



Twin Falls City Council Agenda

Monday, July 20, 2020, 5:00 PM

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

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

- 1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM
- 2) PLEDGE OF ALLEGIANCE
- 3) PROCLAMATIONS: None
- 4) CONSENT CALENDAR
 - a) **ACTION ITEM:** Request to approve the Accounts Payable for July 9-15, 2020.
By: Amy Luna, Finance Administrative Assistant
 - b) **ACTION ITEM:** Request to approve the Wells Fargo Credit Commercial Card for June 2020.
By: Amy Luna, Finance Administrative Assistant
 - c) **ACTION ITEM:** Request to approve the Monday, June 20, 2020, City Council Minutes.
By: Leila A. Sanchez, Recording Secretary
 - d) **ACTION ITEM:** Request to approve the Findings of Fact and Conclusions of Law for Annexation for 400-600 blocks of Hankins Rd.
By: Jonathan Spendlove, Planning & Zoning Director
 - e) **ACTION ITEM:** Request from the Twin Fall School District to waive building permit fees for the remodel of the School District's residential construction classroom on South Washington.
By: Matthew Long, Building Official
 - f) **ACTION ITEM:** Request to consider a recommendation from the Parks and Recreation Commission to accept a donation by Jakob and Pam Hartley of two benches along the newest section of trail.
By: Wendy Davis, Parks and Recreation Director
- 5) ITEMS OF CONSIDERATION
 - a) **PRESENTATION:** Presentation by Joshua W. Kern M.D., Vice President of Medical Affairs, St. Luke's Health System.
By: Travis Rothweiler, City Manager
 - b) **ACTION ITEM:** Request to confirm the appointment of seven members to the newly formed Public Art Commission.
By: Mandi Thompson, Assistant to the City Manager

- c) **ACTION ITEM:** Request to award the 2020 Locust Street Paving Project.
By: Lee Glaesemann, Staff Engineer
- d) **PRESENTATION:** A presentation of the City Manager's Recommended Budget for FY 2021 followed by citizen input.
By: Mitch Humble, Deputy City Manager
- 6) **GENERAL PUBLIC INPUT:** To provide public input to the City Council please send to:
Citizeninput@tfid.org
- 7) **ADVISORY BOARD REPORT/ANNOUNCEMENTS**
- 8) **PUBLIC HEARINGS:** To make written comment please email: JSpindlelove@tfid.org. Comments submitted after 12:00 PM, will not be included in the public hearing record. To call in to the meeting please telephone 1-208-939-6718, Conference ID: 968 427 88#. Calls must be received between 6:00 pm – 6:10 pm on July 20, 2020, and will be put into a queue to speak during the Public Hearing portion of the meeting.
- a) **ACTION ITEM:** Request for a Zoning District Change and Zoning Map Amendment from R-2, R-4, R-4 PRO, C-1 PUD to C-1 ZDA for property located at the northwest corner of Addison Avenue East and Carriage Lane North c/o EHM Engineers, Inc. on behalf of Gary N. Nelson. (PZ20-0062)
By: Jonathan Spindlelove, Planning & Zoning Director
- 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, July 13, 2020, 5:00 PM

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

Present: Mayor Suzanne Hawkins, Vice Mayor Ruth Pierce, Council Members Shawn Barigar, Craig Hawkins, Christopher Reid, and Nikki Boyd.

Absent: Greg Lanting (Excused)

Staff Present:

City Manager Travis Rothweiler
Deputy City Manager Mitch Humble
Airport Manager Bill Carberry
Chief Finance Officer Breanna Howard
City Attorney Shayne Nope
City Engineer Mark Holtzen
Economic Development Director Nathan Murray
Environmental Engineer Jason Brown
Fire Chief Les Kenworthy

Fire Marshal Tim Lauda
Help Desk Technician Jeremiah Parent
IT Director Kathy Markus
Planning & Zoning Director Jonathan Spendlove
Police Chief Craig Kingsbury
Public Information Coordinator Joshua Palmer
Public Works Director Jon Caton
Utility Services Director Bill Baxter
Recording Secretary Leila A. Sanchez

1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM

2) PLEDGE OF ALLEGIANCE

Mayor Suzanne Hawkins called the meeting to order at 5:00 p.m. She invited all present, who wish to, to recite the Pledge of Allegiance to the Flag with her. A quorum was present. Mayor Hawkins introduced staff.

3) PROCLAMATIONS: None

4) CONSENT CALENDAR

MOTION:

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

- a) **ACTION ITEM:** Request to approve the Accounts Payable for June 25-July 1 and July 2 -8, 2020.
- b) **ACTION ITEM:** Request to approve the Monday, July 6, 2020, City Council Minutes.
- c) **ACTION ITEM:** Request to hold the Realtor Safety 5k Fun Run/walk.

5) ITEMS OF CONSIDERATION

- a) **ACTION ITEM:** Request approval to replace Section 1.2 and add Section 1.5 to the Twin Falls Rural Fire District Governmental Fire Services Agreement.

Fire Marshal Tim Lauda reviewed the request. The amendment will allow the City of Twin Falls Fire Marshal to enforce the fire code within the Twin Falls Fire Departments jurisdictional boundaries; and, allow the Twin Falls Fire Department to collect the fees and the City of Twin Falls to retain the money collected.

MOTION:

Vice Mayor Pierce moved to approve to replace Section 1.2 and add Section 1.5 to the Twin Falls Rural Fire District Governmental Fire Services Agreement, as presented. Vice Mayor Barigar seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

- b) **ACTION ITEM:** Request authorizing the City of Twin Falls to opt in to Governor Little's proposal to use CRF dollars to provide tax relief for those cities and counties that agree to not take the three-percent statutory allowed increase or any portion of the City's Forgone balance for the FY 2021 Budget.

City Manager Rothweiler reviewed the request.

Statutorily under Idaho Code, cities and counties are permitted to collect 3% more property tax revenue than the previous fiscal year, plus the value of new construction and annexation, and recover any portion of the City's forgone balance.

In May 2020, the City Council and the City Manager made the decision not to assess the statutorily allowed three percent (3%) property tax increase as provided for in Idaho Code §63-802. More than a month later, the Governor created a tax relief program that diverts \$200 million on Federal CARES funding directly to Idaho property taxpayers if cities and counties elect to not take the three percent (3%) property tax increase. For those that elect to participate, the CARES funding will be proportionately divided among those Idaho cities and counties using a formula based on the actual cost of public safety personnel salaries (police, fire, animal control, dispatch, etc.)

The exact amount of tax credit received will not be known until October 2020 when all cities and county budgets are certified, and all public safety salaries are calculated. Based on the initial guidance supplied by the Governor's Office, we are estimating that our citizens will receive \$3,529,398 in total property tax relief from the CARES funds equal to the three percent property tax, or \$697,681. This will cause the City's functional tax rate to decrease to approximately \$5.87/\$1,000. This will save an estimated \$111.29 in city property tax savings for our taxpayers who own and live in a home valued at \$208,050, which is the median home value per Zillow.

Currently, there are several questions surrounding the Governor's program, as currently drafted. Several County Prosecutors have questioned if the Property Tax Relief Proposal is allowable under the CARES Act regulations. We do not believe these issues will be resolved before the deadline to opt into the program.

Because the recommended budget does not require the need to increase property tax revenue by 3% of the greater of the previous 3 years' tax levy to balance, we are recommending the City Council opt in to the program with the caveat that we have the option of opting out if it is determined this is an inappropriate use of CARES Funding by the United States Department of Treasury. The Governor has asked the Treasury Department to provide a letter of eligibility for the current program.

Council discussion followed.

Reserve the right to opt out if it is determined this is an inappropriate use of CARES Funding by the United States Department of Treasury.

MOTION:

Vice Mayor Pierce moved to authorize the City Manager to send a letter to opt in to the 3% Governor Little's property tax relief, as presented. Council Member Barigar seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

- c) **PRESENTATION:** A presentation of the City Manager's Recommended Budget for FY 2021 followed by citizen input.

Deputy City Manager Mitch Humble explained the following:

City Manager's Goals for the FY 2020-2021 Budget

- Create a nimble, agile, adaptable budget that allows the City of react in this dynamic, uncertain, and ever-changing local economy.
- Develop a budget that is sensitive to our operating environment and local economic conditions.
- Connect all expenditures directly to the City's 2030 Strategic Plan.
- Limit Tax Collections by not taking 3% to lower the tax rate.
- Preserve the foregone balance of \$1,416,284 in its entirety.
- Keep assessed utility rates by not increasing utility rates.

Tonight, discussion will follow on Funding the Strategic Plan and Focus Areas 5, 6, and 7.

Focus Area 5: Environmental Community

Environmental Engineer Jason Brown discussed the following:

- | | |
|-------------------------|--------------------------|
| ▪ Wastewater Treatment | ▪ Water Distribution |
| ▪ Wastewater Collection | ▪ Pressurized Irrigation |
| ▪ Water Supply | |

Wastewater Treatment Capital.

- Digester Boiler Replacement:
- Water Quality Pond Land Purchase
- Digester Liner Investigation & Work plan
- SCADA Upgrades

Council discussion followed on land purchase and cost maintenance of ponds.

Public Works Director Jon Caton discussed the FYE21 Enterprise Fund Strategies.

- Water Fund and Wastewater Collections
- Other Water and Wastewater Capital

Council discussion followed on meter replacement project costs.

Focus Area 6: Prosperous Community

Economic Development Director Nathan Murray discussed Economic Development and Urban Renewal Agency activity including the URA approving Resolution No. 2020-11 approving the Fourth Amendment to the Disposition & Development Agreement relating to the 160 Main Avenue South Development to address a demolition contingency.

Airport Director Bill Carberry discussed Magic Valley Regional Airport.

- 2019 ITD Idaho Airports Economic Study
- The Strategic Planning Goals for Joslin Field (prosperous community)
- Utility Infrastructure Planning/Challenges
- Airport's 2021 Budget

Focus Area 7: Responsible Community

Deputy City Manager Mitch Humble spoke on the following:

- Community Development Block Grant Funding and our Consolidate Plan
- Transit Study - Partnership with ITD
- Development of the Metropolitan Planning Organization (MPO) – Partnership with ITD

Council requested a list of Potential Projects and Category B Projects.

6) GENERAL PUBLIC INPUT: None

7) ADVISORY BOARD REPORT/ANNOUNCEMENTS

Mayor Hawkins reported the Youth Council will meet at the Centennial Park the first Saturday of August and invited all 8 – 12 grade students to attend.

City Manager Rothweiler reported the City of Twin Falls is returning to normal operations and will resume enforcement of unpaid and delinquent utility accounts. City utility customers who are unable to pay the full amount are asked to schedule payment arrangements with the City of Twin Falls' Utility

Services Department. Every attempt will be made to contact customers with delinquent accounts. Accounts not paid in full, and without payment arrangements, will be turned off Wednesday, July 15.

City Manager Rothweiler reported on his discussion with Dr. Joshua Kern on COVID-19, and what is happening in the state and locally.

Recess at 6:57 p.m.

Resumed at 7:10 p.m.

Vice Mayor Pierce recused herself from Public Hearing b) stating she has a business relationship with the applicant, Ruth Rahe. In addition, she consulted with the City Attorney on this matter.

Mayor Hawkins reviewed the Public Hearing Procedures.

8) PUBLIC HEARINGS

- a) **ACTION ITEM:** Request Annexation with a Zoning Designation of R2 for property located at 700-1000 block of Hankins Road c/o EHM Engineers, Inc. on behalf of Joseph McCollum - McCollum Enterprises. (PZ20-0056). On June 9, 2020, the Planning and Zoning Commission recommended approval of the Zoning Designation of R2, as presented. - **WITHDRAWN BY APPLICANT**
- b) **ACTION ITEM:** Request for Annexation with a Zoning Designation of R2 for property located at the 400-600 block of Hankins Road c/o EHM Engineers, Inc. c/o Ruth Rahe. (PZ20-0057) On June 9, 2020, the Planning and Zoning Commission recommended approval of the Zoning Designation of R2, as presented.

Planning & Zoning Director Jonathan Spendlove presented the request.

Currently the parcel is zoned R-2 (Residential Single Household or Duplex District). The applicant is requesting to be annexed and retain the current R-2 Zoning District designation.

The current zoning of the property is like surrounding development to the South and West. Modifying the zoning district from R-2 would require compliance with the Comprehensive Plan and Future Land Use Map.

The Planning and Zoning Commission unanimously forwarded a positive recommendation for this property to have a zoning designation of R-2.

The City Council is tasked with making a final decision on this item. The Council may approve the request as presented, approve the request with modifications, deny the request, or table the request for more information.

David Thibault, EHM Engineers, representing the applicant, presented the request. EHM was initially engaged to evaluate the water and sewer service boundary lines that the city maintains

and trying to effectually get the city to start looking at the eastern expansion of the City limits and growth in the Southeast in this location. To the west and to the south of the subject property there are already established city lots, roads, and homes built up in this area. The comprehensive plan and future land use maps support an R-2 zoning designation on this property and other properties EHM is working on. The property has been identified as prime and annexation is the next step. The Rahe family intentions are to prepare this property so that it is ready for possible sale in the future for estate planning purposes. Steps have not been taking as far as platting. The plan is to take this in a step by step process to gain some entitlements for future estate planning. The request is to annex the property and to retain an R-2 zoning designation upon the property, so for some time in the future, should a developer or a group of developers be interested in this property, they can proceed with the development without having to go through the step of annexation and the delay that is associated with that.

Mayor Hawkins opened and closed the public input portion of the hearing. (7:15 p.m.)

Planning and Zoning Director Jonathan Spendlove pointed out the future land use map has some of the areas as mixed use and lines shown on overhead projection are not exact. Moving forward to future expansion in the city limits to the southeast, the City is looking to have a buffer between residential and industrial.

Mayor Hawkins reopened the public input portion of the hearing. (7:16 p.m.)

Rob Kack stated his concern the map shown on overhead projection is inaccurate. There are wetlands with a new canal system adjacent to the area. In speaking on mixed use for this area, being discussed is an existing wetlands buffer already between it and the other uses in the area. If this is annexed, he asked for a provision for some type of buffer to be maintained and those divisions be preserved between the residential and rural areas.

David Thibault stated for clarification that he believes the wetlands are located east of the boundary line and are not located on the subject property. There is a canal lateral that comes from the east to the west through the northern portion, at which, at some point in the future, will need to be dealt with should this property be developed. In his opinion, this should not be considered nor be detrimental to any annexation taken tonight.

Mayor Hawkins closed the public hearing at 7:18 p.m.

Council discussion followed.

Council Member Reid asked that if Title 10 is approved what would the area being discussed be zoned and would density change.

Planning & Zoning Director Jonathan Spendlove explained that an R-2 zone, in conjunction with the R-1 zone, would be a similar type of zone. The property owner, Mr. Kach, owns a significant amount of land and it does not mean having a lesser or a smaller lot size allows. He owns more

in an R-1 zone and can be smaller than what he owns. It could be what is like Morning Sun or what is closer to town. It would approximately in the 10,000 sq. ft. range or below as far as the minimum lot size.

MOTION:

Council Member Barigar moved to approve the request for Annexation with a Zoning Designation of R-2 for property located at the 400-600 block of Hankins Road, as presented. Council Member Reid seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 5 to 0.

9) ADJOURNMENT

The meeting adjourned at 7:23 p.m.

Leila A. Sanchez
Recording Secretary



BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:

Annexation Application

Ruth Rahe
c/o EHM Engineers, Inc.
Applicant(s)

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

This matter having come before the City Council of the City of Twin Falls, Idaho on **Monday, July 13, 2020** for public hearing pursuant to public notice as required by law for Annexation with a zoning designation of **R2**, currently zoned **R2 AOI**, for **80 (+/-)** acres located **at the 400-600 blocks of Hankins Road** and the City Council having heard testimony from interested parties being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has applied for Annexation with a zoning designation of **R2**, currently zoned **R2 AOI**, for **80 (+/-)** acres located **at the 400-600 blocks of Hankins Road**.
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: **June 25, 2020**.
3. The property in question is zoned **R2 AOI** pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as **Mixed Use** in the duly adopted Comprehensive Plan of the City of Twin Falls.
4. The existing neighboring land uses in the immediate area of this property are: to the north, **Vacant**; to the south, **Residential and Storage**; to the east, **Vacant**; to the west, **Residential**.

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

CONCLUSIONS OF LAW

1. The application for Annexation with a zoning designation of **R2**, currently zoned **R2 AOI**, for **80 (+/-)** acres located **at the 400-600 blocks of Hankins Road** is consistent with the purpose of the **R2 Zone**, and is not detrimental to any of the outright permitted uses or existing special uses in the area.
2. The proposed annexation is consistent with the provisions of the Comprehensive Plan and Zoning Ordinance of the City of Twin Falls, and in particular Sections 10-1-4, 10-1-5, 10-15-1(A) & (B) of the Twin Falls City Code.

3. The proposed use is proper use in the **R2** Zone, subject to the conditions, which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

4. Public services may not be available at the time of development, depending upon the speed of development of this and other subdivisions and the ability of the City to obtain additional water and/or sewer capacity. Annexation of this property is not a guarantee city utilities are available. A will-serve letter will be issued upon review and approval for a final plat and/or a phase of a final plat.

5. The application for Annexation with a zoning designation of **R2**, currently zoned **R2**, for **80** (+/-) acres located **at the 400-600 blocks of Hankins Road** should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls and to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

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

DECISION

1. The application for Annexation with a zoning designation of **R2**, currently zoned **R2 AOI**, for **80** (+/-) acres located **at the 400-600 blocks of Hankins Road** is hereby granted as presented.

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

MAYOR - TWIN FALLS CITY COUNCIL

DATE

APPLICATION # **PZ20-0057**



Date: Monday, July 20, 2020
To: Honorable Mayor and City Council
From: Matthew Long, Building Official

ACTION ITEM

Request:

ACTION ITEM: Request from the Twin Fall School District to waive building permit fees for the remodel of the School District's residential construction classroom on South Washington.

Time Estimate:

This item is on the consent agenda, so no presentation is planned.

Background:

The school district operates a residential construction program for students. They have a facility on South Washington where this program is administered. They would like to complete a minor remodel at this location.

The City and the District have a great partnership. We have a shared facility use agreement that saves both the City and District tax dollars. We share resources to provide school resource officers. We often waive small building permit fees for the District on these types of remodel or addition projects. It is important that the City and the District maintain that strong partnership to help save our shared tax payers money. In that spirit of cooperation and partnership, staff supports this request and recommends that the Council approve the request to waive the building permit fees for the remodel to the residential construction classroom as requested.

Approval Process:

Approval of this request will require a simple majority vote of the Council.

Budget Impact:

If the Council approves this request, the building permit will be issued to the school district without the collection of permit fees. The amount of fees to be waived are about \$187. This amount includes the building permit and plan review fees.

Regulatory Impact:

If approved, the City will not collect the permit fees from the District when the permit is issued.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that the Council waive the building permit fees for the remodel to the school district's residential construction classroom as requested.

Attachments:

1. Letter to City - Permit Waiver for Res. Construction Program



Twin Falls School District #411
201 Main Ave. W
Twin Falls, ID 83301

P 208.733.6900
F 208.733.6987
www.tfsd.org

Ryan Bowman. Operations & Educational Technology Director

July 8, 2020

Mr. Mitch Humble
Deputy City Manager of Community Development
203 Main Ave W
Twin Falls, ID 83303

Dear Mitch:

I want to thank you for your support of the Twin Falls School District. Few communities enjoy the high level of cooperation that exists between the City of Twin Falls and the Twin Falls School District #411. We have a shared facilities use agreement and have representation on the various committees within the city and school district. In addition, the city has faithfully waived building permit fees and other fees associated with building projects by the school district. This has allowed the district to maximize our taxpayer dollars to benefit the children of our community. On behalf of the TFSD #411 Board of Trustees, I want to thank the City of Twin Falls for that spirit of cooperation.

The purpose of this letter is to request a waiver of the fees for some additions of our Residential Construction classroom on Washington St. South, Permit No. 20-2410. This project is being funded by the district out of our Plant Facilities fund. The fees for this project are \$186.45. The waiving of the fees will be a tremendous help to use our dollars in other projects.

Thank you for taking the time to consider this request. The Twin Falls School District thanks the City of Twin Falls for your support and partnership. If you have any questions or require additional information, please call me.

Sincerely,

Ryan Bowman
Operations & Educational Technology Director



Date: Monday, July 20, 2020
To: Parks and Recreation Commission
From: Wendy Davis, Parks and Recreation Director

ACTION ITEM

Request:

ACTION ITEM: Request to consider a recommendation from the Parks and Recreation Commission to accept a donation by Jakob and Pam Hartley of two benches along the newest section of trail.

Time Estimate:

N/A

Background:

From the Donation Policy adopted by Council:

TYPES OF DONATIONS

All proposed donations shall be reviewed by the Twin Falls Parks and Recreation Commission and a recommendation made to the Twin Falls City Council.

Park Equipment – this type consists of the purchase and installation of equipment typical to parks and recreation facilities such as benches, drinking fountains, permanent picnic tables, and playground equipment, as may be consistent with the Master Plan for the Twin Falls Parks & Recreation Department or approved by the Twin Falls Parks & Recreation Department or the Twin Falls Parks & Recreation Commission.

The placement of donations is at the discretion of the Parks and Recreation Department.

Staff met with the donor and proposed a location along the newest section of trail, west of the Breckenridge Condominiums. An old wooden bench is currently in this location, and these benches would be placed to take advantage of the view and provide a solid place for people to sit.

On Tuesday, July 14, 2020 Parks and Recreation Commission reviewed the request.

Approval Process:

A simple majority will approve this request.

Budget Impact:

The donation will include bench and plaque purchase as well as installation, with no Budget impact to the City.

Regulatory Impact:

Approval of this request will make a recommendation to council to accept the donation.

History:

N/A

Analysis:

N/A

Conclusion:

Parks and Recreation Commission recommends Council approval of this request.

Attachments:

1. Hartley Benches



TWIN FALLS PARKS AND RECREATION

136 Maxwell Ave. • PO Box 1907 • Twin Falls, ID 83303 • Phone: 208-736-2265 • Fax: 208-736-1548

DONATION REQUEST FORM

Date: 5-5-2020

Requested by: Takob Hartley and Pam Hartley

Address: 944 Wendell Street
Street Address

Twin Falls Idaho 83301
City State Zip Code

Home Phone: 208-404-1581
(Area Code)

Work Phone: _____
(Area Code)

Donation Requested: 2 benches

(Tree, bench, drinking fountain, picnic tables, playground equipment, picnic shelters, etc.)

Location Requested: Canyon Rim / behind Breckenridge

Alternative Location: _____

Plaque Inscription: Bench #1 (facing the golf course)
The Florence M. Gardner Charitable Trust - Clarence and Lenore
Bench #2 (facing the bridge) Parker
The Hartley Family

If you are requesting additional text, please describe how the group or person has longstanding ties to the community or is directly related to the history of the community.

The Benefits are Endless...

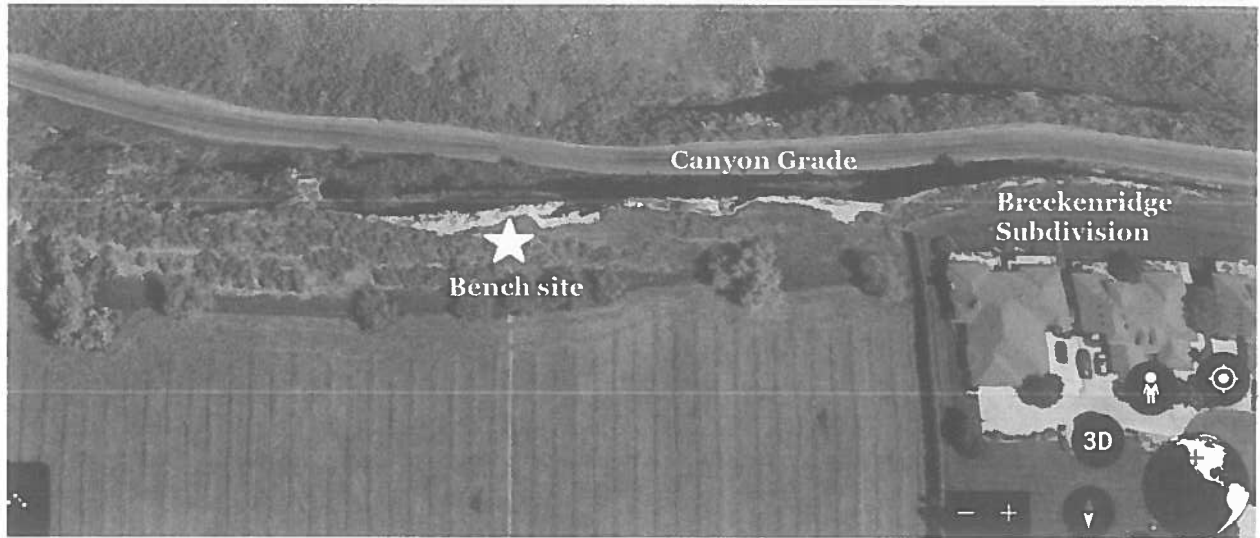
*Send this form to Twin Falls Parks & Recreation, P.O. Box 1907, Twin Falls, ID 83303.
For further information, please contact the Parks & Recreation office at (208) 736-2265.*

FOR OFFICE USE ONLY

Donation Name: _____

Site: _____ Type: _____

Completion Date: _____





Date: Monday, July 20, 2020
To: Honorable Mayor and City Council
From: Mandi Thompson, Assistant to the City Manager

ACTION ITEM

Request:

ACTION ITEM: Request to confirm the appointment of seven members to the newly formed Public Art Commission.

Time Estimate:

Approximately 5 minutes.

Background:

The Public Art Commission was established by ordinance 2019-009 on September 19, 2019. The newly formed Commission will be tasked with establishing policies and procedures for the operation, funding and implementation of a public art program in the City of Twin Falls.

This commission is comprised of seven members. The members serve multi-year terms. In addition, it is required that one member be a representative of the Magic Valley Arts Council.

Staff began accepting applications for the Commission on January 15 through March 1, 2020. A total of 27 applications for the seven positions were submitted. An interview panel consisting of Mayor Suzanne Hawkins, Vice Mayor Ruth Pierce, City Council Member Shawn Barigar, and Assistant to the City Manager Mandi Thompson vetted all of the applicants and 11 were selected to be interviewed. Interviews were scheduled to take place in early April, but due to COVID-19 closures and concerns over public health, they were postponed. Rescheduled for July 8, staff found themselves with the same concerns for health and safety, and it was decided that the interviews would take place via Microsoft Teams.

The panel recommends that the following individuals be appointed to the Public Art Commission:

Laura Stewart
Drew Nash
Camille Barigar
Olivia Barrett
Amy Westover
Janeale Dean
Melissa Crane

In addition, the panel recommends that the Council waive the residency requirement for Amy Westover, who is a resident of Twin Falls County but not the City of Twin Falls. Amy is a highly qualified candidate with extensive experience in public art project with the City of Boise, both as an artist and as a volunteer on various committees. The selection panel unanimously agreed that her participation on this newly formed Commission would be invaluable.

Approval Process:

City Code 2-1-1 states that the board members be appointed by the Mayor and confirmed by the Council and can serve two 3-year terms. Because this is a newly appointed Board, members will be appointed to staggering terms in order ensure continuity on the board.

Budget Impact:**Regulatory Impact:**

Approval of this request will create and maintain full membership on the Public Art Commission.

History:

N/A

Analysis:

N/A

Conclusion:

It is requested that the Council appoint the following to the Public Art Commission:

Laura Stewart
Drew Nash
Camille Barigar
Olivia Barrett
Amy Westover
Janeale Dean
Melissa Crane

Attachments:

None



Date: Monday, July 20, 2020
To: Honorable Mayor and City Council
From: Lee Glaesemann, Staff Engineer

ACTION ITEM

Request:

ACTION ITEM: Request to award the 2020 Locust Street Paving Project.

Time Estimate:

5 Minutes plus time for Q&A

Background:

Bids for the 2020 Locust Street Paving Project were opened on July 7, 2020. The lowest apparent Bid was received from Idaho Materials & Construction in the amount of \$819,499.

The Locust Street Paving project is the second phase of the Locust Street North reconstruction and includes the full depth reconstruction of the roadway from Falls Avenue West to just north of the North College Road intersection.

The first phase of the Locust Street North reconstruction included concrete work to improve pedestrian connectivity and to comply with American with Disability Act requirements.

This request is to consider the award of the second phase of the reconstruction, the 2020 Locust Street Paving Project.

Approval Process:

A majority vote of the Council is needed to award the contract.

Budget Impact:

The current FY 2020 budget includes \$984,000 for the Locust Street Reconstruction Project. Of the 2020 funds, approximately \$300,000 was obligated to the sidewalk construction phase of the project, which leaves about \$684,000 available in the 2020 fiscal year budget for this second phase.

The FY 2019 budget included \$845,000 for the Locust Street Reconstruction that was not obligated before the end of the last fiscal year. These un-obligated funds were moved into reserves and may be available for this phase of the project if approved by the Council.

In addition to the \$684,000 available in the current fiscal year's budget, \$250,000 from reserves is requested to cover the balance of the contract bid amount and to provide funds for project

contingencies.

Regulatory Impact:

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that the Council award the 2020 Locust Paving project to Idaho Materials & Construction in the amount of \$819,499 and authorize the use of \$250,000 in reserves for the project and project contingencies.

Attachments:

1. 2020-07-07 Bid Tab - Locust Paving

BID TABULATION
CITY OF TWIN FALLS
LOCUST ST. PAVING PROJECT

Open: July 7, 2020

				ENGINEER'S ESTIMATE		KLOEPFER INC.		IDAHO MATERIALS & CONSTRUCTION	
BID ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	BID AMOUNT	UNIT PRICE	BID AMOUNT	UNIT PRICE	BID AMOUNT
202.4.1.C.1	Excavation	SY	13,840	\$6.90	\$95,496.00	\$17.25	\$238,740.00	\$7.50	\$103,800.00
202.4.2.A.1	Rock Excvation	CY	10	\$175.00	\$1,750.00	\$300.00	\$3,000.00	\$200.00	\$2,000.00
202.4.5.C.1	Unsuitable Material Repair	SY	150	\$30.00	\$4,500.00	\$150.00	\$22,500.00	\$50.00	\$7,500.00
401.4.1.A.1	12" Dia. C-900 PVC Storm Drain	LF	170	\$80.00	\$13,600.00	\$90.00	\$15,300.00	\$65.00	\$11,050.00
401.4.1.B.1	12" Dia. C-900 Elbow/Fittings	EA	8	\$500.00	\$4,000.00	\$450.00	\$3,600.00	\$600.00	\$4,800.00
801.4.1.A.1	3" Minus Uncrushed Aggregate	CY	3,110	\$39.00	\$121,290.00	\$45.40	\$141,194.00	\$42.00	\$130,620.00
802.4.1.A.1	Crushed Aggregate Base, Type I	CY	1,580	\$50.00	\$79,000.00	\$49.60	\$78,368.00	\$54.00	\$85,320.00
810.4.1.A.1	5" Plantmix Pavement	Tons	4,025	\$96.28	\$387,527.00	\$123.00	\$495,075.00	\$90.00	\$362,250.00
1103.4.1.A.1	Construction Traffic Control	LS	1	\$25,000.00	\$25,000.00	\$27,900.00	\$27,900.00	\$26,000.00	\$26,000.00
2010.4.1.A.1	Mobilization	LS	1	\$10,000.00	\$10,000.00	\$23,088.00	\$23,088.00	\$38,771.00	\$38,771.00
2050.4.1.C.1	Geotextile Fabric	SY	13,840	\$2.65	\$36,676.00	\$1.65	\$22,836.00	\$1.20	\$16,608.00
SP-1	Modification to Manhole Rings/Covers	EA	9	\$1,000.00	\$9,000.00	\$1,500.00	\$13,500.00	\$1,000.00	\$9,000.00
SP-2	Placement of Concrete Collars	EA	18	\$1,000.00	\$18,000.00	\$900.00	\$16,200.00	\$1,210.00	\$21,780.00
TOTAL					\$805,839.00		\$1,101,301.00		\$819,499.00

RED Shaded Cells Reflect Arithmetic Errors Discovered in Review



Date: Monday, July 20, 2020
To: Mayor and City Council
From: Travis Rothweiler, City Manager

Request

A presentation of the City Manager's Recommended Budget for FY 2021 followed by citizen input.

Time Estimate

The estimated amount of time this item will take is one hour plus time to answer questions.

Background

The State of Idaho defines city government as a municipal corporation. It is with that mindset this budget has been developed. We are pleased to present to you the recommended Budget for Fiscal Year 2020-2021 (FY2021). This budget represents hundreds of hours of thoughtful work by dozens of people in developing the spending plan for our organization for the coming fiscal year.

We found ourselves dealing with a tremendous amount of uncertainty as we developed the budget for the upcoming fiscal year. We do not know what a "new normal" will look like when, and if, it arrives. To this day, we remain concerned about the long-term economic, health, psychological and societal effects of the novel coronavirus disease (COVID-19) will have on our community and our ability to provide public services. Equally, we are concerned about the societal unrest occurring in many communities across the nation. Lives tragically lost in other states and communities impacted members of our community, just as it did in many hometowns across the United States and the world. The events of the spring of 2020 were further proof our world is shrinking.

The City of Twin Falls is a municipal corporation with over 50,000 shareholders, 313.25 full-time employees and a taxable value of nearly \$3.4 billion. The City's taxable value excludes the taxable value of the properties located in the Twin Falls Urban Renewal Agency revenue allocation areas, which have a total value of \$622,600,619, which is an increase of \$61,047,371. Collectively, the taxable values for both the City of Twin Falls and Twin Falls Urban Renewal Agency totals \$4,032,586,340. To put these values into perspective, the City of Twin Falls' taxable value in FY 2012 was \$2.152 billion.

The FY 2021 budget has been created with following philosophies in mind:

- Create a nimble, agile, adaptable budget that allows the City to react in this dynamic, uncertain and ever-changing local economy;
- Develop a budget that is sensitive to our operating environment and local economic conditions;
- Connect all expenditures directly to the City's 2030 Strategic Plan;
- Limit tax collections by considering not taking 3% and preserve the entirety of the \$1,416,284 foregone balance;
- Minimize all utility rate increases;
- Place a high level of value on our employees.

PUBLIC INPUT AND TRANSPARENCY

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

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

A summary presentation of the proposed budget has been placed on the City's website. On August 10, 2020, the City Council will adopt the preliminary budget for FY 2021, with a public hearing and final adoption scheduled to occur on August 24, 2020.

CONNECTION TO THE CITY'S 2030 STRATEGIC PLAN

Twin Falls is a vital, growing, and changing city. We have constructed processes and policies that help us in shaping growth while taking advantage of opportunities as they are presented. We continue to focus on the focus areas contained in the City's 2030 Strategic Plan, just as we have for the past seven budget cycles. The current Strategic Plan was updated in March 2018 after an extensive open, citizen-driven process. The City's FY2021 budget allocates funds for needed projects and critical services collectively designed to help the City take the "next step" in realizing the community's 2030 vision of Twin Falls.

SIGNIFICANT ISSUES DRIVING BUDGETARY CONSIDERATIONS

The four main drivers that influenced the development of the City Manager's Recommended Budget for FY 2020-2021 were:

- **Novel coronavirus (COVID-19)**

Like many cities across the country, the sudden onset of the novel coronavirus (COVID-19) and the resulting disruption to local economies interrupted a period of growth and prosperity that had not been seen since before the Great Recession. What remains to be seen is how the economy, on both a national and local scale, will respond to the disruption and what the trajectory of that recovery will look like.

- **Health Insurance and Compensation**

Health insurance continues to be a difficult subject to navigate in our budgeting efforts. We recognize that offering quality and affordable health insurance is critical in our efforts to be an employer of choice. However, health care cost inflation continues to outpace the Consumer Price Index and the Municipal Cost Index. In addition, some members of our employee family have also had to deal with serious and costly health challenges. These factors have caused dramatic increases in health insurance costs year over year. The cost of our insurance monthly premium to cover an employee and his/her family has almost doubled in the last ten years.

With no changes to the current plan, the proposed increase in cost of health insurance in FY 2021 is 10%. When considering options to reduce this increase, we compared our offering to what other public employers are offering their employees. We feel that our health care benefit is still market competitive, but further changes to our plan could affect that competitive position. An increase in insurance premiums when the compensation adjustment is 2% and/or with a 2% table move will prevent our employees from seeing a net decrease in their take-home pay in the coming fiscal year.

- **Becoming a CDBG (Community Development Block Grant) Entitlement Community**

The City of Twin Falls accepted the status of an Entitlement Community through the U.S. Department of Housing and Urban Development (HUD) in September 2019. With its population estimated to be in excess of 50,000 residents, Twin Falls is now considered small urban and is subject to additional federal requirements. The CDBG program provides annual formula grants based on population to states, cities and counties to develop programs to provide decent housing and suitable living environments and expanding economic opportunities for low and low-

moderate income persons. The City's allocation will be approximately \$342,000 annually. In response to COVID-19, an additional allocation of \$200,000 was made to the city. Staff is working with a consulting firm to develop the planning documents required in order to expend the funds.

- **Property Tax Reform by the State Legislature**

In Idaho, property taxes are the primary source of revenue for local governments. The method for calculating property taxes applies individual tax rates for each taxing entity against the assessed value of the property. When home values are increasing at a faster rate than income levels, the result is a significant increase in property tax burden to homeowners. Prior to COVID-19, housing prices in Idaho were increasing between 8% and 10% each year. Even with a reduced tax rate, an increase in assessed value equates to an increase in property taxes. In addition, in 2016 the Idaho Legislature replaced the index that drove the homeowners' exemption with a cap of \$100,000. As home values increase, the exemption provides less and less relief to homeowners.

Multiple bills were introduced during the 2020 legislative session meant to address property tax reform. These bills varied in method, but all would have resulted in a reduction in our ability to capture property tax revenue: eliminating the statutory 3% increase local governments can take over the previous year's budget, eliminating new construction, and eliminating foregone balances. Due to the sudden onset of COVID-19, the session recessed without any significant changes to property tax collection, but there remains considerable interest in pursuing reform in the upcoming session.

The City will continue to bring forward a balanced budget regardless of the actions at the State level, with the understanding that if our revenues from property taxes are significantly decreased, there will be a resulting decrease in services the City can provide.

ECONOMIC INDICATORS CONSIDERED IN THE RECOMMENDED BUDGET

To produce a conservative and sustainable budget, the FY 2021 budget reflects a decline in some revenue categories as the overall strength of the state and national economies remain uncertain. Our robust and growing economy, overall real estate market stability and desirability, long-term growth management strategy, and dedication to superior services will make it possible for the City to remain on strong financial footing. While we know we will recover, we remain uncertain as to "when."

The swift and destabilizing effects of COVID-19, however, have created a level of economic uncertainty not seen since the Great Depression. It is this uncertainty that will influence budgetary decisions for the foreseeable future.

National

- U.S. house prices rose 1.7% in the first quarter of 2020 according to the Federal Housing Finance Agency (FHFA) House Price Index (HPI). House prices rose 5.7% from the first quarter of 2019 to the first quarter of 2020. The impact of COVID-19 has yet be reported in the housing market.
- Nationwide, unemployment rates remained low throughout 2019. According to the Bureau of Labor Statistics, the national unemployment rate was less than 3.7% every month of 2019, getting as low as 3.5% in February 2020. With the sudden shutdown of the U.S. economy due to COVID-19, the unemployment rate rose to 4.4% in March and 14.7% in April, then falling slightly to 13.3% for May 2020.
- The Dow Jones Industrial Average hit an all-time high of 29,551 on February 12, 2020 as a result of the longest bull market in history. On March 20, 2020, the market closed at 19,173 point, a loss of 10,378 point in a two-month period.
- Prior to COVID-19, consumer confidence was up from last year. The University of Michigan compiles a consumer sentiment rating. The rating for May 2019 was 100 and grew to a 12-month high of 105.8 in early March 2020, before beginning a steady and rapid decline. The April

2020 rating was 69, which shows a 36% decrease in consumer confidence as a result of COVID-19. The decline illustrates a major collapse in economic optimism across all population subgroups defined by income, age, education, and region of residence. Half of all consumers surveyed mentioned they were postponing purchases of household durables due to uncertainty about future job and income prospects.

State of Idaho

- Home prices rose in all 50 states and the District of Columbia between the first quarter of 2019 and the first quarter of 2020. Boise, Idaho realized one of the highest levels of annual appreciation in the nation at 9.3%.
- Home prices rose in 97 of the 100 largest metropolitan areas in the U.S over that four quarters. Annual price increases were the greatest in Boise, Idaho at 12.7%.
- The median home value in Idaho is \$298,257 and increase of 9.5% over the past year. The median list price per square foot in Idaho is \$173. The median price of homes currently listed in Idaho is \$334,895. The median rent price in Idaho is \$1,400. Prior to COVID-19, Idaho home values were predicted to rise 10-15% within the next year. However, the impact of the virus has created a softening of the real estate market and values are expected to decrease by .2% within the next year.
- Statewide unemployment was 2.6% in March 2020. Following the shutdown of the economy as a result of the stay-at-home order to combat COVID-19, the rate rapidly rose to 11.5% for the month of April 2020 but fell to 8.9% in May 2020.
- Per capita personal income (PCPI) continues to grow, but at a slower pace than in previous years. PCPI in Idaho grew by 3.6% from 2018 to 2019. At \$45,642, Idaho is ranked 44th in the United States and was 80 percent of the national average of \$56,623. Idaho was sixth in the nation for real personal income growth, which takes into account the cost of living, measured by regional price parity (the average price paid by consumers for the mix of goods and services in each region). Idaho's real personal income growth was 4.1% for 2018-19.
- The May 2020 revenue projections for the State of Idaho were 59.8% lower than anticipated, due large in part to the extension of the income tax filing deadline from April 15 to June 15. Idaho General Fund tax collections were coming in above the forecasted levels prior to April 2020. Receipts were \$77.7 million more than expected for February and \$30.6 million more for March. Even with receipts coming in higher than predicted for the first 9 months of the fiscal year, to-date revenues (through May 2020) show a \$312.7 million shortfall, which is 8.7% under projections.
- Sales tax receipts for May 2020 were 9.9% lower than projected (\$13.5 million), but of all revenue streams, sales tax is closest to projections through May 2020 (1% lower).

City of Twin Falls

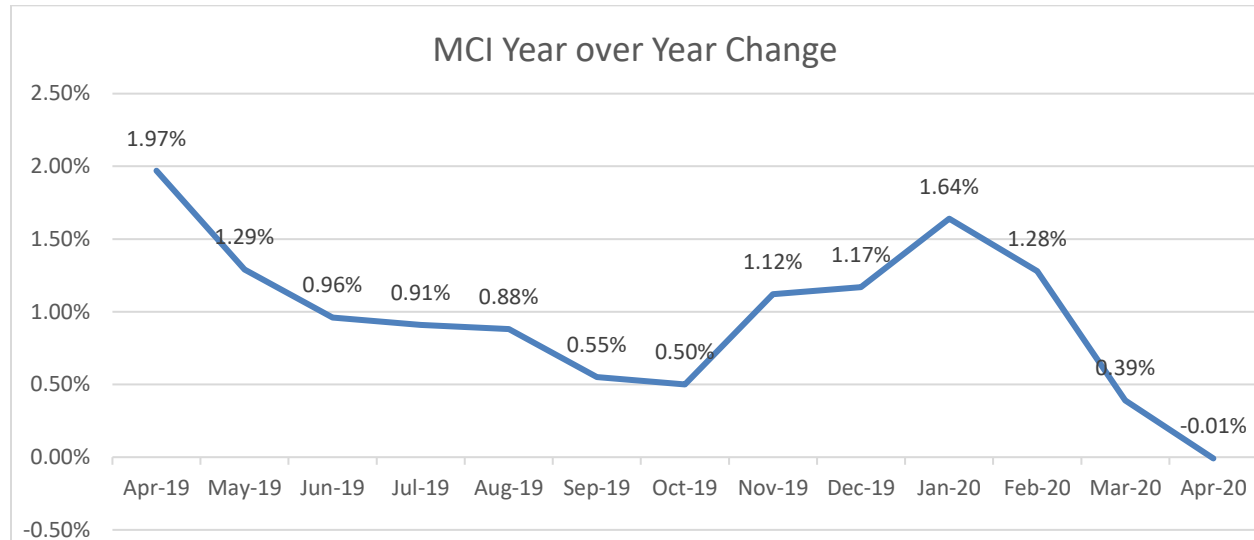
- According to the Idaho Department of Labor's Twin Falls County Workforce Trends report, Twin Falls County had an unemployment rate of 2.6% in March 2020. This compares to the State of Idaho unemployment rate of 2.5% and a national unemployment rate of 3.5%. The unemployment rate for Twin Falls County has dropped continuously for several years, from 5.6% in 2013 to 2.4% in 2019. The impact of COVID-19 on the local economy mirrors that of the State and national economies – unemployment in Twin Falls was 11.2% in April 2020, and this figure was based on March data when social distancing had only been in place for a few weeks. May unemployment dropped to 8.2%, which is better than anticipated but similar to the statewide effects to the economy.
- Construction activity for Twin Falls continued on a similar pace in 2019 in terms of single-family building permits issued. There were 326 single family permits issued in 2019, which was the highest level since 2006. There have been 313 permits issued to- date in FY 2020, which exceeds the same period in 2019 by 102 permits and is 96% of total FY2019 permits with four months left in the fiscal year. It remains to be seen what, if any, long term impacts COVID-19 will have on the housing market and if the pace of construction will be affected.

- There were 78 new commercial building permits issued in FY2019, far surpassing the high of 61 in 2008. To-date there have been 37 new commercial building permits issued in the first eight months of FY2020.

COST OF DOING BUSIENSS – MUNICIPAL COST INDEX

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

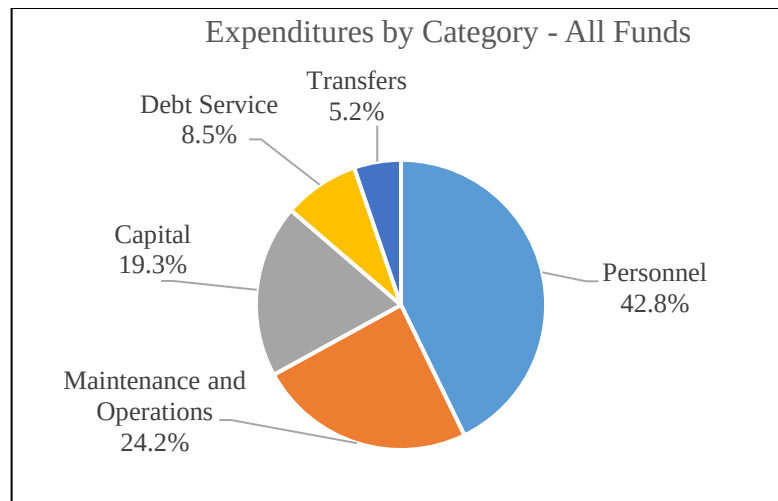
The MCI draws on the monthly statistical data collected by the U.S. Departments of Commerce and Labor as well as independently compiled data to project a composite cost picture. From April 2019 to April 2020, the most recent data available, the MCI decreased 2.19 points or -.86% to 251.13. The Consumer Price Index fell -0.4 in March 2020 and -0.8 in April 2020.



2021 FISCAL YEAR BUDGET SUMMARY

The combined expenditures and transfers total \$73,651,704, which is \$1,581,416 (2.19%) more than the FY 2020 budget of \$72,070,288. Governmental Fund-Type expenditures, or expenditures from funds that receive property tax or shared revenue, total \$42,407,832 (decrease of \$2,301,311, or 5.15%). Of this amount, \$583,219 is for one-time capital initiatives funded with cash reserves. Enterprise and Other Major and Non-Major Non-Tax Supported Fund expenditures total \$31,243,872 (increase of \$3,882,727, or 14.19%), which includes \$2,444,000 for capital projects funded with cash reserves. The “net budget,” or total budget less transfers is \$69,801,197 for FY 2021. This is \$2,055,823 (3.03%) more than the FY 2020 total of \$67,745,374. It is important to note that net overall spending (total less transfers) in the tax supported funds is \$1,742,010 (4%) less than the budget adopted for FY 2020.

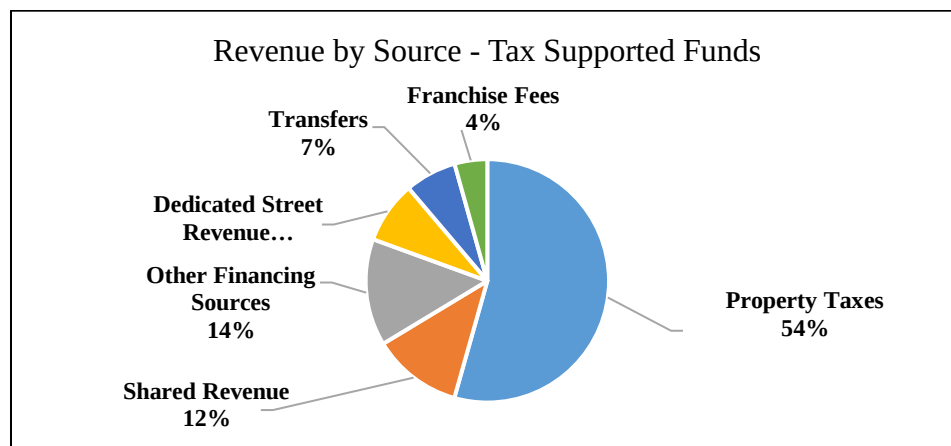
Expenditures in this budget are classified under one of five major categories – Personnel, Maintenance and Operations, Capital, Debt Service and Transfers. The graph below shows the relative percentage of FY 2021 budget expenditures for the five major categories in all funds combined.



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

REVENUES

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



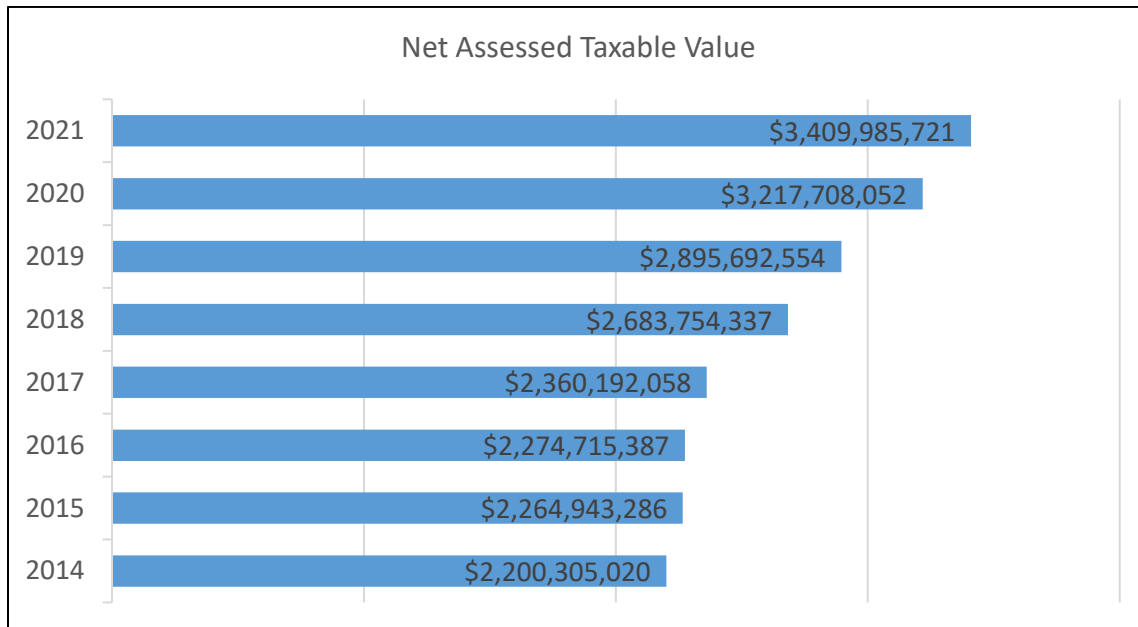
Enterprise Funds account for services financed through the assessment of user-fees. The main goal or purpose of these business-like funds is to provide services to customers at a price that will cover both the current cost of operations and the purchase and maintenance of necessary capital assets. Net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

The City has five separate and distinct Enterprise Funds, which include the City's Water (supply, distribution, irrigation and utility services), Wastewater (collections and treatment), Sanitation, Dierkes/Shoshone Falls, and Common Area Maintenance Funds. This section of the budget message focuses on the City's three largest enterprise funds: Water, Wastewater, and Sanitation. The other funds constitute a small portion of the Enterprise Fund picture and are not specifically addressed in this message; the specific budgeted amounts can be viewed within the budget document.

TOTAL ASSESSED VALUATION

According to the Twin Falls County Assessor's Office, from FY 2020 to FY 2021, the City of Twin Falls' total taxable valuation increased by \$192,277,669, or 6%, from \$3,217,708,052 to \$3,409,985,721. This growth is on top of the \$322,015,498 that was realized in the prior fiscal year.

As illustrated in the table below, the taxable value used to calculate the FY 2021 tax rate for the City of Twin Falls is the largest in its history

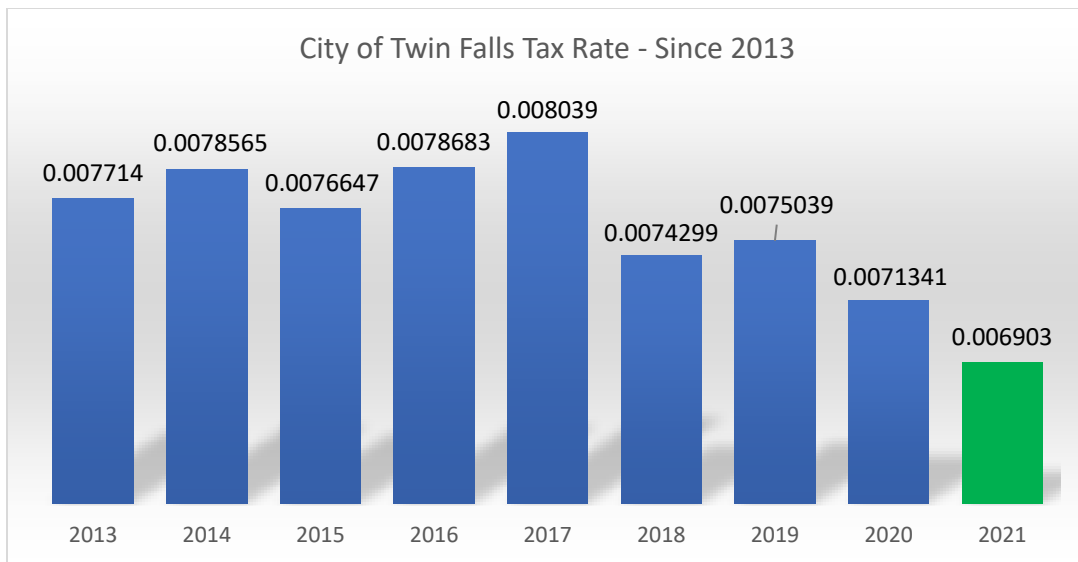


It is important to note the City's taxable value excludes the taxable value of the properties located in the Twin Falls Urban Renewal Agency revenue allocation areas. The entirety of the URA's properties are located in the City and have a value of \$622,600,619. Collectively, the taxable values for both the City of Twin Falls and Twin Falls Urban Renewal Agency total \$4,032,586,340. There are many factors that influence the City's total taxable value. Some of the larger factors include an increase in the base value from reappraisals performed by the Twin Falls County Assessor's Office, growth from new construction, and property incorporated into the City through annexation.

PROPERTY TAXES

Cities in Idaho have control over their annual expenditures in all funds, as well as the rates they assess in the enterprise funds. Statutorily under Idaho Code, cities and counties are permitted to collect 3% more property tax revenue than the previous fiscal year. The FY2021 budget does not include the statutory allowed 3% increase in property tax revenue.

Cities in Idaho do not have control of and cannot determine their community taxable value. That responsibility is assigned to the County Assessor's Office. Based on the taxable value presented above, the City's tax rate for FY 2021 will be \$6.90 per \$1,000 (0.0069038) in taxable value. The tax rate for FY 2020 was \$7.13/\$1,000 (0.0071341) of taxable value. As illustrated in the graph below, the FY 2021 tax rate is the lowest issued by the City over the last eight years.

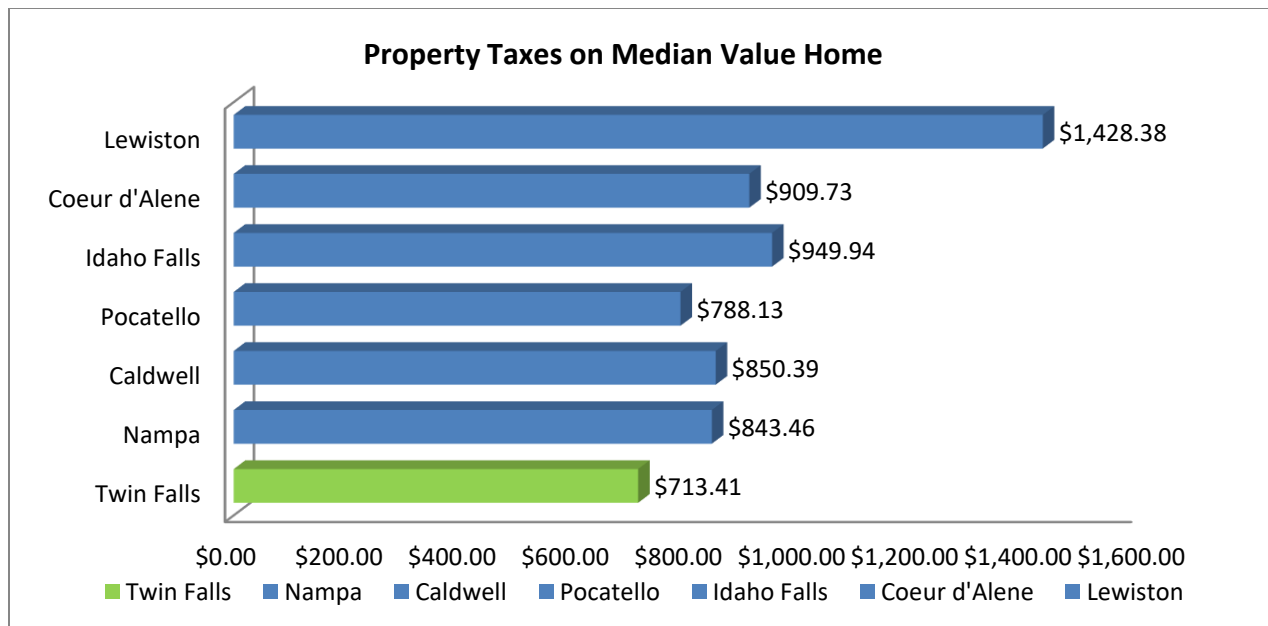


How does our Tax Rate compare to the other, large full-service Idaho cities?

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

	Total Taxes	2019 Median Property Value	FY 2020 TR
<i>Lewiston</i>	\$1,428.38	\$245,000	0.0098509
<i>Coeur d'Alene</i>	\$909.73	\$311,000	0.0043115
<i>Idaho Falls</i>	\$949.94	\$208,000	0.0087957
<i>Pocatello</i>	\$788.13	\$166,000	0.0094956
<i>Caldwell</i>	\$850.39	\$215,000	0.0073947
<i>Nampa</i>	\$843.46	\$227,000	0.0066414
<i>Twin Falls</i>	\$713.41	\$200,000	0.0071341

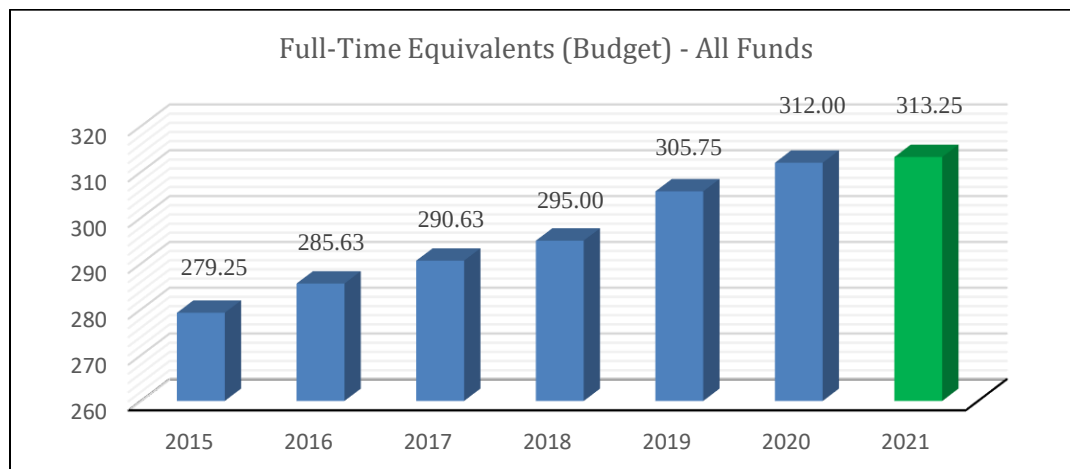
Note: Idaho’s median value of an owner-occupied home for this same period of time was \$267,000.



For the purposes of this analysis, the cities of Boise and Meridian were intentionally excluded because they are not directly responsible for the transportation systems in their communities; that responsibility lies primarily with the Ada County Highway District (ACHD). ACHD is an independent taxing authority specifically created for the purpose of maintaining the transportation system in these communities. For FY 2021, the Street Fund budget for the City of Twin Falls is \$5,108,540, or approximately 12% of the total for tax supported funds.

PERSONNEL

The City of Twin Falls has a philosophy of adding full-time employees only when “need” and “sustainability” can be demonstrated. The City of Twin Falls has an estimated population of 50,529. Based on that estimate, the City of Twin Falls has six employees per 1,000 of population. However, as the regional and urban center for a geographic area having a population of approximately 250,000, the City’s daily census population grows to an estimated population of 85,000. This causes the number of City employees per 1,000 of population to drop to less four.



The City of Twin Falls currently has a total of 312.00 full-time professionals working to deliver services to the citizens of Twin Falls For FY 2021, a net total of 1.25 FTEs were added to the budget, a majority of

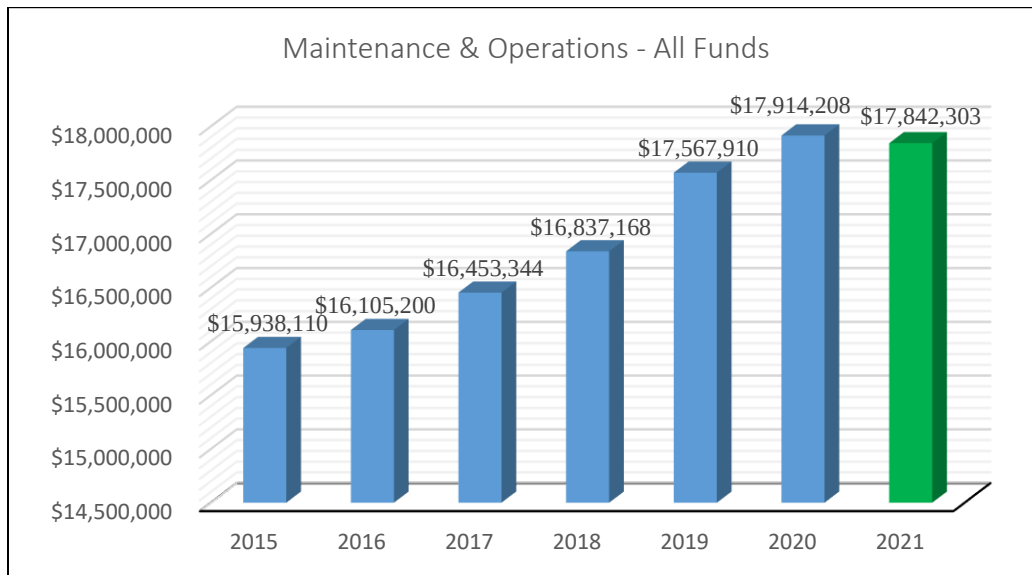
which are offset by existing revenue. The new positions bring the City of Twin Falls total FTE count to 313.25.

The other expenditures associated with personnel in the FY 2021 budget:

- Provides for performance-based adjustment for all employees (2%) and/or Table Movement (2%)
- Increased funding for health care insurance (10%)

MAINTENANCE AND OPERATIONS EXPENDITURES IN ALL FUNDS

This category includes funding for a wide-range of typical activities, including: office supplies, fuels, electricity, travel, training, uniforms, routine repairs to equipment and expenditures for durable goods. The City makes allocations in these areas that are based on actual expenditures from previous fiscal years, economic trends, and the municipal cost index. The FY 2021 budget allocates a total of \$17,842,303 to cover expenses associated with maintenance and operations. In comparison, the allocation for FY 2020 was \$17,914,208. This is a decrease of \$71,905 (.40%) across all funds.



CAPITAL FUND AND TOTAL CAPITAL INVESTMENT

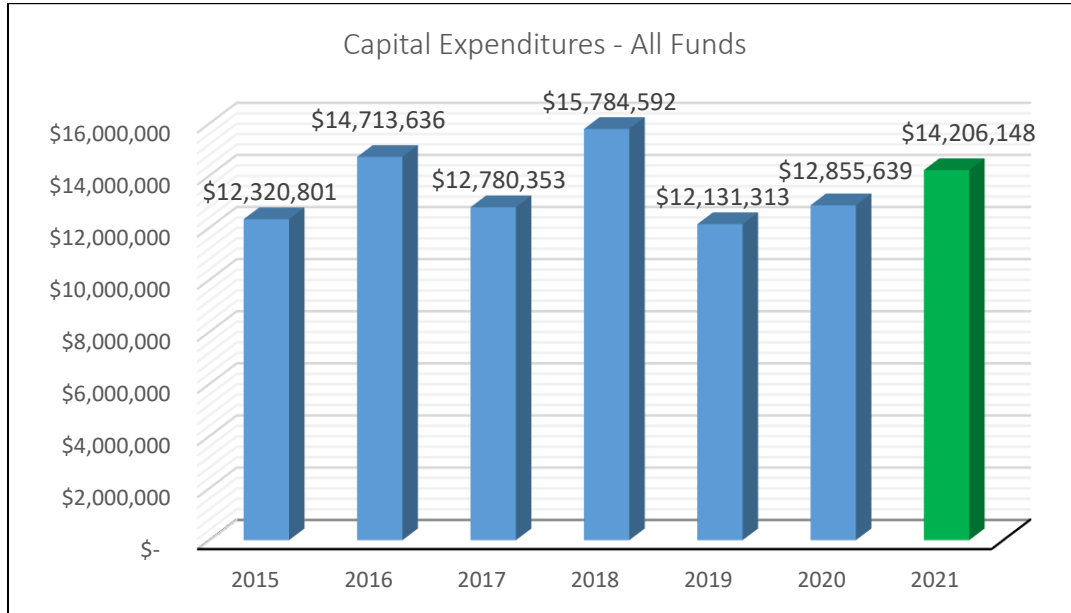
The City of Twin Falls owns and maintains a diverse collection of assets and facilities, which include:

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

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

As demonstrated by the partial list above, the ongoing development, expansion, maintenance, and repair of these capital assets is necessary, recognizing the critical value of civil infrastructure to the economic, aesthetic, and functional viability of the City. For accounting purposes and based on best practices recommendations of the Government Finance Officers Association (GFOA), the City of Twin Falls capitalizes acquisitions and improvements that are durable and in excess of \$5,000. In total, the FY 2021 budget allocates \$14,206,148 to fund needed, critical and desired capital improvements and community

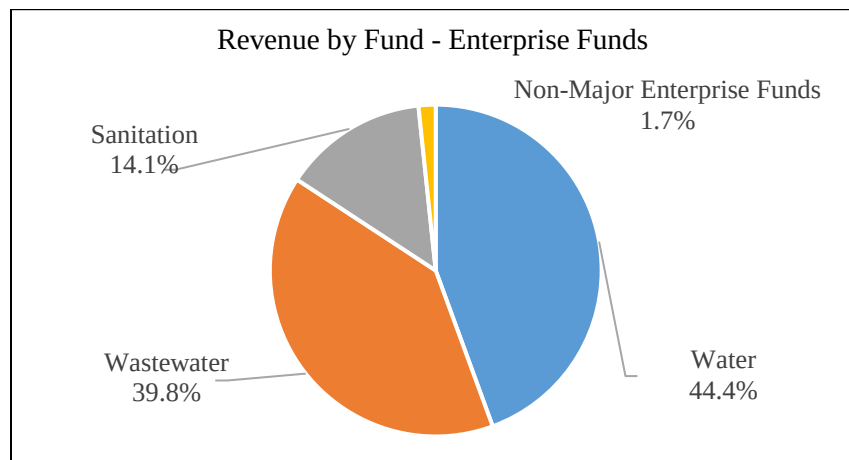
amenities. In FY 2020, the City of Twin Falls budgeted a total of \$12,855,639 for capital improvements. The FY 2021 allocation is an increase of \$1,350,509, or 10.51%.



As illustrated in the graph above, the City of Twin Falls has budgeted \$94,792,482 for capital improvements since 2015. In addition (not included in graph), since 2012, \$57,328,257 has been spent on the Wastewater Treatment Plant Improvement (\$45,570,000), City Hall (\$7,594,150), and Public Safety Complex (\$4,164,107) projects.

MAJOR ENTERPRISE FUND REVENUES

Enterprise and Other Major and Non-Major Non-Tax Supported Fund expenditures total \$31,243,872 (increase of \$3,882,727, or 14.19%), which includes \$2,444,000 for capital projects funded with cash reserves.



Water Fund

The Water Fund supports the following water-related activities: water supply, water distribution, pressurized irrigation, and utility billing. For FY2021, water user rates remain the same as they were in FY 2020. Revenue projections estimate \$11,101,938 in the Water Fund, which combined with reserves of \$1,800,000 equals \$12,901,938 in total funding. This is an increase of \$1,168,200 (10%) compared to the FY 2020 total of \$11,733,738.

Wastewater Fund

The Wastewater Fund is used to support all wastewater services provided by the City of Twin Falls, namely wastewater collection and wastewater treatment. For FY 2021, wastewater user rates remain the same as they were in FY 2020. Revenue projections estimate \$9,951,795 in the Wastewater fund, which compared to FY 2020 funding of \$9,904,742, is a decrease of \$47,053 (.48%).

Sanitation

The City's Sanitation Fund supports the City's sanitation and recycling programs. For FY 2021, sanitation user rates also remain the same as FY 2020. Revenue projections estimate \$3,522,406 in the Sanitation Fund, which compared to FY 2020 funding of \$3,428,969, is an increase of \$93,437 (2.7%).

DISCUSSION ON THE CITY'S FOREGONE BALANCE

Over the past several years, considerable time has been spent illustrating the cost-benefit analysis of using the City's foregone balance. Section 63-802 (e) of the Idaho Code states, "...In the case of a non-school district for which less than the maximum allowable increase in the dollar amount of property taxes is certified for annual budget purposes in any one (1) year, such a district may, in any following year, recover the foregone increase by certifying, in addition to any increase otherwise allowed, an amount not to exceed one hundred percent (100%) of the increase originally foregone." Each year the City has elected not to take the statutory maximum increase has impacted the amount of revenue available in the following fiscal year. Simply, the base by which the three percent is calculated is smaller.

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

The table below illustrates the changes to the City's forgone balance since FY2010.

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

FY 2019	-\$770,000.00	\$1,416,284.00
FY 2020	\$0.00	\$1,416,284.00
FY 2020	\$0.00	\$1,416,284.00
FY 2021	\$697,681.00	\$2,113,965.00

The FY 2021 budget does not include the recovery of any additional forgone balance. However, the \$770,000 that was recovered in FY 2019 has been set aside in the FY 2021 budget to fund additional Council priority capital projects. During the creation of the FY 2021 budget, the Council will discuss various capital projects and provide direction regarding their priorities for the \$770,000.

HOW MUCH MORE WILL CITY SERVICES COST?

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

In May 2020, the City Council and the City Manager made the decision not to assess the statutorily allowed three percent (3%) property tax increase as provided for in Idaho Code §63-802. More than a month later, the Governor created a tax relief program that diverts \$200 million on Federal CARES funding directly to Idaho property taxpayers if cities and counties elect to not take the three percent (3%) property tax increase. For those that elect to participate, the CARES funding will be proportionately divided among those Idaho cities and counties using a formula based on the actual cost of public safety personnel salaries (police, fire, animal control, dispatch, etc.).

	FY 2020 Adopted Budget	FY 2021 Recommended Budget	Variance	Additional Variance for Potential CRF Tax Relief	Total with Potential CRF Tax Relief
Property Tax	Tax Rate: \$7.13/\$1,000 of taxable value	Tax Rate: \$6.90/\$1,000 of taxable value	Tax Rate: -\$.23/\$1,000 of taxable value	Tax Rate: -\$1.03/\$1,000 of taxable value	Tax Rate: \$5.87/\$1,000 of taxable value
Median Valued Home of an owner- occupied home:					
FY 2020 - \$200,000 (as of January 2019)	\$713.00 <i>(annual)</i>	\$745.55 <i>(annual)</i>	\$32.55 <i>(annual)</i>	-\$111.29 <i>(annual)</i>	\$634.25 <i>(annual)</i>
FY 2021 - \$208,050 (as of January 2020)	\$59.42 <i>(monthly)</i>	\$62.13 <i>(monthly)</i>	\$2.71 <i>(monthly)</i>	-\$9.27 <i>(monthly)</i>	\$52.85 <i>(monthly)</i>
Utility Bills					
Average Residential Customer Consumption of:					
Water - 18,000 gallons	\$49.89	\$49.89	\$0.00	\$0.00	\$49.89
Sewer - 12,000 gallons	\$27.27	\$27.27	\$0.00	\$0.00	\$27.27
Sanitation & Recycling	\$17.79	\$17.79	\$0.00	\$0.00	\$17.79
Total Utility Bills	\$94.95	\$94.95	\$0.00	\$0.00	\$94.95
Monthly Total of Property Tax and Utility Bills	\$154.37	\$157.08	\$2.71	-\$9.27	\$147.80

The exact amount of tax credit received will not be known until October 2020 when all cities and county budgets are certified, and all public safety salaries are calculated. Based on the initial guidance supplied by the Governor's Office, we are estimating that our citizens will receive \$3,529,398 in total property tax relief from the CARES funds equal to the three percent property tax, or \$697,681. This will cause the City's functional tax rate to decrease to approximately \$5.87/\$1,000. This will save an estimated \$111.29 in city property tax savings for our taxpayers who own and live in a home valued at \$208,050, which is the median home value per Zillow.

Approval

There is no approval process at this point in the process. The City Council will be holding a series of public hearings prior to adopting the Appropriations Ordinance for the 2020-2021 Fiscal Year. The public hearings are scheduled for August 10, 2020 (rate and fees) and August 24th (preservation for forgone balance and appropriations ordinance). Final adoption of Appropriations Ordinance is also scheduled for the evening of August 24, 2020.

Budget Impact:

There are no current budgetary or financial impacts from the conversation. From this process, we will establish the budget for FY 2021.

Regulatory Impact:

- Idaho Code Section 50-811 states the City Manager shall "...keep the council fully advised of the financial condition of the city and its future needs..." and "...prepare and submit to the council a tentative budget for the next fiscal year."
- Idaho Code §50-235 empowers each city council of each city to levy taxes for general revenue purposes
- Idaho Code §50-1002 requires the city council of each city in the State of Idaho to pass a budget, referred to as an annual appropriation ordinance
- Idaho Code §63-802 sets limitations on all taxing district budget requests on the amount of property tax revenues that can be used to fund programs and services. This section also states that taxing entities can only increase property tax collections by a maximum of three percent (3%) annually, plus value of new construction and annexation added during the previous calendar year, and forgone taxes that have been accumulated and reserved in prior fiscal years

Attachments

Recommended Budget for FY 2021 can be found online.

Citizen Input can be made after the presentation in person or by calling: 1-208-939-6718, Conference ID: 968 427 88#. In addition, by email to Citizeninput@tfid.org.



Date: Monday, July 20, 2020
To: Honorable Mayor and City Council
From: Jonathan Spendlove, Planning and Zoning Director, Planning & Zoning Director

ACTION ITEM

Request:

ACTION ITEM: Request for a Zoning District Change and Zoning Map Amendment from R-2, R-4, R-4 PRO, C-1 PUD to C-1 ZDA for property located at the northwest corner of Addison Avenue East and Carriage Lane North c/o EHM Engineers, Inc. on behalf of Gary N. Nelson. (PZ20-0062)

Time Estimate:

Approximately 15 minute for staff and applicant presentation with questions/comments to follow.

Background:

The original Cedar Park PUD was approved in 1997. With changes in the market, and types of land uses in the area over the last 20 years, the owners of the properties have decided to re-vamp their development plan for the vacant/undeveloped portion of the property along this section of Addison Ave East.

Approval Process:

The applicant is required to present a preliminary review to the Planning and Zoning Commission in which the commission may give suggestions and ask questions of the applicant about the proposed ZDA. This presentation took place on June 9, 2020. A public hearing shall be held before the Commission for a recommendation to City Council to; amend the zoning district and the zoning map, amend with recommendations or deny the request.

Budget Impact:

NA

Regulatory Impact:

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.

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Mixed Use/Neighborhood Commercial/Town Neighborhood". Staff has determined the request is in compliance with the plan.

History:

The property has been historically used for agriculture. In June 1997, the City Council approved a rezone of this property to R-2, R-4, R-4 PRO, and C-1 PUD to allow mixed residential, professional, and commercial development. Cedar Park Agreement was recorded in 2004.

Analysis:

The requested Zoning Development Agreement has a few deviations from the base C1 Zoning District. They are as follows:

- **Modification of Permitted, Special, and Prohibited Uses:** The applicant would like to make some uses outright Permitted that would normally require a Special Use Permit. The applicant would also like to extend the normal operating hours of businesses to be 6:00 AM to 10:00 PM. (current city code lists 7 AM - 10 PM). Lastly, the applicant has included a list of uses they would like prohibited.
- **Property Development Standards:** The applicant would also like to require a landscape buffer along Carriage Lane.

The modifications the applicant has requested are not anticipated to create undue impacts on the surrounding properties, and the land uses listed as outright permitted are services/commercial uses expected within the C-1 Zone.

Conclusion:

On June 23, 2020 the Planning & Zoning Commission unanimously recommended approval of this request with staff recommendations.

The Council is tasked with making a final decision on this item. The council may approve the request as presented, approve the request with conditions, deny the request, or table the request for additional information.

Staff has recommended 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.

Attachments:

1. PZ20-0062 ZDA Public Hearing Staff Report
2. 2-Vicinity Map
3. 3-Narrative
4. 4-Cedarpark ZDA - Draft
5. 5-Master Site Plan
6. 6-Elevations
7. Photos
8. 06-23-20 PZ Minutes



Comprehensive Staff Report
To: Planning & Zoning Commission
Presenter: Lisa Strickland, City Planner
Request: A preliminary presentation for the Commission's recommendation on a request for a Zoning District Change and Zoning Map Amendment from, R-2, R-4 PRO, C-1PUD to C- 1 ZDA to allow for commercial planned development for approximately 8.5 (+/-) acres located at the northwest corner of Addison Avenue East and Carriage Lane.
Application: PZ20-0062
Applicant & Representative:
 EHM Engineers, Inc.
 c/o Tim Vawser on behalf of
 Gary Nelson
 621 N College Rd, Ste 100
 Twin Falls, ID 83301

Public Hearing: June 23, 2020

Analysis

The requested Zoning Development Agreement has a few deviations from the base C1 Zoning District. They are as follows:

- **Modification of Permitted, Special, and Prohibited Uses:** The applicant would like to make some uses outright Permitted that would normally require a Special Use Permit. The applicant would also like to extend the normal operating hours of businesses to be 6:00 AM to 10:00 PM. (current city code lists 7 AM - 10 PM). Lastly, the applicant has included a list of uses they would like prohibited.
- **Property Development Standards:** The applicant would like to require a landscape buffer along Carriage Lane.

The western portion of the proposed ZDA has been identified by the applicant as equipment rental and large/heavy equipment sales and or

rental. This land use is one of those requested by the applicant to become a "Permitted Use" normally it would require a special use permit.

The property towards the north has been identified as potential storage unit rentals with extended hours. This land use is also one of those requested by the applicant to become a "Permitted Use".

Approval Process

The applicant is required to present a preliminary review to the Planning and Zoning Commission in which the commission may give suggestions and ask questions of the applicant about the proposed ZDA. This presentation took place on June 9, 2020. A public hearing shall be held before the Commission for a recommendation to City Council to; amend the zoning district and the zoning map, amend with recommendations, or deny the request.

History

The property has been historically used for agriculture. In June 1997, the City Council approved a rezone of

this property to R-2, R-4, R-4 PRO, and C-1 PUD to allow mixed residential, professional, and commercial development. Cedar Park Agreement was recorded in 2004.

Applicable Regulations & Codes

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.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Mixed Use/Neighborhood Commercial/Town Neighborhood". Staff has determined the request is in compliance with the plan.

Potential Impacts

Public Hearing: July 28, 2020

The modifications the applicant has requested are not anticipated to create undue impacts on the surrounding properties and the land uses listed as outright permitted are services/commercial uses expected within the C-1 Zone.

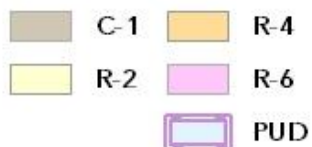
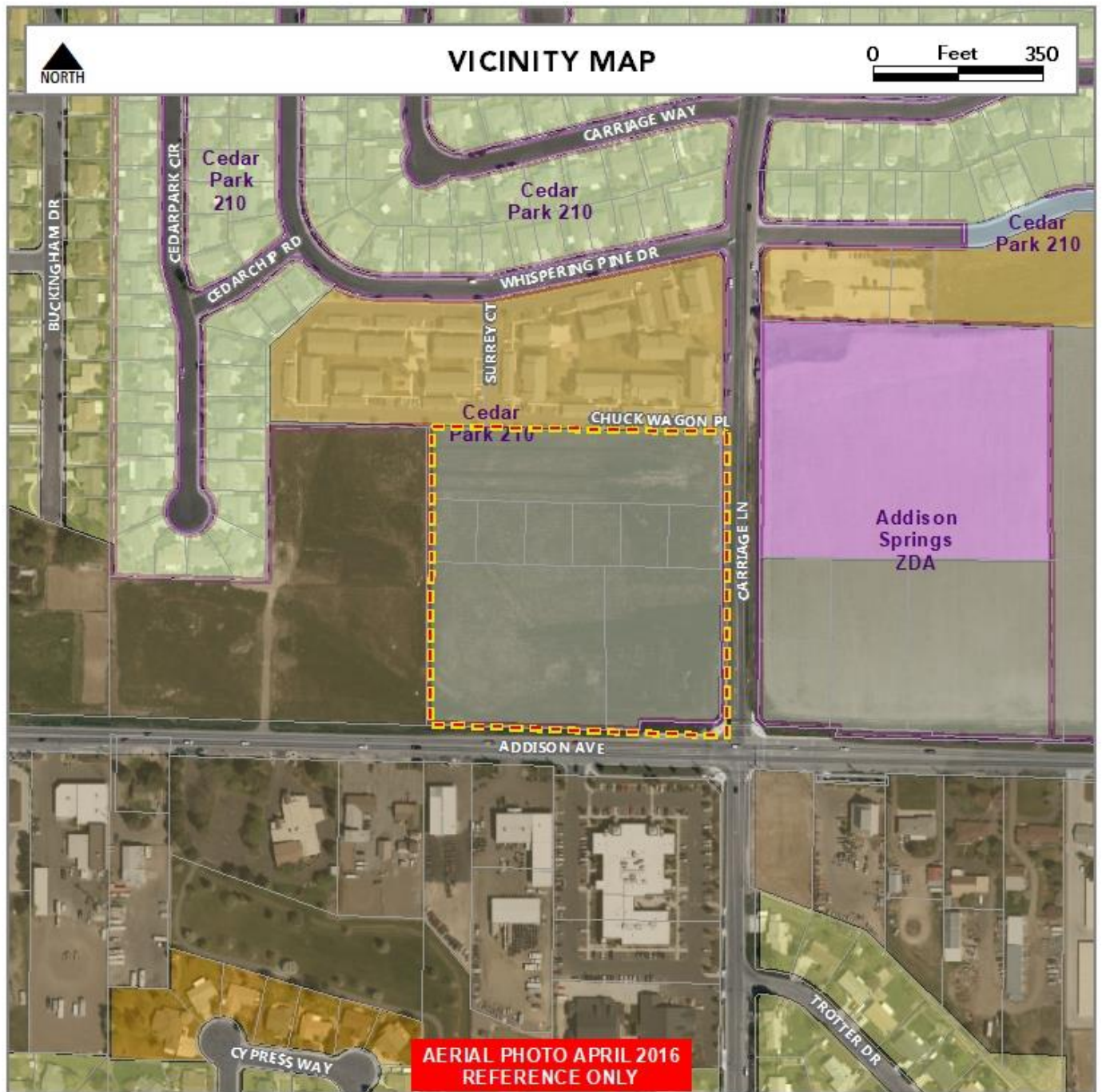
Conclusion

Upon conclusion should the Commission recommend approval of the request as presented, staff recommends 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.

Attachments

1. Vicinity Map
2. Narrative
3. Site plan
4. Elevations.



Current Zoning: R-2, R-4, R-4 PRO, C-1 PUD

Comprehensive Plan: Mixed Use/Neighborhood
Commercial & Town Neighborhood

Existing Land Use: Vacant

Proposed Land Use: Commercial
Development

Surrounding Zoning Designations & Land Use(s)

North: Residential Apartments

East: Addison Springs Apartments

South: Commercial, Addison Ave E

West: Vacant, planned Storage Unit Rental

Applicable Regulations

10-1-4, 10-1-5, 10-4-8, 10-6, 10-11-1 thru 8, 10-14

**CEDARPARK, C-1 COMMERCIAL ZDA
APPLICATION NARRATIVE**

4.a. The reason for the request is to clarify the uses and development requirements intended for the development. The owner has an interested party that would like to purchase a portion of the property for relocation of an equipment rental business within a new facility as well as another party that would like to purchase property for a storage unit facility. Currently the C-1 zone does not allow either without a special use permit. This area fits the proposed use so it is requested that an equipment rental facility be an outright allowed use within the ZDA. It is also requested that a storage unit facility be outright allowed. The existing PUD also has stipulations for building materials and currently does not allow metal siding. The metal siding and roofing materials due to the nature of the businesses is also appropriate so the developer is addressing that in the request. As stated in the agreement, metal buildings may be allowed upon review and approval of the Architectural Control Committee (ARC).

4.b.i. The proposed change to the development is compatible with the Comprehensive Plan in the Commercial zone as defined in the future land use map in the comprehensive plan.

4.b.ii. This development would be compatible with the neighboring properties as they have been or will be developed. Uses are in conformance with the comprehensive plan since the plan calls for commercial development for this property as well as those surrounding this property.

4.b.iii. The intended use of the development is for Commercial type businesses or possibly multifamily residential on larger lots as currently exists in the area. The plan is to develop the property over phases as users are identified.

4.b.iv. Specific exceptions of uses or development standards include permitting of an equipment rental facility and a storage unit facility within a portion of the development without the requirement for a special use permit as well as potential fourplexes being allowed within the development in the C-1 zone.

Cedarpark ZDA

A C-1 Commercial

Zoning Development Agreement

This Zoning Development Agreement (ZDA) is made and entered into this ____ day of _____, 2020, by and between the city of Twin Falls, State of Idaho a municipal corporation, hereinafter called "City" and Gary N. Nelson & Co., an Idaho Business Corporation (hereinafter called "Developer") for the purpose of developing Commercial uses on property located West of and adjacent to Carriage Lane, North of Addison Avenue East, known as Cedarpark Subdivision No. 13, a PUD.

NOW THEREFORE:

1. All future development, improvements, and uses shall conform to the standards and regulations of the Twin Falls City Code Title 10 – Chapter 4 – Section 8; Commercial Highway District or as amended, and all references to other sections therein including the following deviations:
2. C-1, Commercial Highway District modified as follows;
 - a. Permitted uses;
 - i. Residential
 1. Dwellings – fourplexes.
 - ii. Retail Trade
 1. Equipment rental.
 2. Large implement and heavy equipment sales and or rentals.
 3. Storage Units with extended hours of operation.
 - b. Special uses;
 - i. Miscellaneous
 1. Any Permitted or Special non-residential use requesting hours of operation outside the hours of six o'clock A.M. (6:00 A.M.) to ten o'clock P.M. (10:00 P.M.) except storage unit facilities.
 - c. Prohibited uses;
 - i. Animal Hospital - Large Animal
 - ii. Bulk Fuel Sales
 - iii. In Home Day Care Centers
 - iv. Cemeteries
 - v. Fairgrounds
 - vi. Go Cart Tracks
 - vii. Jails, Detention Centers, Or Work Release Centers
 - viii. Judicial Facilities
 - ix. Outdoor Amplified Sound systems (permanent)
 - x. Outdoor Theaters
 - xi. RV And Camping Parks
 - xii. Shelter Homes and/or Facilities
 - xiii. Stand Alone Drug and Alcohol Treatment facilities
 - xiv. Tattoo Parlors
 - xv. Zoos
 - d. Property Development Standards
 - i. Landscaping;
 1. A twenty-foot (20') landscaping buffer directly behind the sidewalk shall be installed along Carriage Lane. This buffer shall adhere to

Cedarpark ZDA
A C-1 Commercial
Zoning Development Agreement

tree and shrub counts as noted in City code Title 10, Chapter 11, Section 2.

- a. Trees and shrubs may be grouped throughout the development, with a maximum of seventy-five feet (75') between groupings.

Developer: Gary N. Nelson & Co.
P.O. Box 6004
Twin Falls, ID 83303

City: City of Twin Falls
P.O. Box 1907
Twin Falls, ID 83303-1907

"CITY"
CITY OF TWIN FALLS

By: _____
Mayor

ATTEST:

City Clerk

"DEVELOPER"
Gary N. Nelson

By: _____

President

Cedarpark ZDA

A C-1 Commercial Zoning Development Agreement

County of Twin Falls) ss.

On this _____ day of _____, 2020 before me, a Notary Public for said County and State, personally appeared _____ and _____, known or identified to me, to be the Mayor and City Clerk, respectively, of the CITY OF TWIN FALLS, IDAHO, that executed said instrument, and acknowledged to me that such City 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.

Residing at _____
My commission expires _____

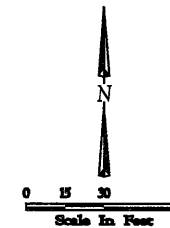
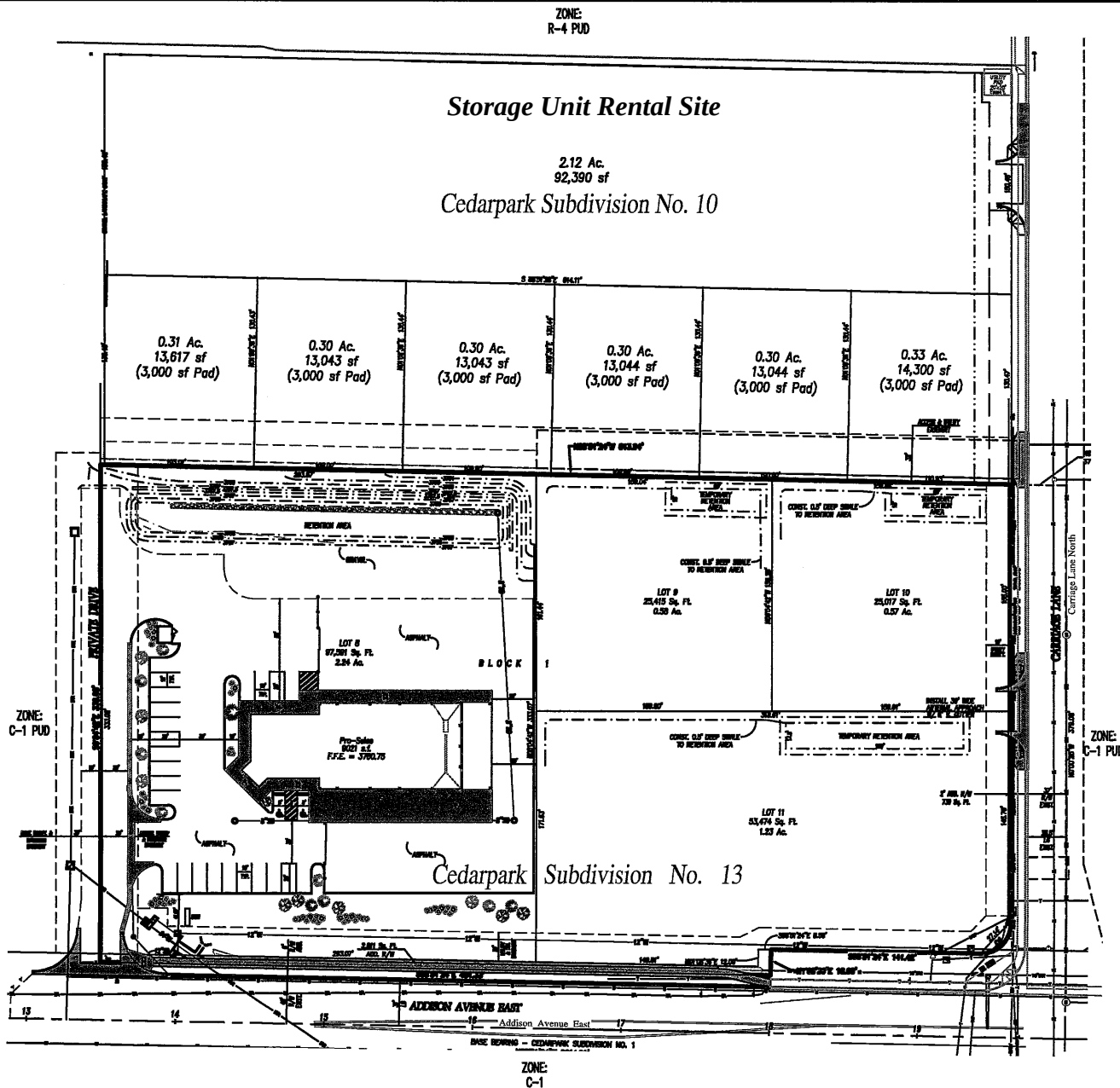
STATE OF IDAHO)
) ss.
County of Twin Falls)

On this _____ day of _____, 2020 before me, a Notary Public for said County and State, personally appeared Gary N. Nelson, known or identified to me, to be the President of Gary N. Nelson & Co., that executed said instrument.

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

Residing at _____

My commission expires _____



Cedarpark

A ZDA

Located In

A Portion of

SW 1/4 Section 11

T. 10 S., R. 17 E., BM.

Twin Falls County, Idaho

2020

EXISTING SUBJECT PROPERTY ZONING: C-1 PUD
PROPOSED SUBJECT PROPERTY ZONING: C-1 ZDA

Vicinity Sketch

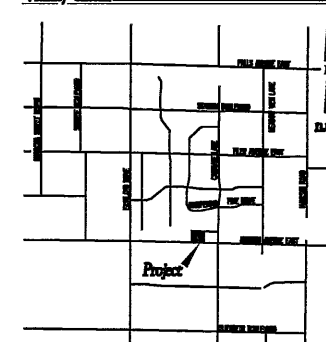
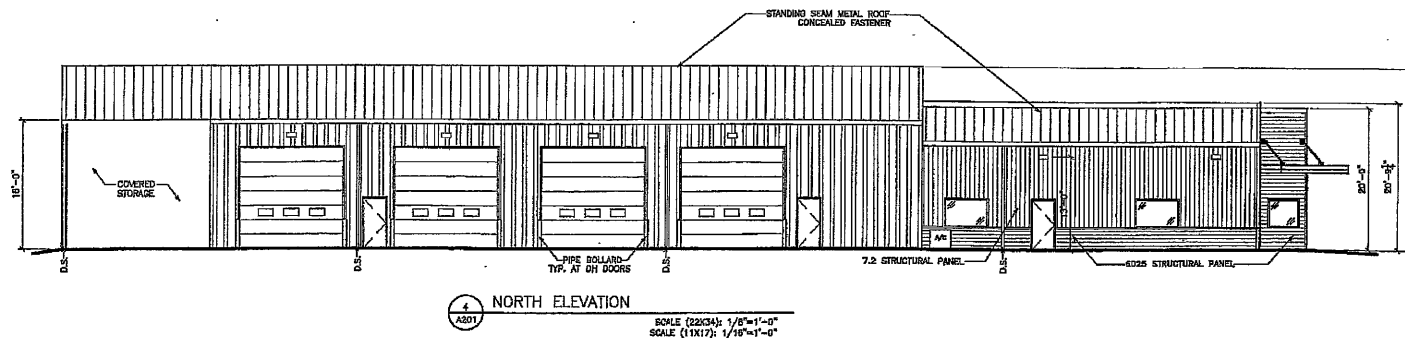
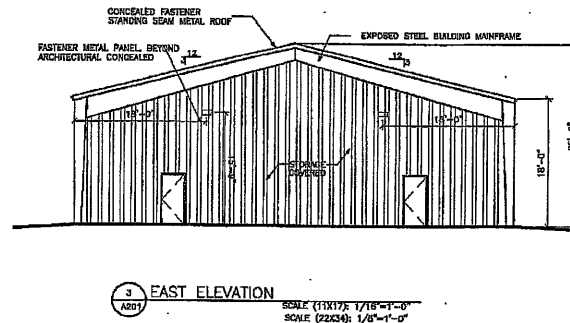
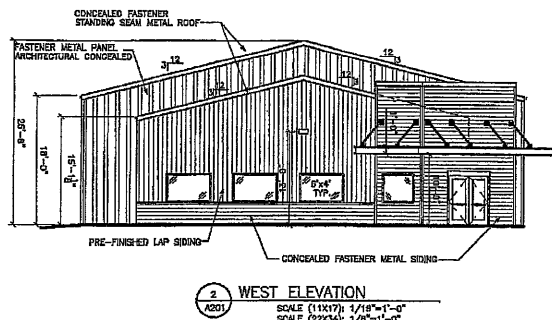
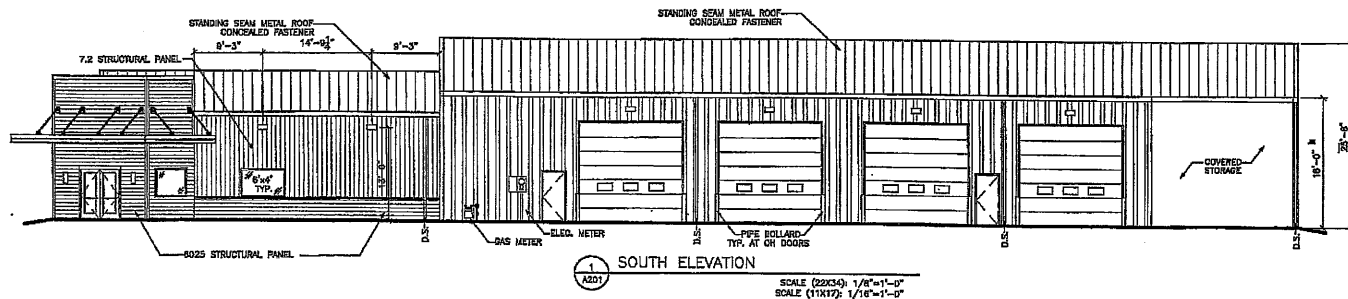


EXHIBIT B **Master Development Plan**





PRELIMINARY
SET
02-18-2020
SHEET#

PRO SALES
Twin Falls, Idaho

TENSCO INC.
621 North College
Twin Falls, Idaho
Phone: 208-420-2461

Drawn By: CH
Checked By:
Date: 02-18-2020
Project #:
Cadd file:

A201



Be determined.
Don't relent.
Chase opportunity.
HWC.edu

POWELL, WYOMING

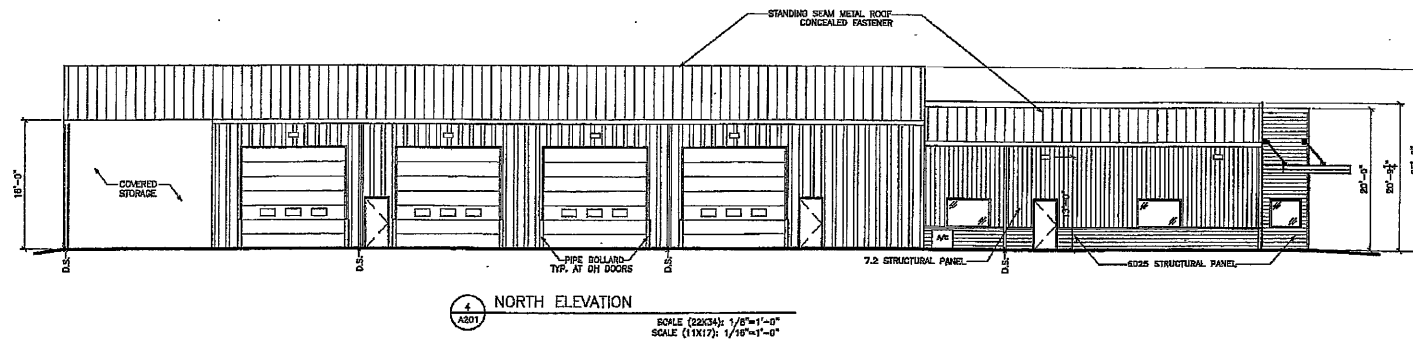
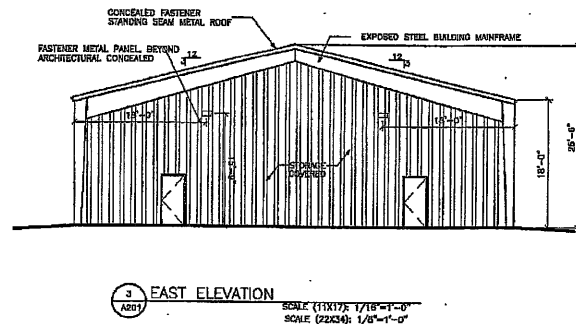
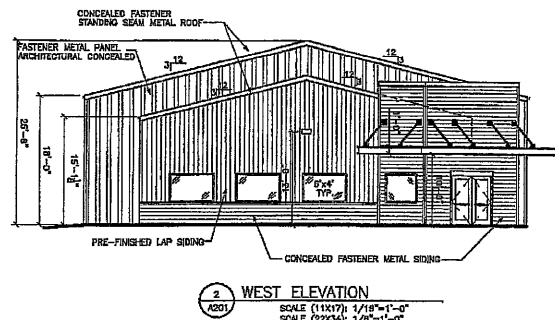
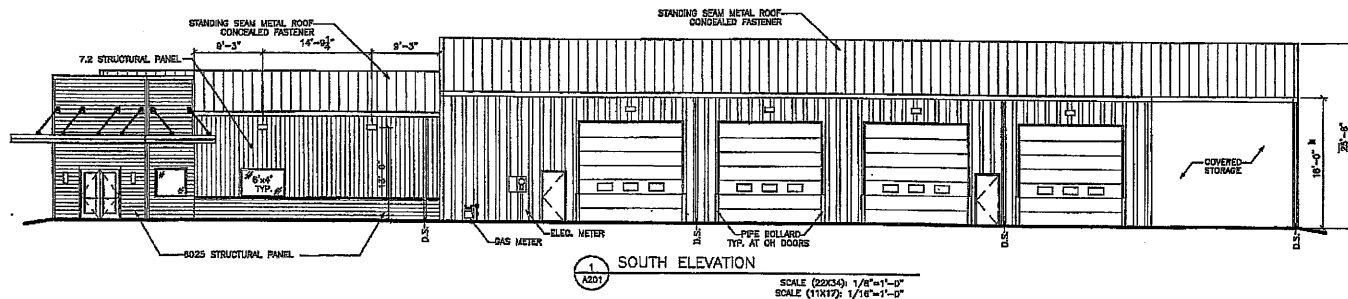
Northwest College

Bobcat

Genie







PRELIMINARY
SET
02-18-2020
SHEET#:
A201

PRO SALES
Twin Falls, Idaho

TENSCO INC.
621 North College
Twin Falls, Idaho
Phone: 208-420-2461

Drawn By: CH
Checked By:
Date: 02-18-2020
Project #:
Cadd file:



Be determined.
Don't relent.
Chase opportunity.
HWC.edu

Northwest College

POWELL, WYOMING

Bobcat

Genie







NW Corner looking SE



SW Corner looking NE



SE Corner looking NW



NE Corner looking SW

- Commissioner Hansen asked about the buffer (screening) between the storage unit rentals on the North and the residences.
- Mr. Vawser stated he believes it is a ten (10) foot buffer there. He stated the storage unit rental business will be screened for security reasons.
- PZ Director Spendlove stated that code requires screening between the commercial and residential properties on property line, and can be waived if the neighboring property asks for it to be waived. They are not asking to reduce screening requirement. Screening would be looked at with the building permit.
- Commissioner Hansen asked if the storage unit pulls out, can another type of business go in to that location.
- PZ Director Spendlove stated a business allowed in the C1 zoning district would be able to go in to the location, following the C1 zoning code.
- Mr. Vawser explained how the storage unit project came to be part of this ZDA.
- Commissioner Detweiler asked about the landscape plan on Carriage Lane.
- PZ Director Spendlove stated the landscaping will be built to city standards, submitted with the building permit.
- Commissioner Kelley stated the property to the North has screening and landscaping. He believes this project fits well with area.

MOTION:

Commissioner Kelley moved to recommend approval for a Zoning District Change and Zoning Map Amendment from R-2, R-4, R-4 PRO, C-1 PUD to C-1 ZDA for property located at the northwest corner of Addison Avenue East and Carriage Lane North c/o EHM Engineers, Inc. on behalf of Gary N. Nelson. (PZ20-0062)
Carolyn Bolton seconded the motion.

Unanimously Approved by a vote of 5-0

6) Upcoming Meeting(s)

a) Tuesday, July 14, 2020

7) Adjournment

The meeting adjourned at 6:50 pm.