



Twin Falls City Council

AMENDED AGENDA

Monday, December 21, 2020, 5:00 PM

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

****AMENDED AGENDA****

Corrected Item 5) b)

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 December 10-16, 2020.
By: Amy Luna, Finance Administrative Assistant
 - b) **ACTION ITEM:** Request to approve December 14, 2020, City Council Minutes.
By: Amy Luna, Finance Administrative Assistant
 - c) **ACTION ITEM:** Request to approve the Wells Fargo Credit Commercial Card for November 2020.
By: Amy Luna, Finance Administrative Assistant
- 5) ITEMS OF CONSIDERATION
 - a) **ACTION ITEM:** Consider a donation request from Twin Falls Rotary for a restroom at Frontier Park.
By: Jill Skeem, Twin Falls Rotary
 - b) **ACTION ITEM:** Discussion and possible Action to explore the possibility of creating a public-private partnership for the development of an amphitheater in Rock Creek Canyon.
By: Nathan Murray, Economic Development Director
 - c) **ACTION ITEM:** Review, Discussion and Action on the Annual Financial Report and Impact Fee Program for FY 2020.
By: Jonathan Spendlove, Planning and Zoning Director
- 6) GENERAL PUBLIC INPUT
- 7) ADVISORY BOARD REPORT/ANNOUNCEMENTS
- 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.

By: Jonathan Spendlove, Planning & Zoning Director

9) ADJOURNMENT

- a) **ACTION ITEM:** REQUEST TO ADJOURN TO EXECUTIVE SESSION §74-206 (1)(b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student.

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, December 14, 2020, 5:00 PM

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

1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM

Present: Mayor Suzanne Hawkins, Vice Mayor Ruth Pierce, Council Member Shawn Barigar (by phone), Craig Hawkins, Greg Lanting, Christopher Reid & Nikki Boyd.

Staff Present: City Manager Travis Rothweiler, Deputy City Manager Mitch Humble, City Attorney Shayne Nope, Police Chief Craig Kingsbury, City Planner Lisa Strickland, Street Superintendent Mark Thomson, Fire Chief Les Kenworthy, Assistant to the City Manager Mandi Thompson, Finance Director Breanna Howard, P&Z Director Jonathan Spendlove, Network Administrator Mike Plane, Finance Administrative Assistant Amy Luna.

Mayor Hawkins called the meeting to order at 5:00 PM. A quorum was present.

2) PLEDGE OF ALLEGIANCE

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

3) PROCLAMATIONS: None

4) CONSENT CALENDAR

Council Members Lanting & Boyd requested consent item B be voted on separately.

MOTION: Vice Mayor Pierce moved to approve the Consent Calendar Items A & C as presented. **Council Member Reid** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0

MOTION: Council Member Reid moved to approve the Consent Calendar Items B as presented. **Vice Mayor Pierce** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 5 to 0 with 2 abstentions.

- a) Request to approve the Accounts Payable for December 3-9, 2020.
- b) Request to approve December 7, 2020, City Council Minutes.
- c) Request to approve the City Council Schedule of Regular Meetings & Public Hearings for 2021.

5) ITEMS OF CONSIDERATION

- a) Request to approve the FY2022 Certified Local Government Grant application to the Idaho State Historical Society from the Twin Falls City Historic Preservation Commission.

City Planner Strickland requested to approve the FY2022 Certified Local Government Grant application to the Idaho State Historical Society from the Twin Falls City Historic Preservation Commission.

Discussion ensued on the following:

Council Member Hawkins: Thanked for all the work that has gone into this project.

MOTION: Council Member Hawkins moved to approve the FY2022 Certified Local Government Grant application to the Idaho State Historical Society from the Twin Falls City Historic Preservation Commission. **Council Member Boyd** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

- b) Request to purchase a 2021 Etnyre oil distributor truck for \$173,500.00 by "piggy-backing" off a competitively bid contract from Bannock County.

Street Superintendent Thomson requested to purchase a 2021 Etnyre oil distributor truck for \$173,500.00 by "piggy-backing" off a competitively bid contract from Bannock County.

Discussion ensued on the following:

Council Member Boyd: What is the amount of the trade-in? (\$15,000.00)

MOTION: Council Member Boyd moved to approve the request to purchase a 2021 Etnyre oil distributor truck for \$173,500.00 by "piggy-backing" off a competitively bid contract from Bannock County. **Vice Mayor Pierce** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

- c) Request to approve and award of a master contract between the City of Twin Falls and Pivot North Architects for design and construction management services for the development of the new construction for Twin Falls fire stations two, three, Twin Falls fire training center, and a minimal remodel or updates of fire station one.

Fire Chief Kenworthy requested to approve and award of a master contract between the City of Twin Falls & Pivot North Architects for design and construction management services for the development of the new Construction for Twin Falls fire stations two, three, Twin Falls fire training center, and a minimal remodel or updates of fire station one.

Discussion ensued on the following: None

MOTION: Vice Mayor Pierce moved to approve the request to award of a master contract between the City of Twin Falls & Pivot North Architects for design and construction management services for the development of the new Construction for Twin Falls fire stations two, three, Twin Falls fire training center, and a minimal remodel or updates of fire station one. **Council Member Barigar** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

- d) Request to approve the RFQ for the CM/GC for the construction of fire station #2 and #3 and the fire training center.

Assistant to the City Manager Thompson requested to approve the RFQ for the CM/GC for the construction of fire stations two, three, and the fire training center.

Discussion ensued on the following: None

MOTION: Council Member Reid moved to approve the RFQ for the CM/GC for the construction of fire stations two, three, and the fire training center. **Council Member Hawkins** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

6) GENERAL PUBLIC INPUT

7) ADVISORY BOARD REPORT/ANNOUNCEMENTS

Council Member Reid reported on the Library and that they are open by appointment.

Council Member Lanting talked about using the Library recently.

Council Member Hawkins talked about the Historic Commission display in the foyer of City Hall.

Mayor Hawkins talked about the AIC meeting with the Legislators in January being canceled.

Council Member Barigar spoke about meeting with the Legislators via Zoom.

City Manager Rothweiler stated that the City Council Meeting will be held on December 21, 2020, canceled on December 28, 2020, and will resume normal meetings on January 4, 2021.

8) PUBLIC HEARINGS

- a) A Public hearing on a fee increase for the 1 ½ inch meter fee and golf punch passes in addition to new fees being proposed for Aerial Reproduction images.

Finance Director Howard presented a fee increase for the 1-1/2-inch meter fee and golf punch passes in addition to new fees being proposed for Aerial Reproduction images.

Public Hearing Opened: 6:10 pm

Public Hearing Closed: 6:11 pm

Discussion ensued on the following:

Council Member Lanting: Spoke about the Golf punch pass is a Season Pass.

Vice Mayor Pierce: Clarified on the Golf pass.

MOTION: **Council Member Lanting** moved to approve Resolution #2020-020 pertaining to fee increases. **Council Member Reid** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

- b) Request for an Annexation with a Zoning District Change and Zoning Map Amendment from R2 CRO to RM CRO ZDA for 11.08 (+/-) acres located at the southwest corner of Federation Road and Washington Street North c/o EHM Engineers, Inc. on behalf of Hepworth Family Landholdings, LLC. (PZ20-0104)

P&Z Director Spendlove requested for an Annexation with a Zoning District Change and Zoning Map Amendment from R2 CRO to RM CRO ZDA for 11.08(+/-) acres located at the southwest corner of Federation Road and Washington Street North c/o EHM Engineers, Inc. on behalf of the Hepworth Family Landholdings, LLC. (PZ20-0104)

The applicant representative spoke about the request.

Discussion ensued on the following:

Mayor Hawkins: Asked for clarification of the R4 zone.

Council Member Barigar: Asked for clarification on the setback and perimeter buffers.

Public Hearing Opened: 6:32 pm

Public Input ensued as follows:

Citizen Michael Danielson: Spoke against this request.

Citizen Michael Wendler: Spoke against this request.

Citizen Amy Wendler: Spoke against this request.

Citizen Alan O Bray: Spoke against this request. Citizen

Kerrie O Bray: Spoke against this request. Citizen Logan

Campbell: Spoke against this request. Citizen Josh Dean:

Spoke against this request.

Citizen Jake Cartwright: Spoke against this request.

Citizen Marie Tanner: Spoke against this request.

Citizen Dustin Tanner: Spoke against this request.

Citizen Randy Blair: Spoke against this request.

Citizen Heather Hill: Spoke against this request. Citizen

Barry Hill: Spoke against this request.

Citizen Danny Wariner: Spoke against this request. Citizen

Kim Fultz: Spoke against this request.

Citizen Kirt Melton: Spoke against this request. Citizen

Heather Melton: Spoke against this request. Citizen

Angela Heider: Spoke against this request. Citizen Justin

Heider: Spoke against this request.

Citizen Wendy Kerr: Spoke against this request.

Citizen John Wright: Spoke against this request.

The applicant made a closing statement regarding this application.

Discussion ensued on the following:

Council Member Lanting: Asked for clarification on the blank lots to the south of the proposed project.

Council Member Barigar: What would the traffic counts be or what would the typical capacities be?

Mayor Hawkins: At the corner of Washington & Federation, would there be a way to allow for foot traffic or transition at that corner?

Deputy City Manager Humble: Addressed the on-street parking issue.

Council Member Lanting: Addressed the bottlenecks at the edges of the project. Asked about Right-of-way issues.

Deputy City Manager Humble: Addressed the right-of-way issue.

City Attorney Nope: Talked about the legal issues related to this project.

Vice Mayor Pierce: Spoke about the traffic issue. Is there a general rule of thumb on the traffic counts due to the commercial area?

Deputy City Manager Humble: Clarified what the Council needs to vote on today.

Public Hearing Closed: 7:38 pm

Council Member Lanting: Spoke about his concerns with this request. Will be voting against this request.

Council Member Boyd: Spoke in favor of this project.

Council Member Barigar: Spoke in favor of this project.

Council Member Reid: Thanked the applicant and the Citizens who were here. Will be voting against this request. Would like to see a better transition.

Council Member Hawkins: Spoke on the complexity of this project. Does not believe that this project fits the area. Will be voting against this request.

Vice Mayor Pierce: Likes the idea of some residential but the density is too much. Will be voting against this request.

Mayor Hawkins: Spoke to the Citizens about their comments. Spoke in favor of the transition and the need for multi-family homes. Would like to see another plan brought back with a few things softened up to make it work. Will be voting against this request.

Council Member Barigar: Spoke about the flexibility of other projects around Twin Falls.

What should be the process going forward so that this project is not derailed? **City Attorney**

Nope: Addressed the process going forward.

MOTION: Council Member Barigar moved to approve the request for an Annexation with a Zoning District Change and Zoning Map Amendment from R2 CRO to RM CRO ZDA for 11.08(+/-) acres located at the southwest corner of Federation Road and Washington Street North c/o EHM Engineers, Inc. on behalf of the Hepworth Family Landholdings, LLC. (PZ20-0104). **Council Member Lanting** seconded the motion. Roll call vote showed all members present and voted. **Motion failed 3 to 4.**

9) ADJOURNMENT

- a) ADJOURN TO EXECUTIVE SESSION §74-206 (1)(b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student and Executive Session §74- 206(1)(c) To acquire an interest in real property which is not owned by a public agency.

MOTION: Council Member Reid moved to adjourn to executive session §74-206 (1)(b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member, or individual agent, or public school student and Executive Session §74-206(1)(c) To acquire an interest in real property which is not owned by a public agency. **Vice Mayor Pierce** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

Adjourned to Executive Session at 5:33 p.m. - Resumed for Public Hearings at 6:05 p.m.

MOTION: Vice Mayor Pierce moved to adjourn back into executive session §74-206 (1)(b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member, or individual agent, or public school student. **Council Member Boyd** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

The meeting adjourned at 08:09 PM

Amy Luna, Finance Administrative Assistant

****If you wish to have a full accounting of this meeting, please listen to the recording that is located on our website. **** Tfid.org



Date: Monday, December 21, 2020
To: Honorable Mayor and City Council
From: Wendy Davis, Parks and Recreation Director

ACTION ITEM

Request:

Consider a donation request from Twin Falls Rotary for a restroom at Frontier Park.

Time Estimate:

Presentation will take approximately 10 minutes. Allow some time for questions and discussion.

Background:

Jill Skeem with Twin Falls Rotary approached the city about the condition of the restrooms at Frontier Park. As an avid pickleball player, Jill identified a need and approached the Rotary Club with the idea of donating a restroom at the park. After several meetings and much work, the basic conceptual design was presented to the Parks and Recreation Team, and then the to Rotary Club. Jill will present the restroom design concept and a request to donate the restroom to the city. As defined by the Donation Policy adopted by Council in 2009 and updated in 2020:

All proposed donations shall be reviewed by the Twin Falls Parks and Recreation Commission and a recommendation made to the Twin Falls City Council. Council approval shall happen through the consent calendar, unless deemed necessary for consideration.

Major Park Amenities – this type consists of the purchase and installation of a facility which fulfills an identified public recreation need, such as buildings, playgrounds, picnic shelters, canyon rim overlooks, park land donations and/or development, as identified by the Twin Falls Parks & Recreation Department or in the Master Plan for the Twin Falls Parks & Recreation Department or as approved by the Twin Falls Parks & Recreation Commission or City Council.

The placement of donated park amenities, such as the spacing of benches, fountains, and trees, shall be controlled by the Twin Falls Parks & Recreation Department, who shall insure that a new installation does not materially detract from or conflict with the significance, quiet, or recreational value of existing facilities nor interfere with a primary public purpose or pose a potential public safety or security risk. New auxiliary park features, such as trash receptacles and park signs will not be placed in a location or manner that will offend or violate respect for an existing memorial or the donor.

Before the club makes any investment in the project, the Parks and Recreation Commission must review the request and make a recommendation to Twin Falls City Council. The conceptual design was presented to the Rotary Club and in November. The Parks & Recreation Commission recommends that the Council accept the donation of a restroom at Frontier Park from Twin Falls Rotary.

Approval Process:

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

Budget Impact:

Twin Falls Rotary intends to raise the funds and donate them to build the restroom. The cost of the project is unknown at this time. The City has budgeted \$150,000 in fiscal year 2021 to support this project. The City will use those funds to complete necessary electrical and concrete work associated with the project. If funds are left over after those two items are complete, the balance of the City funds will be used to supplement the building construction, if needed.

Regulatory Impact:

If the Council approves the request, Parks & Recreation staff will continue to work with Twin Falls Rotary on the final construction details and timing of the project.

History:

N/A

Analysis:

N/A

Conclusion:

Staff supports this request and partnership with Twin Falls Rotary Club. The Parks & Recreation Commission recommends approval of the request as well.

Attachments:

1. Slide 10 Restroom Proposal
2. Slide 11 3D model Restroom Proposal

Basic Building Components

- 1) A 4' high split-faced CMU (Concrete Masonry unit), or Board-Formed Concrete Skirt Wall
- 2) STEELMASTER (or similar) 28' diameter Galvanized Metal Arch System
- 3) Galvanized Corrugated Metal Panels for Shed Roofs, End-Walls, & Dormers



Alternate Dormer Options

Metal-clad dormers allow natural light and ventilation for both the restrooms and the maintenance and storage areas.



3D Model Fly-Around





Date: Monday, December 21, 2020
To: Honorable Mayor and City Council
From: Nathan Murray, Economic Development Director

ACTION ITEM

Request:

Discussion and possible Action to explore the possibility of creating a public-private partnership for the development of an amphitheater in Rock Creek Canyon.

Time Estimate:

10 minutes

Background:

The Urban Renewal Agency of the City of Twin Falls owns approximately 18.3 acres in Rock Creek Canyon adjacent to Privy Springs, which is home to the College of Southern Idaho Fish Hatchery. The area is outlined in green on the attached aerial photo. The City of Twin Falls owns an adjacent property, which is approximately 9.7 acres to the southeast. This area is outlined in orange on the attachment. For reference, the CSI Hatchery is outlined in Blue. The area outlined in red is property owned by Russell Biggs which is currently for sale.

The site is accessed via the Privy Springs Grade which extends from Canyon St just north of Rock Creek. There is also a pedestrian access in the southeast corner of the site. Blue Lakes Blvd S runs along the east of the property. The property is currently zoned OS, Open Space, and is governed by the statutes of Title 10-4-11 of City Code. The Biggs Property is currently located in Twin Falls County, but it is part of the City's Area of Impact with a Comprehensive Plan Designation of Residential.

A group intends to purchase the Biggs property for development, and they would like to potentially own and/or control the 9.7 acres, and create an amphitheater area to host live performances. Concerning the timetable for development, the City's 9.7 acres would need a Zoning Title Amendment if a proposed use for the site is an outdoor amphitheater. In addition, the Biggs Property, should it be part of a project, would need to be annexed into the City of Twin Falls, and possibly be rezoned to allow accessory uses with a possible Special Use Permit as well.

It is anticipated that any necessary approvals and permits would be reviewed per applicable codes, and related development standards would be met before site improvements are made.

Approval Process:

A majority vote by the Council would carry the motion that is put forth.

Budget Impact:

N/A

Regulatory Impact:

A zoning title amendment would require a public hearing with the Planning and Zoning Commission and the City Council. If the title change is successful, another public hearing by P&Z would be needed for a Special-Use Permit.

Annexation and rezoning would similarly require public hearings at the P&Z and City Council levels. Development guidelines for the property are outlined in Title 10 of City Code. Property transactions by the Council are governed by State Title 50-1403.

History:

The property has been on a long-term projects list with the City's Parks Department for some time now, although it has not risen to the level of priority needed for funding through the City's Long-Term Planning Process.

Analysis:

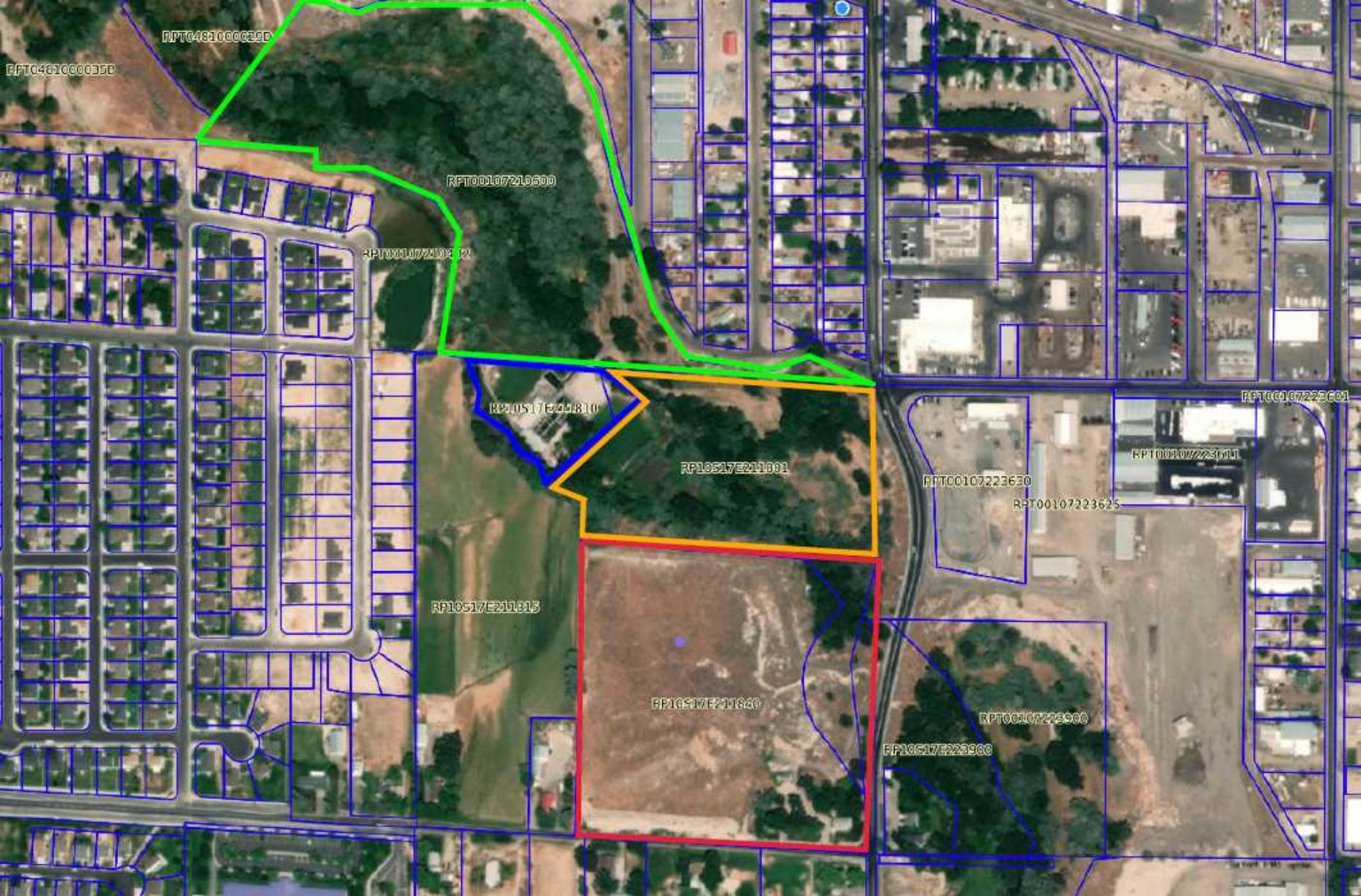
N/A

Conclusion:

Staff recognizes the value of the site for recreational purposes, and can see that an amphitheater use at this location could be a valuable asset to the community with a comprehensively coordinated development approach that accounts for the interests of surrounding properties. Staff also recognize the difficulty of developing the area given the regulatory requirements for annexation, a zoning text amendment and a special-use permit. Should a comprehensive approach be taken to develop this site, which includes the valuable input from multiple community partners, staff could support the transfer of property to the Agency to assist with future development.

Attachments:

1. Rock Creek-Privy Springs Area



RPT0481000029D

RPT0481000035E

RPT00107210500

RPT00107210412

RP10517E211810

RP10517E211891

RP10517E211815

RP10517E211840

RPT00107223630

RPT00107223625

RPT00107223610

RPT00107223601

RPT00107223900

RP10517E223900



Date: Monday, December 21, 2020
To: Impact Fee & Improvement Reimbursement Committee
From: Jonathan Spendlove, Planning and Zoning Director

ACTION ITEM

Request:

Review, Discussion and Action on the Annual Financial Report and Impact Fee Program for FY 2020.

Time Estimate:

10 minutes for presentation, discussion, and questions.

Background:

Per Idaho Statute, Impact Fee Programs shall conduct an annual Financial Report detailing expenditures and revenues for the fiscal Year. The FY2020 Financial Report is attached for your review. Upon acceptance of the Committee review, Staff will prepare the Final Report to City Council.

The expenditures from this past year include \$49,000 on a streets project, and \$19,000 on paving for the Breckenridge and Storrer Trail sections.

In addition to the Finance Report, the Annual Impact Fee Report to the City Council shall include other recommendations from the Committee:

1. Periodic reports, at least annually, with respect to the Capital Improvements Plan and report to the governmental entity any perceived inequities in implementing the plan, or imposing the development impact fees; and"
2. Advise the governmental entity of the need to update or revise the land use Assumptions, Capital Improvement Plan and Development Impact Fees."

Due to the current pandemic, we have had to postpone the update on the Capital Improvement Plan Update. We are hopeful to gain some ground on that update in the upcoming year, albeit the participation may be different, we do believe it still can occur.

Staff are always available for any questions applicants may have regarding fees, projects, and expenditures made from the Impact Fee program.

Approval Process:

A motion, and simple majority vote will satisfy the requirement for City Council to accept the annual Impact Fee Report.

Budget Impact:

N/A

Regulatory Impact:

N/A

History:

Analysis:

Conclusion:

During their annual meeting on November 19, 2020 the Impact Fee Committee forwarded two (2) recommendations.

1. The Committee recommended approval of the Annual Impact Fee Financial Report, including the program being fair and equitable in terms of implementation, and imposition of the Impact Fee and Capital Improvement Plan. **By a vote of 6-0.**
2. The Committee recommended allowing the automatic increase of the impact fee program costs to occur, based on the January 1 MCI, with the condition of capping the increase at 2%. **By vote of 4-2**

Council is tasked with discussing and making a decision on accepting the TY 2020 Annual Impact Fee Report.

A sample motion could read as follows: "Motion to approve the Annual Impact Fee Financial Report, including the program being fair and equitable in terms of implementation, and imposition, of the Impact Fees and Capital Improvement Plan."

If Council wished to implement the recommendation of the Impact Fee Committee for the MCI Increase (capped at 2%), a motion and majority vote would be required. Otherwise, the increase will occur automatically as it is written within City Code.

Attachments:

1. Summarized Impact Fees through Sept 2020
2. 11-19-20 IFC minutes draft

City of Twin Falls
Summary of Impact Fee Activity

10/5/2020

	<u>08-09</u>	<u>09-10</u>	<u>10-11</u>	<u>11-12</u>	<u>12-13</u>	<u>13-14</u>	<u>14-15</u>	<u>15-16</u>	<u>16-17</u>	<u>17-18</u>	<u>18-19</u>	<u>19-20</u>	<u>Totals</u>
Revenue Subtotal-Police	\$ 2,820	\$ 22,567	\$ 22,138	\$ 83,665	\$ 101,445	\$ 75,572	\$ 156,949	\$ 128,695	\$ 87,009	\$ 204,746	\$ 146,330	\$ 240,095	\$ 1,272,031
PD Station - Expenditures	-	-	-	-	-	-	-	-	(26,981)	(1,401,474)	-	-	(1,428,455)
Net Revenue-Police	<u>2,820</u>	<u>22,567</u>	<u>22,138</u>	<u>83,665</u>	<u>101,445</u>	<u>75,572</u>	<u>156,949</u>	<u>128,695</u>	<u>60,028</u>	<u>(1,196,728)</u>	<u>146,330</u>	<u>240,095</u>	<u>(156,424)</u>
Revenue Subtotal-Fire	8,055	64,664	62,927	228,591	286,913	191,866	362,113	292,423	194,420	454,866	331,440	532,886	3,011,164
Future Fire Station Review - Expenditur	-	-	-	-	-	-	-	-	-	(272,780)	(30,685)	-	(303,465)
Net Revenue-Fire	<u>8,055</u>	<u>64,664</u>	<u>62,927</u>	<u>228,591</u>	<u>286,913</u>	<u>191,866</u>	<u>362,113</u>	<u>292,423</u>	<u>194,420</u>	<u>182,086</u>	<u>300,755</u>	<u>532,886</u>	<u>2,707,699</u>
Revenue Subtotal-Streets	4,065	52,319	70,231	216,196	243,498	200,837	573,620	293,682	284,501	628,564	433,576	576,490	3,577,579
Street - Expenditures	-	-	-	-	(37,260)	(373,482)	-	-	-	(31,072)	(759,151)	(49,266)	(1,250,232)
Net Revenue-Streets	<u>4,065</u>	<u>52,319</u>	<u>70,231</u>	<u>216,196</u>	<u>206,238</u>	<u>(172,645)</u>	<u>573,620</u>	<u>293,682</u>	<u>284,501</u>	<u>597,492</u>	<u>(325,575)</u>	<u>527,224</u>	<u>2,327,348</u>
Revenue Subtotal-Parks	9,150	67,402	54,270	82,022	119,510	140,432	159,464	406,902	402,522	(325,569)	321,184	421,820	1,859,109
Parks - Equipment storage bldg	-	-	-	-	-	-	(50,874)	(117,492)	-	-	-	-	(168,366)
Parks - Trails	-	-	-	-	-	-	-	-	(724,032)	(181,411)	(72,346)	(19,197)	(996,987)
Net Revenue-Parks	<u>9,150</u>	<u>67,402</u>	<u>54,270</u>	<u>82,022</u>	<u>119,510</u>	<u>140,432</u>	<u>108,590</u>	<u>289,410</u>	<u>(321,510)</u>	<u>(506,980)</u>	<u>248,837</u>	<u>402,623</u>	<u>693,757</u>
Interest Income	-	2,137	1,846	8,778	(4,411)	32,327	50,029	67,391	43,997	37,988	169,242	93,280	502,604
TOTALS	<u>\$ 24,090</u>	<u>\$ 209,089</u>	<u>\$ 211,412</u>	<u>\$ 619,252</u>	<u>\$ 709,695</u>	<u>\$ 267,553</u>	<u>\$ 1,251,301</u>	<u>\$ 1,071,601</u>	<u>\$ 261,436</u>	<u>\$ (886,142)</u>	<u>\$ 539,589</u>	<u>\$ 1,796,109</u>	<u>\$ 6,074,985</u>



Twin Falls Development Impact Fee Advisory Committee & Improvement Reimbursement Commission Minutes

Thursday, November 19, 2020, 12:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members: Tom Frank - Chairman, Kevin Grey - Vice Chair, Nathan Bishop, Andrew DiPietro, Jennifer Jensen, Colby Ricks, Josh Wallin, Gerardo Munoz

Council Liaison: Craig Hawkins

1) Confirmation of Quorum/Call Meeting to Order

Commissioner Frank called the meeting to order at 12:04PM
A quorum was present.

Members present: Frank, Grey, Bishop, Jensen, DiPietro, Munoz

Staff present: Spendlove, Humble, Ebersole, Hafer, Hart, Zollinger, Fehringer, Vitek, Howard

2) Consent Calendar

Commissioner Grey made a motion to approve the consent calendar, as presented.
Commissioner Munoz seconded the motion.

Unanimously approved by a vote of 6-0

a) Approval of Minutes from the following meeting: October 24, 2019

3) Introduction of New Members

Introduction of new members and staff took place.

4) Review of Member Terms

a) Terms were reviewed for each member.

5) Election of Officers

Commissioner Munoz nominated Commissioner Frank as Chairman and Commissioner Grey as Vice Chair.
Commissioner Bishop seconded the nomination.

Unanimously approved by a vote of 6-0

6) Impact Fee Items

a) Review, Discussion and Action on the Annual Financial Report, and Impact Fee Program for FY

2020.

Staff Presentation:

PZ Director Spendlove reviewed the fee expenditures of the Impact Fee Program for FY 2020. A motion, and simple majority vote will satisfy the requirement for recommendations to City Council.

The committee is tasked with discussing and making a recommendation to the City Council on this years Annual Impact Fee Report.

A sample motion could read as follows: "Motion to approve the Annual Impact Fee Financial Report, including the program being fair and equitable in terms of implementation, and imposition, of the Impact Fees and Capital Improvement Plan."

Discussions Followed:

PZ Director Spendlove gave an overview of the expenditure summary. He told the commission to expect a few more expenses this year.

Deputy City Manager Humble explained how the fees will change going forward.

Motion:

Commissioner DiPietro made a motion to approve the Annual Impact Fee Financial Report, including the program being fair and equitable in terms of implementation, and imposition, of the Impact Fee and Capital Improvement Plan.
Commissioner Bishop seconded the motion.

Unanimously approved by a vote of 6-0

- b) Discussion and Action on recommendation to City Council on the automatic increase of Impact Fees scheduled January 1, 2020.

Staff Presentation:

PZ Director Spendlove reviewed the discussion and action on recommendation to City Council on the automatic increase of Impact Fees scheduled January 1, 2020.

A motion and simple majority vote will satisfy the requirement for recommendation to City Council.

The Committee is tasked with discussing the information, and recommending a course of action to the City Council.

The following are some available options the Committee may choose to take:

1. Recommend allowing the automatic increase to occur on January 1, 2021.
2. Recommend allowing the automatic increase to occur on a specific future date.
3. Recommend waiving the inflation adjustment for the next fiscal year.

This is a recommendation only, and will be forwarded to the City Council for a Final Decision.

Discussions Followed:

- Commissioner Munoz asked if the commission can recommend an increase to city council above the MCI.
- Assistant City Manager Humble explained that would be a change to the program, and need to give City Council a reason to recommend a change.
- Commissioner Bishop suggested recommending approval of up to, but not to exceed a 1% increase.
- Commissioner Munoz recommends staying with the increased MCI percentage.

Motion #1:

Commissioner Bishop made a motion to recommend to City Council an increase of Impact Fees, capped out at a 1% increase.

Commissioner Jensen seconded the motion.

Motion failed by a vote of 2-4

Motion #2:

Commissioner DiPietro made a motion to recommend approval to City Council at the accepted MCI rate, as long as it doesn't exceed a 2% increase.

Motion approved by a vote of 4-2

7) Improvement Reimbursement Items

None

8) General Input/Announcements - Public/Staff

PZ Director Spendlove reviewed the meeting calendar for the new year.

9) Upcoming Meeting(s)

Next meeting some time in March 2021.

10) Adjournment

The meeting adjourned at 1:12 pm



Date: Monday, December 21, 2020
To: Planning and Zoning Commission
From: Jonathan Spendlove, Planning & Zoning Director

ACTION ITEM

Request:

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.

Time Estimate:

Five (5) minutes for staff and applicant presentation; Ten (10) minutes for the public hearing; Ten (10) minutes for commission questions, discussion, and decision.

Background:

NA

Approval Process:

§10-15-2: Annexation: The Commission shall conduct at least one public hearing, to send a recommendation to City Council for the proposed plan and zoning designation. Interested persons shall have an opportunity to be heard at the commission and council hearings. The Planning & Zoning Commission hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

Budget Impact:

NA

Regulatory Impact:

NA

History:

Per City and County records the subject properties have been both historically and currently used for agricultural purposes. The subject properties are currently vacant / undeveloped.

Analysis:

This is a request to annex parcel RP10S17E133300 and RP10S17E133610, a total of 56 acres +/- between the two parcels located at the 700 – 1000 Block of Hankins Road. Currently the parcel is zoned R-2 (Residential Single Household or Duplex District). The applicant is requesting a zoning designation remain R-2 with this annexation.

Conclusion:

The Commission is tasked to make a recommendation to the City Council on the zoning designation being requested by the applicant. The Commission's recommendation may be to, approve the request as

presented, request a different zoning designation, or table the request in order to acquire additional information.

Attachments:

1. Staff Report PZ20-0056
2. 1 - Vicinity Map
3. 2 - Future Land-Use Map
4. 3 - Property Exhibit
5. 4 - Narrative
6. 5 - Photos
7. Letters of Opposition to PZ20-0056 for City Council



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Jonathan Spendlove,

P&Z Director

Request: **Annexation** with a zoning designation of R-2 for approximately 56 (+/-) acres currently zoned R-2 and located at 700 – 1000 Block of Hankins Road.

Application: PZ20-0056

Applicant:

Joseph McCollum, McCollum Enterprises
c/o

Dave Thibault, EHM Engineers, Inc.

621 N College Road, Suite 100

Public Hearing: June 9th, 2020

Analysis

This is a request to annex parcel RP10S17E133300 and RP10S17E133610, a total of 56 acres +/- between the two parcels located at the 700 – 1000 Block of Hankins Road. Currently the parcel is zoned R-2 (Residential Single Household or Duplex District). The applicant is requesting a zoning designation remain R-2 with this annexation.

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Regulatory Impact:

Annexation of this property will affect the regulations by which this property is enforced. It will, if annexed, fall under all regulatory policies of the City of Twin Falls. Further, being that the subject property will be in the corporate boundaries of the City the property will

be eligible to receive City utilities. Finally, the new zoning designation of R-2 will allow the property to conform with the uses and property development standards of the R-2 Zoning District.

History

Per City and County records the subject properties have been both historically and currently used for agricultural purposes. The subject properties are currently vacant / undeveloped.

Applicable Regulations or Codes

City Code 10-15: Annexation Regulations

City Code 10-4-15: Residential Single Household or Duplex District

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates the subject properties area as "Town Neighborhood" (Approx. 42.6 Acres) and "Mixed Use" (Approx. 13.4 Acres).

The purpose of the Future Land Use Map is to give approximate, not exact locations of future land uses. Staff believes the applicant's request for the totality of the subject properties to be appropriate given the subject

properties are currently surrounded by residential uses.

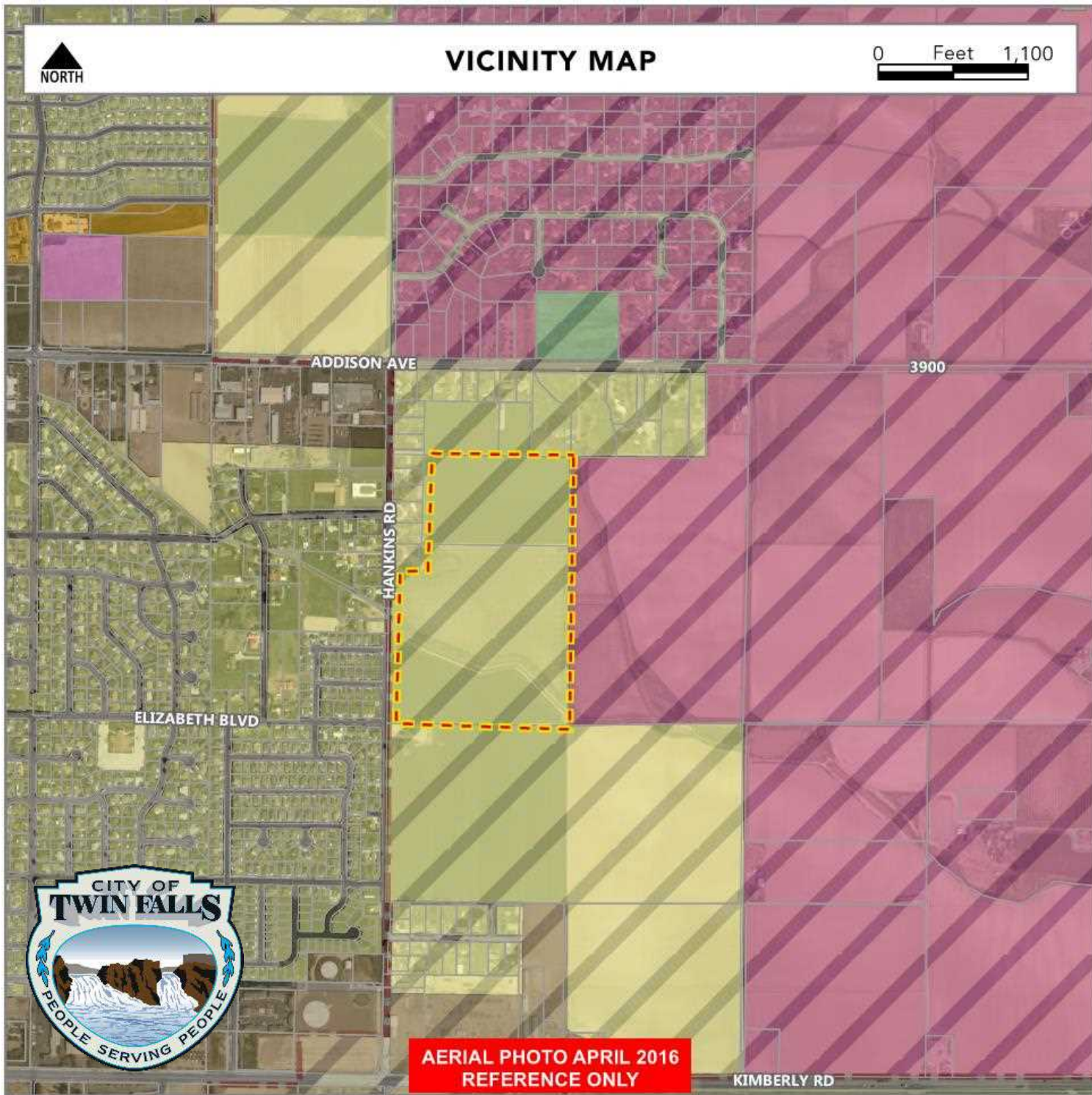
Conclusion

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Attachments

1. Vicinity Map
2. Future Land Use Map
3. Property Exhibit
4. Narrative
5. Photos
6. Letter of Opposition

Public Hearing: June 9th, 2020



**AERIAL PHOTO APRIL 2016
REFERENCE ONLY**

- | | | | |
|--|---------|---|-----|
|  | C-1 |  | R-4 |
|  | M-2 |  | R-6 |
|  | R-1 VAR |  | SUI |
|  | R-2 |  | AOI |

Current Zoning: R-2, AOI Existing Land Use: Vacant

Surrounding Zoning Designations & Land Use(s)

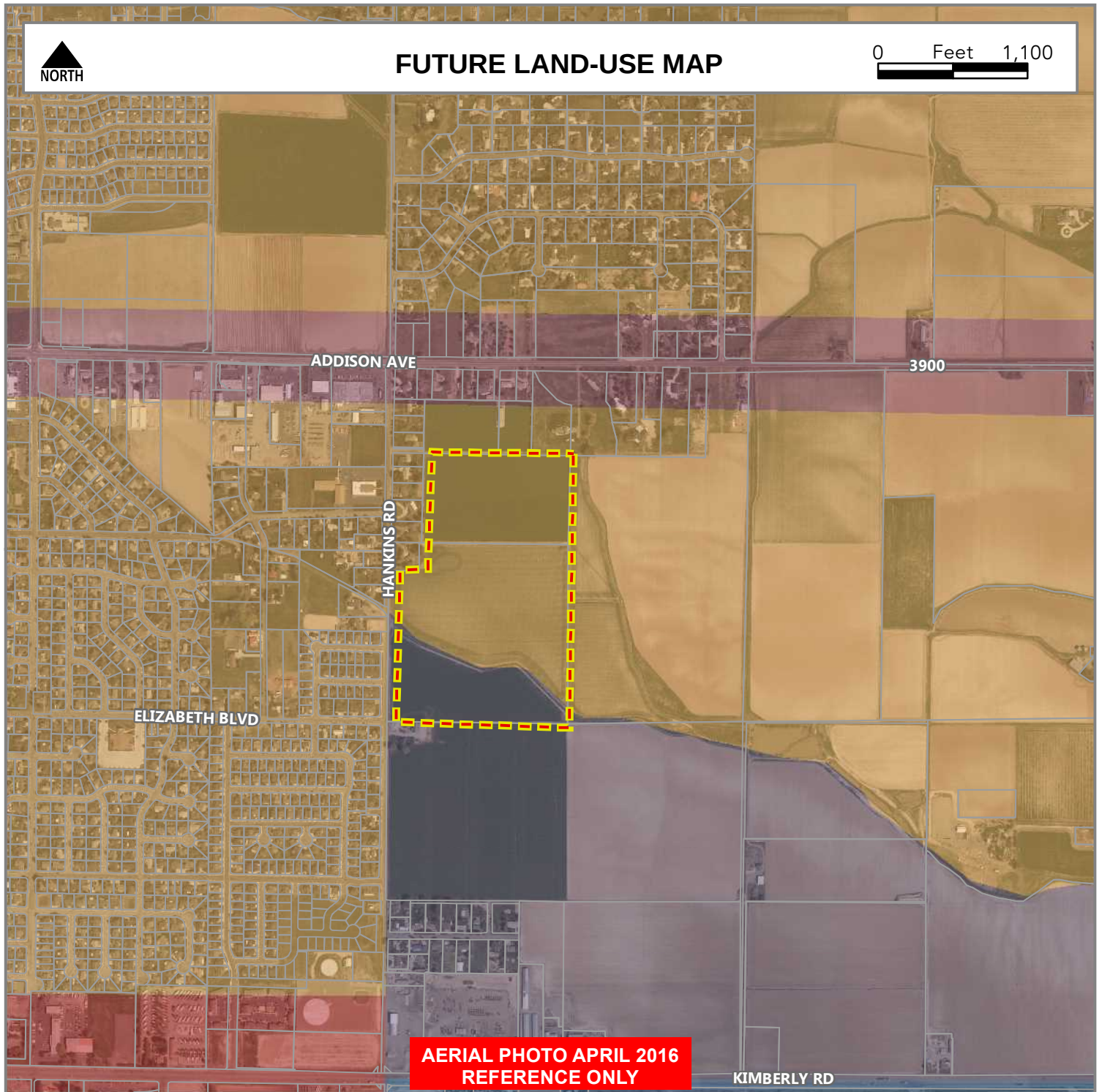
North: R-2, Residential	East: R-1 VAR, Vacant
South: R-2, Vacant	West: R-2, Residential

Applicable Regulations
10-4-15 & 10-15



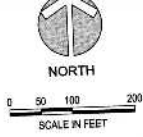
FUTURE LAND-USE MAP

0 Feet 1,100



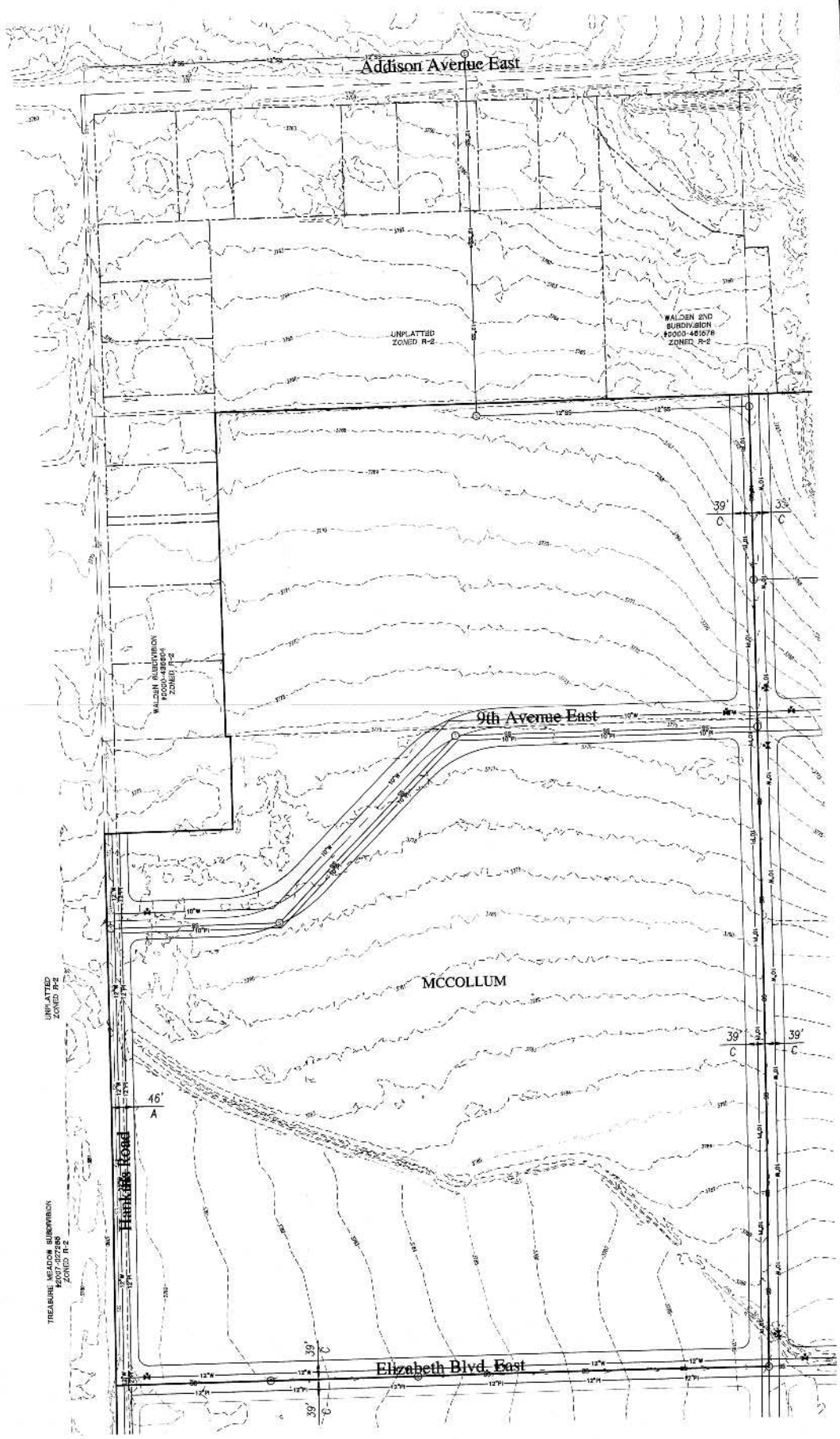
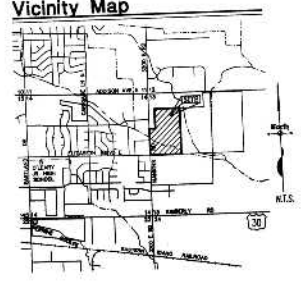
- | | | | |
|--|------------|---|-------------------------|
|  | Commercial |  | Neighborhood Commercial |
|  | Industrial |  | Town Neighborhood |
|  | Mixed Use | | |





NW 1/4, Section 15
 Township 10 South, Range 17 East
 Boise Meridian
 Twin Falls County, Idaho
 2020

Vicinity Map



DATE	2020-10-15
BY	EHM
CHECKED	EHM
SCALE	AS SHOWN
PROJECT	2020-10-15
FILE	2020-10-15
DATE	2020-10-15
BY	EHM
CHECKED	EHM
SCALE	AS SHOWN
PROJECT	2020-10-15
FILE	2020-10-15

PROPERTY EXHIBIT for
 MCCOLLUM PROPERTY
 TWIN FALLS, IDAHO

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

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

Supplemental Information
In Support of
A Request for Annexation

The request to annex the subject property into the City Limits of Twin Falls, is necessary to pursue further development and extension of municipal utilities (i.e. water and sewer) to the subject property. The subject property is located immediately adjacent to the City Limits which run north/south along Hankins Road. The existing zone designation for a majority of the property on the west side of Hankins road is R-2 the future land use map also recognizes that either an R-2 or R-1 Variable zoning designation is appropriate for the property which is requested to be annexed into the City Limits of the City of Twin Falls. The future land use map recognizes that Town Neighborhood uses would be appropriate for the future land use.

The property is extremely proximate to the existing City Limits with the western boundary of the subject property being located along Hankins Road and abutting to the City Limits. The north, east, and south sides of the boundary to not matchup with the existing City Limits boundary and are removed approximately 1,000 feet from the City Limits.

The subject property is proposed to be annexed into the City Limits and designated with an R-2 zone designation. The land will continue to be utilized in pursuit of agricultural crop production for the near term. However, the land owners are working on plans to develop the property into residential subdivision lots with municipal water and sewer service. These plans extend out a period of approximately 4-7 years depending upon market consumption. Each of the permitted land uses and the special use permit options identified within the R-2 zone are requested to be potentially pursued upon the property.



NW Corner looking SE



SW Corner looking NE



SE Corner looking NW



NE Corner looking SW



CITY OF TWIN FALLS
Planning & Zoning Department
203 Main Avenue East
P.O. Box 1907
Twin Falls, ID 83301-1907

Phone: 208-735-7267
Fax: 208-736-2256
www.tfid.org

NOTICE OF PUBLIC HEARING

Dear Property Owner:

The Planning & Zoning Commission for the City of Twin Falls will hold a public hearing at 6:00 p.m. on **Tuesday, June 9, 2020** in the City Council Chambers, located at 203 Main Avenue East, Twin Falls, ID to discuss the following request. Any and all persons desiring to comment may appear and be heard at the appointed time.

No want to pay for these lots & houses

Joseph McCollum – McCollum Enterprises
c/o EHM Engineers, Inc.
(app. PZ20-0056)

Request for Annexation with a Zoning Designation of R2 for property
located at the 700 – 1000 block of Hankins Road.

Staff Analysis of this request will be available for review on the City Website within 48 hours of the regularly scheduled meeting. The following link can be used to find the Planning & Zoning Commission Agenda Packet <https://www.tfid.org/514/Agendas-Minutes-Videos>.

In Person Public testimony will be allowed at this meeting, with Social Distancing guidelines in place, only if the State is in Stage 3 of Governor Little's Rebound Idaho plan.

While in person testimony will be allowed, we are encouraging the public to provide public testimony/input/comments regarding the request, in the following two ways:

Written Comments

- Written comments may be sent by mail, email to keeberson@tfid.org, or by posting a comment online by going to <https://www.tfid.org/514/Agendas-Minutes-Videos> and filling out the Public Hearing Comment Form.
- Written comments received prior to 12:00 PM on the date of the hearing shall be either read into the record or displayed on the overhead projector upon completion of the public comment period. Written comments received after 12:00 PM on the date of the hearing will not be accepted for consideration by the hearing body.

Calling In

- To call in to the Meeting, call **208-939-6718**, Conference ID: **298 833 634#**. Calls must be received between **6:00 pm – 6:10 pm on June 9, 2020** and will be put in to a queue to speak during the Public Hearing portion of the meeting.
- The Chairperson may limit public testimony to no more than two (2) minutes per person.

If you have any questions on this matter, please do not hesitate to call our office at 208-735-7267.
Si desea esta información en español, llame Leila Sanchez al 208-735-7287.

/s/ Jonathan Spendlove Planning & Zoning Director

From: [Melody Lenkner](#)
To: [Kelli Ebersole](#)
Subject: Request for Annexation of the 700-1000 block of Hankins Road
Date: Tuesday, June 2, 2020 10:47:31 AM

[EXTERNAL SENDER]

Of course we would prefer that the land remain agricultural, but if it is to be turned into residences, then we would prefer that it be annexed to the city under the condition that the designation as R2 not be challenged. Charles and Melody Lenkner, 3023 C East 3400 North, Twin Falls, Id 83301

Sent from my iPad

From: forms@tfid.org
Sent: Monday, June 8, 2020 10:50 PM
To: Kelli Ebersole
Subject: Public Comment Notice for PZ20-0056

Follow Up Flag: Follow up
Flag Status: Flagged

A public comment has been submitted for PZ20-0056 presented at the Planning and Zoning Meeting on 6/9/2020.

Name: Brady Workman
Phone: [REDACTED]
Email: bradyworkman@gmail.com
Comments:

We are not opposed to the annexation of the property into the City, however we are opposed to the zoning of R2. We propose the zoning to be R1 because of the effect of the traffic on Hankins Road. The only ingress and egress from the subject property is on Hankins Road. With the potential of hundreds of building sites, this will cause a major traffic burden, potentially 600 additional cars per day, on an already busy road. Limiting the building sites to larger single-family dwellings will have the least effect on the traffic.

The City will be required to widen Hankins Road to accommodate the traffic which will have a negative effect on established yards and home values that have been here for years.

Thank you for your consideration.

Brady & Amy Workman

785 Hankins Rd

From: LARRY KOHNTOPP <LKOHNTOPP@msn.com>
Sent: Tuesday, June 9, 2020 8:02 AM
To: Kelli Ebersole
Subject: Request for Annexation with a Zoning designation of R2 for property located at the 700-1000 block of Hankins Road

[EXTERNAL SENDER]

Be it known that Larry L and Jeanie M Kohntopp at 914 Hankins Road are **opposed** to the proposed request for annexation and zoning into the City of Twin Falls. Since the time we purchased the property, we recognized the proximity to the City and the fact that the subject property is included in the Area of City Impact and subject to future annexation. Sorrowfully, we do not look forward to our "eastern exposure" being changed to housing as opposed to an agricultural use. We are nonetheless aware of the cost of progress. Thank you for your consideration in this matter.

Brock Cherry

From: Kelli Ebersole
Sent: Tuesday, June 9, 2020 8:49 AM
To: Brock Cherry; Carolyn Bolton; Craig Kelley; Curtis Hansen Marriott; Danielle Dawson; dirtfarmerdave; Ed Musser; Jonathan Spendlove; Kelli Ebersole; Lisa Strickland; Marilu Perez; Mitch Humble; Shayne Nope; Steve O'Connor; Troy Vitek
Subject: FW: Public Comment Notice for PZ20-0056

Public Comment received for PZ20-0056 last night.



Kelli Ebersole, *Administrative Assistant*
Planning & Zoning Department
203 Main Ave. E., Twin Falls, ID 83301
[208.735.7267](tel:208.735.7267)
keebersole@tfid.org

Check Out Planning & Zoning's New Online Zoning Map Here!
[City of Twin Falls Zoning Map](#)

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Sent: Tuesday, June 9, 2020 8:56 AM
To: Brock Cherry; Carolyn Bolton; Craig Kelley; Curtis Hansen Marriott; Danielle Dawson; dirtfarmerdave; Ed Musser; Jonathan Spendlove; Kelli Ebersole; Lisa Strickland; Marilu Perez; Mitch Humble; Shayne Nope; Steve O'Connor; Troy Vitek
Subject: FW: Request for Annexation with a Zoning designation of R2 for property located at the 700-1000 block of Hankins Road

Public Comment for PZ20-0056



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From: Bill Workman <workerbill@gmail.com>
Sent: Tuesday, June 9, 2020 11:08 AM
To: Kelli Ebersole
Subject: 700-1000 block of Hankins Rd (app. PZ20-0056)

[EXTERNAL SENDER]

Dear Planning and Zoning Committee

We would like to express our opposition to the Hankins Rd property being zoned R-2 and its annexation into the city. As members of the adjacent neighborhood, we have seen a tremendous increase in traffic on Hankins Rd since Chobani and Cliff Bar entered the scene and then a new school has been built adding to the congestion. Now to think 56 acres of potential twin homes on minimal sized lots (such as .017 acre as seen in nearby subdivisions) could be added that would simply make this road unbearable to navigate safely.

According to our knowledge, Hankins Rd. would be the only road with access into this neighborhood, so to add 56 acres of high density residences would significantly increase the traffic count as there would be no other access to the development with hundreds of homes. Traffic flow will be greatly increased, public safety will be at risk and the home values of those already living in this residential area will decrease. In our opinion it would be very poor planning to allow such a negative impact to occur in this area. Imagine the traffic of a two lane road handling the movement of Chobani employees, schools and hundreds of drivers in the homes of this new subdivision that have no other egress from the neighborhood than Hankins Rd. Before such a development is approved, another arterial access needs to be in place.

It is also our feeling that should a new subdivision be approved, there should be a wide green space of at least 75' adjacent to Hankins road be required of the developer, which would include professional landscaping material with trees, grass and shrubbery, to soften the visual effect of a new residential development.

Thank you for your consideration of these concerns. Please keep in mind the safety, right to peaceful enjoyment and property values of those residential property owners who already have made their homes in this neighborhood.

Thank you,
Bill and Diane Workman

Brock Cherry

From: Kelli Ebersole
Sent: Tuesday, June 9, 2020 11:14 AM
To: Brock Cherry; Carolyn Bolton; Craig Kelley; Curtis Hansen Marriott; Danielle Dawson; dirtfarmerdave; Ed Musser; Jonathan Spendlove; Kelli Ebersole; Lisa Strickland; Marilu Perez; Mitch Humble; Shayne Nope; Steve O'Connor; Troy Vitek
Subject: FW: 700-1000 block of Hankins Rd (app. PZ20-0056)

Public Comment for PZ20-0056



Kelli Ebersole, *Administrative Assistant*
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