



Twin Falls City Council Agenda

Monday, January 13, 2020, 5:00 PM

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

Members: Suzanne Hawkins - Mayor, Nikki Boyd, Shawn Barigar, Craig Hawkins, Gregory Lanting, Christopher Reid, Ruth Pierce - Vice Mayor

- 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 January 06, 2020, City Council Minutes.
By: Amy Luna, Finance Administrative Assistant
 - b) **ACTION ITEM:** Request to approve the Accounts Payable for January 2nd thru 8th, 2020.
By: Amy Luna, Finance Administrative Assistant
 - c) **ACTION ITEM:** Request to approve a Final Plat for the Cedarpark Subdivision No. 12, PUD, located at the southwest corner of Whispering Pine Dr. and Meadow View Ln. North.
By: Steve O'Connor, City Planner
- 6) ITEMS OF CONSIDERATION
 - a) **PRESENTATION:** Southern Idaho Economic Development Update.
By: Connie Stopher, SIED
 - b) **ACTION ITEM:** Request to approve draft introduction letters for initial inquiry to form Sister City relationships with three international cities.
By: Nathan Murray, Economic Development Director
 - c) **ACTION ITEM:** Request to replace the failing Sunway Soccer Pressurized Irrigation Station using reserve funds.
By: Lee Glaesemann, Staff Engineer
 - d) **ACTION ITEM:** Request to begin exploration of planning a 2020 Fire Station Initiative, and to re-establish the Fire Station Committee.
By: Les Kenworthy, Fire Chief
 - e) **ACTION ITEM:** Request to review bids for the disposal of real property located at 303 4th Avenue East.
By: Mitch Humble, Deputy City Manager

7) GENERAL INPUT/ADVISORY BOARD REPORT/ANNOUNCEMENTS

8) PUBLIC HEARINGS

- a) **ACTION ITEM:** A public hearing for new and increased fees in the Utility Rate Resolution.

By: Lorie Race, CFO

- b) **ACTION ITEM:** Request for a Zoning District Change and Zoning Map Amendment from R-4 to R-6 ZDA and to amend the Elizabeth Estates Zoning Development Agreement for property located on the south side of the 1800 block of Elizabeth Blvd. c/o Gerald Martens on behalf of Elizabeth Properties, LLC.(PZ19-0131)

By: Steve O'Connor, City Planner

- c) **ACTION ITEM:** Request to approve for an Annexation with a Zoning District Change from M1 to M2 for property located at 594 & 616 Washington Street South c/o Ben Bernier on behalf of Idaho Department of Corrections. (PZ19-0147).

By: Brock Cherry, City Planner

9) ADJOURNMENT

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

Public Input Procedures

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

Public Hearing Procedures for Zoning Requests

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

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



Twin Falls City Council Minutes

Monday, January 6, 2020, 5:00 PM

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

1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM

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

Absent:

Staff Present: City Manager Travis Rothweiler, Deputy City Managers Mitch Humble & Brian Pike, City Attorney Shayne Nope, CFO Lorie Race, Fire Chief Les Kenworthy, Police Chief Craig Kingsbury, Communication Center Director Tami Lauda, City Engineer Mark Holtzen, Airport Director Bill Carberry, Help Desk Technician Kim Hafer, Finance Administrative Assistant Amy Luna.

Mayor Barigar called the meeting to order at 5:03 PM. A quorum was present.

2) PLEDGE OF ALLEGIANCE

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

3) PROCLAMATIONS: None

4) GENERAL PUBLIC INPUT: None

5) CONSENT CALENDAR

Vice Mayor Boyd requested that Item(b) be voted on separately.

MOTION: Council Member Talkington moved to approve the Consent Calendar Items(a) & (c) as presented. **Council Member Reid** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0

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

- a) **ACTION ITEM:** Request to approve the Accounts Payable for December 19, 2019, thru January 1, 2020
- b) **ACTION ITEM:** Request to approve the December 23, 2019, City Council Minutes.
- c) **ACTION ITEM:** Request to approve the Findings of Fact and Conclusions of Law: Bach Homes Zoning District Change & Zoning Map Amendment

6) ITEMS OF CONSIDERATION

- a) **PRESENTATION:** Award a Certificate of Appreciation to Chris Talkington in recognition of his years of service to the City of Twin Falls.

Mayor Barigar presented a Certificate of Appreciation to **Council Member Talkington** in recognition of his years of service to the City of Twin Falls.

Council Member Talkington spoke a few parting words.

- b) **ACTION ITEM:** Oath of Office for newly elected City Councilmembers.

CFO Race swore in Council Members Ruth Pierce, Craig Hawkins, Shawn Barigar and Nikki Boyd then presented them with a Certificate of Election.

Mayor Barigar spoke concerning his term as Mayor for the City of Twin Falls.

- c) **ACTION ITEM:** Selection of Mayor by City Council.

City Attorney Nope explained the process to select a new Mayor.

Nominees:

Suzanne Hawkins

Nikki Boyd

Upon roll call vote the was as follows:

Suzanne Hawkins - 4 Votes

Nikki Boyd - 3 Votes

Suzanne Hawkins with 4 votes was elected Mayor.

- d) **ACTION ITEM:** Selection of Vice Mayor – nominated by Mayor, confirmed by the City Council.

Mayor Hawkins asked for approval on the appointment of **Vice Mayor Ruth Pierce**.

Roll call vote showed all members present voted. 7 to 0.

7) GENERAL INPUT/ADVISORY BOARD REPORT/ANNOUNCEMENTS

8) PUBLIC HEARINGS: None

9) ADJOURNMENT

The meeting adjourned at 05:39 PM

Amy Luna, Administrative Assistant Finance



Date: Monday, January 13, 2020
To: Honorable Mayor and City Council
From: Planning & Zoning Department

ACTION ITEM

Request:

ACTION ITEM: Request to approve a Final Plat for the Cedarpark Subdivision No. 12, PUD, located at the southwest corner of Whispering Pine Dr. and Meadow View Ln. North.

Time Estimate:

N/A

Background:

This is a request for approval of the Final Plat for Cedarpark No. 12, a 4.55-acre subdivision in the Cedarperk PUD, located at SW corner of Whispering Pine Dr. and Meadowview Ln. N.

The Final Plat complies with the development criteria for the R-4 Zoning District as allowed by the PUD.

The Planning & Zoning Commission approved the Preliminary Plat with a vote of 5-0 on August 13th, 2019. The Final Plat has been found to be in substantial conformance to the Preliminary Plat.

Approval Process:

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

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

Budget Impact:

N/A

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

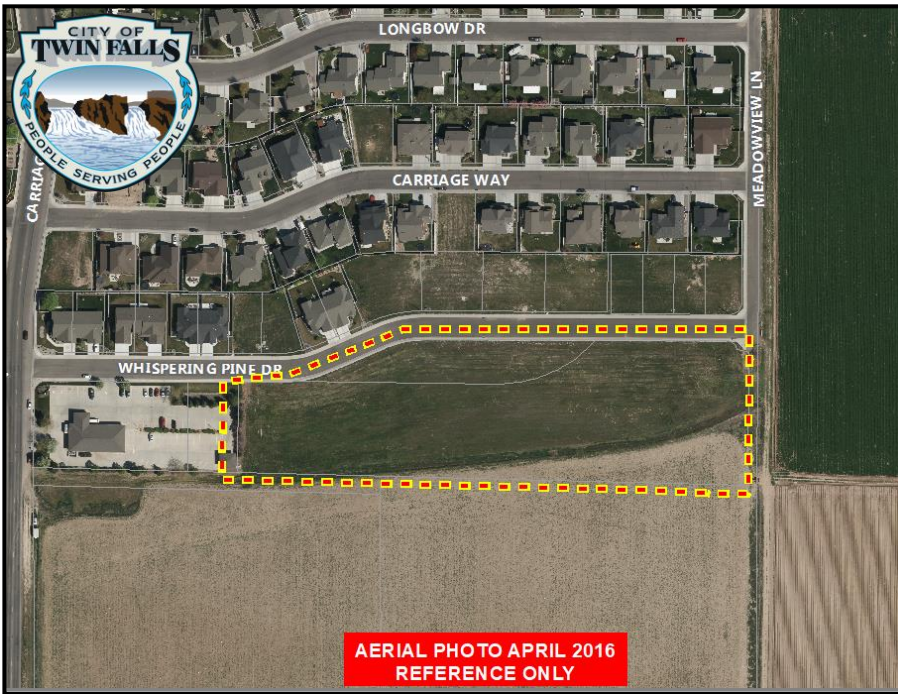
Conclusion:

Should the Council approve this request as presented, staff recommends approval be subject to the following conditions:

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

Attachments:

1. PZ19-0162 Final Plat Staff Report
2. 1 - Vicinity
3. 2 - Final Plat
4. 3 - Photos
5. P&Z 8-13-19 Minutes



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Steve O'Connor, City Planner
 Request: Approval of a **Final Plat** for the Cedarpark Subdivision No. 12, PUD, located at the southwest corner of Whispering Pine Dr. and Meadow View Ln. North.

Application: PZ19-0162

Applicant:

Gary N. Nelson & Co.
 c/o EHM Engineers, Inc.
 621 North College Rd.

Twin Falls, ID 83301

tvawser@ehminc.com

208.734.4888

Public Meeting: August 13th, 2019

Analysis

This is a request for approval of the Final Plat for Cedarpark No. 12, a 4.55-acre subdivision in the Cedarperk PUD, located at SW corner of Whispering Pine Dr. and Meadowview Ln. N.

The Final Plat complies with the development criteria for the R-4 Zoning District as allowed by the PUD.

Approval Process

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

A final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. Only

after a final plat has been approved by the City Council and construction plans approved, may the plat be recorded and lots sold for development.

History

The Cedar Park PUD was recorded in 1997, and the development has been built out since. The 4.55 acres of this plat is the last of the residentially zoned area of the Cedar Park PUD.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Town Neighborhood." Therefore staff has determined this request complies with the 2016 comprehensive plan.

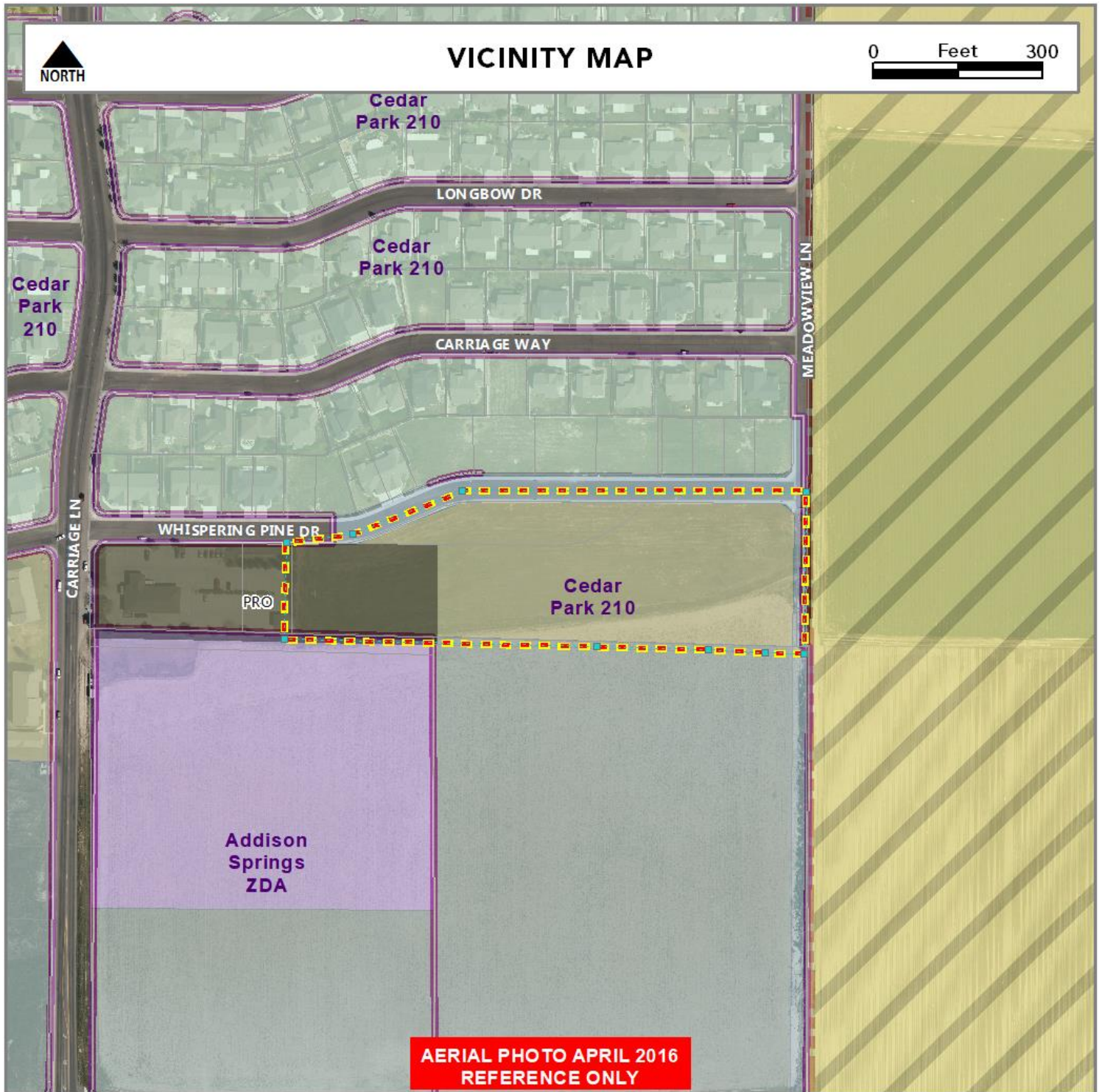
Conclusion

Should the Commission approve this request as presented, staff recommends approval be subject to the following conditions:

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

Attachments

1. Vicinity Map
2. Cedarpark No. 12 Final Plat
3. Photos



PRO	R-2	Current Zoning: R-4 PUD & R-4 PRO PUD	Existing Land Use: Vacant
PUD	R-4	Comprehensive Plan: Town Neighborhood	Proposed Land Use: Residential
C-1	R-6	Surrounding Zoning Designations & Land Use(s)	
AOI		North: R-2 PUD; Residential	East: Meadowview Ln. N.; R-2 AOI: Ag
		South: C-1 PUD, Multi-family Development	West: R-4 PRO; Religious Facility
Applicable Regulations			
10-1-4, 10-1-5, 10-4-5, 10-7-12, 10-10-11, 10-11-1 thru 8, 10-13			

Survey References

#2019-004595 ADDISON SPRINGS SUBDIVISION
#2019-004243 CEDARPARK SUBDIVISION NO. 11
#2017-005933
#2015-004282
#2013-025868
#2006-012377 CEDARPARK SUBDIVISION NO. 7
#2000-013529 CEDARPARK SUBDIVISION NO. 5

Deed References

#2018-014400
#2018-014399
#2018-014398
#2018-000841
#2018-000840
#2006-013695

CEDARPARK SUBD. NO. 7, PUD
INST. #2006-012377

Whispering Pine Drive

CEDARPARK SUBD.
NO. 3, A PUD
INST. #1999-020883

CEDARPARK SUBD.
NO. 5, A PUD
INST. #2000-013529

ADDISON SPRINGS SUBDIVISION
INST. #2019-004595

CEDARPARK SUBD. NO. 11, A PUD
INST. #2019-004243

FOUND BRASS CAP PRIOR TO ROAD
CONSTRUCTION. FOUND MAG NAIL AT
THE POSITION OF THE BRASS CAP. A
CP IS TO BE RECORDED BY OTHERS.

FOUND BRASS & CAP C.P.
#2013-013600

1307.36'
BASIS OF BEARING - SURVEY INST. #2019-004243
S88°51'28"E 2614.71'

FOUND BRASS CAP PRIOR TO ROAD
CONSTRUCTION. FOUND MAG NAIL AT
THE POSITION OF THE BRASS CAP. A
CP IS TO BE RECORDED BY OTHERS.

FOUND BRASS & CAP C.P.
#2013-013599

Curve Data

CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BRG.	TANG.
C1	225.00'	92.84'	23°38'32"	92.19'	N78°10'19"E	47.09'
C2	175.00'	71.92'	23°32'54"	71.42'	N78°07'30"E	36.48'
C3	20.00'	31.47'	90°08'37"	28.32'	S45°01'14"E	20.06'
C4	225.00'	52.15'	13°16'48"	52.03'	N83°21'12"E	28.19'
C5	225.00'	40.69'	10°21'45"	40.64'	N71°31'55"E	20.40'
C6	175.00'	59.07'	19°38'01"	59.67'	N76°10'04"E	30.21'
C7	175.00'	11.96'	03°54'53"	11.95'	N87°56'31"E	5.98'

Line Data

L1 S13°17'12"E 17.09'
L2 S13°17'12"E 17.09'

Notes

- TRACT A WILL BE OWNED AND MAINTAINED BY THE CEDARPARK 12 HOMEOWNERS ASSOCIATION AND BE RESERVED FOR LANDSCAPING, PUBLIC UTILITIES, AND STORM WATER RETENTION.
- THE PUBLIC UTILITY AND ACCESS EASEMENT (B) DEPICTED AS A PRIVATE DRIVE SHALL BE OWNED AND MAINTAINED BY THE CEDARPARK 12 HOME OWNERS ASSOCIATION.

Monument Certification

The interior monuments on this Plat shown as "TO BE SET", will be set in accordance with section 50-1333, Idaho Code on or before 2020 or as determined by the City of Twin Falls.

Health Certificate

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on the DEQ approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water or sewer/septic facilities were constructed. Building construction can be allowed with appropriate building permits if drinking water or sewer facilities have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities or meet the other conditions of DEQ, then sanitary restrictions may be reimposed. In accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

Date:

REHS, South Central Public Health District

Legend

- SUBDIVISION BOUNDARY
- LOT LINE
- STREET CENTERLINE
- ADJACENT PROPERTY LINE
- EASEMENT AS NOTED
- TIE LINE
- SET 5/8" x 24" REBAR & CAP (LS 10110)
- TO BE SET 1/2" x 24" REBAR & CAP (LS 10110)
- FOUND 5/8" REBAR & CAP (AS NOTED)
- FOUND BRASS CAP (AS NOTED)
- CALCULATED POINT (NOT SET)

Easement Key

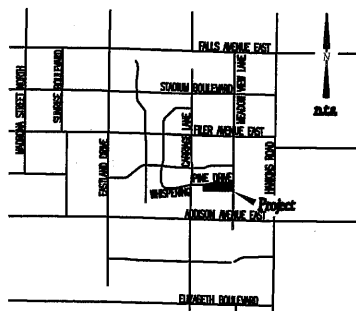
- A PUBLIC UTILITY EASEMENT
- B PUBLIC UTILITY & ACCESS EASEMENT
- C PRESSURE IRRIGATION EASEMENT

Surveyor's Narrative

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT THE BOUNDARY OF THE PARCEL OF LAND FOR FINAL PLAT. THE WESTERN BOUNDARY WAS THE RE-ESTABLISHMENT OF THE EASTERN BOUNDARY OF CEDARPARK SUBDIVISION NO. 5, A PUD. THE NORTHERN BOUNDARY WAS A RE-ESTABLISHMENT OF THE SOUTHERN BOUNDARY OF CEDARPARK SUBDIVISION NO. 3, A PUD AND CEDARPARK SUBDIVISION NO. 7, A PUD. THE SOUTHERN BOUNDARY WAS A RE-ESTABLISHMENT OF THE NORTHERN BOUNDARY OF CEDARPARK SUBDIVISION NO. 11, A PUD AND ADDISON SPRINGS SUBDIVISION. THE EAST BOUNDARY WAS ESTABLISHED PER DEED INSTRUMENT NO. 2018-014398, TWIN FALLS COUNTY RECORDS. MONUMENTS THAT WERE FOUND AT THE BOUNDARY CORNERS, SECTION AND QUARTER CORNERS ARE OF RECORD PER PREVIOUS FINAL PLATS, RECORD OF SURVEYS AND/OR CORNER PERPETUATION AND FILING RECORDS REFERENCED HEREON.



Vicinity Sketch



Cedarpark Subdivision No. 12, a PUD

Located In
Cedarpark, P.U.D.
In A Portion Of
SW4 SE4, Section 11
T. 10 S, R. 17 E, B.M.
Twin Falls County, Idaho

EHM Engineers, Inc.
Engineers / Surveyors / Planners





Twin Falls Planning & Zoning Commission Minutes

Tuesday, August 13, 2019, 6:00 PM

203 Main Avenue 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

Vice Chairman Kelley called the meeting to order at 6:00 PM

A quorum was present.

Members Present: Kelley, Perez, Detweiler, Hawkins, Hansen

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

2) Consent Calendar

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

Consent Calendar approved by a vote of 4-0-1.

a) Approval of Minutes from the following meeting: July 23, 2019 & August 7, 2019

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

- Radio Rondevoos SUP

3) Items of Consideration

a) Request for approval of a preliminary plat for the Cedarpark Subdivision No. 12, PUD, located at the southwest corner of Whispering Pine Dr. and Meadow View Ln. North, c/o EHM Engineers, Inc. on behalf of Gary N. Nelson & Co. (PZ19-0103)

Staff Presentation:

City Planner O'Connor presented the request for approval of a preliminary plat for the Cedarpark Subdivision No. 12, PUD, located at the southwest corner of Whispering Pine Dr. and Meadow View Ln. North, c/o EHM Engineers, Inc. on behalf of Gary N. Nelson & Co. (PZ19-0103)

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

The Cedar Park PUD was recorded in 1997, and the development has been built out since. The 4.55 acres of this plat is the last of the residentially zoned area of the Cedar Park PUD.

This is a request for approval of the Preliminary Plat for Cedarpark No. 12, a 4.55-acre subdivision located at SW corner of Whispering Pine Dr. and Meadowview Ln. N.

This preliminary plat complies with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding R-4 zoning development standards, and the 2016 comprehensive plan. All general criteria for approval have been met, per State Statute 50-13.

Should the Commission approve this request as presented, staff recommends approval be subject to the following conditions:

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

Applicant Presentation:

Tim Vawser, EHM Engineers, representing applicant presented the request for approval of a preliminary plat for the Cedarpark Subdivision No. 12, PUD, located at the southwest corner of Whispering Pine Dr. and Meadow View Ln. North. This is part of a larger PUD, first recorded in 1997. This plat is the last residential piece for the neighborhood. The plan has changed a bit to include a lesser density of duplexes to conform better to the neighborhood.

PZ/Questions & Comments:

- Commissioner Hawkins asked if there is a park requirement with this Preliminary Plat.
- City Planner O'Connor stated the park requirement was satisfied by a Parks in Lieu contribution approved by City Council.
- Commissioner Hansen asked if there is a church on the left side of the subdivision.
- City Planner O'Connor confirmed it is a religious facility.

Discussion Followed: without concerns

Motion:

Commissioner Hansen made a motion to approve a preliminary plat for the Cedarpark Subdivision No. 12, PUD, located at the southwest corner of Whispering Pine Dr. and Meadow View Ln. North, c/o EHM Engineers, Inc. on behalf of Gary N. Nelson & Co. (PZ19-0103).
Commissioner Hawkins seconded the motion.

Unanimously approved 5-0

4) Public Hearings

- a) Request for a Special Use Permit to allow a drive-through facility with extended hours on property located at 161 Addison Avenue c/o EHM Engineers, Inc. on behalf of Shannon Troop/Estella Evans. (PZ19-0090)

Staff Presentation:

City Planner Cherry presented the request for a Special Use Permit to allow a drive-through facility with extended hours on property located at 161 Addison Avenue c/o EHM Engineers, Inc. on behalf of Shannon Troop/Estella Evans. (PZ19-0090)

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.

The subject property is currently vacant and has been utilized for temporary functions by the prior property owner, Swensen's Market. The current entrance off of Addison Ave. will be closed off with this facility.

This is a request for a Special Use Permit to allow a drive through facility and extended retail hours on property located at 161 Addison Avenue. The subject property is located with the C-B (Commercial Business) Zoning District.

City Planner Cherry stated that Chairperson Titus has a concern on the vehicle stacking being separated. He stated that the vehicle stacking on the plan meets city code.

The anticipated hours of operation will be between 4:00 AM and 12:00 AM seven (7) days a week. The business will also be open on Holidays. The business will employ approximately fifteen (15) to twenty (20) employees. Per the applicant traffic volumes are estimated at thirty-five (35) vehicles per hour or a maximum of six-hundred and sixty-five (665) vehicles per day.

The site plan provided by the applicant illustrates a drive through with an escape lane that is at least nine feet (9') wide and a stacking lane which will facilitate at least five (5) vehicles from the first stopping point.

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

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

Applicant Presentation:

Dave Thibault, EHM Engineers, representing applicant, presented the request for a SUP to allow a drive-through facility with extended hours on property located at 161 Addison Avenue. He stated that this location is an underutilized lot and has been vacant for decades. He stated the roadway will be sufficient for traffic loading for this business. Access to business will be off of Adams St. and the alley way, conforming to city code with this layout. He stated they have meet city code with 5 parking stalls. He demonstrated the vehicle stacking layout for the commission. He stated they are also asking to operate with extended hours, 4:00 am – midnight, seven (7) days a week. He stated the owners plan to employ 15-20 employees. The final construction has not been decided, but will select materials that are appropriate to the area. He stated the pictures in the agenda packet are a representation of possible future construction. They are planning to build a 15' x 40' building with the required site improvements. He believes this location will serve an underserved area of the west side of town.

PZ/Questions & Comments:

- Commissioner Hansen asked if the parking stalls are for employee and/or guest parking.
- Mr. Thibault stated the number of parking stalls provided are required by city code and this will be a primarily drive up facility.
- Commissioner Perez asked if they plan to offer walk up service.
- Mr. Thibault stated they are anticipating some walk up service, and there will be pedestrian connectivity in the plans to accommodate it.
- Commissioner Perez asked what other uses for the alley and could traffic from business in alley cause issues for those other usage of alley. Will there be car stacking in the alley way?
- Mr. Thibault stated the alley is a dedicated right of way, open for vehicle access. The site utilities/sewer line runs back in alley and trash service will access through the alley way. The applicant plans to widen the alley way and there will be no vehicle stacking into the alley way.
- City Planner Cherry stated if there is stacking in the alley, it is in the public right of way, code enforcement would enforce the dedicated right of way.

Public Hearing: Opened

- Citizen Mitch Campbell stated he is concerned how this property would affect his properties on Madison Street.
- City Planner Cherry pulled up Google Maps to show the relationship of the proposed business to Mr. Campbell's properties.
- Applicant closing statement: Mr. Thibault stated he believes that they are anticipating traffic approach from Addison Ave., exiting back onto Adams St., although some may exit using the alley towards Jefferson St. He stated Addison Ave. is a divided highway, so they are not anticipating left turns onto Addison Ave.

Public Hearing: Closed**Discussion Followed:**

- Commissioner Detweiler is concerned about the exit and entrance crossing each other and the exit being blocked.
- Commissioner Hawkins is in favor. He feels this is a well thought out plan. He asked staff if alley way paved.
- PZ Director Spendlove stated he believes the applicant will pave their portion of the alleyway.
- Commissioner Kelley stated the applicant did state they will pave alleyway.
- Commissioner Hansen stated the applicant stated they plan to widen the alley way to accommodate vehicle stacking. He is in favor of the request.
- Commissioner Detweiler stated he believes this is a good fit for area. He stated they can use signage to help any traffic issues.

Motion:

Commissioner Hawkins made a motion to approve a Special Use Permit to allow a drive through facility with extended hours on property located at 161 Addison Avenue c/o EHM Engineers, Inc. on behalf of Shannon Troop/Estella Evans (PZ19-0090).

Commissioner Detweiler seconded the motion.

Unanimously approved 5-0

- b) Request for a Special Use Permit to allow sporting vehicles and motorcycle service, repair, sales, and/or rentals on property located at 727 2nd Avenue South c/o Nicholas Gursslin. (PZ19-0091)

Staff Presentation:

City Planner Cherry presented the request for a Special Use Permit to allow sporting vehicles and motorcycle service, repair, sales, and/or rentals on property located at 727 2nd Avenue South c/o Nicholas Gursslin. (PZ19-0091)

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.

The primary building on the subject property was built in 1940 and housed various uses. The most recent use was for a sign shop.

This is a request to allow “Sporting Vehicle and Motorcycle Service, Repair, Sales and/or Rentals” located at 727 2nd Avenue South. The subject property is zoned Commercial Business and P-2 Parking Overlay.

The applicant intends to engage in the repair and installation of accessories on motorcycles while also providing a small retail storefront for purchasing accessories and clothing. The applicant also wishes to have the option of selling a limited number of motorcycles.

Employees will consist of one full-time technician and two part-time employees. The applicant anticipates an average of ten (10) visitors a day depending on the riding season.

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

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

Applicant Presentation:

Rob Teton, representing applicant, presented the request for a Special Use Permit to allow sporting vehicles and motorcycle service, repair, sales, and/or rentals.

PZ/Questions & Comments:

- Commissioner Perez asked where the parking will be located.
- Mr. Teton demonstrated where the parking will be located.
- Commissioner Detweiler asked if there will be street parking allowed.
- Mr. Teton stated street parking is not allowed in front of that location.

Public Hearing: Opened

- Citizen Dennis Pettigrove stated he has the adjacent building at 701 2nd Ave South. His only concern is adequate parking and signage. He is concerned customers will park in his lot and wrong way drivers on 2nd Ave. South. He would like to see an exit sign at the location with a directional arrow.
- Citizen Robert Thatcher owns property at 735 Minidoka Ave and 727 2nd Ave South. He stated he has allocated up to 30% parking at 735 Minidoka Ave. to allow additional tenant parking at 727 2nd Ave South. Signage will not be a problem, but signage in right of way will have to be run through City Engineering.

Public Hearing: Closed

Discussions Followed: without concerns

Motion:

Commissioner Detweiler made a motion to approve the Special Use Permit to allow sporting vehicles and motorcycle service, repair, sales, and/or rentals on property located at 727 2nd Avenue South c/o Nicholas Gursslin. (PZ19-0091)

Commissioner Hawkins seconded the motion.

Unanimously approved 5-0

5) Upcoming Meeting(s)

- a) Tuesday, August 27, 2019
No public Hearing items.

6) Adjournment

The meeting adjourned at 6:44 pm.

Kelli Ebersole, Administrative Assistant



Date: Monday, January 13, 2020
To: Honorable Mayor and City Council
From: Nathan Murray, Economic Development Director

ACTION ITEM

Request:

ACTION ITEM: Request to approve draft introduction letters for initial inquiry to form Sister City relationships with three international cities.

Time Estimate:

5 minute presentation followed by a period of discussion.

Background:

A Sister City relationship is formed when two cities decide to link to one another, usually for the purpose of cultural exchange. The tradition began in earnest after World War II with the hope that forming a closer bond to foreign neighbors would prevent future conflict. Today, City's form these relationships for many reasons, including; tourism expansion, business partnerships, knowledge exchange, and economic investment.

The past two years, a group from the Kanto Region of Japan has visited Twin Falls a number of times looking for business opportunities. Economic Development Staff thought it would be important to form a relationship with a City in the region to help strengthen community ties.

When staff presented on this item in November, they presented the possibility of sending two letters to cities in Japan and France to create initial relationships. The City Council instructed staff to form a committee to draft letters and to identify the best course of action for making initial contact.

A committee was soon organized and met to review the language of the proposed letters. We determined that the most appropriate course for introduction would be for the Mayor to send an initial letter, translated into each city's native language, asking to have a conversation about forming a Sister City relationship. The committee also decided that it would be appropriate to send a third letter to a city in Latin America, as Twin Falls is also closely connected with that region, even more so perhaps than France. The Committee selected Guanajuato, Mexico.

Sister City relationships are ultimately formed when heads of government for each City agree to the structure of their partnership and any related programs. The relationship can be initiated by reaching out directly to the City or by working with the Sister City's Country Consulate.

The Twin Falls City Council is being asked to decide if the language of the letters is appropriate, and for authorization of the Mayor to send these letters.

Approval Process:

A majority vote by the Council would authorize the Mayor to send the letters.

Budget Impact:

There is no financial impact other than staff time committed pursue the Sister City relationship.

Regulatory Impact:

n/a

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that the Council authorize the Mayor to send the letters. No formal commitments are being made yet, but the introductory letters allow us to move forward and gauge interest in the pursuit of a Sister City partnership.

Attachments:

1. Letter to Obihiro-English
2. Letter to Lezignan-Corbieres in English
3. Letter to Guanajuato in English

Dear Mayor,

My name is Suzanne Hawkins and I represent the City of Twin Falls Idaho. We are exploring the possibility of establishing a sister city relationship with the City of Obihiro. We strongly believe that collaborations between our two cities and regions will enhance educational, business, cultural, artistic and tourist exchanges between our great communities.

We believe there are many characteristics of our regions and cities that makes a Sister City relationship between Twin Falls and Obihiro a natural fit and, we think, a beneficial one. The Tokachi region and Obihiro is famed for its food based industries, including potatoes, sugar beets, grains and others. Twin Falls and the Magic Valley region of Southern Idaho is also one of the U.S.'s largest producers of potatoes, sugar beets, grains and more. We also have a thriving agri-business production industry that includes national production of health bars, sugar refineries, the world's largest yogurt factory, Chobani, and more.

We both have institutions of higher education with similar areas of interest and roles in the community. The College of Southern Idaho (CSI) and Obihiro University both have world class programs unique to the school, and both have complementary programs and areas of need, which are excellent reasons for educational, student and knowledge exchanges between our educational institutions. CSI has a strong agricultural program, and is a research college partnering with other state institutions providing many supporting activities for bolstering our agricultural and food production.

The Magic Valley is home to about 200,000 residents in a region about 28,000 sq. km. It gets its name for the magical way in which arid areas along the Snake River valley were transformed into fertile agricultural and residential areas by the construction of a system of dams and canals from 1900 to 1910, with early technology, typifying the industrious and creative spirit of the early residents. Twin falls is the largest city in the Magic Valley, and driver of economic development, with just over 50,000 residents.

I am attaching a short pictorial view of the Magic Valley and Twin Falls. We would like to know if the residents and institutions of Obihiro would have interest in furthering Sister City relationships with us. If possible, we would like to set up an initial discussion via telephone.

Obihiro City and Twin Falls City have many similarities and characteristics, and we believe they provide the best conditions for building sister city relationships and will lead to a beneficial relationship between the two cities and regions and will promote a community education, business, cultural and artistic exchanges.

If you have any preliminary questions, you may contact me in Japanese or English at...

Sincerely,

Suzanne Hawkins

Mayor

〒080-8670 北海道帯広市西 5 条南 7 丁目 1 番地

15-Chome, Kinonishidori, Otofuke-cho of address: zip 080-0302 8th area

Telephone :0155-31-5215 FAX:0155-31-5229

E-mail:bunsen@town.otofuke.hokkaido.jp

To Mayor Norihisa Yonezawa, President Kiyoshi Okuda, (D.V.M., Dr.med.vet. ,Ph.D.

President of Obihiro University of Agriculture and Veterinary Medicine

About International Exchange:

International Exchange Office

Email: kokusai@obihiro.ac.jp

Phone: (+81)-155-49-5347

所在 : 〒080-8670 帯広市西 5 条南 7 丁目 1

電話 : 0155-65-4133 (直通)

FAX : 0155-23-0171

CofC

高橋 勝坦 (帯広商工会議所 会頭)

Address: , Obihiro , Hokkaido Japan

Phone: 0155257121

FAX: 0155252940

Email: info@occi.or.jp

Phone: 0155-25-7121

Website:<http://www.occi.or.jp>

Dear Mayor,

My name is Suzanne Hawkins and I represent the City of Twin Falls Idaho. We are exploring the possibility of establishing a sister city relationship with Lezignan- Corbieres. We strongly believe that collaborations between our two cities and regions will enhance educational, business, cultural, artistic and tourist exchanges between our great communities.

Both our regions depend heavily of agriculture, food production and tourism. We believe these are just a few of the many characteristics of our regions and cities share that makes a Sister City relationship between Twin Falls and Lezignan-Corbieres a natural fit and, we think, a beneficial one.

The Magic Valley is home to about 200,000 residents in a region about 28,000 sq. km. It gets its name for the magical way in which arid areas along the Snake River valley were transformed into fertile agricultural and residential areas by the construction of a system of dams and canals from 1900 to 1910, with early technology, typifying the industrious and creative spirit of the early residents. Twin falls is the largest city in the Magic Valley, and driver of economic development, with just over 50,000 residents.

Twin Falls is home to the College of Southern Idaho (CSI) which has over 9,000 students primarily preparing to go to four-year universities, but also offers many programs that focus on preparing a workforce for work in the agriculture, food production, logistic, health care and more. CSI is also a research college partnering with other state institutions providing many supporting activities for bolstering our agricultural and food production.

I am attaching a short pictorial view of the Magic Valley and Twin Falls. We would like to know if the residents and institutions of Lezignan-Corbieres would have interest in furthering Sister City relationships with us. If possible, we would like to set up an initial discussion via telephone.

We believe that through the formation of a Sister City relationship, Lezignan-Corbieres and Twin Falls City will promote a community education, business, cultural and artistic exchanges.

If you have any preliminary questions, you may contact me in English at... or in French to Mr. Jean-Louis, our French language coordinator at 208-390-1206;

Sincerely,

Suzanne Hawkins

Mayor

Dear Mayor,

My name is Suzanne Hawkins and I represent the City of Twin Falls Idaho. We are exploring the possibility of establishing a sister city relationship with the City of Guanajuato. Although we know you already have other sister city relations with South Bend Indiana and Ashland Oregon, we strongly believe that a sister city relationship between our cities would be mutually beneficial.

The ingenuity and hard work of early settlers of Twin Falls and the Magic Valley region of Southern Idaho shares the hard-working spirit that is evident in the history of Guanajuato. While our industries and commerce may be different, we share a common goal of preserving history, learning from it, and recognizing the value of the arts in enriching the lives of our residents. We have a strong manufacturing base primarily in food. These differences may be points of mutual learning.

We are impressed by the University of Guanajuato, in terms of its history and architecture, as well the importance it plays to the City and the State of Guanajuato. Twin Falls has a smaller community college with about 9000 students that also plays an important role in our region, as well. The College of Southern Idaho (CSI) has had a relationship with the University of Guanajuato for a number of years. We have sent a number of students for submersion in the language and rich culture of the City of Guanajuato. CSI has a strong agricultural program, and a unique Food Processing Technologies program. CSI is a research college collaborating with other state institutions providing many supporting activities for bolstering our agricultural and food production. CSI, recently won the distinction of having the largest percentage of our students who are immigrants in the State of Idaho, with about 25% of the students from other countries, most speaking Spanish natively. Our community is one that epitomizes tolerance and acceptance

The City of Twin Falls is the largest city in the southern Idaho region called The Magic Valley and is home to about 200,000 residents in a region about 28,000 sq. km. It gets its name for the magical way in which arid areas along the Snake River valley were transformed into fertile agricultural and residential areas by the construction of a system of dams and canals from 1900 to 1910, with early technology, typifying the industrious and creative spirit of the early residents. Twin Falls is the largest city in the Magic Valley, and driver of economic development, with just over 50,000 residents.

I am attaching a short pictorial view of the Magic Valley and Twin Falls. We would like to know if the residents of Guanajuato would have interest in furthering Sister City relationships with us. If possible, we would like to set up an initial discussion via telephone.

We believe there are many characteristics of our regions and cities that would make a Sister City relationship between Twin Falls and Guanajuato a beneficial one. Collaborations between our two cities and regions will enhance educational, business, cultural and artistic exchanges between our great communities.

If you have any questions, you may contact me in English at smk10_6@yahoo.com or Raquel Arenz in Spanish at rarenz@csi.edu.

Sincerely,

Suzanne Hawkins

Mayor



Date: Monday, January 13, 2020
To: Honorable Mayor and City Council
From: Lee Glaesemann, Staff Engineer

ACTION ITEM

Request:

ACTION ITEM: Request to replace the failing Sunway Soccer Pressurized Irrigation Station using reserve funds.

Time Estimate:

5 minutes plus time for questions.

Background:

The 2019 budget included \$100,000 to replace the failing Sunway Soccer Pressurized Irrigation Station. These funds were not obligated prior to the end of the fiscal year, so they were moved into City reserves. Staff has received bids totaling \$109,731 for the a new packaged pump station plus site work. Including a contingency to cover unanticipated costs that may be encountered during construction, staff is requesting \$115,000 from reserves to complete the station replacement.

The existing station was installed by supporters of the Soccer Association around 2003 when the roughly 40 acre Sunway Soccer facility was first developed. Since that time, the park has been expanded by about 5 acres and many of the watering zones have been reconfigured to accommodate the First Federal improvements and the construction of North College Road.

Due to the existing sizing and other limitations of the station, the pumps need to operate nearly constantly to water the soccer complex. It is particularly difficult to keep up with the park's watering needs around tournaments and other park uses.

The City Parks and Recreation Department has had increasing difficulties with the current station. It is aging and repair costs have been estimated to be \$7,300 to \$12,800 to bring it online this spring if it is not replaced.

Approval Process:

A majority vote of the Council

Budget Impact:

\$115,000 of reserves is requested. Approximately \$700,000 of unencumbered reserves is available.

Regulatory Impact:

n/a

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that the Council approve the use of \$115,000 of reserve to complete the Sunway Soccer Irrigation Station replacement.

Attachments:

None



Date: Monday, January 13, 2020
To: Honorable Mayor and City Council
From: Les Kenworthy, Fire Chief

ACTION ITEM

Request:

ACTION ITEM: Request to begin exploration of planning a 2020 Fire Station Initiative, and to re-establish the Fire Station Committee.

Time Estimate:

Approximately 10 - 15 minutes.

Background:

The Fire Department has taken remarkable care of their existing facilities given their age. However, minimal investment has been made in updating the facilities within the past 20 to 30 years. Most of the facilities were designed in the mid-twentieth century, and have a number of operational deficiencies pertaining to modern fire services. The need for new fire stations continue to be a reality.

Approval Process:

We are asking the Council to allow additional positions be added to the (FSC) and adjust their original charter to allow for a re-evaluation of the 2018-19 process. 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 future bond issue proposal.

Budget Impact:

None at this time.

Regulatory Impact:

None at this time.

History:

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 super-majority (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, low voter turnout, fire station locations, realizing expansion our fire delivery, improving response capabilities, and education of the overall needs and benefits were cited as concerns by those not supporting the funding of a bond.

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 super-majority vote for the passing of the bond election.

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.

We began our last process with significant input utilizing a citizen's advisory committee. In June, 2018 the Council approved the idea of creating a citizen lead Fire Station Committee (FSC) to provide a recommendation to the City Council regarding the programming solutions as brought forward by the Fire Station Programming Team. The (FSC) was composed of one Council member, one member from the Twin Falls Fire District and seven residents of Twin Falls. Over the past year members of that committee have lost interest, moved, or no longer have time available to assist us with another process. The members from the last (FSC), that would like to stay involved through another process are; Debbie Dane, LeRoy Harcourt, Tami Gooding, and Jim Olson.

We see the new purpose of the (FSC) to help investigate the following initiatives: re-evaluate the programming solution as recommended by the (FSC) utilizing a revised charter to adapt a proposal the citizens of Twin Falls will support, consider current locations of fire stations related to the recommendations, and make recommendations on how to educate the the citizens of the fire station facility needs for the City of Twin Falls.

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 super-majority before we are in a position to make a recommendation to the City Council for its consideration. If the City Council supports proceeding with a bond election in the future, the next step is to research what the community will support and design an informational campaign to educate the citizenry.

Analysis:

More analysis will be needed in the future.

Conclusion:

N/A

Attachments:

None



Date: Monday, January 13, 2020
To: Honorable Mayor and City Council
From: Mitch Humble, Deputy City Manager

ACTION ITEM

Request:

ACTION ITEM: Request to review bids for the disposal of real property located at 303 4th Avenue East.

Time Estimate:

Staff will need two minutes for a brief presentation. Following the presentation some time will be needed for discussion by the Council.

Background:

In 1999, The City purchased a half share of the property located at 303 4th Ave East, Twin Falls Townsite Block 47, Lot 9. See the attached aerial photo location map. The party that we bought our share from only owned the half share. The other half share has since been purchased by members of the Stephenson family. This lot contains a small parking lot that the City intended to use as overflow parking for the City Council Chambers, located a block away at 305 3rd Ave East. The Stephenson family owns the small office building across the street from the parking lot, in between the former Council Chambers building and the parking lot.

Users of the Council Chambers building never really used the parking lot much, as there is much more convenient parking on the streets nearby and at the former City Hall site. Since the Council Chambers have been moved into our new City Hall on Main Ave East, the City's use of this parking lot has almost entirely disappeared. Currently, the parking lot represents a maintenance and parking enforcement burden for the City with no real advantage at all.

The Stephenson family has reached out to me to discuss our combined ownership of the lot. They have an interest in owning the lot outright, rather than sharing ownership with the City. There may, or may not be others interested in acquiring our one half share of the lot as well. In discussing the issue with City staff, we feel like selling our share of the parking lot would also be beneficial by reducing our costs for maintenance and parking enforcement.

The City has a specific process to go through in order to dispose of surplus property. That process concludes with a public auction and the Council's awarding the sale to the winner of the auction. Staff conducted a public auction for the sale of the property, with a minimum bid price of \$15,000, that closed on December 17th. we did not receive any bids for the property.

At this point, the City has completed the required steps to dispose of excess real property, without receiving any bids. We can now go through whatever process we feel appropriate in order to sell the property. We know that we have one party that has an interest in buying the lot, the Stephensons. They may have felt that the minimum bid price of \$15,000 was too high. We could reach out to them to see if they would like to make a counter offer to our desired \$15,000 price, and then begin a negotiation

process with them.

Staff believes that there is likely little interest from another party. We also believe that it is in the City's best interest to dispose of the property, as it is only a drain on City resources right now, without any real benefit at all. Therefore, staff recommends that the City contact the Stephensons to determine if they are still interested in purchasing the property and, if so, what price they may be willing to pay.

Approval Process:

A simply majority vote of the Council is needed to provide further direction on this property disposal process.

Budget Impact:

Any revenue received from the sale of the property would be received as unanticipated revenue into the City's General Fund.

Regulatory Impact:

If the Council is interested in beginning negotiations for the sale of the property as discussed above, staff will initiate that conversation.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that the Council direct staff to contact the Stephensons to see if they have an interest in negotiating for the purchase of the City's property located at 303 4th Avenue East.

Attachments:

1. Location Map



Subject Property
- 303 4th Ave East

Idaho St East

4th Ave East

Former City
Council Chambers
- 305 3rd Ave East

Police Station -
321 2nd Ave East





Date: Monday, January 13, 2020
To: Honorable Mayor and City Council
From: Lorie Race, CFO

ACTION ITEM

Request:

ACTION ITEM: A public hearing for new and increased fees in the Utility Rate Resolution.

Time Estimate:

The estimated time for this hearing is 5-7 minutes, with additional time for Council questions and public input.

Background:

The City of Twin Falls has the need to recover costs associated with providing inspections for sewer service connections, water mainline connections, modeling fees, and relocation of pressurized irrigation services. These proposed fees are new.

The City has been collecting water service line connection fees for 1-inch, 1 1/2-inch and 2-inch connections, but the costs of the parts, road base and hot mix have increased more than the Municipal Cost Index adjustments that have been applied to these fees. We need to increase the amounts we're charging to simply recover costs.

Approval Process:

The City Council must hold a public hearing on the proposed new and increased fees because the amounts to be charged are more than 105% of the last fees collected. After taking public input and comment, the Council will need to vote on the proposal. It will take a simple majority vote of the council to pass the fees, which will then be included in the Utility Rate Resolution.

Budget Impact:

The intent is to pass along the appropriate costs to the customers who are making the requests for service. We would stop using operating funds that are paid for by all rate payers to cover specific customer requests.

Regulatory Impact:

There is no regulatory impact.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends the Council adopt the proposed fees, and adopt the new utility rate resolution with an effective date of January 14, 2020.

Attachments:

1. Utility Rate - Adjusted for new fees - January 13, 2020

RESOLUTION NO. 2019-011

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

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

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

- A. General Permit: The fee for processing the application shall be Fifteen Dollars (\$15.00).
- B. Industrial Permit: The fee for processing the application shall be established by the City Council at the time of such application.
- C. Municipal Permit: The fee for processing the application shall be established by the City Council at the time of such application.
- D. Sewer Service Connection Inspection Fee: The fee for inspection of a sewer service connection to a main line shall be Ninety Dollars (\$90.00).
- E. Capacity Fees: The following capacity fees are to be paid for connection to the Wastewater Treatment System:

Single Family Residence	\$512.54
Duplexes, per dwelling unit	\$408.47
Mobile Home Parks, per dwelling unit	\$303.27
Apartments, per dwelling unit	\$408.47

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

Flow, per 1,000 gallons	\$3.411
Biological Oxygen Demand (BOD), per pound	\$1.356
Total Suspended Solids (TSS), per pound	\$1.376

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

A. Group I - Residential (User Code 100): This class of users includes all single-family dwelling units. The monthly fee for this class of users shall be \$22.872 for the use of the collection and treatment system, and \$0.601 per thousand gallons of metered water usage for the first 12,000 gallons used each month.

B. Group I - Residential (User Code 102): This class of users includes all multi-family dwelling units including duplexes, apartments, and mobile home parks. The monthly fee for this class of users shall be \$18.542 for each dwelling unit, for the use of the collection and treatment system, and there shall be added to each user account a capital construction fee of \$2.235 per month.

C. Group II - Commercial (User Code 200): This class of user includes office buildings, hotels/motels (without restaurants), retail and wholesale (non-food), warehousing and light manufacturing, bars (without restaurants), car washes, laundromats, repair shops and gas stations. The monthly fee for this class of users shall be \$22.872 for use of the collection and treatment system, and \$1.477 per 1,000 gallons of metered water used each month.

D. Group III - Commercial (User Code 300): This class of users includes hotels/motels (with restaurants), markets (including meat and produce), restaurants, bakeries (wholesale) and mortuaries. The monthly fee for this class of user shall be \$22.872 for use of the collection and treatment system, and \$3.248 per 1,000 gallons of metered water used each month.

E. Group IV - Institutional: This class of users includes churches, hospitals, convalescent hospitals, elementary schools, high schools and colleges. With the exception of elementary and other public schools, the monthly fee for this class of users shall be \$22.872 for use of the collection and treatment systems, and \$1.513 per 1,000 gallons of metered water used each month.

Elementary schools shall pay \$0.36 per pupil per month during the school year, but not less than \$22.872 per month. Other schools shall pay \$0.654 per pupil per month during the school year, but not less than \$22.872. For billing purposes, the student enrollment on the first day of the school year shall be used to calculate the bill for the ensuing school year.

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

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

G. Group V - Industrial (User Code 500): This class of users includes all large volume and industrial process waste dischargers. The monthly fee for this class of users shall be in accordance with the Industrial User Agreement, entered into by each industrial user with the City of Twin Falls for the use of the wastewater system. (The City of Twin Falls may negotiate sewer rates on a contractual basis with major industrial customers, subject to the terms of any applicable bond covenants.) The monthly fee for this class of user shall be \$22.872 for the use of the collection and treatment system, and a metered flow and measured strength charge determined using the following rate table:

Flow, per 1,000 gallons	\$0.601
Biological Oxygen Demand (BOD), per pound	\$0.266
Total Suspended Solids (TSS), per pound	\$0.261

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

The monthly fee for this class of user shall be \$22.872 for the use of the collection and treatment system, and a metered flow and measured strength charge determined using the following rate table, plus a capital recovery charge of \$1,040.279:

Flow, per 1,000 gallons	\$0.601
Biological Oxygen Demand (BOD), per pound	\$0.266
Total Suspended Solids (TSS), per pound	\$0.261

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

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

Service Size	Permit Tap Fee
1 inch	\$55.35
1 ½ inch	\$55.35
2-inch	\$55.35
Greater than 2-inch	See "G"

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

Connection Size	Main Line Connection Fee
1-inch tap and corporation stop	\$150.00
1 ½-inch tap and corporation stop	\$150.00
2-inch tap and corporation stop	\$150.00
4-inch tap	\$1,233.99
6-inch tap	\$1,395.70
8-inch tap	\$1,863.47
10-inch tap	\$2,635.12
12-inch tap	\$4,069.89

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

Service Size	Service Line & Meter Installation Fee
1 inch	\$1,935
1 ½ inch	\$2,930
2-inch	\$3,412
Greater than 2-inch	See "G"

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

Meter Size	Meter & Installation Fee
1-inch	\$322.27
1 ½-inch	\$612.86
2-inch	\$820.43
Greater than 2-inch	See "G"

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

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

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

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

J. Meter Turn-on Service Fee (new service): The fee for processing the application and turning on water at existing meter shall be \$10.00 each time the water is turned on. (\$10 more than covers the ¼ of an hour of their time.)

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

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

M. Modeling Fee: Spot check for static water pressure and fire flow fee shall be \$200.00.

N. Larger Water Models, Requiring Infrastructure Improvements: Cost to be determined by the City Engineer.

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

A. User Charge: All users shall pay each month for the water supplied through their water meter. (The City of Twin Falls may negotiate water rates on a contractual basis with major industrial customers, subject to the terms of any applicable bond covenants.) The base fee shall be \$11.73, which includes up to the first 2,000 gallons of water. The charges per thousand (1,000) gallons of water supplied over 2,000 gallons shall be as follows:

Gallons Supplied	Additional Charge per 1,000 gallons
3,000 to 150,000	\$1.862
151,000 to 10,000,000	\$0.841
10,001,000 and above	\$0.639

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

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

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

- A. Processing Fee: There is no additional processing fee for utility customers with potable water service, but an additional monthly processing fee of \$6.819 will be assessed to any customer with only pressurized irrigation service.
- B. Residential property: The monthly fee for residential property shall be computed based upon the full platted lot size, in square feet, at the rate of \$0.002162526 per square foot. This fee represents the total annual cost of service, divided into twelve monthly payments. The monthly fee for residential properties no longer receiving "shoulder water" shall be computed based upon the full platted lot size, in square feet, at the rate of \$0.001838147 per square foot. This fee represents the total annual cost of service, divided into twelve monthly payments.
- C. Commercial property: The monthly fee for commercial property shall be computed based upon twenty percent (20%) of the full platted lot size, in square feet, at the established rate of \$0.002162526 per square foot. This fee represents the total annual cost of service, divided into twelve monthly payments.
- D. Relocation of PI Service: The fee to relocate pressurized irrigation service shall be \$160.00.

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

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

- A. Single Family Residential: The collection rate for each single-family residential dwelling shall be \$19.06 per month for a 95-gallon cart, \$16.78 for a 65-gallon cart, and \$14.46 for a 35-gallon cart, all with recycling.
- B. Multi-Dwellings: The collection rate for multi-dwellings (IE: duplexes, triplexes, four-plexes, etc.) shall be \$19.06 per month for a 95-gallon cart, \$16.78 for a 65-gallon cart, and \$14.46 for a 35-gallon cart for each residential unit in said multi-dwelling.

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

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

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

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

SECTION 11. EFFECTIVE DATE: This resolution shall be effective January 13, 2020. Industrial and municipal wastewater user charges that are established by separate agreements shall remain as specified in said agreements.

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

PASSED BY THE CITY COUNCIL,
SIGNED BY THE MAYOR,

January 13, 2020
January 13, 2020

Mayor

ATTEST:

Deputy City Clerk



Date: Monday, January 13, 2020
To: Honorable Mayor and City Council
From: Planning & Zoning Department

ACTION ITEM

Request:

ACTION ITEM: Request for a Zoning District Change and Zoning Map Amendment from R-4 to R-6 ZDA and to amend the Elizabeth Estates Zoning Development Agreement for property located on the south side of the 1800 block of Elizabeth Blvd. c/o Gerald Martens on behalf of Elizabeth Properties, LLC.(PZ19-0131)

Time Estimate:

15 - 20 minutes between staff and the applicant.

Background:

The Preliminary Presentation for this request was heard on November 12th.

On Tuesday, December 10, 2019 the Planning and Zoning Commission recommended approval to City Council of this request as presented by a vote of 8 – 0.

Approval Process:

Per Twin Falls City Code 10-6-1.4(E) Approval of a ZDA Sub-District requires a preliminary presentation to the Planning and Zoning Commission for a review of the proposed changes. The Commission is allowed, and may grant the public the ability, to ask questions and give suggestions to applicant about the proposed project during the preliminary presentation.

A public hearing shall be held before the Commission for a recommendation to the Council to amend the zoning district and the zoning map, amend with recommendations or deny the request.

Budget Impact:

N/A

Regulatory Impact:

Approval of this request will add the same developmental rights to lot RPT5041000006A the NE 95' x 180' of Lot 6 in the Snyder Tract, as were previously approved by City Council for the property to the South West.

History:

The original Elizabeth Estates ZDA was approved by City Council on May 8th, 2017.

Analysis:

This is a request for an Amendment to the Elizabeth Estates Zoning Development Agreement. This request also constitutes a Zoning District Change and Zoning Map Amendment for the newly acquired property.

The change in this ZDA is to add a lot in the Northeast corner of the develop to include two more Four-plexes. Currently there are 7 of the original 14 approved four-plexes built on the property. If approved, this amendment will add an additional 2 units bring the total to 16 total four-plexes.

Staff does not foresee the added area, and additional units, creating detrimental impacts beyond reasonable levels to neighboring properties.

Conclusion:

The Council may choose to approve, approve with modifications, or reject the requested amendment.

If the Commission recommends approval of 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 all original conditions as set forth by City Council on May 8th, 2017.

Attachments:

1. PZ19-0131 ZDA-PUD Staff Report
2. 1 - Vicinity
3. 2 - Narrative
4. 3 - MDP
5. 4 - Photos
6. 5 - Current Elizabeth Eastates ZDA
7. 12-10-19 PZ Minutes draft



Comprehensive Staff Report

To: City Council

Presenter: Steve O'Connor, City Planner

Request: Preliminary Presentation for an Amendment to the Elizabeth Estates ZDA c/o Gerald Martens.

Application: (PZ19-0131)

Applicant:

Elizabeth Properties, LLC

c/o Gerald Martens

621 North College Rd. Ste 100

Twin Falls, ID 83301

Public Meeting: January 13th, 2020

Analysis

This is a request for an Amendment to the Elizabeth Estates Zoning Development Agreement. This request also constitutes a Zoning District Change and Zoning Map Amendment for the newly acquired property.

The change in this ZDA is to add a lot in the Northeast corner of the develop to include two more Four-plexes. Currently there are 7 of the original 14 approved four-plexes built on the property. If approved, this amendment will add an additional 2 units bring the total to 16 total four-plexes.

Approval Process

Per Twin Falls City Code 10-6-1.4(E) Approval of a ZDA Sub-District requires a preliminary presentation to the Planning and Zoning Commission for a review of the proposed changes. The Commission is allowed, and may grant the public the ability, to ask questions and give suggestions to applicant about the proposed project during the preliminary presentation.

A public hearing shall be held before the Commission for a recommendation to the Council to amend the zoning district and the zoning map, amend with recommendations or deny the request.

Applicable Regulations or Codes

Per City Code 10-6-1 A The procedure for establishing a ZDA or a ZDA amendment shall follow the procedure for zoning map amendments as set forth in Section 14 of Title 10 of Twin Falls City Code.

Per City Code 10-14-4, Requests for an amendment to this title shall be submitted to the commission which shall evaluate the request to determine the extent and nature of the amendment requested;

If the request is in accordance with a comprehensive plan, the commission may recommend and the council may adopt or reject the ordinance amendment under the notice and hearing procedures as herein provided; and (Ord. 2012, 7-6-1981)

If the request is not in accordance with a comprehensive plan, the request shall be submitted to the commission or, in its absence, the council which shall recommend and the council may adopt or reject an amendment to a comprehensive plan under the notice and hearing procedures provided in section 10-7-20 of Title 10. (Ord. 3091, 3-2-2015)

Conclusion

The Council may choose to approve, approve with modifications, or reject the requested amendment.

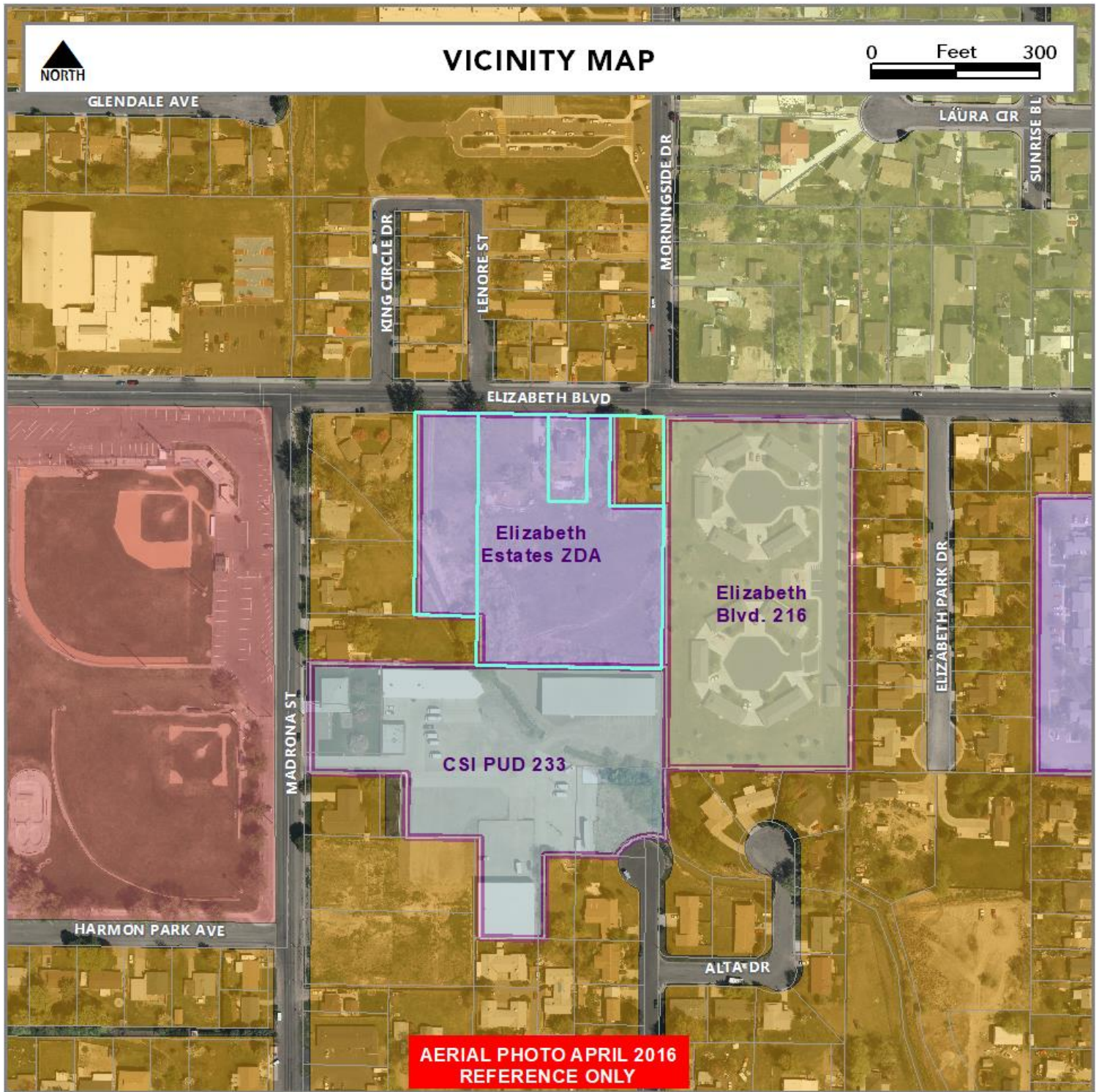
If the Council approves this request as presented, then staff recommends the following conditions:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to all original conditions as set forth by City Council on May 8th, 2017.

Attachments

1. Vicinity Map
2. Narrative
3. Master Development Plan
4. Photos
5. Current ZDA

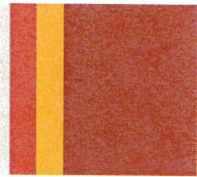
Public Meeting: January 13th, 2020



	PUD		R-2	Current Zoning: R-4 & R-4 ZDA	Existing Land Use: Residential
	C-1		R-4	Comprehensive Plan: Town Neighborhood	Proposed Land Use: Multi Family Residential - ZDA
	OS		R-6	Surrounding Zoning Designations & Land Use(s)	
				North: Elizabeth Blvd.; R-4; Residential	East: R-4 PUD; Elizabeth Blvd PUD (No. 216); Residential
				South: C-1 PUD; CSI PUD (No. 223)	West: R-4; Residential
				Applicable Regulations	
				10-1-4, 10-1-5, 10-4-6, 10-6-1, 10-11-1 thru 8, 10-14-1 thru 7	

Gerald Martens, P.E.

621 N. College Road, Ste 100, Twin Falls, ID 83301
208.420.2461 cell • 208.734.6049 fax • gmartens@ehminc.com



Date: September 25, 2019

To: City of Twin Falls
Jonathan Spendlove

From: Gerald Martens, P.E.

Via: Hand Deliver

Regarding: Elizabeth Apartments

Please find attached an application to amend the previously approved ZDA to allow construction of two additional 4-plex buildings. (One unit may be utilized as a management office.)

Attached is the revised site plan referencing the two buildings, additional parking and a minor revision to the Elizabeth Street access.

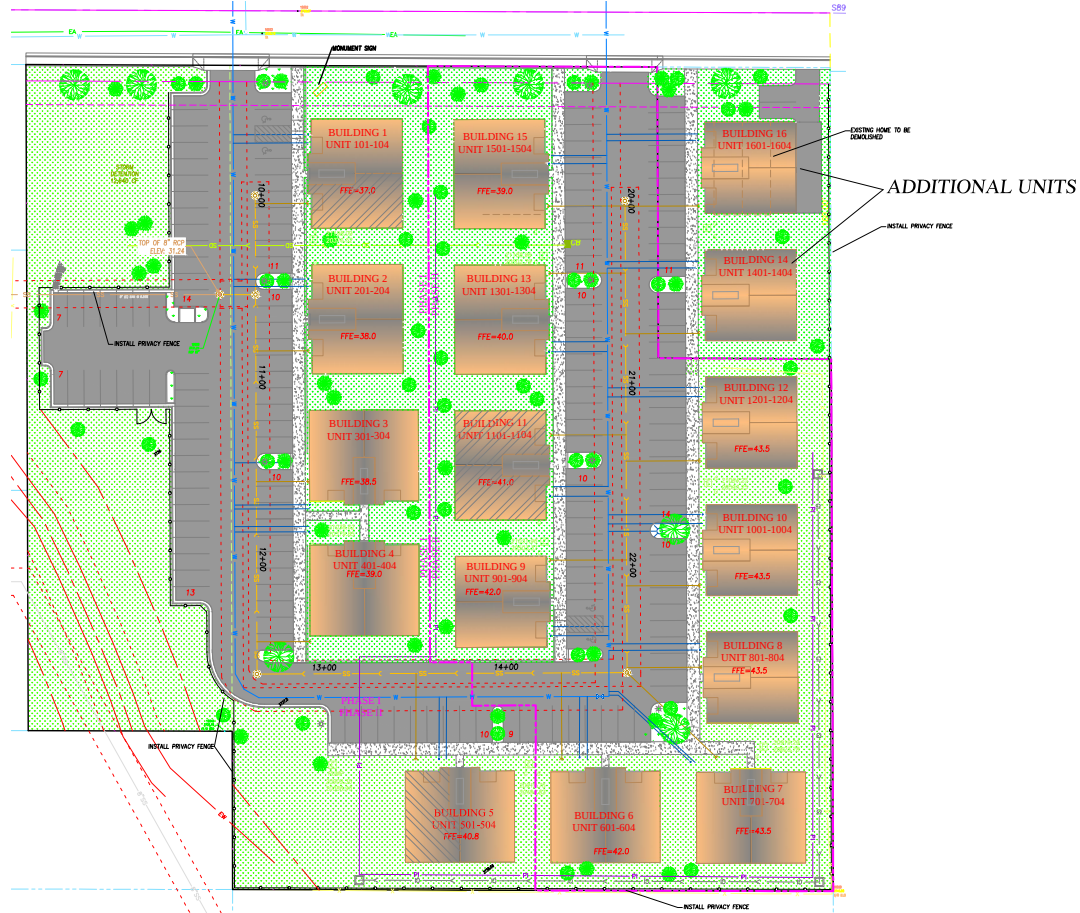
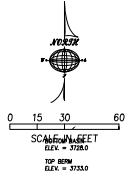
Please call me if there are any questions.

Reason for Request

Add 0.33 acres to the Elizabeth Estates ZDA as approved by the City of Twin Falls, ordinance No.2017-017.

The expansion results in the removal of old residence and logical expansion of the 4-plex residential project and will have no negative impact on neighboring properties.





MASTER DEVELOPMENT PLAN

- NOTES:
1. ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO CITY OF TWIN FALLS STANDARDS.
 2. ENTIRE DOM. WATER SYSTEM TO BE CONSTRUCTED AS PART OF PHASE 1.

NOTE: BUILDINGS 2 AND 11 WILL INCLUDE TWO ACCESSIBLE UNITS

TYPE "A" UNITS-ALL OTHER GROUND FLOOR UNITS SHALL BE TYPE "B"

PHASE 1:
20 UNITS @ 2.5/UNIT
50 SPACES REQ'D, 55 SPACES PROVIDED
4 ADA SPACES

PHASE 2:
12 UNITS @ 2.5/UNIT = 30 SPACES
23 UNITS @ 2.0/UNIT = 46 SPACES
76 SPACES REQ'D, 84 SPACES PROVIDED
4 ADA SPACES

TOTAL PROJECT:
40 UNITS @ 2.5/UNIT = 100 SPACES
23 UNITS @ 2.0/UNIT = 46 SPACES
REQ'D 146 SPACES
PROVIDED 152 SPACES

GENERAL NOTES:

1. EXISTING RESIDENCE TO BE REMOVED AS PART OF PHASE 2.
2. ALL LANDSCAPE PLANTING BEDS WITHIN AND ADJACENT TO PUBLIC WAY SHALL BE COVERED WITH A TWO INCH MINIMUM BED OF ROCK MULCH.
3. ALL LANDSCAPE AREAS SHALL BE WATERED BY A PRESSURIZED PRESSURIZED UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. CARE SHALL BE GIVEN IN THE DESIGN OF THE SYSTEM TO ENSURE ZERO OVERSPRAY ONTO HARD SURFACES INCLUDING WALKWAYS, DRIVEWAYS, BUILDINGS AND STREETS. INSTALLATION OF LANDSCAPE AND IRRIGATION SYSTEM SHALL OCCUR PRIOR TO OCCUPANCY OF THE PRIMARY BUILDING.
4. A 6' PRIVACY FENCE SHALL BE CONSTRUCTED ALONG THE SOUTH, WEST AND EAST SIDE OF THE PROPERTY.
5. A MINIMUM OF 3' CLEARANCE SHALL BE PROVIDED AROUND ALL FIRE HYDRANTS.

MINIMUM LANDSCAPING STANDARDS: (ON SITE)

1. ONE TREE PER FIVE HUNDRED (500) SQUARE FEET OF LANDSCAPED AREA. ALL TREES SHALL HAVE A HEIGHT OF AT LEAST FOUR (4') WHEN PLANTED.
2. ONE BUSH PER HUNDRED (100) SQUARE FEET OF LANDSCAPED AREA. AT LEAST 50 PERCENT (50%) OF THE REQUIRED BUSHES SHALL BE EVERGREENS.

PLANT LEGEND:

TREES

- NEWPORT PURPLE LEAF PLUM
- ACER palmatum "BloodGood"
- MUGO PINE
- CERROS CANADENSIS

SHRUBS

- KINKINICK
- ROSEWOODS
- JUNIPER, HORIZONTAL

TOTAL AREA = 175,619.08 S.F.
TOTAL LANDSCAPE AREA = 73,958 S.F.
PERCENTAGE = 42%
TOTAL FRONTAGE LANDSCAPING = 7000 S.F.

ELIZABETH FRONTAGE REQUIREMENTS:

PLANTING MINIMUM REQUIREMENTS:	REQUIRED	PROVIDED
1 TREE PER 500 SF		
50% TO BE EVERGREEN	12 DECIDUOUS	12 DECIDUOUS
1 PLANT per 100 SF	8 EVERGREEN	8 EVERGREEN
50% TO BE EVERGREEN	20 DECIDUOUS	20 DECIDUOUS
	10 EVERGREEN	10 EVERGREEN

ZDA AMMENDMENT
ELIZABETH SUITES
ELIZABETH BLVD.
TWIN FALLS IDAHO

REVISIONS

- 6/28/17 COF
- 7/9/17 COF
- 8/04/17 COF
- 8/16/17 COF
- 8/29/17 COF

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL CONTROLLING AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES BEFORE BEGINNING OR PROCEEDING WITH ANY WORK.

DATE

01/01/2019

APPROVED: G. MARTENS

DESIGN: G. MARTENS

DRAWN: C. STOCKTON

DATE: 9/24/2019

SCALE: AS SHOWN

ONE-HOT ZDA AMMENDMENT

SHEET

C2.01



SE Corner Looking NW



Interior Looking NE



Current 4-Plex within the Development

ORDINANCE NO. 2017-017

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, **REZONING** REAL PROPERTY BELOW DESCRIBED; PROVIDING THE ZONING CLASSIFICATION THEREFOR; AND ORDERING THE NECESSARY AMENDMENTS TO THE AREA OF IMPACT AND ZONING DISTRICTS MAP AND THE REVISED AREA OF IMPACT.

WHEREAS, Gerald Martens had made application for a rezone of properties located on the south side of the 1800 block of Elizabeth Boulevard City of Twin Falls, and an amendment of the Revised Area of Impact and Comprehensive Plan Land Use Map; and,

WHEREAS, the City Planning and Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 11th day of April, 2017, to consider the Zoning Designation, necessary Zoning and Planning Map amendment upon a REZONE of the real property below described, and an amendment to the Revised Area of Impact and Comprehensive Plan Land Use Map; and,

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

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing to consider the same matter on the 8th day of May, 2017.

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

SECTION 1. That the following described real property located at on the south side of the 1800 block of Elizabeth Boulevard is the subject of a Zoning District Change and Zoning Map amendment from R-4 and R-4 PUD to R-6 ZDA.

"Exhibit A" and "Exhibit B"

SECTION 2. That the Area of Impact and Zoning Districts Map for the City of Twin Falls, Idaho, be and the same are hereby amended to reflect the rezoning designation of the real property above described.

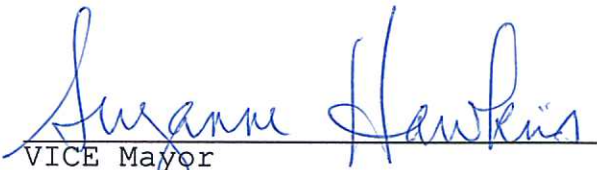
SECTION 3. Public services may not be available at the time of development of this property, depending upon the speed of development of this and other developments, and the ability of the City to obtain additional water and/or sewer capacity. The annexation of this property shall not constitute a commitment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

PASSED BY THE CITY COUNCIL

June 19, 2017.

SIGNED BY THE VICE MAYOR

June 19, 2017.


VICE Mayor

ATTEST:


Deputy City Clerk

PUBLISH: Thursday June 22, 2017

Exhibit "A"

Being a portion of Lots A, B, C and 6 as shown on that certain map entitled "PLAT OF SNYDER TRACT", recorded November 4, 1907 as instrument no. 0000-001949, of official records, in the office of the county recorder of Twin Falls County, more particularly described as follows:

Commencing at the East quarter corner of Section 15, Township 10 South, Range 17 East, Boise Meridian, said corner lies South 89°46'40" East 2651.47 feet from the center quarter corner of said Section 15;

Thence, North 89°46'40" West 1980.12 feet along the North boundary of SE ¼ of said Section 15;

Thence, leaving said North boundary, South 00°12'42" East 30.00 feet to the Northeast corner of said Lot 6;

Thence, North 89°46'40" West 95.00 feet along the North boundary of said Lot 6 and being the REAL POINT OF BEGINNING;

Thence, leaving said North boundary, South 00°12'42" East 160.00 feet along a line parallel with and Westerly of the East boundary of said Lot 6;

Thence, South 89°46'40" East 95.00 feet along a line parallel with and Southerly of said North boundary of Lot 6 to a point on the East boundary of said Lot 6;

Thence, South 00°12'42" East 292.47 feet along said East boundary;

Thence, leaving said East boundary, North 89°50'40" West 330.09 feet to a point on the West boundary of said Lot 6;

Thence, North 00°11'39" West 86.97 feet along said West boundary to the Southeast corner of said Lot C;

Thence, North 89°49'21" West 112.00 feet along the South boundary of said Lot C;

Thence, leaving said South boundary, North 00°11'39" West 365.97 feet along a line parallel with and Westerly of said West boundary of Lot 6 to a point on the North boundary of said Lot A;

Thence, South 89°46'40" East 346.96 feet along said North boundary and along said North boundary of said Lot 6 to said REAL POINT OF BEGINNING.

Containing approximately 4.02 acres.

Exhibit "B"

RECEIVED

JUN 15 2017

CITY OF TWIN FALLS
BUILDING DEPT.

Elizabeth Estates Development, a
ZDA – Zoning Development Agreement
Pursuant to All Parts of the Planning Exhibit

This ZDA Development commitment Agreement is made and entered into this ____ day of June, 2017, by and between the City of Twin Falls, State of Idaho, a municipal corporation, hereinafter called "City" and Gerald Martens, hereinafter called "Developer" for the purpose of developing a residential property as a Zoning Development Agreement (ZDA). The Legal description of the property is 4.02 Acres of a portion of Lots 6, A, B & C, Snyder Tract, a plat located in the northwest quarter, southeast quarter of Section 15, Township 10 South, Range 17 East, Boise Meridian in Twin Falls county Idaho. More specifically described in attached Exhibit "A".

Development and Improvements shall conform to the standards and regulations of the Twin Falls City Code Title 10-Chapter 4-Section R-6 and Chapter 6-Section -1, and all references to other sections herein, as amended, except for the following:

(3) Property Development Standards:

- (A) Multiple 4-Plex Buildings will be constructed on a single lot.
- (B) The maximum density for the project shall not exceed 68 household dwelling units.

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

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



By: Gerald Martens

STATE OF IDAHO)
)ss
County of Twin Falls)

On this 15th day of June 2017, before me, a Notary Public in and for said county and state, personally appeared **Gerald Martens**, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

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

Martha Tolman

Notary Public for Idaho

Residing at: Twin Falls

My Commission expires: 10/17/18



ELIZABETH ESTATES R-6 ZDA

On May 08, 2017, the City Council held a public hearing on this request. Presentations were given by the applicant's representative and by staff. The public hearing was opened and closed with no public comment. Upon conclusion of the public hearing and deliberations, Councilmember Talkington moved to approve the request as presented with the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to Right of Way dedication so that sidewalk is located in the Public Right of Way.
3. Subject to required improvements; curb, gutter, and sidewalk being installed within the first phase of development.
4. Subject to a minimum six foot tall (6') sight obscuring and sound buffering screening fence built along the perimeter of the development.
5. Subject to no development on the western portion of the property, that is within the floodplain until resolution of the floodplain issues by the City Engineering Department.
6. All lighting shall be shielding and downward facing to protect the adjacent properties.

04/05/2017
8:46:09 AM

City of Twin Falls
Planning & Zoning

Located In
A Portion of Lots 6, A, B & C
"Snyder Tract"
in
NW¹ SE¹, Section 15
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2017



DESIGN DATA: =

DEVELOPER/ OWNER	EHR ENGINEERS, INC. 621 NORTH COLUMBIA RD., WYOMING, NE 68093 TYN FALS ID # 8301 (402) 734-4400	SETBACKS	AS SHOWN TYN FALLS CITY ZONING ORDINANCE AND ZMA
ENGINEER		EASEMENTS	TO MAINT FRONT LOT LINE ADJACENT TO ALL STREET FRONTAGE IN ADDITION TO THAT SHOWN ON TITLE
	R-4 R-4 PUD	UTILITIES	CITY SEWER & WATER, ELECTRIC POWER, GAS, CABLE TV & PHONE TELEPHONE
PENDING ZONING	R-4 ZNA	VARIANCES	NONE REQUESTED
PENDING USE	SINGLE FAMILY UNDEVELOPED	SUBDIVISION AREA	4.02 ACRES
PURPOSED USE	MULTI-FAMILY - FLUPDES		

NOTES.—

- REQUIREMENTS FOR UTILITIES AND ACCESS ROADS SHALL BE DETERMINED BASED ON FINAL LOCATIONS AND BE GRANTED BY SEPARATE DOCUMENT.
- A CROSS-USE AND MAINTENANCE TECHNICAL AGREEMENT WILL BE RECORDED FOR THE LOTS IN THIS SUBDIVISION FOR ACCESS, PARKING, STORM DRAINAGE, AND UTILITIES IF FEASIBLE.
- ALL PARKING SHALL BE OPEN CITY OF TWIN FALLS ZONING ORDINANCE AND/OR THE ZONING ORDINANCE. HANDICAP PARKING AND ACCESSIBLE MANIPULATORS TO BE LOCATED UPON DETERMINATION OF FINAL BUILDING LAYOUTS BY INDIVIDUAL USERS.
- ALTERNATIVE SITE PLANS MAY BE UTILIZED PROVIDED THAT THE TOTAL DENSITY DOES NOT EXCEED

STORMWATER CALCULATIONS=

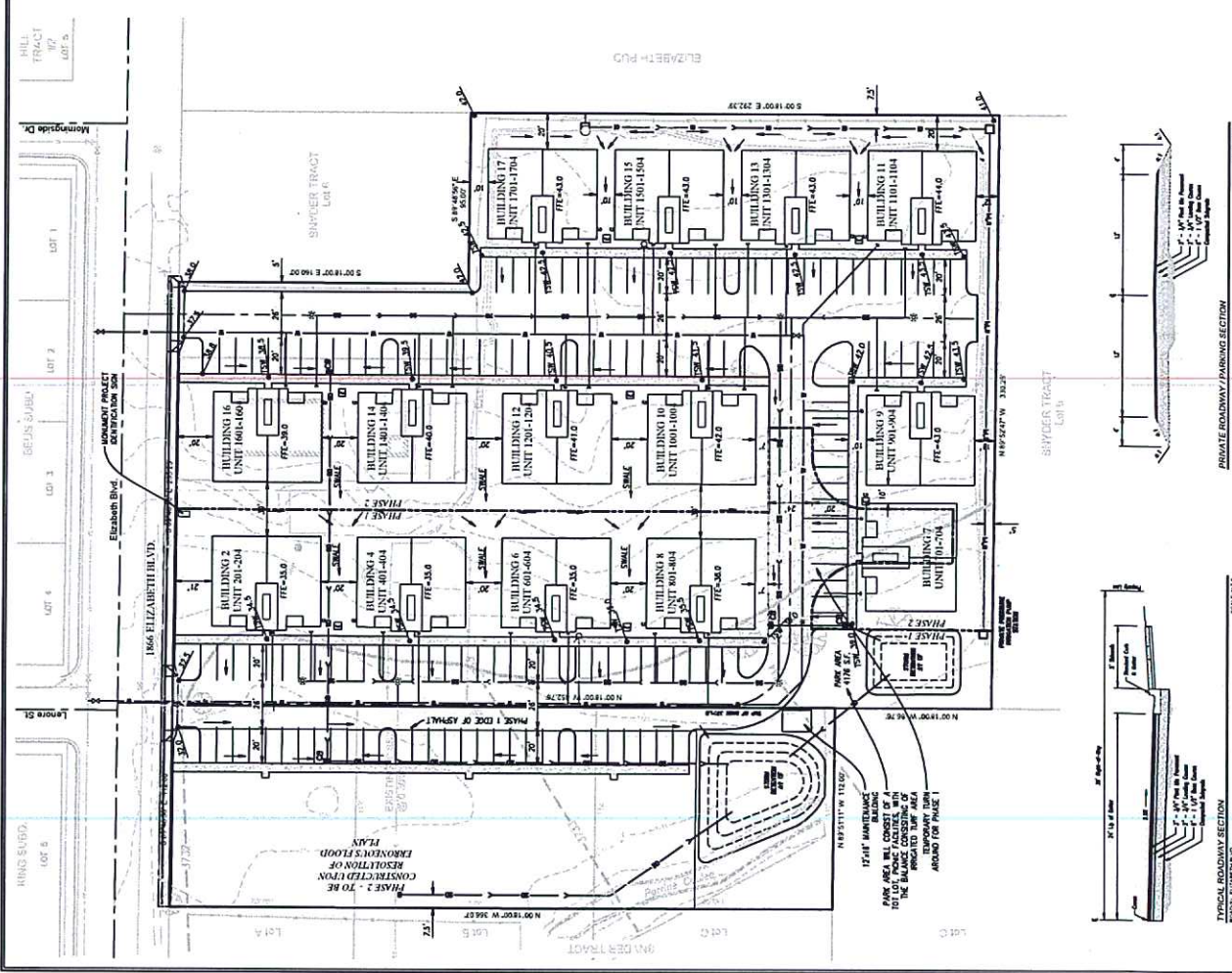
POST-DEVELOPMENT	91,120 M ² ± 1,602 ± 0.95 = 11,541 d
PREVIOUS	81,104 M ² ± 1,602 ± 0.25 = 2,684 d
INDICATED	TOTAL DEVELOPMENT = 14,225 d
DEVELOPMENT	175,224 M ² ± 1,602 ± 0.35 = 8,177 d
USING PRE-DEVELOPMENT	TOTAL REFINEMENT REQUIRED = 8,177 d

PARKING SUMMARY

	PHASE I	PHASE II	TOTAL
LIVING UNITS	16	40	56
LAND AREA	87,877 S.F.	175,253 S.F.	263,130 S.F.
RECD PARKING	40	100	140
PROPOSED PARKING	58	82	140
RECD ADA PARKING	2	2	4
PROPOSED ADA PARKING	3	3	6

GEND: =

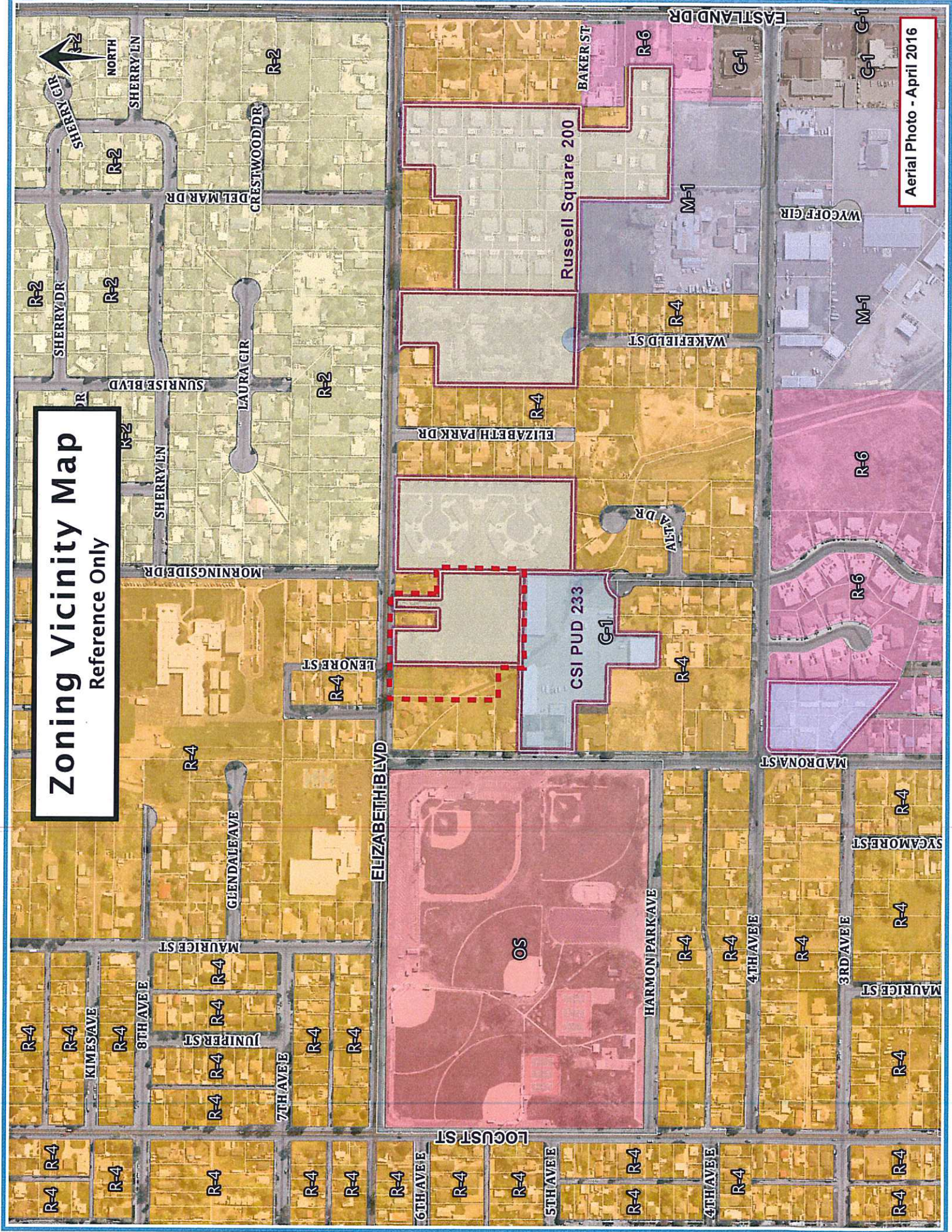
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Zoning Vicinity Map

Reference Only



Aerial Map Reference Only

ELIZABETH BLVD

KING CIR DR

MORNINGSIDE DR

NORTH

1803 ELIZA

1831 ELIZA

1895 ELIZA

1909 ELIZA

1816 ELIZA

1866 ELIZA

1872 ELIZA

1940 ELIZA

1830 ELIZA

568 MADRON

550 MADRON

510 MADRON

522 MADRON

1782 ELIZA

MADRONAST

600 ft

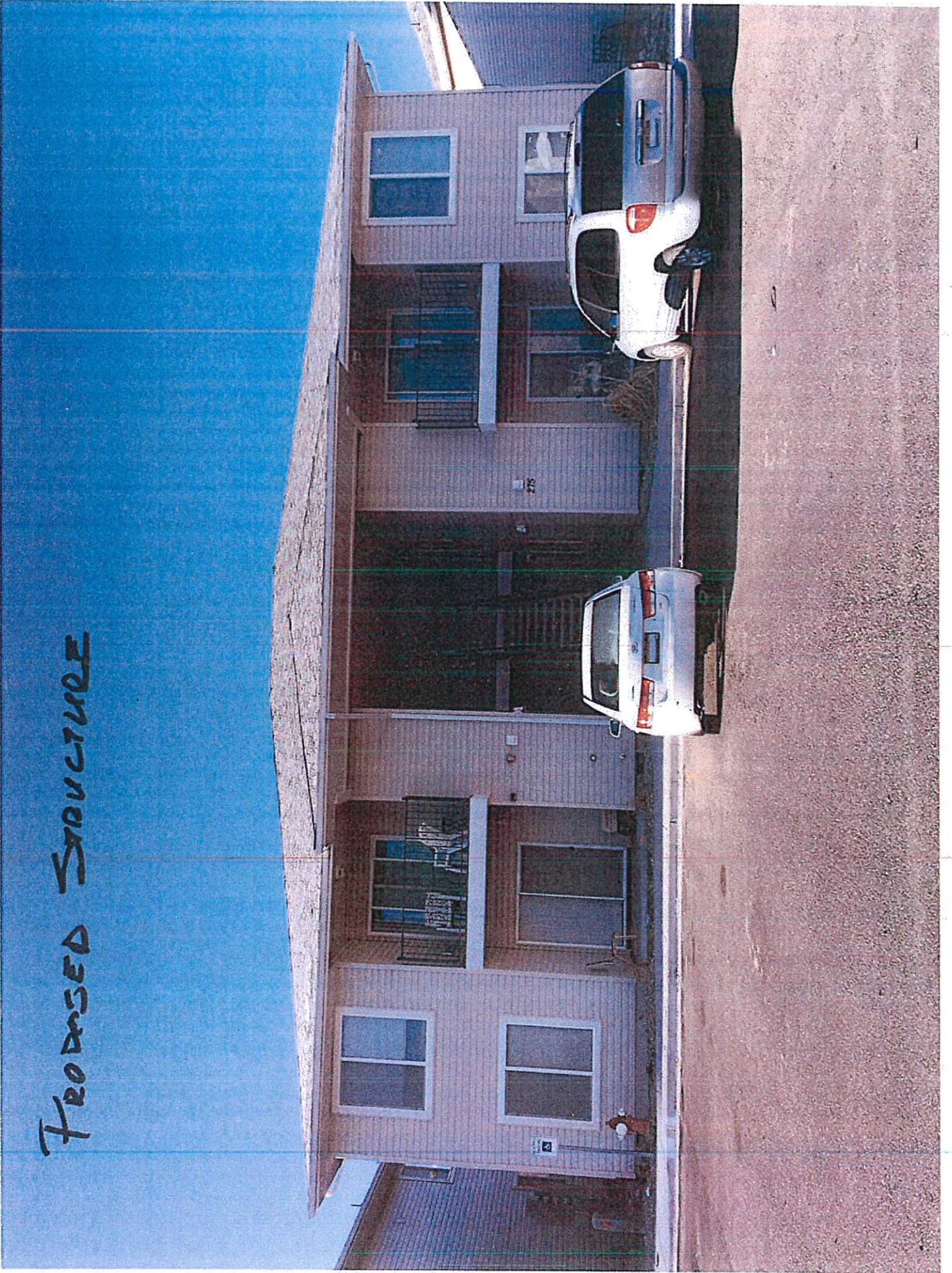
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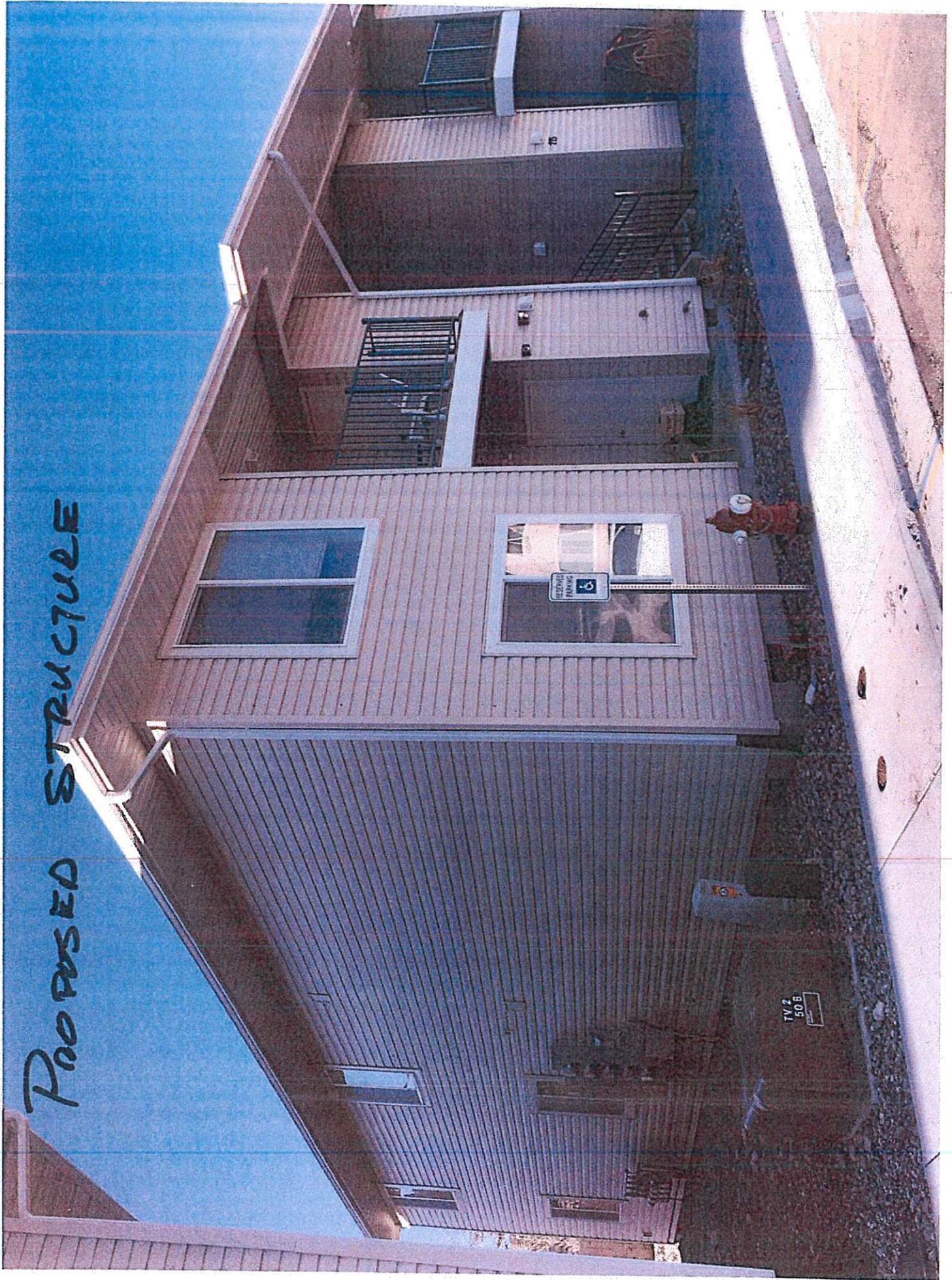
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Aerial Photo - April 2016

FRODOSED STRUCTURE



PROPOSED STRUCTURE



Proposed Color





Twin Falls Planning & Zoning Commission Minutes

Tuesday, December 10, 2019, 6:00 PM

203 Main Ave E.
Twin Falls, ID 83301
Council Chambers

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

Vice Chair Kelley called the meeting to order at 6:00 PM.

A quorum was present.

Members Present: Hawkins, Musser, Higley, Bolton, Detweiler, Hansen, Kelley, Perez

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

2) Consent Calendar

- a) Approval of Minutes from the following meeting: November 19, 2019

Item Tabled to next meeting

3) Public Hearings

- a) Request for a recommendation to City Council for a Zoning District Change and Zoning Map Amendment from R-4 to R-6 ZDA and to amend the Elizabeth Estates Zoning Development Agreement for property located on the south side of the 1800 block of Elizabeth Blvd. c/o Gerald Martens on behalf of Elizabeth Estates, LLC. (PZ19-0131)

Staff Presentation:

City Planner Steve O'Connor presented the request for a recommendation to City Council for a Zoning District Change and Zoning Map Amendment from R-4 to R-6 ZDA and to amend the Elizabeth Estates Zoning Development Agreement for property located on the south side of the 1800 block of Elizabeth Blvd. c/o Gerald Martens on behalf of Elizabeth Estates, LLC. (PZ19-0131)

Per Twin Falls City Code 10-6-1.4(E) Approval of a ZDA Sub-District requires a preliminary presentation to the Planning and Zoning Commission for a review of the proposed changes. The Commission is allowed, and may grant the public the ability, to ask questions and give suggestions to applicant about the proposed project during the preliminary presentation.

A public hearing shall be held before the Commission for a recommendation to the Council to

amend the zoning district and the zoning map, amend with recommendations or deny the request.

The original Elizabeth Estates ZDA was approved by City Council on May 8th, 2017. This is a request for an Amendment to the Elizabeth Estates Zoning Development Agreement. This request also constitutes a Zoning District Change and Zoning Map Amendment for the newly acquired property.

The change in this ZDA is to add a lot in the Northeast corner of the development to include two more Four-plexes. Currently there are 7 of the original 14 approved four-plexes built on the property. If approved, this amendment will add an additional 2 units bring the total to 16 total four plexes.

Staff does not foresee the added area, and additional units, creating detrimental impacts beyond reasonable levels to neighboring properties.

The Commission may choose to recommend to City Council that the amendment be approved, approved with modifications, or rejected.

If the Commission recommends approval of 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 all original conditions as set forth by City Council on May 8th, 2017.

Applicant Presentation:

Gerald Martens, representing applicant, presented the request for a recommendation to City Council for a Zoning District Change and Zoning Map Amendment from R-4 to R-6 ZDA and to amend the Elizabeth Estates Zoning Development Agreement for property located on the south side of the 1800 block of Elizabeth Blvd. c/o Gerald Martens on behalf of Elizabeth Estates, LLC. The old home was recently acquired on the corner of the property. He is asking for an amendment to add two more units. This will allow the completion of the street expansion, curb, gutter, and sidewalk to the west. He stated this will make for a better looking project with slight increase in density. There will be an extra access for manager use only.

Public Hearing: Opened

- Citizen Andy Arenz opposes this request for additional units at complex. He stated there is a large impact to the street traffic and aesthetics of the area. He stated this was once open area, and in his opinion, the development has not added value to the neighborhood.
- Commissioner Musser asked if this change will add to traffic in the area.
- City Planner O'Connor stated with the new units he does not see a sufficient change to the current traffic.
- Assistant City Engineer Vitek stated he does not see further impact to the road.
- Commissioner Perez asked the phase of the project.
- Mr. Martens stated this is part of Phase 2.
- City Planner O'Connor stated they are currently in construction of phase 2.

- Commissioner Bolton asked for clarification on what the commission is asked to approve with this request.
- City Planner O'Connor clarified the request.

Public Hearing: Closed

Discussion followed: without concerns

Motion:

Commissioner Musser made a motion to approve a recommendation to City Council for a Zoning District Change and Zoning Map Amendment from R-4 to R-6 ZDA and to amend the Elizabeth Estates Zoning Development Agreement for property located on the south side of the 1800 block of Elizabeth Blvd. c/o Gerald Martens on behalf of Elizabeth Estates, LLC, PZ19-0131, as presented with staff recommendations.

Commissioner Detweiler seconded the motion.

Unanimously approved by a vote of 8-0

- b) Request for a Special Use Permit to allow a religious facility on property located at the 1100 block of Sunway Drive North c/o Gerald Martens on behalf of First Baptist of Twin Falls. (PZ19-0136)

Staff Presentation:

City Planner O'Connor presented the Request for a Special Use Permit to allow a religious facility on property located at the 1100 block of Sunway Drive North c/o Gerald Martens on behalf of First Baptist of Twin Falls. (PZ19-0136)

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

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

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

The property is part of the Sunway Conveyance Plat, recorded in March 2015.

This is a request to establish a Religious Facility on property located on the 1100 Block of Sunway Drive North, Lot 2, Block 1, of the Sunway Conveyance Plat. The property is zoned SUI which requires a SUP for a Religious Facility.

Though the property is part of a plat, it is a Conveyance Plat, which is not a Final Plat. The difference is that a Final plat constitutes a build-able lot. A conveyance plat is just to sell or set aside property for development at a later time. Before a building permit is approved the

property will need to go through the final plat process.

As for the proposed land use as a Religious Facility. Staff believes the change from pasture/farm ground to a developed Assembly type land use will have an increase in light, noise, and Traffic. However, the increases are expected for property near city limits and these impacts will occur mostly during off-peak hours. When developed, the required improvements and standards of development found in City Code should mitigate the majority of any increased impacts to the area.

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 recordation of a Final Plat before a building permit is issued.

Applicant Presentation:

Gerald Martens, representing applicant, presented the request for the request for a Special Use Permit to allow a religious facility at the 1100 block of Sunway Drive North. There is no plan for a preschool or regular daycare.

PZ/Questions & Comments:

- Commissioner Detweiler asked what portion of the property is for the church.
- Mr. Martens clarified the land in question.
- Commissioner Hawkins asked for clarification of the location of the church.
- City Planner O'Connor clarified where the church will be located.
- Commissioner Higley asked the acreage of the property.
- City Planner O'Connor stated the property consists of 12.7 acres.

Public Hearing: Opened

- Citizen Sarah Harris has concerns about the construction. She would like to see some architectural interest in building. She is not in favor of a vinyl fence. She would like to see Pollinator friendly landscaping and dark sky lighting in parking lot. She stated she is concerned of the increase in traffic on Sunway Drive North and believes there are traffic control issues on the road now.
- Citizen Sarah Hatterlie has concerns. She stated that this is a highly used recreational area with no bike path, narrow shoulders, and no sidewalks. She would like to see widening of the roads, a bike path and sidewalk for recreational area. She stated there is a visibility issue where the canal crosses the road as it is hard to see over crest. She stated the church will border a park and registered sex offenders are not allowed within a certain distance of areas where children are present. She would like to see a fence put up bordering the church and park to help protect children in area.
- Citizen Matt Packham expressed his concerns about the canal that borders his property and the easements. He also asked about accesses to the church and what will be placed in the back corner of property.
- Citizen Carol Sperry has concerns with parking and traffic issues in area.
- Citizen Gary Hatterlie has concerns with traffic safety in the area. He would like to see additional safety provisions put into the conditions of this SUP.

- Mr. Martens addressed the citizen's concerns. There will be a platting process that will address additional right of way, widening of street, addition of curb, gutter and sidewalk. The improvements to the road will take place at building permit process. He addressed dark sky lighting, landscape, screening fence requirements. He does not believe there is a plan for the property in back yet. He stated there will be no access from the east, only from the west side.
- Commissioner Detweiler asked about tiling the canal.
- Mr. Martens stated there is no plan to tile the canal at this time. He stated city water is now extended out to Sunway Park, and access would be of great service to the church.
- City Planner O'Connor stated that this property is in the SUI zone, and does not require them to connect to city services.
- Commissioner Higley asked about annexation.
- PZ Director Spendlove stated to access city services, the church property would have to annex into the city.
- Mr. Martens stated this will be addressed at the plat process.
- City Planner O'Connor explained the changes to the Area of Impact permitting as of January 1, 2020.
- Vice Chair Kelley clarified the SUP request.
- Commissioner Higley asked for clarification on the process of development in regards to streets, curb, sidewalk, and gutter.
- PZ Director Spendlove stated Sunway Road is not a city street and not maintained by City of Twin Falls and do not have jurisdiction over the road, as it lies with Twin Falls Highway District. The other issues will be addressed at the Preliminary Plat stage and can make suggestions to the Highway District at that time. The commission can only look at the mitigating issues of this request for a religious facility at this location.
- Commissioner Musser asked if it would be better to submit this request in January.
- PZ Director Spendlove stated at this point, we are fulfilling obligation for this application.
- Commissioner Perez asked about impact issues on a Sunday.
- PZ Director Spendlove stated take the commission is to only take into account the impacts of this request. He stated there is a process for Special Event permitting and issues or concerns can be addressed at the City Council meetings when the events are on the agenda.
- Commissioner Perez asked for clarification on the Special Event permit processes.
- PZ Director Spendlove clarified the process.
- Commissioner Hansen shared the big event timeline at the park.

Public Hearing: Closed

Discussions Followed:

- Commissioner Detweiler stated the park is aware of the parking issues and working out the issues.
- Commissioner Perez stated her concern is the added traffic on a certain day, but doesn't see this request as an issue.
- Commissioner Hawkins does not see problems, but understands concerns and hopes they will be addressed down the road.

- Commissioner Musser is supportive, but questions what conditions the commission can add at this time.
- City Planner O'Connor stated the added conditions can only address the property only, not on street, right of way.
- PZ Director Spendlove gave an example and what is outside the scope of the Special Use Permit.
- Commissioner Bolton is in favor of approving this request.
- Commissioner Higley would like to add dark sky lighting condition, and possibly no privacy fence around property.
- Commissioner Hansen thinks this does fit the area, and meets conditions for SUP.

Motion #1:

Commissioner Hansen made a motion to approve the Special Use Permit to allow a religious facility on property located at the 1100 block of Sunway Drive North c/o Gerald Martens on behalf of First Baptist of Twin Falls, PZ19-0136, as presented with staff recommendations. Commissioner Bolton seconded the motion.

Motion #2:

Commissioner Higley made a motion to add condition #3 that parking by lit under dark sky lighting. Commissioner Musser seconded the motion.

Unanimously approved by a vote of 8-0

Discussion Followed:

- Commissioner Perez asked if there can be conditions added regarding landscaping and architectural features.
- City Planner O'Connor clarified the conditions that can be added.
- Commissioner Hansen stated he is not in favor of restricting the fencing of the property.
- Commissioner Musser asked if there is a requirement for fencing along canal.
- City Planner O'Connor stated there is no requirement in code for screening at this facility. He stated the zoning will stay in place at the County level.

Vote on Motion #1, with added condition #3:

Unanimously approved by a vote of 8-0

- c) Request for a Special Use Permit to allow Dog Grooming and/or Kennels on property located at 235 and 239 Main Avenue West c/o Randi Kay Sosa. (PZ19-0141)

Staff Presentation:

City Planner Strickland presented the Request for a Special Use Permit to allow Dog Grooming and/or Kennels on property located at 235 and 239 Main Avenue West c/o Randi Kay Sosa. (PZ19-0141)

The Special Use Permit process requires a public hearing in which interested persons have the

opportunity to be heard, with regards to the application.

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

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

The location being proposed is part of the original building occupied by Radio Rondevoo and was constructed c. 1940. These two spaces have been occupied for various uses. The most recent use was a retail clothing store.

The applicant has taken into account a few things that may have an impact on adjacent businesses and have addressed these in their narrative. These items include, operating hours, noise, and waste management. The property is located in a commercial zone, and will be operating during normal business hours, and the dogs will not be housed on site after hours.

During business hours the dogs will be housed along the west wall of the building, which is shared with Radio Rondevoo that is not open during the same hours. Noise was one concern from staff, however staff believes the applicants plan will mitigate this concern.

Waste management was another item of concern however, the applicants have explained in their narrative that all waste will be bagged and deposited in the trash, and they will use pet safe disinfectant to keep their grooming salon clean. Staff is confident that this is a reasonable plan for managing the waste.

The applicants currently operate their business at 520 Main Avenue South and are wanting to relocate to grow their business. Staff is not aware of any complaints about their current operation and does not anticipate any negative impacts associated with approval of this request.

Should the Commission approve the request, as presented, staff recommends the following conditions:

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

Applicant Presentation:

Applicant Sosa stated he and his wife have been doing business since 2016. There is a need to move to a new location due to current issues with their current building. He stated the new landlord in support of this business. He stated that he believes adding this business will increase flow of commerce to the area. He stated that they want to be pleasing to the area. He stated there will be no change to traffic as their current business is on Main Avenue now. He stated he will be aware of the potential impact of noise by the location of the kennels.

PZ/Questions & Comments:

- Commissioner Hansen asked if the applicant is restricted to the operating hours in their narrative.
- PZ Director Spendlove stated they are able to be open during regular operating hours in that area.
- Commissioner Detweiler asked if there are two levels to the building.
- Mr. Sosa stated there are two levels, but they will only use the bottom floor.

Public Hearing: Opened and Closed without input

Discussions Followed: without concerns

Motion:

Commissioner Hansen made a motion to approve the request for a Special Use Permit to allow Dog Grooming and/or Kennels on property located at 235 and 239 Main Avenue West c/o Randi Kay Sosa, PZ19-0141, with staff recommendations.

Commissioner Perez seconded the motion.

Unanimously Approved by a vote of 8-0

- d) Request for a Special Use Permit to allow a Home Occupation on property located at 829 Canyon Crest Drive c/o Braxton Christensen. (PZ19-0142)

Staff Presentation:

City Planner Cherry presented the Request for a Special Use Permit to allow a Home Occupation on property located at 829 Canyon Crest Drive c/o Braxton Christensen. (PZ19-0142)

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

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

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

Per County records the primary residence on the subject property was built in 2018.

This is a request to allow a Home Occupation for a Hydro Dripping business located at 829 Canyon Crest Drive. The subject property is located within the R-2 (Residential Single Household) Zoning District.

The applicant hydro dips a variety of items including firearm components (which requires a current FFL license). The applicant intends to operate within a 210 square foot area inside his garage. The business will operate on a semi-irregular daily basis from 8:00 A.M. to 5:00 P.M.

Staff determines that the applicant's request is in accordance with City Code and City Comprehensive Plans.

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

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

Applicant Presentation:

Applicant Christensen presented his request for a Special Use Permit to allow a Home occupation on property located at 829 Canyon Crest Drive. He stated that one component of the business is firearms. He stated that the weapon is sent to him disassembled before hydro dipping process. He stated the customer is the one who puts firearm back together. He gave other examples of the products he hydro dips. He explained the only traffic to his home would be customers picking up their orders, no different than someone coming over to visit.

PZ/Questions & Comments:

- Commissioner Bolton asked for clarification that there will be no loaded weapons or assembled firearms on premises.
- Mr. Christensen clarified that the firearms that come in to his business will not be assembled or loaded.
- City Planner Cherry stated the applicant must follow ATF regulations.
- Commissioner Perez asked about any fumes/odors coming from the residence.
- Mr. Christensen clarified it is a water based process with low fumes.
- City Planner Cherry stated the city's Environmental Engineer reviewed the process at the pre application and did not find any issues.
- Commissioner Perez asked if the materials used can be conditioned.
- PZ Director Spendlove stated any special materials or processes would have to be reported. The air quality is checked and is included in the conditions.
- Commissioner Musser asked about traffic and neighbor concerns.
- Mr. Christensen stated his neighbors are aware of his business and don't seem to have concerns. If they have had questions, he has invited them over to review the process.
- Commissioner Higley asked about other employees.
- The applicant stated the business consists of he and his wife only.

Public Hearing: Opened and Closed without input

Discussions Followed: without concerns

MOTION:

Commissioner Bolton made a motion to approve the request for a Special Use Permit to allow a Home Occupation on property located at 829 Canyon Crest Drive c/o Braxton Christensen, PZ19-0142, with staff recommendations.

Commissioner Perez seconded the motion.

Unanimously Approved by a vote of 8-0

- e) Request for a recommendation to City Council for an Annexation with a Zoning District Change from M1 to M2 for property located at 594 & 616 Washington Street South c/o Ben Bernier on behalf of Idaho Department of Corrections. (PZ19-0147)

Staff Presentation:

City Planner Cherry presented the Request for a recommendation to City Council for an Annexation with a Zoning District Change from M1 to M2 for property located at 594 & 616 Washington Street South c/o Ben Bernier on behalf of Idaho Department of Corrections. (PZ19-0147)

The Commission shall conduct at least one public hearing, to send a recommendation to City Council for the proposed plan and zoning designation. Interested persons shall have an opportunity to be heard at the commission and council hearings. The Planning & Zoning Commission hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

Per County records a Work Release Center was built on the subject property in 1992. The subject property is currently owned and maintained by the Idaho Department of Corrections (DOC).

This is a request to annex parcel RP10S17E207349, a 3 acre +/- parcel located at 594 & 616 Washington Street South. Currently the parcel is zoned M-1 (Light Manufacturing). The applicant is requesting a zoning change with this annexation to M-2 (Heavy Manufacturing).

The Commission is tasked to make a recommendation to the City Council on the zoning designation being requested by the applicant. The Commission's recommendation may be to deny the request, approve the request as presented, request a different zoning designation or request additional information be provided.

Applicant Presentation:

Ben Bernier, representing applicant, presented the request for a recommendation to City Council for an Annexation with a Zoning District Change from M1 to M2 for property located at 594 & 616 Washington Street. He stated they did get ITD approval with curb, gutter, and widening of the road.

PZ/Questions & Comments:

Commissioner Hansen asked where the location of the Gem State Dairy project approved by commission in relation to this project.

PZ Director Spendlove clarified the location of the Gem State Dairy project.

Public Hearing: Opened and Closed without input

Discussions Followed: without concerns

Motion:

Commissioner Musser made a motion to approve the recommendation to City Council for an Annexation with a Zoning District Change from M1 to M2 for property located at 594 & 616 Washington Street South c/o Ben Bernier on behalf of Idaho Department of Corrections, PZ19-0147, with staff recommendations.

Commissioner Detweiler seconded the motion.

Unanimously approved by a vote of 8-0

4) Upcoming Meeting(s)

- a) Monday, January 8, 2020 (Worksession)
Tuesday, January 14, 2020

5) Adjournment

The meeting adjourned at 07:43 PM.

Kelli Ebersole, Administrative Assistant



Date: Monday, January 13, 2020
To: Planning and Zoning Commission
From: Brock Cherry, Planner, City Planner

ACTION ITEM

Request:

ACTION ITEM: Request to approve for an Annexation with a Zoning District Change from M1 to M2 for property located at 594 & 616 Washington Street South c/o Ben Bernier on behalf of Idaho Department of Corrections. (PZ19-0147).

Time Estimate:

Ten (10) minutes for Staff and Applicant presentation

Background:

NA

Approval Process:

Per City Code 10-15-2: The council, prior to adoption, amendment or repeal of the plan or zoning ordinance, shall conduct at least one public hearing using the same notice and hearing procedures as the commission.

Following the hearing of the council, if the council makes a material change in the plan or zone, further notice and hearing shall be provided before the council adopts the plan or zone.

Budget Impact:

NA

Regulatory Impact:

If Annexed, this property will become part of the city limits. This requires compliance with our applicable codes and standards, and the availability for City Services (sewer and water).

History:

Per County records a Work Release Center was built on the subject property in 1992. The subject property is currently owned and maintained by the Idaho Department of Corrections (DOC).

Analysis:

This is a request to annex parcel RP10S17E207349, a 3 acre +/- parcel located at 594 & 616 Washington Street South. Currently the parcel is zoned M-1 (Light Manufacturing). The applicant is requesting a zoning change with this annexation to M-2 (Heavy Manufacturing).

On December 10th 2019, after a public hearing, and following deliberation regarding the compliance with the Comprehensive Plan, the Planning & Zoning Commission voted unanimously to recommend approval of M-2 Zoning for the proposed annexation.

Conclusion:

The Council is tasked with denying the request, approving the request as presented, request a different zoning designation, or request additional information be provided.

Attachments:

1. Staff Report PZ19-0147 CC
2. Vicinity Map
3. Future Land Use Map
4. Narrative
5. Photos
6. 12-10-19 PZ Minutes draft



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Brock Cherry, City Planner
 Request: **Annexation** with a zoning designation of M-2 for approximately 3 (+/-) acres currently zoned M-1 and located at 594 & 616 Washington Street South.

Application: PZ19-0147

Applicant:

Idaho Department of Correction c/o
 Ben Bernier
 1221 Shoreline Lane
 Boise, ID 83702

Public Hearing: January 13th, 2019

Analysis

This is a request to annex parcel RP10S17E207349, a 3 acre +/- parcel located at 594 & 616 Washington Street South. Currently the parcel is zoned M-1 (Light Manufacturing). The applicant is requesting a zoning change with this annexation to M-2 (Heavy Manufacturing).

On December 10th 2019, the Planning & Zoning Commission voted unanimously to recommend approval of M-2 Zoning for the proposed annexation.

Approval Process

§10-15-2: Annexation

The council, prior to adoption, amendment or repeal of the plan or zoning ordinance, shall conduct at least one public hearing using the same notice and hearing procedures as the commission.

Following the hearing of the council, if the council makes a material change in the plan or zone, further notice and hearing shall be provided before the council adopts the plan or zone.

Regulatory Impact:

Annexation of this property will affect the regulations by which this property is enforced. It will, if annexed, fall under all regulatory policies of the City of Twin

Falls. Further, being that the subject property will be in the corporate boundaries of the City the property will be eligible to receive City utilities. Finally, the new zoning designation of M-2 will allow the property to conform with the uses and property development standards of the M-2 Zoning District.

History

Per County records a Work Release Center was built on the subject property in 1992. The subject property is currently owned and maintained by the Idaho Department of Corrections (DOC).

Applicable Regulations or Codes

City Code 10-15; Annexation Regulations

City Code 10-4-10: Heavy Manufacturing district

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Neighborhood Commercial". Note that the entire Washington Street Corridor has the Neighborhood Commercial designation along it. The area immediately to the west has a future land use designation of "Industrial".

In conclusion, the purpose of the Future Land Use Map is to give approximate, not exact locations of future land uses.

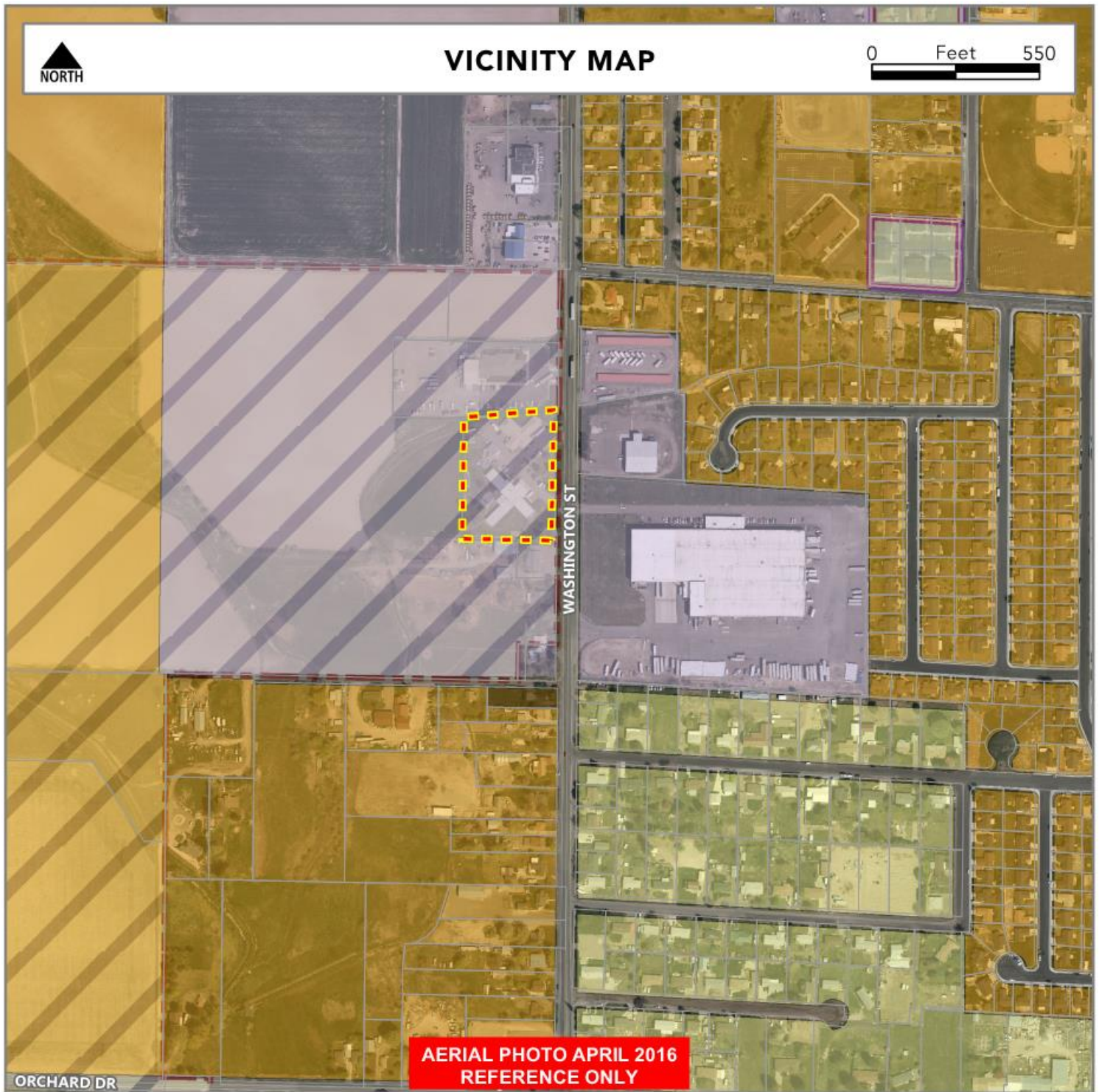
Conclusion

The Council is tasked with denying the request, approving the request as presented, request a different zoning designation, or request additional information be provided.

Attachments

1. Vicinity Map
2. Future Land Use Map
3. Narrative
4. Photos
5. 12-10-19 P&Z Minutes

Public Hearing: January 13th, 2019



	PRO		M-1
	PUD		R-2
	C-1		R-4
			AOI

Current Zoning: M-1
Comprehensive Plan:
Neighborhood Commercial

Existing Land Use: Vacant
Proposed Land Use: Work Release
Center

Surrounding Zoning Designations & Land Use(s)

North: M-1, Civic – South
Central Community Action
Partnership

East: M-1, Manufacturing

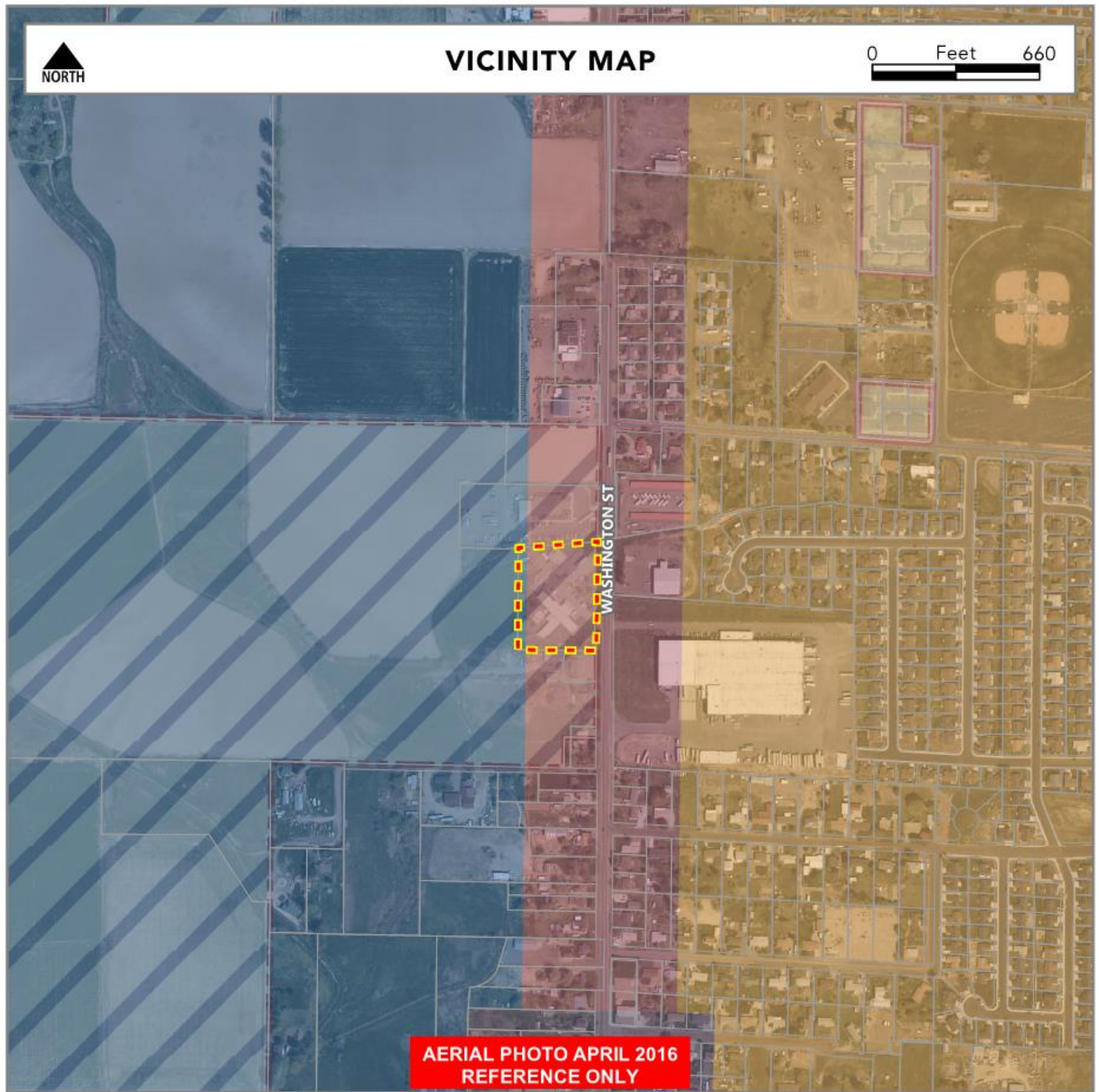
South: M-1, Residential

West: M-1, Agriculture

Applicable Regulations

10-1-4, 10-1-5, 10-4-9, 10-7-12, 10-10-11, 10-11-1 thru 8, 10-13

Future Land Use Map



- | | |
|------------|-------------------------|
| Industrial | Neighborhood Commercial |
| Mixed Use | Town Neighborhood |
| PRO | |
| PUD | |
| AOI | |

Annexation Application Narrative
DPW IDOC TFCRC
11/13/2019

4.a The reason for the request: The reason for the request for annexation is we are increasing the building square footage from 11,800 to 19,600, which is an approximately 60% increase in size. With this increase in building size comes an increase in anticipated water and sewer use. Per city ordinance, the city would be unable to provide anticipated water and sewer needs unless annexation were to take place.

4b i – The proposed zoning change better aligns the use of the facility to the surrounding use indicated on the City’s Comprehensive Use Plan. Open land to the west of our site is anticipated to have an industrial type use in the future. Land immediately to the north has recently been rezoned to an M2 as well.

ii - City limits is immediately adjacent to our site.

iii – The facility is compatible with the surrounding area. The property appears to be in an industrial or business type neighborhood. To the north is the South Central Community Action building with a open farm field north of that. To the east across the street is a self storage business, and Riddleys Family Markets distribution Center. To the south is what appears to be an operable farm including the residence for the farm. Vacant land is to the west. The property was originally converted by the Idaho Department of Corrections into a work release Center in 1994. In 2007 or 2008, The property was sold and converted into a group home/shelter which operated until 2019, at which point the Department of Correction purchased the property back to convert it into a reentry center. The facility will have minimal impacts on noise levels, glare, odor, fumes or vibrations.

iv - A explanation of the project: The Idaho department of Correction purchased the property and buildings to turn it into a reentry center for inmates transitioning to civilian life. The property was a former IDOC Work Release Center and housed approximately 120 inmates who working in the community. The Reentry Center will house 160 inmates who work in the community and will live in the community upon their release. The center will operate and be staffed 24 hours a day with the majority of activity taking place during normal business hours (8am to 5pm). The inmates are transported to and from work in state owner vans. This traffic along with staff and visitor traffic will generate approximately 364 trips per day. The center is planning on having between 12-15 staff for the Reentry Center and 20-30 administrative, counseling and probation / Parole staff.

v – According to the City of Twin Falls Planning and Zoning staff, if rezoned, the facility would require no special exceptions



NE Corner looking SW



NW Corner looking SE



SE Corner looking NW



SW Corner looking NE



Proposed Administrative Building (Existing)



Proposed Residential Building (Existing)



Twin Falls Planning & Zoning Commission Minutes

Tuesday, December 10, 2019, 6:00 PM

203 Main Ave E.
Twin Falls, ID 83301
Council Chambers

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

Vice Chair Kelley called the meeting to order at 6:00 PM.

A quorum was present.

Members Present: *Hawkins, Musser, Higley, Bolton, Detweiler, Hansen, Kelley, Perez*

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

2) Consent Calendar

- a) Approval of Minutes from the following meeting: November 19, 2019

Item Tabled to next meeting

3) Public Hearings

- a) Request for a recommendation to City Council for a Zoning District Change and Zoning Map Amendment from R-4 to R-6 ZDA and to amend the Elizabeth Estates Zoning Development Agreement for property located on the south side of the 1800 block of Elizabeth Blvd. c/o Gerald Martens on behalf of Elizabeth Estates, LLC. (PZ19-0131)

Staff Presentation:

City Planner Steve O'Connor presented the request for a recommendation to City Council for a Zoning District Change and Zoning Map Amendment from R-4 to R-6 ZDA and to amend the Elizabeth Estates Zoning Development Agreement for property located on the south side of the 1800 block of Elizabeth Blvd. c/o Gerald Martens on behalf of Elizabeth Estates, LLC. (PZ19-0131)

Per Twin Falls City Code 10-6-1.4(E) Approval of a ZDA Sub-District requires a preliminary presentation to the Planning and Zoning Commission for a review of the proposed changes. The Commission is allowed, and may grant the public the ability, to ask questions and give suggestions to applicant about the proposed project during the preliminary presentation.

A public hearing shall be held before the Commission for a recommendation to the Council to

amend the zoning district and the zoning map, amend with recommendations or deny the request.

The original Elizabeth Estates ZDA was approved by City Council on May 8th, 2017. This is a request for an Amendment to the Elizabeth Estates Zoning Development Agreement. This request also constitutes a Zoning District Change and Zoning Map Amendment for the newly acquired property.

The change in this ZDA is to add a lot in the Northeast corner of the development to include two more Four-plexes. Currently there are 7 of the original 14 approved four-plexes built on the property. If approved, this amendment will add an additional 2 units bring the total to 16 total four plexes.

Staff does not foresee the added area, and additional units, creating detrimental impacts beyond reasonable levels to neighboring properties.

The Commission may choose to recommend to City Council that the amendment be approved, approved with modifications, or rejected.

If the Commission recommends approval of 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 all original conditions as set forth by City Council on May 8th, 2017.

Applicant Presentation:

Gerald Martens, representing applicant, presented the request for a recommendation to City Council for a Zoning District Change and Zoning Map Amendment from R-4 to R-6 ZDA and to amend the Elizabeth Estates Zoning Development Agreement for property located on the south side of the 1800 block of Elizabeth Blvd. c/o Gerald Martens on behalf of Elizabeth Estates, LLC. The old home was recently acquired on the corner of the property. He is asking for an amendment to add two more units. This will allow the completion of the street expansion, curb, gutter, and sidewalk to the west. He stated this will make for a better looking project with slight increase in density. There will be an extra access for manager use only.

Public Hearing: Opened

- Citizen Andy Arenz opposes this request for additional units at complex. He stated there is a large impact to the street traffic and aesthetics of the area. He stated this was once open area, and in his opinion, the development has not added value to the neighborhood.
- Commissioner Musser asked if this change will add to traffic in the area.
- City Planner O'Connor stated with the new units he does not see a sufficient change to the current traffic.
- Assistant City Engineer Vitek stated he does not see further impact to the road.
- Commissioner Perez asked the phase of the project.
- Mr. Martens stated this is part of Phase 2.
- City Planner O'Connor stated they are currently in construction of phase 2.

- Commissioner Bolton asked for clarification on what the commission is asked to approve with this request.
- City Planner O'Connor clarified the request.

Public Hearing: Closed

Discussion followed: without concerns

Motion:

Commissioner Musser made a motion to approve a recommendation to City Council for a Zoning District Change and Zoning Map Amendment from R-4 to R-6 ZDA and to amend the Elizabeth Estates Zoning Development Agreement for property located on the south side of the 1800 block of Elizabeth Blvd. c/o Gerald Martens on behalf of Elizabeth Estates, LLC, PZ19-0131, as presented with staff recommendations.

Commissioner Detweiler seconded the motion.

Unanimously approved by a vote of 8-0

- b) Request for a Special Use Permit to allow a religious facility on property located at the 1100 block of Sunway Drive North c/o Gerald Martens on behalf of First Baptist of Twin Falls. (PZ19-0136)

Staff Presentation:

City Planner O'Connor presented the Request for a Special Use Permit to allow a religious facility on property located at the 1100 block of Sunway Drive North c/o Gerald Martens on behalf of First Baptist of Twin Falls. (PZ19-0136)

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

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

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

The property is part of the Sunway Conveyance Plat, recorded in March 2015.

This is a request to establish a Religious Facility on property located on the 1100 Block of Sunway Drive North, Lot 2, Block 1, of the Sunway Conveyance Plat. The property is zoned SUI which requires a SUP for a Religious Facility.

Though the property is part of a plat, it is a Conveyance Plat, which is not a Final Plat. The difference is that a Final plat constitutes a build-able lot. A conveyance plat is just to sell or set aside property for development at a later time. Before a building permit is approved the

property will need to go through the final plat process.

As for the proposed land use as a Religious Facility. Staff believes the change from pasture/farm ground to a developed Assembly type land use will have an increase in light, noise, and Traffic. However, the increases are expected for property near city limits and these impacts will occur mostly during off-peak hours. When developed, the required improvements and standards of development found in City Code should mitigate the majority of any increased impacts to the area.

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 recordation of a Final Plat before a building permit is issued.

Applicant Presentation:

Gerald Martens, representing applicant, presented the request for the request for a Special Use Permit to allow a religious facility at the 1100 block of Sunway Drive North. There is no plan for a preschool or regular daycare.

PZ/Questions & Comments:

- Commissioner Detweiler asked what portion of the property is for the church.
- Mr. Martens clarified the land in question.
- Commissioner Hawkins asked for clarification of the location of the church.
- City Planner O'Connor clarified where the church will be located.
- Commissioner Higley asked the acreage of the property.
- City Planner O'Connor stated the property consists of 12.7 acres.

Public Hearing: Opened

- Citizen Sarah Harris has concerns about the construction. She would like to see some architectural interest in building. She is not in favor of a vinyl fence. She would like to see Pollinator friendly landscaping and dark sky lighting in parking lot. She stated she is concerned of the increase in traffic on Sunway Drive North and believes there are traffic control issues on the road now.
- Citizen Sarah Hatterlie has concerns. She stated that this is a highly used recreational area with no bike path, narrow shoulders, and no sidewalks. She would like to see widening of the roads, a bike path and sidewalk for recreational area. She stated there is a visibility issue where the canal crosses the road as it is hard to see over crest. She stated the church will border a park and registered sex offenders are not allowed within a certain distance of areas where children are present. She would like to see a fence put up bordering the church and park to help protect children in area.
- Citizen Matt Packham expressed his concerns about the canal that borders his property and the easements. He also asked about accesses to the church and what will be placed in the back corner of property.
- Citizen Carol Sperry has concerns with parking and traffic issues in area.
- Citizen Gary Hatterlie has concerns with traffic safety in the area. He would like to see additional safety provisions put into the conditions of this SUP.

- Mr. Martens addressed the citizen's concerns. There will be a platting process that will address additional right of way, widening of street, addition of curb, gutter and sidewalk. The improvements to the road will take place at building permit process. He addressed dark sky lighting, landscape, screening fence requirements. He does not believe there is a plan for the property in back yet. He stated there will be no access from the east, only from the west side.
- Commissioner Detweiler asked about tiling the canal.
- Mr. Martens stated there is no plan to tile the canal at this time. He stated city water is now extended out to Sunway Park, and access would be of great service to the church.
- City Planner O'Connor stated that this property is in the SUI zone, and does not require them to connect to city services.
- Commissioner Higley asked about annexation.
- PZ Director Spendlove stated to access city services, the church property would have to annex into the city.
- Mr. Martens stated this will be addressed at the plat process.
- City Planner O'Connor explained the changes to the Area of Impact permitting as of January 1, 2020.
- Vice Chair Kelley clarified the SUP request.
- Commissioner Higley asked for clarification on the process of development in regards to streets, curb, sidewalk, and gutter.
- PZ Director Spendlove stated Sunway Road is not a city street and not maintained by City of Twin Falls and do not have jurisdiction over the road, as it lies with Twin Falls Highway District. The other issues will be addressed at the Preliminary Plat stage and can make suggestions to the Highway District at that time. The commission can only look at the mitigating issues of this request for a religious facility at this location.
- Commissioner Musser asked if it would be better to submit this request in January.
- PZ Director Spendlove stated at this point, we are fulfilling obligation for this application.
- Commissioner Perez asked about impact issues on a Sunday.
- PZ Director Spendlove stated take the commission is to only take into account the impacts of this request. He stated there is a process for Special Event permitting and issues or concerns can be addressed at the City Council meetings when the events are on the agenda.
- Commissioner Perez asked for clarification on the Special Event permit processes.
- PZ Director Spendlove clarified the process.
- Commissioner Hansen shared the big event timeline at the park.

Public Hearing: Closed

Discussions Followed:

- Commissioner Detweiler stated the park is aware of the parking issues and working out the issues.
- Commissioner Perez stated her concern is the added traffic on a certain day, but doesn't see this request as an issue.
- Commissioner Hawkins does not see problems, but understands concerns and hopes they will be addressed down the road.

- Commissioner Musser is supportive, but questions what conditions the commission can add at this time.
- City Planner O'Connor stated the added conditions can only address the property only, not on street, right of way.
- PZ Director Spendlove gave an example and what is outside the scope of the Special Use Permit.
- Commissioner Bolton is in favor of approving this request.
- Commissioner Higley would like to add dark sky lighting condition, and possibly no privacy fence around property.
- Commissioner Hansen thinks this does fit the area, and meets conditions for SUP.

Motion #1:

Commissioner Hansen made a motion to approve the Special Use Permit to allow a religious facility on property located at the 1100 block of Sunway Drive North c/o Gerald Martens on behalf of First Baptist of Twin Falls, PZ19-0136, as presented with staff recommendations. Commissioner Bolton seconded the motion.

Motion #2:

Commissioner Higley made a motion to add condition #3 that parking by lit under dark sky lighting. Commissioner Musser seconded the motion.

Unanimously approved by a vote of 8-0

Discussion Followed:

- Commissioner Perez asked if there can be conditions added regarding landscaping and architectural features.
- City Planner O'Connor clarified the conditions that can be added.
- Commissioner Hansen stated he is not in favor of restricting the fencing of the property.
- Commissioner Musser asked if there is a requirement for fencing along canal.
- City Planner O'Connor stated there is no requirement in code for screening at this facility. He stated the zoning will stay in place at the County level.

Vote on Motion #1, with added condition #3:

Unanimously approved by a vote of 8-0

- c) Request for a Special Use Permit to allow Dog Grooming and/or Kennels on property located at 235 and 239 Main Avenue West c/o Randi Kay Sosa. (PZ19-0141)

Staff Presentation:

City Planner Strickland presented the Request for a Special Use Permit to allow Dog Grooming and/or Kennels on property located at 235 and 239 Main Avenue West c/o Randi Kay Sosa. (PZ19-0141)

The Special Use Permit process requires a public hearing in which interested persons have the

opportunity to be heard, with regards to the application.

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

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

The location being proposed is part of the original building occupied by Radio Rondevoo and was constructed c. 1940. These two spaces have been occupied for various uses. The most recent use was a retail clothing store.

The applicant has taken into account a few things that may have an impact on adjacent businesses and have addressed these in their narrative. These items include, operating hours, noise, and waste management. The property is located in a commercial zone, and will be operating during normal business hours, and the dogs will not be housed on site after hours.

During business hours the dogs will be housed along the west wall of the building, which is shared with Radio Rondevoo that is not open during the same hours. Noise was one concern from staff, however staff believes the applicants plan will mitigate this concern.

Waste management was another item of concern however, the applicants have explained in their narrative that all waste will be bagged and deposited in the trash, and they will use pet safe disinfectant to keep their grooming salon clean. Staff is confident that this is a reasonable plan for managing the waste.

The applicants currently operate their business at 520 Main Avenue South and are wanting to relocate to grow their business. Staff is not aware of any complaints about their current operation and does not anticipate any negative impacts associated with approval of this request.

Should the Commission approve the request, as presented, staff recommends the following conditions:

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

Applicant Presentation:

Applicant Sosa stated he and his wife have been doing business since 2016. There is a need to move to a new location due to current issues with their current building. He stated the new landlord in support of this business. He stated that he believes adding this business will increase flow of commerce to the area. He stated that they want to be pleasing to the area. He stated there will be no change to traffic as their current business is on Main Avenue now. He stated he will be aware of the potential impact of noise by the location of the kennels.

PZ/Questions & Comments:

- Commissioner Hansen asked if the applicant is restricted to the operating hours in their narrative.
- PZ Director Spendlove stated they are able to be open during regular operating hours in that area.
- Commissioner Detweiler asked if there are two levels to the building.
- Mr. Sosa stated there are two levels, but they will only use the bottom floor.

Public Hearing: Opened and Closed without input

Discussions Followed: without concerns

Motion:

Commissioner Hansen made a motion to approve the request for a Special Use Permit to allow Dog Grooming and/or Kennels on property located at 235 and 239 Main Avenue West c/o Randi Kay Sosa, PZ19-0141, with staff recommendations.

Commissioner Perez seconded the motion.

Unanimously Approved by a vote of 8-0

- d) Request for a Special Use Permit to allow a Home Occupation on property located at 829 Canyon Crest Drive c/o Braxton Christensen. (PZ19-0142)

Staff Presentation:

City Planner Cherry presented the Request for a Special Use Permit to allow a Home Occupation on property located at 829 Canyon Crest Drive c/o Braxton Christensen. (PZ19-0142)

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

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

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

Per County records the primary residence on the subject property was built in 2018.

This is a request to allow a Home Occupation for a Hydro Dripping business located at 829 Canyon Crest Drive. The subject property is located within the R-2 (Residential Single Household) Zoning District.

The applicant hydro dips a variety of items including firearm components (which requires a current FFL license). The applicant intends to operate within a 210 square foot area inside his garage. The business will operate on a semi-irregular daily basis from 8:00 A.M. to 5:00 P.M.

Staff determines that the applicant's request is in accordance with City Code and City Comprehensive Plans.

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

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

Applicant Presentation:

Applicant Christensen presented his request for a Special Use Permit to allow a Home occupation on property located at 829 Canyon Crest Drive. He stated that one component of the business is firearms. He stated that the weapon is sent to him disassembled before hydro dipping process. He stated the customer is the one who puts firearm back together. He gave other examples of the products he hydro dips. He explained the only traffic to his home would be customers picking up their orders, no different than someone coming over to visit.

PZ/Questions & Comments:

- Commissioner Bolton asked for clarification that there will be no loaded weapons or assembled firearms on premises.
- Mr. Christensen clarified that the firearms that come in to his business will not be assembled or loaded.
- City Planner Cherry stated the applicant must follow ATF regulations.
- Commissioner Perez asked about any fumes/odors coming from the residence.
- Mr. Christensen clarified it is a water based process with low fumes.
- City Planner Cherry stated the city's Environmental Engineer reviewed the process at the pre application and did not find any issues.
- Commissioner Perez asked if the materials used can be conditioned.
- PZ Director Spendlove stated any special materials or processes would have to be reported. The air quality is checked and is included in the conditions.
- Commissioner Musser asked about traffic and neighbor concerns.
- Mr. Christensen stated his neighbors are aware of his business and don't seem to have concerns. If they have had questions, he has invited them over to review the process.
- Commissioner Higley asked about other employees.
- The applicant stated the business consists of he and his wife only.

Public Hearing: Opened and Closed without input

Discussions Followed: without concerns

MOTION:

Commissioner Bolton made a motion to approve the request for a Special Use Permit to allow a Home Occupation on property located at 829 Canyon Crest Drive c/o Braxton Christensen, PZ19-0142, with staff recommendations.

Commissioner Perez seconded the motion.

Unanimously Approved by a vote of 8-0

- e) Request for a recommendation to City Council for an Annexation with a Zoning District Change from M1 to M2 for property located at 594 & 616 Washington Street South c/o Ben Bernier on behalf of Idaho Department of Corrections. (PZ19-0147)

Staff Presentation:

City Planner Cherry presented the Request for a recommendation to City Council for an Annexation with a Zoning District Change from M1 to M2 for property located at 594 & 616 Washington Street South c/o Ben Bernier on behalf of Idaho Department of Corrections. (PZ19-0147)

The Commission shall conduct at least one public hearing, to send a recommendation to City Council for the proposed plan and zoning designation. Interested persons shall have an opportunity to be heard at the commission and council hearings. The Planning & Zoning Commission hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

Per County records a Work Release Center was built on the subject property in 1992. The subject property is currently owned and maintained by the Idaho Department of Corrections (DOC).

This is a request to annex parcel RP10S17E207349, a 3 acre +/- parcel located at 594 & 616 Washington Street South. Currently the parcel is zoned M-1 (Light Manufacturing). The applicant is requesting a zoning change with this annexation to M-2 (Heavy Manufacturing).

The Commission is tasked to make a recommendation to the City Council on the zoning designation being requested by the applicant. The Commission's recommendation may be to deny the request, approve the request as presented, request a different zoning designation or request additional information be provided.

Applicant Presentation:

Ben Bernier, representing applicant, presented the request for a recommendation to City Council for an Annexation with a Zoning District Change from M1 to M2 for property located at 594 & 616 Washington Street. He stated they did get ITD approval with curb, gutter, and widening of the road.

PZ/Questions & Comments:

Commissioner Hansen asked where the location of the Gem State Dairy project approved by commission in relation to this project.

PZ Director Spendlove clarified the location of the Gem State Dairy project.

Public Hearing: Opened and Closed without input

Discussions Followed: without concerns

Motion:

Commissioner Musser made a motion to approve the recommendation to City Council for an Annexation with a Zoning District Change from M1 to M2 for property located at 594 & 616 Washington Street South c/o Ben Bernier on behalf of Idaho Department of Corrections, PZ19-0147, with staff recommendations.

Commissioner Detweiler seconded the motion.

Unanimously approved by a vote of 8-0

4) Upcoming Meeting(s)

- a) Monday, January 8, 2020 (Worksession)
Tuesday, January 14, 2020

5) Adjournment

The meeting adjourned at 07:43 PM.

Kelli Ebersole, Administrative Assistant