



Twin Falls City Council Agenda

Monday, August 19, 2019, 5:00 AM

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

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

- 1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM
- 2) PLEDGE OF ALLEGIANCE
- 3) PROCLAMATIONS: None
- 4) GENERAL PUBLIC INPUT
- 5) CONSENT CALENDAR
 - a) **ACTION ITEM:** Request to approve the Accounts Payable for August 15-21, 2019.
By: Amy Luna, Finance Administrative Assistant
 - b) **ACTION ITEM:** Request to approve a New Alcohol License Application for Saffron Indian Cuisine.
By: Amy Luna, Finance Administrative Assistant
 - c) **ACTION ITEM:** Request to hold the National Drug Overdose Day on August 31, 2019.
By: Sergeant Justin Dimond, Twin Falls Police Department
 - d) **ACTION ITEM:** Request to hold the Wings for Love World BASE Jump Concert on September 14, 2019.
By: Sergeant Justin Dimond, Twin Falls Police Department
 - e) **ACTION ITEM:** Request to accept the Improvement Agreement for the purpose of developing Perrine Point Subdivision.
By: Troy Vitek, Assistant City Engineer
 - f) **ACTION ITEM:** Request to approve a utility and access easement with special conditions located on Lot 4, Block 1 of Canyon Falls Subdivision No. 2.
By: Troy Vitek, Assistant City Engineer
- 6) ITEMS OF CONSIDERATION
 - a) **ACTION:** Request for funding of a Service Club entrance sign into the community by Dennis Bowyer, Optimist Club of Twin Falls.
By: Dennis Bowyer, Optimist Club of Twin Falls

- b) **ACTION ITEM:** Request to use surplus funds to purchase a replacement chemical controller for the City Pool.
By: John Pauley, Aquatics Director
- c) **ACTION ITEM:** Request support in investing City employees' time to perform a thorough process review of City Code, Title 3 – Business Regulations
By: Janie Higgins, Accounting Specialist
- d) **ACTION ITEM:** Discussion and possible action on Fire Bond.
By: Travis Rothweiler, City Manager, Brian Pike, Deputy City Manager
- e) **ACTION ITEM:** Request to propose a budget amendment to accept a grant from the Twin Falls Rural Fire District to begin programming for a Regional Fire Department Training Facility.
By: Les Kenworthy, Fire Chief
- f) **ACTION ITEM:** A request to use park impact fees to construct a Canyon Rim Trail extension across the Breckenridge property.
By: Mitch Humble, Deputy City Manager, Wendy Davis, Parks & Recreation Director
- g) **PRESENTATION:** Presentation of the City Manager's Recommended Budget for FY 2020 followed by citizen input.
By: Travis Rothweiler, City Manager
- 7) **GENERAL INPUT/ADVISORY BOARD REPORT/ANNOUNCEMENTS**
- 8) **PUBLIC HEARINGS**
 - a) **ACTION ITEM:** Request for Additional Height to allow a seventy-five foot (75') tall mixed use building on property located at 160 Main Avenue South c/o of OneSixty LLC. (PZ19-0085)
By: Brock Cherry, City Planner
- 9) **ADJOURNMENT**
 - a) Executive Session §74-206(1)(c) To acquire an interest in real property which is not owned by a public agency.

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.



Date: Monday, August 19, 2019
To: Honorable Mayor and City Council
From: Sergeant Justin Dimond, Twin Falls Police Department

ACTION ITEM

Request:

ACTION ITEM: Request to hold the National Drug Overdose Day on August 31, 2019.

Time Estimate:

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

Background:

Recovery in Motion has submitted a Special Event Application requesting to hold the National Drug Overdose Day event in the Downtown Commons. This event is scheduled to be held on Saturday, August 31, 2019, from 9:00 a.m. to 5:00 p.m.

Recovery in Motion is described as a Recovery Community Center which provides free, peer-based, recovery support services to Twin Falls and surrounding areas. It serves individuals and families who live with substance abuse and/or mental health challenges. This event is to promote awareness of addiction and recovery.

The event is intended to bring awareness of the drug overdose epidemic facing our communities. As part of the event, there will be 192 pairs of shoes displayed to represent those lost to this problem. There will be amplified sound in the form of live music and speakers.

Alcohol will not be sold or consumed at this event.

Organizers anticipate there will be fewer than 100 people in attendance at this event.

Approval Process:

Consent of the Council

Budget Impact:

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

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

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

Attachments:

None



Date: Monday, August 19, 2019
To: Honorable Mayor and City Council
From: Sergeant Justin Dimond, Twin Falls Police Department

ACTION ITEM

Request:

ACTION ITEM: Request to hold the Wings for Love World BASE Jump Concert on September 14, 2019.

Time Estimate:

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

Background:

Melissa Barry, representing Southern Idaho Tourism, has submitted a Special Event Application requesting to hold the Wings for Love World BASE Jump Concert on September 14, 2019. This event will take place in the Twin Falls Visitor's Center parking lot from 8:00 p.m. to 11:30 p.m. This event will be held in conjunction with the Wings for Love World Cup BASE Jumping Competition already approved for that time.

Southern Idaho Tourism has partnered with Go Out Local to bring this concert to Twin Falls. Go Out Local has submitted a plan for the concert which will include the placement of a stage in the parking lot of the Visitor's Center. This venue will be temporarily fenced off for the event and security will monitor access. Organizers anticipate approximately 2,500 people will be in attendance.

There will be a total of four bands playing at this event. Three bands will play short opening acts with a well-known performer finishing the evening. Alcohol and food will be served inside the venue and a catering permit will be secured through the city.

Organizers have met with the Twin Falls Police Department to plan security for this event. Go Out Local will be providing approximately twenty (20) private security officers to monitor this event. The Twin Falls Police Department will be supplying an additional eight (8) uniformed Police Officers for security purposes. The Twin Falls Police Department feels there is an acceptable security plan in place for an event of this magnitude. Organizers have agreed to pay for the expense of the Twin Falls Police Department Officers.

Approval Process:

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

Budget Impact:

There will be eight (8) Officers from the Twin Falls Police Department on location for the duration of the event. The cost for these city services is estimated to be \$2,170.80. This estimated amount may vary as this is the first year of this event and services may be adjusted as needed. 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 Wings for Love World BASE Jump Concert event based on the information provided.

Attachments:

None



Date: Monday, August 19, 2019
To: Honorable Mayor and City Council
From: Troy Vitek, Assistant City Engineer

ACTION ITEM

Request:

ACTION ITEM: Request to accept the Improvement Agreement for the purpose of developing Perrine Point Subdivision.

Time Estimate:

N/A

Background:

Prior to development, an Improvement Agreement is required. The developer is meeting that requirement with this document.

Approval Process:

Accepting the Improvement Agreement allows the developer to develop the lots. After acceptance of utilities or a financial guarantee provided to the City, the lots can be sold.

Budget Impact:

There is no significant budget impact associated with the Council's approval of this request.

Regulatory Impact:

Approval of this request will allow the applicant to proceed to develop the property.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that the Council approve the request and authorize the Mayor to sign the Improvement Agreement.

Attachments:

1. Improvement Agreement - Perrine Point Subd.

IMPROVEMENT AGREEMENT

for

DEVELOPMENTS

This Agreement made and entered into this ____ day of ____, 20 ____, by and between the CITY OF TWIN FALLS, State of Idaho, a municipal corporation, hereinafter called "City" and TRES CRINGOS, LLC hereinafter called "Developer" for the purpose of constructing certain improvements on property sought to be developed for the following Development PERRINE POINT SUBDIVISION.

WHEREAS, there is attached hereto and incorporated herein as if the same were set out in full, a certified copy of the deed to the real property showing ownership of said real property to be in the Developer's name, or, as the case may be, there is attached hereto and incorporated herein as if the same were set out in full, a copy of the deed to the above described real property showing ownership in fee simple in someone other than Developer together with a notarized authorization, signed by the real property owner, authorizing Developer to act on behalf of said real property owner, and;

WHEREAS, Developer desires to develop said real property for the following purposes: RESIDENTIAL & HCO PROPERTY.

WHEREAS, the Developer is obligated to construct certain improvements pursuant to City Code Section 10-12-4.2, and;

WHEREAS, the Developer has committed to construct special features as part of the development, and;

WHEREAS, the City has certain policies, ordinances, rules and regulations governing the construction of improvements, and;

WHEREAS, it is in the best interest of the City and Developer to clearly establish in one concise document the policies, ordinances, rules and regulations which apply to developments of the type contemplated herein.

WITNESSETH

That for and in consideration of the mutual promises, conditions, and covenants contained herein the parties agree as follows:

I.

City agrees: (1) to operate and maintain all approved streets, alleys, service roads, excluding state highways, constructed under the terms of this Agreement in any public rights-of-way or easements and which are presently within or subsequently annexed into the City limits. Those streets, excluding state highways, lying outside the City limits and within the City Area of Impact shall be constructed to City standards but shall become the responsibility of the Twin Falls Highway District until such time as they are annexed or a maintenance agreement is signed by the City and the Twin Falls Highway District. (2) To operate and maintain all approved water lines, pressure irrigation lines, storm drainage lines, sewer lines constructed under the terms of this Agreement in any public rights-of-way or easements and to provide water, sewer, and pressure irrigation service to the Developer's real property, subject to all ordinances, rules and regulations governing sewer, water service, and pressure irrigation. (3) To maintain non-pressure irrigation lines only where they cross City streets. (4) Storm water facilities will be maintained in an easement, if there exists a safety hazard the City has an entitlement to maintain. All other maintenance of non-pressurized irrigation lines is the responsibility of the Twin Falls Canal Company or the irrigation users.

II.

In lieu of the actual installation of required public improvements before recording of the final plat, the Council may permit the subdivider to provide a financial guarantee of performance in one (1) or a combination of the following arrangements for those requirements which are over and beyond the requirements of any other agency responsible for the administration, operation and maintenance of the applicable public improvement.

a. Surety Bond

1. Accrual - The Bond shall accrue to the City covering construction, operation and maintenance of the specific public improvement.
2. Amount - the bond shall be in an amount equal to one hundred percent (100%) of the total estimated cost for completing construction of the specific public improvements, as estimated by the Developer's Engineer and approved by the City Engineer.
3. Term Length – The minimum term length shall be two (2) years or until the bond is released by the City, whichever is later.

4. Bonding for Surety Company - The bond shall be with a surety company authorized to do business in the State of Idaho, acceptable to the City Council.
 5. The escrow agreement shall be drawn and furnished by the subdivider to the satisfaction of the City Council.
- b. Cash Deposit, Certified Check, Negotiable Bond, or Irrevocable Bank Letter of Credit.
1. Treasurer, Escrow Agent or Trust Company - A cash deposit or certified check shall be deposited into the City's development escrow account. After the improvements have been accepted, the funds will be returned. A negotiable bond or an irrevocable bank letter of credit, shall be held by the City until the improvements are accepted.
 2. Dollar Value - The dollar value of the cash deposit, certified check, negotiable bond or irrevocable bank letter of credit shall be equal to one hundred percent (100%) of the estimated cost of construction for the specific public improvements, as estimated by Developer's Engineer and approved by the City Engineer.
 3. Escrow Time - The escrow time for the cash deposit, certified check, negotiable bond or irrevocable bank letter of credit shall be until all required improvements are completed and accepted by the City Engineer.
 4. Progressive Payment - In the case of cash deposits or certified checks, an agreement between the City and the subdivider may provide for progressive payment out of the cash deposit or reduction of the certified check, negotiable bond or irrevocable bank letter of credit, to the extent of the cost of the completed portion of the public improvement, in accordance with a previously entered into agreement.
- c. Trust Agreements.
1. Per the terms of the trust agreement.
 2. Trust agreement must be approved by City Council.

III.

Developer agrees to retain a Professional Engineer, hereinafter called the Developer's Engineer, licensed by the State of Idaho to perform the following minimum Engineering Services in accordance with Title 10 Chapter 12 Section 4-1 of the City Code:

- a. Prepare a master utility plan showing the location of all existing and proposed utility lines to include but not be limited to sewer, water, gas, electricity, telephone, irrigation, pressure irrigation, and storm sewer.
- b. Prepare detailed plans and specifications for construction of all improvements required by this Agreement and shall include but not be limited to a complete set of construction plans, including profiles, cross-sections, specifications and other supporting data, for all required public streets, utilities and other facilities. Such construction plans shall be based on preliminary plans which have been approved with the preliminary plat, and shall be prepared in conjunction with the final plat. Construction plans are subject to approval by the responsible public agencies. All construction plans shall be prepared in accordance with the public agencies' standards and specifications. If improvements are not completed within two (2) years, the Developer shall provide an updated, current version of the updated plans and specifications to current city standards. The Developer may request an extension of the approvals previously given for another two (2) years.
- c. Engineer of record shall notify the City in writing of schedule before construction begins.
- d. Perform construction surveying, staking, testing, inspection and administer the construction of all facilities required by this contract.
- e. Submit all test reports, inspection reports, change orders and construction diaries to the City Engineer every week during the construction of the development or subdivision.
- f. Prepare and submit an updated copy of the enclosed development and subdivision checklist to the City Engineer every week during the construction of the development or subdivision, and also upon completion of the project.
- g. Submit to the City Engineer the final plans, and master utility plan for the City records showing any approved changes to the original plans and specifications. A permanent drawing in ink on approved Mylar sheets and an electronic media copy

of the plans in current ACAD using City standard format shall be provided within thirty (30) days after completion of the project.

- h. Submit a letter upon completion of construction stating that the work has been constructed in conformance to the plans and specifications, with the certification by the Developer's Engineer that improvements were constructed to the lines and grades shown.

The above work shall be subject to the approval of the City Engineer.

The City agrees to provide asphalt pavement confirmation testing for conformance with City standards, but it shall be the responsibility of Developer's Engineer or other certified individuals to provide all necessary quality control and required testing during construction. All tests shall be taken at a frequency based upon Idaho Standard for Public Works Construction (ISPWC) and the City of Twin Falls Revisions to the Specifications and Standard Drawings.

The Developer agrees to: (1) allow the City full and complete access to the work (2) provide all materials necessary to conduct all tests (3) supply all water necessary to test pipe joints and (4) provide the equipment and perform or have performed any testing of manufactured materials required by the City Engineer.

The Developer shall submit a letter identifying lots and blocks associated with construction phase to the City Engineer upon completion of the project, requesting that the City assume the responsibility for maintenance and operation of all public improvements as stated herein.

IV.

The Developer agrees to obtain a permit or letter of approval from the Twin Falls Highway District or the Idaho Transportation Department (ITD) prior to constructing improvements on their respective right-of-ways. The original or a certified copy of said permit or letter shall be submitted to the City Engineer prior to beginning of construction thereon.

V.

The Developer agrees to dedicate rights-of-way to the public for the development of all streets and alleys in accordance with the City Transportation Master Plan and to dedicate easements for the maintenance and operation of all public utilities. The size and location of said rights-of-way and easements shall be determined by the City Engineer.

VI.

The Developer and the City agree that the improvements listed herein are required unless specifically waived by action of the City Council and that said improvements will be constructed on any public rights-of-way or easements approved and accepted by the City Council all as designed by the Developer's Engineer and approved by the City Engineer and in accordance with standards established by the City Engineer and that all required improvements will be completed in a timely manner. If improvements are not completed within two (2) years, the Developer shall provide an updated, current version of the developer's agreement and financial guarantee for City Council consideration along with updated plans and specifications to current city standards. The Developer may request an extension of the approvals previously given for another two (2) years.

VII.

The Developer agrees to pay the total actual costs of all materials, labor and equipment necessary to completely construct all of the improvements required herein, except those costs specifically shown to be paid by the City and to construct or contract for the construction of such improvements.

VIII.

Developer agrees to pay the total extra cost of all additional materials, labor and equipment necessary to construct any streets the City requires to be wider or deeper than a standard street or any water, sewer lines, or pressure irrigation the City requires to be larger than the size required to properly serve the development. The requirement for wider and deeper streets shall be based on the Transportation Master Plan. Requirements for larger water, sewer and pressure irrigation lines shall be based on the citywide sewer, water, and pressure irrigation system sizing guidelines and based on modeling, if applicable.

IX.

The City shall provide no compensation for the cost of an oversize water, sewer line, and pressure irrigation. In the case of water, sewer, or pressure irrigation lines extended adjacent to or outside the limits of development, the Developer shall be eligible for payback from adjacent property owners pursuant to Ordinance No. 2979. The Developer shall also be eligible for compensation when a private developer extends or connects to any water, sewer, pressurized irrigation or street system previously installed by private developer, pursuant to Resolutions 2017-13.

X

Developer agrees to request in writing that the Developer's Engineers make the inspections required herein and the Developer or his Contractors shall not proceed with the next construction phase until the required inspection is complete and the work has been accepted by the Developer's Engineer, the City Engineer or the Engineer's authorized inspector. All such inspections shall be scheduled in accordance with Idaho Standard for Public Works Construction (ISPWC) and the City of Twin Falls Revisions to the Specifications. Developer agrees to pay all costs resulting from: 1) his failure to properly schedule and request a required test or inspection or 2) proceeding with work before receiving approval to proceed. Developer agrees to remove or correct any rejected, unapproved or defective work or materials as required by the Developer's Engineer or the City Engineer. Any such defective work whether the result of poor workmanship, use of defective materials, damage through carelessness or any other cause, shall be removed within ten (10) days after written notice is given by the Developer's Engineer or the City Engineer, and the work shall be re-executed by the Contractor at his expense. The fact that either Engineer may have previously overlooked such defective work or materials shall not be a basis for acceptance of any part of it.

The issuance or approval of plans, specifications and computations shall not be construed as an approval of any violation of any provisions of City code, specifications, standards, policy, or any other ordinance of the City. Approvals of plans that may violate City code, specifications or departmental policies will not be valid.

The approval of construction plans, specifications, and other data shall not prevent the City from thereafter requiring the correction of errors or omissions in said plans or specifications prior to or during actual construction or final acceptance by the City.

The Developer shall remove from all public property all temporary structures, rubbish, and waste materials resulting from their operation or caused by his employees.

The Developer shall guarantee all materials, workmanship and equipment furnished for a period of one (1) year from the date of written acceptance of the work by the City Engineer or authorized representative.

The Developer shall be responsible for any damage to any existing public improvements and shall repair or replace any such damage as required by the City Engineer, during or after completion of this project. The Developer shall submit a Right-of-Way permit and Traffic Control Plan to be approved by the City of Twin Falls prior to any road or sidewalk closures.

XI.

The City and the Developer agree to the following minimum for Required Improvements, City Costs, Required Inspections and to any other improvements, approved or required by the City Council and shown on the approved construction plans.

PUBLIC WAYS

(a) Required Improvements

- (1) Curb, gutter and sidewalk on all public street rights-of-way.
- (2) A standard residential street thirty three feet (33') wide with an eight inch (8") gravel course and two and a half inch (2.5") asphaltic concrete surface course on all public street rights-of-way serving residential use property.
- (3) Residential, private streets, and service roads, private parking and maneuvering will be equal to or greater than the residential street sections as specified in the City of Twin Falls revisions to ISPWC.
- (4) A standard collector street forty eight feet (48'), wide per Idaho Standard for Public Works Construction (ISPWC) and the City of Twin Falls Revisions to the Specifications and Standard Drawings, serving commercial use property or as a collector street. Whenever a street serves an industrial use property the City Engineer will determine the appropriate structural section.
- (5) Arterial typical sections will be designed by the developer's Engineer and approved by the City Engineer.
- (6) A sidewalk, per Idaho Standard for Public Works Construction (ISPWC) and the City of Twin Falls Revisions to the Specifications and Standard Drawings, is required on all public pedestrian rights-of-way. Four foot (4') sidewalks, by special permission of the City Engineer, are allowed by ISPWC and the City of Twin Falls Revisions to the Specifications and Standard Drawings for minor residential streets under certain conditions.
- (7) Landscaping and sidewalk placement required adjacent to arterial and collector streets: A portion of land eleven feet (11') in depth behind the curb line will be dedicated as part of any residential development adjacent to arterial and collector streets as Right-of-Way. Within that Right-of-Way the developer shall install a five feet (5') landscape strip with a sprinkler system to the City of Twin Falls Parks and Recreation standards and shall also

install a six foot (6') sidewalk. The landscaping will be maintained by the city and funded through a fee added to the utility bill of each account within the development. Irrevocable restrictive covenants for this development and maintenance shall provide for this funding. TFCC §10-12-4.2(O).

- (8) Street signs and traffic control devices on all public streets.
- (9) Street lights as determined by City policy for street light installation.

(b) City Costs

- (1) The cost of any street signs or traffic control devices installed by the City on new or existing streets.
- (2) The cost of any required street lights (standard luminaires mounted on a wood pole). The Developer shall pay the extra cost of any decorative luminaries or poles. Prior approval will be required, and the cost of maintenance, replacement and power usage will be considered.

(c) Required Inspections and Testing

- (1) All inspections and testing shall be as required per ISPWC and the City of Twin Falls revisions thereto

WATER SYSTEM

(a) Required Improvements

- (1) Pursuant to City Code Section 7-8-3, 7-8-10 and 10-12-4.2 water line and fittings eight inch (8") minimum diameter that will transport a flow of water, which will satisfy fire, domestic, other water demands of the development, based upon the City water pipe sizing plan and computer water model. Water line extension shall include connection from the existing City Water System to each building site and fire hydrants and then loop back to the City System in a manner that will provide a properly functioning system approved by the City Engineer, Water Superintendent and Fire Chief. If the development is to be constructed in phases, the water system shall be looped back to the City system during the first phase. Any water main connections closer than 150' to each other will not be considered looped without prior City approval. No dead-end lines will be allowed during any phase of the project.

- (2) Water lines and fittings adjacent to and internal to the development shall be sized to continue the orderly expansion of the City water distribution network in accordance with existing sizing guidelines.
- (3) Water valves that will allow temporary suspension of water flow for maintenance and repair of portions of water system without causing undue inconvenience to a large number of users or creating a critical situation in the suppression of fires.
- (4) Fire hydrant connections and fire hydrants spacing shall comply with the minimum standards set by the Fire Rating Bureau, American Water Works Association, and the International Fire Code. The maximum length of dead end fire lines shall be one hundred and fifty feet (150'). Fire hydrants are required in all developments.
- (5) One water service line shall be constructed to each building site at the time the water mains are installed. The design shall minimize the length of the service line and shall terminate at the Right-of-Way. Service taps are not allowed in intersections.

Meters shall be grouped at adjacent side lot lines when possible or at another location if requested by the Developer and approved by the City Engineer and Water Superintendent. Water meter boxes will not be allowed in driveway approaches. Any cost associated in relocating meters from driveway approaches will be the responsibility of the Developer or Lot Owner.

All new water service lines made from new water mains to serve any new development will be the responsibility of the Developer. The developer shall complete all work except when connecting to a live waterline. The City will make the necessary main line taps after payment of the required water connection permit fees.

- (6) One water service line tap, meter box, and service line shall be constructed for each building connected to the City water system. Multi-units less than three may be approved for additional service lines. It is understood and agreed that the City will make all service line taps on live lines, and that the

fee paid by the developer for a Water Connection Permit will reimburse the City for such work. All other work to be completed by the Developer.

- (7) It is further understood and agreed that the City will make all connections to the existing water system. The developer will disinfect the water system and submit testing results to the City prior to making the system live.
- (8) All water valves shall be provided with a gravel access 12" thick where no public roadway currently exists.

(b) City Costs

- (1) None.

(c) Required Inspections

- (1) All inspections and testing shall be as required per ISPWC and the City of Twin Falls Revisions thereto.

WASTE WATER COLLECTION SYSTEM

(a) Required Improvements

- (1) Pursuant to City Code Section 7-7-4, 7-7-11 and 10-12-4.2 a waste water collection system (eight-inch (8") minimum diameter) that will transport a flow of waste water, under conditions of maximum and minimum discharge from the development, to the existing City waste water system.
- (2) Waste water sewer lines adjacent to or internal to the development will be sized to continue the orderly expansion of the City Waste Water Collection System in accordance with existing sizing guidelines and computer sewer model.
- (3) Manholes to provide access for maintenance and cleaning of the sewer lines located at any change of grade or alignment of the sewer, at the end of each sewer and spaced not more than four hundred feet (400') apart.
- (4) During construction of the curb the letter S shall be stamped into the top or face of the curb directly in front of the sewer service line location. The impression shall be not less than one and one half inches (4") high.
- (5) All manholes shall be provided with a gravel access 12" thick where no public roadway currently exists.

(b) City Costs

(1) None.

(c) Required Inspections and Testing

(1) All inspections and testing shall be as required per ISPWC and the City of Twin Falls revisions thereto.

STORM DRAINAGE SYSTEM

(a) Required Improvements

(1) Any valley-gutters, ditching, grading or other surface drainage facilities necessary to convey any storm run-off originating from or traversing across the proposed development over the land surface to a point of retention, detention or discharge approved by the City Engineer.

(2) Any catch basin, storm sewer and other sub-surface drainage facilities necessary to convey any storm run-off, originating from or traversing across the proposed development, to a point of retention, detention or discharge approved by the City Engineer.

(3) If storm run-off cannot be conveyed without causing damage to public or private property or without being an unreasonable inconvenience or hazard to a private individual, a group of individuals, or the general public, the storm drain shall be piped to the retention facility.

(4) All retention areas are to be on private property or tracts.

(b) City Costs

(1) None.

(c) Required Inspections and Testing

(1) The City will inspect all dry wells for geometry and materials. With prior written approval from the City Engineer other individuals may be authorized to inspect the work. Rock will be submitted for approval prior to placement in dry wells. A request for inspection shall be called in, forty eight (48) hours in advance or two (2) working days whichever is greater.

GRAVITY IRRIGATION SYSTEM

(a) Required Improvements

(1) Any pipe, boxes or other appurtenances necessary to convey all irrigation water in underground pipe across the development and any adjacent public

property. Irrigation facilities outside an established City irrigation district shall be constructed in an easement on private property except where it is necessary for irrigation water to cross the public right-of-way and all such crossings shall be perpendicular to the center line of said right-of-way unless otherwise approved by the City Engineer due to some unusual condition. Fences will not be located on top of irrigation facilities.

(b) City Costs

- (1) None.

(c) Required Inspections and Testing

- (1) All inspections and testing shall be as required per ISPWC and the City of Twin Falls revisions thereto.

PRESSURE IRRIGATION SYSTEM

(a) Required Improvements

- (1) Pursuant to Section 7-8-3 of the City Code, the use of the City's potable water supply as the primary source of irrigation water in all new developments shall be prohibited. For purposes of this subsection, the term "new development" means any new subdivision or ZDA, or any development of any parcel of land of two (2) acres or larger that is not part of a subdivision or ZDA. One (1) share of Twin Falls Canal Company Water for each acre of property within the subdivision shall be transferred to the City of Twin Falls before the filing of the final plat for use in the City's pressurized irrigation system.
- (2) Pressure irrigation water mains and fittings shall be six inch (6") minimum diameter or larger irrigation pipe that will transport a flow of water, which will satisfy all irrigation water demands of the development, based upon the computer irrigation water model that the developer's engineer has prepared or found in the current Pressurized Irrigation master plan.
- (3) Pressure irrigation lines and fittings adjacent to and internal to the development shall be sized to continue the orderly expansion of the

City Pressure Irrigation water distribution network in accordance with existing sizing guidelines.

- (4) Pressurized irrigation valves that will allow temporary suspension of water flow for maintenance and repair of portions of water system without causing undue inconvenience to a large number of users. One pressure irrigation water service line shall be constructed to each subdivision lot site at the time the pressure irrigation water lines are installed. The design shall minimize the length of the service line and shall terminate at the Right-of-Way. Service taps will not be allowed in intersection. One Pressure irrigation water service line tap, irrigation box, and service line shall be constructed for each subdivision lot connected to the City pressure irrigation water system.
 - (5) The Developer shall be responsible for all costs incurred in designing and installing the pressure irrigation station. This includes the land, pumps, motors, filters, enclosures, delivery system to the station from the TFCC head gate and away from the station on the historical path, storage, Supervisory Control and Data Acquisition (SCADA) system, and power to the station.
 - (6) All pressure irrigation system plans must be prepared by the Developer's engineer and shall be according to the Idaho Standard for Public Works Construction (ISPWC) and the City of Twin Falls Revisions to the Specifications and Standard Drawings.
 - (7) The Pressure Irrigation System shall be located within easements, right-of-ways and/or property deeded to the City of Twin Falls.
 - (8) Private Pressure Irrigation Systems shall be located outside City Right-of-Way and within easements. No Public infrastructure will be associated with a private Pressure Irrigation System.
- (b) City Cost.
 - (1) None
 - (c) Required Inspections and Testing

- (1) All inspections and testing shall be as required per ISPWC and the City of Twin Falls revisions thereto.

SPECIAL FEATURES

Pursuant to commitments made by the Developer as conditions of approval of the development, the following special features shall be constructed:

- a) Required Improvements

ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS. EXCEPTIONS WILL INCLUDE THE USE OF ISPWC CURBS, 1/2" SUPERPAVE, & FULL ROADWAY SECTIONS PER PLANS WITH 3/4" TYPE 1 BASE AGGREGATE.

- b) City Costs

- (1) None.

XIII.

The developer shall submit an Improvement Agreement with each individual construction phase.

The two (2) year time limit, (indicated in Section VI of the Agreement) for completing the required improvements shall begin from the date of the recordation of this agreement. The Developer may request an extension of the approvals previously given for another two (2) years.

XIV.

This agreement shall bind the parties hereto, their heirs, successors in interest, and lawful assigns.

XV.

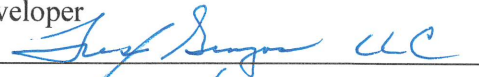
In the event of a breach of Agreement, or should legal action of any kind be taken to enforce the provisions, hereof, the prevailing party shall be entitled to reasonable attorney fees and costs awarded by the Court.

Attest:

CITY OF TWIN FALLS, IDAHO

City Clerk_____
Mayor

Developer




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

On this ____ day of _____, 20____, before me, the undersigned, a Notary Public for Idaho, personally appeared _____, known to me to be the persons whose names are subscribed to the within instrument on behalf of said Owner and acknowledged to me that said Owner executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

 Notary Public for Idaho
 Residing

CORPORATION

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

On this ____ day of _____, 20____, before me, the undersigned, a Notary Public for Idaho, personally appeared _____, known or identified to me (or proved to me on the oath of _____) to be the president, or vice-president, or secretary or assistant secretary, of the corporation that executed the instrument or the

person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Notary Public for Idaho

Residing _____

PARTNERSHIP

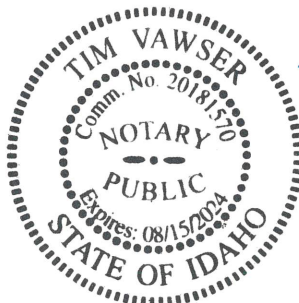
STATE OF IDAHO)

)ss.

County of Twin Falls)

On this 6TH day of AUGUST, 20 19, before me, the undersigned, a Notary Public for Idaho, personally appeared GERALD MARTENS, known or identified to me (or proved to me on the oath of _____) to be one of the partners in the partnership of TRES GRINGOS, LLC, and the partner or one of the partners who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.



Notary Public for Idaho

Residing KIMBARY, IDAHO

NOTICE OF DEVELOPER'S AGREEMENT

NOTICE IS HEREBY GIVEN, that a document entitled "Improvement Agreement for Developers" (hereafter "Agreement") has been executed and filed with the City of Twin Falls, Idaho, for the following named subdivision:

The Agreement imposes certain obligations upon the developer for the development of the subject property, and upon the developer's heirs, successors in interest and lawful assigns. Details of the conditions and obligations may be found by examining or photocopying the Agreement at the Office of the City Engineer, 203 Main Ave E, Twin Falls, Idaho 83301.

CITY OF TWIN FALLS, IDAHO

City Clerk

Mayor

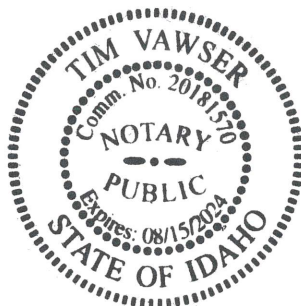
Developer

Troy Seng
Gerald Martens

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

On this 6TH day of AUGUST, 2019, before me, the undersigned, a Notary Public for Idaho, personally appeared GERALD MARTENS, known to me to be the persons whose names are subscribed to the within instrument on behalf of said Owner and acknowledged to me that said Owner executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.



[Signature]
Notary Public for Idaho

Residing KIMBERLY, IDAHO



Date: Monday, August 19, 2019
To: Honorable Mayor and City Council
From: Troy Vitek, Assistant City Engineer

ACTION ITEM

Request:

ACTION ITEM: Request to approve a utility and access easement with special conditions located on Lot 4, Block 1 of Canyon Falls Subdivision No. 2.

Time Estimate:

N/A

Background:

The property owner has agreed to grant a 10' wide public utility and maintenance easement for a City water main to be installed.

This easement is being granted with the following special conditions:

1. The GRANTOR agrees to grant the CITY a 10' public utility easement as described in "Exhibit A", for the installation of a public water main.
2. The CITY agrees that the GRANTOR can connect to the subject water main and incur no City, or reimbursement fees, for connections to subject water main.
3. The CITY agrees to repair or replace landscaping and irrigation systems, which are located within the boundaries of the 10' public utility easement, which are damaged during routine or emergency maintenance of the subject water main.
4. The CITY agrees to pay the associated project costs to construct the CITY owned utility.

This easement will allow the City to provide a water main stub-out to the Katy Breckenridge property per a previous agreement. Accepting this easement with conditions will allow the City to install a water main stub-out in an area with minimal property impact and lower installation cost versus other locations.

Approval Process:

N/A

Budget Impact:

There is no significant budget impact associated with the Council's approval of this request.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends the Council approve the request as presented.

Attachments:

1. Utility & Access Easement - Canyon Falls Subd. No. 2 (Lot 4, Blk 1)

UTILITY AND ACCESS EASEMENT

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, EGBOK, LLC, an Idaho limited liability company, hereafter referred to as "Grantor" does hereby irrevocably grant and convey unto the CITY OF TWIN FALLS, IDAHO, a municipal corporation, hereafter referred to as "Grantee(s)", a public utility and maintenance easement to be located upon, pass through, and across lands owned by Grantor, in the City of Twin Falls, Idaho in a portion of Lot 4, Block 1 of Canyon Falls Subdivision Number 2. Said easement rights-of-way are particularly described as:

SEE ATTACHED

"EXHIBIT A"

10' Public Utility and Maintenance Easement

Grantor agrees not to build or permit any obstruction, building or other structure, over, on, around or about said easement rights-of-way that would interfere with Grantee's right hereunder including Grantee's right of ingress and egress for maintenance and upkeep.

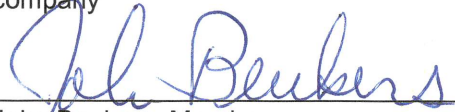
Special conditions to this grant of easement are shown on "EXHIBIT B" Memorandum of Special Conditions, which Exhibit is attached hereto, is signed by the Grantor and the City of Twin Falls, Idaho, and is incorporated herein as if set forth in full.

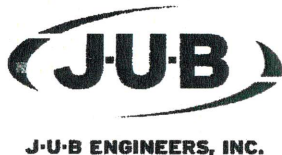
This easement agreement, together with attached EXHIBIT A and EXHIBIT B, covers all of the agreements by the parties hereto. This grant of easement shall bind the parties, their heirs, personal representatives, lawful assigns and successors in interest.

TO HAVE AND HOLD, said easements unto Grantee, its successors and assigns this 6 day of August, 2019.

GRANTOR

EGBOK, LLC, an Idaho limited liability
company


John Beukers, Member



J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

EXHIBIT A

10' Public Utility and Maintenance Easement

A 10.00 feet strip of land located in part of Lot 4 of Block 1 of Canyon Falls Subdivision Number 2 in the East Half of the Southwest Quarter of Section 33, Township 9 South, Range 17 East, Boise Meridian, County of Twin Falls, State of Idaho, and more particularly described as follows:

Commencing at the South Quarter corner of said Section 33, from which the Southwest corner of said Section 33 bears South 89° 34' 43" West, 2640.83 feet;

THENCE North 00°27'35" East along the easterly boundary of the Southwest Quarter of said Section 33 for a distance of 1300.55 feet to the southeast corner of said Lot 4 and the POINT OF BEGINNING;

THENCE North 89°32'25" West along the southerly boundary of said Lot 4 for a distance of 248.00 feet to a point on the easterly Right-of-Way of Harrison Street;

THENCE Northeasterly along said Right-of-Way for a distance of 10.19 feet along a non tangent curve to the right with a radius of 30.00 feet, and having a central angle of 19°28'43", and a long chord bearing North 10°10'25" East, 10.15 feet;

THENCE South 89°32'25" East parallel with the southerly boundary of said Lot 4 for a distance of 246.29 feet to a point on the easterly boundary of said Southwest Quarter;

THENCE South 00°27'35" West along the easterly boundary of said Southwest Quarter for a distance of 10.00 feet to the POINT OF BEGINNING.

Said Easement containing 0.057 acres (2475 square feet), more or less, and is subject to easements, covenants and restrictions of record.



EXHIBIT B

Memorandum of Special Conditions

This Memorandum of Special Conditions is entered into by and between EGBOK, LLC, an Idaho limited liability company ("GRANTOR") and the City of Twin Falls, Idaho, a municipal corporation ("CITY").

WHEREAS, The CITY is planning to construct, and maintain, a public water main beginning at the north terminus of Harrison Street, east to the east boundary line of the GRANTOR's property; and,

WHEREAS, The GRANTOR is owner, or representative of owner, of certain private property that said utility work will encroach upon; and,

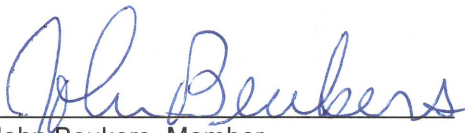
WHEREAS, The CITY has hired representatives to design the utility extension and negotiate utility and access easements with property owners as necessary to complete utility designs and final utility installations.

NOW, THEREFORE, In consideration of the mutual promises contained herein, the parties agree as follows:

1. The GRANTOR agrees to grant the CITY an easement, as described in attached "EXHIBIT A", for the installation of a public water main as designed and approved by the CITY.
2. As a condition of GRANTOR granting the easement, the CITY agrees that the GRANTOR can connect to the subject water main and incur no City, or reimbursement fees, for connections to the subject water main.
3. The CITY agrees to repair or replace landscaping and irrigation systems, which are located within the boundaries of the 10' public utility easement, which are damaged during routine or emergency maintenance of the subject water main.
4. The CITY agrees to pay the associated project costs to construct the CITY owned utility.

DATED, this 6 day of August, 2019

EGBOK, LLC, an Idaho limited liability company


John Beukers, Member

City of Twin Falls, a municipal corporation

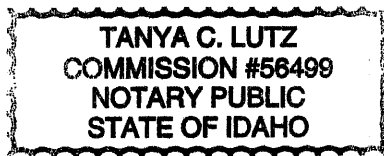
Title _____

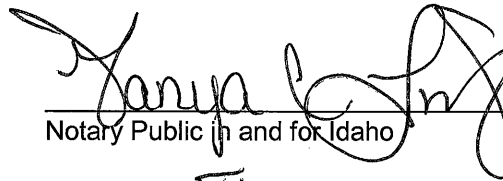
STATE OF IDAHO)

County of Twin Falls) ss.

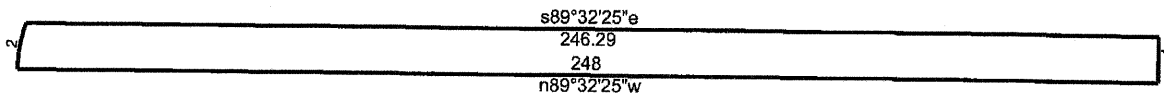
On this 10 day of August, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Beukers, known or identified to me to be a Member of EGBOK, LLC, and acknowledged to me that he executed the forgoing grant of easement on behalf of said Idaho limited liability company.

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





Notary Public in and for Idaho
Residing at Filer
My Commission Expires 9/1/2022



Utility easement in Lot 4 of Canyon Falls Subd. # 2

8/1/2019

Scale: 1 inch= 40 feet

File: Lot 4 Easement.ndp

Tract 1: 0.0568 Acres (2475 Sq. Feet), Closure: s30.4817w 0.01 ft. (1/100685), Perimeter=514 ft.

01 n89.3225w 248

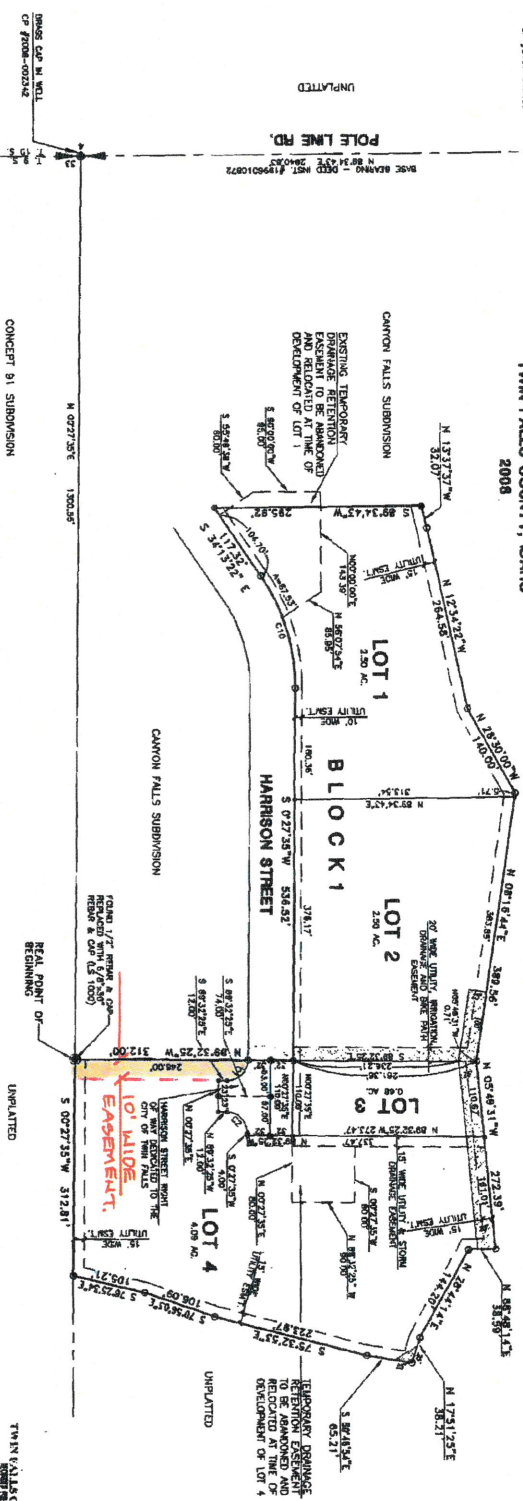
02 Rt, r=30.00, delta=019.2843, chord=n10.1025e 10.15

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TWIN FALLS, IDAHO
 12/27/17
 2018-020631
 R. HERR
 10/10/17
 10/10/17

CANYON FALLS SUBDIVISION NUMBER 2
 A RESUBDIVISION AND REZONING OF A PORTION OF
 LOT 3, BLOCK 1, CANYON FALLS SUBDIVISION
 LOCATED IN
 E 1/2 SW 1/4, SECTION 33,
 TOWNSHIP 8 SOUTH, RANGE 17 EAST,
 BOISE MERIDIAN,
 TWIN FALLS COUNTY, IDAHO
 2008



HEALTH CERTIFICATE

Sanitary facilities as required by Idaho Code Title 50, Chapter 13 have been installed based on the EEO approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the health certificate. The health certificate is issued on the condition that the developer shall maintain the sanitary facilities in good order and repair and shall be responsible for the cost of any repairs or replacement of the sanitary facilities. The health certificate is issued on the condition that the developer shall be responsible for the cost of any repairs or replacement of the sanitary facilities. The health certificate is issued on the condition that the developer shall be responsible for the cost of any repairs or replacement of the sanitary facilities.

LEGEND

CURVE DATA

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REPS: Scott Cunningham Health District

10/10/17

Engineers, Inc.
 ENGINEERS/SURVEYORS/PLANNERS



TWIN FALLS, IDAHO

Date: Monday, August 19, 2019

To: Honorable Mayor and City Council

From: Dennis Bowyer, Optimist Club of Twin Falls and members representing the Rotary Club of Twin Falls After Hours, Rotary Club of Twin Falls Blue Lakes, Rotary Club of Twin Falls, Twin Falls Lodge #45, Kiwanis Club of Twin Falls, Twin Falls Shrine Club, Lions Club of Twin Falls, and the Magic Valley Young Professionals.

This is a request for funding of a Service Club entrance sign into the community.

This presentation will take approximately 10 with time for questions and discussion.

There are currently two existing signs with service club's logos and their meeting time and places; one is located on Addison Avenue West on the south side near the crossing of Rock Creek Canyon and the other one is on Kimberly Road East on the north side near the old cinema place. There was another one located out at the Visitor's Center, but we believe it was removed during the construction of the new center and parking area. I have attached the two existing signs, as you can tell, they are old and in bad shape. We could not find any records of when those two existing signs were installed and by whom.

Members of several service clubs started meeting approximately one year ago to develop a plan to replace the two existing signs and install an additional two more. After months of discussions, ideas, and contacting many other service clubs to find out which ones would commit funding for the project, the group made a decision to work with Lytle Signs for the design, construction, and installing of four signs (replacing the two existing ones, install a new one at the Visitor's Center and another one on Washington Street South across the road from the water tank.). Each club has committed \$2,350 for this project, but the funding will only provide for three signs. The Visitor's Center sign is less expensive than the other sign.

This group of service clubs is requesting for the City of Twin Falls to fund the fourth sign (Washington Street South) in the amount of \$8,000.

In the City's Strategic Plan, Focus Area 6 - Prosperous Community. One of the initiatives states to "Use tourism as a tool for Economic Development" Objective 3 under that initiative state "The City will support community partners who host sporting contests and other community events that promote Twin Falls" All of our service clubs promotes Twin Falls.

Below are some examples that service clubs offer our community:

Twin Falls Ice Cream Social; Coats for Kids; providing eyeglasses for kids and adults; Twin Falls Beer Fest; putting out flags throughout the town on Vietnam Veteran's Day, Memorial Day, Flag Day, 4th of July, and Labor Day; provide specialized pediatric care for no cost to families; fun runs; teen suicide awareness program; Hershey Track meet co-sponsor with the City Parks & Recreation; Annual North-South High School All-Star football game; monthly trivia contests for the community; free medical screening clinic for orthopedic and burn issues; provide scholarships for youth and supporting other charitable organization within our community.

Focus Area 7 – Responsible Community. Part of the 2030 vision is for “The community is actively engaged in various public, private, civic, arts and religious institutions serving the area through volunteerism and involvement in neighborhood and local government activities.”

This is what service clubs are all about, actively engaging in our community by volunteering for the betterment of our community. The Blue Lakes Rotary Club provided over \$150,000 in cash and development of the Blue Lakes Rotary Park and the Twin Falls Optimist Club with numerous donors built the Twin Falls Optimist Youth House for young adults aging out of the foster care system. A thanks also is giving to the City of Twin Falls for help with the whole process while the youth house was being remodeled.

One way for service clubs to attract new members is to have information available in all forms of media; another entrance sign into Twin Falls is one of those ways.

The nine service clubs are requesting the City of Twin Falls to fund the \$8,000 for the fourth sign. There are several options the Council could look at:

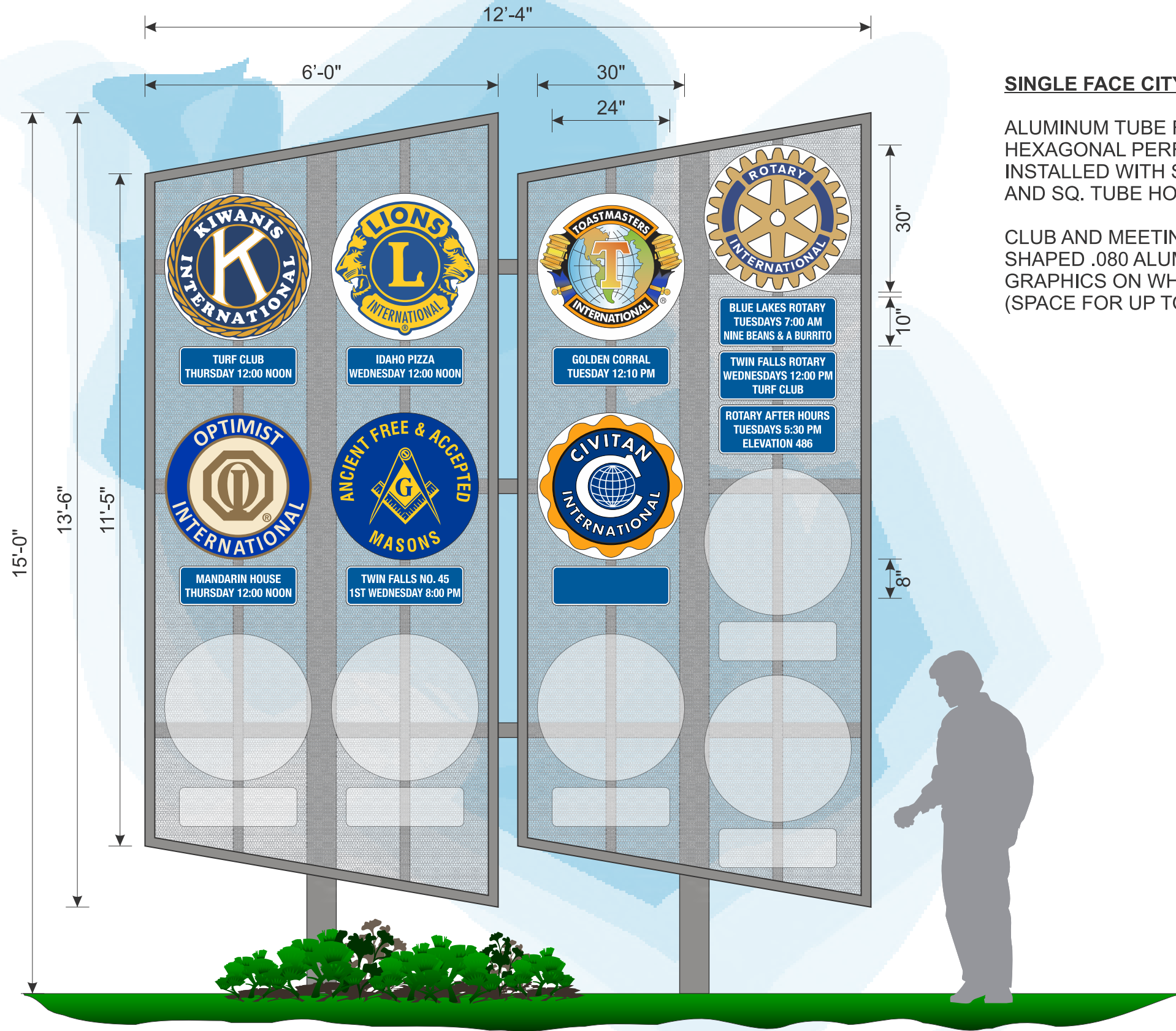
In the current fiscal year: Are there any funds left in the contingency funds? Are there any funds left over from capital improvements projects? Has all the IMPOG funding been allocated this year?

Next fiscal year: Budget it in some department’s capital improvement projects. Use contingency funds for the sign.

Attachments: Photos of the current signs and the new proposed signs.







SINGLE FACE CITY ENTRANCE SIGNS

ALUMINUM TUBE FRAMES PAINTED SILVER
HEXAGONAL PERFORATED ALUMINUM BACKGROUNDS
INSTALLED WITH STEEL SQ. TUBE SUPPORT POLES
AND SQ. TUBE HORIZONTAL SUPPORTS PAINTED SILVER

CLUB AND MEETING TIME PANELS -
SHAPED .080 ALUMINUM WITH DIGITALLY PRINTED
GRAPHICS ON WHITE REFLECTIVE VINYL
(SPACE FOR UP TO 12 CLUBS)

Unauthenticated use, reproduction and or display shall render the infringer liable for up to \$150,000 in statutory damages, plus attorney fees and costs for each infringement under the U.S. Copyright Act (17 U.S.C. 412 & 504)
THIS RENDERING IS CONCEPTUAL---COLORS MAY NOT REPRESENT ACTUAL FINISH---ILLUMINATED AND DAYLIGHT COLORS WILL VARY

CLIENT:	TWIN FALLS SERVICE CLUBS
ADDRESS:	TWIN FALLS, ID
DATE:	08-23-2018
SCALE:	1/2"=1'
ACCOUNT EXECUTIVE:	TM
DRAWN BY:	RL
FILENAME:	TWIN FALLS SERVICE CLUBS\EXPANDABLE CLUB SIGNS.CDR
QUOTE #:	35838
REVISIONS:	09-04-2018 10-02-2018
PAGE	1 OF 1
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AN EMPLOYEE OWNED COMPANY	
Twin Falls Office P.O. BOX 305 1925 KIMBERLY RD. TWIN FALLS, IDAHO 83303 208.733.1739 1.800.621.6836 fax 208.736.8653	
Boise/Meridian Office 2070 E. COMMERCIAL ST. MERIDIAN, IDAHO 83642 208.388.1739 fax 208.388.3966 www.lytlesigns.com sales @lytlesigns.com	

Approved By:	_____
Date:	_____





(2) S/F POST AND PANEL SIGNS - OPTION 2

HEXAGONAL PERFORATED ALUMINUM BACKGROUND WITH FRAME AS REQUIRED

.080 ALUMINUM CLUB AND MEETING TIME PANELS
DIGITAL PRINT COPY AND GRAPHICS ON WHITE REFLECTIVE VINYL
MOUNTED TO PERFORATED BACKGROUND PANEL
(SPACE FOR UP TO 11 CLUBS)

VERTICAL SQ. TUBE POSTS WITH ANGLED TOPS
HORIZONTAL SQ. TUBE SUPPORTS
PAINTED DURANODIC

Approved By: _____
Date: _____

Unauthorized use, reproduction and or display shall render the infringer liable for up to \$150,000 in statutory damages, plus attorney fees and costs for each infringement under the U.S. Copyright Act (17 U.S.C. 412 & 504)
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SCALE:
1/2"=1'

ACCOUNT EXECUTIVE:
TM

DRAWN BY:
RL

FILENAME:
TWIN FALLS SERVICE CLUBS\ EXPANDABLE CLUB SIGNS R2

QUOTE #:
35838

REVISIONS:
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PAGE 1 OF 1

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Date: Monday, August 19, 2019
To: Honorable Mayor and City Council
From: John Pauley, Aquatics Director

ACTION ITEM

Request:

ACTION ITEM: Request to use surplus funds to purchase a replacement chemical controller for the City Pool.

Time Estimate:

Staff presentation will take approx. 5 minutes.

Background:

An automatic chemical controller continuously monitors and controls pool chemicals without the need for a person to constantly check it. The current controller is about 15 years old and is no longer able to control the chlorine at an optimal level without constant human intervention. When chemicals are controlled manually, it significantly raises the chances of an error occurring and less efficient use of chlorine. Staff has attempted to fix the problem by adjusting the controller settings and using different chemical combinations with no success. The controller is 15 years old, and parts and support are no longer available for it.

The best solution for this problem is to replace the chemical controller with a new unit. A new chemical controller will allow for the chlorine to be controlled automatically with minimal human intervention. It will give staff the ability to access the controller remotely, which will make adjustments easier and quicker. If something goes wrong, the new controller will notify staff via email and text message so that fixes can be made immediately reducing the need for staff to respond to the pool.

The quote to replace the chemical controller is \$6,500. This includes the controller and the parts needed to install it. The current City Pool budget does not allow for this purchase. The City is receiving higher than anticipated sales tax revenues. These surplus funds will be used to purchase the controller.

Approval Process:

A simple majority will approve this request.

Budget Impact:

Because this is an unbudgeted item, additional funds from surplus state shared revenues will be used to purchase the \$6,500 controller.

Regulatory Impact:

Approval of this request will allow staff to use surplus funds to purchase the new controller.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends council approve this request.

Attachments:

None



Date: Monday, August 19, 2019
To: Honorable Mayor and City Council
From: Janie Higgins, Accounting Specialist

ACTION ITEM

Request:

ACTION ITEM: Request support in investing City employees' time to perform a thorough process review of City Code, Title 3 – Business Regulations

Time Estimate:

The estimated time is 10 minutes, with additional time for Council's questions.

Background:

Over the past several months we've referred to the City Code, Title 3 to seek guidance in responding to licensing and permitting questions posed by citizens and business owners. We're also preparing to make several City Clerk application forms paperless through our Laserfiche Forms program.

Parts of the code haven't been updated in decades, and we've sometimes found them difficult to interpret, or out-of-date. We'd like to add clarity where needed. There are also some sections that were implemented several decades ago, and may no longer be appropriate as they were originally written (such as the chapter on card rooms). Some other items we'd like to explore include:

1. Moving references to fee amounts out of the individual chapters and into a master fee table.(Any fee changes, present or future, would still require Council approval).
2. Changing the fee description from "License Fee" to "Application Fee".
3. Combining the chapters on Beer, Wine, and Liquor into one chapter (as they contain much of the same data), with subsections for each type of alcohol.
4. The Going Out of Business License requires a \$1,000 bond to cover dissatisfied customers; is this still appropriate for the City to administer?

Dedicating a chapter to Solicitors (door-to-door sales) and moving Transient Merchants (stationary sales) to the chapter on Commercial Vending.

Approval Process:

If Council approves our request this evening, we will move forward in creating teams for reviewing each chapter of Title 3, inviting input from all applicable City departments. As each chapter is reviewed, we will return to Council, over the next few months, with presentations on each chapter, summarizing our findings and proposed changes (if any), and collecting feedback from Council. Once all chapters have been reviewed and we've shared our proposal with Council, we will come back with a final summary and propose a complete "Repeal and Replace" of Title 3. There are some chapters already blank, that were

repealed previously (such as the chapter on public dance halls), and we feel repealing the entire Title and replacing it will clean up these “empty” sections. We believe it will also reduce our cost in publishing our summary of changes, and updating with Sterling Codifiers.

Budget Impact:

The budget impact will be relegated to costs involved in publishing our summary of changes, and, if approved, updating those sections of City Code with Sterling Codifiers.

Regulatory Impact:

None

History:

N/A

Analysis:

N/A

Conclusion:

We recommend the Council authorize the work required to repeal and replace Title 3 of the City Code.

Attachments:

None



Date: Monday, August 19, 2019
To: Honorable Mayor and City Council
From: Travis Rothweiler, City Manager, Brian Pike, Deputy City Manager

ACTION ITEM

Request:

Discussion and possible action on a Fire Bond.

Time Estimate:

Approximately 20 minutes.

Background:

The purpose is continue the discussion on the needs for fire station facilities and discuss the possibility of issuing a fire bond.

On May 21, 2019, a majority of Twin Falls residents who went to the polls voted in favor of the City's proposed fire bond. While 63.45% of the residents who voted said, "yes" and supported the measure, it fell short of the supermajority (66.67%) requirement.

In the weeks following the election we engaged in a number of conversations with residents in order to determine how they felt regarding the bond election and why they believed it did not pass with a super majority. There were several responses provided to us. Some of which were in direct conflict with one another. We learned that many understood and supported the need to improve fire service within our community; however, the total cost of the project may have been a factor. We also learned that there was a misunderstanding between expanding our fire capacity and improving our fire service coverage. We believe a segment of the community wanted to have fire station 5 included in the overall project. We failed to make the necessary connection between the needs of a growing and expanding community and the importance of maintaining appropriate response times. There were several comments made by residents about not being aware of the election. With only 12.8% of our registered voters participating in the election, that seems to be a valid point made. We also competed with a high school graduation event that evening and one the evening prior. When taken as a whole, we believe all these factors played a role in our inability to reach a supermajority vote for the passing of the bond election.

We still have significant facility/operational needs and need to find a pathway to address them. We know that building both capacity and expanding coverage are essential for our continued growth. In addition, we have to be able to meet our current service needs if we are going to continue to grow our local economy.

From the beginning, we asked the community for what we believe are needed and necessary improvements in our fire service programming/facility needs; and we have made every effort to insure those needs were vetted among a group of citizens in an effort to remove our preconceived ideas, bias and personal feelings. That said, we believe it is important to share with you and the community several options to help us address these needs. There remains a series of questions that we need to answer

before we are able to recommend a solution that has a strong chance of achieving the required supermajority before we are in a position to make a recommendation to the City Council for its consideration. We do not believe we have enough time between now and the mid-September deadline to get it on the November 2019 ballot.

If the City Council supports proceeding with a bond election in November, the next step is to select the project to be bonded. Staff has prepared three options for your consideration.

We are asking the Council to allow City staff and our partners more time to develop the answers to the remaining questions so an acceptable solution can be provided.

However, should the City Council elect to move forward with the November election, the motion is reflected below in the next section entitled "Approval Process".

Approval Process:

No vote necessary, unless the City Council would like to pursue a November election, in which case the motion would be to: "...instruct City Staff to work with Bond Counsel and the City's financial advisors to prepare all of the necessary resolutions and ordinances to cause the bond election question to be asked on the November 2019 general election ballot."

Budget Impact:

None at this time.

Regulatory Impact:

A motion to move forward with a November Bond requires a 50%+1 majority vote of the members present.

History:

The City staff, under the leadership of Deputy City Manager Brian Pike, presented three options for the City Council to consider. While we believe there are many possible options available, the three that were presented on July 8th were:

Option #1: This option is the same ballot measure as we did in May. We would once again ask our community to support building three new Fire Stations (#1, #2, and #3), remodeling Station #1 to meet the current and future needs of the Police Department, and begin a phased approach to constructing a fire training facility. The total request would be \$36 million (total cost).

Option #2: Under this option we would propose changes to the overall project to reflect the community concern over the cost of the project and the expansion of fire service into the northwest and northeast. Station #1 would not be included in the project. Station #5 would be added. If this option is selected, the Twin Falls Fire Department leadership team would have to create alternative staffing structures compared to the ones we now have in place to staff all four stations. We would also build Station #2 and Station #3. Under this option we would not use bond proceeds to construct a fire training facility. The Twin Falls Fire District has been working with us over the last several years to improve local and regional fire training. They have committed to assisting us with the creation of a fire training facility that can be phased in over a period of time. This will greatly improve local and regional fire training. The total request for this project is \$25.6

million

Option #3: In this option, the City would building two new Fire Stations (#2 and #3). This addresses the urgent facility needs of both stations while enhancing our ability to provide expanded fire service protection into the northwest section of the City. The total request for this project is \$16.8 million.

Conclusion:

We are asking the Council to allow City staff and our partners more time to develop the answers to the remaining questions so an acceptable solution can be provided and not move forward with a November bond election.

Attachments:

None



Date: Monday, August 19, 2019
To: Honorable Mayor and City Council
From: Les Kenworthy, Fire Chief

ACTION ITEM

Request:

ACTION ITEM: Request to propose a budget amendment to accept a grant from the Twin Falls Rural Fire District to begin programming for a Regional Fire Department Training Facility.

Time Estimate:

This will take approximately 10 minutes.

Background:

Fire Chief Les Kenworthy, would like to propose a budget amendment to accept a \$20,000.00 grant from the Twin Falls Rural Fire District for Pivot North and Rice Fergus Miller Architects to begin programming for a Regional Fire Department Training Facility. We are targeting the 14-acre city property located at 420 Victory Avenue.

In the Fire Station Facility Planning Report, page 27, outlines a need for a more advanced training facility to meet the need of fire training now and into the future. The report states considering the size of each site for the proposed training needs would need to be built at the proposed station 2 and 5. The design team explored these hands-on training elements but concluded a regional training center located away from residential neighborhood areas would better serve the needs of the City and its citizens.

Chief Kenworthy has been working with other regional fire departments and the college over the past few months after the fire district verbally committed to support partially funding the training facility therefore reducing the amount of funds needed for the fire station bond. The district is asking to partner with the city and other regional entities to help fund this project. They have requested to move forward by supplying a grant to begin programming needs to determine the cost and potential projects for funding.

Approval Process:

Chief Kenworthy is requesting City Council to accept the grant and expend funds to proceed with programming for a regional fire training facility.

Budget Impact:

None at this time. Additional staff time will be needed as this process moves forward.

Regulatory Impact:

None at this time.

History:

N/A

Analysis:

N/A

Conclusion:

N/A

Attachments:

None



Date: Monday, August 19, 2019
To: Honorable Mayor and City Council
From: Mitch Humble, Deputy City Manager, Wendy Davis, Parks & Recreation Director

ACTION ITEM

Request:

ACTION ITEM: A request to use park impact fees to construct a Canyon Rim Trail extension across the Breckenridge property.

Time Estimate:

The presentation will take about five minutes.

Background:

The City recently acquired a strip of property along the canyon rim from Katy Breckenridge. The purpose of that acquisition was primarily to perform some rockfall mitigation efforts to improve the safety of the Canyon Springs grade. That work is mostly complete now. One result of that work was a gravel road along the rim that contractors used to perform the rockfall mitigation. Now that the work is complete, we have a gravel road that will make a good base for a trail extension. The Canyon rim trail is stubbed into the Breckenridge property from both sides. Completing this trail extension will provide a critical connection in the City's overall Canyon Rim Trail system.

Approval Process:

A simple majority vote of the Council is needed to approve the request.

Budget Impact:

Staff has worked with contractors to prepare a project estimate. The project will include paving of the trail extension, fencing between the trail and rim where it is needed, and repairing the existing trail stubs where the new extension will connect. The total project cost estimate for this work is \$65,000.

MaVTEC has agreed to partner with the City on this project and has committed \$23,000 to help pave the trail. That commitment leaves the City with \$42,000 left to fund. This project was not included in the FY 2019 budget. However, the City has \$448,000 in the Park Impact Fee fund. Staff is proposing to use \$42,000 of Park Impact fees along with the \$23,000 from MaVTEC to complete the Breckenridge trail extension.

Regulatory Impact:

Following the Council's approval of this request, staff will proceed to go through the informal bid process to complete the paving of the trail section.

History:

N/A

Analysis:

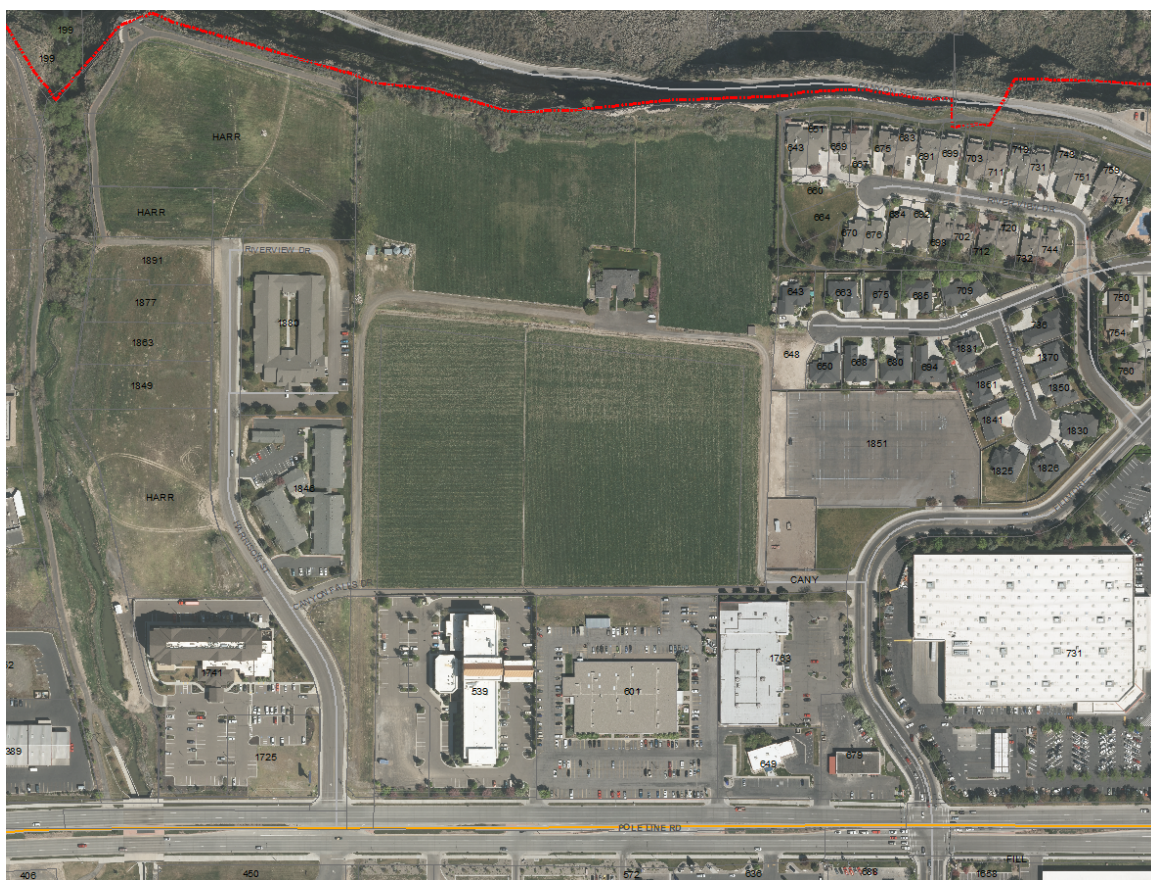
N/A

Conclusion:

Staff recommends that the Council approve the request as presented.

Attachments:

1. Breckenridge Trail





Date: Monday, August 19, 2019
To: Mayor and City Council
From: Travis Rothweiler, City Manager

Request

A presentation of the City Manager's Recommended Budget for FY 2020 followed by citizen input.

Time Estimate

The estimated amount of time this item will take is 45 minutes plus time to answer questions.

Background

The State of Idaho defines city government as a municipal corporation. It is with that mindset this budget has been developed. We are pleased to present to you the recommended Budget for Fiscal Year 2019-2020 (FY2020). This budget represents hundreds of hours of thoughtful work by dozens of people in developing the spending plan for our organization for the coming fiscal year.

The City of Twin Falls has nearly 50,000 shareholders, 312 full-time employees and a taxable value of nearly \$3.2 billion. Our proposal has been carefully developed with full consideration given to critical issues such as public safety, capital financing, economic development, and placemaking. The decisions that we make today will not only affect our work this year, but also impact future years and even future generations.

The City of Twin Falls is committed to the efficient delivery of quality services to its citizens. This commitment is the foundation behind policy decisions and priorities that ensures constructive and well-formulated plans for the growth and prosperity. This document contains a balanced, sustainable budget that provides the desired services our citizens expect. The budget was developed in partnership with both our internal and external partners. It incorporates the goals and objectives articulated in the City's 2030 Strategic Plan, the guidelines described in the Financial Management Policies, department-specific facility plans, the results of our citizen survey, and the technical expertise provided by our employees.

The FY 2020 budget has been created with following philosophies in mind:

- Providing high-quality governmental services consistent with citizen expectations;
- Taking steps towards realizing the 2030 Strategic Plan, Vision, Goals and Objectives;
- Careful stewardship of city resources, emphasizing affordability and long-term sustainability;
- Using data to begin the process of incorporating performance measures to help achieve greater efficiencies, effectiveness, and responsiveness;
- Placing a high level of value on our employees.

A budget is developed to sustain and achieve the outcomes that the community has identified as most important. Each department determines what it does to support these common goals and the budget communicates to the public how the allocation of resources reflects community priorities and its vision for the future. We relied on information provided in the City's 2030 Strategic Plan and the results of citizen surveys to provide guidance regarding community priorities.

Public Input and Transparency

The City of Twin Falls strives to communicate, operate, function, and conduct the business of the people in an open and transparent manner. Equally, we recognize the value and importance of honoring and upholding our fiduciary duties and responsibilities. Because openness and transparency are part of our

organizational culture and values, we have taken several steps designed to afford our citizens and stakeholders several opportunities to actively participate and contribute to the budgeting process.

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

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

Connection to the City's 2030 Strategic Plan

Twin Falls is a vital, growing, and changing city. We have constructed processes and policies that help us in shaping growth and taking advantage of opportunities as they are presented. We continue to focus on the focus area contained in the City's 2030 Strategic Plan, just as we have for the past seven budget cycles. The current Strategic Plan was updated in March 2018 after an extensive open, citizen-driven process. The City's FY2020 budget allocates funds for needed projects and critical services collectively designed to help the City take the "next step" in realizing the community's 2030 vision of Twin Falls.

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

We affirmed the vision statements that were generated in the 2012 process. These statements, when viewed collectively, will allow us to create and maintain an accessible, healthy, learning, environmental, responsible, prosperous, and secure community with a strong internal organization designed to be able meet the needs of our citizens, businesses, and visitors. They will assist the City in plotting a course that will enable it to grow, develop, and improve in a manner that honors and respects its history and unique characteristics. Realizing our vision will allow the City of Twin Falls to continue to be recognized as a world-class community.

Economic Indicators Considered in the Recommended Budget

The City of Twin Falls closely monitors and examines international, national, state, and local economic indicators when developing and tracking its annual appropriation measures. Over the course of the last several years, economic conditions on all levels seem to have improved.

National

- U.S. house prices rose 1.1% in the first quarter of 2019 according to the Federal Housing Finance Agency (FHFA) House Price Index (HPI). House prices rose 5.1% from the first quarter of 2018 to the first quarter of 2019.
- Unemployment rates remain low nationwide. According to the Bureau of Labor Statistics, the national unemployment rate in May 2019 was 3.6%, down from 3.8% in May 2018.
- From June 2018 to June 2019, the Dow Jones Industrial Average has shown a total increase of 8.7% (+2,310 points).

- Consumer confidence is up from last year. The University of Michigan compiles a consumer sentiment rating. The rating for May 2018 was 98 compared to the May 2019 rating of 100, which shows a 2% increase in consumer confidence. Consumer sentiment has remained relatively consistent following Trump's election, remaining in a tight eight-point range from 93.4 to 101.4. The two percent change from May 2018 suggests that consumers are anticipating smaller income gains in relation to increasing interest rates and inflation. The partisan divide between Democrats and Republicans is expected to remain vast, with the first expecting a recession and the other more robust economic growth.

State of Idaho

- Home prices rose in all 50 states and the District of Columbia between the first quarter of 2018 and the first quarter of 2019. Idaho realized the highest level of annual appreciation in the nation at 13.4%.
- Home prices rose in 95 of the 100 largest metropolitan areas in the U.S over that four quarters. Annual price increases were the greatest in Boise, Idaho.
- The median home value in Idaho is \$266,400. Idaho home values are predicted to rise 9.2% within the next year. The median list price per square foot in Idaho is \$170. The median price of homes currently listed in Idaho is \$325,000. The median rent price in Idaho is \$1,399.
- Statewide unemployment was 2.8% in May 2019.
- Non-farm employment, which is one of the key metrics of the state's economic health, continued to experience strong increases. In May 2019, Idaho had 757,700 non-farm jobs, a 2.9% increase from May 2018. The projected increase in non-farm jobs for 2019 was 2.0% over 2018. May 2019 numbers surpassed 2019 total projections.
- Per capita personal income (PCPI) continues to grow, but at a slower pace than in previous years. PCPI in Idaho in 2018 was 3.15% higher than in 2017, at \$41,826. This PCPI continues to rank 44th in the United States and was 78 percent of the national average of \$53,658.
- Idaho was sixth in the nation for real personal income growth, which takes into account the cost of living, measured by regional price parity (the average price paid by consumers for the mix of goods and services in each region). Idaho's real personal income growth was 5.4% for 2017-18.
- According to the June 2019 Idaho General Fund Revenue Report, tax collections in Idaho are coming in slightly above the forecasted levels. Receipts for May 2019 were \$246.7 million, which exceeded forecasts by \$17.6 million and represented a 7.1% gain over projections. It also represented a 12.8% increase over May 2018 receipts. General Fund receipts for FY2018 year-to-date were \$3,373.4 million, which is -0.7% lower than predicted and -0.3% under the same period last year. Individual income taxes collected to-date are \$1,543 million, -5.7% less than anticipated. Sales tax receipts to-date came in at \$1,455.8 million in May 2019, which was only 1.1% above the projected amount

City of Twin Falls

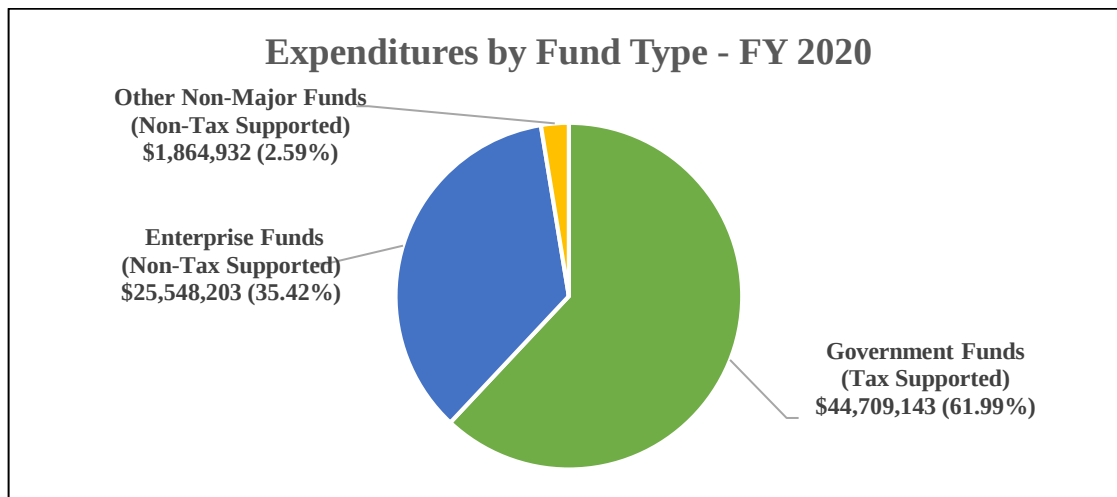
- According to the Idaho Department of Labor's May 2019 Twin Falls County Workforce Trends report, Twin Falls County had an unemployment rate of 2.4% in April 2019. This compares to the State of Idaho unemployment rate of 2.8% and a national unemployment rate of 3.6%. The unemployment rate for Twin Falls County has dropped continuously for several years: 5.6% in 2013 to 4.3% in 2014 to 3.7 in 2015 to 3.4 in 2016 to 3.0 in 2017 to 2.5 in 2018.
- Construction activity in Twin Falls continued on a similar pace in 2018 in terms of single-family building permits issued. There were 243 single family permits issued in 2018, which was the highest level since 2007. There have been 211 permits issued to- date in FY 2019, which exceeds the same period in 2018 by 40 permits to-date. If the current pace of single housing starts continues, permits will be near 2007 levels.
- There were 59 new commercial building permits issued in 2018, nearing the high of 61 in 2008, after declining significantly in 2016 and 2017. If new commercial building continues for the remainder of 2019 at a similar rate to past years, over 50 new commercial building permits will be issued in 2019.

Municipal Cost Index

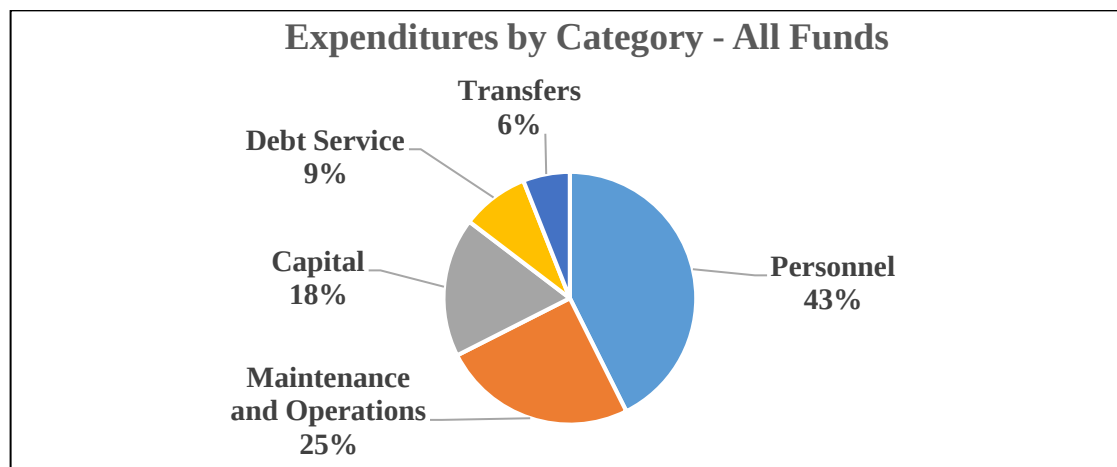
- State and local government officials rely on American City & County's Municipal Cost Index to stay on top of price trends, help control price increases for commodities, make informed government contract decisions and intelligent budget planning. The MCI draws on the monthly statistical data collected by the U.S. Departments of Commerce and Labor as well as independently compiled data to project a composite cost picture. From March 2018 to March 2018, the most recent data available, the MCI has increased 4.99 points or 2% to 252.78. The Consumer Price Index increased 1.85% during the same period.

2018 Fiscal Year Budget Summary

The combined expenditures and transfers total \$72,122,278, which is \$2,341,811 (3.36%) more than the FY 2019 budget of \$69,780,467. We are recommending Government Fund-Type expenditures, or expenditures from funds that receive property tax or shared revenue, in the amount of \$44,709,143 (increase of \$2,981,963, or 7.15%). Of this amount, \$1,934,247 is funded with cash reserves, which will be used to fund one-time capital initiatives. We are recommending Enterprise and Other Non-Major Fund-Type expenditures totaling \$27,413,135 (decrease of \$640,152, or 2.28%), which includes \$678,820 from cash reserves. The “net budget,” or total budget less transfers is \$67,797,364 for FY 2020. This is \$2,621,835 (4.02%) more than the FY 2019 total of \$65,175,529.



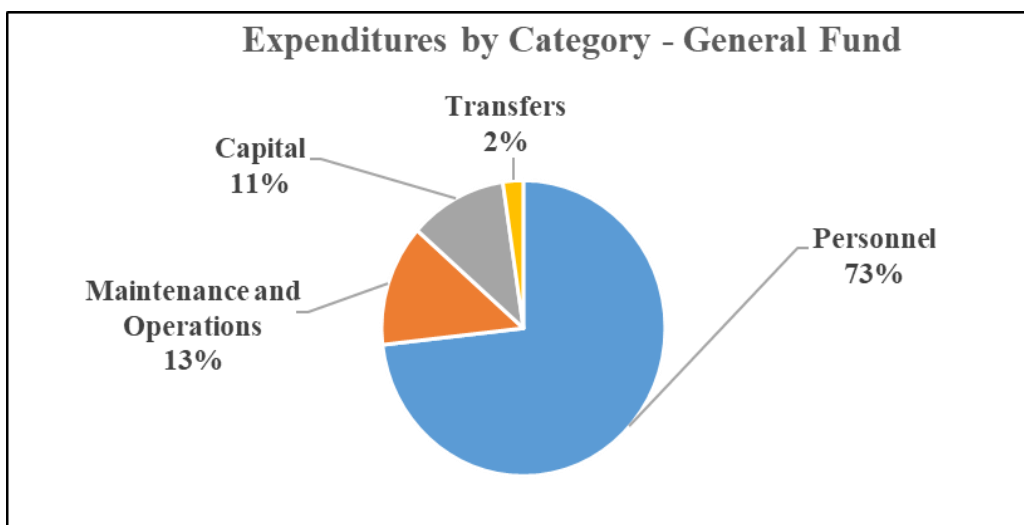
Expenditures in this budget are classified under one of five major categories – Personnel, Maintenance and Operations, Capital, Debt Service and Transfers. The graph below shows the relative percentage of FY 2020 budget expenditures for the five major categories in all funds combined.



In most government agencies, personnel costs (salaries, wages and benefits) normally represent the largest of the expenditure categories. While municipal governments also devote a large amount of their resources to personnel, the significant investment in infrastructure drives the percentage of the budget devoted to operating and capital costs higher than most other government agencies.

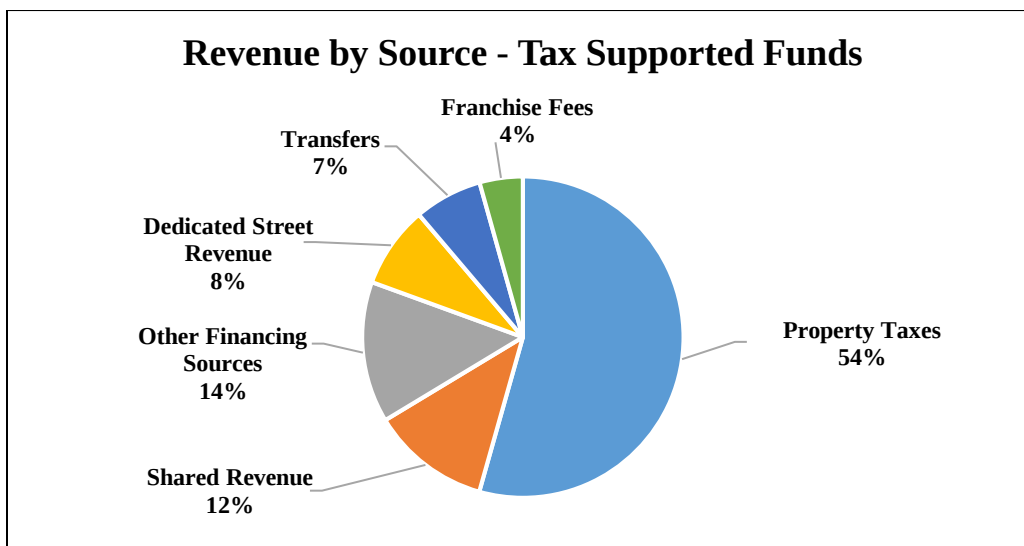
General Fund Expenditures

Using the same classification of expenditure types (less Debt Service), the relative percentages of budgeted expenditures for the General Fund are shown below. When analyzing General Fund expenses by category, Personnel costs are a much higher percentage than compared to all funds as a whole. The General Fund supports very little capital improvement when compared to all funds as a whole.



Revenues

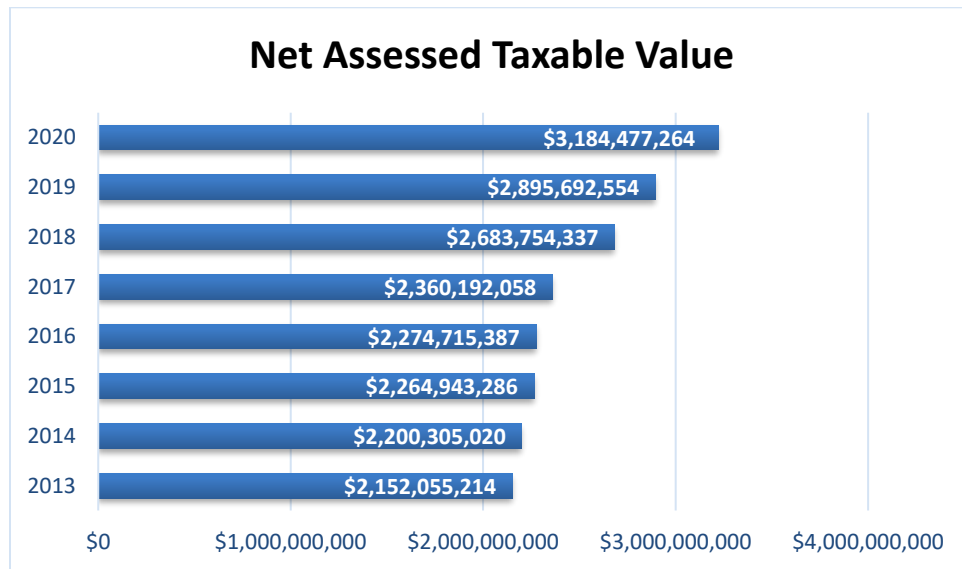
Most commonly recognized government activities are conducted through Government Funds. The Government Fund umbrella includes the following funds: General, Street, Street Light, Airport, Library, Capital Improvement, Pool, Golf, Insurance, and Fireworks. Revenues in these funds are derived from property taxes, licenses and permits, intergovernmental grants, shared revenues from the state of Idaho (sales tax, gas tax, etc.), and federal entitlements. The government funds include funding to support personnel, maintenance and operations, contractual services, equipment acquisitions, and capital construction projects.



Total Assessed Valuation

According to the Twin Falls County Assessor's Office, the City of Twin Falls' overall preliminary total taxable valuation is expected to increase by \$288,784,710, or 9.97%, from \$2,895,692,554 to \$3,184,477,264. This growth is on top of the \$211,938,217 that was realized in the prior fiscal year.

As illustrated in the table below, the taxable value used to calculate the FY 2020 tax rate for the City of Twin Falls is the largest in its history.



It is important to note the City's taxable value excludes the taxable value of the properties located in the Twin Falls Urban Renewal Agency revenue allocation areas. The entirety of the URA's properties are located in the City and have a value of \$564,504,396. Collectively, the taxable values for both the City of Twin Falls and Twin Falls Urban Renewal Agency total \$3,748,981,660. There are many factors that influence the City's total taxable value. Some of the larger factors include an increase in the base value from reappraisals performed by the Twin Falls County Assessor's Office, growth from new construction, and an increase in the State homeowner's exemption maximum allowance.

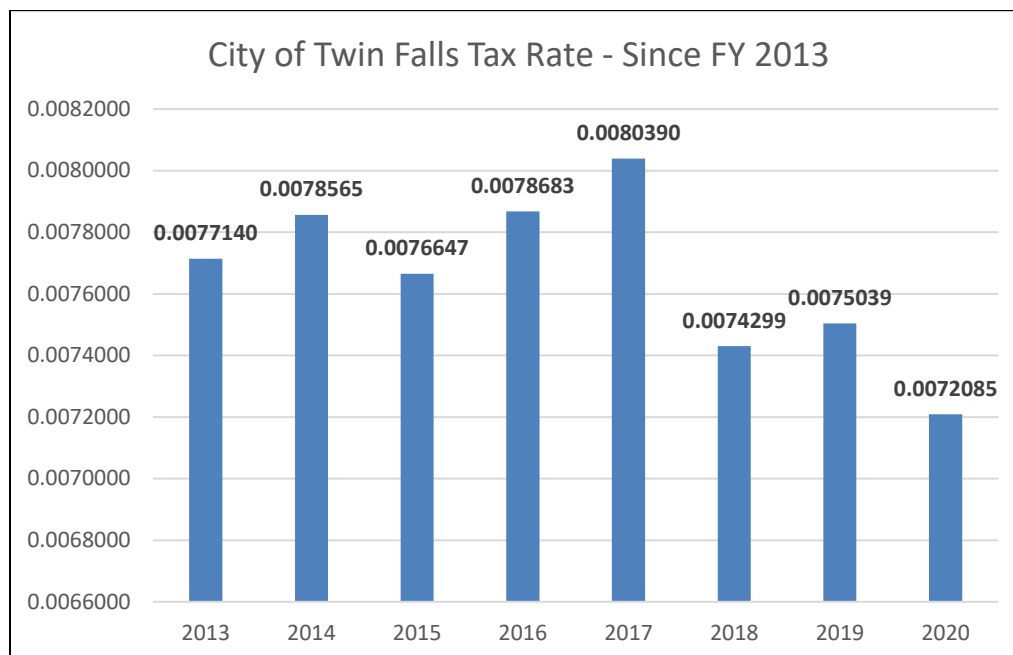
Property Tax

For FY 2020, the City of Twin Falls has a total taxable value of \$3,184,477,264, or an increase of \$288,784,710 compared to the FY 2019 value of \$2,895,692,554. The New Construction Roll for FY 2020 is \$68,170,730, which will yield \$511,545 in new property tax revenue. The Annexation Roll is \$6,451,982, which will yield an additional \$48,415. Property tax revenue derived from the New Construction and Annexation Roll is commonly referred to as the "growth formula."

The FY 2020 budget relies on property taxes to raise 52% of the funds needed to support municipal operations in the Government and Tax Supported Funds. The budget includes a 3% statutory increase and an estimate for growth. We anticipate total property tax collections for FY 2020 to be \$23,256,026, an increase of \$1,221,011 compared to FY 2019 collections of \$22,035,016.

Over the last ten fiscal years, the City's tax rate fluctuated significantly, ranging from a high of \$7.86 per \$1,000 (FY 2014 and 2016) of taxable value to a low of \$6.59/\$1,000 (FY 2010) of taxable value. The average of the tax rate assessed over the course of the last seven fiscal years (2013-2019) is \$7.72/\$1,000 in taxable value. It is important to recognize the tax rate does not necessarily indicate an individual's tax burdens. The tax rate is simply a multiplier used to determine a property owner's proportionate share of

property tax liability. It is a fraction of a local government's total property tax collections divided by the total taxable value of that local government unit.

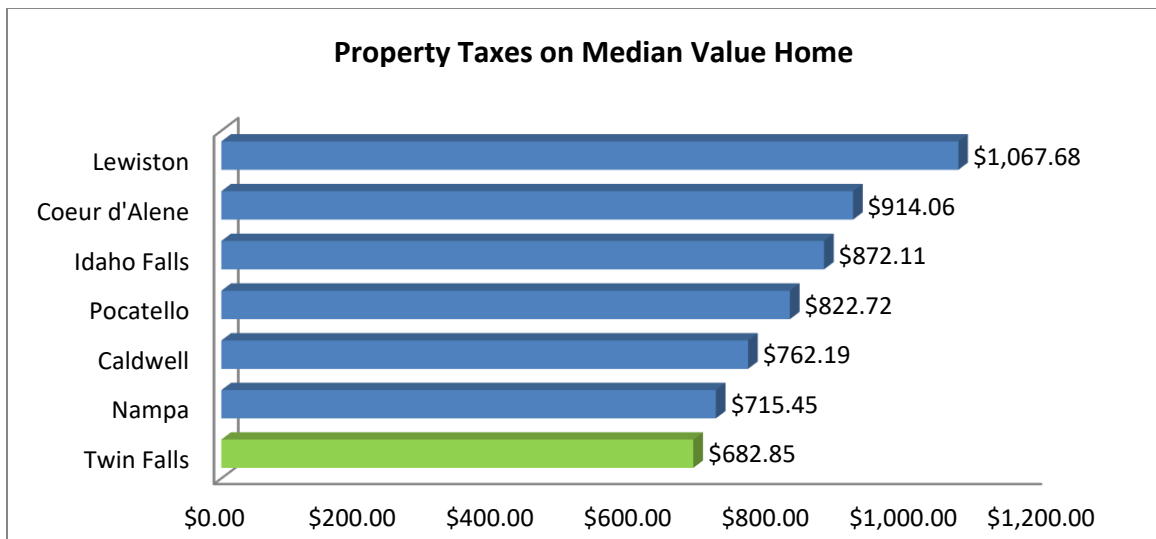


How does our Tax Rate compare to the other, large full-service Idaho cities?

We are often asked the question, “how does our tax rate compare?” The table and graph provided below are intended to provide an approximate answer to that question. Although only intended to be a rough illustration, the table and graph represent the amount of property tax paid on a median-valued, owner occupied home in each of the larger, full-service cities in Idaho. The information used in the table was collected from the Associated Taxpayers of Idaho’s 2018 Levy Book (tax rate) and Zillow.

	Total Taxes	2018 Median Property Value	FY 2019 TR
<i>Lewiston</i>	\$1,067.68	\$209,000	0.0097952
<i>Coeur d'Alene</i>	\$914.06	\$284,000	0.0049677
<i>Idaho Falls</i>	\$872.11	\$182,000	0.0095836
<i>Pocatello</i>	\$822.72	\$144,000	0.0114267
<i>Caldwell</i>	\$762.19	\$185,000	0.0082398
<i>Nampa</i>	\$715.45	\$196,000	0.0073005
<i>Twin Falls</i>	\$682.85	\$182,000	0.0075039

Note: Idaho’s median value of an owner occupied home for this same period of time was \$266,400.

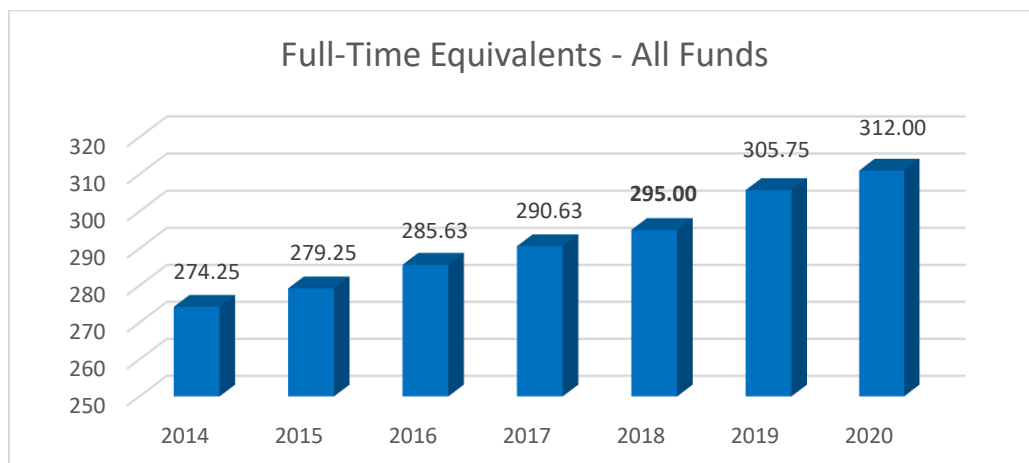


For the purposes of this analysis, the cities of Boise and Meridian were intentionally excluded because they are not directly responsible for the transportation systems in their communities; that responsibility lies primarily with the Ada County Highway District (ACHD). ACHD is an independent taxing authority specifically created for the purpose of maintaining the transportation system in these communities. For FY 2020, the Street Fund budget for the City of Twin Falls is \$5,869,240, or approximately 13% of the total tax supported funds.

Personnel

The City of Twin Falls has a philosophy of adding full-time employees only when “need” and “sustainability” can be demonstrated. Based on updated US Census data for 2018, the City of Twin Falls has a population of 49,764. Based on that estimate, the City of Twin Falls has six employees per 1,000 of population. However, as the regional and urban center for a geographic area having a population of approximately 250,000, the City’s daily census population grows to an estimated population of 85,000. This causes the number of City employees per 1,000 of population to drop to less four.

The City of Twin Falls currently has a total of 311.75 full-time professionals working to deliver services to the citizens of Twin Falls. The FY 2020 budget adds a net total of 0.25 full-time equivalent (FTE) positions to assist with increased workloads and to meet the service delivery demands of our citizens and partners.



In some cases, funds for new positions in the FY 2020 budget are a result of modifying existing contracts for service with external/private partners or a reallocation of project or operating funds. In these instances,

the positions do not represent new costs to the organization. The total number of positions allocated in the FY 2020 recommended budget bring the City of Twin Falls total FTE count to 312.

The other expenditures associated with personnel in the FY 2020 budget:

- Provides for performance-based adjustment for all employees (3%)
- Moves the City's compensation table (3%)
- Increased funding for health care insurance (5%)

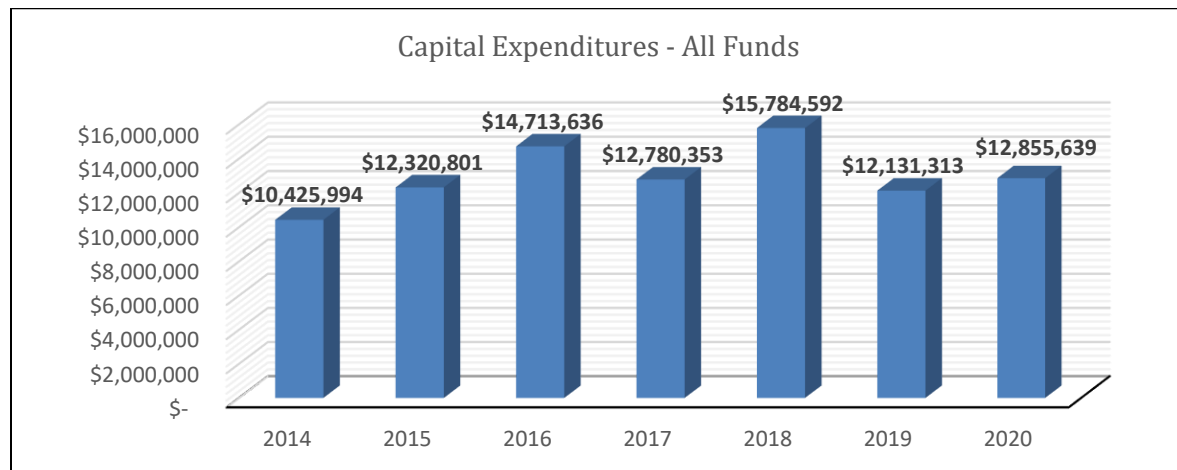
Capital Fund and Total Capital Investment

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

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

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

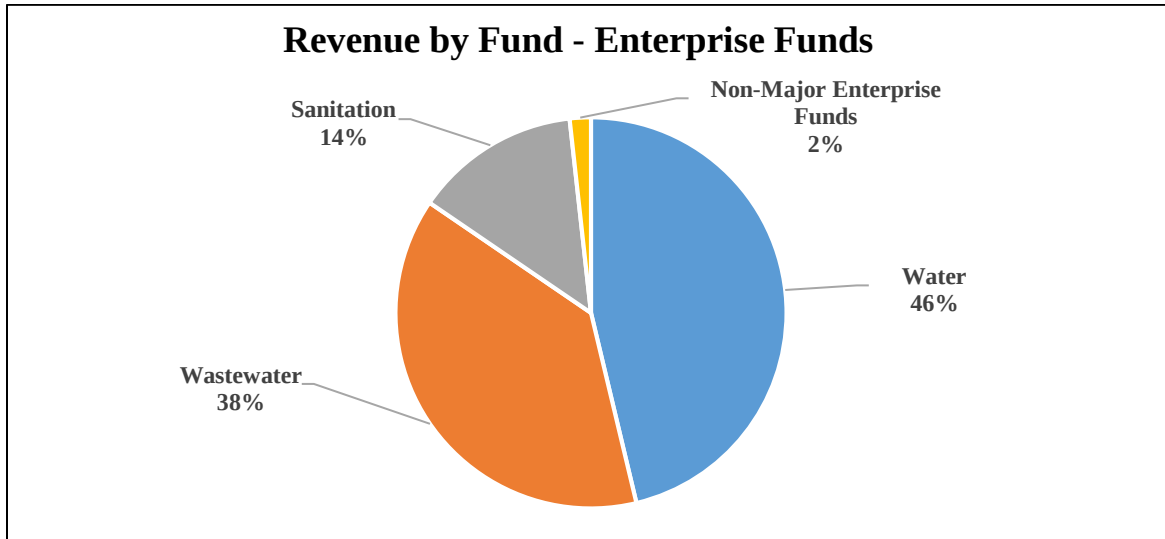
As demonstrated by the partial list above, the ongoing development, expansion, maintenance, and repair of these capital assets is necessary, recognizing the critical value of civil infrastructure to the economic, aesthetic, and functional viability of the City. For accounting purposes and based on best practices recommendations of the Government Finance Officers Association (GFOA), the City of Twin Falls capitalizes acquisitions and improvements that are durable and in excess of \$5,000. In total, the FY 2020 budget allocates \$12,855,639 to fund needed, critical and desired capital improvements and community amenities. In FY 2019, the City of Twin Falls budgeted a total of \$12,131,313 for capital improvements. The FY 2020 allocation is an increase of \$724,326, or 5.97%.



As illustrated in the graph above, the City of Twin Falls has budgeted \$91,012,328 for capital improvements since 2014. In addition (not included in graph), since 2012, \$57,302,056 has been spent on the Wastewater Treatment Plant Improvement (\$45,570,000), City Hall (\$7,575,948), and Public Safety Complex (\$4,156,108) projects.

Major Enterprise Fund Revenues

Enterprise Funds account for \$25.36 million (36.2%) of the \$70.06 million total revenues budgeted in the FY 2020 budget. Enterprise Fund reserves equal \$.64 million of the \$2.6 million total for all funds, which brings total funding for Enterprise Funds to \$26 million (35.8%) of the \$72.68 million total. The majority of revenues, or almost 92.5%, are from user fees. The remaining revenue sources include investment earnings, inter-fund transfers, and miscellaneous income.



Water Fund

The Water Fund supports the following water-related activities: water supply, water distribution, pressurized irrigation, and utility billing. For FY 2020, water rates increased by 1%. The average water user (18,000 gallons) will see an increase of \$.41 per month and \$4.93 per year. Revenue projections estimate \$11,733,738 in the Water Fund, which represents an increase of \$39,827 (.34%) compared to the FY 2019 total of \$11,693,910.

Wastewater Fund

The Wastewater Fund is used to support all wastewater services provided by the City of Twin Falls, namely wastewater collection and wastewater treatment. For FY 2020, wastewater rates increased by 1%. The average residential customer who sends up to the maximum cap 12,000 gallons will see an increase of \$.30 per month and \$3.58 per year. Revenue projections estimate \$9,704,742 in the Wastewater fund, which combined with reserves of \$200,000, equals \$9,904,742 in total funding. This represents a decrease of \$37,137 (.37%) compared to the FY 2019 total of \$9,941,879.

Sanitation

The City's Sanitation Fund supports the City's sanitation and recycling programs. For FY 2020, sanitation rates increased by 4.9%. The average monthly bill paid by the City's residential customers will increase by \$.90 from \$18.44 to \$19.34, or \$10.80 for the year. Revenue projections estimate \$3,479,201 in the Sanitation Fund, which represents an increase of \$170,726 (5.16%) compared to the FY 2019 total of \$3,308,475.

Incorporation of the City's Foregone Balance

Over the past several years, considerable time has been spent illustrating the cost-benefit analysis of using the City's foregone balance. Section 63-802 (e) of the Idaho Code states, "...In the case of a non-school district for which less than the maximum allowable increase in the dollar amount of property taxes is certified for annual budget purposes in any one (1) year, such a district may, in any following year, recover the forgone increase by certifying, in addition to any increase otherwise allowed, an amount

not to exceed one hundred percent (100%) of the increase originally forgone.” Each year the City has elected not to take the statutory maximum increase has impacted the amount of revenue available in the following fiscal year. Simply, the base by which the three percent is calculated is smaller.

The City’s forgone balance is only permitted for as long as the laws on this topic remain unchanged. State legislators have discussed the need to change foregone balance laws in each of the last several legislative sessions. For now, recovering past foregone increases is still an option for cities in Idaho. The decision to incorporate all, or a portion, of the City’s forgone balance remains with the City Council.

The City of Twin Falls has had a forgone balance since the adoption of the 2009-2010 fiscal year budget. The forgone balance grew to a high of \$2,186,253 in FY 2017 and FY 2018. Each year the Council elected not to take the statutory allowed increase, the forgone balance increased. The table below illustrates the changes to the City’s forgone balance since FY 2010.

	Amount/year	Cumulative Amt.
FY 2010	\$539,902.00	\$539,902.00
FY 2011	\$476,376.00	\$1,016,278.00
FY 2012	\$463,422.00	\$1,479,700.00
FY 2013	-\$1,123.00	\$1,478,577.00
FY 2014	\$8,630.00	\$1,487,207.00
FY 2015	\$395,464.00	\$1,882,671.00
FY 2016	\$266,548.00	\$2,149,219.00
FY 2017	\$37,034.00	\$2,186,253.00
FY 2018	\$0.00	\$2,186,253.00
FY 2019	-\$770,000.00	\$1,416,284.00
FY 2020	\$0.00	\$1,416,284.00

During the creation of the FY 2019 budget, the Council had extensive discussions about funding Council priority capital projects with foregone revenue. At the conclusion of these discussions, the Council elected to incorporate a portion of the foregone balance into the FY 2019 budget. That budget included \$770,000 for the completion of three sidewalk construction projects and two street overlay projects. Those projects are currently underway.

The proposed FY 2020 budget does not include the recovery of any additional foregone balance. However, the \$770,000 that was recovered in FY 2019 has been set aside in the proposed FY 2020 budget to fund additional Council priority capital projects. During the creation of the proposed FY 2020 budget, the Council discussed various capital projects and provided direction regarding their priorities for the \$770,000. The proposed FY 2020 budget includes the following Council priority capital projects:

- The purchase of pedestrian barricades for use during parades and special events - \$70,000
- Finalization of the funding for the Downtown Archway project - \$150,000
- Planning and Engineering contract services funding to redesign the Shoshone Falls/Dierkes Lake Park access road - \$300,000
- Sidewalk projects to improve routes to schools (we’ll work with the School District to identify the specific projects) - \$250,000

How much more will City Services Cost?

Over the last ten fiscal years, the City's tax rate fluctuated significantly, ranging from a high of \$7.86 per \$1,000 (FY 2014 and 2016) of taxable value to a low of \$6.59/\$1,000 (FY 2010) of taxable value. The average of the tax rate assessed over the course of the last seven fiscal years (2013-2019) is \$7.72/\$1,000 in taxable value. It is important to recognize the tax rate does not necessarily indicate an individual's tax burdens. The tax rate is simply a multiplier used to determine a property owner's proportionate share of property tax liability. It is a fraction of a local government's total property tax collections divided by the total taxable value of that local government unit.

	FY 2019 Adopted Budget	FY 2020 Proposed Budget	Variance
Property Tax	Tax Rate of: \$7.50/\$1,000	Tax Rate of: \$7.21/\$1,000	Tax Rate of: -\$.29/\$1,000 tax
Median Valued Owner Occupied Home: \$182,000 in FY 2019 \$205,000 in FY 2020	\$682.85 <i>(annual)</i> \$56.90 <i>(monthly)</i>	\$756.89 <i>(annual)</i> \$63.07 <i>(monthly)</i>	\$74.04 <i>(annual)</i> \$6.17 <i>(monthly)</i>
Utility Bills			
Average Residential Customer Consumption of:			
<i>Water - 18,000 gallons</i>	\$51.85	\$52.26	\$0.41
<i>Sewer - 12,000 gallons</i>	\$29.84	\$30.14	\$0.30
<i>Sanitation & Recycling</i>	\$18.44	\$19.34	\$0.90
Total Utility Bills	\$100.13	\$101.74	\$1.61
Monthly Total of Property Tax and Utility Bills	\$157.03	\$164.81	\$7.78

Approval

There is no approval at this point in the process.

Budget Impact:

There are no current budgetary or financial impacts from the conversation. From this process, we will establish the budget for FY 2020.

Regulatory Impact:

There is no regulatory impact.

Attachments

Recommended Budget for FY 2020 can be found online.



Date: Monday, August 19, 2019
To: Planning and Zoning Commission
From: Brock Cherry, Planner, City Planner

ACTION ITEM

Request:

ACTION ITEM: Request for Additional Height to allow a seventy-five foot (75') tall mixed use building on property located at 160 Main Avenue South c/o of OneSixty LLC. (PZ19-0085)

Time Estimate:

Ten (10) minutes for Staff and Applicant presentation; Ten (10) minutes for Council questions, discussion, deliberation, and decision.

Background:

NA

Approval Process:

A request for additional height follows the public hearing process for zoning map amendments as described in subsection 10-14-5(B) and section 10-14-7 of City Code.

The Planning & Zoning Commission shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. The Commission shall then transmit its recommendation to City Council.

After receiving the recommendation, the City Council shall conduct a public hearing, and make a final decision on the request.

Budget Impact:

N/A

Regulatory Impact:

NA

History:

The existing primary building on the subject property was built in 1908. Per the Engineering Department the existing building is approximately thirty-three (33) feet high.

The existing building is considered historic in nature due to the businesses and entities that conducted business within its walls over the years (Mercantile, County Court House, etc.).

However, the building is not located within the Downtown Historic District. Therefore, the property is not required by code to adhere to the Historic Design Guidelines and Standards.

The building most recently housed the Idaho Youth Ranch, and is currently vacant.

The Planning & Zoning Commission voted to recommend approval of the request for additional height with a 6-0 vote on July 23rd 2019.

Analysis:

This is a request for a special use permit for Additional Height to allow a seventy-five foot (75') tall mixed use building on property located at 160 Main Avenue South. The subject property is located within the C-B (Commercial Business) Zoning District and P-1 Parking Overlay.

The applicant is seeking approval to construct a new six (6) story, seventy-five (75) foot tall mixed-use building. The future building is proposed with a mix of Retail/Office/Residential type uses. The drawing depicts building finishes of Glass, Metal, Concrete, and other common rock/stone like materials.

At seventy-five (75) feet, this building would be the tallest structure in the vicinity and will create shadows along Main Street, on adjacent buildings and potentially stretching into the Plaza.

As this is the first building of this size within the vicinity, it will change the skyline of downtown. It will create new challenges and experiences for the residents and visitors to the area. As the growth of the City progresses, similar buildings have the potential to become more commonplace.

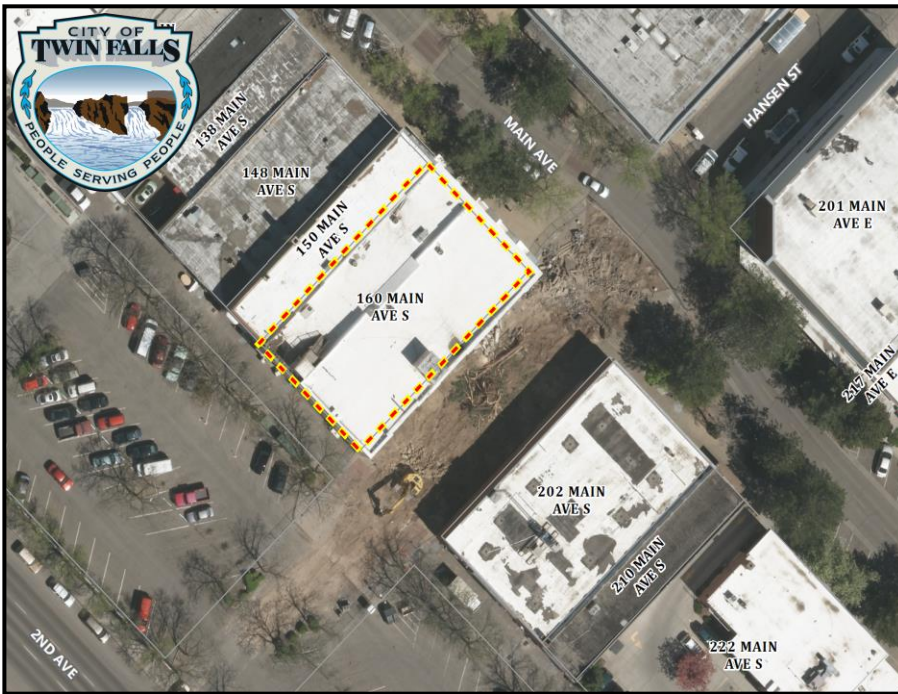
Conclusion:

If City Council chooses to approve 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 continued compliance with the application materials and drawings submitted by the applicant.
3. Subject to mechanical, service, or other structural equipment extending no more than ten (10) feet above the height of the structure.

Attachments:

1. Staff Report PZ19-0085 - City Council.docx Official.docx
2. 1 - Vicinity Map
3. 2 - Narrative
4. 3 - Area Map
5. 4 - Elevations
6. 5 - PZ19-0085 Staff Height Perspective Exhibit
7. 6 - 07-23-19 PZ Minutes



Comprehensive Staff Report

To: Planning & Zoning Commission
Presenter: Brock Cherry, City Planner
Request: A request for a recommendation of approval to City Council for **Additional Height** to allow a seventy-five foot (75') tall mixed use building on property located at 160 Main Avenue South.

Application: PZ19-0085
Applicant & Representative:
 OneSixty, LLC
 PO Box 2871
 Ketchum, ID 83340
 208-471-4940
 tyler@summitcreekcapital.com

Public Hearing: July 23rd 2019

Analysis

This is a request for a special use permit for Additional Height to allow a seventy-five foot (75') tall mixed use building on property located at 160 Main Avenue South. The subject property is located within the C-B (Commercial Business) Zoning District and P-1 Parking Overlay.

The applicant is seeking approval to construct a new six (6) story, seventy-five (75) foot tall mixed-use building. The future building is proposed with a mix of Retail/Office/Residential type uses. The drawing depicts building finishes of Glass, Metal, Concrete, and other common rock/stone like materials.

At seventy-five (75) feet, this building would be the tallest structure in the vicinity and will create shadows along Main Street, on adjacent buildings and potentially stretching into the Plaza.

As this is the first building of this size within the vicinity, it will change the skyline of downtown. It will create new challenges and experiences for the residents and visitors to the area. As the growth of the City progresses, similar buildings have the potential to become more commonplace.

Approval Process

A request for additional height follows the public hearing process for zoning map amendments as described in subsection 10-14-5(B) and section 10-14-7 of City Code.

The Planning & Zoning Commission shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. The Commission shall then transmit its recommendation to City Council.

After receiving the recommendation, the City Council shall conduct a public hearing, and make a final decision on the request.

History

The existing primary building on the subject property was built in 1908. Per the Engineering Department the existing building is approximately thirty-three (33) feet high.

The existing building is considered historic in nature due to the businesses and entities that conducted business within its walls over the years (*Mercantile, County Court House, etc.*). However, the building is not located within the Downtown Historic District. Therefore, the property is not required by code to adhere to the Historic Design Guidelines and Standards.

The building most recently housed the Idaho Youth Ranch, and is currently vacant.

Applicable Regulations or Codes

Per City Code 10-7-3, The council may allow greater than standard building heights with or without extra setback requirements, by following certain public hearing requirements.

Per City Code 10-10-12, No off-street parking is required within the P1 district as designated for outright permitted uses.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Downtown." This request meets this designation and other comprehensive plan guidelines by encouraging development and infill, while also providing downtown housing options.

The 2009 Master Transportation plan identifies the surrounding 2nd Avenues as arterial roadways and the immediate Main and Hanson Streets as a local streets. Staff has determined that the adjacent roadways are sufficient to accommodate the proposed use. Therefore, staff has determined this request follows the City's comprehensive plans.

Public Hearing: July 23rd 2019

Potential Impacts

The applicant and Staff do not anticipate detrimental impacts beyond reasonable levels. However, Staff does anticipate specific impacts such as

- The proposed building will be the tallest building downtown and significantly change the current downtown skyline.
- Due to the height of the building there will a significant increase in the amount of shaded area in proximity to the building.
- Due to both the commercial and residential uses which will occupy the building there will be an increase in pedestrian traffic.
- There will be an increase in vehicle traffic to and around the proposed building. However, Staff determines that the current transportation and public parking infrastructure in the 2-3 block area will be more than adequate to

accommodate the patrons of the proposed building.

Conclusion

City Council may approve the additional height request as requested, approved with modifications, table for additional information, or recommend that the request be denied.

If the City 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 continued compliance with the application materials and drawings submitted by the applicant.
3. Subject to mechanical, service, or other structural

equipment extending no more than ten (10) feet above the height of the structure.

Attachments

1. Vicinity Map
2. Narrative
3. Area Map
4. Elevations
5. Staff Height Perspective Exhibit
6. P&Z Mtg Minutes 7.23.19

VICINITY MAP

0 Feet 200



-  P1 Overlay
-  P3 Overlay
-  C-B
-  O-T

Current Zoning: C-B

Comprehensive Plan:
Downtown

Surrounding Zoning Designations & Land Use(s)

North: C-B, Office

South: C-B, Retail

Existing Land Use: Vacant
Building

Proposed Land Use: Mixed Use
Building with Additional Height

East: C-B, Downtown Commons

West: C-B, Parking Lot

Applicable Regulations

10-7-3, 10-10-12

Additional Height Application
OneSixty, LLC
160 Main Avenue South, Twin Falls, ID
Written Statement

OneSixty, LLC is seeking permission to build a 75' tall mixed-use building at 160 Main Avenue South on property currently owned by the Twin Falls Urban Renewal Agency. This height would be to allow for a ground floor of commercial/retail space, a second floor of commercial/office space, and four floors of residential, for-lease units. The additional floors and units of residential would provide more downtown housing at a slightly reduced cost per unit, increasing the financial viability of the proposed project. As this project is located downtown, the developers of OneSixty feel that the height is appropriate for the location and will add to the character of downtown in a positive way. The additional residential units will bring more residents to the downtown area to serve businesses and contribute to the vitality of the downtown community.

OneSixty

Project Design:

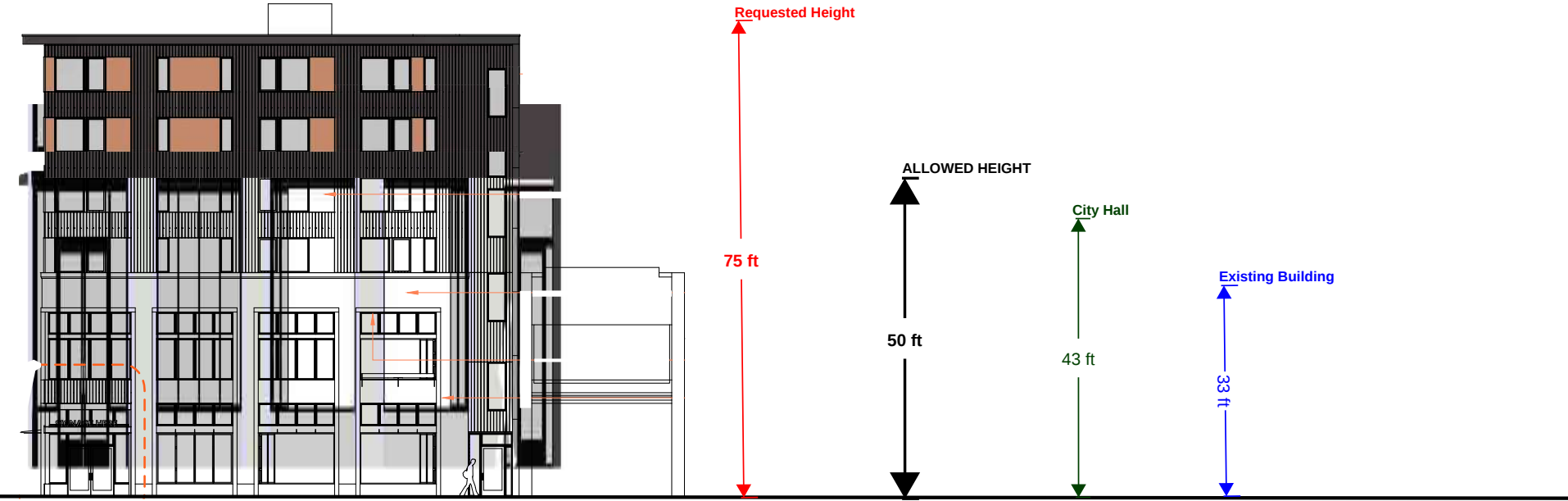
160 Main Avenue South, Twin Falls, Idaho





PZ19-0085, Staff Exhibit #5 - Height Perspective Exhibit

NORTH ELEVATION



PZ19-0085, Staff Exhibit #5 - Height Perspective Exhibit

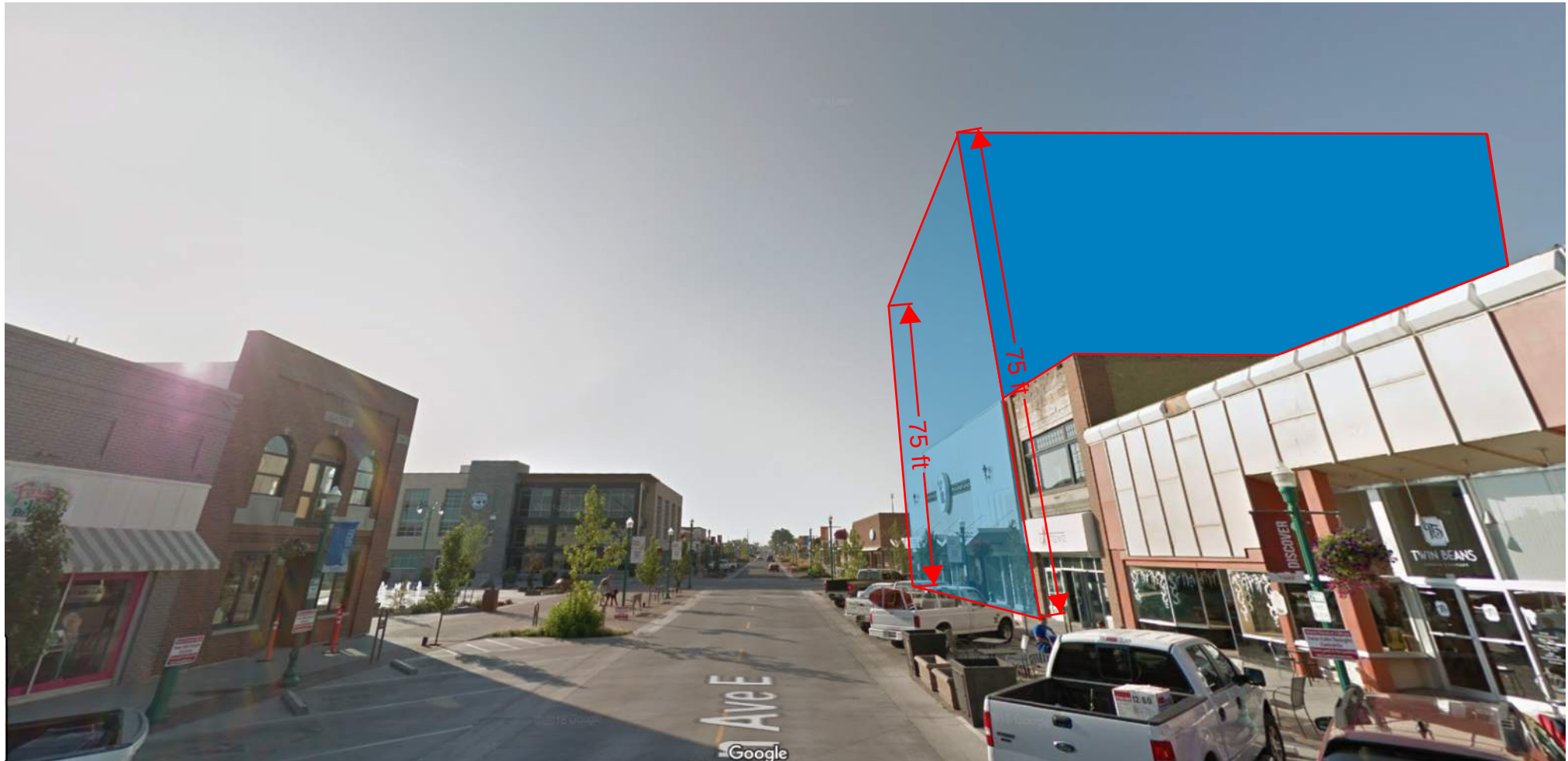
"Traveling westward on Hansen"



All MEASUREMENTS ARE APPROXIMATE

PZ19-0085, Staff Exhibit #5 - Height Perspective Exhibit

"Traveling southward on Maine Avenue East"



ALL MEASUREMENTS ARE APPROXIMATE

PZ19-0085, Staff Exhibit #5 - Height Perspective Exhibit

"Traveling Eastward on Hansen"



ALL MEASUREMENTS ARE APPROXIMATE

PZ19-0085, Staff Exhibit #5 - Height Perspective Exhibit

"Traveling Northward on Main Avenue East"



All MEASUREMENTS ARE APPROXIMATE



Twin Falls Planning & Zoning Commission Minutes

Tuesday, July 23, 2019, 6:00 PM

203 Main Ave East
Twin Falls, ID 83301

Members -

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

Area of Impact: Ryan Higley; David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Chairperson Titus called the meeting to order at 6:00 pm
A quorum was present.

Members Present: Titus, Hawkins, Perez, Bolton, Detweiler, Hansen

Staff Present: Spendlove, Cherry, Nope, Vitek, Ebersole

2) Consent Calendar

Commissioner Bolton made a motion to approve the consent calendar, as presented.
Commissioner Detweiler seconded the motion.

Motion passed 4-0-2.

a) Approval of Minutes from the following meeting: July 9, 2019

b) Approval of Findings of Fact and Conclusions of Law:

- Jason Reading SUP
- Brett Thompson SUP

3) Public Hearings

a) Request for a Special Use Permit to allow an indoor recreation facility with extended hours of operation on property located at 241 Main Ave West c/o Alex Castaneda. (PZ19-0043)

Staff Presentation:

PZ Director Spendlove presented the request for a Special Use Permit to allow an indoor recreation facility with extended hours of operation on property located at 241 Main Ave West c/o Alex Castaneda. (PZ19-0043)

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 six (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.

On February 25, 2003 a special use permit was granted for an indoor recreational facility.

In March, Staff was approached by the police department to discuss potential land use issues regarding night club activities at the subject property. The applicant initially meet with members of the Police department and City Staff on March 26th and then City Leadership and Police several times over the last few months. He was informed of the midnight cutoff for the SUP multiple times and promised to end all events by the approved time.

However, you can see from the reports presented by the police department there have been multiple events which were ongoing even beyond 2 a.m. after March 26th.

From December 2018 to May 2019 there were 8 calls for service directly attributable to an event at the subject property.

12/07/18 11:50 PM: Underage Drinking

12/08/18 01:27 AM: Disturbance/Fight

02/15/19 11:24 PM: Drunk Person

03/16/19 12:25 AM: 911 Call

03/30/19 12:43 AM: Event Ongoing

03/30/19 01:12 AM: Juvenile Issues (Curfew)

04/20/19 11:34 PM: Noise Disturbance

05/21/19 01:33 AM: Event Ongoing

This is a request for a Special Use Permit an indoor recreation facility with extended hours of operation on property located at 241 Maine Avenue West. The subject property is located within the C-B (Commercial Business) Zoning District.

The applicant currently operates an event center and the current SUP requires all events to end by 12:00 am midnight. The applicant provides services for private events such as fundraisers, parties, and business meetings, and wishes to extend the operating hours for events to 1:00 am in the morning.

Extended hours generally do not pose an issues, however, we have seen in the case of a bar or night club use, extended hours tend to bring multiple issues. The circumstances regarding Radio Rondevoo are no different.

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 the applicant's narrative and/or testimony given during the approval process.

3 - Subject to all events being closed to patrons by 1:00 am.

4 - Any violation, of condition number 3, may initiate revocation process.

5 - This SUP will repeal and replace SUP #0805

PZ Commission Questions:

- Commissioner Perez asked if there are other businesses that close at midnight and the comparison of issues with those businesses and Radio Rondevo.
- PZ Director Spendlove stated there are other businesses in the area that close at 1:00 am that don't have the same call volume.
- Commissioner Bolton asked if condition #4 means if there is a one-time violation to the SUP that it will be revoked.
- PZ Director Spendlove stated it is a notice that it is possible to revoke the SUP with one violation.
- Commissioner Perez asked to review the revocation process.
- PZ Director Spendlove explained the revocation process.
- Commissioner Bolton asked if there are other businesses in area open until 1:00 am.
- PZ Director Spendlove stated he doesn't believe there are other close businesses that stay open late, but there may be businesses open later that are down the block.
- Commissioner Hansen asked about the history of police calls.
- PZ Director Spendlove stated the new owner has owned the property for a while. This is the latest history, once staff engaged with owner regarding calls and violations to the current SUP.

Applicant Presentation:

Alex Castaneda, applicant, presented his request for a Special Use Permit to allow an indoor recreation facility with extended hours of operation on property located at 241 Main Ave West. He stated he purchased the business eight (8) years ago, but has been involved with property through three (3) ownerships. Regarding the December 7 incident - random lady showed up to the center and left. The police were called out for underage drinking. Per Mr. Castaneda all guests were of age. He has asked for the police reports and footage from city. The events cater to family events - weddings, quinceaneras. He explained the May event in questions was the Canyon Ridge HS all night grad party. He stated the old SUP didn't have these conditions and the events ending at 1:00 am. He disagrees with representation by staff that the city starting looking at issues in March. He stated he feels harassed by local police. He is now working things out with city staff and understands the conditions of this SUP. He stated he is not asking for more than how he has been currently operating.

PZ Commission questions/comments:

- Commissioner Bolton asked if all events are privately rented events and are IDs checked when alcohol is served.
- Mr. Castaneda stated the security and bar staffs are instructed to check ID when patrons are served.
- Commissioner Bolton asked if the parking lot behind the business is owned by event center or is it a public lot.
- Mr. Castaneda stated the parking lot is private to event center.
- Commissioner Bolton asked if there are external security for the parking lots.
- Mr. Castaneda stated they are policed and cleaned by security. He stated he has an agreement with the school district to share their parking lots during off hours. He stated he has a crew that cleans parking lots.
- Commissioner Perez asked about the May incident being an all-night school event.

Will this type of event still be allowed?

- Mr. Castaneda stated it was a Canyon Ridge HS event. He stated that staff encouraged him to come back for separate type of request for those special events.
- Commissioner Perez stated she is not aware of the juvenile curfew rules. Is it okay for juveniles to be out late if there are parents at the event.
- City Attorney Nope stated that a parent or legal guardian can be there with an underage child after curfew, City Code 6-6-4.

Public Hearing: Opened and closed without input

Discussions Followed:

- Commissioner Hawkins stated he is in favor of this request and believes the facility has controls and security and is in line with City Comprehensive Plan.
- Commissioner Hansen stated he has an issue that after the applicant was informed in March of violations to the current SUP, there continued to be incidents after that discussion. He stated he can't support the request because the applicant did not abide by it after discussion with staff.
- Commissioner Perez stated she read that the person who rented the venue wasn't aware of the hours. She asked if a condition can be added that renters have to be aware of the operating hours.
- PZ Director Spendlove stated that is why condition #4 is on the SUP. It gives clear consequences of violation.
- Commissioner Detweiler stated he believes the applicant is trying to get into compliance and will abide by the 1:00 am closing time. He believes with the revocation condition, he thinks the owner will comply. He is in favor of the SUP.
- Chairperson Titus believes Commissioner Hansen is fair with his assessment, but believes the applicant is trying to get in compliance and the current violations aren't detrimental to other businesses. It also speaks that there is no opposition by the public to this request.

Motion:

Commissioner Hawkins made a motion to approve the Special Use Permit to allow an indoor recreation facility with extended hours of operation on property located at 241 Main Ave West, with staff recommendation. Carolyn Bolton seconded the motion.

Motion approved by a vote of 5 to 1.

- b) Request for a recommendation of approval to City Council for Additional Height to allow a seventy-five foot (75') tall mixed use building on property located at 160 Main Avenue South c/o of OneSixty LLC. (PZ19-0085)

Staff Presentation:

City Planner Cherry presented the request for a recommendation of approval to City Council for Additional Height to allow a seventy-five foot (75') tall mixed use building on property located at 160 Main Avenue South c/o of OneSixty LLC. (PZ19-0085)

A request for additional height follows the public hearing process for zoning map amendments as described in subsection 10-14-5(B) and section 10-14-7 of City Code. The Planning & Zoning Commission shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. The Commission shall then transmit its recommendation to City Council.

After receiving the recommendation, the City Council shall conduct a public hearing, and make a final decision on the request.

The existing primary building on the subject property was built in 1908. Per the Engineering Department the existing building is approximately thirty-three (33) feet high.

The existing building is considered historic in nature due to the businesses and entities that conducted business within its walls over the years (Mercantile, County Court House, etc.).

However, the building is not located within the Downtown Historic District. Therefore, the property is not required by code to adhere to the Historic Design Guidelines and Standards.

The building most recently housed the Idaho Youth Ranch, and is currently vacant.

This is a request for a special use permit for Additional Height to allow a seventy-five foot (75') tall mixed use building on property located at 160 Main Avenue South. The subject property is located within the C-B (Commercial Business) Zoning District and P-1 Parking Overlay.

First two floors are retail, and top floors office and residences.

The applicant is seeking approval to construct a new six (6) story, seventy-five (75) foot tall mixed-use building. The future building is proposed with a mix of Retail/Office/Residential type uses. The drawing depicts building finishes of Glass, Metal, Concrete, and other common rock/stone like materials.

At seventy-five (75) feet, this building would be the tallest structure in the vicinity and will create shadows along Main Street, on adjacent buildings and potentially stretching into the Plaza.

This request is in line with Comprehensive plan. Staff has done an analysis of area for parking. With the current parking areas, there will be enough parking for patrons.

As this is the first building of this size within the vicinity, it will change the skyline of downtown. It will create new challenges and experiences for the residents and visitors to the area. As the growth of the City progresses, similar buildings have the potential to become more commonplace.

The commission may recommend to City Council that additional height be approved as requested, approved with modifications, tabled for additional information, or it may recommend that the request be denied.

If the Commission chooses to approve 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 continued compliance with the application materials and drawings submitted by the applicant.
3. Subject to the maximum height of the building to include all mechanical and service equipment.

PZ Commission Questions/Comments:

- Commissioner Detweiler asked about other residential dwellings downtown and parking for them.
- PZ Director Spendlove pointed out there are other residences in the downtown area now.
- City Planner Cherry stated staff believes there is adequate parking.
- Commissioner Hansen asked if the city has looked at adding additional height requirements.
- PZ Director Spendlove stated the height code was changed to fifty feet (50') in certain zones 4-5 years ago. This is a current conversation with the code rewrite.
- Commissioner Hawkins asked what the logic behind additional height is.
- PZ Director Spendlove stated as growth happens, the city needs to look at ways to accommodate it.
- Commissioner Perez asked if the shadow would affect kids playing at The Commons across the street.
- City Planner Cherry stated there will be some type of shading due to the increase height.
- Commissioner Detweiler asked if Gemstone Climbing facility is over fifty feet (50') tall.
- PZ Director Spendlove stated the Columbia Bank building measures at fifty-three feet (53') tall. Gemstone Climbing Center is under fifty feet (50') tall.

Applicant Presentation:

Fran Florence, representing applicant, presented the request for a recommendation of approval to City Council for additional height to allow a 75' tall mixed use building on property located at 160 Main Avenue South c/o of OneSixty LLC. He explained the request is for seventy-five (75') feet tall, but staff recommended asking for further height for mechanical and service equipment, with seventy-five (75') feet for the structure + ten (10') feet for equipment. He stated he is excited for the repurpose and revitalization effort for downtown. URA is supportive of growth revitalization. He gave examples of other businesses that have worked to revitalize downtown. He explained the reasons for request for additional height. This building fits the needs of the city. He requested a modification to the language to add ten (10') feet for mechanical and service equipment.

PZ/Questions & Comments:

- Chairperson Titus asked for clarification of the existing request and what they are now requesting.
- Mr. Florence clarified the modification to the request.

Public Hearing: Opened

- Citizen Dan Brizee stated he is local downtown business owner, and a past member of URA. He is an advocate for downtown growth. He addressed some of the concerns and questions of Commission. He believes housing is an intricate part in the revitalization of downtown. He stated there is a lot of housing in downtown, mostly on the 2nd floor of buildings. He stated he is for this request and believes this is a good thing for the growth of downtown. He stated that the organizers of Twin Falls Tonight would like more shade for their summer concerts.
- Citizen Eric Watte, stated he supports this request. He owns hotels in downtown, and feels this is a good way of trying to improve downtown.

Public Hearing: Closed

Discussions Followed:

- Commissioner Hansen stated he is in favor of this request. With the growth of the city, there is a need for additional height.
- Commissioner Bolton stated she is also in favor of the request and believes this is

keeping with comprehensive plan. She likes the idea of residential in downtown and the mixed use of the proposed structure. She believes this will add to downtown. DT asked for cleanup of how to amend condition.

- PZ Director Spendlove provided verbiage for the amendment to condition #3.

Motion:

Commissioner Hansen made a motion to amend condition #3 to read - subject to mechanical, service, or other structural equipment extending no more than ten (10) feet above the height of the structure. Commissioner Perez seconded the motion for the amendment.

Unanimously approved

Discussions Followed:

- Commissioner Detweiler stated he has mixed feelings on the building height, but believes this request is positive for the beautification and growth of downtown.
- Chairperson Titus stated since there is no public opposition or concerns, she feels this is something the public is wanting for downtown.

Motion:

Commissioner Perez made a motion to recommend approval to City Council for Additional Height to allow a seventy-five foot (75') tall mixed use building on property located at 160 Main Avenue South, as presented, with the amendment to condition #3 and staff recommendations. Commissioner Hawkins seconded the motion.

Unanimously approved

4) Upcoming Meeting(s)

- a) Wednesday, August 7, 2019 at 12:00 pm (Worksession)
Tuesday, August 13, 2019 at 6:00 pm

5) Adjournment

The meeting adjourned at 7:08 pm.