Telecommunicators Week - Request made by Tami Lauda, Communications Manager
- 4) GENERAL PUBLIC INPUT
- 5) CONSENT CALENDAR
 - a) **ACTION ITEM:** Request to approve the Accounts Payable for April 4 thru April 10, 2019.
By: Amy Luna, Finance Administrative Assistant
 - b) **ACTION ITEM:** Request to approve the April 8, 2019, City Council Minutes.
By: Amy Luna, Finance Administrative Assistant
 - c) **ACTION ITEM:** Request to hold the Dusk to Dawn Trail Runs at Dierkes Lake Park.
By: Sergeant Justin Dimond, Twin Falls Police Department
 - d) **ACTION ITEM:** Request to hold the Easter Church Gathering in the City Park.
By: Sergeant Justin Dimond, Twin Falls Police Department
 - e) **ACTION ITEM:** Request to hold the annual Canyon Rim Classic Soccer Tournament on May 4 and 5, 2019.
By: Sergeant Justin Dimond, Twin Falls Police Department
 - f) **ACTION ITEM:** Request to hold the Lights and Lasers at Shoshone Falls Event on May 15 to 18, 2019.
By: Sergeant Justin Dimond, Twin Falls Police Department
 - g) **ACTION ITEM:** Request to approve the Findings of Fact and Conclusions of Law for David Kemp, c/o EHM Engineers (PZ19-0001)
By: Jonathan Spendlove, Planning & Zoning Director

6) ITEMS OF CONSIDERATION

- a) **PRESENTATION:** Plaque Presentation and Recognition of Service to Cindy Collins, Parks and Recreation Commission.
By: Wendy Davis, Parks & Recreation Director
- b) **INFORMATIONAL:** Update on the Blue Cross of Idaho Foundation Community Transformation grant application
By: Mandi Thompson , Grant and Community Relations Manager, Shawn Barigar, Mayor
- c) **INFORMATIONAL:** Twin Falls Source Water Protection Plan Update
By: Robert Bohling, Water Superintendent

7) GENERAL INPUT/ADVISORY BOARD REPORT/ANNOUNCEMENTS

8) PUBLIC HEARINGS

- a) **ACTION ITEM:** Request for a Special Use Permit to operate a Home Occupation at property located at 1333 Bitterroot Drive on behalf on Carleen M. Duncan. (PZ19-0007)
By: Steve O'Connor, City Planner
- b) **ACTION ITEM:** Request to Vacate platted easements within Canyon Park Subdivision located at the 2000 block of Neilsen Point Place on behalf of Geronimo, LLC c/o EHM Engineers, Inc. (PZ19-0012)
By: Steve O'Connor, City Planner

9) ADJOURNMENT

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

Public Input Procedures

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

Public Hearing Procedures for Zoning Requests

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

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

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

Proclamation

Telecommunicators Week

April 14 – 16, 2019

Whereas, emergencies that require police or fire services can occur at any time; and

Whereas, when an emergency occurs, the prompt response of police officers and firefighters is critical to the protection of life and preservation of property; and

Whereas, the safety of our police officers and firefighters is dependent upon the quality and accuracy of information obtained from citizens who contact the City Communications Center; and

Whereas, public safety emergency communications officers are the first and most critical contact our citizens have with emergency services; and

Whereas, public safety emergency communications officers are the single vital link for our public safety responders by providing them information, actively engaging in and monitoring their activities, and insuring their safety; and

Whereas, public safety emergency communications officers of the City of Twin Falls have contributed substantially to the apprehension of criminals, suppression of fires and treatment of the injured; and

Whereas, each emergency communications officer has exhibited compassion, understanding and professionalism in the performance of their job in the past year;

NOW, THEREFORE, I, Shawn Barigar, Mayor of the City of Twin Falls, do hereby proclaim

Telecommunicators Week

in Twin Falls, Idaho, and urge all City of Twin Falls citizens to join in this observance.



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

Mayor Shawn Barigar

Deputy City Clerk Leila A. Sanchez

Date: April 15, 2019



**Twin Falls City Council
Minutes**

Monday, April 8, 2019, 5:00 PM

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

1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM

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

Absent: None

Staff Present: City Manager Travis Rothweiler, Deputy City Manager Brian Pike, City Attorney Shane Nope, Police Chief Kingsbury, Victim Services Coordinator Kim Burkhalter, Fire Chief Kenworthy, CFO Lorie Race, City Planner Brock Cherry, Parks & Rec Director Wendy Davis, City Engineer Jackie Fields, Planning & Zoning Director Jonathan Spendlove, Public Works Director Jon Caton, Public Information Officer, Human Resource Director Gretchen Scott, Desktop Support Analyst Jeremiah Parent, Finance Administrative Assistant Amy Luna.

Mayor Barigar called the meeting to order at 05:01 PM. A quorum was present.

2) PLEDGE OF ALLEGIANCE

Mayor Barigar invited Boy Scout Troop 65 & 68 to lead all present, who wished, to recite the Pledge of Allegiance to the Flag.

3) PROCLAMATIONS

- a) **Week of the Young Child** - Request made by Patty McFarling, CSI Early Learning Center Coordinator
Mayor Barigar read "*Week of the Young Child*" proclamation and held for Patty McFarling, CSI Early Learning Center Coordinator.
- b) **National Crime Victims' Rights Week** - Request made by Kim Burkhalter, Victim Services Coordinator, Twin Falls Police Department
Mayor Barigar read "*National Crime Victims' Rights Week*" proclamation and presented it to Kim Burkhalter, Victim Services Coordinator, Twin Falls Police Department.

4) GENERAL PUBLIC INPUT: None

5) CONSENT CALENDAR

Mayor Barigar requested that Consent Calendar item (f) be voted on separately.

MOTION Council Member Talkington moved to approve the Consent Calendar items (a-e) as presented. **Council Member Pierce** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

MOTION: Council Member Reid moved to approve Consent Calendar item (f) as presented. **Vice Mayor Boyd** seconded the motion. Roll call vote showed all members present voted in favor of the motion with Mayor Barigar abstaining. 6 - 0 - 1.

- a) **ACTION ITEM:** Request to approve the Accounts Payable for March 28 thru April 3, 2019.
- b) **ACTION ITEM:** Request to approve the Wells Fargo Credit Commercial Card for February 2019.

- c) **ACTION ITEM:** Request to approve the April 1, 2019, City Council Minutes.
- d) **ACTION ITEM:** Request to approve the Alcohol License for MOD Super-Fast Pizza, LLC.
- e) **ACTION ITEM:** Request to approve the Poteet Subdivision No. 2- A Conveyance Plat consisting of 2 lots located at 3567 N. 3100 E., c/o John Root on behalf of Richard Poteet, located at 3567 N. 3100 E. (PZ19-0027).
- f) **ACTION ITEM:** Request to approve the Findings of Fact and Conclusions of Law for Geronimo, LLC c/o EHM Engineers, Inc.

6) ITEMS OF CONSIDERATION

- a) **ACTION ITEM:** Request to grant a waiver for a non-conforming building expansion permit for property located at 2359 Pole Line Road East. (PZ19-0025).
City Planner Brock Cherry made a request to grant a waiver for a non-conforming building expansion permit for property located at 2359 Pole Line Road East. (PZ19-0025).

Discussion ensued on the following: None

MOTION: Council Member Hawkins moved to approve the request to grant a waiver for a non-conforming building expansion permit for property located at 2359 Pole Line Road East, (PZ19-0025). **Council Member Reid** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

- b) **ACTION ITEM:** Request to grant a waiver for a non-conforming building expansion permit for property located at 824 Alturas Drive (PZ19-0030).
City Planner Brock Cherry made a request to grant a waiver for a non-conforming building expansion permit for property located at 824 Alturas Drive (PZ19-0030).

Discussion ensued on the following:

Vice Mayor Boyd: Commented on the thoroughness of this request.

MOTION: Vice Mayor Boyd moved to approve the request to grant a waiver for a non-conforming building expansion permit for property located at 824 Alturas Drive, (PZ19- 0030). **Council Member Talkington** seconded the motion.

Council Member Talkington moved to amend the motion to include a notarized letter from the neighbor to the south of the applicant (Mr. Hall). **Council Member Lanting** seconded the motion. Roll call vote showed all members present voted with Mayor Barigar, Vice Mayor Boyd, Council Members Hawkins, Pierce & Reid voting against and Council Members Lanting & Talkington voting in favor of the motion. Motion failed 2 to 5.

Council Member Hawkins: Spoke against the amendment.

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

- c) **ACTION ITEM:** Request to advance to Step 2 of the Community Center Feasibility Study.
Parks & Recreation Director Wendy Davis made a request to advance to Step 2 of the Community Center Feasibility Study.

Discussion ensued on the following:

Council Member Reid: Asked about the "Self Supporting" Concept.

Council Member Hawkins: How can they get a copy of the presentation? Thanked the committee for their presentation.

Mayor Barigar: Thanked the committee for their presentation and spoke in favor of this project moving forward.

Vice Mayor Boyd: Thanked the committee for their presentation and spoke in favor of this project moving forward.

Council Member Pierce: Spoke in favor of this project moving forward.

Council Member Lanting: Spoke in favor of this project moving forward.

Council Member Reid: Approval of this tonight is to move to Stage 2 and not to approve the finances of this project. Is in favor of moving to step #2.

Council Member Talkington: Spoke against this project. Will not be voting in favor of this project moving forward.

Vice Mayor Boyd: Spoke about the Fire Station and safety being important and going to vote. This project not being an "either/or" project and being out there in the future.

Council Member Hawkins: Spoke in favor of the path that this project is/has been taking.

Council Member Pierce: Clarified that there are no additional costs to go forward.

MOTION: Council Member Pierce moved to approve the request to advance to Step 2 of the Community Center Feasibility Study. Council Member Hawkins seconded the motion. Roll call vote showed all members present voted, with Council Member Talkington voting against. 6 to 1.

- d) **ACTION ITEM:** Request to accept a pavement marking (striping) plan for Shoshone Street between 2nd. Ave N/E and 6th Ave. N/E
City Engineer Jackie Fields made a request to accept a pavement marking (striping) plan for Shoshone Street between 2nd Ave N/E and 6th Ave N/E.

Discussion ensued on the following:

Council Member Lanting: Asked for clarification on what is being presented and options for further down Shoshone.

Council Member Talkington: Spoke about the average speed on Shoshone.

City Manager Rothweiler: Spoke about the process of this proposal.

Public Works Director Caton: Spoke about being able to see the lines on Shoshone and the parking in front of the Courthouse.

Council Member Hawkins: Spoke about the concerns of the increased speed. Spoke about not being in favor of preserving the parking along this route. Asked about the condition of this section of road and getting it taken care of. Spoke in favor of having 5 lanes and doing it right once.

City Manager Rothweiler: Made a clarification on what is being asked of the council. **Vice Mayor Boyd:** Spoke in favor of going to 5 lanes in this section and taking care of the road once.

Council Member Reid: Spoke about the citizens not liking the current striping. Spoke in favor of the five lanes in this section.

Council Member Lanting: Spoke about parking alternatives.

Council Member Talkington: Spoke about the parking at the Library.

Council Member Pierce: Spoke about the possible increased speed limit. Spoke about the flashing light that notifies you that you are exceeding the speed limit.

Council Member Lanting: Spoke about raising (or not) the speed limit along with the five lanes.

Mayor Barigar: Spoke about the pros/cons of getting rid of the parking spaces and going to the five lanes.

Council Member Hawkins: Spoke in favor of the 35 mph speed limit. Is in favor of moving forward with the striping plan and addressing the speed limit at another time.

MOTION: Council Member Talkington moved to approve the request to accept a pavement marking (striping) plan for Shoshone Street between 2nd Ave N/E and 6th Ave N/E to five lanes. **Council Member Pierce** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

- e) **ACTION ITEM:** Review, Discussion, and Action on the automatic increase to Impact Fees for calendar year 2019.

***Planning & Zoning Director Jonathan Spendlove** presented a review, discussion and action on the automatic increase to Impact Fees for calendar year 2019.*

Discussion ensued on the following:

Vice Mayor Boyd: Spoke in favor of letting the fee naturally increase by the 1.9%.

Council Member Talkington: Spoke in favor of letting the fee naturally increase.

Mayor Barigar thanked Mr. Spendlove for his presentation and verified that the fee will increase naturally by 1.9%.

- f) **ACTION ITEM:** Street Reserves Project Update & Upcoming Projects

***Public Works Director Jon Caton** made a Street Reserves Project Update & upcoming Projects report.*

Discussion ensued on the following:

Council Member Talkington: Asked for clarification on the percentages. **Council**

Member Pierce: 5th to 2nd of Shoshone clarification for the overlay. **Mayor Barigar:**

Asked for clarification of the Canyon Springs Rock Fall.

Council Member Hawkins: Asked about some of the other projects that are being looked at and how they are progressing.

Council Member Reid: How soon would the Shoshone Street project be done?

MOTION: Council Member Talkington moved to approve the use of \$3.21 Million for additional

Street projects from Street Reserves as presented. **Council Member**

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

7) GENERAL INPUT/ADVISORY BOARDREPORT/ANNOUNCEMENTS

Council Member Reid spoke about the Teacher of the year.

8) PUBLIC HEARINGS

9) ADJOURNMENT

The meeting adjourned at 07:22 PM



Date: Monday, April 15, 2019
To: Honorable Mayor and City Council
From: Sergeant Justin Dimond, Twin Falls Police Department

ACTION ITEM

Request:

ACTION ITEM: Request to hold the Dusk to Dawn Trail Runs at Dierkes Lake Park.

Time Estimate:

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

Background:

David Tarkelson, representing Goldstone Ultra Running LLC, has submitted a Special Event Application requesting to hold the Dusk to Dawn Trail Runs at Dierkes Lake Park. This event will take place Friday and Saturday, June 28 and 29, 2019. The races will start at 6:00 p.m. on Friday night and will end at 6:00 a.m. on Saturday morning.

The Dusk to Dawn Trail Runs are races that will take place on the trail system that encircles Dierkes Lake. The start and finish lines of the race will be set up on the grassy area of Dierkes Lake Park. There will also be a booth set up at that location that will function as the event's base of operations.

The race will consist of multiple categories and events for individual and team competitions utilizing the 2.3-mile trail system that encircles Dierkes Lake. The categories include a 12-hour solo and team run, a six (6)-hour solo run, a one (1)-lap fun run, and a six (6)-lap ultra-half marathon. To optimize the running experience, the organizers will limit the participation in the event to 300 runners.

Participants will be encouraged to carpool to the event to help alleviate parking issues. A shuttle will be provided to take participants from designated parking areas to the event.

Organizers have provided the necessary insurance for the event. No alcohol will be served.

It should be noted this is the second year for this event at this location.

Approval Process:

Consent of the Council

Budget Impact:

Twin Falls Department Staff does not feel there is a need for the Twin Falls Police Department to provide security; therefore, there is no anticipated 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 Dusk to Dawn Trail Runs event based on the information provided.

Attachments:

None



Date: Monday, April 15, 2019
To: Honorable Mayor and City Council
From: Sergeant Justin Dimond, Twin Falls Police Department

ACTION ITEM

Request:

ACTION ITEM: Request to hold the Easter Church Gathering in the City Park.

Time Estimate:

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

Background:

Bryan Bacon, representing the Church, located in Twin Falls has submitted a Special Event Application for the 2019 Easter Church Gathering in the City Park . This event will be held in the City Park on Easter Sunday, April 21, 2019. The worship service will start at 10:00 a.m. and conclude at approximately 11:30 a.m.

This event will take place primarily in the band shell area of the park and is expected to have less than 200 people in attendance. There will be amplified sound in the form of a church worship service, to include speaking and live music.

There will be refreshments provided to attendees by event organizers following the worship service. The event organizers will be responsible for cleanup within the park and other areas affected by the event.

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.

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 Easter Church Gathering 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, April 15, 2019
To: Honorable Mayor and City Council
From: Sergeant Justin Dimond, Twin Falls Police Department

ACTION ITEM

Request:

ACTION ITEM: Request to hold the annual Canyon Rim Classic Soccer Tournament on May 4 and 5, 2019.

Time Estimate:

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

Background:

The annual Canyon Rim Classic Soccer Tournament is scheduled to be held on May 4 and 5, 2019, at the Sunway Soccer Complex, Canyon Ridge High School, and Robert Stuart Middle School. This soccer tournament is anticipated to bring approximately 120 to 150 soccer teams from the surrounding region to the City of Twin Falls.

The event will be headquartered at the Sunway Soccer Complex where there will be multiple food vendors and apparel vendors. Additionally, there will be special tents set up for medical treatment (provided by St. Luke's of Magic Valley) and also for volunteers and referees.

Event organizers have arranged for additional dumpsters, trash receptacles, and portable toilets to be provided at all three locations. They have also arranged for the trash to be emptied throughout the event.

Attendees will be encouraged to carpool to the event, as parking at the soccer complex may be limited. Arrangements have been made by the organizers to utilize the Xavier Charter School parking lot for overflow.

In previous years, there have been significant traffic issues caused by the illegal parking of attendees. The event organizers have worked with city officials in an attempt to remedy these parking issues. As part of the event traffic plan, a Twin Falls Police Department Officer will be assigned to enforce parking laws and, if necessary, tow vehicles. The overtime expense for the Officer is estimated at \$1,281.00 and will be paid by the event organizers.

No alcohol or fireworks will be allowed at this event.

Approval Process:

Consent of the Council

Budget Impact:

One Twin Falls Police Officer will work this event with the organizers paying for that expense. Therefore, there will be no budget impact to the City.

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 Canyon Rim Classic Soccer Tournament based on the information provided.

Attachments:

None



Date: Monday, April 15, 2019
To: Honorable Mayor and City Council
From: Sergeant Justin Dimond, Twin Falls Police Department

ACTION ITEM

Request:

ACTION ITEM: Request to hold the Lights and Lasers at Shoshone Falls Event on May 15 to 18, 2019.

Time Estimate:

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

Background:

Melissa Berry, representing Southern Idaho Tourism, has submitted a Special Event Application requesting to hold the Lights and Lasers Event at Shoshone Falls Park on May 15 to 18, 2019. This event will take place from 8:53 p.m. (official sunset) until approximately 11:00 p.m. on all four days.

Southern Idaho Tourism has requested to hold the Shoshone Light Event, which will be open to the public with the purchase of an admission ticket. The event consists of a 20 to 25-minute laser light show which is choreographed to family-friendly DJ operated music. There will be bleachers brought into the park to allow for elevated seating for optimal viewing of the event. Platform viewing of the event will also be available for an additional cost. Attendance will be limited to 1,500 people each night of the event.

There will be food and drink available for purchase from local vendors. Alcohol will not be served at this event.

To alleviate parking concerns, there will be no public parking allowed in Shoshone Falls Park for this event. Exceptions may be made for patrons with special needs. The organizers have arranged for attendees to use the church parking lot located at 4002 North and 3300 East. Buses will be utilized to transport attendees to and from the event from that location.

Organizers of the event will staff a booth for lost children where emergency medical services will also be stationed. In addition, the event organizers have contracted with a private security company to help monitor safety on the Canyon Rim Trail. There will be two (2) Twin Falls Police Department Officers on location during the event, as well as a four-man rope, rescue team from the Twin Falls Fire Department. The organizers have agreed to pay for the expense of the city services.

Approval Process:

A majority vote of the City Council is needed to approve the event.

Budget Impact:

There will be two (2) Officers from the Twin Falls Police Department and four (4) Firefighters from the Twin Falls Fire Department on location for the duration of the event. The cost for these city services is estimated to be \$2,820. The event organizers have agreed to pay for these services; therefore, there is no budget impact on the city.

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 Lights and Lasers at Shoshone Falls Event based on the information provided.

Attachments:

None



BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:

Vacation Application,

Dr. David Kemp
c/o EHM Engineers, Inc.

Applicant(s)

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

This matter having come before the City Council of the City of Twin Falls, Idaho on **April 1, 2019** for public hearing pursuant to public notice as required by law for Vacation of an undeveloped portion of Bolton Street right of way located north of 202 Caswell Avenue West and the City Council of the City of Twin Falls having heard testimony from interested parties and being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has applied for Vacation of an undeveloped portion of Bolton Street right of way located north of 202 Caswell Avenue West.
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following dates: **March 14, 2019 and March 21, 2019.**
3. The property is designated as **Neighborhood Commercial** in the duly adopted Comprehensive Plan of the City of Twin Falls.
4. The existing neighboring land uses in the immediate area of this property are: to the north, **Residential**; to the south, **Residential**; to the east, **Residential** and to the west, **Residential**.

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

CONCLUSIONS OF LAW

1. The application for Vacation of an undeveloped portion of Bolton Street right of way located north of 202 Caswell Avenue West is consistent with the purpose of the **R-4** Zone, and is not detrimental to any of the outright permitted uses or existing special uses in the area.

2. The proposed use is consistent with the provisions of the Comprehensive Plan and Zoning Ordinance of the City of Twin Falls, and in particular Sections 10-1-4, 10-1-5, 10-16, Twin Falls City Code.

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

4. The application for Vacation of an undeveloped portion of Bolton Street right of way located north of 202 Caswell Avenue West should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls.

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

DECISION

1. The application Vacation of an undeveloped portion of Bolton Street right of way located north of 202 Caswell Avenue West is hereby granted.

2. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls.

MAYOR - TWIN FALLS CITY COUNCIL

DATE

Exhibit No. A

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to a City Engineer and Fire Marshal approved permanent Public access easement to replace Temporary Cul-d-sac agreement r-D 634.
3. Subject to a fifteen foot wide utility easement centered on any future water pipe for city water infrastructure as approved by the City Engineer.

APPLICATION #: **PZ19-0001**



Date: Monday, April 15, 2019
To: Honorable Mayor and City Council
From: Wendy Davis, Parks & Recreation Director

PRESENTATION

Request:

PRESENTATION: Plaque Presentation and Recognition of Service to Cindy Collins, Parks and Recreation Commission.

Time Estimate:

Presentation will take approximately 5 minutes. Allow some time for comments and photo opportunity.

Background:

Cindy Collins was appointed to the Parks and Recreation Commission in April of 2016. She served three years on the Commission, two of those as Chairperson. She brought a wealth of knowledge to the Commission through her years of living, working, raising her family and owning businesses in the community. Under her leadership, the Commission tackled establishing priorities through the Parks and Recreation Master Plan, worked through aquatic fee structures and youth program fees, and set parameters for park plans for Cascade Park, Dierkes Lake Park, and Harmon Park.

Approval Process:

N/A

Budget Impact:

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends council recognize Cindy for her dedication and leadership.

Attachments:

None



Date: Monday, April 15, 2019
To: Honorable Mayor and City Council
From: Mandi Thompson, Grant and Community Relations Manager,
Shawn Barigar, Mayor

INFORMATIONAL

Request:

INFORMATIONAL: Update on the Blue Cross of Idaho Foundation Community Transformation grant application

Time Estimate:

10 minutes for presentation

Background:

The City of Twin Falls elected to apply for a Community Transformation Grant through the Blue Cross Foundation of Idaho. The process involved both a grant application and an on-site visit with the Executive Director of the Foundation and several key staff.

The Community Transformation Grant was designed to support community partnerships that focus on improving health conditions for youth in Idaho communities.

The health of communities depends on multiple factors; successful applicants are committed to working together to co-create sustainable solutions. The goal is to develop a community partnership that encourage healthy eating and physical activity.

Approval Process:

N/A

Budget Impact:

N/A

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Attachments:

1. Community Transformation Grant_City of Twin Falls, Idaho

City Information

City of Twin Falls, Idaho
203 Main Ave. East, Twin Falls, Idaho 83301

Contact Information

Mandi Thompson
(208) 735-7237
mthompson@tfid.org

1. What is your city best known for?

Twin Falls is located directly adjacent to the Snake River Canyon in south central Idaho. Shoshone Falls, known as the Niagara of the West, is minutes from the city center. In addition, outdoor recreation opportunities abound, from mountain biking at Auger Falls to rock climbing at Dierke's Lake to paddle boarding and kayaking in the Snake River below the Perrine Bridge. There are also miles of walking and biking trails along the Snake River canyon and Rock Creek that enhance the outdoor opportunities of Twin Falls.

2. Name and Biography of the Mayor

Shawn Barigar is the Mayor of Twin Falls, first serving from January 2016-December 2017 and re-elected to another two-year term in January 2018. He served previously on the Twin Falls City Council from 2004-2007, 2012-2016, and was elected to a third term which began in January 2016.

In addition to serving as Mayor, Shawn is the President and CEO of the Twin Falls Area Chamber of Commerce, a business organization of more than 810 members with a mission to enhance the economic vitality and quality of place throughout Southern Idaho. Over his more than 14-year tenure, the Chamber has strengthened partnerships with local and state governments, economic development organizations, business leaders, and citizens to drive business expansion, industrial recruitment, job creation, and community building. He was a member of the community team for the recruitment of Chobani's one-million-square-foot yogurt production facility to Twin Falls as well as Clif Bar & Company's first owned and operated bakery, a 275,000 square-foot facility which opened in spring 2016 and created 200 jobs.

Shawn began a second three-year term on the Idaho Travel Council in January 2019, appointed by Idaho Governor C.L. Butch Otter, representing the South Central Idaho region. The Council works within the Idaho Department of Commerce to drive expansion of Idaho's tourism industry and to promote visitation to the State.

Shawn is a graduate of the University of Idaho with a bachelor's degree in Telecommunications. He spent his earlier career working in broadcast journalism and public relations.

Shawn is a fifth-generation native of the Southern Idaho area now working and living about 25 miles from where his ancestors first cleared sagebrush and helped to transform the high desert into one of the world's most prosperous agriculture regions.

3. Does your City have a comprehensive plan? When was it last updated?

Yes, the City of Twin Falls has a Comprehensive Plan – Grow With Us. It was last updated in 2016.

4. How does your comprehensive plan address community health needs?

The 2016 City of Twin Falls Comprehensive Plan, Grow With Us, addresses health needs of the community in a variety of ways. Healthy Communities should not only be looking at, and planning for, the physical health of its residents, but also at the mental, social, and financial health of its residents. The 2016 Plan, Grow With Us, lists multiple physical health goals and initiatives aimed at maintaining and expanding our public parks and trails systems (Parks and Recreation Goal 1 and 2). The Plan also includes goals and initiatives to accomplish a broader mix of housing types aimed at bringing workforce housing closer to the places of employment, recreation, schools, doctors' offices, and other essential daily services which help address the mental, social and financial health of our residents (Land Use Goals 3 and 5, Community Character Goal 3, Housing Goal 1). Lastly, The Plan lists goals to improve the connectivity of people to those essential daily services through increased frequency and quality of pedestrian and bicycle facilities. (Public Facilities Goal 2).

5. Does your City have a Youth Council?

Yes

6. What is the Mayor's interest in youth wellness and commitment to community health?

As Mayor of Twin Falls, Shawn Barigar works to reflect community interests and to provide leadership that brings together resources to achieve shared goals. With the adoption of the City Strategic Plan in 2012, community sentiment focused on a "Healthy Community" as one of the key focus areas for the City of Twin Falls. Through a series of community outreach activities the plan developed goals, initiatives, and objectives to positively impact community health. This plan was updated in 2018. Mayor Barigar, along with the City Council and City Leadership, use the Strategic Plan as a road map when prioritizing programs, projects, and policies to achieve community goals. The goal of the Healthy Community focus area is that "the city will be an effective partner in a broad-based focus on community health." Mayor Barigar is an advocate for community development that includes providing facilities, programs, and services to support healthy lifestyles. On a personal level, Mayor Barigar has been involved in the Mayor's Walking Challenge for the past 3 years. The connection to youth has been an inspiration to him to improve his own health habits as well as to be a role model to young people encouraging physical activity and healthy nutrition.

7. What is your City's leadership view on impacting the well-being of youth in the community?

The City of Twin Falls is committed to positively impacting the health and well-being of all of its citizens, including its youth. The current 2030 Strategic Plan is divided into eight focus areas, one of which is Healthy Community. The inclusion of an entire section of the city's vision for the future dedicated to health is evidence of the commitment of leadership to this subject.

Furthermore, this document guides the allocation of resources in the city budget, and allows for distinct and tangible progress towards specific health-related goals. While the plan does not specify youth directly, the importance placed on youth recreation programs, the expansion and improvement parks and green space, and opportunities to develop new and innovative programming illustrate the importance of healthy youth. City leaders see the importance of impacting both youth and adult health, and the need to ensure that whatever is being offered to kids is also available to their parents, grandparents, etc. A healthy community overall means healthy youth as well.

8. What youth health initiatives have been undertaken to date to serve the needs and concerns of your community? Examples might include health education initiatives, drug-free schools, literacy campaigns, etc.

The Mayor of Twin Falls and the Twin Falls School District have been participating in the Mayor's School Walking Challenge for several years, taking the entire month of October to walk with kids and encourage physical activity.

The Twin Falls Police Department continues to promote the dangers of drugs and vaping in the school system, and are currently working with the school district to provide informational forums for parents and students on the dangers of prescription medication and vaping.

9. If applicable, what initiatives related to nutrition or physical activity have been undertaken to date to improve the health of your community?

City of Twin Falls, CSI, St. Lukes and the YMCA of the Magic Valley, came together to establish Activate Magic Valley. The intent of the group was to find a way to encourage a healthy and active lifestyle in the community. Get Moving Day, a health fair and informational event was held for three years, and promoted the many ways individuals could get moving and physically active. These were held in conjunction with the Twin Falls Parks and Recreation Cabin Fever Day, and were very well attended. Unfortunately, the initiative never found a permanent sponsor and several of the members of the group were unable to continue with their leadership role. As a result, participation dwindled. This initiative could be an excellent springboard for grant activities, both community-wide and in the schools.

The Twin Falls Parks and Recreation Department and Southern Idaho Tourism have been working together for several years to promote activities near Twin Falls that are outdoors and involve some level of physical movement. The idea is to encourage the community to get to know what the area has to offer and be outside.

One of the partners in this application, MaVTEC, sponsors five events each year. These events, which include walks/runs/relays and cycle events, double as opportunities for the community to be active and also to raise funds for trail construction and maintenance. The popularity of the events grows each year and are some of the largest health-related community events in Twin Falls.

10. How strong is your relationship with the following?

	Not Strong	Somewhat Strong	Strong	Very Strong
School District	☐	☐	☐	☒
Non-profits	☐	☐	☒	☐
Chamber of Commerce	☐	☐	☐	☒
Business community	☐	☐	☒	☐
Residents	☐	☐	☒	☐

11. Has your city ever partnered on a project with any of the entities listed above? If so, please provide details of the partnerships.

YES ☒
NO ☐

The City of Twin Falls recognizes that strong community partnerships are key to lasting change. Some of the most successful collaborations that have impacted health in Twin Falls are the result of these community partnerships with business, non-profits, the school district and even individual residents.

In 2016, the City partnered with First Federal Bank to build the first fully accessible playground and splashpad in Twin Falls. This project has had an immense impact on the ability of children and families of all ability levels to enjoy the outdoors while engaging in fun, physical activity. The City's longstanding partnership with MaVTEC (Magic Valley Trail Enhancement Committee) has resulted in several improvements to the Canyon Rim Trail since 2014. In 2017, MaVTEC and the business community partnered to raise funds to purchase land along the canyon that allowed for an important connection of the trail system. This effort, along with an agreement between the City and a private citizen in 2018 led to the full completion of the trail, which now runs over 8 miles along the rim and is an asset to the entire community.

The Mayor's Walking Challenge has become a favorite fall activity, as Mayor Barigar has committed himself to walking with students at every elementary school in the city. His commitment to this project has resulted in year-round programs at several schools and the completion of a walking track at one school.

A citizen's committee is currently working with city leadership to determine the viability of a recreation center in Twin Falls. This committee is tasked with not only assessing possible programming for the center, but also funding mechanisms, revenue plans, and site location.

12. Should your City be chosen as a Community Transformation grant recipient, a formal partnership will be established to spearhead the programs and projects undertaken through

this grant. Are there any individuals in the public, private, or non-profit sectors who have been active and demonstrated interest in improving health in your community already? If so, please identify these individuals and other others who might be key players to include in the partnership.

Jaime Tigue, MaVTEC

Kyli Gough, St. Luke's Magic Valley

Twin Falls School District (Dr. Brady Dickinson, Eva Craner, Bill Brulotte)

College of Southern Idaho (Todd Schwartz)

Business community (Chobani, Clif Bar, Glanbia, Plant Therapy, First Federal, Idaho Central Credit Union)

Janice Seagraves Foundation

13. What else would you like us to know about your community?

The City of Twin Falls is committed to establishing and maintaining partnerships in order to further enhance our strategic vision for the citizens and the community. This commitment is evident in our ability to leverage private funds to enhance the health and wellness of our citizens. The Twin Falls City Council is committed to a healthy community and will continue to support programs, services and capital projects to enhance access and increase wellness.

14. If awarded, what impact do you hope to create with these grant funds?

The City hopes to have been able to leverage the funds from this program and our existing relationship with key partners and stakeholders to expand our ability to create quality programs and projects that will have a lasting impact on the community.



Date: Monday, April 15, 2019
To: Honorable Mayor and City Council
From: Robert Bohling, Water Superintendent

INFORMATIONAL

Request:

INFORMATIONAL: Twin Falls Source Water Protection Plan Update

Time Estimate:

15-20 Minutes plus time for Council input and questions.

Background:

Drinking Water Protection is a voluntary program implemented at the local level. The purpose of a Drinking Water Protection Plan is to prevent contamination of ground water that supplies community drinking water. Because the City uses ground water for 100% of its drinking water supply, protection of this resource is critical to the health and welfare of the residents. Drinking Water Protection includes monitoring and coordinating compatible land use that occurs within the area overlying the aquifer from which the wells draw water.

The City of Twin Falls developed their first Drinking Water Source Protection Plan in 2002 and adopted it a year later, see attached Certified Plan. The plan is now almost 17 years old and the City is in the process of adding a new wellhead, South Well #5; so, the plan needs to be updated.

Reviewing and updating the plan will require a committee appointed by the council. The previous committee had City Staff, a Council member, 7 Twin Falls Residents and the Jerome County P&Z Administrator. Technical Assistance was provided by Idaho Dept. of Environmental Quality (IDEQ), Idaho Department of Agriculture and Idaho Rural Water Assoc. (IRWA). The City will need to coordinate and collaborate closely with DEQ, South Central Health and local county planning and zoning areas.

Approval Process:

N/A

Budget Impact:

Regulatory Impact:

Having a Drinking Water Source Protection Plan is a voluntary program; however, it is highly recommended. Benefits of having a Source Water Protection Plan are having an idea of potential risks to the system from hazards or contamination, and eliminating or reducing them before contamination occurs. Furthermore, in the future, this plan will be required in order to participate in State Grants and/or the State Revolving Fund.

History:

N/A

Analysis:

N/A

Conclusion:

Staff wanted to update Council on the need to update the plan AND to ask for input on selecting and advertising for committee candidates. After Council provides input and direction, Staff will then find eligible candidates to bring before Council for potential appointment to this committee.

Attachments:

1. Twin Falls Certified Source Water Protection Plan DWPP Final Draft 11-5-02

DRINKING WATER PROTECTION PLAN
FOR THE
CITY OF TWIN FALLS

PWS # 5420058



REVIEW AND UPDATE BI-ANNUALLY

Date Reviewed	Reviewed By	Comments (attach additional document as needed)

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1.0 INTRODUCTION

Drinking Water Protection is a voluntary program implemented at the local level (Note 1). The City of Twin Falls has developed this Drinking Water Protection Plan to outline the process that will be used to help prevent contamination of ground water that supplies the community drinking water. Because the City of Twin Falls uses ground water for 100 percent of its drinking water supply, protection of this resource is critical to the health and welfare of the residents. Drinking Water Protection will help protect this resource from ground water contamination by monitoring land use that occurs within the area overlying the aquifer from which the wells draw water.

NOTE 1: The term “Drinking Water Protection” is the same as Wellhead Protection for ground water sources of drinking water and Source Water Protection for ground water and surface water sources. The term “Drinking Water Protection” will be used throughout this Plan and is synonymous with Source Water/Wellhead Protection.

Many materials such as pesticides, fertilizers, organic chemicals, and human and animal wastes can contaminate ground water. The degree of contamination depends on many factors including; soil characteristics, volume of contaminant, contaminant properties, climate and ground water flow. Once ground water becomes contaminated it is difficult and expensive to clean up. A public water system that is supplied by an aquifer that has become contaminated will probably be required to do additional monitoring and may need to install water treatment equipment or find a new source of drinking water. The most cost-effective approach is to prevent contamination before it occurs, rather than attempting to remedy contamination problems after they have occurred.

1.1 Drinking Water System

The City of Twin Falls drinking water system is a community system that serves approximately 36,000 people through 12,000 connections.

The drinking water system consists of ten ground water sources, six south of the Snake River (Southern Wells) and four north of the Snake River in Jerome County (Blue Lakes Wells).

1.1.1 Southern Wells

The six southern wells include Hankins Rd. well #1, Hankins Rd. well #2, and Well #1, Well #2, Well #3 and Well #4. The two Hankins Rd. wells are located near the southeast reservoir and are manifolded together. Wells #1-4 are located near the south reservoir and are also manifolded together. The sample locations for the six wells are located at the two manifolds. Consequently, any chemical detections recorded for the south reservoir manifold apply to Wells #1-4, while detections recorded for the southeast reservoir manifold apply to the two Hankins Rd. wells.

1.1.2 Blue Lakes Wells

The four northern Blue Lakes wells are also manifolded together. The sample location for the four wells is located at a manifold. Any chemical detections recorded for the manifold applies to all four wells.

1.2 Drinking Water Protection Steps

The City of Twin Falls prepared this Drinking Water Protection Plan in accordance with the Idaho Source Water/Wellhead Protection Plan, and followed the 5-step process for Source Water/Wellhead Protection. These five steps are:

- Step 1: Form a community planning team
- Step 2: Delineate the land area to be protected
- Step 3: Identify potential sources of contamination
- Step 4: Manage the Drinking Water Protection Area
- Step 5: Plan for the future

This plan was developed during Summer of 2002 with technical assistance from the Idaho Rural Water Association and the Idaho Department of Environmental Quality, Twin Falls Regional Office.

1.3 Drinking Water Protection and Source Water Assessment

Source Water Assessment involves two of the five Drinking Water Protection steps discussed above. These two steps are delineation (Step 2 above) and contaminant inventory (Step 3 above). An additional Source Water Assessment step includes a susceptibility analysis, which helps identify contaminant threats to the system by evaluating land use, contaminant sources, well construction, and hydrologic conditions such as geology and soil type.

By pursuing Drinking Water Protection the City of Twin Falls is addressing the primary goal of the Source Water Assessment process.

2.0 COMMUNITY TEAM (PLANNING TEAM)

The members of the City of Twin Falls Drinking Water Protection planning team include the following individuals listed in Table 1:

Table 1. City of Twin Falls Drinking Water Protection Planning Team

City of Twin Falls Source Water/Source Water/Wellhead Protection Planning Team	
Gary Young	City of Twin Falls Engineer
Gary Grindstaff	Twin Falls County Commissioner
Art Brown	Jerome County P&Z Administrator
Les Bennett	City of Twin Falls Resident
David Chestnut	City of Twin Falls Resident
Glenn Crumrine	City of Twin Falls Resident
Paul Ostin	City of Twin Falls Resident
Trip Craig	City of Twin Falls Councilman
Mike Schroeder	City of Twin Falls Water Superintendent
Paul Beeks	City of Twin Falls Resident
Don Zuck	City of Twin Falls Resident
Dick Brizee	City of Twin Falls Resident

Technical Assistance was provided by:

Dave Risley	Idaho Department of Environmental Quality
Scott Stanton	Idaho Department of Environmental Quality
Steve Stauffer	Idaho Department of Environmental Quality

2.1 Duties of the Planning Team

Mike Schroeder was selected to be the Team Coordinator and has the responsibility of planning future team meetings and following through with the implementation schedule. The Team Coordinator will also be the designated contact in case of a water system emergency, and will be the lead contact for any outside references to this Plan. The Idaho Department of Environmental Quality and the Idaho Rural Water Association will provide continued support and technical assistance to the planning team regarding any of the Plans strategic components. Below is the “Scope of Work” that will be used by the Planning Team to implement their source water protection strategy outlined throughout this Plan.

2.2 Implementation Duties (Scope of Work)

- The Planning Team will hold biannual meetings to review and update the Plan and its components.
- Evaluate existing city and county ordinances and regulations for their applicability to Drinking Water Protection
- Review potential contaminant source list generated by DEQ databases and verify existence and location. Add any potential sources missed by database search including historical sites.
- Update the potential contaminant source inventory.
 - Remove potential contaminant sources that no longer exist and no longer pose a threat.
 - Add any new sources of potential contaminants found in the protection area. (see Appendix C)
- Evaluate new sources for their risk to the system.
- Prioritize the contaminant risk of point sources within all Zone (IA, IB, II and III) beginning with IA and IB, and then develop and implement a protection strategy to manage any potential contaminant.
- Assess nonpoint sources, determine potential risk, develop and implement a protection strategy and add new strategies to the implementation schedule.
 - Review and update the Contingency Plan (Appendix E);
 - Review and update the Implementation Schedule for Future Activities.
- Use information materials found in “*Protecting Drinking Water Sources in Idaho*” manual to implement public education and outreach activities in accordance with the Implementation Schedule.

Examples:

 - Plan fertilizer (nutrient) management planning workshops with help of the U of I Extension, Local Fertilizer Retailers, and the Natural Resources Conservation Service;
 - Hold annual household hazardous waste collection events
 - Mail fact sheet summarizing the Source Water/Wellhead Protection Plan to public water system users.
 - Mail out frequent water quality/conservation reminders with the water bill;
 - Join the Groundwater Guardian Community Program;
 - Make the drinking water protection materials listed throughout the Plan available.
- Evaluate the need and applicability of adopting a City of Twin Falls Drinking Water Protection Ordinance (Appendix D).
- Initiate zoning discussions with Twin Falls County and Jerome County Planning and Zoning to promulgate the process of changing drinking water protection areas zoning to “Wellhead Protection Area” on County overlay map as provided for under county ordinance.

3.0 DRINKING WATER PROTECTION AREA DELINEATION

The City of Twin Falls *Source Water Assessment Reports (City of Twin Falls part 1 of 2 and Blue Lakes Well field part 2 of 2)* provides a detailed description of the delineated source water protection area. In 1989, the Idaho Legislature enacted the Ground Water Quality Protection Act that set forth the development of the State Wellhead Protection Plan also known as Source Water Protection. The State Plan provides that the Drinking Water Protection Area (Wellhead Protection Area or WHPA) is divided into four zones (IA, IB, II, and III). All zones are designed to prevent microbial or chemical contamination of the water supply wells. Zone 1A is the sanitary setback zone designed to prevent microbial contamination within a 100-foot radius of the well. This setback zone is established in the Idaho Rules for Drinking Water Supplies (IDAPA 58.01.08) and requires that: sewer lines, livestock, canals, and streams be 50 feet from the Drinking Water/Wellhead and that: home septic tanks, seepage pits, disposal fields, and privies are 100 feet away. The 3-year time of travel corresponds to WHPA Zone IB; 6-year time of travel corresponds to WHPA Zone II, and the 10-year time of travel corresponds to WHPA Zone III. Time related capture zones for the City of Twin Falls wells are presented in Appendix A.

3.1 Hydrogeology

The hydrogeology differs between the Southern Wells and the Blue Lakes Wells.

3.1.1 Southern Wells

The Southern Wells extract water from the Banbury Basalt which overlies the Idavada Volcanics. The Idavada Volcanics unit consists of welded ash and tuff, rhyolite, and some basalt flows. The Idavada Volcanics are up to 2,000 feet thick in the Twin Falls area and contain fractures and columnar joints, allowing some mixing of the geothermal groundwater in the Idavada Volcanics with groundwater in the Banbury Basalt (Lewis and Young, 1989). The Banbury Basalt is of variable thickness and is the primary non-geothermal aquifer in the Twin Falls area (Moffat and Jones, 1984). Basalt flows fracture at the surface as they cool. The fractures occur in the horizontal direction throughout the flow with localized, vertical fractures present in some areas. The Banbury Basalt is fractured and contains thin sedimentary interbeds. These fractures and sedimentary interbeds comprise the water producing zones in the Banbury Basalt. (Cosgrove, et al., 1997).

Regional ground water flow is to the north, but may vary with proximity to major creeks and the Snake River (Lewis and Young, 1989). Precipitation in the area is around 9 inches per year (Lewis and Young, 1989), however, a significant amount of infiltration occurs due to irrigation practices as well as canal seepage and loss from surface waters. Water leaves the area through consumptive use, loss to the Snake River, or underflow into the northern part of the Snake River Plain Aquifer (Cosgrove, et al., 1997).

3.1.2 Blue Lakes Wells

The Eastern Snake River Plain (ESRP) is a northeast trending basin located in southeastern Idaho. The 10,000 square miles of the plain are filled primarily with highly fractured layered Quaternary basalt flows of the Snake River Group, which are intercalated with sedimentary rocks along the margins (Garabedian, 1992, p. 5). Individual basalt flows range from 10 to 50 feet thick, averaging 20 to 25 feet thick (Lindholm, 1996, p. 14). Basalt is thickest in the central part of the eastern plain and thins toward the margins. Whitehead (1992, p. 9) estimates the total thickness of the flows to be as great as 5,000 feet. A thin layer (0 to 100 feet) of windblown and fluvial sediments overlies the basalt.

The layered basalts of the Snake River Group host one of the most productive aquifers in the United States. The aquifer is generally considered unconfined, yet may be confined locally because of interbedded clay and dense unfractured basalt (Whitehead, 1992, p. 26). Whitehead (1992, p. 22) reports that well yields of 2,000 to 3,000 gal/min are common for wells open to less than 100 feet of the aquifer. Lindholm (1996, p. 18) estimates aquifer thickness to range from 100 feet near the plain's margin to thousands of feet near the center. Models of the regional aquifer have used values ranging from 200 to 3,000 feet to represent aquifer thickness (Cosgrove et al., 1999, p. 15).

Regional ground-water flow is to the southwest paralleling the basin (Cosgrove et al., 1999; deSonneville, 1972, p. 78; Garabedian, 1992, p. 48; and Lindholm, 1996, p. 23). Reported water table gradients range from 3 to 100 ft/mile and average 12 ft/mile (Lindholm, 1996, p. 22). Gradients steepen at the plain's margin and at discharge locations.

The majority of aquifer recharge results from surface water irrigation activities (incidental recharge), which divert water from the Snake River and its tributaries (Ackerman, 1995, p. 4, and Garabedian, 1992, p. 11). Natural recharge occurs through stream losses, direct precipitation, and tributary basin underflow.

The Southwest Margin of the ESRP hydrologic province is the regional aquifer's primary discharge area. Interpretation of well logs indicates that a 1- to 23-foot-thick layer of sediment overlies the fractured basalt aquifer in Jerome County, and that an 8- to 410-foot-thick layer of sediment overlies the same aquifer in southern Minidoka and Power Counties. Published geologic maps of the Snake River Plain (Whitehead 1992, Plates 1 and 5) indicate there is 100 to 500 feet of Quaternary to Tertiary aged compacted to poorly consolidated sediments located in the Heyburn area (north of the Snake River near Burley). The saturated thickness of the regional basalt aquifer for the Southwest Margin is estimated to range from less than 500 feet near the Snake River to 1,500 feet near Minidoka.

A published water table map of the Kimberly to Bliss region of the aquifer (Moreland, 1976, p. 5) indicates that the ground water flow direction in the Southwest Margin is similar to that depicted at the regional scale (e.g., Garabedian, 1992, Plate 4).

Annual average precipitation for the period 1951 to 1980 is 9.6 inches in both Twin Falls and Burley (Kjelstrom, 1995, p. 3). The estimated recharge from precipitation in the Southwest Margin ranges from less than 0.5 inch to more than 2 inches/year (Garabedian, 1992, p. 20). Kjelstrom (1995, p. 13) reports an annual river loss of 110,000 acre-feet to the aquifer for the 34.8-mile Minidoka-to-Milner reach of the Snake River. River gains of 210,000 acre-feet for the 21.5-mile Milner-to-Kimberly reach, and 880,000 acre-feet for the 20.4-mile Kimberly-to-Buhl reach are reported for the same period.

The aquifer in the area of the Blue Lakes wells shows lower hydraulic conductivity values (300 to 900 feet per day) compared to areas to the north (3,000 to 10,000 feet per day). This order of magnitude difference reduces the overall length and width of the of the Blue Lakes capture zones as compared to other wells and springs in the Thousand Springs area (DEQ, 2000).

3.2 Delineation

The delineation process establishes the physical area around a well that will become the focal point of the assessment and protection. The process includes mapping the boundaries of the zone of contribution into time-of-travel zones (zones indicating the number of years necessary for a particle of water to reach a well) for water in the aquifer. DEQ used a refined computer model approved by the U.S. Environmental Protection Agency (EPA) in determining the time-of-travel (TOT) zones for water

associated with the Southern Wells and the Blue Lakes Wells in the vicinity of the City of Twin Falls. The computer model used site-specific data, assimilated by DEQ from a variety of sources including local area well logs and hydrogeologic reports.

3.2.1 Blue Lakes Wells

The delineated source water assessment area for the Blue Lakes wells (located in Jerome County) can best be described as an elliptically-shaped corridor 12 miles long at the extent of the delineation and 5 miles wide from the wellheads (Figure 2). The actual data used by DEQ in determining the water assessment delineation area is available upon request.

3.2.2 Southern Wells

The delineated source water assessment area for the Hankins Rd. Wells #1 and #2) can best be described as a widening corridor 1.1 miles wide at the wellhead to 2.8 miles wide at the extent of the delineation, 6.2 miles from the wellheads (Figure 2). The delineated source water assessment area for Wells #1-4 can best be described as a corridor, approximately 4 miles wide and 6 miles long extending to the south (Figure 3). The actual data used by DEQ in determining the source water assessment delineation area is available upon request.

4.0 POTENTIAL SOURCES OF GROUND WATER CONTAMINATION

An inventory of potential point sources of contamination is the third step of a Drinking Water Protection Plan. Point sources are facilities and/or activities that store, use, or produce, potential contaminants regulated under the Safe Drinking Water Act. There must be a potential for a release of those potential contaminants at a high enough level that could effect drinking water quality. It is important to understand that a release may never occur from a listed point source, particularly if the facility is using best management practices that are designed to reduce contamination risks. If a business, facility, or property is identified as a potential contaminant source, this should not be interpreted to mean that they are in violation of any local, state, or federal environmental law or regulation. What it does mean is that the **potential** for contamination exists due to the nature of the business, industry, or operation.

There are a number of methods water systems can use to work cooperatively with facilities generating a potential contaminant source. These involve education and encouraging regular inspections of stored materials. Identifying activities that may pose a potential threat to ground water quality provides communities with an understanding of the possibility of contamination and basic information that can be useful for designing different controls and determining the areas in which they should be applied.

Sources that could potentially contaminate the drinking water supply for the City of Twin Falls include both point and nonpoint sources of contamination. Point sources of contamination occur at distinct locations. They are often regulated and require permits or registration for facilities that use, store or sell those materials (such as gas stations with leaking underground storage tanks). Nonpoint sources of contamination often occur over large areas and can result from normal every day activities such as lawn chemical usage or agricultural activities.

4.1 Point Sources Southern Wells

A contaminant inventory of the study area was conducted during April 2001 (Southern Wells) and June 2001 (Blue Lakes Wells). This process involved identifying and documenting potential contaminant sources within the City of Twin Falls Source Water Assessment Area through the use of computer databases and Geographic Information System (GIS) maps developed by DEQ.

The Hankins Rd. wells have a delineated drinking water protection area that contains forty-two identified potential contaminant sources (table 2 below); thirty in the 3-year time of travel zone. Wells #1-4 have a delineated source water assessment area that contains forty-six identified potential contaminant sources; eleven in the 3-year time of travel zone (Table 3). Drinking water protection area delineations depicted in appendix a show the location of these potential contaminant sites relative to the wellhead.

Below is a list of potential contaminant sources as identified by DEQ through its database.

Potential Contaminant Source Tables (Southern Wells)

Table 2. The City of Twin Falls Hankins Rd. Wells #1 and #2 Potential Contaminant Inventory

Site #	Source Description	TOT Zone ¹ (years)	Source of Information	Potential Contaminants ²
1	UST; Closed	0-3	Database Search	VOC, SOC
2	Contractor; UST, Closed	0-3	Database Search	IOC, VOC, SOC
3	UST; Closed	0-3	Database Search	IOC, VOC, SOC
4	Contractor; UST, Closed	0-3	Database Search	IOC, VOC, SOC
5	Gas Station; Open	0-3	Database Search	VOC, SOC
6	Farm Equipment (Wholesale)	0-3	Database Search	IOC, VOC, SOC
7	Farm Equipment (Wholesale)	0-3	Database Search	IOC, VOC, SOC
8	Potato Sprout Inhibitors	0-3	Database Search	IOC, VOC, SOC
9	Pumps (Wholesale)	0-3	Database Search	IOC, VOC, SOC
10	Farm Equipment (Wholesale)	0-3	Database Search	IOC, VOC, SOC
11	Truck-Dealers	0-3	Database Search	VOC, SOC
12	Campgrounds	0-3	Database Search	IOC, VOC, SOC, Microbes
13	Hydraulic Equipment & Supplies	0-3	Database Search	IOC, VOC, SOC
14	General Contractors	0-3	Database Search	IOC, VOC, SOC
15	Metal-Rolling & Forming	0-3	Database Search	IOC, VOC, SOC
16	Government-Forestry Services	0-3	Database Search	IOC, VOC, SOC
17	Contractors-Equip/Supls-Dlrs/Svc	0-3	Database Search	IOC, VOC, SOC
18	Welding Equipment & Supplies	0-3	Database Search	IOC, VOC, SOC
19	Storage-Household & Commercial	0-3	Database Search	IOC, VOC, SOC, Microbes
20	Amalgamated Sugar - TRI site	0-3	Database Search	IOC, VOC, SOC, Microbes
21	RCRIS Site	0-3	Database Search	IOC, VOC, SOC
22	RCRIS Site	0-3	Database Search	IOC, VOC, SOC, Microbes
23	RCRIS Site	0-3	Database Search	IOC, VOC, SOC
24	Truck Rent and Lease	0-3	Database Search	IOC, VOC, SOC
25	SARA Site	0-3	Database Search	IOC, VOC, SOC
26	Construction & Mining Equipment	0-3	Database Search	IOC, VOC, SOC
27	Potato Processing	0-3	Database Search	IOC, VOC, Microbes
28	Sugar Beat Waste	0-3	Database Search	IOC, VOC, Microbes
29	Farm; UST, Closed	3-6	Database Search	IOC, VOC, SOC, Microbes
30	201-500 cows	3-6	Database Search	IOC, Microbes
31	Well Drilling	3-6	Database Search	IOC, VOC, SOC
32	Trucking-Motor Freight	3-6	Database Search	IOC, VOC, SOC
33	Feed-Dealers (Wholesale)	3-6	Database Search	IOC, SOC, Microbes

34	Livestock Feeding	3-6	Database Search	IOC, Microbes
35	Sugar Beat Waste	3-6	Database Search	IOC, VOC, Microbes
36	<=200 cows	6-10	Database Search	IOC, Microbes
37	Machine Shops	6-10	Database Search	IOC, VOC, SOC
	Highway 30	0-3	GIS Map	IOC, VOC, SOC, Microbes
	Union Pacific Railroad	0-3	GIS Map	IOC, VOC, SOC, Microbes
	Rock Creek	3-6	GIS Map	IOC, VOC, SOC, Microbes
	Pipeline	3-6, 6-10	GIS Map	VOC, SOC
	Low Line Canal	6-10	GIS Map	IOC, VOC, SOC, Microbes

¹ TOT = time-of-travel (in years) for a potential contaminant to reach the wellhead

² IOC = inorganic chemical, VOC = volatile organic chemical, SOC = synthetic organic chemical

Table 3. The City of Twin Falls Wells #1, #2, #3, and #4 Potential Contaminant Inventory

Site #	Source Description	TOT Zone ¹ (years)	Source of Information	Potential Contaminants ²
1	UST; Open	0-3	Database Search	VOC, SOC
2	< 200 cows	0-3	Database Search	IOC, Microbes
3	< 200 cows	0-3	Database Search	IOC, Microbes
4	Livestock Hauling	0-3	Database Search	IOC, Microbes
5	Carpet & Rug Cleaners	0-3	Database Search	IOC, VOC
6	Excavating Contractors	0-3	Database Search	IOC, VOC, SOC
7	Window Cleaning	0-3	Database Search	IOC
8	Automobile Lubrication Service	0-3	Database Search	IOC, VOC, SOC
9	Sand & Gravel Pit	0-3	Database Search	IOC, VOC, SOC
10	Proposed Recharge Area	0-3	Database Search	IOC, VOC, SOC, Microbes
11	LUST Site Cleanup Completed , Impact: Unknown	3-6	Database Search	VOC, SOC
12	LUST Site Cleanup Completed , Impact: Unknown	3-6	Database Search	VOC, SOC
13	LUST Site Cleanup Completed , Impact: Unknown	3-6	Database Search	VOC, SOC
14	LUST Site Cleanup Completed , Impact: Unknown	3-6	Database Search	VOC, SOC
15	UST; Open	3-6	Database Search	VOC, SOC
16	Aircraft Owner; UST, Closed	3-6	Database Search	IOC, VOC, SOC
17	Air Taxi (Airline); UST, Open	3-6	Database Search	IOC, VOC, SOC
18	Not Listed; UST, Closed	3-6	Database Search	VOC, SOC
19	Aircraft Owner; UST, Closed	3-6	Database Search	IOC, VOC, SOC
20	Federal Non-Military; UST, Closed	3-6	Database Search	IOC, VOC, SOC
21	State Government; UST, Closed	3-6	Database Search	VOC, SOC
22	Air Taxi (Airline); UST, Closed	3-6	Database Search	IOC, VOC, SOC
23	Aircraft Owner; UST, Closed	3-6	Database Search	VOC, SOC
24	UST; Closed	3-6	Database Search	IOC, VOC, SOC
25	UST; Open	3-6	Database Search	IOC, VOC, SOC
26	City Government-Transportation Program	3-6	Database Search	VOC, SOC
27	Excavating Contractors	3-6	Database Search	IOC, VOC, SOC
28	Automobile Renting & Leasing	3-6	Database Search	IOC, VOC, SOC
29	Automobile Renting & Leasing	3-6	Database Search	IOC, VOC, SOC
30	Airports	3-6	Database Search	IOC, VOC, SOC
31	Aerial Applicators	3-6	Database Search	IOC, VOC, SOC
32	Aircraft Servicing & Maintenance	3-6	Database Search	IOC, VOC, SOC
33	Automobile Renting & Leasing	3-6	Database Search	IOC, VOC, SOC

34	Aircraft Servicing & Maintenance	3-6	Database Search	IOC, VOC, SOC
35	Air Cargo Service	3-6	Database Search	IOC, VOC, SOC
36	Aircraft-Dealers	3-6	Database Search	IOC, VOC, SOC
37	Air Cargo Service	3-6	Database Search	IOC, VOC, SOC
38	Aircraft Servicing & Maintenance	3-6	Database Search	IOC, VOC, SOC
39	Federal Government-Transportation	3-6	Database Search	IOC, VOC, SOC
40	Twin Falls Airport Pesticide Dump Site	3-6	Database Search	IOC, SOC
41	RCRIS Site	3-6	Database Search	IOC, VOC, SOC
42	Crop Planting & Protection	3-6	Database Search	IOC, VOC, SOC
43	General Contractors	6-10	Database Search	IOC, VOC, SOC
44	Municipal, Active Landfill	6-10	Database Search	IOC, VOC, SOC, Microbes
	Low Line Canal	0-3, 3-6, 6-10	GIS Map	IOC, VOC, SOC, Microbes
	High Line Canal	3-6, 6-10	GIS Map	IOC, VOC, SOC, Microbes

¹ TOT = time-of-travel (in years) for a potential contaminant to reach the wellhead

² IOC = inorganic chemical, VOC = volatile organic chemical, SOC = synthetic organic chemical

An effective source water protection program is tailored to the particular local source water protection area. A community with a fully developed source water protection program will incorporate many strategies. For the City of Twin Falls Southern Wells, drinking water protection activities should first focus on implementing the improvements outlined in the Sanitary Survey. Since nitrate levels approach or exceed 50% of the MCL and arsenic concentrations approach or exceed the MCL, the City of Twin Falls should investigate various systems like ion exchange, reverse osmosis, or activated alumina that could be used to treat these chemicals. Disinfection practices should be optimized to minimize the formation of trihalomethanes in the treated drinking water. Any spills from the identified potential contaminant sources in the source water assessment areas should be monitored carefully to prevent contaminants from infiltrating to the ground water producing zones. The highly fractured nature of the basalt aquifer could lead to cross-contamination from shallower fractures to deeper fractures depending on well construction.

Most of the designated source water protection area is outside the direct jurisdiction of the City of Twin Falls. Twin Falls County has a Wellhead Protection Overlay District Ordinance that can provide additional protection for areas outside of the direct jurisdiction of the City of Twin Falls. Partnerships with state and local agencies and industry groups should be established and are critical to success. Continued vigilance in keeping the well protected from surface flooding can also keep the potential for contamination reduced. Due to the time involved with the movement of ground water, drinking water protection activities should be aimed at long-term management strategies even though these strategies may not yield results in the near term. Source water protection activities for agriculture should be coordinated with the Idaho State Department of Agriculture, the Soil Conservation Commission, the local Soil and Water Conservation District, and the Natural Resources Conservation Service.

4.1.1 Point Sources for Blue Lakes Wells

A contaminant inventory of the study area was conducted during June 2001. This process involved identifying and documenting potential contaminant sources within the City of Twin Falls source water assessment area through the use of computer databases and Geographic Information System (GIS) maps developed by DEQ. The second, or enhanced, phase of the contaminant inventory involved contacting the City of Twin Falls operator to verify DEQs information and provide local knowledge to the process.

The Blue Lakes wells have a delineated drinking water protection area that contains 40 identified potential contaminant sources; 25 in the 3-year TOT zone (Table 4). The potential contaminant sources

include an underground storage tank (UST) site, dairies, numerous sand and gravel pits, injection wells, various commercial, industrial, and agricultural sites, a wastewater land application site, and a landfill. In addition, there are sites regulated by the Superfund Amendments and Reauthorization Act (SARA).

Highways 84 and 93 are major transportation corridors that cross the delineations in the 3- through 10-year TOT. If an accidental spill occurred in any of these areas, IOCs, VOCs, SOCs, or microbial contaminants could be added to the aquifer system.

Below is a list of potential contaminant sources as identified by DEQ through its data bases.

Potential Contaminant Source Tables (Blue Lakes Wells)

Table 4. The City of Twin Falls, Blue Lakes wells, Potential Contaminant Inventory

Site #	Source Description ¹	TOT Zone ² (years)	Source of Information	Potential Contaminants ³
1	UST - Open	0 - 3	Database Search	IOC, VOC, SOC
2	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
3	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
4	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
5	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
6	Gravel pit	0 - 3	Database Search	none
7	Calcium mine	0 - 3	Database Search	IOC
8	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
9	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
10	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
11	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
12	Geothermal location	0 - 3	Database Search	none
13	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
14	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
15	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
16	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
17	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
18	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
19	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
20	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
21	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
22	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
23	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
24	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
25	Wastewater Land Application Site – Municipal	0 - 3	Database Search	IOC, VOC, SOC, Microbials
	Highway 93	0 - 10	GIS map	IOC, VOC, SOC, Microbials
	Interstate 84	0 - 6	GIS map	IOC, VOC, SOC, Microbials
26	Farm Equipment (wholesale)	3 - 6	Database Search	IOC, VOC, SOC
27	Gravel pit	3 - 6	Database Search	IOC, VOC, SOC
28	Gravel pit	3 - 6	Database Search	IOC, VOC, SOC
29	Unnamed prospect	3 - 6	Database Search	none

30	Unnamed mine	3 - 6	Database Search	none
31	Unnamed prospect	3 - 6	Database Search	none
32	SARA Site	3 - 6	Database Search	IOC, VOC, SOC
33	Dairy 201-500 cows	6 - 10	Database Search	IOC
34	Dairy 2000+ cows	6 - 10	Database Search	IOC
35	Gravel pit	6 - 10	Database Search	IOC, VOC, SOC
36	Clay caves	6 - 10	Database Search	none
37	Active deep injection well	6 - 10	Database Search	IOC, SOC
38	Active deep injection well	6 - 10	Database Search	IOC, SOC
39	Unused recharge well	6 - 10	Database Search	IOC, SOC
40	Active landfill	6 - 10	Database Search	IOC, VOC, SOC

¹ UST = **underground storage tank**, SARA = **Superfund Amendments and Reauthorization Act**

² TOT = time-of-travel (in years) for a potential contaminant to reach the wellhead

³ IOC = **inorganic chemical**, VOC = **volatile organic chemical**, SOC = **synthetic organic chemical**

An effective drinking water protection program is tailored to the particular local drinking water protection area. A community with a fully developed drinking water protection program will incorporate many strategies. For the City of Twin Falls Blue Lakes Wells, drinking water protection activities should first focus on implementing the improvements outlined in the sanitary survey. Information regarding proper disinfection by-product control strategies can be downloaded by accessing the EPA website at http://www.epa.gov/safewater/mdbp/pdf/alter/chapt_2.pdf. Any spills from the identified potential contaminant sources in the source water assessment area should be monitored carefully. All of the source water protection designated area is outside the direct jurisdiction of the City of Twin Falls. Partnerships with state and local agencies and industry groups should be established and are critical to success. Continued vigilance in keeping the well protected from surface flooding can also keep the potential for contamination reduced.

Due to the time involved with the movement of ground water, drinking water protection activities should be aimed at long-term management strategies even though these strategies may not yield results in the near term. A strong public education program should be a primary focus of any drinking water protection plan as the delineations contain some urban and residential land uses. Public education topics could include proper lawn care practices, household hazardous waste disposal methods, and the importance of water conservation. There are multiple resources available to help communities implement protection programs, including the Drinking Water Academy of the EPA. As there are major transportation corridors through the delineation, the Idaho Department of Transportation should be involved in protection activities. Drinking water protection activities for agriculture should be coordinated with the Idaho State Department of Agriculture, the Soil Conservation Commission, the local Soil Conservation District, and the Natural Resources Conservation Service.

4.2 Nonpoint Sources

Agricultural activities, dairies, lawn and garden care practices, improper disposal of household hazardous waste, storm water runoff and illegal dumping may contribute to degradation of drinking water quality for both the Southern Wells and the Blue Lakes Wells.

Additionally, a nitrate priority area and an organics priority area (for pesticides) cross the City of Twin Falls drinking water protection areas for the Southern Wells. Countywide farm chemical use is considered high in this area and the delineated drinking water protection area for the wells is surrounded by a significant amount of irrigated agricultural land.

Support and concurrence of the “Twin Falls County Ground Water Quality Management Plan” will help address nonpoint sources of contamination.

5.0 DRINKING WATER PROTECTION MANAGEMENT TOOLS

A combination of regulatory and non-regulatory methods will be utilized to manage contaminant sources located within the Drinking Water Protection Area.

Regulatory methods can include zoning ordinances that address land uses, design standards on new or existing facilities, and mandatory use of certain practices to reduce or prevent pollution.

Non-regulatory approaches rely on voluntary implementation of education and information outreach programming to be effective. The ultimate goal of public education is to empower the public so they can implement Drinking Water Protection efforts (Table 6).

5.1 Regulatory Approaches

The City of Twin Falls will cite the Idaho Rules Governing Public Drinking Water Systems, which prohibits any potential contaminant source from within the setback area of a public drinking water well. The City will also pursue a zoning change for the drinking water protection areas under the Twin Falls County Wellhead Protection Ordinance to protect the City’s drinking water from potential contaminating activities that occur outside the City’s jurisdiction. Other regulatory options the City may pursue include overlay district development, zoning and comprehensive plan modifications. All of these approaches can be used to help reduce ground water contamination risks from specific potential contaminant sources. An example of a Drinking Water/Wellhead Protection Ordinance designed to protect drinking water can be found in Appendix D. Section 9.5.1 discusses regulatory measures that could be adopted by the City of Twin Falls to protect water quality.

A City ordinance may be passed to help protect that portion of the Drinking Water Protection Area located within the City limits of Twin Falls. Other regulatory options the City may pursue include overlay district development, zoning, and comprehensive plan modifications. All of these approaches can be used to help reduce ground water contamination risks from specific contaminant sources.

5.2 Non-regulatory Approaches

These management approaches are intended to reach as broad a spectrum of the community as possible. Protection of the communities’ drinking water is really possible only if the whole community cooperates to achieve protection. Public education is an essential tool for Drinking Water Protection, and the majority of the non-regulatory approaches discussed below rely on public education for effective implementation. This implementation strategy is also discussed in many of the following approaches.

5.2.1 Groundwater Guardian Community

The Groundwater Guardian Program supports education, recognizing, and connecting communities protecting ground water. It is designed to empower local citizens and communities to take voluntary steps toward protecting their ground water resources and can be a catalyst for programs such as Drinking Water/Wellhead protection. To achieve Groundwater Guardian status, a community must submit annual entry forms and develop and implement Result Oriented Activities (ROAs). The Groundwater Guardian Program application materials are available on-line via The Groundwater Foundation’s web site – www.groundwater.org – in the Groundwater Guardian section.

5.2.2 Public Education

Ongoing public education will be provided to the general public, the business community, and municipal officials on the necessity of protecting the water supply. This education includes many of the Public Participation activities and events described below within Sections 6.0 and 9.0. These public participation activities and events include public hearings, City Council Meetings, informational mailings, news paper articles, public service announcements and school district activities.

5.2.3 Pollution Prevention

Pollution prevention is waste prevention and resource conservation. Today, the emphasis is on preventing the waste from being generated in the first place versus recycling an unused, over purchased, waste material. The goals are to conserve natural resources and protect the quality of the land, the water, and the air. Work toward reuse of items, using products with long lives, using natural resources efficiently and using processes that reduce consumption and waste. Pollution prevention is source reduction or any practice that reduces the amount of any pollutant entering any waste stream.

A good example of a pollution prevention problem is runoff and leaching of lawn fertilizer applications. The source of the problem is the over application of fertilizer associated with an over application of water, or a normal application of fertilizer with an over application of water. One pollution prevention answer would be to address reducing the amount of fertilizer and other chemicals applied to the lawn along with the proper application of water.

The City of Twin Falls will provide information on pollution prevention practices relevant to homeowners and businesses alike. Pollution prevention will be most effective at reducing the amount of household hazardous waste stored on site by creating awareness of recycling opportunities. The DEQ Regional Office Pollution Prevention Program and a non-profit P2 organization called GEMStars will carry out pollution prevention activities for businesses. Information on GEMStars (www.idahogemstars.org) will be distributed by the City of Twin Falls to the potential contaminant source locations/operators listed in Appendix A. The City of Twin Falls will also distribute waste minimization information tailored to the specific activity at each site included in Appendix A. In addition, the owners of each potential contaminant source will be made aware of Idaho's "Voluntary Pollution Prevention Program" and the additional assistance these program personnel can provide.

5.2.4 Home*A*Syst

The Home*A*Syst Project (H*A*S) is designed to help homeowners become aware of conditions or practices on their property that increase the risk of drinking water contamination. The H*A*S materials allow a homeowner, farmer, or rancher to assess homestead practices and activities for their potential to contaminate groundwater. The fact sheets provide information about practices and structures that can help reduce the risk of ground-water contamination. The project is coordinated by the Idaho Association of Soil Conservation Districts and is available at no cost to interested parties. The Planning Team Coordinator will make copies of Home*A*Syst Project materials available.

5.2.5 Best Management Practices

Best Management Practices (BMPs) applicable to many potential contaminant sources will either be distributed to business identified in the contaminant source inventory or made available to them at City Hall. These BMPs can be applicable to both point and nonpoint sources of contamination such as abandoned wells, agricultural and homeowner usage of fertilizers and pesticides, spill prevention within businesses where chemicals are handled, USTs, and agrichemical mixing and storage. Information on how to obtain technical and financial assistance for BMP implementation will also be provided where

available. The DEQ will assist the City in locating appropriate BMPs or identifying agencies or entities that can help provide BMPs and implementation assistance.

5.2.6 Household Hazardous Waste Collection

City officials will encourage development of a local household hazardous waste collection day and at a minimum will inform residents of household hazardous waste collection events within Twin Falls County.

5.2.7 Water Conservation

Another non-regulatory management approach that will be pursued by the City will be to encourage potable water conservation. Water conservation can help a community in four ways:

- 1) Reduce the total quantity of water withdrawn from ground water aquifers thus slowing the movement of contaminants within the aquifer and allowing a longer period of time for natural processes to degrade them;
- 2) Allow the more efficient use of water within the City of Twin Falls which will defer capital expenditures to increase the water system capacity;
- 3) Reduce the load on municipal waste treatment facilities; and
- 4) Control over application of lawn and garden irrigation water to limit leaching of agricultural chemicals into the ground water.

5.2.8 Water Quality Data Reviews

Water quality data from the Twin Falls City wells and any ground water quality monitoring results in the vicinity of the City of Twin Falls Drinking Water Protection Area will be reviewed by the City Drinking Water Protection Coordinator and DEQ at least once every three years prior to recertification (certification is for a period of three years) or more often if significant new data is made available or water quality problems are identified in the vicinity. This will help evaluate trends or identify threats to the City's drinking water. Ground water quality monitoring results from private wells in the Twin Falls area can be provided by the DEQ, the Idaho State Department of Agriculture, or the U.S. Geological Survey. Relevant information will be made available to the community via the City Drinking Water Protection Coordinator or the appropriate State or Federal Agency.

6.0 MANAGEMENT TOOLS AND PROTECTION MEASURES FOR PRIORITY POTENTIAL CONTAMINANT SOURCES

The City of Twin Falls Drinking Water Protection Planning Team has not prioritized any specific potential contaminant sources at this writing. The focus of initial implementation will be adopting a City Drinking Water Protection Ordinance, initiating zoning changes at the county level and public education and awareness.

The Planning Team will evaluate and identify any specific potential contaminant sources as part of the biannual plan review. Appropriate management tools and protection measures will be initiated as priority potential contaminate sources are identified.

6.1 Management Tools

An education program will be initiated and utilized to create public awareness of the vulnerability of the City's drinking water sources to potential contaminant sources. Section 9 outlines a suggested implementation strategy and schedule.

7.0 CONTINGENCY PLAN

A contingency plan is a blueprint outlining roles and responsibilities in the event that the drinking water system experiences a disruption due to contamination, loss of power, natural disasters such as drought or flooding, or other circumstances where it cannot provide services. The contingency plan will help the city council make a well thought-out, educated decision under adverse conditions. Appendix E contains the contingency plan for the drinking water supply for the City of Twin Falls. This contingency plan is designed to assist and facilitate community actions in the event of a drinking water emergency. Copies of the contingency plan will be located in the Twin Falls City Hall and at the public works shop.

The development and implementation of a contingency plan increases the likelihood that correct and immediate action will be taken and that any damage or potential health risk, both in the long and short term, will be minimized.

7.1 Emergency Spill Response

The primary concern during any hazardous materials spill is immediate public safety. In the event of a release of hazardous materials the designated personnel will contact appropriate state and federal agencies for a rapid and concise response. The Idaho Bureau of Hazardous Materials action plan and Emergency Spill Response flow chart (Appendix F) will be referred to and “Magic Valley Emergency Response” contacted. The City will also implement their contingency plan in case the water system is impacted. Additional information on state and federal agencies with emergency planning roles including phone numbers can be found in Section 7 of the contingency plan.

8.0 PROTECTION STRATEGIES FOR NEW WELLS

When a need for a new water source(s) is determined and new well sites are identified, Drinking Water Protection Area Delineations will be estimated for those sites. These estimated delineations will be used to determine the safest location for the new well. The delineation for the new well site will be inventoried for any potential contaminant sources and the risk evaluated. The anticipated pumping rate and existing knowledge of the aquifer will be used to determine which proposed location would provide the least risk of contamination. The City could then take actions to prevent unwanted development near the new well.

9.0 IMPLEMENTATION STRATEGY

The strategy for implementing this Drinking Water Protection Plan is an important component of any local Drinking Water Protection Program. Without the continued efforts and support of the community planning team and the community as a whole the protection of the City's drinking water may not be accomplished as intended within this plan. Table 5 contains the schedule outlining the protection strategy developed by the Planning Team.

This schedule is a guide that the City of Twin Falls can use to implement Drinking Water Protection activities. The schedule is designed to implement protection activities that will create a sustainable Drinking Water Protection Program addressing the potential contaminant sources identified in the Source Water Assessment.

City of Twin Falls

Drinking Water Protection Plan Implementation Schedule

Table 5

Goal Date	Protection Activity – Scope of Work	Potential Contaminant Source Addressed and Method
YEAR 2013	Promote the adoption of <u>“City of Twin Falls Drinking Water Protection Ordinance”</u> and adoption of <u>“Jerome County Wellhead Protection Ordinance”</u>. Publish Certified Plan on <u>City Web Site</u> Establish a <u>Drinking Water Protection section in the City of Twin Falls Web Site</u> Apply to DEQ for <u>“Drinking Water Protection Plan Certification”</u>. Install <u>“Entering Drinking Water Protection Area”</u> signs at appropriate locations in Source Water Protection areas and/or city limits. Develop a <u>brochure</u> that <u>summarizes the Drinking Water Protection Plan</u> in layman’s terms. This brochure will be made available at city hall/other locations. <u>Evaluate current security measures</u>, complete approved <u>Risk Assessment Evaluation form</u> and take appropriate measures (to be completed by city personnel).	Future development impacts: Subdivisions-water/wastewater (Septic and leach field vs. large capacity storage/treatment plant, automotive, industrial, and stormwater runoff injection to the subsurface. Fertilizer use. Number and type of Septic Systems installed in protection area. Future point Sources. Public Education Public Education Plan validation, public awareness Public education campaign reminding people that they are entering a drinking water area sensitive to contamination/pollution. All sources, public awareness. All sources, address vulnerability to terrorism, vandalism, pranks.

Table 6

<u>ADDITIONAL IMPLEMENTATION OPTIONS</u>
<u>Request media assistance for public awareness of Drinking Water Protection Plan, Drinking Water Issues, Pollution prevention</u>
<u>Submit updated plan to DEQ for re-certification</u>
<u>Identify and publicize Used Oil recycling centers.</u>
<u>Provide workshop on lawn and garden chemical management.</u> NRCS, Extension Agent, Soil Conservation District, Id. Department of Ag.
<u>Include commercial lawn care co. in pollution prevention outreach program</u>
<u>Evaluate potential threat from improperly abandoned USTs</u>
<u>Evaluate adequacy of Airport Runoff Control System (Catch Basin)</u>
<u>Petro Land Application</u> DEQ permit update, closer scrutiny.
<u>IDWR/City of Twin Falls MOU</u> Permitting of shallow injection wells
<u>Transfer Station Exchange Program</u> Initiate exchange program at local waste transfer stations to recycle potentially hazardous materials such as paints, lawn and garden chemicals, etc.

9.1 Plan for the future.

To assure a safe water supply for the City of Twin Falls, the Planning Team will implement this Drinking Water Protection Plan as a long-term protection strategy for the drinking water supply. The strategy outlined in this plan will be reviewed and updated as necessary (preferably biannually) to accommodate changes due to population growth, economic development or changes in land use. Table 5 is the implementation schedule for 2003 - 2005. It will need to be updated along with the contingency plan when the Planning Team meets to update this plan. The City of Twin Falls Source Water Assessment will be utilized as a tool to help assess potential hazards to drinking water quality. The DEQ will provide technical assistance to the Planning Team whenever new potential contaminant sources need to be addressed.

9.2 Community Team

The Drinking Water Protection planning team for the City of Twin Falls will meet biannually to coordinate Drinking Water Protection activities and to review and update the implementation schedule. The biannual meetings should focus on evaluating how well the Drinking Water Protection activities are working and to determine whether more outreach needs to be done. These meetings should also review and update the potential contaminant inventory, the contingency plan, and other sections as appropriate. Meeting notices should be made public to increase participation from members within the community.

Consideration should also be given to the formation of a “Volunteer Community Team” charged with promoting and conducting public educational activities within the community. This team could work on “Results Oriented Activities” to achieve “Ground Water Guardian” status (see 5.2.1) should the City choose to participate.

9.3 New Drinking Water Sources

New drinking water sources will be delineated in a manner consistent with the delineation process used for the existing drinking water sources. If there are major changes to an existing source’s construction, discharge rate or pumping rate, then the existing delineation should be reviewed to ensure that it still represents the appropriate Drinking Water protection zones. Delineation’s may be updated or modified if significant new information becomes available.

9.4 Potential Contaminant Inventory

The community planning team will update the potential contaminant inventory for the Drinking Water Protection Area as new, significant potential contaminant sources are noted within the Drinking Water Protection Area through general observations. If new point sources of contamination are found they will need to be added to the existing inventory. New point sources will also need to be assessed for pollution prevention.

9.5 Contaminant Management Practice

The planning team will coordinate efforts to implement the contaminant management practices within Section 5.0 and in accordance with the Drinking Water Protection Implementation Schedule. The implementation strategy for the City of Twin Falls includes both regulatory and non-regulatory approaches, with the focus on non-regulatory approaches. Public education and community involvement are important implementation components. The planning team will organize public education with the assistance of partnering local, state and federal agencies.

9.5.1 Regulatory Approaches

The planning team will evaluate the need and desirability of the regulatory approaches described below.

Zoning Overlay- Overlay zones can be used in conjunction with conventional zoning and to create special districts to protect the Drinking Water protection area. Overlay zones are applied to areas singled out for special protection, such as the Drinking Water protection area, and add regulations to those controls already in place. This method helps address “grandfathered” potential contaminant sources in Drinking Water protection areas.

Zoning Ordinance- Zoning ordinances typically are comprehensive land-use requirements designed to direct the development of an area. Many local governments have used zoning to restrict or regulate certain land uses, which have the potential to contaminate water within Drinking Water protection areas.

Subdivision Ordinances- Subdivision ordinances are applied to land divided into two or more subunits for sale or development. Local governments use this tool to protect water areas in which ongoing development is causing contamination. An example of a subdivision ordinance would be to require a minimum lot size for single family homes using septic systems so as to limit septic system density and subsequent ground water contamination.

Potential Source Prohibitions or Restrictions- Source prohibitions or restrictions are regulations that prohibit or place restrictions on the use of certain chemicals that pose a high risk to water contamination such as Atrazine or Trichloroethene; or prohibit or place restrictions on the placement of some high-risk potential contaminant sources such as underground storage tanks, underground injection wells, lagoons, feedlots, and or landfills.

Building Codes- Local building codes offer protection through special standards applicable to facilities which are remodeled or constructed in the Drinking Water protection area. Building codes can require low flow fixtures, backflow prevention and other design features to conserve and protect water quality.

Design Standards- Design standards typically are regulations that apply to the design and construction of buildings or structures. This tool can be used to ensure that new buildings or structures placed within a Drinking Water protection area are designed so as not to pose a threat to the water supply, such as requiring an impermeable liner on a settling pond.

Operating Standards- Operating standards are regulations that apply to ongoing land-use activities to promote safety or environmental protection. Such standards can minimize the threat to the Drinking Water protection area from ongoing activities such as the storage and use of hazardous substances through requirements such as secondary containment and spill response capabilities, or requiring that septic systems be properly maintained.

Site Plan Review- Site plan reviews are regulations requiring developers to submit for approval plans for developments occurring within a given area. This tool ensures compliance with regulations or other requirements made within a Drinking Water protection area.

Performance Standards- Performance standards are used to regulate development within Drinking Water protection areas by enforcing predetermined standards for water quality. They may be applied at a predetermined ground water monitoring compliance point, at the point of injection, or through the use of contaminant source modeling. One example is the requirement that the amount of storm water runoff be the same before and after construction when developing or improving a site.

Special Permitting or Reviews- Special permits or reviews are used to set conditions for certain uses and activities that pose a high risk to water contamination within Drinking Water protection areas if left unregulated. One example is to require that new feedlots within certain Drinking Water protection area zones be required to have a city or county permit or review that requires ground water quality monitoring and the use of certain water quality protection management practices.

Bonding- Facilities may be required to post a bond prior to operation in a source protection area. Bonds can cover costs associated with spill response or remediation efforts.

Transport Prohibitions- The transport of chemical compounds, which pose a high risk to water quality, if spilled, can be restricted within a Drinking Water protection area by requiring alternative transportation routes.

9.5.2 Non-regulatory Approaches

The planning team will coordinate efforts to implement non-regulatory approaches to drinking water protection, with the City of Twin Falls taking the lead role toward implementing many of the approaches found in Section 5.2, including Groundwater Guardian Community and educational activities discussed under Sections 5.2.1 and 5.2.2. A major component of the implementation strategy is to work with the local community and the various local, State, and Federal programs and personnel available for implementation assistance. This includes obtaining assistance from the Home*A*Syst coordinator and DEQ Pollution Prevention Program personnel as discussed under Sections 5.2.3 and 5.2.4.

The DEQ Source Water/Wellhead Protection Coordinator located at the DEQ-Boise regional Office and other appropriate DEQ support personnel, as requested by the planning team, can assist in the area of coordinating support among the various local, State, and Federal programs. The DEQ Source Water/Wellhead Protection Coordinator will also help with water quality data reviews (Section 5.2.8) and can assist with public education outreach on the best management practices (Sections 5.2.2 and 5.2.5).

The planning team will work with the local community where desirable to help identify and pursue available funding opportunities for implementing different approaches. This can include working with the Natural Resources Conservation Service to obtain Environmental Quality Improvement Project funds for agricultural BMP implementation or working with the DEQ to obtain Nonpoint Source Section 319 BMP implementation funding.

9.6 Additional Implementation Considerations

The City of Twin Falls contingency plan and efforts associated with planning new well locations will be updated on an as-needed basis as determined by the planning team. Once Source Water Assessment information is made available, the planning team will evaluate the information; particularly the susceptibility analyses, and decide if there are any needed modifications or additions to this Plan or its implementation. Information from capacity development and the City's water system master plan will also be taken into consideration for drinking water protection planning and implementation purposes, as determined by the planning team.

10.0 PUBLIC PARTICIPATION

Public participation during the development of this Drinking Water Protection Plan has included the below listed items. Additional public participation will be pursued as part of the implementation process.

- < Public meetings
- < Discussion at City Council meetings
- < Articles in local news
- < Discussion with Twin Falls County
- < Water system tour
- < Discussion with Jerome County

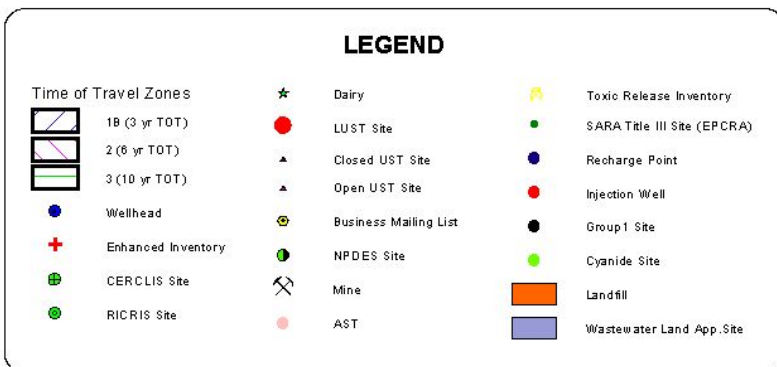
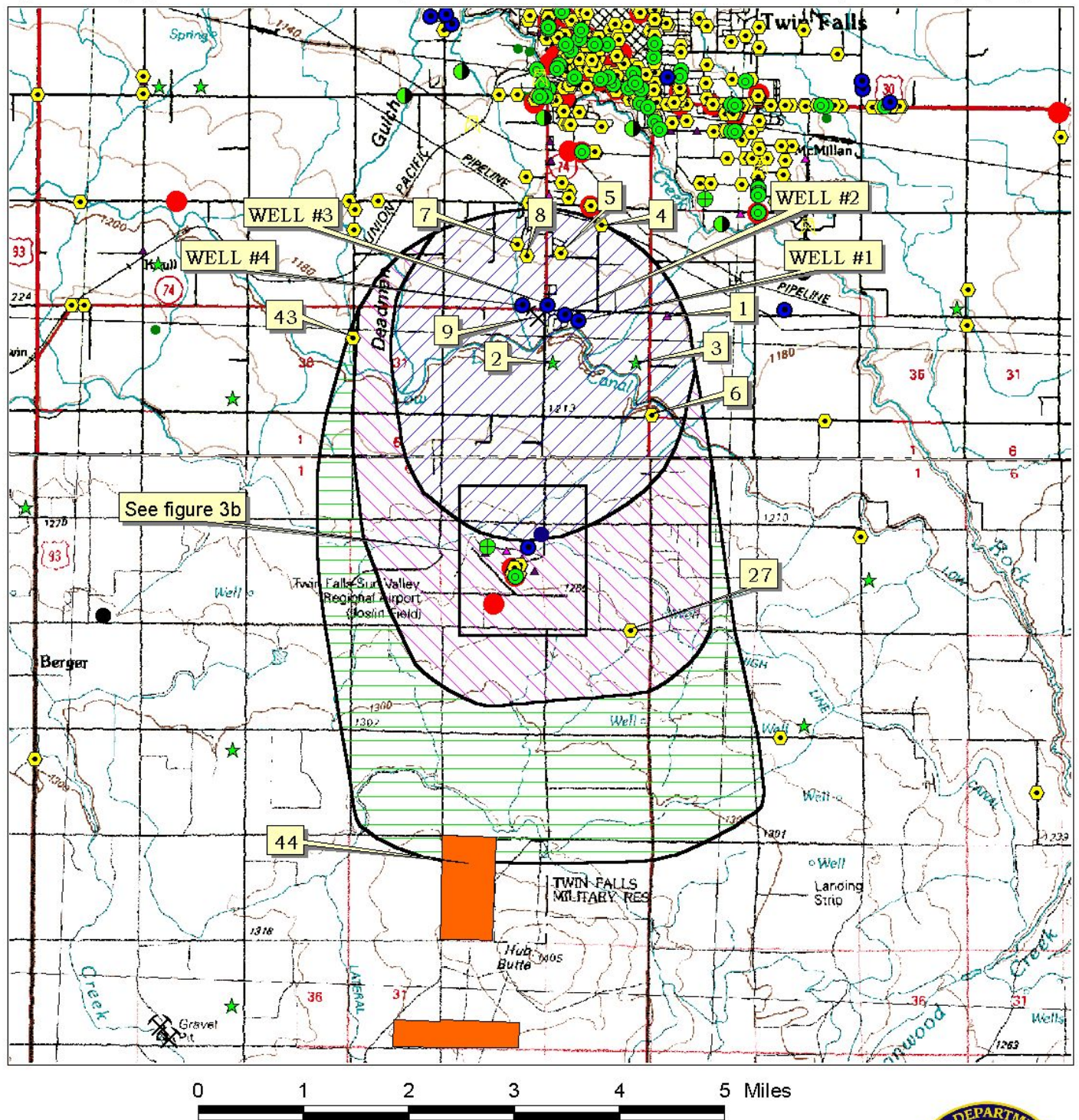
Citizens can obtain updated information on the City of Twin Falls Drinking Water Protection Plan, implementation efforts, Source Water Assessments, and drinking water issues at City Hall.

11.0 REFERENCES

1. *City of Twin Falls (PWS 5420058) Source Water Assessment Final Report (part 1 of 2)*, Idaho Department of Environmental Quality (September 26, 2000)
2. *City of Twin Falls – Blue Lakes Wellfield (PWS5420058) Source Water Assessment Final Report*, Idaho Department of Environmental Quality (March 7, 2002)
3. Idaho Nonpoint Source Management Plan, DEQ, (December, 2001)
4. Idaho Wellhead Protection Plan, DEQ, (February, 1997)
5. Idaho Source Water Assessment Plan, DEQ, November, (1999).
6. Idaho Rules for Drinking Water Supplies, IDAPA 58.01.08.900.01
“Protecting Drinking Water Sources in Idaho” DEQ, (August, 2001)

APPENDIX A
Delineations and potential contaminant source list

Figure 3. City of Twin Falls Delineation Map and Potential Contaminant Source Locations for Wells #1, #2, #3, and #4



PWS# 5420058
WELL #1-4

Table 3. The City of Twin Falls Wells #1, #2, #3, and #4 Potential Contaminant Inventory

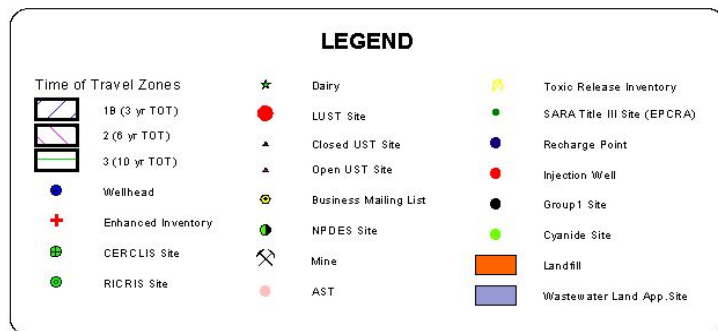
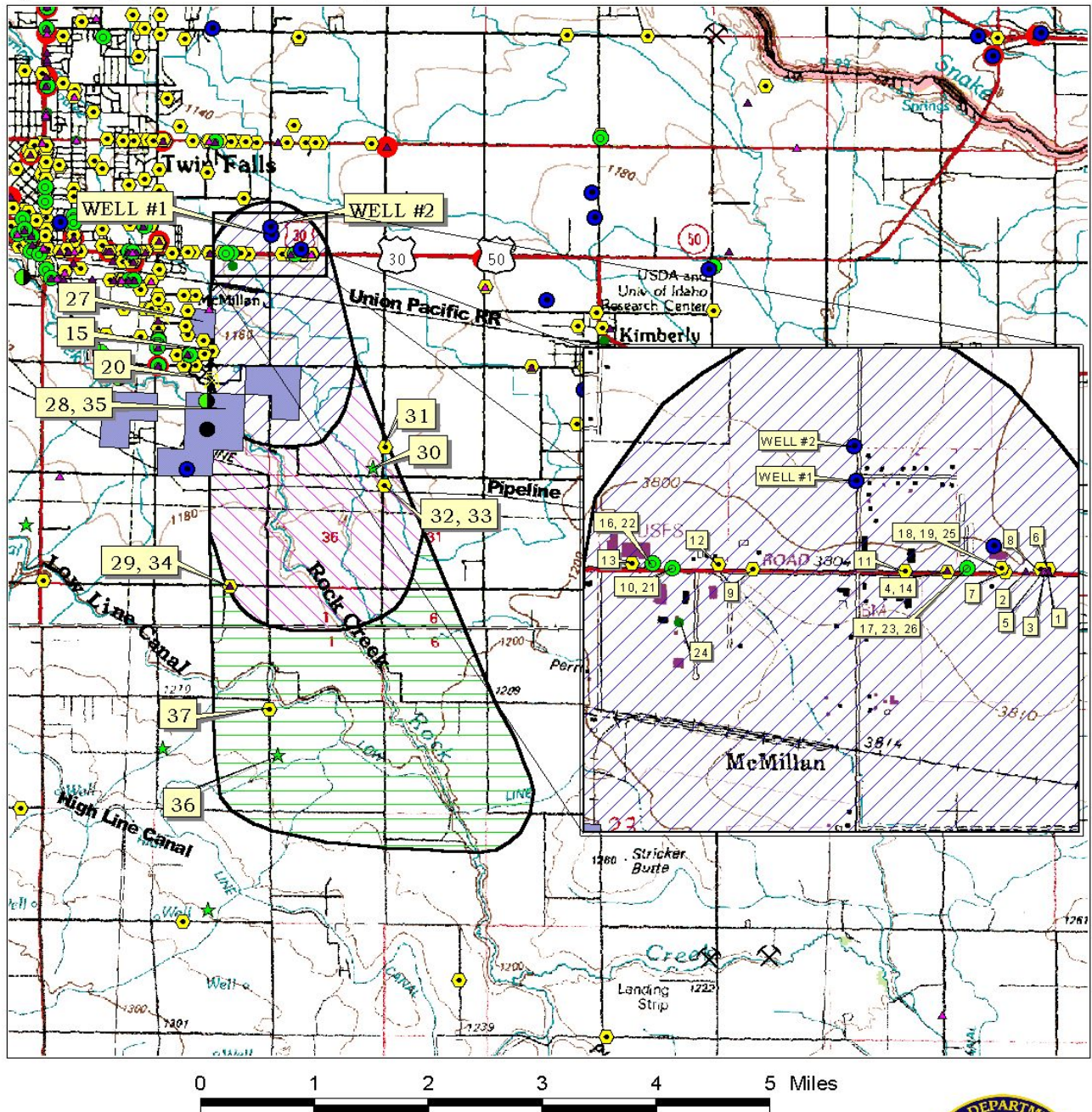
Site #	Source Description	TOT Zone ¹ (years)	Source of Information	Potential Contaminants ²
1	UST; Open	0-3	Database Search	VOC, SOC
2	< 200 cows	0-3	Database Search	IOC, Microbes
3	< 200 cows	0-3	Database Search	IOC, Microbes
4	Livestock Hauling	0-3	Database Search	IOC, Microbes
5	Carpet & Rug Cleaners	0-3	Database Search	IOC, VOC
6	Excavating Contractors	0-3	Database Search	IOC, VOC, SOC
7	Window Cleaning	0-3	Database Search	IOC
8	Automobile Lubrication Service	0-3	Database Search	IOC, VOC, SOC
9	Sand & Gravel Pit	0-3	Database Search	IOC, VOC, SOC
10	Proposed Recharge Area	0-3	Database Search	IOC, VOC, SOC, Microbes
11	LUST Site Cleanup Completed , Impact: Unknown	3-6	Database Search	VOC, SOC
12	LUST Site Cleanup Completed , Impact: Unknown	3-6	Database Search	VOC, SOC
13	LUST Site Cleanup Completed , Impact: Unknown	3-6	Database Search	VOC, SOC
14	LUST Site Cleanup Completed , Impact: Unknown	3-6	Database Search	VOC, SOC
15	UST; Open	3-6	Database Search	VOC, SOC
16	Aircraft Owner; UST, Closed	3-6	Database Search	IOC, VOC, SOC
17	Air Taxi (Airline); UST, Open	3-6	Database Search	IOC, VOC, SOC
18	Not Listed; UST, Closed	3-6	Database Search	VOC, SOC
19	Aircraft Owner; UST, Closed	3-6	Database Search	IOC, VOC, SOC
20	Federal Non-Military; UST, Closed	3-6	Database Search	IOC, VOC, SOC
21	State Government; UST, Closed	3-6	Database Search	VOC, SOC
22	Air Taxi (Airline); UST, Closed	3-6	Database Search	IOC, VOC, SOC
23	Aircraft Owner; UST, Closed	3-6	Database Search	VOC, SOC
24	UST; Closed	3-6	Database Search	IOC, VOC, SOC
25	UST; Open	3-6	Database Search	IOC, VOC, SOC
26	City Government-Transportation Program	3-6	Database Search	VOC, SOC
27	Excavating Contractors	3-6	Database Search	IOC, VOC, SOC
28	Automobile Renting & Leasing	3-6	Database Search	IOC, VOC, SOC
29	Automobile Renting & Leasing	3-6	Database Search	IOC, VOC, SOC
30	Airports	3-6	Database Search	IOC, VOC, SOC
31	Aerial Applicators	3-6	Database Search	IOC, VOC, SOC
32	Aircraft Servicing & Maintenance	3-6	Database Search	IOC, VOC, SOC
33	Automobile Renting & Leasing	3-6	Database Search	IOC, VOC, SOC
34	Aircraft Servicing & Maintenance	3-6	Database Search	IOC, VOC, SOC
35	Air Cargo Service	3-6	Database Search	IOC, VOC, SOC
36	Aircraft-Dealers	3-6	Database Search	IOC, VOC, SOC
37	Air Cargo Service	3-6	Database Search	IOC, VOC, SOC
38	Aircraft Servicing & Maintenance	3-6	Database Search	IOC, VOC, SOC
39	Federal Government-Transportation	3-6	Database Search	IOC, VOC, SOC
40	Twin Falls Airport Pesticide Dump Site	3-6	Database Search	IOC, SOC
41	RCRIS Site	3-6	Database Search	IOC, VOC, SOC

42	Crop Planting & Protection	3-6	Database Search	IOC, VOC, SOC
43	General Contractors	6-10	Database Search	IOC, VOC, SOC
44	Municipal, Active Landfill	6-10	Database Search	IOC, VOC, SOC, Microbes
	Low Line Canal	0-3, 3-6, 6-10	GIS Map	IOC, VOC, SOC, Microbes
	High Line Canal	3-6, 6-10	GIS Map	IOC, VOC, SOC, Microbes

¹ TOT = time-of-travel (in years) for a potential contaminant to reach the wellhead

² IOC = inorganic chemical, VOC = volatile organic chemical, SOC = synthetic organic chemical

Figure 2. City of Twin Falls Delineation Map and Potential Contaminant Source Locations for Hankins Road Wells #1 and #2



PWS# 5420058
Hankins #1, #2

Potential Contaminant Source Tables (Southern Wells)

Table 2. The City of Twin Falls Hankins Rd. Wells #1 and #2 Potential Contaminant Inventory

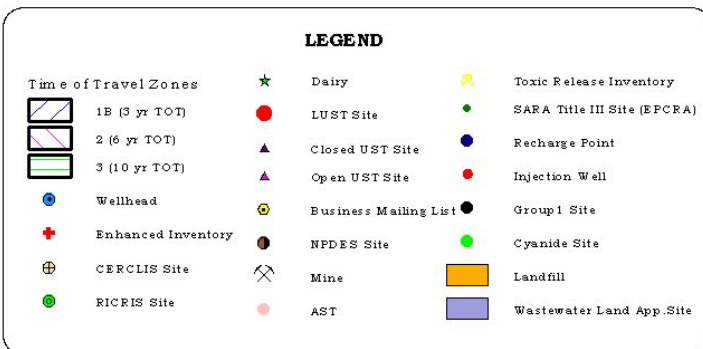
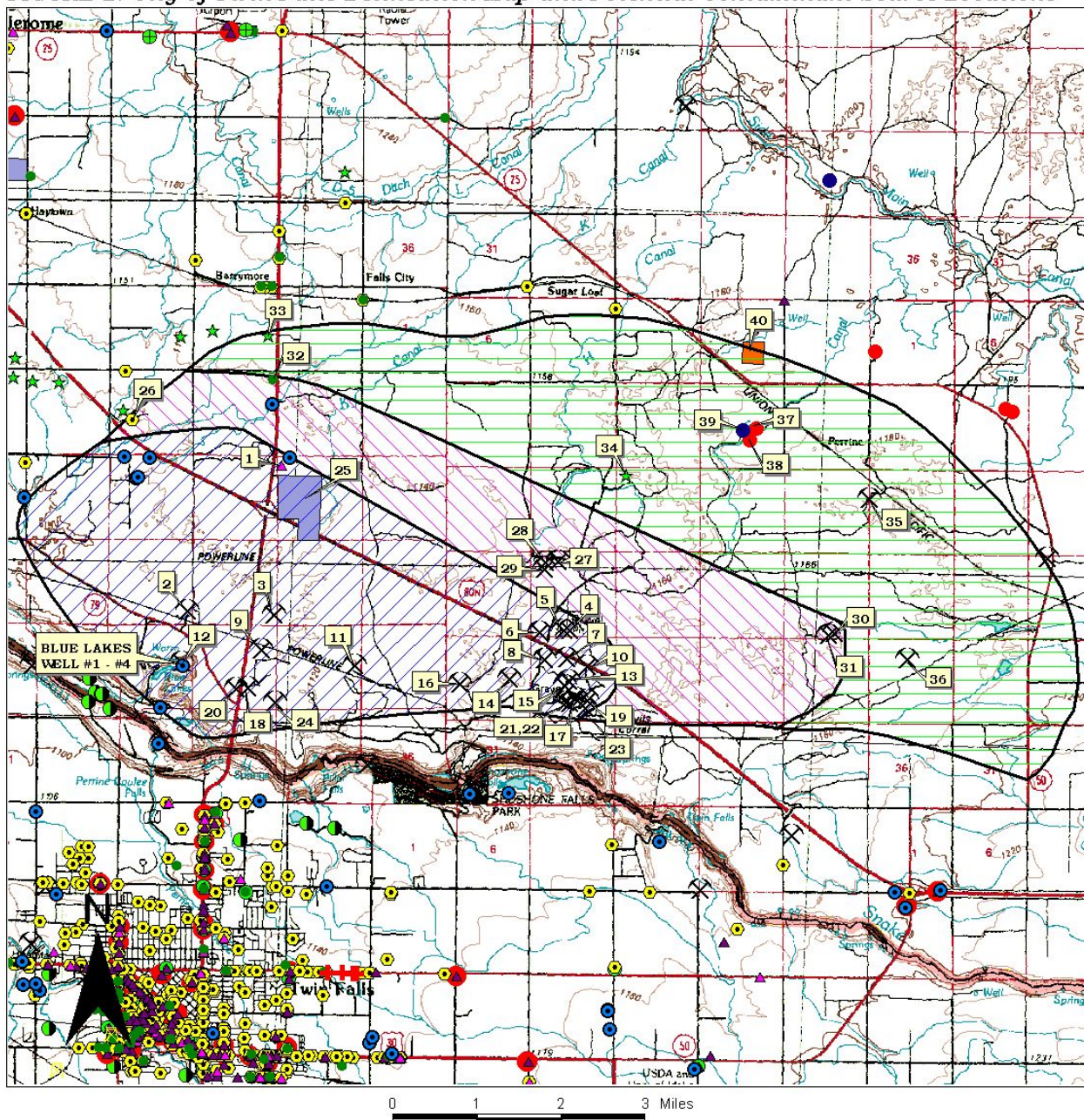
Site #	Source Description	TOT Zone ¹ (years)	Source of Information	Potential Contaminants ²
1	UST; Closed	0-3	Database Search	VOC, SOC
2	Contractor; UST, Closed	0-3	Database Search	IOC, VOC, SOC
3	UST; Closed	0-3	Database Search	IOC, VOC, SOC
4	Contractor; UST, Closed	0-3	Database Search	IOC, VOC, SOC
5	Gas Station; Open	0-3	Database Search	VOC, SOC
6	Farm Equipment (Wholesale)	0-3	Database Search	IOC, VOC, SOC
7	Farm Equipment (Wholesale)	0-3	Database Search	IOC, VOC, SOC
8	Potato Sprout Inhibitors	0-3	Database Search	IOC, VOC, SOC
9	Pumps (Wholesale)	0-3	Database Search	IOC, VOC, SOC
10	Farm Equipment (Wholesale)	0-3	Database Search	IOC, VOC, SOC
11	Truck-Dealers	0-3	Database Search	VOC, SOC
12	Campgrounds	0-3	Database Search	IOC, VOC, SOC, Microbes
13	Hydraulic Equipment & Supplies	0-3	Database Search	IOC, VOC, SOC
14	General Contractors	0-3	Database Search	IOC, VOC, SOC
15	Metal-Rolling & Forming	0-3	Database Search	IOC, VOC, SOC
16	Government-Forestry Services	0-3	Database Search	IOC, VOC, SOC
17	Contractors-Equip/Supls-Dlrs/Svc	0-3	Database Search	IOC, VOC, SOC
18	Welding Equipment & Supplies	0-3	Database Search	IOC, VOC, SOC
19	Storage-Household & Commercial	0-3	Database Search	IOC, VOC, SOC, Microbes
20	Amalgamated Sugar - TRI site	0-3	Database Search	IOC, VOC, SOC, Microbes
21	RCRIS Site	0-3	Database Search	IOC, VOC, SOC
22	RCRIS Site	0-3	Database Search	IOC, VOC, SOC, Microbes
23	RCRIS Site	0-3	Database Search	IOC, VOC, SOC
24	Truck Rent and Lease	0-3	Database Search	IOC, VOC, SOC
25	SARA Site	0-3	Database Search	IOC, VOC, SOC
26	Construction & Mining Equipment	0-3	Database Search	IOC, VOC, SOC
27	Potato Processing	0-3	Database Search	IOC, VOC, Microbes
28	Sugar Beat Waste	0-3	Database Search	IOC, VOC, Microbes
29	Farm; UST, Closed	3-6	Database Search	IOC, VOC, SOC, Microbes
30	201-500 cows	3-6	Database Search	IOC, Microbes
31	Well Drilling	3-6	Database Search	IOC, VOC, SOC
32	Trucking-Motor Freight	3-6	Database Search	IOC, VOC, SOC
33	Feed-Dealers (Wholesale)	3-6	Database Search	IOC, SOC, Microbes
34	Livestock Feeding	3-6	Database Search	IOC, Microbes
35	Sugar Beat Waste	3-6	Database Search	IOC, VOC, Microbes
36	<=200 cows	6-10	Database Search	IOC, Microbes
37	Machine Shops	6-10	Database Search	IOC, VOC, SOC
	Highway 30	0-3	GIS Map	IOC, VOC, SOC, Microbes
	Union Pacific Railroad	0-3	GIS Map	IOC, VOC, SOC, Microbes
	Rock Creek	3-6	GIS Map	IOC, VOC, SOC, Microbes

	Pipeline	3-6, 6-10	GIS Map	VOC, SOC
	Low Line Canal	6-10	GIS Map	IOC, VOC, SOC, Microbes

¹ TOT = time-of-travel (in years) for a potential contaminant to reach the wellhead

² IOC = inorganic chemical, VOC = volatile organic chemical, SOC = synthetic organic chemical

FIGURE 2. City of Twin Falls Delineation Map and Potential Contaminant Source Locations



PWS# 5420058
BLUE LAKES #1-#4

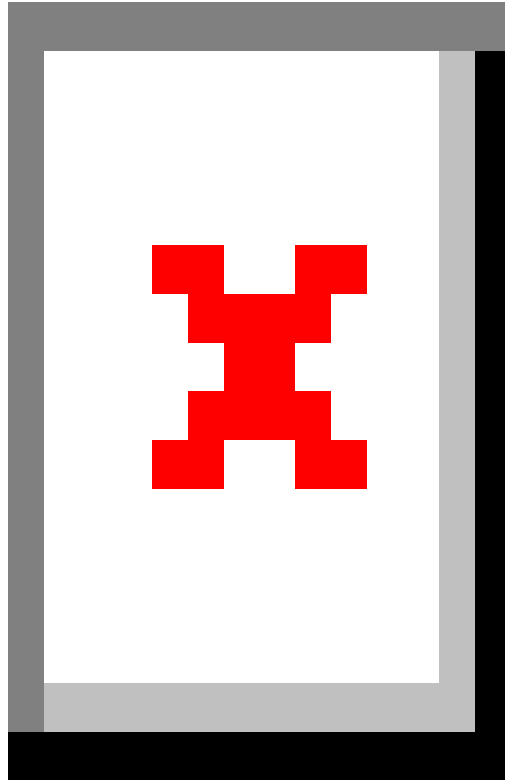
Potential Contaminant Source Tables (Blue Lakes Wells)

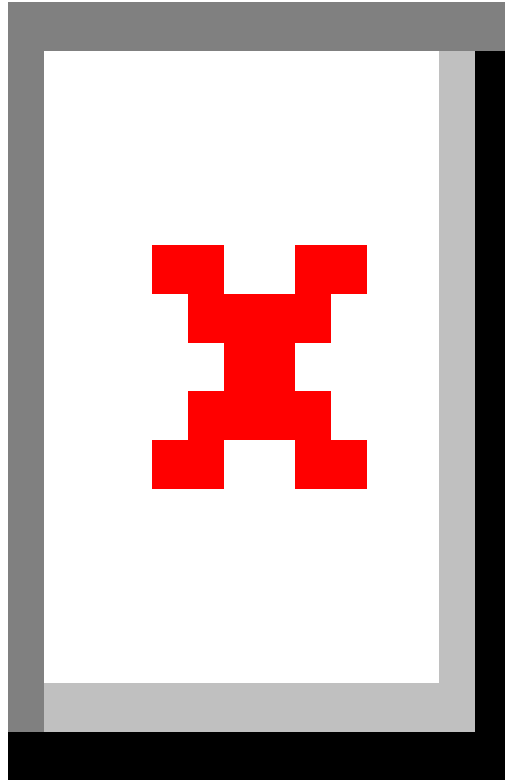
Table 4. The City of Twin Falls, Blue Lakes wells, Potential Contaminant Inventory

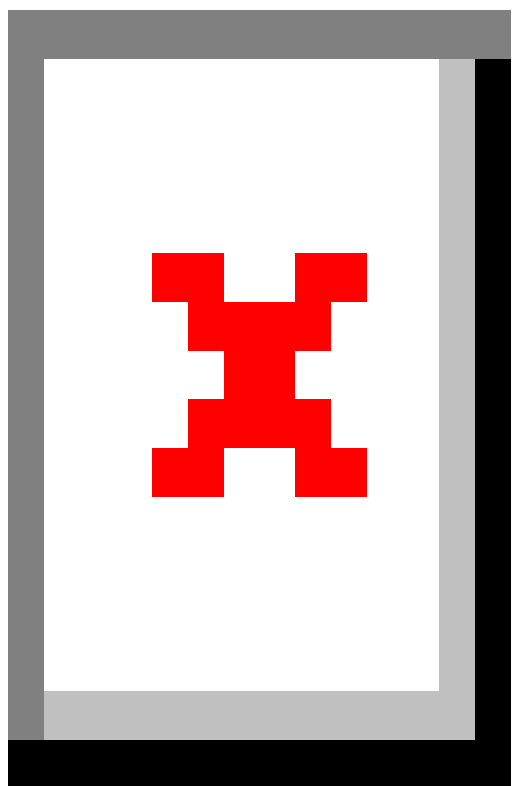
Site #	Source Description ¹	TOT Zone ² (years)	Source of Information	Potential Contaminants ³
1	UST - Open	0 - 3	Database Search	IOC, VOC, SOC
2	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
3	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
4	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
5	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
6	Gravel pit	0 - 3	Database Search	none
7	Calcium mine	0 - 3	Database Search	IOC
8	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
9	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
10	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
11	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
12	Geothermal location	0 - 3	Database Search	none
13	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
14	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
15	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
16	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
17	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
18	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
19	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
20	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
21	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
22	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
23	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
24	Gravel pit	0 - 3	Database Search	IOC, VOC, SOC
25	Wastewater Land Application Site – Municipal	0 - 3	Database Search	IOC, VOC, SOC, Microbials
	Highway 93	0 - 10	GIS map	IOC, VOC, SOC, Microbials
	Interstate 84	0 - 6	GIS map	IOC, VOC, SOC, Microbials
26	Farm Equipment (wholesale)	3 - 6	Database Search	IOC, VOC, SOC
27	Gravel pit	3 - 6	Database Search	IOC, VOC, SOC
28	Gravel pit	3 - 6	Database Search	IOC, VOC, SOC
29	Unnamed prospect	3 - 6	Database Search	none
30	Unnamed mine	3 - 6	Database Search	none
31	Unnamed prospect	3 - 6	Database Search	none
32	SARA Site	3 - 6	Database Search	IOC, VOC, SOC
33	Dairy 201-500 cows	6 - 10	Database Search	IOC
34	Dairy 2000+ cows	6 - 10	Database Search	IOC
35	Gravel pit	6 - 10	Database Search	IOC, VOC, SOC
36	Clay caves	6 - 10	Database Search	none
37	Active deep injection well	6 - 10	Database Search	IOC, SOC
38	Active deep injection well	6 - 10	Database Search	IOC, SOC
39	Unused recharge well	6 - 10	Database Search	IOC, SOC
40	Active landfill	6 - 10	Database Search	IOC, VOC, SOC

¹ UST = underground storage tank, SARA = Superfund Amendments and Reauthorization Act

APPENDIX B
Well drillers logs







Well #2

TEST PUMP -- FILTER PLANT WELL
September 15, 1961
400' Bowl Setting - Layne & Bowler

Time	Head in Inches	GPM	Water Level	Remarks
10:28			130.5	
10:31			137.5	8" orifice on 10" pipe
10:37	5-1/2	690	144.0	partial throttle
10:43	5-1/2	690	145.5	water dirty gray
10:50	5-1/2	690	147	
11:00	36	730	148	59°
11:09	5-3/4	710	148.5	water clearing some
11:25	5-3/4	710	148.5	
12:23	5-3/4	710	149.5	water clear - no sand
12:28	9-3/4	910	155	Pump speeded at 12:25
12:35	9-3/4	910	157	water dirty gray
12:55	9-3/4	910	158	
1:09	9-3/4	910	158 (135)	
1:11	16-3/4	1180	164 (135)	pump speeded at 1:10
1:15	16-1/2	1175	167	
1:25	14-1/2	1100	170 (135)	water very dirty
1:45	15	1120	168	
2:00	13-1/4	1050	168	
2:04	17-1/4	1210	169	water clearing
2:09	36	1740	210)	pump speeded
2:15	26-1/2	1490	232)	water dirty
2:25	25	1450	207)	questionable water level measurements
2:33	14	1080	175	
2:50	13	1040	170	water clear-pump slowed 2:25
3:10	13	1040	168.5	
3:30	11	960	165	water slightly murky
4:00	11	960	166	59°
4:05	16	1150	169	pump speeded
4:15	16-1/2	1170	190	
4:30	15	1120	189	
4:45	13	1040	178	
5:00	12-3/4	1000	178	
5:05			139	pump off
5:10			137	

CITY OF TWIN FALLS, IDAHO

WELL LOG

[illegible]

From Feet	To Feet	Type of Material	Water-level Formation Ans. Yes or No	Casing Perforated Ans. Yes or No
0	8	Top soil		
8	20	Grey lava		
20	64	Brown lava		
64	99	Brown cindery lava-broken		
99	116	Grey lava Hard		
116	137	Red lava-Broken-Crevices-Lost cuttings		
137	154	Shale		
154	165	Grey lava Hard		
165	171	Shale Water bearing		
171	185	Red cinders		
185	199	Brown lava		
199	223	Red lava (water tale)		
223	255	Grey basalt Hard		
255	285	Red lava (water tale)		
285	290	Shale		
290	333	Brown lava (water tale)		
333	345	Black lava solid		
If more space is required use Sheet No. 2				

WELL DRILLER'S STATEMENT

This well was drilled under my supervision and the above information is true and correct to the best of my knowledge and belief.

Signed

By

Chuck Jones

License No. 201

Dated 2/27/67 19

State Contractors License No. 3040

Well No. _____ County Twin Falls

City of Twin Falls

Twin Falls, Idaho

Mack Gray Well Drilling

Kimberly, Idaho

Filter Plant Well

Location 1/4 1/4 Sec. _____, T. _____ N/S, R. _____ E/W

Drilled hole 16"

Locate well in section

NW 1/4	NE 1/4
SW 1/4	SE 1/4

Total depth of well 568 ft.

Depth to standing water from the ground 130' 16" Water temp. 59 °Fahr.

Flowing Test" delivery was 1200 g.p.m. or _____ c.f.s. Drawdown was 40 feet.

Pump and motor used to make test 12" bowls, 300 H.P. Diesel

Flowing time of test 8 hours _____ minutes.

Flowing well, give flow _____ c.f.s. or _____ g.p.m. and of shut off pressure _____

Flowing well, described control works _____

(TYPE AND SIZE OF VALVE, ETC.)

Well will be used for Municipal Weight of casing per lineal foot _____

Thickness of casing 1/2" Casing material Steel

(STEEL, CONCRETE, WOOD, ETC.)

Length and location of casing 20", 9' 16", 0 to 9' 16"

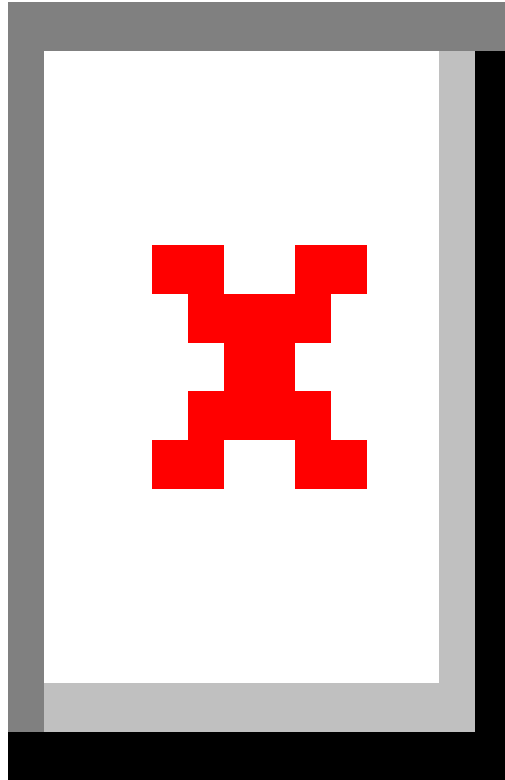
(CASING 12" IN DIAMETER OR LESS, GIVE INSIDE DIAMETER;
CASING OVER 12" IN DIAMETER, GIVE OUTSIDE DIAMETER)

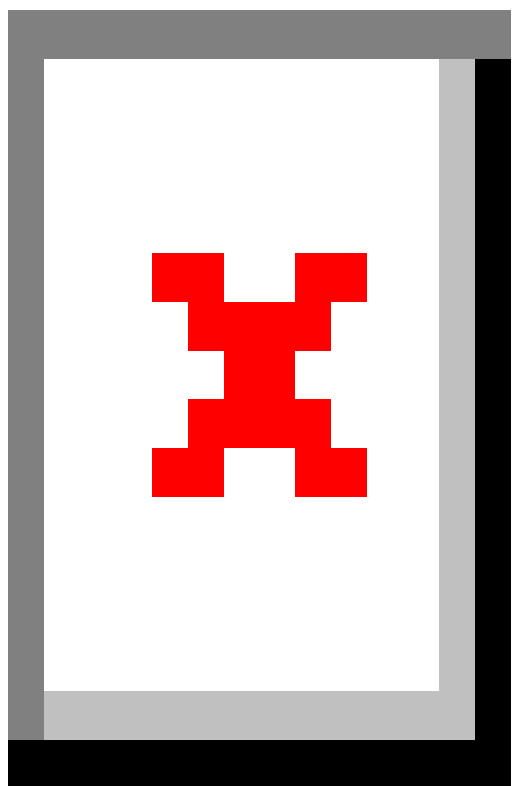
CASING RECORD

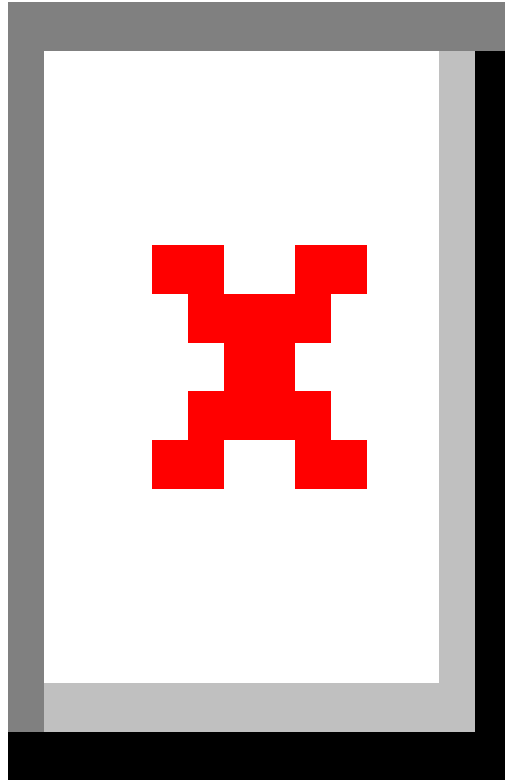
From Feet	To Feet	Length	Remarks—seals, grouting, etc.
0	9' 16"	9' 16"	

Smallest size of perforations _____ located _____ feet to _____ feet from ground

Commencement of well 7/21/61 Date of completion of well 9/13/61







APPENDIX C
Overview of potential contaminant sources

OVERVIEW OF POTENTIAL CONTAMINANT SOURCES

Table 10 provides an overview of potential contaminant sources and the contaminants that may be associated with each source. These sources represent many of the businesses, industries, operations, land uses, and environmental conditions that handle, generate, store, apply, dispose of, or provide a pathway for the contaminants of concern. The sources are separated into four categories:

- 1) Commercial/Industrial,
- 2) Agricultural/Rural,
- 3) Residential/ Municipal, and
- 4) Miscellaneous.

These sources can apply to either ground water or surface water, and many can apply to both ground and surface water. Where a potential contaminant source generally applies to only ground water or surface water, it is noted within Table 9.

Table 2. Potential Contaminant Sources (Ground and Surface Water)

Source		Potential Contaminants ^{1,2,3}
Commercial/Industrial		
Automobile	Body Shops/ Repair Shops	Waste oils, gasoline and diesel fuels; solvents, acids, paints, automotive wastes ⁴ , miscellaneous cutting oils.
	Car Washes	Soaps, detergents, waxes, miscellaneous chemicals, hydrocarbons.
	Gas Stations	Petroleum fuels, oil, solvents, miscellaneous wastes.
Boat Services/Repair/Refinishing		Gasoline and diesel fuels, oil, septage from boat waste disposal area, wood preservative and treatment chemicals, paints, waxes, varnishes, automotive wastes ⁴ .
Cement/Concrete Plants		Diesel fuel, solvents, oils, miscellaneous wastes.
Chemical/Petroleum Processing/Storage		Hazardous chemicals, solvents, hydrocarbons, heavy metals.
Dry Cleaners		Solvents (tetrachloroethylene, petroleum solvents), spotting chemicals (trichloroethane, methyl chloroform, ammonia, peroxides, hydrochloric acid, rust removers, amyl acetate).
Electrical/Electronic Manufacturing		Cyanides, metal sludge, caustic (chromic acid), solvents, oils, alkalis, acids, paints and paint sludges, PCBs.
Fleet/Trucking/Bus Terminals		Waste oil, solvents, gasoline and diesel fuel from vehicles and storage tanks, fuel oil, other automotive wastes ⁴ .
Food Processing		Nitrates, salts, phosphorous, miscellaneous food wastes, chlorine, ammonia, ethylene glycol.

Source	Potential Contaminants ^{1,2,3}
Furniture Repair/Manufacturing	Paints, solvents, degreasing and solvent recovery sludges, lacquers, sealants.
Hardware/Lumber/Parts Stores	Hazardous chemical products in inventories, heating oil and fork lift fuel from storage tanks, wood-staining and treating products such as creosote, paints, thinners, lacquers, varnishes.
Home Manufacturing	Solvents, paints, glues and other adhesives, waste insulation, lacquers, tars, sealants, epoxy wastes, miscellaneous chemical wastes.
Junk/Scrap/Salvage Yards	Automotive wastes ⁴ , PCB contaminated wastes, any wastes from businesses ⁵ and households ⁶ , oils, lead.
Machine Shops	Solvents, metals, miscellaneous organics, sludges, oily metal shavings, lubricant and cutting oils, degreasers (tetrachloroethylene), metal marking fluids, mold-release agents.
Metal Plating/Finishing/Fabricating	Sodium and hydrogen cyanide, metallic salts, hydrochloric acid, sulfuric acid, chromic acid, boric acid, paint wastes, heavy metals, plating wastes, oils, solvents.
Mines/Gravel Pits	Mine spills or tailings that often contain metals, acids, highly corrosive mineralized waters, metal sulfides, metals, acids, minerals sulfides, other hazardous and nonhazardous chemicals, petroleum products and fuels.
Photo Processing/Printing	Biosludges, silver sludges, cyanides, miscellaneous sludges, solvents, inks, dyes, oils, photographic chemicals.
Plastics/Synthetics Producers	Solvents, oils, miscellaneous organic and inorganics (phenols, resins), paint wastes, cyanides, acids, alkalis, wastewater treatment sludges, cellulose esters, surfactant, glycols, phenols, peroxides, etc.
Research/University/Hospital Laboratories	X-ray developers and fixers ⁷ , infectious wastes, radiological wastes, biological wastes, disinfectants, asbestos, beryllium, solvents, infectious materials, drugs, disinfectants, miscellaneous chemicals.
Wood Preserving/Treating	Wood preservatives: creosote, pentachlorophenol, arsenic, heavy metals.
Wood/Pulp/Paper Processing and Mills	Metals, acids, sulfides, other hazardous and nonhazardous chemicals, organic sludges, sodium hydroxide, chlorine, hypochlorite, chlorine dioxide, hydrogen peroxide, methanol, paint sludges, solvents, creosote, coating and gluing wastes.
Agricultural/Rural	

Source	Potential Contaminants ^{1,2,3}
Livestock Auction Lots/Boarding Stables	Nitrates, phosphorous, bacteria, and viruses, total dissolved solids.
Confined Animal Feeding Operations Slaughter House and Butcher Facilities	Nitrates, phosphorous, chloride, chemical sprays and dips for controlling insect, bacteria and viruses, total dissolved solids.
Farm Machinery Repair	Automotive wastes ⁴ , solvents, fuel.
Crops - Irrigated and Non-irrigated	Pesticides ⁸ , nitrate & phosphorous (from fertilizers), salts, sediment (from runoff)
Wastewater/Sludge/Manure Land Application or Disposal Locations	Nitrates, metals, salts, bacteria and viruses.
Lagoons/Liquid Wastes	Nitrates, livestock sewage wastes, salts, bacteria.
Pesticide/Fertilizer/Petroleum Storage & Transfer Areas	Pesticides ⁸ , nitrate, phosphorous, petroleum residues.
Residential/Municipal	
Airports (Maintenance/Fueling Areas)	Jet fuels, deicers, diesel fuel, chlorinated solvents, automotive wastes ⁴ , heating oil, building wastes ⁵ .
Camp Grounds/RV Parks, Marinas	Septage, gasoline, diesel fuel from boats, pesticides ⁸ , household hazardous wastes from recreational vehicles (RVs) ⁶ .
Drinking Water Treatment plants	Treatment chemicals
Golf Courses	Pesticides ⁸ , nitrate, phosphorous, arsenic.
Landfills/Dumps	Organic and inorganic chemical contaminants; waste from households ⁶ and businesses ⁵ , nitrates, oils, metals, solvents.
Motor Pools	Automotive wastes ⁴ : solvents, waste oils, fuel storage.
Railroad Yards/Maintenance/Fueling Areas	Diesel fuel; herbicides for rights-of-way ⁸ , creosote from preserving wood ties, solvents, paints, waste oils.
School Maintenance Facilities	Machinery/vehicle serving wastes, gasoline. ⁴ .
Septic Systems (large community systems or 10 single systems on 40 acres)	Bacteria, viruses, nitrates, salts, dissolved solids, improperly disposed of household or business wastes ^{5,6,9} .
Utility Stations/Maintenance Areas	PCBs from transformers and capacitors, oils, solvents, sludges, acid solution, metal plating solutions (chromium, nickel, cadmium).
Waste Transfer/Recycling Stations	Residential and commercial solid waste residues.
Wastewater Effluent to Surface	Municipal wastewater, sludge ¹⁰ , treatment chemicals ¹¹ ,

Source	Potential Contaminants ^{1,2,3}
Waters (primarily surface water concern)	nitrates, heavy metals, bacteria, nonhazardous wastes
Miscellaneous	
Above Ground Storage Tanks	Diesel, gasoline, other chemicals.
Construction/Demolition Areas (Plumbing, Heating, and Air Conditioning, Painting, Carpentry, Flooring, Roofing and Sheet Metal etc.)	Solvents, asbestos, paints, glues and other adhesives, wastes insulation, lacquers, tars, sealants, epoxy waste, miscellaneous chemical wastes, explosives, sediment.
Historic Gas Stations	Diesel fuel, gasoline, kerosene.
Historic Waste Dumps/Landfills	Leachate, organic and inorganic chemicals, waste from households ⁶ , and businesses ⁵ , nitrates, oils, heavy metals, solvents.
Injection Wells/Dry Wells/Sumps (primarily ground water concern)	Storm water runoff, used oils, antifreeze, gasoline, solvents, other petroleum products, pesticides ⁸ , and other chemical substances.
Storm Water Drainage to Surface Waters (primarily surface water concern)	Storm water runoff, oils, antifreeze, metals, sediment, and pesticides, and a wide variety of other substances.
Military Installations	Wide variety of hazardous and nonhazardous wastes depending on the nature of the facility, diesel fuels, jet fuels, solvents, paints, waste oils, heavy metals, radioactive wastes, explosives.
Surface Water - Stream/Lakes/Rivers/Recharge Sites	Ground Water: bacteria and viruses, cryptosporidium Surface Water: nitrates, pesticides, sediment from Ag. return drains.
Transportation Corridors	Herbicides in highway right-of-way ⁸ , road salt (sodium and calcium chloride), road salt anti-corrosives (phosphate and sodium ferrocyanide), automotive wastes ⁴ , nitrate or phosphorous from fertilizer use.
Forest Roads /Logging (primarily surface water concern)	Sediment, fuel spills.
Landslides/Burn Areas (primarily surface water concern)	Sediment.
Underground Storage Tanks	Diesel, gasoline, heating oil, other chemical and petroleum products.
Unsealed or Abandoned Wells, and Test Holes (primarily ground water concern)	Storm water runoff, solvents, nitrates, septic tanks, hydrocarbons, and a wide variety of other substances.

1 In general, surface or ground water contamination stems from the misuse and improper disposal of liquid and solid wastes; the illegal dumping or abandonment of household, commercial, or industrial chemicals; the accidental spilling of chemicals from trucks, railways, aircraft, handling facilities, and storage tanks; or the improper siting, design, construction, operation, or maintenance of agricultural, residential, municipal, commercial, and industrial drinking water wells and liquid and solid waste disposal facilities. Contaminants also can stem from atmospheric pollutants, such as airborne sulfur and nitrogen compounds, which are created by smoke, flue dust, aerosols, and automobile emissions, fall as acid rain, and percolate through the soil. When the sources list in these tables are used and managed properly, water contamination is not likely to occur.

2 Contaminants can reach ground water from activities occurring on the land surface, such as industrial waste storage; from sources below the land surface but above the water table, such as septic systems; from structures beneath the water table, such as wells; or from contaminated recharge water.

3 This table lists the most common potential contaminants, but not all-potential contaminants. For example, it is not possible to list all potential contaminants contained in storm water runoff or from military installations.

4 Automobile wastes can include gasoline; antifreeze; automatic transmission fluid; battery acid; engine and radiator flushes; engine and metal degreasers; hydraulic (brake) fluid; and motor oils.

5 Common wastes from public and commercial buildings include automotive wastes; and residues from cleaning products that may contain chemicals such as xylene, glycol esters, isopropanol, 1, 1, 1, -trichloroethane, sulfonates, chlorinated phenols, and cresol.

6 Households wastes include common household products that can contain a wide variety of toxic or hazardous components.

7 X-ray developers and fixers may contain reclaimable silver, glutaldehyde, hydroquinone, potassium bromide, sodium sulfite, sodium carbonate, thiosulfates, and potassium alum.

8 Pesticides include herbicides, insecticides, rodenticides, and fungicide. EPA has registered approximately 50,000 different pesticide products for use in the United States. Many are highly toxic and quite mobile in the subsurface.

9 Septic tank/cesspool cleaners include synthetic organic chemicals such as 1, 1, 1,-trichloroethane, tetrachloroethylene, carbon tetrachlorine, and methylene chloride.

10 Municipal wastewater treatment sludge can contain organic matter, nitrates; inorganic salts; heavy metals; coliform and noncoliform bacteria; and viruses.

11 Municipal wastewater treatment chemicals include calcium oxide; alum; activated alum; polymers; ion exchange resins; sodium hydroxide; chlorine; ozone; and corrosion inhibitors.

Source: Adapted from EPA (1993).

APPENDIX D
Sample Drinking Water Protection Ordinance

SECTION 1. **Short Title and Purpose.**

- A. This ordinance shall be known as the "**Wellhead Protection Plan**".
- B. It is the purpose of this ordinance to promote the public health, safety, and general welfare, and to minimize public and private losses due to contamination of the public water supply, and to formalize ground water protection/pollution abatement and control procedures. Specific goals are to:
 - 1. Protect human life and health;
 - 2. Insure that the public is provided with a sustainable safe potable water supply;
 - 3. Minimize expenditure of public money for pollution remediation projects;
 - 4. Minimize regulations on land use; and,
 - 5. Minimize business interruptions;

SECTION 2. **Definitions.** When used in this ordinance, the following words and phrases shall have the meanings given in this section:

- A. **Agricultural Runoff Waste Water.** Water diverted for irrigation but not applied to crops, or runoff of irrigation tail water from the cropland as a result of irrigation.
- B. **Aquifer Remediation Related Wells.** These wells shall include those used to prevent, control, or remediate aquifer pollution, including--but not limited to--Superfund sites.
- C. **Community Water System.** A public system which serves at least fifteen (15) service connections used by year-round residents or regularly serves at least twenty-five (25) year-round residents.
- D. **Facility.** Refers to any business or corporation that is built, installed, or established to serve a particular purpose.
- E. **Hazardous Waste Disposal Facility.** A hazardous waste treatment, storage, or disposal facility which receives hazardous material as described in Part 40 Chapter 260.1 of the Code of Federal Regulations.
- F. **Hazardous Waste or Material.** Any waste or material which because of its quantity, concentration, physical, chemical or infectious characteristics may:
 - 1. Cause or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness; or,
 - 2. Pose a substantial present or potential hazard to human health or to the environment when improperly treated, stored, transported, disposed of or otherwise managed; or,
 - 3. Any material or substance designated as a hazardous or toxic substance defined by Title 40 Part 261.3 of the Code of Federal Regulations, or any material or substance designated as a hazardous or toxic substance by the State of Idaho, acting through the Division of Environmental Quality or any successor agency.
- G. **Injection.** The subsurface emplacement of fluids.
- H. **Livestock Confinement Operation.** As defined elsewhere in the Code.
- I. **Non-Community Water System.** A public water system that is not a community water system.

- J. **Public Water System.** A system that provides the public with piped water for human consumption, if such system has at least fifteen (15) service connections or regularly serves an average of at least twenty-five (25) individuals daily at least sixty (60) days out of the year. Such term includes:
1. any collection, treatment, storage, and distribution facilities under control of the operator of such system, and used primarily in connection with such system; and,
 2. any collection or pretreatment storage facilities not under such control that are used primarily in connection with such system.
- A public water system is either a "community water system" or a "non-community water system."
- K. **Sanitary Landfill.** A solid waste disposal operation where the wastes are spread on land in thin layers, compacted to the smallest practical volume, and covered with cover material once each day of operation in order to safeguard against environmental pollution, nuisances, and health hazards.
- L. **Special Drainage Wells** are those used for disposing of water from sources other than direct precipitation. Examples of this well type include: landslide control drainage wells, potable water tank overflow drainage wells, swimming pool drainage wells, and lake level control drainage wells.
- M. **Storm Water Runoff.** Water discharged as a result of rain, snow, or other precipitation.
- N. **Time of Travel Districts (TOT).** The time required for a contaminant to move in the ground from a specific point to a well.
- O. **Underground Injection Well.** Any excavation or artificial opening into the ground which meets the following three criteria:
1. A bored, drilled or dug hole, or a driven mine shaft, or a driven well point; and,
 2. It is deeper than its largest straight-line surface dimension; and,
 3. It is used for or intended to be used for injection.
- P. **Wellhead Protection Overlay District (WHP).** A land use designation on the Land Use Map, or a zoning designation on a zoning map, that modifies the basic underlying designation in some specific manner. The Wellhead Protection Overlay District will also appear in the Hazardous Component of the Comprehensive Plan. A map will define specific area districts centering around wells supplying drinking water to a public water system. The map is delineated using one of the following methods:
1. Calculated Fixed Radius;
 2. Arbitrary Fixed Radius;
 3. Simplified Variable Shapes;
 4. Semi-analytical, and Analytical Methods;
 5. Hydrogeologic Mapping;
 6. Numerical Modeling

and follow the guidelines established in the Idaho Wellhead Protection Plan.

- Q. **Community Wellhead.** The upper terminal of a well, including adapters, ports, seals, valves and other attachments.
- R. **Wellhead Protection Overlay District Ia.** A minimum fixed radius extending no less than fifty (50) feet radially from the wellhead supplying potable water to the public water supplies.
- S. **Wellhead Protection Overlay District Ib.** A three (3) year time of travel district (TOT) as defined in Section 2.
- T. **Wellhead Protection Overlay District II.** A six (6) year time of travel district (TOT) as defined in Section 2.
- U. **Wellhead Protection Overlay District III.** A ten (10) year time of travel district (TOT) as defined in Section 2.

SECTION 3. Establishment of Wellhead Protection Overlay District. There is hereby established a wellhead protection overlay district identified and described as all the area within the ten (10) year TOT district around public water supplies as shown on the official zoning map. It is further established that these areas be composed of Four(4) districts, Wellhead Protection Overlay District Ia, Wellhead Protection Overlay District Ib, Wellhead Protection Overlay District II, and Wellhead Protection Overlay District III as they are defined in this Chapter. The Board of Commissioners may record with the County Recorder's Office a metes and bounds description of the Wellhead Protection Overlay District.

SECTION 4. Prohibited uses within Zone Ia of the Wellhead Protection Area. Uses permitted within Zone Ia shall be limited to necessary public water supply wellhead equipment including the following, wellhead facility buildings, water storage tanks, disinfection equipment, disinfection chemical storage and approved landscaping. All other uses shall be prohibited.

SECTION 5. Prohibited uses within Zone Ib of the Wellhead Protection Area. The following uses or conditions shall be and are hereby prohibited within Zone Ib of the Wellhead Protection areas:

- A. Sanitary landfills.
- B. Livestock Confinement Operations.
- C. Hazardous waste Disposal Facility.
- D. Injection well is a prohibited use **except for the following:**
 - 1. Closed systems.
- E. Existing sewer lines shall not be closer than one hundred (100) feet of a wellhead or of new sanitary system and sewer lines shall not be closer than one hundred fifty (150) feet of a wellhead.
- F. Existing septic tanks or drain fields shall not be closer than one hundred (100) feet of a wellhead and new installation of septic tanks or drain fields shall not be closer than two hundred (200) feet away from the wellhead.
- G. Junk or salvage yards.
- H. Disposal of waste oil, oil filters, tires and all other petroleum products.
- I. All manufacturing or industrial businesses involving the collection, handling, manufacture, use, storage, transfer or disposal of any hazardous solid or liquid material or waste having potential impact on ground-water, and any land use activities posing a hazard or threat to existing ground water quality, except upon

issuance of a Special Use Permit.-The Special Use Permit process may be instigated by the Zoning Administrator during the application review process.

SECTION 6. Prohibited Uses within Zone II of the Wellhead Protection Area. The following uses or conditions shall be and are prohibited within Zone II of the Wellhead Protection Area:

- A. Sanitary landfills;
- B. Hazardous Waste Disposal Facility;
- C. Injection well is a prohibited use **except for the following**:
 - 1. Deep well injection (below 18 feet in depth):
 - a. Geothermal Heat;
 - b. Heat Pump Return;
 - c. Cooling Water Return.
 - 2. Shallow well injection only (less than 18 feet in depth), including:
 - a. Storm Runoff;
 - b. Agricultural Runoff Waste Water;
 - c. Special Drainage Water;
 - d. Aquifer Recharge;
 - e. Aquifer Remediation;
 - f. Septic Systems (General).
- D. All manufacturing or industrial businesses involving the collection, handling, manufacture, use, storage, transfer or disposal of any hazardous solid or liquid material or waste having potential impact on ground-water, and any land use activities posing a hazard or threat to existing ground water quality, except upon issuance of a Special Use Permit. The Special Use Permit process may be instigated by the Zoning Administrator during the application review process.

SECTION 7. Prohibited Uses within Zone III of the Wellhead Protection Area. The following uses or conditions shall be and are prohibited within Zone III of the Wellhead Protection area:

- A. Injection well is a prohibited use **except for the following**:
 - 1. Deep well injection (below 18 feet in depth):
 - a. Geothermal Heat;
 - b. Heat Pump Return;
 - c. Cooling Water Return.
 - 2. Shallow well injection only (less than 18 feet in depth):

- a. Storm Runoff;
- b. Agricultural Runoff Waste Water;
- c. Special Drainage Water;
- d. Aquifer Recharge;
- e. Aquifer Remediation;
- f. Septic Systems (General).

- B. All manufacturing or industrial businesses involving the collection, handling, manufacture, use, storage, transfer or disposal of any hazardous solid or liquid material or waste having potential impact on ground-water, and any land use activities posing a hazard or threat to existing ground water quality, except upon issuance of a Special Use Permit. The Special Use Permit process may be instigated by the Zoning Administrator during the application review process.

SECTION 8. Notice of Proposed Action to Operator of Public or Community Water Supply. Whenever there is a request which requires a Special Use Permit from the Planning and Zoning Commission for land lying within a Wellhead Protection District, written notice of the hearing shall be given to the entity operating the public or community water supply within that overlay district. The Planning and Zoning Commission may require a granting of easements for monitoring wells if the commission deems it appropriate for protection of the public water supply.

SECTION 9. Non-Conforming Uses. Any legal use existing at the time of the adoption of this ordinance and listed as a prohibited use herein, shall become a legal non-conforming use and may not be expanded or improved except as otherwise provided in the zoning ordinance.

SECTION 10. Enforcement. It shall be unlawful for any person, corporation, government entity or business to occupy or use the land within the area designated in the Wellhead Protection Overlay District of Zone I, II, and III contrary to, or in violation of, any of the provisions of this Chapter.

SECTION 11. Amendments. Proposed amendments will require advance notice to all entities operating public or community water supplies that this ordinance effects.

APPENDIX E
Contingency Plan

Contingency Plan

Source Water/Wellhead Protection Contingency Plan for Providing Alternative Drinking Water Supplies

For

City of Twin Falls

Public Water System

PWS I.D. # 5420058

Primary Contact
(See Section 6 for additional contacts)

Water Superintendent
Title

P.O. Box 1907
Address

Twin Falls, Idaho 83303-1907

Work phone (208) 736-1540 Home phone (208) 308-0563

October 31, 2001
Date of Plan

Review and Update Annually

Date Reviewed	Reviewer	Changes or Comments

CONTENTS

Section 1	PURPOSE AND AUTHORITY FOR THE CONTINGENCY PLAN
Section 2	DESCRIPTION OF THE WATER SYSTEM
Section 3	NOTIFICATION ROSTER, PHONE NUMBERS, AND PLAN DISTRIBUTION
Section 4	PUBLIC EDUCATION/MEDIA RELATIONS
Section 5	EVENT AND ACTION LOG
Appendices	<i>The following items may be appended to the plan as needed.</i> A. MAP OF THE WATER SYSTEM B. TYPICAL BOIL WATER NOTICE C. LIST OF EMERGENCY EQUIPMENT AVAILABLE OR NEEDED TO IMPLEMENT ANY OF THE ALTERNATIVE WATER SUPPLY OPTIONS AND THE LOCATION OF THE EQUIPMENT D. REFERENCES

Section 1

PURPOSE AND AUTHORITY FOR THE CONTINGENCY PLAN

This template is designed to assist water systems in developing a comprehensive contingency plan. The template was designed to include all possible conditions, emergencies, and options that could occur/exist at a water system. The purpose of this contingency plan is to establish and to keep up to date the procedures necessary to utilize alternative water supply sources in the event of the contamination or loss of the existing sources.

The plan was produced as part of the five step planning process as developed by the U.S. Environmental Protection Agency and the National Rural Water Association under the Wellhead Protection Program of the Safe Drinking Water Act.

A Comprehensive Wellhead Protection plan includes the following 5 steps:

- | | |
|--------|--|
| Step 1 | Select a planning team |
| Step 2 | Define the wellhead protection area |
| Step 3 | Identify sources of contamination |
| Step 4 | Manage sources of contamination |
| Step 5 | Plan for the future and develop a contingency plan |

This plan is designed to meet the requirements as specified in Step 5. It is not designed to fulfill the requirements of a more comprehensive public water supply emergency operating plan that would be designed to deal with a wide array of emergencies beyond the contamination of existing sources.

If a more comprehensive emergency plan exists, it should be referenced to here. Also if this contingency plan is part of or related to any other planning process (i.e. conservation plans) by the water system or the community, county, or state, that should also be referenced.

Note: Merge pages together. Some of the sections (and some of the options within sections) included may not be applicable to your water system and source. You should delete any items that don't apply to your system. Directions for filling out the plan appear in red type. These instructions should be deleted from the final copy of the contingency plan.

Section 2**DESCRIPTION OF THE WATER SYSTEM**

Basic Water System Information *(Include map of system in appendix showing location of water sources and major system components)*

Name of System City of Twin Falls Water Department

Population Served 42,000

Number of Service Connections 16,048 (includes Fire Lines)

Average Daily Demand 14.5 MGD Maximum Daily Demand 25.7 MGD

Sources of Supply

Wells or Springs:

Name <i>Name of Well/Spring</i>	Blue Lakes Wells	South Well #1	South Well #2	South Well #3
Depth (ft.)	15 Feet	630 Feet	568 Feet	400 Feet
Diameter (in.)	72 Inch	20 Inch	20 Inch	20 Inch
Latitude				
Longitude				
Capacity in gpm	3,165 GPM	1,388-3,472 GPM	435 GPM	1,000-2,000GPM
Treatment	Gas chlorination (one ton cylinders)	On-site hypochlorite generating system	On-site hypochlorite generating system	On-site hypochlorite generating system

CONTINUED...

Name <i>Name of Well/Spring</i>	South Well #4	Hankins #1 Well	Hankins #2 Well	
Depth (ft.)	355 Feet	505 Feet	365 Feet	
Diameter (in.)	20 Inch	16 Inch	16 Inch	
Latitude				
Longitude				
Capacity in gpm	1,859-3,000 GPM	132 GPM	127 GPM	
Treatment	On-site hypochlorite generating system	On-site hypochlorite generating system	On-site hypochlorite generating system	

Surface:

Name				
Capacity				

Interconnections with other Public Water Systems *(Name of other system and location)* N/A

Section 2 (continued) DESCRIPTION OF THE WATER SYSTEM

Storage of Finished Water:

Name of Storage Facility	Harrison Reservoir	South Reservoir #1	South Reservoir #2	Hankins Reservoir	Eldridge Reservoir
Location	889 Harrison Street	Washington Street South	Washington Street South	Hankins Road	Eldridge Ave
Capacity in Gallons	5,000,000 Gallons	5,000,000 Gallons	5,000,000 Gallons	5,000,000 Gallons	736,000 Gallons

Sources of Power: Normal Idaho Power Emergency Rent Generator

Actual Location of System Maps and Records 889 Harrison Street

(i.e. Town Hall, Water System Office)

Section 2 (continued) DESCRIPTION OF THE WATER SYSTEM

Blue Lakes wells are behind a locked gate.

South Wells

#1 Well has a locked security fence around it and is inside a locked building.

#2 Well is inside a locked building.

#3 Well has a locked security fence around it and is inside a locked building.

#4 Well has a locked security fence around it and is inside a locked building.

Hankins Wells

#1 Well is inside a locked building.

#2 Well has a locked security fence around it and is inside a locked building.

Reservoirs

Harrison Reservoir has a locked hatch and will be alarmed.

South Reservoirs 1 & 2 have a locked security fence around them and the hatches are locked and will be alarmed

Hankins Reservoir has a locked hatch and will be alarmed.

Eldridge Reservoir has a locked security fence around it and the hatch is locked and will be alarmed.

All of our intrusion alarms will go directly to the Police Department, and they will respond first.

Water supply personnel will also receive intrusion alarms. If it is one of the reservoir hatch alarms, that reservoir will be isolated until the intrusion alarm has been checked out. The same procedure will be followed for well intrusion alarms.

If we get a call that someone has contaminated our water system, we will contact:

1. South Central Health
Dan Kriz - (208) 731-0312
Emergency Number 1-800-632-8000
2. DEQ
Steve Stauffer - (208) 736-2190
Home Phone - (208) 735-0114
3. Bureau of Laboratories
2220 North Penitentiary Road
Boise, Idaho 83712-8299
Phone (208) 334-2235
FAX (208) 334-2382

Section 3 NOTIFICATION ROSTER, PHONE NUMBERS, AND PLAN DISTRIBUTION

The following applies to emergency preparedness:

- For backup electrical power we would rent generators to run some of our wells and booster pumps. This is a list of where we would rent generators:

Stutzmans – Phone#-- 208-733-2693

Western States Equipment Boise – Phone#-- 208-323-0800

Western States Equipment Twin Falls – Phone#-- 208-735-2300

Generators Plus Boise – Phone#-- 208-336-5000

- If our distribution system were compromised, we could get tanker trucks and fill them at our wells, and then let people know where they could come and fill their water bottles. All tanker trucks will be disinfected with HTH according to AWWA standards. We can get trucks from:

Stutzmans – Phone#-- 208-733-2693

Fairbanks – Phone#-- 208-731-1016

Gene Price – Phone#-- 208-678-4565, 208-436-1236, 208-436-9310

- If our source water was compromised we can get water from our Airport well, Dierkes well and Shoshone Falls well. They are all separate from our main system. We can also get water from Jerome and Kimberly. We would use the tanker trucks to get the water and then people could fill their water bottles from the truck.
- We will help supply water to any of the smaller systems that are in need. We would do this by use of the tanker trucks.

We are installing intrusion alarm systems on all of our reservoir hatches and on any of the well buildings that don't already have them.

Section 3 NOTIFICATION ROSTER, PHONE NUMBERS, AND PLAN DISTRIBUTION (continued)

Contact names and numbers for Water Distribution:

1. Robert Bohling
Work phone - (208) 736-1540
Cell phone - (208) 308-7248
Home phone – (208) 308-0563
2. Mark Libert
Work phone - (208) 736-2274
Cell phone - (208) 308-7241
Home phone – (208) 420-8005
3. Distribution ON CALL
Cell phone - (208) 308-7217

Robert Bohling or the person in responsible charge will contact:

** Jon Caton
Work phone - (208) 735-7270
Cell phone - (208) 308-7269
Home phone – (208) 734-

** Jackie Fields
Work phone - (208) 735-7273
Cell Phone - (208) 308-7273
Home phone – (208) 734-

** Lamb Weston
Dave Kubosumi, Engr. Mgr.
Home - 736-6091 or Work – 736-5640

Jeff Jemunson, QA Mgr.
Home – 734-9599 or Work – 736-5670

Ed White, Operations Mgr
Home – 733-4090 or Work – 736-5629 or Cell – 208-539-9653

If none of them are available please call the plant directly at 736-5600 and pass the information to the Shift Manager on duty. This number is manned 24 hrs/day, 7 days a week, with the exception of major holidays.

** Independent Meat
Jeanne Bjornn
Work 733-0980

Section 3 NOTIFICATION ROSTER, PHONE NUMBERS, AND PLAN DISTRIBUTION
(continued)

Contact names and number for Water Supply:

1. Robert Bohling
Work phone - (208) 736-1540
Cell phone - (208) 308-7248
Home phone – (208) 308-0563
2. Ryan Baumann
Work phone - (208) 736-2278
Cell phone - (208) 308-7252
Home phone – (208) 734-6706
3. Jeff Malina
Work phone - (208) 736-2278
Cell phone - (208) 308-7259
Home phone – (208) 736-7278
4. Drew Foster
Work phone - (208) 736-2278
Cell phone - (208) 308-7249
Home phone – (208) 735-2082

**Section 3 NOTIFICATION ROSTER, PHONE NUMBERS, AND PLAN DISTRIBUTION
(continued)**

WATER DEPARTMENT

NAME

HOME TELEPHONE#

CELL PHONE #

WATER SUPERINTENDENT

Schroeder Mike

734-4271

308-7248

WATER DISTRIBUTION

WATER DISTRIBUTION ON CALL

308-7217

--Supervisor 734-1575

Bohling Rob

543-4556

Reinstein Kody

732-5364

Shorpsire Shawn

324-6929

WATER SUPPLY

--Supervisor 734-6706

308-7252

Malina Jeff

736-7278

Foster Drew

735-2082

308-7249

Section 3 NOTIFICATION ROSTER, PHONE NUMBERS, AND PLAN DISTRIBUTION (continued)

CITY OF TWIN FALLS PHONE NUMBERS

AIRPORT -

733-5215 Manager (Ext. 4/
Darlene Johnson (Ext. 0)
308-7215 Manager's cellular phone
308-7315 Shop cellular phone
731-9722 Paul Utley's cellular phone
737-9958 Fire Office/Emergency
736-1505 FAX

ANIMAL CONTROL -

736-2299 Humane Society/Pound

BUILDING INSPECTION -

735-7333 Inspection Requests
735-7235 Electrical Inspector
735-7238 Building Department
735-7286 Karen Reachard
735-7288 Marianne Barker
735-7289 Dwaine Thomson
735-7294 Jim Turner
736-2256 FAX

B.I.D./PARKING -

734-2113 Office & Parking

CITY ATTORNEY -

732-8811 Fritz Wonderlich
732-8822 Fritz' FAX
735-7268 Pat Stewart

CITY FAX -

208
733-0876 Police Station
736-2296 City Hall

CITY MANAGER -

735-7271 Tom Courtney
735-7281 Jody Hall
735-7228 Gretchen Scott

COMMUNITY DEVELOPMENT -

735-7267 LaMar Orton
735-7269 Renee Carraway

E.A.P. (Employee Assistance Program) -

736-0097 24-hr./day number

ECONOMIC DEVELOPMENT -

735-7240 Dave McAlindin

ENVIRONMENTAL COORDINATOR -

735-7228

ENGINEERING -

735-7273 Gary Young
735-7248 Leila Roones
735-7254 Rod Mathis/cellular 308-7254
735-7252 Val Smith
735-7281 Jon Buttane
735-7255 Scott Seigworth
735-7281 Lance Bates
735-7272 Lee Glaesemann
735-7291 Chad Henke
735-7293 Lauren Craig
733-2446 Dale Riedesel

FINANCE -

735-7285 Gary Evans
735-7245 Sharon Bryan
735-7246 Becky Lassen
735-7247 Pat Lehmann
735-7241 Lorie Race
732-0741 FAX

FIRE -

735-7231 Ron Clark
735-7236 Linda Bowen
735-7232 Rex Champneys (fire inspections)
735-7233 Battalion Chiefs
(Barnes, Capps, Earl)
735-7234 Station #1 Captain
736-2230 Station #2 Captain
736-2229 Station #3 Captain
735-7337 Brian Cunningham
733-3146 FAX

GOLF -

733-3326 Golf Course
736-1538 Golf Course Shop/Kevin Packard
733-3448 Mike Hamblin
736-1514 FAX

INFORMATION SERVICES/DATA PROCESSING -

735-7220 Lorie Whitney
735-7281 Mick Turner
735-7282 Tami Lauda
735-7350 Matt Clark (phone man)

LIBRARY -

733-2964 Arlan Call
733-2965 FAX

O.M.I. -

734-9933 Office
734-9934 John Keady
736-2031 UASB
734-9937 FAX

PARKS & RECREATION - 136 Maxwell Avenue

736-2265 Dennis Bowyer/Kris Haney/John
Jacobson
736-2266 Mark Brunelle/Kris Haney/ John
Jacobson
736-2277 Parks Shop/Bob Maxwell/K. Haney
736-1548 FAX
734-2336 Swimming Pool

PERSONNEL -

735-7251 Susan Harris
735-7228 Gretchen Scott

POLICE -

911 Emergency
733-0876 FAX

City Information Center (CIC)

735-HELP (4357) - Non-emergency/Information Desk

Administration

735-7210 Chief Lee DeVore
735-7209 Chief's Secretary
736-2600 FAX - Administration ONLY

Administrative Sergeant

735-7223 S/Sgt. Covington

Crime Stoppers

732-5387

Detective Division

735-7204 Capt. Bob Hodge
735-7211 Katy Touchette
735-7212 "
735-7213 Narcotics S/Sgt. Brian Pike
735-7295 Det. Sgt. Mark Marvin
735-7217 Bammert, Cory
735-7282 Fullmer, Chris
735-7279 Gambrel, Curtis
735-7283 Hanchey, Bill
735-7292 Heidemann, David
735-7227 Lewin, Dan
735-7262 Miller, Chuck - Misd. Investigation
735-7205 Morgado, Arnie
735-7277 Nebeker, Lori - Victim Coordinator
735-7216 Smith, Scott
735-7392 Tomsett-Smith, Joan

Patrol Division

735-7242 Capt. Jim Massey
737-9955 FAX
735-7206 Beth Campbell
735-7244 Patrol Supervisor

Support Services Division

735-7243 Capt. Jim Munn
735-7221 Candy Tipton, Supervisor
735-7226 Police Reports
735-7258 Perreira, Tracy - CSO Lab
735-7218 Crime Lab
735-7219 Walter, Wendy - CSO Lab
735-7260 Wangler, Patti - CSO Lab
735-7261 Evidence Room
733-0876 FAX

Traffic Sergeant

735-7297 S/Sgt. Hicks

Training Sergeant

735-7263 S/Sgt. Krear
735-7345 Linda Reid

PUBLIC WORKS -

735-7270 Robert Van Ostrand
736-2281 Wastewater Collection
308-7246 WWC (on call - cellular #)
736-2276 Shop

SANITATION -

735-7264 Sherry Jeff
735-7278 Leon Smith

STREETS - 159 Wall Street

736-2226 Bob Hildreth
308-7226 Bob's cellular
736-7993 Bob's pager
736-2297 FAX

TTY DEAF PHONE -

734-8484 Emergency Only
736-1515 Information
736-1516 Water Office

UTILITY SERVICES -

735-7249
735-7250
735-7259

Marcella Martinez
Pat Struchen
Rosa A/strong

WATER -

736-1540
308-7248
736-2274
736-2275
736-2278
735-0751
736-1500

Mike Schroeder
Mike's cellular phone
Water Shop
" "
Water Supply
Dave Johnston
FAX

Section 4

PUBLIC EDUCATION / MEDIA RELATIONS

- A. Primary spokesperson for the media and public comment in the event of a contamination incident.

Name Gary Young

Title City Engineer

Address P.O. Box 1907, Twin Falls, Idaho 83303-1907

Home Phone _____ Work Phone _____

- B. Information checklist to be conveyed to the public and media

9 Name of water system _____

9 Contaminant of concern and date _____

9 Source of contamination _____

9 Public health hazard _____

9 Steps the public can take _____

9 Steps the water system is taking _____

9 Other information _____

- C. Media Contacts

• Newspaper Name Times-News
 Address 132 3rd St. W., Twin Falls, ID
 Phone (208) 733-0931

• Television Name KMVT Channel 11 CBS
 Address 1100 Blue Lakes N., Twin Falls, ID
 Phone (208) 733-1100

• Radio Name **Clear Channel Radio
 Address 415 Park Ave., Twin Falls, ID
 Phone (208) 733-7522

** (includes KEZJ 95.7 FM, Kool Oldies 96.5 FM,
and KLIX 1310 AM New Radio)

• Other (list)

Section 5

EVENT AND ACTION LOG

- Type of Event to be Logged *(i.e. Actual implementation of an alternative water supply option, emergency, training, simulation of this plan, other. Experiences prior to the development of this plan in implementing alternative water supplies or in spill response may also be included.)*

- Date _____
- Time _____
- Action Taken _____
- Evaluation _____
- Costs *(system's own forces)*
 - Labor _____
 - Equipment _____
 - Materials _____
- Contract Services _____

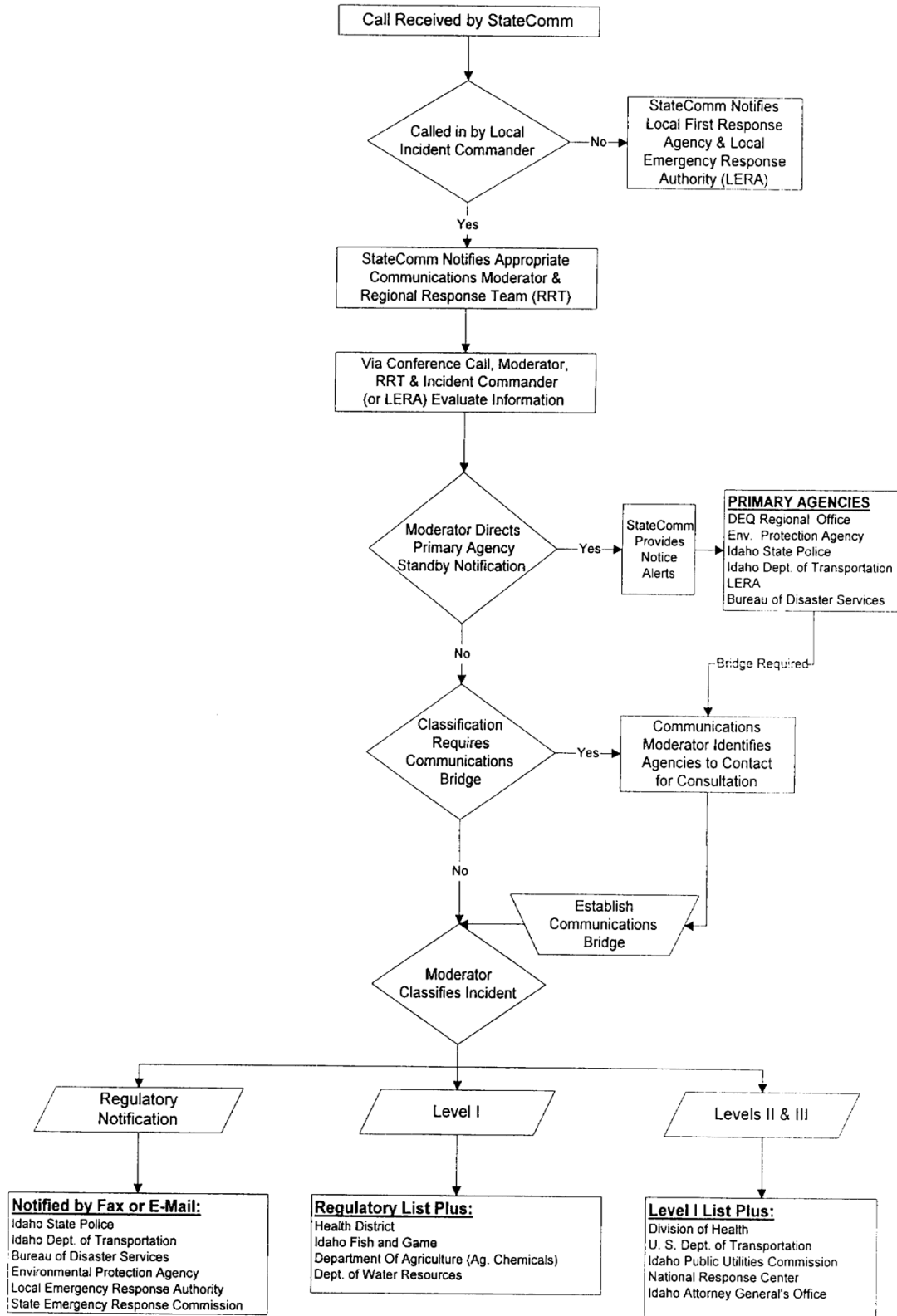
(i.e. This type of information may be needed in the event that the water system attempts to receive federal/state emergency relief funding assistance).

APPENDICES

(The following items may be appended to the plan as needed.)

- A. MAP OF THE WATER SYSTEM
- B. TYPICAL BOIL WATER NOTICE *(Obtain your states requirements for issuing boil water notices)*
- C. LIST OF EMERGENCY EQUIPMENT AVAILABLE OR NEEDED TO IMPLEMENT ANY OF THE ALTERNATIVE WATER SUPPLY OPTIONS AND THE LOCATION OF THE EQUIPMENT
- D. REFERENCES *(i.e. other planning documents, reports, publications, etc. may be added to this list.)*
 - 1. GUIDE TO GROUND WATER SUPPLY CONTINGENCY PLANNING FOR LOCAL AND STATE GOVERNMENTS, USEPA WASHINGTON, D.C. (MAY, 1990). AVAILABLE FROM ERIC CLEARINGHOUSE, COLUMBUS, OH. 1-800-276-0462 (PUB #G-647).
 - 2. WELLHEAD PROTECTION: A GUIDE FOR SMALL COMMUNITIES. USEPA WASHINGTON, D.C. (FEB., 1993) (PUB #EPA/625/R-93/002).
 - 3. EMERGENCY MANAGEMENT MANUAL FOR RURAL WATER ASSOCIATIONS AND UTILITIES, NATIONAL RURAL WATER ASSOCIATION, DUNCAN, OK. (1996).
 - 4. EMERGENCY OPERATIONS PLANNING MANUAL, MISSOURI RURAL WATER ASSOCIATION, COLUMBIA, MO.
 - 5. CONTINGENCY PLAN GUIDE WATER DELIVERY, OKLAHOMA RURAL WATER ASSOCIATION, OKLAHOMA CITY, OK. (1992).

APPENDIX F
Emergency Response Flow Chart



APPENDIX G
Certification Checklist

Source Water Protection Plan Certification Checklist

Public Water System Name: _____

Local Contact: _____

Date Returned to Water System: _____

Source Water Protection Plan **Approved** _____ **Disapproved** _____

Idaho Source Water Protection Plan guidance - *Protecting Drinking Water Sources in Idaho, August 2000* Pg. 28 of the document states "If a plan is found to satisfy all eight elements, then the community will be recognized by DEQ as having a "State Certified Plan". Additionally, supporting information describing each of the required elements is referenced as well.

Required Elements of Certified Source Water Protection Plan

Element Addressed

Element	Description	Yes	No
Element 1	Description of Planning Team Participant Roles and Duties (reference <i>Step 1: Formation of a Community Planning Team</i>)		
Element 2	Delineation of the Source Water Protection Area (Reference <i>Step 2: Delineation of the Land Area to be Protected</i>)		
Element 3	An Inventory of Potential Sources of Contamination (Reference <i>Step 3: Identification of Potential Contaminant Sources</i>)		
Element 4	Management Tools and Protection Measures that will be Pursued to Manage Potential Sources of Contamination (Reference <i>Step 4: Development and Implementation of a Management Plan for Source Water Protection Area</i>)		
Element 5	A Contingency Plan (reference <i>Step 5a: Development of a Contingency Plan</i>)		
Element 6	A Protection Strategy for New Wells or Intakes (reference <i>5b: Planning for Future Drinking Water Sources</i>)		
Element 7	A Public Participation and Education component		
Element 8	An Implementation Strategy (what will be done, when will it be done, and by whom)		

If a plan is found to satisfy all eight elements, then the community will be recognized by DEQ as having a "State Certified Plan". This certification will cover a three year period, after which recertification can be pursued by the community. Recertification will include an evaluation of the community's success in implementing source water protection as a measure of the community's strategy. (element 8)

Reviewers

Agency/Affiliation

_____	_____
_____	_____
_____	_____
_____	_____

APPENDIX H
Glossary of Terms

Glossary

Aquifer – A geologic formation, group of formations, or part of a formation that is saturated and sufficiently permeable to transmit economic quantities of water to wells and springs.

Aquitard - A low-permeability geologic unit that can store groundwater and also transmit it slowly from one aquifer to another.

AST (Aboveground Storage Tank) – Sites with aboveground storage tanks.

Best Management Practices (BMPs) – Conservation practices or systems of practices and management measures that (1) reduce water quality degradation caused by nutrients, animal waste, toxics, and sediment, as well as control soil loss; and (2) minimize adverse impacts on surface water, groundwater flow, and circulation patterns and on the biological, chemical, and physical characteristics of wetlands.

Capacity – The flow rate that a pump is capable of producing; a water utility's ability to have resources available to meet the water service needs of its customers. In this context, capacity is the combination of plant- and service-related activities necessary to meet the quantity, quality, peak loads, and other service needs of the various customers or classes of customers served by the utility.

Community System – A public water system serving at least 15 service connections used by year-round residents or regularly serving at least 25 year-round residents.

Contaminant – Any physical, chemical, biological, or radiological substance or matter in water.

Contaminant Source Inventory – A record of the activities on a watershed or aquifer recharge area that have a potential to contaminate water.

Contingency Plan – A document that details the intended actions of a water utility under specified adverse conditions.

Dairy – Sites included in the primary contaminant source inventory represent those facilities regulated by Idaho State Department of Agriculture (ISDA) and may range from a few head to several thousand head of milking cows.

Deep Injection Well – A well discharging under pressure to a deep subsurface stratum. Such a well is often used to dispose of liquid waste streams to a suitable confined poor-water-quality aquifer that is generally considered unusable for other purposes; injection wells regulated under the Idaho Department of Water Resources generally for the disposal of storm water runoff or agricultural field drainage.

Enhanced Inventory – Enhanced inventory locations are potential contaminant source sites added by the water system. These can include new sites not captured during the primary contaminant inventory, or corrected locations for sites not properly located during the primary contaminant inventory. Enhanced inventory sites can also include miscellaneous sites added by the Idaho Department of Environmental Quality (DEQ) during the primary contaminant inventory.

Group I Sites – These are sites that show elevated levels of contaminants and are not within the priority one areas.

Inorganic Priority Area – Priority one areas where greater than 25% of the wells/springs show constituents higher than primary standards or other health standards.

Inorganic Contaminant (IOC) – An inorganic substance regulated by the US Environmental Protection Agency in terms of compliance monitoring for drinking water. Contained on the agency's list are contaminants as diverse as asbestos, nitrate (NO_3^-), cyanide, and nickel. This abbreviation came into common use in the US Environmental Protection Agency's Phase V drinking water regulations. An inorganic contaminant is sometimes called an inorganic chemical.

LUST (Leaking Underground Storage Tank) – Potential contaminant source sites associated with leaking underground storage tanks as regulated under RCRA.

Maximum Contaminant Level (MCL) – A value defined under the Safe Drinking Water Act Section 1401 (3) as the maximum permissible level (concentration) of a contaminant in water delivered to any user of a public water system. Maximum contaminant levels are the legally enforced standards in the United States.

Microbes – A microscopic organism, either plant or animal, invisible to the naked eye. Examples are algae, bacteria, fungi, protozoa, and viruses.

Nitrate Priority Area – Area where greater than 25% of wells/springs show nitrate values above 5mg/l.

Nonpoint Source – Waste material that enters a water body from overland flow rather than out of a pipe or channel; an unconfined discharge of waste.

Organic Priority Areas – These are any areas where greater than 25% of wells/springs show levels greater than 1% of the primary standard or other health standards.

P2 – An acronym for pollution prevention.

Perched Aquifer – A small lens of unconfined groundwater separated from an underlying main body of groundwater by an impermeable unsaturated zone.

Point Source – A discharge that comes out of the end of a pipe – as opposed to runoff or a discharge from a field or similar source, which is called a nonpoint source.

Sanitary Survey – An on-site review of a water utility's water source, facilities, equipment, and operations and maintenance records for the purpose of evaluating the system's adequacy in producing and distributing safe drinking water.

Synthetic Organic Chemical (SOC) – An organic compound that is commercially made. Some synthetic organic chemicals are contaminants in drinking water and are regulated by the US Environmental Protection Agency. The regulated synthetic organic contaminants include volatile organic chemicals, pesticides, herbicides, polychlorinated biphenyls, selected treatment chemicals (e.g. acrylamide), and polynuclear aromatic hydrocarbons.

Time of Travel (TOT) – The determination, usually by modeling, of the time in years for groundwater recharge to travel from a certain field point to the wellhead.

Vadose Zone – The unsaturated portion of the soil column between the land surface and the water table. A better term is *unsaturated zone*.

Volatile Organic Compound (VOC) – A class of organic compounds that includes gases and volatile liquids. Many volatile organic chemicals are used as solvents. A number of these compounds are regulated by the US Environmental Protection Agency.

Wastewater Land Application Site – These are areas where the land application of municipal or industrial wastewater is permitted by DEQ.

Wellheads – These are drinking water well locations regulated under the Safe Drinking Water Act. They are not treated as potential contaminant sources.

Zone IA – Sanitary setback zone designed to prevent microbial contamination within a 100-foot radius of the wellhead. This setback zone is established in the Idaho Rules for Drinking Water Supplies (IDAPA 58.01.08) and requires that: sewer lines, livestock, canals, and streams be 50 feet from the source water/wellhead and that: home septic tanks, seepage pits, disposal fields, and privies are 100 feet away.

Zone IB – Corresponds with the 3-year time of travel for a contaminant to reach the wellhead.

Zone II – Corresponds with the 6-year time of travel for a contaminant to reach the wellhead.

Zone III – Corresponds with the 10-year time of travel for a contaminant to reach the wellhead.



Date: Monday, April 15, 2019
To: Planning and Zoning Commission
From: Steve O'Connor, City Planner

ACTION ITEM

Request:

ACTION ITEM: Request for a Special Use Permit to operate a Home Occupation at property located at 1333 Bitterroot Drive on behalf on Carleen M. Duncan. (PZ19-0007)

Time Estimate:

Staff and Applicant may take up to 15 minutes.

Background:

N/A

Approval Process:

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Budget Impact:

Regulatory Impact:

N/A

History:

The property was platted in 1998 and development occurred shortly thereafter.

Analysis:

Conclusion:

If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to customers parking on lot 20 only, and no parking on lot 19 of the Grove Estates Subdivision.

Attachments:

1. PZ19-0007 SUP Staff Report
2. 1 - Vicinity
3. 2 - Narrative
4. 3 - Site Plan
5. 4 - Photos
6. 5 - 03-12-19 PZ Minutes
7. 6 - Citizen Exhibits
8. 7 - Citizen Letter



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Steve O'Connor, City Planner
 Request: A **Special Use Permit** to allow a home occupation on property located at 1333 Bitterroot Dr.

Application: PZ19-0007

Applicant & Representative:

Carleen M. Duncan
 dba Bodyworks by Carleen
 1333 Bitterroot Dr.

Twin Falls, ID 83301

yleoils4life@gmail.com

208.308.4853

Public Hearing: March 12th, 2019

Analysis

This is a request to establish a Home Occupation for Massage Therapy, on property located at 1333 Bitterroot Dr. The property is zoned R-2 PUD and per the R-2 zone and PUD #205 a home occupation requires a Special Use Permit.

The home is accessed via a shared driveway from Bitterroot Dr. that is shared with three (3) other residences. The applicant stated she only sees 4 to 5 clients in any day and there is a thirty plus (30+) minute break in between to accommodate customer parking. The drive way is rather large and is able to handle an extra vehicle to prevent any conflicts with the neighbors.

Approval Process

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

History

The property was platted in 1998 and development occurred shortly thereafter.

Applicable Regulations or Codes
 Per City Code 10-4-4, and the Fallo Limited PUD, a SUP is required to operate a home occupation.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Town Neighborhood" This request meets this designation or other comprehensive plan guidelines as it is not a change in the primary use of the property. Therefore, staff has determined this request is in compliance with the 2016 comprehensive plan

Potential Impacts

The applicant and staff do not anticipate any significant increase of detrimental impacts from this request on the surrounding properties.

However, parking at times may pose a problem.

Conclusion

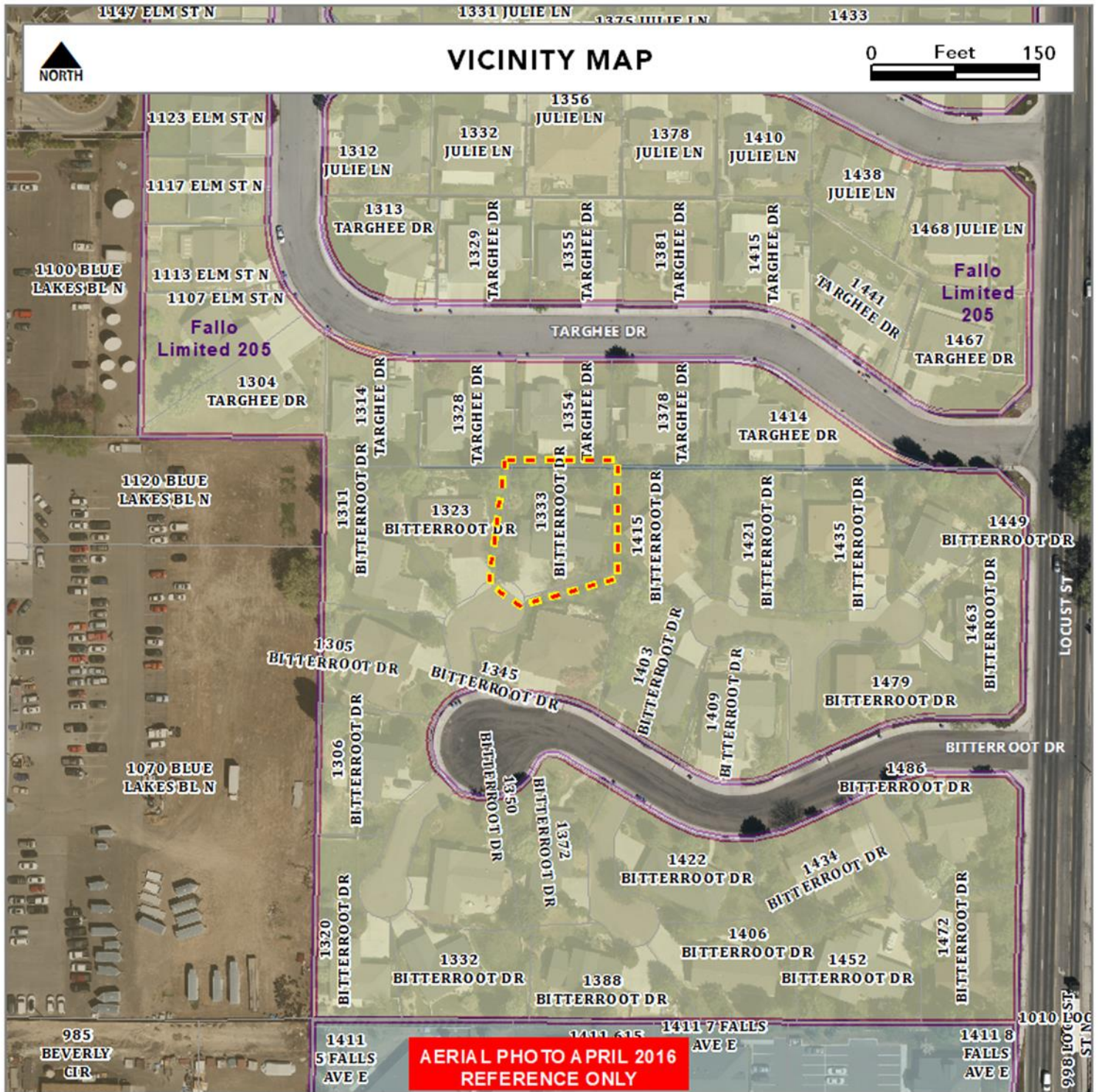
If the Council approves this request as presented, then staff recommends the following conditions.

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to customers parking on lot 20 only, and no parking on lot 19 of the Grove Estates Subdivision.

Attachments

1. Vicinity Map
2. Narrative
3. Site Plan
4. Photos

Public Hearing: March 12th, 2019



	PUD		R-2
	C-1		R-4

Current Zoning: R-2 PUD
Comprehensive Plan: Town
Neighborhood

Existing Land Use: Residential
Proposed Land Use: Home
Occupation

Surrounding Zoning Designations & Land Use(s)

North: R-2 PUD; Residential
South: R-2 PUD; Residential

East: R-2 PUD; Residential
West: R-2 PUD; Residential

Applicable Regulations

10-1-4, 10-1-5, 10-4-4, 10-11-1 thru 8, 10-13, Fallo Limited PUD #205

To Whom It May Concern,

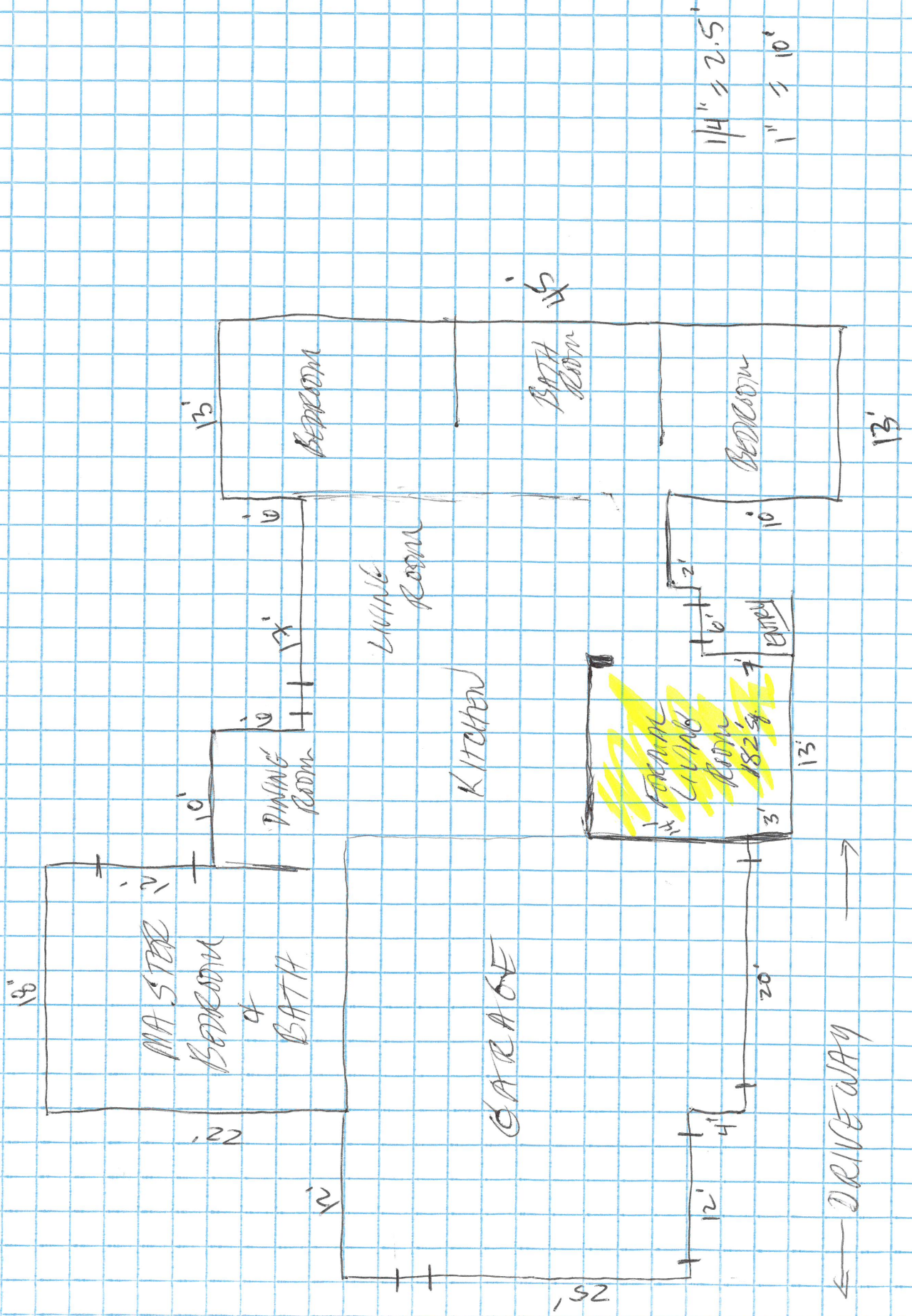
My name is Carleen Duncan, Idaho Bureau of Occupational License #MASG-279. I have had a private massage practice for almost 16 years and have been a massage instructor for the Twin Falls Institute of Holistic Studies for 15 years.

I have located my business in various commercial offices around Twin Falls over the last 16 years. I always worked towards eventually relocating my practice into my home once we were able to move into a house with a suitable floor plan, all one level to accommodate my various clients walking abilities.

In the near future I would like to relocate my office into my residence at 1333 Bitterroot Dr to save on overhead expenses. It is located on a dead end street in a private culdesac with a three car garage and ample cement driveway so it should in no way inconvenience any of the surrounding neighbors.

I only see four to five clients per day Monday through Friday and I leave 30+ minutes in between clients so no more than one vehicle should be parked in the driveway at any point throughout a work day.

1333 BITERROOTR





Front of home



Applicant's home

Shared Driveway



Twin Falls Planning & Zoning Commission Minutes

Tuesday, March 12, 2019, 6:00 PM

203 Main Ave East
Twin Falls, ID 83301

Members -

City Limits: Danielle Titus, Chairperson; Craig Hawkins; Ed Musser; Carolyn Bolton; Curtis Hansen; Craig Kelley, Vice-Chair

Area of Impact: Ryan Higley; David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Commissioner Higley called the meeting to order at 06:03 pm.

A quorum was present.

Members present: Higley, Hawkins, Hansen, Kelley, Musser

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

2) Consent Calendar

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

Commissioner Hawkins seconded the motion.

Consent Calendar Approved 3-0-2

- a) Approval of Minutes from the following meeting: February 26, 2019

3) Items of Consideration

a) Nomination of Planning and Zoning Chairperson

Jonathan Spendlove facilitated the nominations for Chairman and Vice Chairman of the P&Z Commission.

Commissioner Higley motioned to nominate Commissioner Danielle Titus for Chairperson.
Commissioner Kelley seconded the motion.

Unanimously approved

Commissioner Hawkins motioned to nominate Commissioner Kelley for Vice Chairperson.
Commissioner Higley seconded the motion.

Unanimously approved

4) Public Hearings

- a) Request for a Special Use Permit to operate a Home Occupation at property located at 1333 Bitterroot Drive on behalf on Carleen M. Duncan. (PZ19-0007)

Commissioner Hawkins recused himself from this item.

Staff Presentation:

City Planner Steve O'Connor presented the applicant's request for a Special Use Permit to operate a Home Occupation at property located at 1333 Bitterroot.

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

The property was platted in 1998 and development occurred shortly thereafter.

This is a request to establish a Home Occupation for Massage Therapy, on property located at 1333 Bitterroot Dr. The property is zoned R-2 PUD and per the R-2 zone and PUD #205 a home occupation requires a Special Use Permit.

The home is accessed via a driveway, on a separate lot, from Bitterroot Dr. which is shared with three (3) other residences. The applicant stated she only sees 4 to 5 clients in any day and there is a thirty plus (30+) minute break in between to accommodate customer parking. The driveway on the applicants own property is rather large and is able to handle an extra vehicle to prevent any conflicts with the neighbors on the shared driveway.

If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to customers parking on lot 20 only, and no parking on lot 19 of the Grove Estates Subdivision.

Applicant presentation:

Applicant Duncan presented her request to have a home occupation as a therapeutic massage therapist. She would like to relocate her office to her home. She stated that she sees 4-5 clients per day, Monday - Friday. Applicant stated she leaves a 30 minute window between clients, with only one car at her location at a time. Her clients would park in her driveway, with the applicant parking in the garage. She stated that she has an older clientele that would be no threat to the neighborhood.

PZ/Questions & Comments:

- Commissioner Hansen asked for clarification on the location of the lot.
- City Planner O'Connor clarified that the house is on Lot 20, while the common driveway is Lot 19.

Public Hearing: Opened

- Citizen Donna Newberry, Twin Falls, is not in favor of the applicant's request. Her concern is that the residential area becoming commercial.
- Citizen Pat Herman, Twin Falls, is not in favor of the applicants request due to a concern of increased traffic, noise, and safety issues in the area. She is concerned of damage to the cul-de-sac from clients leaving the area.
- Citizens Juan and Lorena Ramirez, Twin Falls, are not in favor of the applicant's request. They have a concern about noise and loss of their quiet neighborhood. They are next door neighbors to applicant and worry they will lose their privacy.
- Citizen Pat Anderson, Twin Falls, is not in favor of the applicant's request. She is concerned if one home business is allowed in neighborhood, more will follow and impact property values.
- Citizen Phil Tucker, Twin Falls, is not in favor of the applicant's request. His concern is the amount of traffic the business will generate, but respects applicants desire to have home business.
- Citizen June Messman, Twin Falls, is not in favor of the applicants request due to increased traffic.
- Citizen Scott Clites, Twin Falls, is not in favor of the applicant's request. He is concerned that the business would result in a decrease in his home value. He is concerned it will set a precedent for more home businesses coming into neighborhood.
- Citizen Ben Woodbury, Twin Falls, is not in favor of the applicant's request. His concern is that there is not enough room for a turnaround for customers and increased traffic in the neighborhood. He believes this is not the best neighborhood for a home business.
- Citizen Beth Wantik, Twin Falls, is not in favor of the applicant's request. She believes this would be detrimental to neighborhood property improvements of the driveway and landscaping, incurring additional expenses to homeowners to repair driveway. She believes, if the SUP is approved, the driveway repair costs should go to the applicant.

- Citizen Jayne Fischer, Twin Falls, is in favor of the applicant's request. She believes the applicant's clients would be respectful of the neighborhood and noted that a large family moving into that house would have more vehicles and cause more traffic than the traffic the applicant's clients will in a day. She knows the applicant to be respectable and clean and will not harm cul-de-sac.
- Citizen Linda Roundtree, Twin Falls, is in favor of the applicant's request. The applicant previously worked in her salon and was always very professional and quiet. She knows the applicant only sees one client at a time. She is also a current client.
- An email was shown onscreen from a citizen who is opposed to the applicant's request.

Public Hearing: Closed

Closing statement:

Applicant Duncan stated the newspaper delivery people have put the tire marks/lines in the common landscaping. She addressed the concern for the increase in traffic by noting that there will be less traffic with her home business than when her husband was making 6 - 10 trips out of the cul-de-sac a day.

Discussions Followed:

- Commissioner Higley asked if this is a public road and are there covenants the city enforces in this neighborhood.
- City Planner O'Connor stated it is a public road and the city does not enforce covenants.
- Commissioner Higley asked for clarification on the parking condition and the number of clients seen a day.
- City Planner O'Connor stated that the condition allows for clients to park on her driveway only.
- Applicant Duncan stated there are 4-5 clients on most days.
- Commissioner Higley stated it is important to realize this is a public street and a family could move in with more cars would generate more traffic than this business. He also stated any other home based business in area would have to come before the Commission for a Special Use Permit.
- Commissioner Hansen also stated it is a public street and that five (5) additional cars is not excessive. Speeding issues can be taken up with police. He feels they must take Item 4 on the Special Use Permit requirements into consideration- private driveway could be disturbed with business.
- Commissioner Musser stated the commission needs to respect wishes of neighborhood.
- Commissioner Higley stated the condition on the permit only allows for parking in her driveway. Neighbors can file complaint if conditions are not complied with and SUP can be revoked.

Motion:

Commissioner Hansen moved to approve the request for a Special Use Permit to operate a Home Occupation at property located at 1333 Bitterroot Drive. Commissioner Higley seconded the motion.

Motion declined by a vote of two (2) votes in favor, two (2) votes not in favor, and one (1) abstention.

10 minute break was taken

Commissioner Hawkins returned to seat after break.

- b) Request for a Special Use Permit to operate an Indoor Recreation Facility at property located at 246 3rd Avenue South on behalf of Luke Mickelson/Bearded Axe. (PZ19-0008)

Staff Presentation:

City Planner Brock Cherry presented the applicant's request for a Special Use Permit to operate an Indoor Recreation Facility at property located at 246 3rd Avenue South.

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Per City and County records the subject property was constructed in 1977 as a warehouse/storage building. Currently the building is being used as storage.

This is a request to allow an indoor recreational facility on property located at 246 3rd Avenue South. The subject property is located within the Old Town (O-T) Zoning, Historic Warehouse Overlay (WHO), and Parking District 3 Overlay (P-3) Districts.

The applicant intends to operate a recreational/competitive axe throwing venue. The proposed use will consist of approximately twenty (20) throwing lanes, a manager's office, sales counter, and other ancillary business components.

The anticipated business hours will be Monday through Thursday from 8 A.M. to 10:00 P.M. and Friday through Saturday from 8:00 A.M. to 12:00 A.M. The proposed use will employ

approximately five (5) to ten (10) employees.

If the Commission approves this request as presented, then staff recommends the following conditions:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to off street parking not being required for the proposed use.

Applicant presentation:

Applicant Luke Mickelson presented his request for a Special Use Permit for the Bearded Axe Indoor Recreational Facility. The facility will have axe throwing lanes and a party room for groups. The facility will be open to all ages. The applicant is excited about downtown location as a way for more people to enjoy downtown.

PZ/Questions & Comments:

- Commissioner Musser asked applicant how the business plans to control alcohol use prior to customers coming into the establishment.
- Applicant Mickelson stated safety is their number one priority. Staff will fully train participants on axe throwing. Intoxicated persons will not be allowed to participate. The establishment will not be serving alcohol.

Public Hearing: Opened And Closed Without Input

Discussions Followed: Without Concerns

Motion:

Commissioner Hansen made a motion to recommend approval of the request for a Special Use Permit to operate an Indoor Recreation Facility at property located at 246 3rd Avenue South. Commissioner Musser seconded the motion.

Unanimously approved, with the following conditions:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to off street parking not being required for the proposed use.

- c) Request for a Variance from the street centerline setbacks for Fillmore Street and Caswell Avenue for property located at the north east corner of Fillmore Street and Caswell Avenue on behalf of David Wilcox c/o EHM Engineers, Inc. (PZ19-0009)

Staff Presentation:

PZ Director Jonathan Spendlove presented the applicant's request for a Variance from the street centerline setbacks for Fillmore Street and Caswell Avenue for property located at the

north east corner of Fillmore Street and Caswell Avenue.

The Variance Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

In 1999, the City Council passed Ordinance 2620 updating the Centerline Setback distances for Fillmore and Caswell to their current figures. In that same year, the Fred Meyer Subdivision was reviewed, and later approved and recorded as part of a re-platting of existing lots.

This is a request for a Variance from the Street Centerline Setbacks on two collector roadways (Caswell Ave. & Fillmore St.). Typically Centerline Setbacks are in place for the purpose of future roadway lane expansions.

Current FEMA Floodplain maps designate the majority of the property within a floodway. In order to avoid disturbance of the mapped floodway, the applicant has asked for a variance from the centerline setbacks.

If the Variance is granted, the Property Line Setbacks will still be enforced, and the availability for future roadway lane expansions can still be met with the current Right of Way dedication and setback area in front of any future building.

If the Commission approves this request as presented, then staff recommends the following conditions:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

PZ/Questions & Comments:

- Commissioner Higley asked if city owns the area to widen road.
- PZ Director Spendlove pointed out where the right-of way is on Fillmore and Caswell. The proposed building will not be built in the right of way.
- Commissioner Hawkins asked if building is being built into the flood plain.
- PZ Director Spendlove stated the proposed building is not in flood plain. The building will be built on private property and meets the property line setback. The applicant is asking for reduction of the centerline not to exceed private property line.
- Commissioner Hansen asked if side lines for Fillmore and Caswell corners will be

affected.

- PZ Director Spendlove stated they will need to meet the setbacks and may need to be addressed if the road is widened in the future.
- Commissioner Musser asked if applicant own other property where the applicant could move building back and be back and still be out of floodplain. Is there an option to elevate building to be able to build into the floodplain?
- PZ Director Spendlove reviewed the lot that the applicant owns. He explained there are regulations that would make it difficult for the applicant from building into the floodplain, even with an elevated building.

Applicant presentation:

David Thibault, EHM Engineers, representing applicant, presented applicants request for variance of centerline setback. There are two (2) setbacks (property line, centerline from collector street) that apply to this property. The two streets don't function as collector streets at this time. Applicant is asking for setback reduction to utilize more of the property. 65% of the lot is in floodplain. They have met with city staff to determine appropriate request for variance. The proposed building would be used for office and retail space, appropriate to current C1 zoning.

PZ Questions/Comments:

- Commissioner Higley asked Mr. Thibault to clarify why the applicant is not able to build into the floodplain.
- Mr. Thibault answered building into floodplain would push waters elsewhere onto other properties. There is ample parking. The cost of building into the floodplain would increase costs of 25- 50 %.
- Commissioner Higley asked if the building is a single story.
- Mr. Thibault stated CCR's and covenants precludes them from building anything taller than 23 feet.

Public Hearing: Opened

- Applicant David Wilcox explained intent for building. Speaking to floodplain was drawn 32 years ago reflecting old Blue Lakes mall. The floodplain is not applicable any longer. They are trying to build around the floodplain.
- Jared Heward, future tenant of building, variance would allow more space, and is necessary to have his business as part of building.

Public Hearing: Closed

Discussions Followed: Without Concerns

Motion:

Commissioner Hawkins made a motion to recommend approval of the request for a Variance from the street centerline setbacks for Fillmore Street and Caswell Avenue for property located at the north east corner of Fillmore Street and Caswell Avenue as presented, with staff

recommendations. Commissioner Musser seconded the motion.

Unanimously approved, with the approved condition:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

- d) Request for a Special Use Permit to operate an Indoor Recreation Facility at property located at 324 Hansen Street on behalf of The Circus, LLC (PZ19-0010)

Staff Presentation:

City Planner Brock Cherry presented the applicant's request for a Special Use Permit to operate an Indoor Recreation Facility at property located at 324 Hansen Street.

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Per City and County records the primary building on the subject property was built in 1926. Most recently the City of Twin Falls occupied the building from 2007 to 2018.

This is a request for a special use permit to allow an indoor recreational facility on property located at 324 Hansen Street. The subject property is located within the Commercial Business (C-B) Zoning District and P-1 Parking Overlay.

The primary use of the property is a Cultural Facility (Museum/Arts Center) which is outright permitted in the C-B Zoning District. Additionally, applicant intends to occasionally allow the subject property be used for public assembly purposes (receptions/school dances/social gatherings) which is also outright permitted.

However, the applicant is requesting with this application to operate an indoor recreational facility which provides professional dance instruction and group exercise classes. General hours of operation will be from 7:00 AM to 9:00 PM.

Staff determines that the requested use is in compliance with both the City Zoning Ordinance and the Comprehensive Plan.

If the Commission approves this request as presented, then staff recommends the following conditions:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Applicant Presentation:

Applicant Joshua Olsen presented the request for a Special Use Permit for The Circus. This building will be used as a multi-use cultural facility. There will be two studios of instruction for the community. The Circus will cater to all ages. The facility will be available to public for dances, receptions, and a local artist venue. The applicant is asking for a Special Use Permit to allow for expansion of services and activities. There will be a locally excavated mammoth located at the facility to be used for research local and regional archaeological use for local college students and public viewing.

PZ/Questions & Comments:

- Commissioner Higley asked about parking issues and where public parking is located.
- PZ Director Spendlove outlined the public parking in the area.

Public Hearing: Opened

- Citizen Robert Starr, Twin Falls, neighboring business owner, is concerned about parking. The parking lot in front of his business is a private lot, not for the public use.

Public Hearing: Closed

Applicant Closing Statement:

Applicant Olsen stated he is willing to work with neighbors to do everything in his power to make sure any parking issues are addressed right away and wants to make this work for everyone.

Discussions Followed: Without Concerns

Motion:

Commissioner Hawkins made a motion to recommend approval of the request for a Special Use Permit to operate an Indoor Recreation Facility at property located at 324 Hansen Street. Commissioner Hansen seconded the motion.

Unanimously approved, with the following condition:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

- e) Request for a Special Use Permit to operate an Automobile Sales and Repair and/or Service

facilities at property located at 430 Blue Lakes Blvd North of behalf on Country Auto, Inc. c/o JUB Engineers. (PZ19-0011)

Staff Presentation:

City Planner Brock Cherry presented Request for a Special Use Permit to operate an Automobile Sales and Repair and/or Service facilities at property located at 430 Blue Lakes Blvd North.

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Per City and County records the southern building on the subject property was built in 1984 and was most recently operated by "Moxie Java". The northern building (as shown on the Vicinity Map) has been demolished and was last operated as "Asian Massage".

This is a request to allow an Automobile sales and repair or service facility at 430 Blue Lakes Boulevard North. The subject property is located in the Commercial Highway (C-1) Zoning District.

The applicant intends to operate a used car lot, beginning with an inventory of 35-40 vehicles. Hours of operation will be Monday through Friday from 9:00 A.M. to 6:00 P.M., Tuesday 9:00 A.M. to 8:00 P.M., and Saturday 10:00 A.M. to 4:00 P.M. The applicant plans to have two (2) to four (4) employees on site at all times.

Staff determines that the requested use is compliant with City Zoning Code and the Comprehensive Plan.

If the Commission approves this request as presented, then staff recommends the following conditions:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Applicant Presentation:

Applicant Brian Glodowski presented his request for a Special Use Permit for an automobile

sales facility. Applicant stated he runs a clean operation. His current lot in Jerome would be used for any auto storage. Twin Falls location would be a sales lot only.

PZ/Questions & Comments:

Commissioner Higley asked the applicant for clarification of display area.

Applicant clarified display area.

Public Hearing: Opened and Closed Without Input

Discussions Followed:

- Commissioner Musser asked staff about front landscaping on Blue Lakes Boulevard.
- City Planner Cherry reviewed arterial landscaping requirements and stated on the site plan, the applicant has assured staff they will comply with the requirements.
- Commissioner Higley asked where the office will be located compared to the vehicle display area.
- City Planner Cherry clarified the vehicle display and office areas.
- Applicant Glodowski stated parking to the north leave open for customer parking spaces and display the vehicles to the south. He verified the customer parking for businesses in the rear of complex are directly in front of the rear building.
- PZ Director Spendlove clarified there is enough parking designated for all businesses.

Motion:

Commissioner Hansen made a motion to recommend approval of the operate an Automobile Sales and Repair and/or Service facilities at property located at 430 Blue Lakes Blvd North. Commissioner Hawkins seconded the motion.

Unanimously approved, with the following conditions:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

- f) Request to Vacate platted easements within Canyon Park Subdivision located at the 2000 block of Neilsen Point Place on behalf of Geronimo, LLC c/o EHM Engineers, Inc. (PZ19-0012)

Commissioner Hansen recused himself from this item.

Staff Presentation:

City Planner Steve O'Connor presented the applicant's request to Vacate platted easements within Canyon Park Subdivision located at the 2000 block of Neilsen Point.

All procedures will follow the process as described in TF City Code: 10-16-1

Vacations & Dedications require a public hearing before the Planning Commission where the public and the applicant will have the opportunity to make a presentation, ask questions, or voice their concerns. The Planning & Zoning Commission will make a recommendation to the City Council that the vacation be granted or it may recommend a modification to the vacation, or it may recommend that the vacation be denied.

The subject easement is part of lot 6 in the Canyon Park Subdivision Plat, recorded in December 2013.

This is a request to vacate a public utility easement to reroute existing utilities outside of the proposed building pad. The developer would like this vacated to prepare for future development. The city does not have a building plan submitted as to what that development will be. As this easement is shown on a plat it must go through the public process to vacate it. The applicant has provided all the required letters of approval from the various utility owners, and all have agreed to the vacation. However, if a utility company has existing utilities they have indicated a new one shall be provided as a condition of their approval.

Below is a list of existing utilities:

1. Cable One
2. Century Link
3. Idaho Power
4. Intermountain Gas
5. PMT

The commission is tasked with recommending approval, approval with conditions, denial or you may table for more information. Should the Commission recommend approval, Staff recommends the following conditions.

1. Subject to the recordation of a new utility easement/s for all existing utilities, prior to official vacation of the platted easement.

Applicant Presentation:

David Thibault, EHM Engineers, representing applicant, presented the applicant's request for vacation of current public easements for realignment for preparation of future development. Applicant has reached out to utility owners. Applicant has reviewed staff conditions and finds the conditions acceptable.

PZ/Questions & Comments:

- Commissioner Musser asked if the easement is vacated does commission have to determine new easement.
- Mr. Thibault stated his understanding before the utilities sign off on relinquishment of

their easement, utility relocation will have to be determined by applicant. Vacation paperwork will not be recorded until that time.

Public Hearing: Opened And Closed Without Input

Discussion Followed: Without Concerns

Motion:

Commissioner Musser made a motion to recommend approval of the request to Vacate platted easements within Canyon Park Subdivision located at the 2000 block of Neilsen Point Place. Commissioner Higley seconded the motion.

Motion recommended approval to City Council by a vote of four (4) in favor, zero (0) not in favor, and one (1) abstention, with the following conditions:

1. Subject to the recordation of a new utility easement/s for all existing utilities, prior to official vacation of the platted easement.
- g) Request for a Special Use Permit to construct multiple fourplex buildings on a single lot at 1265 Cheney Drive West on behalf of WS&V, LLC c/o EHM Engineers. (PZ19-0013)

Commissioner Hansen returned to seat.

Staff Presentation:

City Planner Brock Cherry presented the applicant's request for a Special Use Permit to construct multiple fourplex buildings on a single lot at 1265 Cheney Drive West.

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

The property became part of the WS&V PUD #268 in 2014. Available records indicate the subject property has been used for agricultural production.

This is a request to allow a fourplex multifamily development on a single lot located at 1265

Cheney Drive West. The subject property is zoned Residential Multi-Household (R-6) District Professional Office Overlay (PRO) Planned Unit Development (WS&V PUD).

The applicant is proposing nine (9) fourplex buildings (36 units) be constructed on a single lot on the subject property. The applicant intends to provide sixteen (16) three (3) bedroom units and twenty (20) two (2) bedroom units.

Staff has determined that the request is compliant with both City Zoning Code and the Comprehensive Plan if certain conditions of approval are required.

If the Commission approves this request as presented, then staff recommends the following conditions:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. The eastern half of the roadway of Creekside Way be built with curb, gutter, and sidewalk from Cheney Drive to Xavier Charter School prior to receiving Certificate of Occupancy.

Applicant Presentation:

Tim Vawser, EHM Engineers, representing applicant, presented the applicant's request. All four-plex units will be built on one lot. Mr. Vawser stated the pictures being displayed are shown as ideas of potential styles. Mr. Vawser outlined the lots of the subdivision. He stated the area to the south of the property has been bought by Xavier Charter School for expansion. He is asking for rewording to condition #2 to be stated to allow a hard walkway surface or curb, gutter, and sidewalk due to the unknown of Xavier Charter School's plans for expansion.

PZ/Questions & Comments:

- Commissioner Higley asked for clarification on the request for leeway on condition #2 for the sidewalks.
- Commissioner Hansen asked for clarification on hard surface materials.
- PZ Director Spendlove stated the commission can add another condition #3 to state the applicant must put in a temporary all weather pathway to be determined by City Engineer instead of modifying condition #2.

Public Hearing: Opened And Closed Without Input

Discussions Followed: Without Concerns

Motion:

Commissioner Musser made a motion to recommend approval of the request, with conditions approved by the Commission.

Commissioner Higley seconded the motion.

Unanimously approved

Approved, with the following amended conditions

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. The eastern half of the roadway of Creekside Way be built with curb, gutter, and sidewalk from Cheney Drive to Xavier Charter School prior to receiving Certificate of Occupancy.
3. The applicant must put in a temporary all weather pathway to be determined by the City Engineer.

5) Upcoming Meeting(s)

- a) Tuesday, March 26, 2019

6) Adjournment

The meeting adjourned at 8:24 pm

Kelli Ebersole, Administrative Assistant

Steve O'Connor

From: Brock Cherry
Sent: Tuesday, March 12, 2019 11:20 AM
To: Steve O'Connor
Subject: FW: zoning change for 1333 Bitterroot dr. Twin Falls

-----Original Message-----

From: Brock Cherry
Sent: Monday, March 4, 2019 7:53 AM
To: Steve O'Connor <soconnor@tfid.org>
Subject: FW: zoning change for 1333 Bitterroot dr. Twin Falls

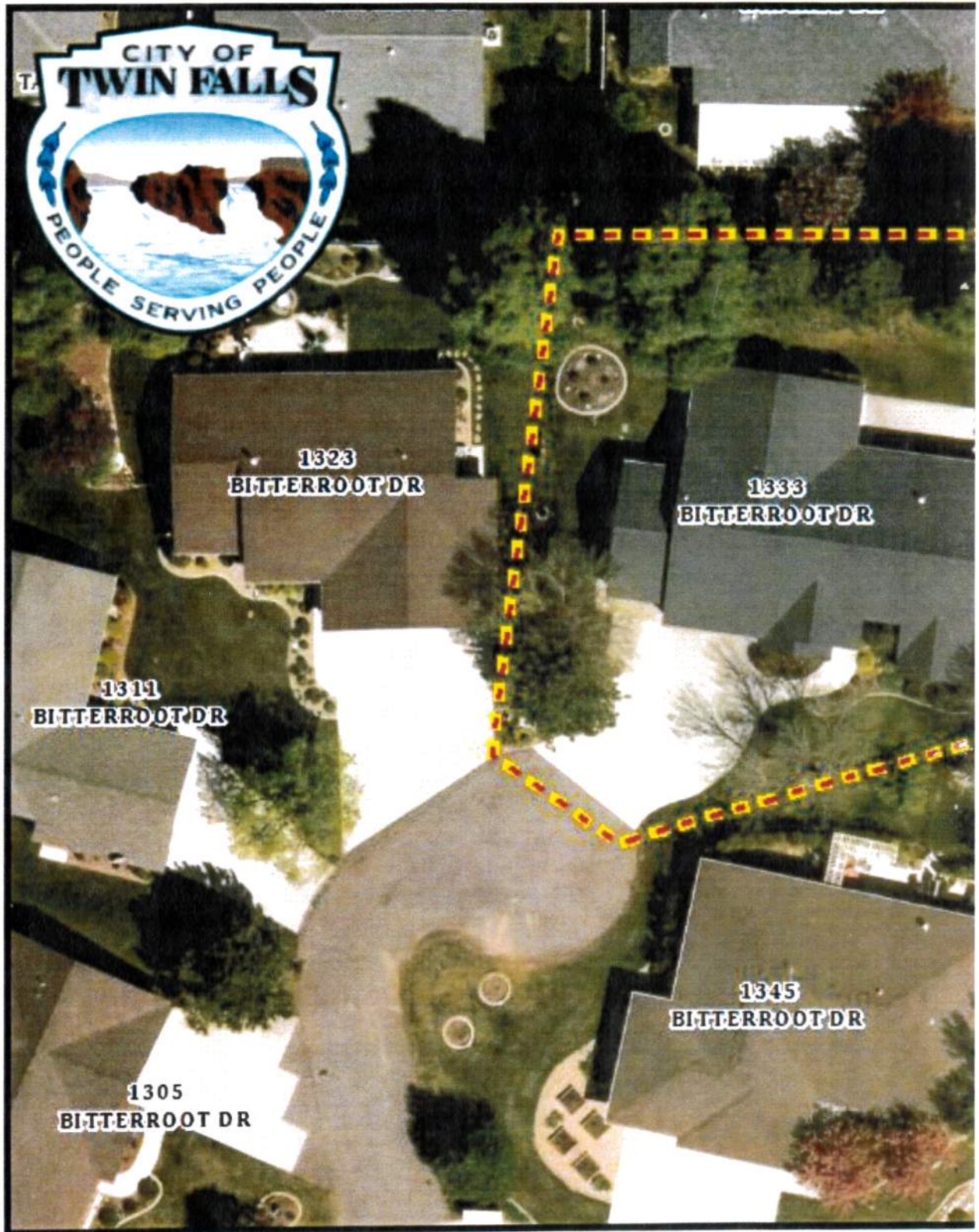
-----Original Message-----

From: nathan higer <judgeh1@earthlink.net>
Sent: Saturday, March 2, 2019 6:13 PM
To: Brock Cherry <BCherry@tfid.org>
Subject: zoning change for 1333 Bitterroot dr. Twin Falls

Dear Mr. Cherry, I have been made aware of the application by the owners of this property to get a zoning change that would allow for a massage business at this location. I must strenuously object to this violation of the trust we placed in the zoning for our neighborhood when the area was developed. This was designed to be a senior area with quiet streets and very little traffic. To allow this change would dramatically change that and the character of the area. What would be next? A barber shop, a law office, a repair shop. Granting this use would destroy the value of our property and safety that we now have. I urge you to deny this application and keep the promise that was made before, that this would be a single family area. I appreciate the applicants desire to have an income, but that should not come at the expense of the neighborhood. Again, it seems patently unreasonable to grant this request and I ask that you do not. Thank you for your attention and I ask that this e-mail be made part of the official record for any up-coming hearings and or appeals.
Nathan and Kay Higer, 1403 Bitterroot Dr. Twin Falls,Id.



RECEIVED FROM
PAM REGARDING 7819-0607
3-12-2019



B.L. Wantik
RE: Special Use Permit
1333 Bitterroot Drive, C. M. Duncan.(PZ19-0007)

My name is Beth Wantik,

I live at 1323 Bitterroot Drive, Twin Falls, Idaho.

I am 90 years YOUNG and my late husband, Tony (who passed 2 years ago), he and I moved to Twin Falls in 1994 from Green Valley, Arizona, and I had our new home built on Bitterroot Dr. in the year 2000 and have made this our residence for past 19 years. Our home was one of the earlier homes to the neighborhood.

We purchased this particular piece of property to have our home built in this location because our desire was to reside in a quiet cul-de-sac neighborhood close to schools and shopping.

I and my neighbors have maintained our homes and kept the neighborhood to the highest standards in the area. All homes have values over \$300,000.

I am opposed to the granting of this Special Use Variance because:

1. Detrimental to Neighborhood Property and Improvements.

This variance will be detrimental to the homeowners improvements to driveways, landscaping, utilities and will cause dissention among the neighbors at 1305, 1311, 1323 & 1345 Bitterroot Drive. All properties that adjoin the property of 1333 Bitterroot Dr.

A. Additional Expenses.

There will be additional expenses to the neighborhood to maintain this private driveway for 1333 Bitterroot due to the fact that there is no curbing at the edges of the driveway and vehicles are driving to this property are veering going off of the pavement and onto the neighbors Landscaping, Sprinklers and Lawn. (Pictures of lawn damage from vehicles cutting across lawn.)

B. Landscape Damage.

Damage to brick edging along property between #1323 and #1333 Bitterroot Dr. (pictures of leaning landscape bricks) The area for turning around is LESS than adequate for backing up and making a 1 or 2 point turnaround to exit the neighborhood. (See Driveway Dimensions) I was not able to find Twin Falls Driveway Code Requirements. I did find the City Code of Piedmont, California and have included it. (See City of Piedmont Policy and Procedures.)

C. Increased Risk of Accidents.

Because of the physical shape and layout it will cause increased risk of accidents due to curved narrow shape of the neighborhood driveway. (See City of Piedmont Policy and Procedures.)

D. Added Utility Repairs. (In the pictures) Notice the Green Century Link Utility Box and how it has already been hit and leaned over. The box has been hit even with the reflectors put up to help drivers be aware of this hazard. With the additional traffic going to and backing out of the property, there is going to be additional damage into this utility box. Also, with this damage there will be interruptions to utility services during required repairs.

E. Private Drive Not covered by law.

When there is a parking violation or private driveway being blocked, there is only civil recourse to the offender because this driveway is on private property not covered by TF Law Enforcement.

F. Cause for disagreement between the neighbors.

The 4 neighbors who share the usage of this Private Driveway all share in the expense of maintaining it. They share in the cost

of crack filling and seal coating. The last time this repair was made was in the summer of 2017.

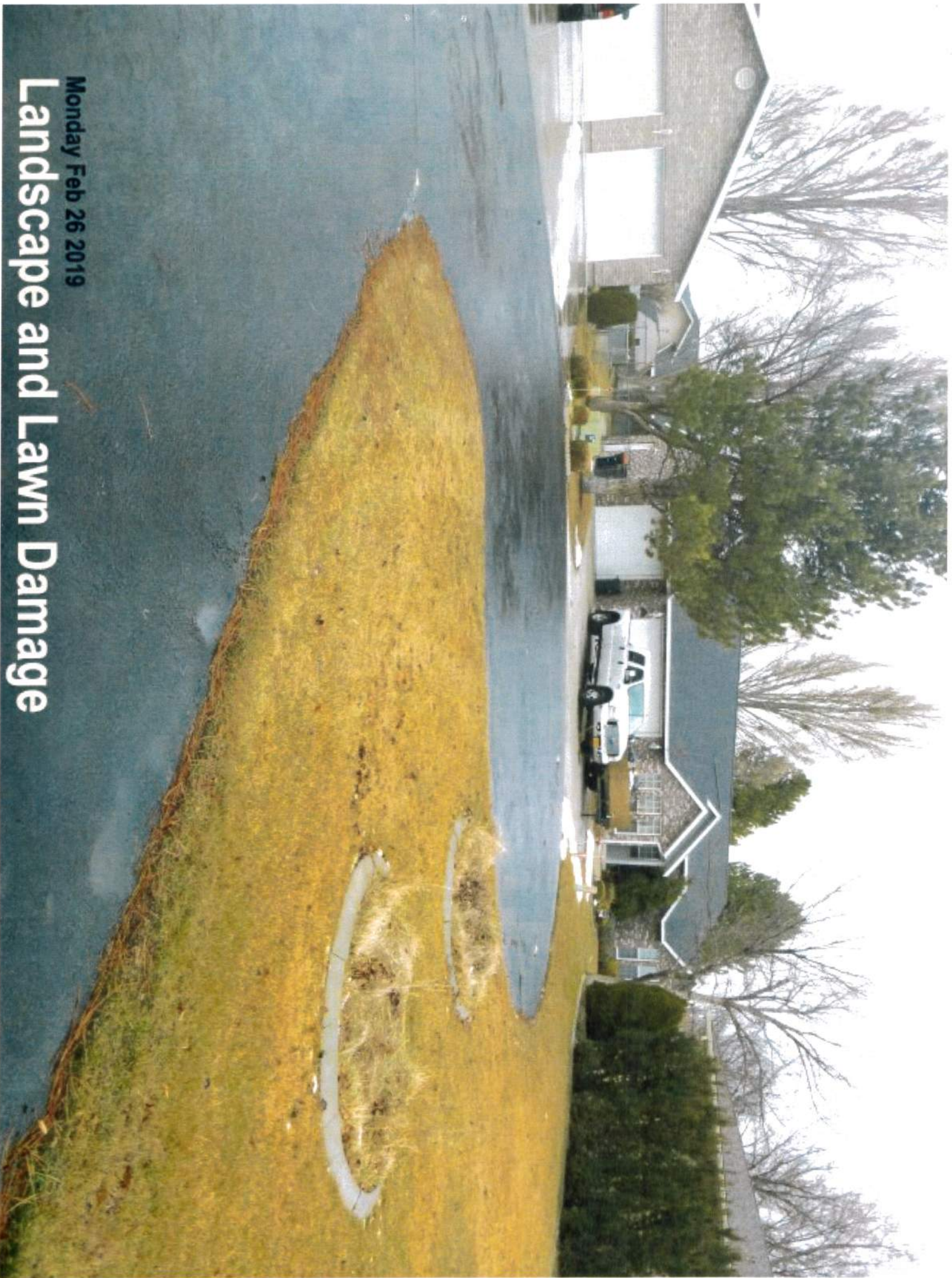
(Note of Interest) In 2017, each of the neighbors (1305, 1311, 1323) were assessed the cost of the repairs. It was decided among the neighbors that it would not be fair to assess the neighbor at 1333 because they had just moved into that home a few months prior. Not all neighbors agreed to share the higher assessment cost. Causing conflict between existing neighbors.

G. Future Costs.

The additional usage generated if variance is passed, would be reasonable to assume that for the income generated by the home business that the business property owner pay the majority of the driveway maintenance and repair costs!

Thank you for your time,
Sincerely,

Beth Wantik



Monday Feb 26 2019

Landscape and Lawn Damage



Monday Feb 26 2019

CITY OF PIEDMONT POLICIES AND PROCEDURES

SUBJECT: Residential Parking and Driveways
SECTION: Planning

PURPOSE: The purpose of this policy is to provide guidance to Planning Commissioners, staff, residents, and designers concerning appropriate parking and driveway configurations proposed in applications subject to Planning Commission, Staff or Administrative Design Review.

POLICY: It is the policy of the City of Piedmont to apply the requirements of the Piedmont Municipal Code and the existing criteria in the Residential Design Review Guidelines concerning the design of proposed new, replacement, and modified vehicular parking enclosures and driveways. but it is the further policy to provide the Planning Commission and staff additional criteria to support the zoning code requirements when considering such projects. The standards below are intended to be used as a guideline, with the recognition that all Piedmont properties are "unique" and as a consequence, every lot will be evaluated on its own merits with regard to parking, turnaround and driveway dimensions. This policy, while discretionary, provides guidelines to assist in the documentation and planning for uniform variation for different parking situations on different types of properties and is not intended to indicate the "optimum" dimensions for each and every application.

1. DIMENSIONS AND TURNING RADII OF STANDARD VEHICLE (see Diagram A):

Vehicle width: 6'-0"

Vehicle length: 16'-0"

Minimum inside turning radius: 13'-0" from pivot point to side of car at inside rear wheel

Minimum outside clearance radius: 22'-6" from pivot point to outer front corner of car

2. DRIVEWAY STANDARDS

DESCRIPTION	MINIMUM WIDTH	OPTIMUM WIDTH	MAXIMUM WIDTH
For a residential driveway leading to a single car garage, single car carport or one unenclosed space	8.5 feet ²	10 feet	12 feet
For a residential driveway leading to a double car garage, double car carport or unenclosed spaces	8.5 feet ²	12 feet	18 feet
	MIN. BACKUP DISTANCE ¹		MAX. BACKUP DISTANCE ¹
For a residential driveway less than 10 feet in width	18 feet	50 feet	
For a residential driveway 10 feet or greater in width	18 feet	75 feet	

1. Backup distance is measured between inside edge of sidewalk to front wall of parking enclosure.

2. For a single family dwelling, the closest portion of which is located in excess of 75 feet from the closest street, the minimum driveway width is 12 feet (§ 5.2.10).

3. TURNAROUND STANDARDS

Driveways that exceed the maximum backup distance shall have a turnaround area immediately adjacent to the front wall of the garage or carport. Said turnaround shall be adequate in size so as to allow a standard vehicle one (1) two-point maneuver and an exit onto a public street in a forward direction. One (1) two-point maneuver consists of one (1) forward motion and one (1) backward motion. (See Diagram B.)

DESCRIPTION	MINIMUM WIDTH	MINIMUM LENGTH
For a turnaround in front of a one car garage or carport	25 feet	44.5 feet
For a turnaround in front of a two car garage or carport	34 feet	44.5 feet

4. DRIVEWAY GRADIENT STANDARDS

Section 17.16.6 of the Piedmont Municipal Code limits the grade of driveways to a maximum of twenty percent (20%). In addition, the following standards are recommended in order to prevent vehicles from "bottoming out":

- At the street, the ramp shall start 5 feet from the face of curb and at the same elevation as street pavement.
- 10% maximum ramp slope for the first 10 feet of ramp.
- 15% maximum ramp slope for the last 10 feet of ramp.
- 20% maximum ramp slope for the remainder of ramp.

(See Diagram C)

APPROVED BY: City Council

APPROVED: December 5, 2005

COMPUTER FILE: F:\PLANNING\POLICIES\Residential Parking and Driveway Policy.doc

Diagram A:
STANDARD VEHICLE AND TURNING RADII DIMENSIONS

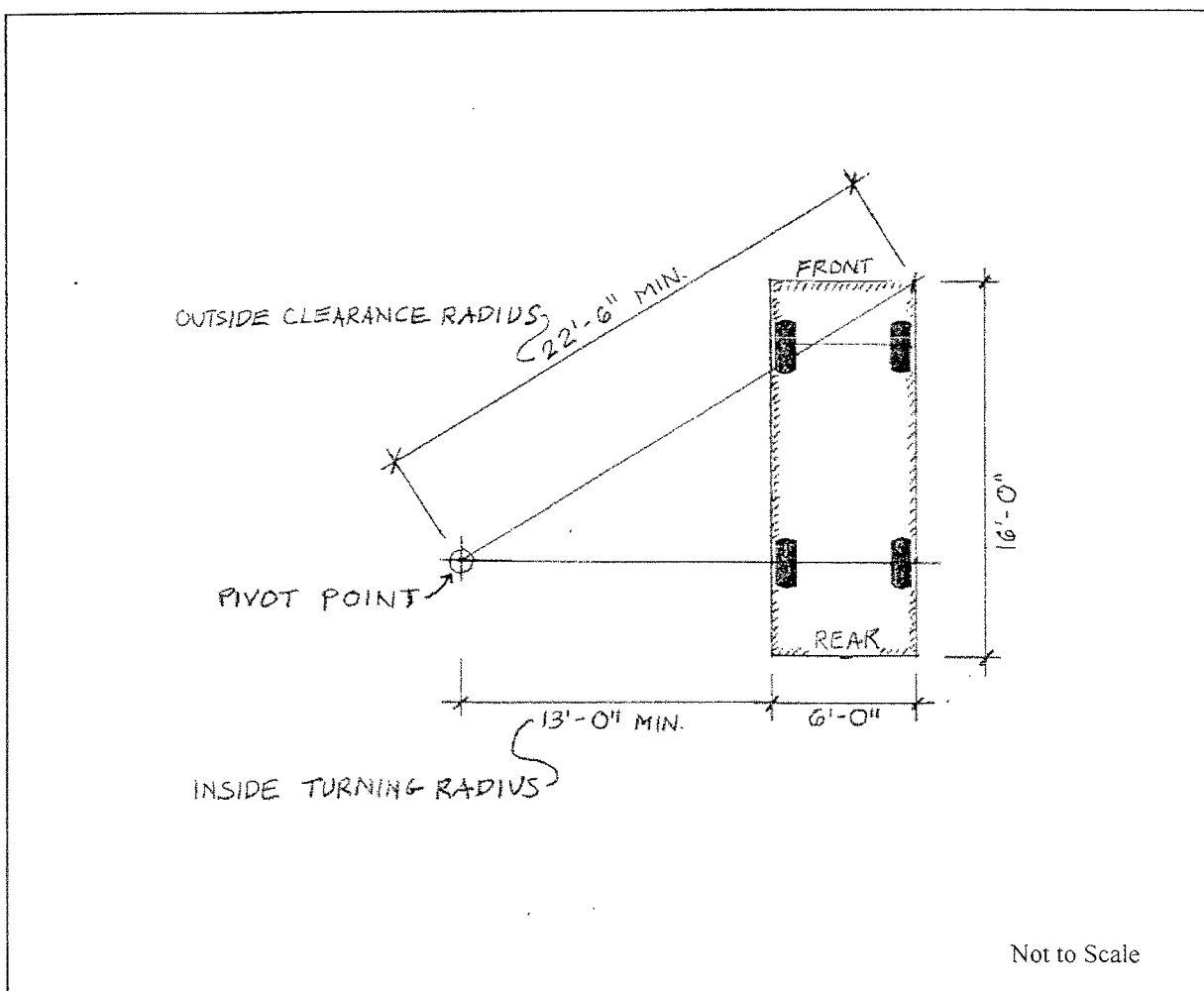
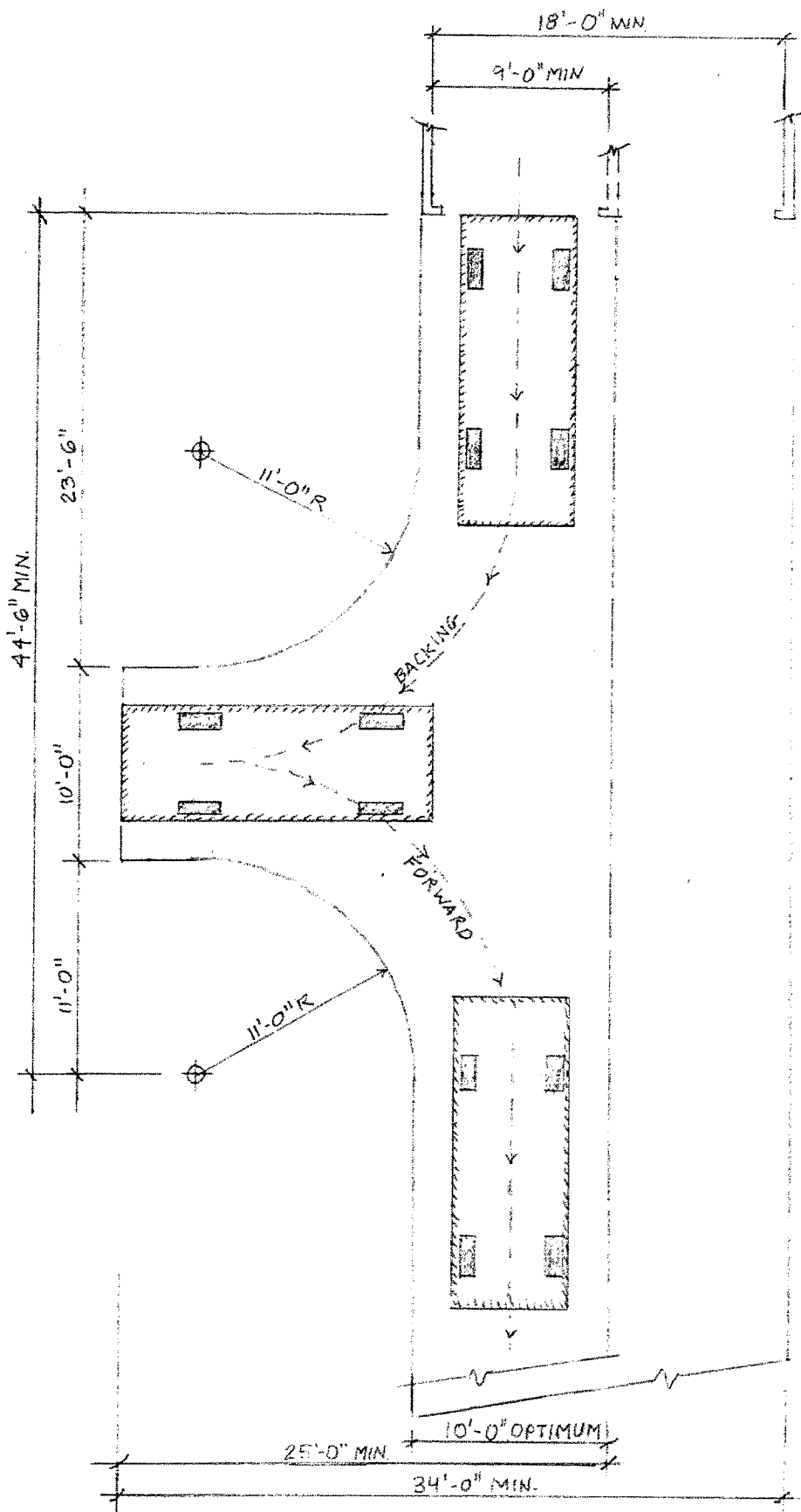
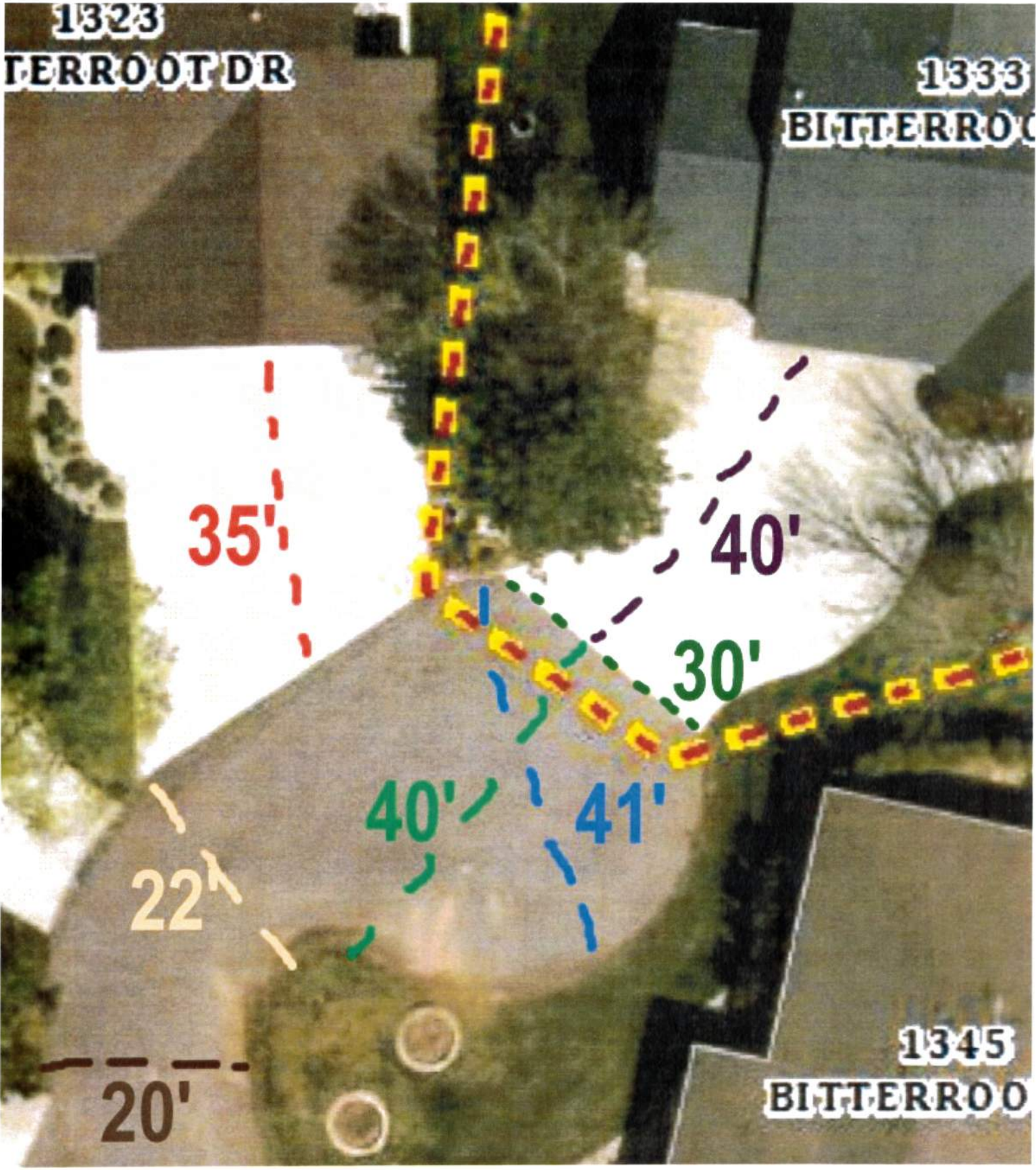
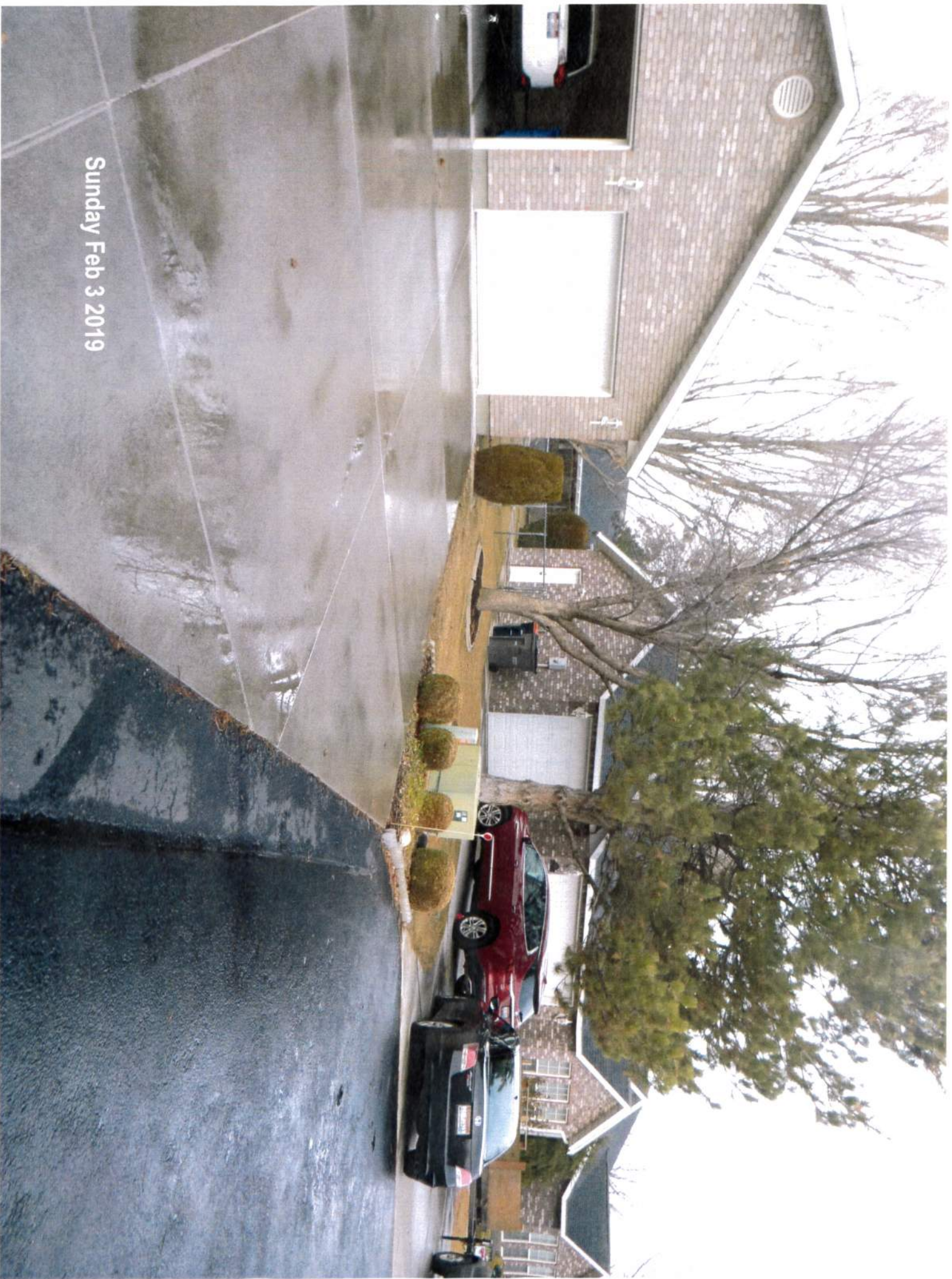


Diagram B: DRIVEWAY TURNAROUND STANDARDS



Not to Scale





Sunday Feb 3 2019



Sunday March 10 2019

Landscape and Reflector Damage



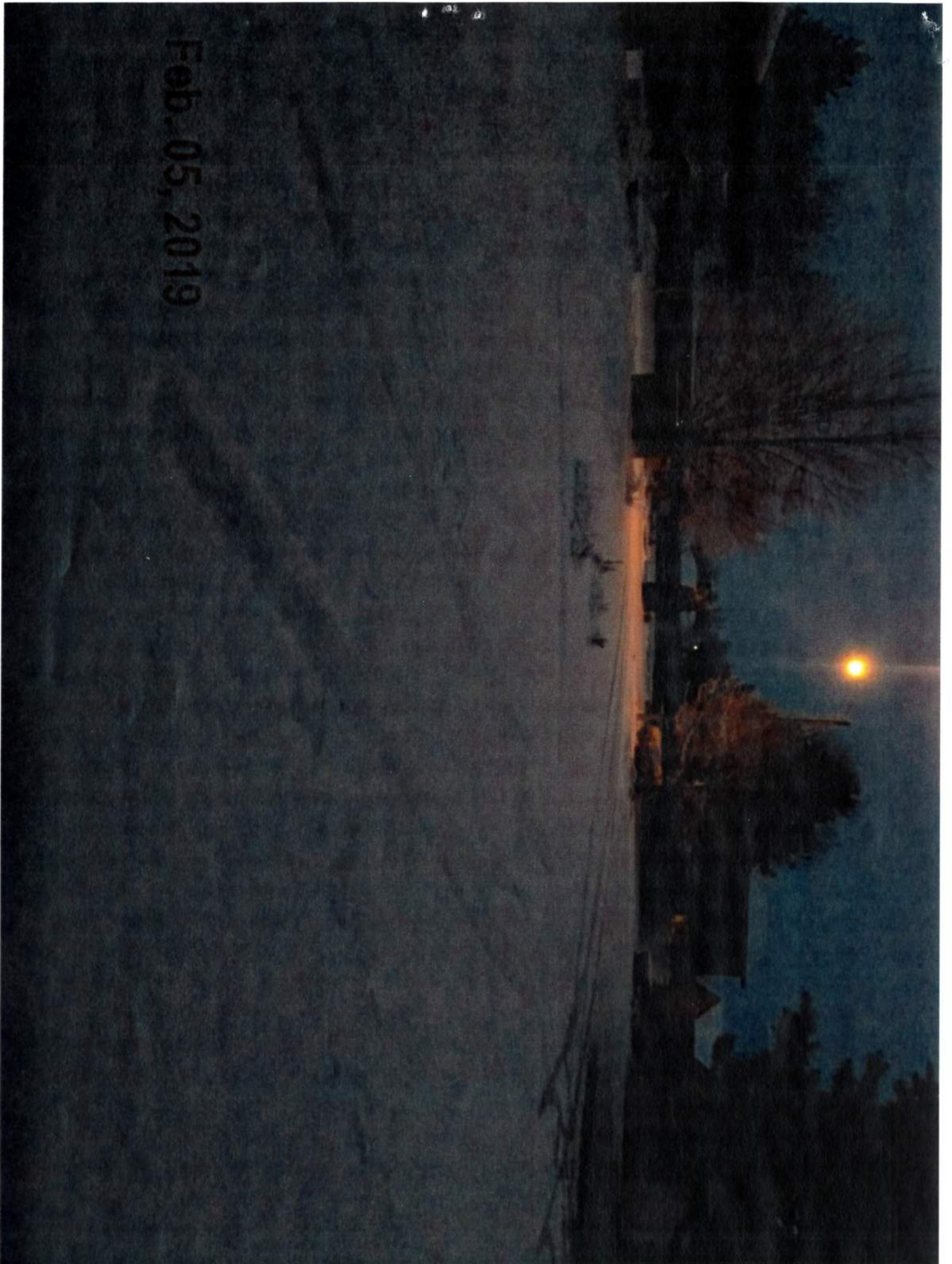
Utility Box Damage



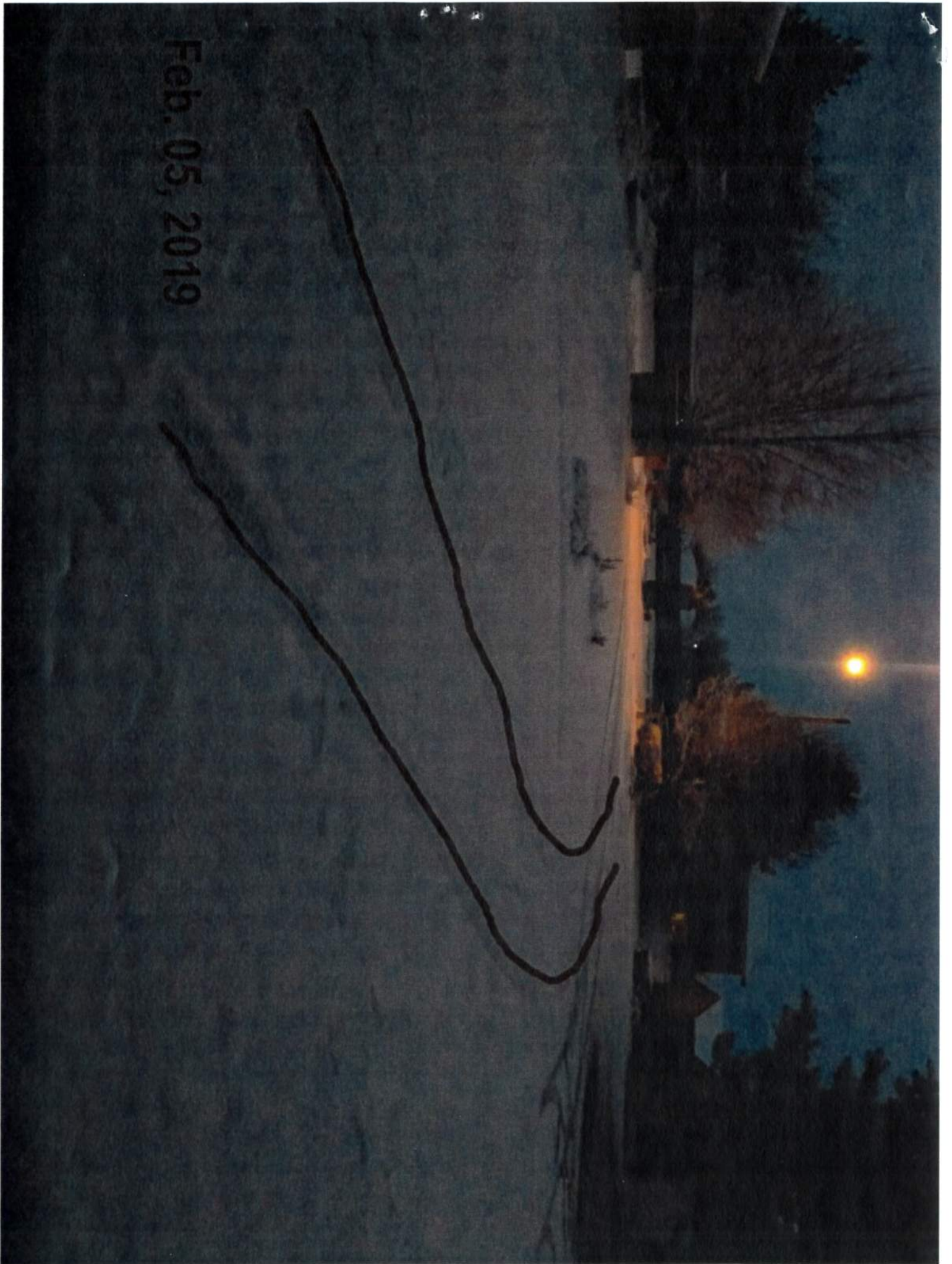
Sunday March 10 2019

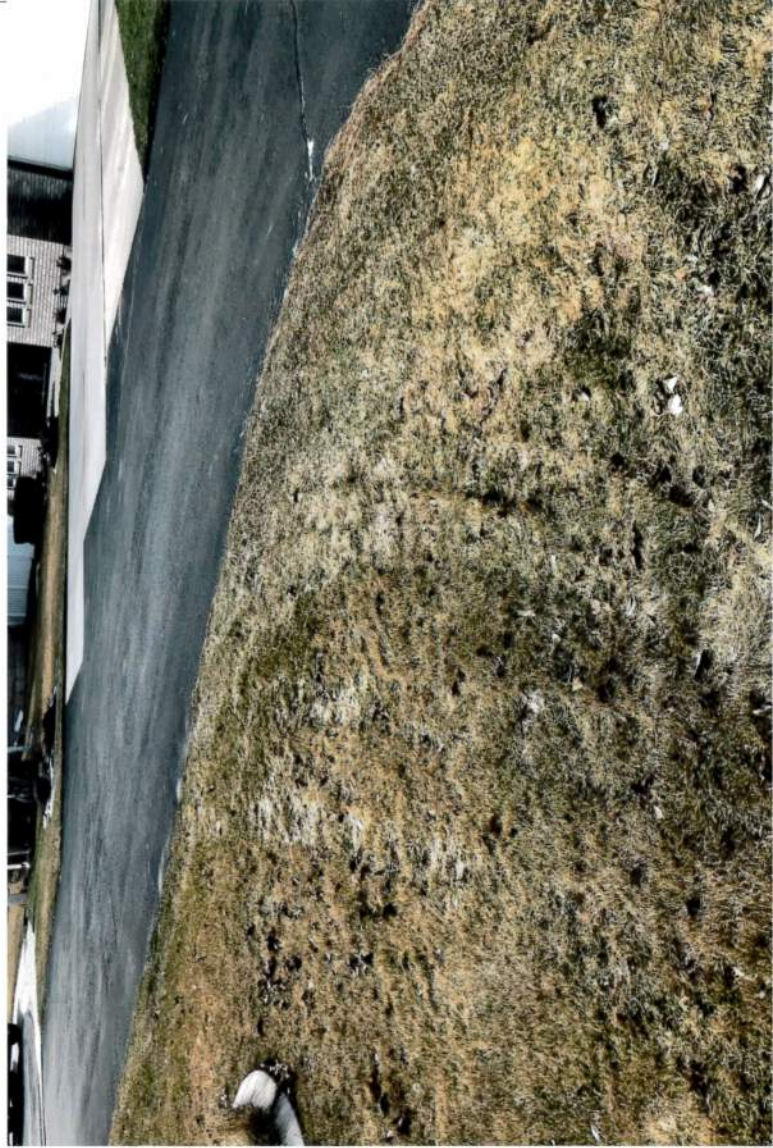
Utility Box Damage

Feb. 05, 2019

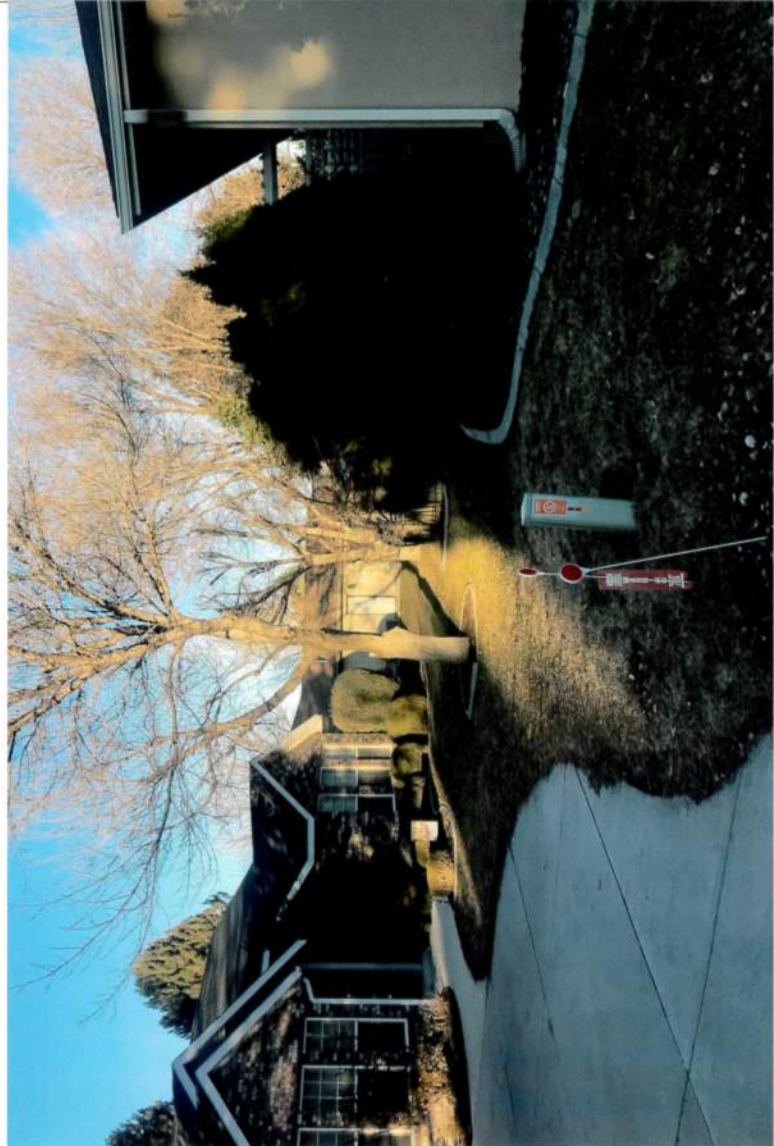


Feb. 05, 2019









RECEIVED

04/10/2019

City Council of Twin Falls

City of Twin Falls
Planning & Zoning

April 10, 2019

Re: 1333 Bitterroot Dr. Appeal of
Special use permit decision

My name is Nathan Higer. My wife Kay and I reside in Twin Falls at 1403 Bitterroot Dr. and will be affected by the request for a special use permit at 1333 Bitterroot Dr.

As you all know, this area called the Grove, was established in approximately 1997, as an upscale residential area with an emphasis on retired individuals. It was one of the reasons we chose to build here in 1997. This area is well maintained and still a quiet residential area. The application for special use would clearly be in conflict with that character and the purpose of the zoning set by the city for this development. When the applicant purchased her home, she either knew or should have known that a business in her home would not be permitted by the zoning. She should not, now, be allowed to infringe on her neighbors rights to enjoy the quiet residential area that they chose to live in knowing that it was not in a business allowed zone.

Zoning is designed, as you know, to provide consistency and reliability in our expectations when we buy or build in a residential area. Residential zone is residential, business is business and the two should not be allowed to merge. Zoning protects us all from activity that would diminish enjoyment of our homes and their value. Allowing this special use flies in the face of that and uniformity in zoning. People must be able to rely on the zoning when making the big decision of buying or building a home. We bought here for the quiet residential experience and should not now be subjected to this change.

Twin Falls zoning code 10-13-2-2(D)2 provides that the special use "... be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations." And (D)3 provides in part "... and that such use will not change the essential character of the same area." And (D) 4 "Will not be ... disturbing to existing or future neighboring uses." (D) 7 goes on to provide "Will not involve uses, activities... and conditions of operation that will be detrimental to any person, (or) property by reason of excessive production of traffic..."

As mentioned before, this is a quiet, low traffic area (no through traffic street) that is purely residences for retired families and a few young families. Those families use the street and cul de sacs for biking, skate boarding, and walking. Their safety would be impacted by the addition of business traffic to the location. We have no idea how many additional people will be working in the future from this home. Granting the special use permit would:

- 1) change the essential character of the area, 10-13-2-2(D) 3;
- 2) would be disturbing to existing neighbors, 10-13-2-2(D) 4 and
- 3) potentially produce excessive traffic that would be detrimental to adjacent neighbors and the total area through which customers would travel. (D) 7. I am concerned about the additional traffic, parking problems, and unknown persons near my home.

As shown by the plot plan for this area, the proposed use would put business traffic on the jointly owned and maintained private cul de sac used by other owners. This is an unwarranted burden on these adjacent and co-owners who would be forced to bear additional maintenance costs for their private driveway, all because of the business use of one neighbor.

It is also of concern that granting this permit (although not a binding precedent) would encourage others to open personal businesses in the area, such as a CPA, a law practice or mediation service or hair dressers. This is a dangerous and slippery slope (for us and other similar residential developments in Twin Falls) that should not be allowed to start. Her request would have an immediate and permanent effect on the value of our homes and enjoyment thereof. This should be unacceptable to this council and just the type of thing zoning laws are designed to avoid and stop.

I am sure the applicant is motivated by a business cost savings. There are already many areas zoned for her occupation that would provide her what she desires. However, because it is too expensive or inconvenient to locate her business in an area zoned for business, that is not a sound, reasonable or legal basis for this permit. Such action would destroy the integrity of our neighborhood and integrity and reliability of zoning in Twin Falls.

While the council may be sympathetic to her desire to have a business (which is not a legal basis for granting a permit), this council should protect the rights and home values of all the other owners who bought and built here, with the knowledge that this was a purely residential area. Please support uniform zoning regulation and DENY this request. Thank you for your attention and consideration.

Nathan W. and Kay M. Higer



Date: Monday, April 15, 2019
To: Planning and Zoning Commission
From: Steve O'Connor, City Planner

ACTION ITEM

Request:

ACTION ITEM: Request to Vacate platted easements within Canyon Park Subdivision located at the 2000 block of Neilsen Point Place on behalf of Geronimo, LLC c/o EHM Engineers, Inc. (PZ19-0012)

Time Estimate:

Staff may take 5-10 minutes and the applicant may take up to 15 minutes.

Background:

N/A

Approval Process:

All procedures will follow the process as described in TF City Code: 10-16-1

Vacations & Dedications require a public hearing before the Planning Commission where the public and the applicant will have the opportunity to make a presentation, ask questions, or voice their concerns. The Planning & Zoning Commission will make a recommendation to the City Council that the vacation be granted or it may recommend a modification to the vacation, or it may recommend that the vacation be denied.

Budget Impact:

Regulatory Impact:

Approval of this request will remove the limitation, or entitlement, for the specific area, as described on the plat or in other recorded documents. This area will become private property, and subject to current rules and regulations for taxes, zoning code compliance, and development.

History:

The subject easement is part of lot 6 in the Canyon Park Subdivision Plat, recorded in December 2013.

Analysis:

This is a request to vacate a public utility easement to reroute existing utilities outside of the proposed building pad. The developer would like this vacated to prepare for future development. The city does not have a building plan submitted as to what that development will be. As this easement is shown on a plat it must go through the public process to vacate it.

The applicant has provided all the required letters of approval from the various utility owners, and all have agreed to the vacation. However, if a utility company has existing utilities they have indicated a new one shall be provided as a condition of their approval.

Below is a list of existing utilities:

1. Cable One
2. Century Link
3. Idaho Power
4. Intermountain Gas
5. PMT

On March 12, 2019 the Planning & Zoning Commission recommended approval of the vacation by a vote of 4-0-1 to the City Council as presented.

Conclusion:

The commission is tasked with recommending approval, approval with conditions, denial or you may table for more information. Should the Commission recommend approval, Staff recommends the following conditions.

1. Subject to the recordation of a new utility easement/s for all existing utilities, prior to official vacation of the platted easement.

Attachments:

1. PZ19-0012 VAC Staff Report
2. 1 - Vicinity
3. 2 - Narrative
4. 3 - Exhibit
5. 4 - Canyon Park Plat
6. 5 - Photos
7. 6 - 03-12-19 PZ Minutes



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Steve O'Connor, City Planner
 Request: Request to **Vacate** the platted easements within Canyon Park Subdivision located at the 2000 block of Neilsen Point Place.

Application: PZ19-0012

Applicant & Representative:

Geronimo, LLC

c/o David Thibault

621 North College Rd., Ste. 100

Twin Falls, ID 83301

208.734.4888

dthibault@ehminc.com

Public Hearing: March 12th, 2019

Analysis

This is a request to vacate a public utility easement to reroute existing utilities outside of the proposed building pad. The developer would like this vacated to prepare for future development. The city does not have a building plan submitted as to what that development will be. As this easement is shown on a plat it must go through the public process to vacate it.

The applicant has provided all the required letters of approval from the various utility owners, and all have agreed to the vacation. However, if a utility company has existing utilities they have indicated a new one shall be provided as a condition of their approval.

Below is a list of existing utilities:

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5. PMT

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Approval Process

All procedures will follow the process as described in TF City Code: 10-16-1

Vacations & Dedications require a public hearing before the Planning Commission where the public and the applicant will have the opportunity to make a presentation, ask questions, or voice their concerns. The Planning & Zoning Commission will make a recommendation to the City Council that the vacation be granted or it may recommend a modification to the vacation, or it may recommend that the vacation be denied.

History

The subject easement is part of lot 6 in the Canyon Park Subdivision Plat, recorded in December 2013.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as Mixed use. Vacation of this easement will allow for commercial development to take place. Therefore Staff determines this request is in compliance with the 2016 comprehensive plan.

Regulatory Impacts

Approval of this request will remove the limitation, or entitlement, for the specific area, as described on the plat or in other recorded documents. This

area will become private property, and subject to current rules and regulations for taxes, zoning code compliance, and development.

Conclusion

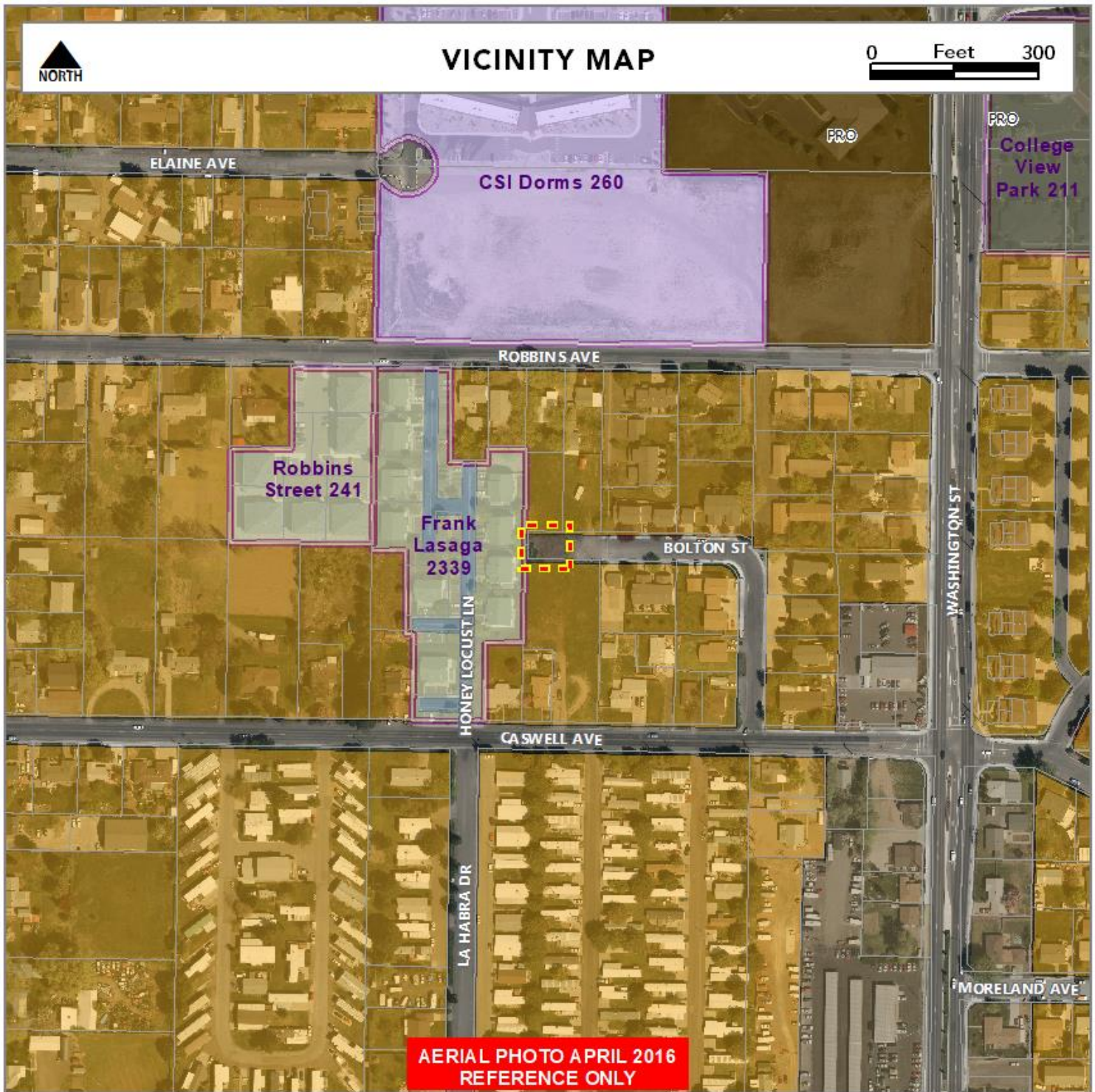
The Council is tasked with approving, approving with conditions, or denying the request, or you may table for more information. Should the Council approve the request, Staff recommends the following conditions.

1. Subject to the recordation of a new utility easement/s for all existing utilities, prior to official vacation of the platted easement.

Attachments

1. Vicinity Map
2. Narrative
3. Vacation Exhibit
4. Photos

Public Hearing: March 12th, 2019



- PRO
- R-4
- PUD
- R-6
- C-1

Current Zoning: N/A

Comprehensive Plan: Neighborhood Commercial

Existing Land Use: Vacant ROW

Proposed Land Use: Residential

Surrounding Zoning Designations & Land Use(s)

North: R-4; Residential

East: R-4; Residential

South: R-4; Residential

West: R-4 PUD #2339; Residential

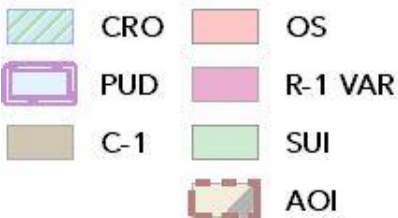
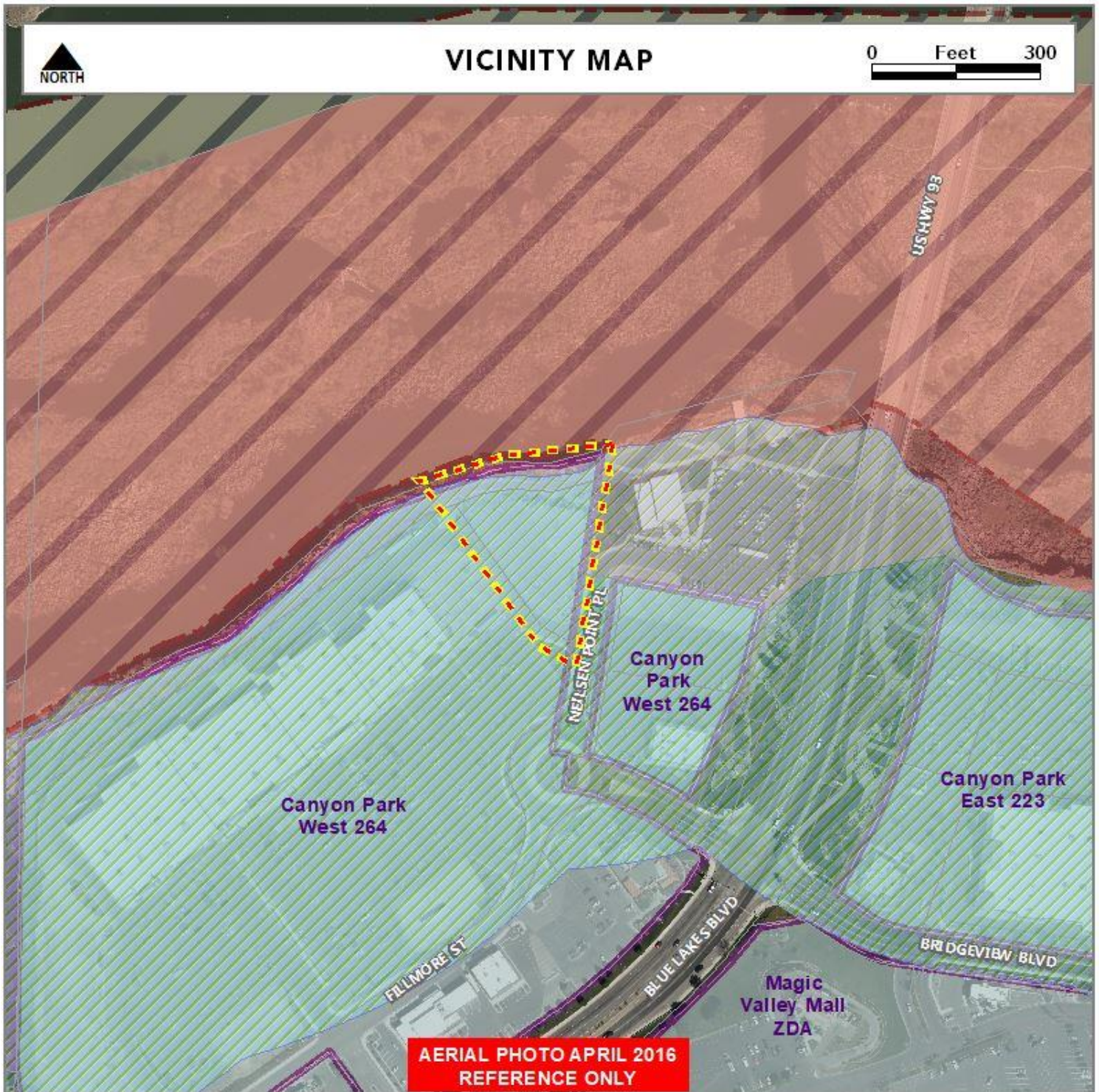
Applicable Regulations

10-1-4, 10-1-5, 10-1-6



VICINITY MAP

0 Feet 300



Current Zoning: C-1 PUD CRO

Existing Land Use: Commercial and Vacant

Comprehensive Plan: Mixed Use

Proposed Land Use: Hotel

Surrounding Zoning Designations & Land Use(s)

North: OS AOI (Snake River Canyon); Parks

East: OS CRO; Civic

South: C-1 PUD CRO; Commercial

West: C-1 PUD CRO; Commercial

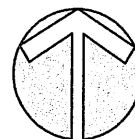
Applicable Regulations

10-1-4, 10-1-5, 10-4-8, 10-7-12, 10-10-11, 10-11-1 thru 8, 10-13

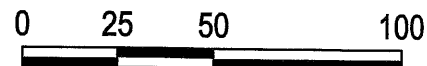
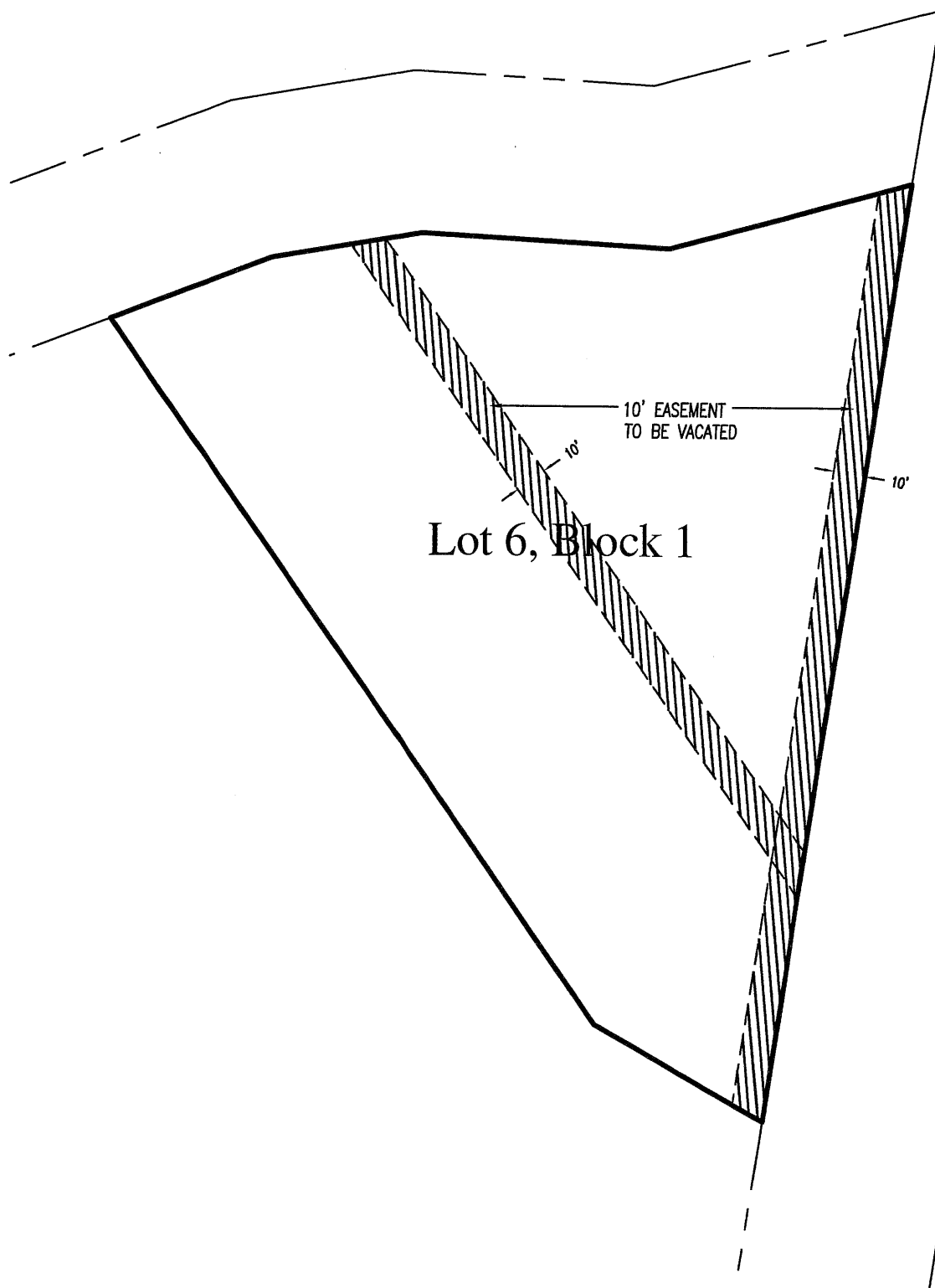
Supplemental Information For the Vacation of Existing Easements

The owner of the property is requesting a vacation of public utility easement as described in the application to accommodate the development of a hotel building site. This vacation of easement is necessary to re-route existing utilities outside of the proposed building pad. The affected utility companies have been notified and have provided written reply to this request. Alternate paths and routes will be identified and the utilities will then be relocated as part of the development of the property.

The impacts to the surrounding lands are expected to be minimal as a result of the vacation and re-routing. Minor interruptions of service and prior scheduled outages will be planned as part of the development to minimize the realized impacts to the surrounding properties.



NORTH



SCALE IN FEET

EXHIBIT MAP GERONIMO, LLC

LOT 6, BLOCK 1, CANYON PARK SUBDIVISION



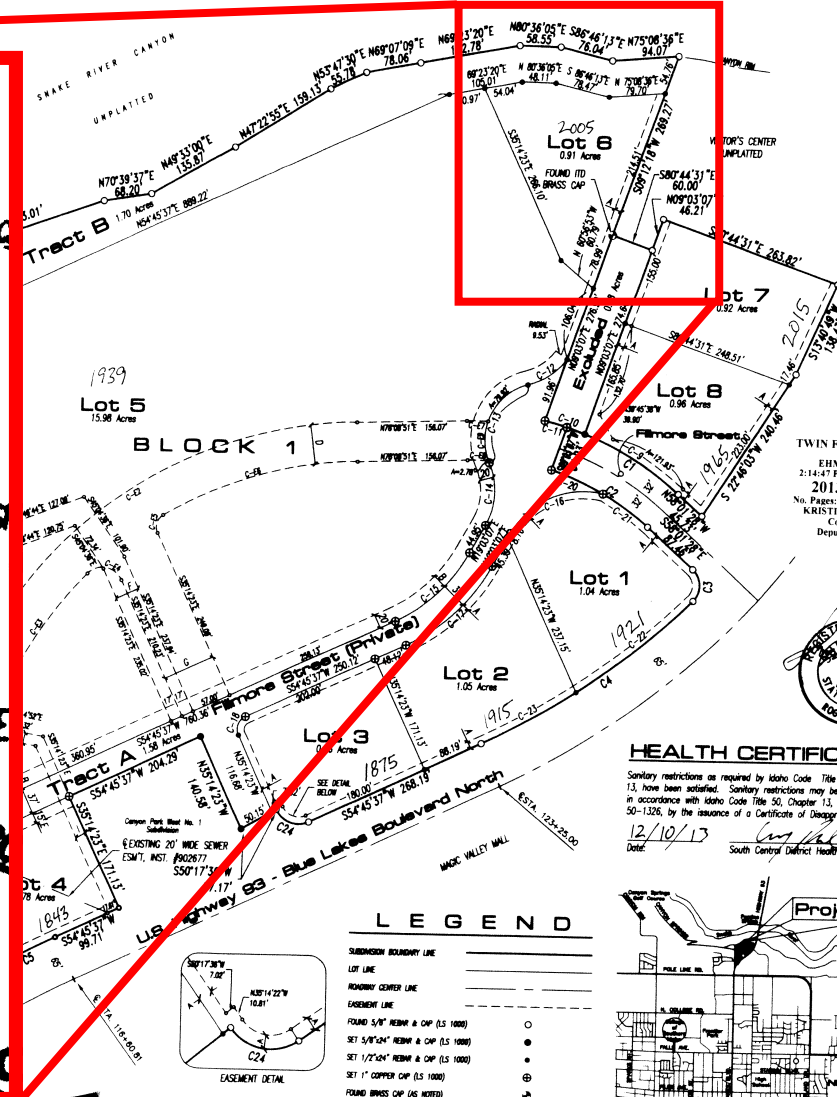
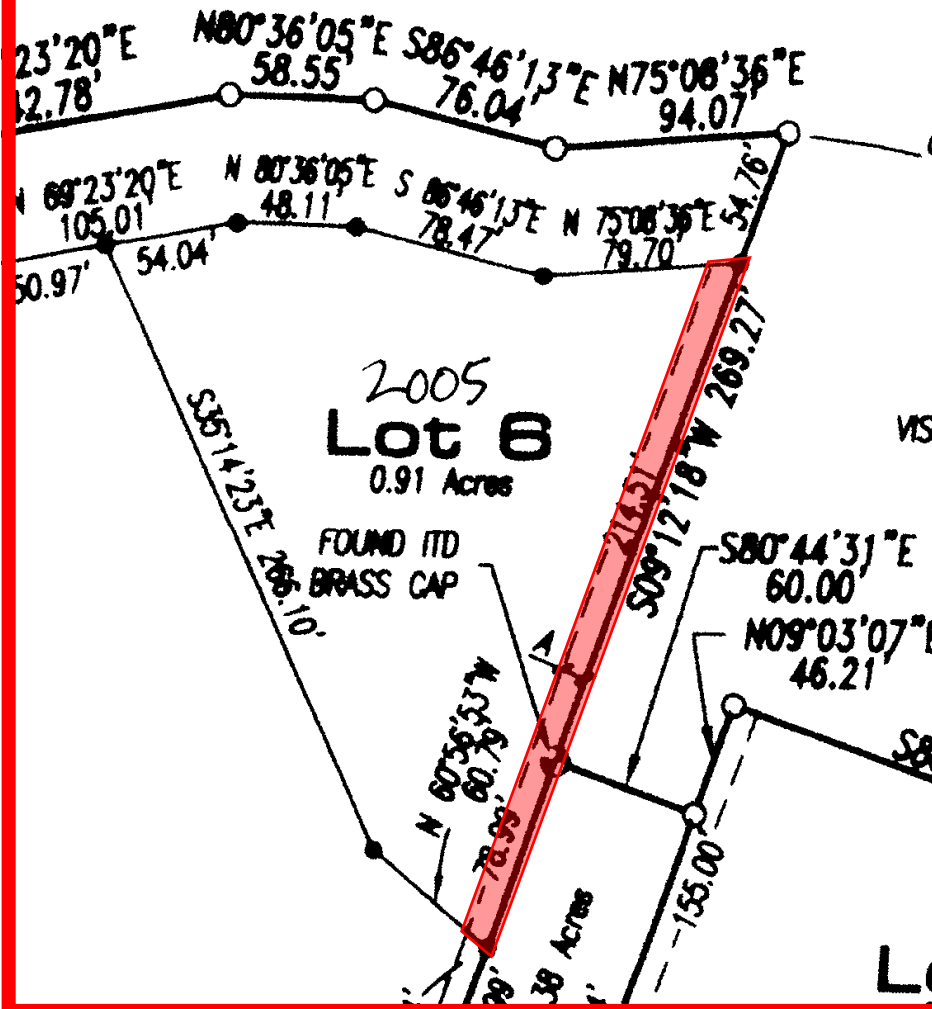
EHM Engineers, Inc.
BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE

Engineers / Surveyors / Planners
621 North College Road, Suite 100 Twin Falls, Idaho 83301
p (208)-734-4888 fax (208)-734-6049 web: ehmine.com

JOB NO.: ##-13
DESIGN APPROVED
DRAWN
DATE OCT 2018
SCALE SHOWN
Sheet No.: V 278-18 EXH

CANYON PARK AMENDED SUBDIVISION
A PLANNED UNIT DEVELOPMENT
A RESUBDIVISION AND REZONING
A PORTION OF

0 50' 100' 200'
SCALE IN FEET



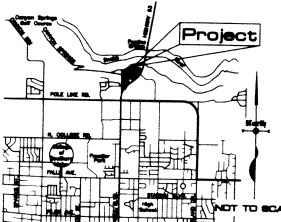
TWIN FALLS COUNTY
Recorded by:
EHM ENGINEERS
2:14:47 PM 12-23-2013
2013-025885
No. Pages: 4 Fee: \$ 44.00
KRISTINA GLASCOCK
County Clerk
Deputy: SHARON



HEALTH CERTIFICATE

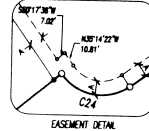
Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be reimposed, in accordance with Idaho Code Title 50, Chapter 13, Section 50-1206, by the issuance of a Certificate of Designation.

12/10/13
Date: South Central District Health Dept., EHS



LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ROADWAY CENTER LINE
- EASEMENT LINE
- FOUND 5/8" REBAR & CAP (LS 1000)
- SET 5/8"x24" REBAR & CAP (LS 1000)
- SET 1/2"x24" REBAR & CAP (LS 1000)
- SET 1" COPPER CAP (LS 1000)
- FOUND BRASS CAP (AS NOTED)
- FOUND 1/2" REBAR & CAP (LS 1000)
- REPLACED WITH 5/8" x 24" REBAR & CAP (LS 1000)
- EASEMENT CORNER - NOT SET



EHM Engineers, Inc.

ACCESS, DRAINAGE, PEDESTRIAN, BIKE PATH, STORM WATER RETENTION, PUBLIC TRAIL & VISITOR CENTER FACILITIES.

TWIN FALLS, IDAHO



Looking E



Approximate location of
platted easement

Looking N



Twin Falls Planning & Zoning Commission Minutes

Tuesday, March 12, 2019, 6:00 PM

203 Main Ave East
Twin Falls, ID 83301

Members -

City Limits: Danielle Titus, Chairperson; Craig Hawkins; Ed Musser; Carolyn Bolton; Curtis Hansen; Craig Kelley, Vice-Chair

Area of Impact: Ryan Higley; David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Commissioner Higley called the meeting to order at 06:03 pm.

A quorum was present.

Members present: Higley, Hawkins, Hansen, Kelley, Musser

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

2) Consent Calendar

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

Commissioner Hawkins seconded the motion.

Consent Calendar Approved 3-0-2

a) Approval of Minutes from the following meeting: February 26, 2019

3) Items of Consideration

a) Nomination of Planning and Zoning Chairperson

Jonathan Spendlove facilitated the nominations for Chairman and Vice Chairman of the P&Z Commission.

Commissioner Higley motioned to nominate Commissioner Danielle Titus for Chairperson.
Commissioner Kelley seconded the motion.

Unanimously approved

Commissioner Hawkins motioned to nominate Commissioner Kelley for Vice Chairperson.
Commissioner Higley seconded the motion.

Unanimously approved

4) Public Hearings

- a) Request for a Special Use Permit to operate a Home Occupation at property located at 1333 Bitterroot Drive on behalf on Carleen M. Duncan. (PZ19-0007)

Commissioner Hawkins recused himself from this item.

Staff Presentation:

City Planner Steve O'Connor presented the applicant's request for a Special Use Permit to operate a Home Occupation at property located at 1333 Bitterroot.

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

The property was platted in 1998 and development occurred shortly thereafter.

This is a request to establish a Home Occupation for Massage Therapy, on property located at 1333 Bitterroot Dr. The property is zoned R-2 PUD and per the R-2 zone and PUD #205 a home occupation requires a Special Use Permit.

The home is accessed via a driveway, on a separate lot, from Bitterroot Dr. which is shared with three (3) other residences. The applicant stated she only sees 4 to 5 clients in any day and there is a thirty plus (30+) minute break in between to accommodate customer parking. The driveway on the applicants own property is rather large and is able to handle an extra vehicle to prevent any conflicts with the neighbors on the shared driveway.

If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to customers parking on lot 20 only, and no parking on lot 19 of the Grove Estates Subdivision.

Applicant presentation:

Applicant Duncan presented her request to have a home occupation as a therapeutic massage therapist. She would like to relocate her office to her home. She stated that she sees 4-5 clients per day, Monday - Friday. Applicant stated she leaves a 30 minute window between clients, with only one car at her location at a time. Her clients would park in her driveway, with the applicant parking in the garage. She stated that she has an older clientele that would be no threat to the neighborhood.

PZ/Questions & Comments:

- Commissioner Hansen asked for clarification on the location of the lot.
- City Planner O'Connor clarified that the house is on Lot 20, while the common driveway is Lot 19.

Public Hearing: Opened

- Citizen Donna Newberry, Twin Falls, is not in favor of the applicant's request. Her concern is that the residential area becoming commercial.
- Citizen Pat Herman, Twin Falls, is not in favor of the applicants request due to a concern of increased traffic, noise, and safety issues in the area. She is concerned of damage to the cul-de-sac from clients leaving the area.
- Citizens Juan and Lorena Ramirez, Twin Falls, are not in favor of the applicant's request. They have a concern about noise and loss of their quiet neighborhood. They are next door neighbors to applicant and worry they will lose their privacy.
- Citizen Pat Anderson, Twin Falls, is not in favor of the applicant's request. She is concerned if one home business is allowed in neighborhood, more will follow and impact property values.
- Citizen Phil Tucker, Twin Falls, is not in favor of the applicant's request. His concern is the amount of traffic the business will generate, but respects applicants desire to have home business.
- Citizen June Messman, Twin Falls, is not in favor of the applicants request due to increased traffic.
- Citizen Scott Clites, Twin Falls, is not in favor of the applicant's request. He is concerned that the business would result in a decrease in his home value. He is concerned it will set a precedent for more home businesses coming into neighborhood.
- Citizen Ben Woodbury, Twin Falls, is not in favor of the applicant's request. His concern is that there is not enough room for a turnaround for customers and increased traffic in the neighborhood. He believes this is not the best neighborhood for a home business.
- Citizen Beth Wantik, Twin Falls, is not in favor of the applicant's request. She believes this would be detrimental to neighborhood property improvements of the driveway and landscaping, incurring additional expenses to homeowners to repair driveway. She believes, if the SUP is approved, the driveway repair costs should go to the applicant.

- Citizen Jayne Fischer, Twin Falls, is in favor of the applicant's request. She believes the applicant's clients would be respectful of the neighborhood and noted that a large family moving into that house would have more vehicles and cause more traffic than the traffic the applicant's clients will in a day. She knows the applicant to be respectable and clean and will not harm cul-de-sac.
- Citizen Linda Roundtree, Twin Falls, is in favor of the applicant's request. The applicant previously worked in her salon and was always very professional and quiet. She knows the applicant only sees one client at a time. She is also a current client.
- An email was shown onscreen from a citizen who is opposed to the applicant's request.

Public Hearing: Closed

Closing statement:

Applicant Duncan stated the newspaper delivery people have put the tire marks/lines in the common landscaping. She addressed the concern for the increase in traffic by noting that there will be less traffic with her home business than when her husband was making 6 - 10 trips out of the cul-de-sac a day.

Discussions Followed:

- Commissioner Higley asked if this is a public road and are there covenants the city enforces in this neighborhood.
- City Planner O'Connor stated it is a public road and the city does not enforce covenants.
- Commissioner Higley asked for clarification on the parking condition and the number of clients seen a day.
- City Planner O'Connor stated that the condition allows for clients to park on her driveway only.
- Applicant Duncan stated there are 4-5 clients on most days.
- Commissioner Higley stated it is important to realize this is a public street and a family could move in with more cars would generate more traffic than this business. He also stated any other home based business in area would have to come before the Commission for a Special Use Permit.
- Commissioner Hansen also stated it is a public street and that five (5) additional cars is not excessive. Speeding issues can be taken up with police. He feels they must take Item 4 on the Special Use Permit requirements into consideration- private driveway could be disturbed with business.
- Commissioner Musser stated the commission needs to respect wishes of neighborhood.
- Commissioner Higley stated the condition on the permit only allows for parking in her driveway. Neighbors can file complaint if conditions are not complied with and SUP can be revoked.

Motion:

Commissioner Hansen moved to approve the request for a Special Use Permit to operate a Home Occupation at property located at 1333 Bitterroot Drive. Commissioner Higley seconded the motion.

Motion declined by a vote of two (2) votes in favor, two (2) votes not in favor, and one (1) abstention.

10 minute break was taken

Commissioner Hawkins returned to seat after break.

- b) Request for a Special Use Permit to operate an Indoor Recreation Facility at property located at 246 3rd Avenue South on behalf of Luke Mickelson/Bearded Axe. (PZ19-0008)

Staff Presentation:

City Planner Brock Cherry presented the applicant's request for a Special Use Permit to operate an Indoor Recreation Facility at property located at 246 3rd Avenue South.

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Per City and County records the subject property was constructed in 1977 as a warehouse/storage building. Currently the building is being used as storage.

This is a request to allow an indoor recreational facility on property located at 246 3rd Avenue South. The subject property is located within the Old Town (O-T) Zoning, Historic Warehouse Overlay (WHO), and Parking District 3 Overlay (P-3) Districts.

The applicant intends to operate a recreational/competitive axe throwing venue. The proposed use will consist of approximately twenty (20) throwing lanes, a manager's office, sales counter, and other ancillary business components.

The anticipated business hours will be Monday through Thursday from 8 A.M. to 10:00 P.M. and Friday through Saturday from 8:00 A.M. to 12:00 A.M. The proposed use will employ

approximately five (5) to ten (10) employees.

If the Commission approves this request as presented, then staff recommends the following conditions:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to off street parking not being required for the proposed use.

Applicant presentation:

Applicant Luke Mickelson presented his request for a Special Use Permit for the Bearded Axe Indoor Recreational Facility. The facility will have axe throwing lanes and a party room for groups. The facility will be open to all ages. The applicant is excited about downtown location as a way for more people to enjoy downtown.

PZ/Questions & Comments:

- Commissioner Musser asked applicant how the business plans to control alcohol use prior to customers coming into the establishment.
- Applicant Mickelson stated safety is their number one priority. Staff will fully train participants on axe throwing. Intoxicated persons will not be allowed to participate. The establishment will not be serving alcohol.

Public Hearing: Opened And Closed Without Input

Discussions Followed: Without Concerns

Motion:

Commissioner Hansen made a motion to recommend approval of the request for a Special Use Permit to operate an Indoor Recreation Facility at property located at 246 3rd Avenue South. Commissioner Musser seconded the motion.

Unanimously approved, with the following conditions:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to off street parking not being required for the proposed use.

- c) Request for a Variance from the street centerline setbacks for Fillmore Street and Caswell Avenue for property located at the north east corner of Fillmore Street and Caswell Avenue on behalf of David Wilcox c/o EHM Engineers, Inc. (PZ19-0009)

Staff Presentation:

PZ Director Jonathan Spendlove presented the applicant's request for a Variance from the street centerline setbacks for Fillmore Street and Caswell Avenue for property located at the

north east corner of Fillmore Street and Caswell Avenue.

The Variance Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

In 1999, the City Council passed Ordinance 2620 updating the Centerline Setback distances for Fillmore and Caswell to their current figures. In that same year, the Fred Meyer Subdivision was reviewed, and later approved and recorded as part of a re-platting of existing lots.

This is a request for a Variance from the Street Centerline Setbacks on two collector roadways (Caswell Ave. & Fillmore St.). Typically Centerline Setbacks are in place for the purpose of future roadway lane expansions.

Current FEMA Floodplain maps designate the majority of the property within a floodway. In order to avoid disturbance of the mapped floodway, the applicant has asked for a variance from the centerline setbacks.

If the Variance is granted, the Property Line Setbacks will still be enforced, and the availability for future roadway lane expansions can still be met with the current Right of Way dedication and setback area in front of any future building.

If the Commission approves this request as presented, then staff recommends the following conditions:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

PZ/Questions & Comments:

- Commissioner Higley asked if city owns the area to widen road.
- PZ Director Spendlove pointed out where the right-of way is on Fillmore and Caswell. The proposed building will not be built in the right of way.
- Commissioner Hawkins asked if building is being built into the flood plain.
- PZ Director Spendlove stated the proposed building is not in flood plain. The building will be built on private property and meets the property line setback. The applicant is asking for reduction of the centerline not to exceed private property line.
- Commissioner Hansen asked if side lines for Fillmore and Caswell corners will be

affected.

- PZ Director Spendlove stated they will need to meet the setbacks and may need to be addressed if the road is widened in the future.
- Commissioner Musser asked if applicant own other property where the applicant could move building back and be back and still be out of floodplain. Is there an option to elevate building to be able to build into the floodplain?
- PZ Director Spendlove reviewed the lot that the applicant owns. He explained there are regulations that would make it difficult for the applicant from building into the floodplain, even with an elevated building.

Applicant presentation:

David Thibault, EHM Engineers, representing applicant, presented applicants request for variance of centerline setback. There are two (2) setbacks (property line, centerline from collector street) that apply to this property. The two streets don't function as collector streets at this time. Applicant is asking for setback reduction to utilize more of the property. 65% of the lot is in floodplain. They have met with city staff to determine appropriate request for variance. The proposed building would be used for office and retail space, appropriate to current C1 zoning.

PZ Questions/Comments:

- Commissioner Higley asked Mr. Thibault to clarify why the applicant is not able to build into the floodplain.
- Mr. Thibault answered building into floodplain would push waters elsewhere onto other properties. There is ample parking. The cost of building into the floodplain would increase costs of 25- 50 %.
- Commissioner Higley asked if the building is a single story.
- Mr. Thibault stated CCR's and covenants precludes them from building anything taller than 23 feet.

Public Hearing: Opened

- Applicant David Wilcox explained intent for building. Speaking to floodplain was drawn 32 years ago reflecting old Blue Lakes mall. The floodplain is not applicable any longer. They are trying to build around the floodplain.
- Jared Heward, future tenant of building, variance would allow more space, and is necessary to have his business as part of building.

Public Hearing: Closed

Discussions Followed: Without Concerns

Motion:

Commissioner Hawkins made a motion to recommend approval of the request for a Variance from the street centerline setbacks for Fillmore Street and Caswell Avenue for property located at the north east corner of Fillmore Street and Caswell Avenue as presented, with staff

recommendations. Commissioner Musser seconded the motion.

Unanimously approved, with the approved condition:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

- d) Request for a Special Use Permit to operate an Indoor Recreation Facility at property located at 324 Hansen Street on behalf of The Circus, LLC (PZ19-0010)

Staff Presentation:

City Planner Brock Cherry presented the applicant's request for a Special Use Permit to operate an Indoor Recreation Facility at property located at 324 Hansen Street.

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Per City and County records the primary building on the subject property was built in 1926. Most recently the City of Twin Falls occupied the building from 2007 to 2018.

This is a request for a special use permit to allow an indoor recreational facility on property located at 324 Hansen Street. The subject property is located within the Commercial Business (C-B) Zoning District and P-1 Parking Overlay.

The primary use of the property is a Cultural Facility (Museum/Arts Center) which is outright permitted in the C-B Zoning District. Additionally, applicant intends to occasionally allow the subject property be used for public assembly purposes (receptions/school dances/social gatherings) which is also outright permitted.

However, the applicant is requesting with this application to operate an indoor recreational facility which provides professional dance instruction and group exercise classes. General hours of operation will be from 7:00 AM to 9:00 PM.

Staff determines that the requested use is in compliance with both the City Zoning Ordinance and the Comprehensive Plan.

If the Commission approves this request as presented, then staff recommends the following conditions:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Applicant Presentation:

Applicant Joshua Olsen presented the request for a Special Use Permit for The Circus. This building will be used as a multi-use cultural facility. There will be two studios of instruction for the community. The Circus will cater to all ages. The facility will be available to public for dances, receptions, and a local artist venue. The applicant is asking for a Special Use Permit to allow for expansion of services and activities. There will be a locally excavated mammoth located at the facility to be used for research local and regional archaeological use for local college students and public viewing.

PZ/Questions & Comments:

- Commissioner Higley asked about parking issues and where public parking is located.
- PZ Director Spendlove outlined the public parking in the area.

Public Hearing: Opened

- Citizen Robert Starr, Twin Falls, neighboring business owner, is concerned about parking. The parking lot in front of his business is a private lot, not for the public use.

Public Hearing: Closed

Applicant Closing Statement:

Applicant Olsen stated he is willing to work with neighbors to do everything in his power to make sure any parking issues are addressed right away and wants to make this work for everyone.

Discussions Followed: Without Concerns

Motion:

Commissioner Hawkins made a motion to recommend approval of the request for a Special Use Permit to operate an Indoor Recreation Facility at property located at 324 Hansen Street. Commissioner Hansen seconded the motion.

Unanimously approved, with the following condition:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

- e) Request for a Special Use Permit to operate an Automobile Sales and Repair and/or Service

facilities at property located at 430 Blue Lakes Blvd North of behalf on Country Auto, Inc. c/o JUB Engineers. (PZ19-0011)

Staff Presentation:

City Planner Brock Cherry presented Request for a Special Use Permit to operate an Automobile Sales and Repair and/or Service facilities at property located at 430 Blue Lakes Blvd North.

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Per City and County records the southern building on the subject property was built in 1984 and was most recently operated by "Moxie Java". The northern building (as shown on the Vicinity Map) has been demolished and was last operated as "Asian Massage".

This is a request to allow an Automobile sales and repair or service facility at 430 Blue Lakes Boulevard North. The subject property is located in the Commercial Highway (C-1) Zoning District.

The applicant intends to operate a used car lot, beginning with an inventory of 35-40 vehicles. Hours of operation will be Monday through Friday from 9:00 A.M. to 6:00 P.M., Tuesday 9:00 A.M. to 8:00 P.M., and Saturday 10:00 A.M. to 4:00 P.M. The applicant plans to have two (2) to four (4) employees on site at all times.

Staff determines that the requested use is compliant with City Zoning Code and the Comprehensive Plan.

If the Commission approves this request as presented, then staff recommends the following conditions:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Applicant Presentation:

Applicant Brian Glodowski presented his request for a Special Use Permit for an automobile

sales facility. Applicant stated he runs a clean operation. His current lot in Jerome would be used for any auto storage. Twin Falls location would be a sales lot only.

PZ/Questions & Comments:

Commissioner Higley asked the applicant for clarification of display area.

Applicant clarified display area.

Public Hearing: Opened and Closed Without Input

Discussions Followed:

- Commissioner Musser asked staff about front landscaping on Blue Lakes Boulevard.
- City Planner Cherry reviewed arterial landscaping requirements and stated on the site plan, the applicant has assured staff they will comply with the requirements.
- Commissioner Higley asked where the office will be located compared to the vehicle display area.
- City Planner Cherry clarified the vehicle display and office areas.
- Applicant Glodowski stated parking to the north leave open for customer parking spaces and display the vehicles to the south. He verified the customer parking for businesses in the rear of complex are directly in front of the rear building.
- PZ Director Spendlove clarified there is enough parking designated for all businesses.

Motion:

Commissioner Hansen made a motion to recommend approval of the operate an Automobile Sales and Repair and/or Service facilities at property located at 430 Blue Lakes Blvd North. Commissioner Hawkins seconded the motion.

Unanimously approved, with the following conditions:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

- f) Request to Vacate platted easements within Canyon Park Subdivision located at the 2000 block of Neilsen Point Place on behalf of Geronimo, LLC c/o EHM Engineers, Inc. (PZ19-0012)

Commissioner Hansen recused himself from this item.

Staff Presentation:

City Planner Steve O'Connor presented the applicant's request to Vacate platted easements within Canyon Park Subdivision located at the 2000 block of Neilsen Point.

All procedures will follow the process as described in TF City Code: 10-16-1

Vacations & Dedications require a public hearing before the Planning Commission where the public and the applicant will have the opportunity to make a presentation, ask questions, or voice their concerns. The Planning & Zoning Commission will make a recommendation to the City Council that the vacation be granted or it may recommend a modification to the vacation, or it may recommend that the vacation be denied.

The subject easement is part of lot 6 in the Canyon Park Subdivision Plat, recorded in December 2013.

This is a request to vacate a public utility easement to reroute existing utilities outside of the proposed building pad. The developer would like this vacated to prepare for future development. The city does not have a building plan submitted as to what that development will be. As this easement is shown on a plat it must go through the public process to vacate it. The applicant has provided all the required letters of approval from the various utility owners, and all have agreed to the vacation. However, if a utility company has existing utilities they have indicated a new one shall be provided as a condition of their approval.

Below is a list of existing utilities:

1. Cable One
2. Century Link
3. Idaho Power
4. Intermountain Gas
5. PMT

The commission is tasked with recommending approval, approval with conditions, denial or you may table for more information. Should the Commission recommend approval, Staff recommends the following conditions.

1. Subject to the recordation of a new utility easement/s for all existing utilities, prior to official vacation of the platted easement.

Applicant Presentation:

David Thibault, EHM Engineers, representing applicant, presented the applicant's request for vacation of current public easements for realignment for preparation of future development. Applicant has reached out to utility owners. Applicant has reviewed staff conditions and finds the conditions acceptable.

PZ/Questions & Comments:

- Commissioner Musser asked if the easement is vacated does commission have to determine new easement.
- Mr. Thibault stated his understanding before the utilities sign off on relinquishment of

their easement, utility relocation will have to be determined by applicant. Vacation paperwork will not be recorded until that time.

Public Hearing: Opened And Closed Without Input

Discussion Followed: Without Concerns

Motion:

Commissioner Musser made a motion to recommend approval of the request to Vacate platted easements within Canyon Park Subdivision located at the 2000 block of Neilsen Point Place. Commissioner Higley seconded the motion.

Motion recommended approval to City Council by a vote of four (4) in favor, zero (0) not in favor, and one (1) abstention, with the following conditions:

1. Subject to the recordation of a new utility easement/s for all existing utilities, prior to official vacation of the platted easement.
- g) Request for a Special Use Permit to construct multiple fourplex buildings on a single lot at 1265 Cheney Drive West on behalf of WS&V, LLC c/o EHM Engineers. (PZ19-0013)

Commissioner Hansen returned to seat.

Staff Presentation:

City Planner Brock Cherry presented the applicant's request for a Special Use Permit to construct multiple fourplex buildings on a single lot at 1265 Cheney Drive West.

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

The property became part of the WS&V PUD #268 in 2014. Available records indicate the subject property has been used for agricultural production.

This is a request to allow a fourplex multifamily development on a single lot located at 1265

Cheney Drive West. The subject property is zoned Residential Multi-Household (R-6) District Professional Office Overlay (PRO) Planned Unit Development (WS&V PUD).

The applicant is proposing nine (9) fourplex buildings (36 units) be constructed on a single lot on the subject property. The applicant intends to provide sixteen (16) three (3) bedroom units and twenty (20) two (2) bedroom units.

Staff has determined that the request is compliant with both City Zoning Code and the Comprehensive Plan if certain conditions of approval are required.

If the Commission approves this request as presented, then staff recommends the following conditions:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. The eastern half of the roadway of Creekside Way be built with curb, gutter, and sidewalk from Cheney Drive to Xavier Charter School prior to receiving Certificate of Occupancy.

Applicant Presentation:

Tim Vawser, EHM Engineers, representing applicant, presented the applicant's request. All four-plex units will be built on one lot. Mr. Vawser stated the pictures being displayed are shown as ideas of potential styles. Mr. Vawser outlined the lots of the subdivision. He stated the area to the south of the property has been bought by Xavier Charter School for expansion. He is asking for rewording to condition #2 to be stated to allow a hard walkway surface or curb, gutter, and sidewalk due to the unknown of Xavier Charter School's plans for expansion.

PZ/Questions & Comments:

- Commissioner Higley asked for clarification on the request for leeway on condition #2 for the sidewalks.
- Commissioner Hansen asked for clarification on hard surface materials.
- PZ Director Spendlove stated the commission can add another condition #3 to state the applicant must put in a temporary all weather pathway to be determined by City Engineer instead of modifying condition #2.

Public Hearing: Opened And Closed Without Input

Discussions Followed: Without Concerns

Motion:

Commissioner Musser made a motion to recommend approval of the request, with conditions approved by the Commission.

Commissioner Higley seconded the motion.

Unanimously approved

Approved, with the following amended conditions

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. The eastern half of the roadway of Creekside Way be built with curb, gutter, and sidewalk from Cheney Drive to Xavier Charter School prior to receiving Certificate of Occupancy.
3. The applicant must put in a temporary all weather pathway to be determined by the City Engineer.

5) Upcoming Meeting(s)

- a) Tuesday, March 26, 2019

6) Adjournment

The meeting adjourned at 8:24 pm

Kelli Ebersole, Administrative Assistant