



Twin Falls City Council Agenda

Monday, March 8, 2021, 5:00 PM

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 February 24 thru March 3, 2021.
By: Amy Luna, Finance Administrative Assistant
 - b) **ACTION ITEM:** Request to approve March 01, 2021, City Council Minutes.
By: Amy Luna, Finance Administrative Assistant
 - c) **ACTION ITEM:** Request for final plat approval for the Fieldwood Subdivision No. 2, approximately 1.49 (+/-) acres to develop five (5) lots on property located at 1085 Cheney Drive West c/o EHM Engineers, Inc. on behalf of Brad Wills. (PZ21-0020)
By: Lisa Strickland, City Planner
- 5) ITEMS OF CONSIDERATION
 - a) **ACTION ITEM:** Request from the Historic Preservation Commission to amend Chapter 3.5 Signage in the Downtown/City Park Design Guidelines. (PZ20-0135)
By: Lisa Strickland, City Planner
 - b) **ACTION ITEM:** Request to adopt Ordinance #O-2021-003 for the Vacation of Easements for the property located at 287 & 292 River Vista Place.
By: Jonathan Spendlove, Planning & Zoning Director
 - c) **ACTION ITEM:** Request to adopt Ordinance #O-2021-004 for the Zoning District Change and Zoning Map Amendment for property located at 287 & 292 River Vista Place.
By: Jonathan Spendlove, Planning & Zoning Director
 - d) **ACTION ITEM:** Request to adopt Ordinance #O-2021-005, repealing and replacing the Adopting Ordinance from 1980.
By: Shayne Nope, City Attorney
 - e) **ACTION ITEM:** Request to purchase a *CXT Precast Concrete Products* restroom using a cooperative purchasing agreement with Sourcewell.

By: Mitch Humble, Deputy City Manager

- f) **ACTION ITEM:** Request to purchase real property for the construction of a new Fire Station #3.

By: Mitch Humble, Deputy City Manager

- 6) GENERAL PUBLIC INPUT
- 7) ADVISORY BOARD REPORT/ANNOUNCEMENTS
- 8) PUBLIC HEARINGS
- 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, March 1, 2021, 5:00 PM

Council Chambers
203 Main Avenue East- Twin Falls, Idaho

1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM

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

Absent: Mayor Suzanne Hawkins

Staff Present: City Manager Travis Rothweiler, Deputy City Manager Mitch Humble, City Attorney Shayne Nope, Building Official Matthew Long, Building Inspector Kortnie Kent, Sergeant Ryan Howe, Captain Matt Hicks, Lieutenant Terry Thueson, CFO Breanna Howard, Network Administrator Dee Davidson, Finance Administrative Assistant Amy Luna.

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

2) PLEDGE OF ALLEGIANCE

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

3) PROCLAMATIONS: None

4) CONSENT CALENDAR

Council Member Boyd requested that item(a) be voted on separately.

MOTION: Council Member Reid moved to approve the Consent Calendar Items (b-f) as presented. **Council Member Barigar** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 6 to 0

MOTION: Council Member Barigar moved to approve the Consent Calendar Items (a) as presented. **Council Member Reid** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 5 to 0 with **Council Member Boyd** abstaining.

- a) Request to approve February 08, 2021, City Council Minutes.
- b) Request to approve the Tuesday, February 16, 2021, City Council Minutes.
- c) Request to approve February 22, 2020, City Council Minutes.
- d) Request to approve the Accounts Payable for February 18-24, 2021.
- e) Request to approve the Wells Fargo Credit Commercial Card for January 2021
- f) Approval of the Findings of Fact and Conclusion of Law:
Vista Rim Zoning District Change & Zoning Map
Amendment Vista Rim Vacation

5) ITEMS OF CONSIDERATION

- a) A presentation recognizing Senior Building Inspector Kortnie Kent as the 2020 "Idaho Code Official of the Year."

Building Official Long made a presentation recognizing Senior Building Inspector Kortnie Kent as the 2020 "Idaho Code Official of the Year."

Discussion ensued on the following:

Vice Mayor: Thanked Mrs. Kent for her hard work.

Council Member Barigar: Congratulated Mrs. Kent.

Vice Mayor Pierce congratulated Ms. Kent on her award.

- b) Request to hold the Shoshone Falls After Dark at Shoshone Falls Park nightly during May 1- 31, 2021.

Delayed for one week.

- c) Consideration to acknowledge the Seagraves Family Foundation for their generous grant for \$12,000 given to the Twin Falls Police Department.

Police Lieutenant Thueson presented a request of consideration to acknowledge the Seagraves Family Foundation for their generous grant for \$12,000.00 given to the Twin Falls Police Department.

Discussion ensued on the following:

Council Member Boyd: Expressed excitement in learning what the foundation does and thanked the foundation for their grant.

MOTION: Council Member Lanting moved to accept the Seagraves Family Foundation for their generous grant for \$12,000.00 given to the Twin Falls Police Department.

Council Member Hawkins seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

Vice Mayor Pierce thanked Lieutenant Thueson for his presentation and the Seagraves Family Foundation for their generous grant.

- d) Consideration of a request to authorize city staff to move forward with re-funding the 2010 water bond issuance.

CFO Howard requested consideration of a request to authorize city staff to move forward with re-funding the 2010 water bond issuance.

Discussion ensued on the following:

Council Member Boyd: What are the current and re-financed interest rates?

Vice Mayor Pierce: What will be done with the savings?

City Manager Rothweiler: Clarified the process.

MOTION: Council Member Barigar moved to approve the request to authorize city staff to move forward with re-funding the 2010 water bond issuance and authorize staff to begin the paperwork for the refinance to include a \$500 application fee. **Council Member Reid** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 6 to 0.

6) GENERAL PUBLIC INPUT

Citizen Jerry Benifacio - Spoke about the second amendment.

Citizen Samuel Odaffer - Spoke about the second amendment.

Citizen Leonard Denton - Spoke about the second amendment. Has received 1741 signatures from Citizens of Twin Falls for his petition.

City Attorney Nope: Discussed the options to move forward. Referenced Idaho State Code Title 18.33.J

Council Member Reid: Thanked the speakers for their input. Spoke in favor of moving forward with the support of the entire constitution.

Council Member Lanting: Spoke in favor of moving forward.

Council Member Hawkins: Spoke about supporting the second amendment and is in favor of further discussion.

Council Member Boyd: Spoke in favor of further discussion.

Council Member Barigar: Spoke in favor of further discussion.

City Manager Rothweiler: Discussed the schedule of the City and when we could get this on an agenda. Would be no earlier than March 15, 2021.

MOTION: Council Member Barigar moved to direct staff to work with Mr. Denton to prepare a draft resolution/proclamation in support of the Constitution. **Council Member Reid** seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

7) ADVISORY BOARD REPORT/ANNOUNCEMENTS

City Manager Rothweiler announced that there will not be a City Council Meeting on March 22, 2021.

8) PUBLIC HEARINGS

9) ADJOURNMENT

The meeting adjourned at 05:50 PM

Amy Luna, Finance Administrative Assistant

For a full account of this meeting please visit tfid.org for the recording of this meeting



Date: Monday, March 8, 2021
To: Honorable Mayor and City Council
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for final plat approval for the Fieldwood Subdivision No. 2, approximately 1.49 (+/-) acres to develop five (5) lots on property located at 1085 Cheney Drive West c/o EHM Engineers, Inc. on behalf of Brad Wills. (PZ21-0020)

Time Estimate:

Presentation none

Background:

This is a request to subdivide approximately 1.49(+/-) acres into 5 residential lots to construct duplex units.

Approval Process:

As per Twin Falls City Code 10-12-2.3: The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plat.

Approval of the Preliminary Plat will set many parameters for which the Final Plat must substantially conform to. Including total number of lots, street layout, sidewalk connections, and other similar items.

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

Budget Impact:

na

Regulatory Impact:

This final plat complies with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, and all regulations regarding the R-2 Zoning District development standards.

All general criteria for approval have been met, per State Statute 50 - Chapter 13.

History:

The subject property was approved for a zoning district change from R-4 PRO PUD to R-2 on September 21, 2020

Analysis:

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

As this area has developed it has become more residential in nature and staff does not anticipate this request, if approved, would create negative impacts to the surrounding properties.

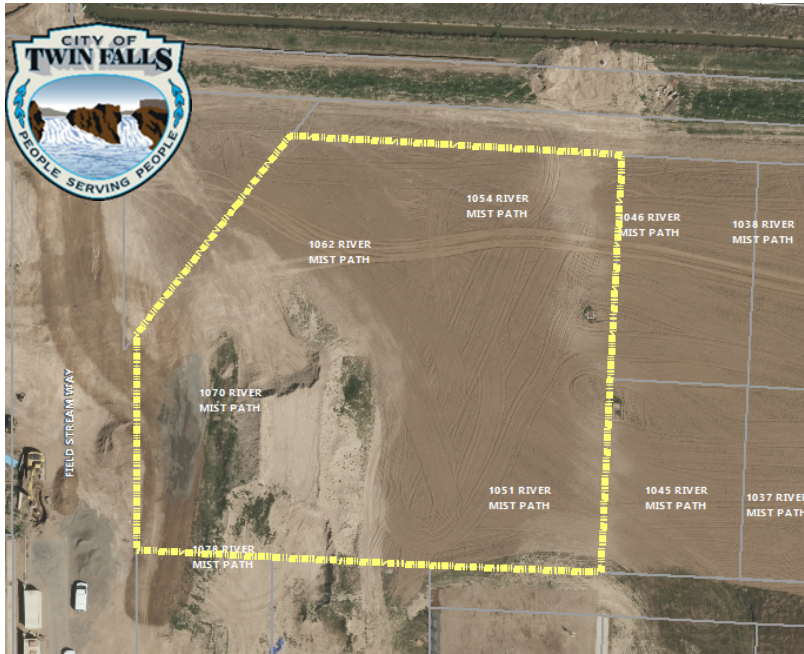
Conclusion:

On January 26, 2021 the Planning & Zoning Commission voted unanimously to approve the preliminary plat. Upon conclusion, should the Commission approve this request as presented, staff recommends approval be subject to the following conditions:

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

Attachments:

1. PZ20-0144 PPlat Staff Report
2. Vicinity Map
3. Final Plat Fieldwood Subdivision No 2



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Lisa Strickland, City Planner

Request: for consideration of the **Preliminary Plat** for the Subdivision/Plat Name approximately 1.49 (+/-) acres to develop 5 lots located at 1085 Cheney Drive West.

Application: PZ20-0144

Applicant & Representative:

Brad Wills
c/o EHM Engineers, Inc
621 North College Rd, Ste 100
Twin Falls, ID 83301

Public Hearing: January 26, 2021

Background:

This is a request to subdivide approximately 1.49 acres to develop 5 residential lots for the purpose of constructing duplexes.

The subject property was approved for a zoning district change from R-4 PRO PUD to R-2 on September 21, 2020.

Approval Process:

As per Twin Falls City Code 10-12-2.3: The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plat.

Approval of the Preliminary Plat will set many parameters for which the Final Plat must substantially conform to. Including total number of lots, street layout, sidewalk connections, and other similar items.

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

Applicable Zoning Regulations:

This preliminary plat complies with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding the R-2 Zoning District development standards.

All general criteria for approval have been met, per State Statute 50 - Chapter 13.

Comprehensive Plan Compliance:

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

Analysis:

As this area has developed it has become more residential in nature and staff does not anticipate this request, if approved, would create negative impacts to the surrounding properties.

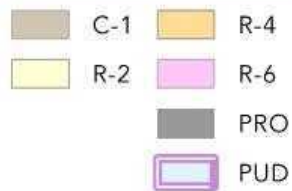
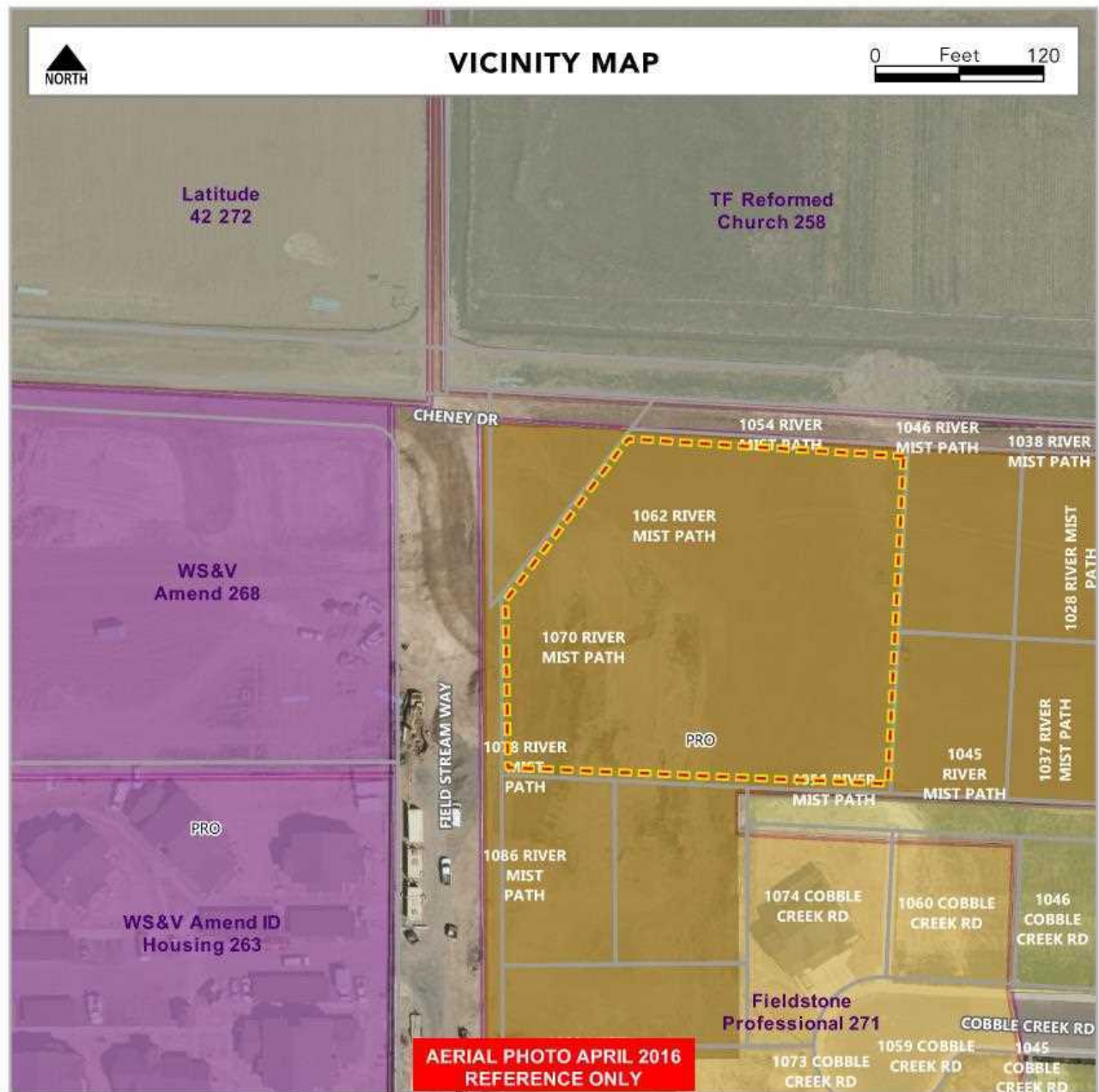
Conclusion:

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

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

Attachments:

1. Vicinity Map
2. Exhibits
3. Preliminary Plat



Current Zoning: R-4 PRO

Comprehensive Plan: Town Neighborhood

Existing Land Use: Undeveloped

Proposed Land Use: Residential-Duplex

Surrounding Zoning Designations & Land Use(s)

North: Cheney Drive West

East: Residential, Residential

South: Residential

West: Fieldstream Way, Residential

Applicable Regulations

10-1-4, 10-1-5, 10-4-4, 10-12-2-3

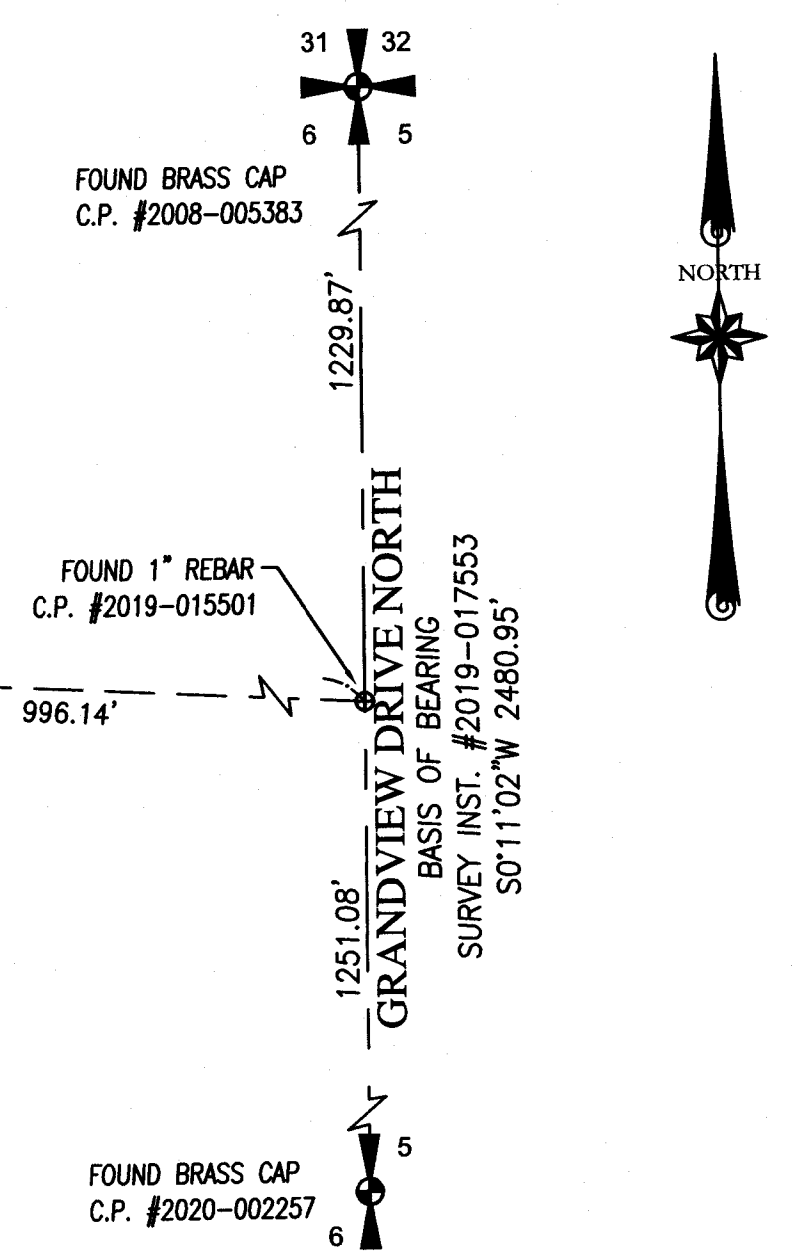
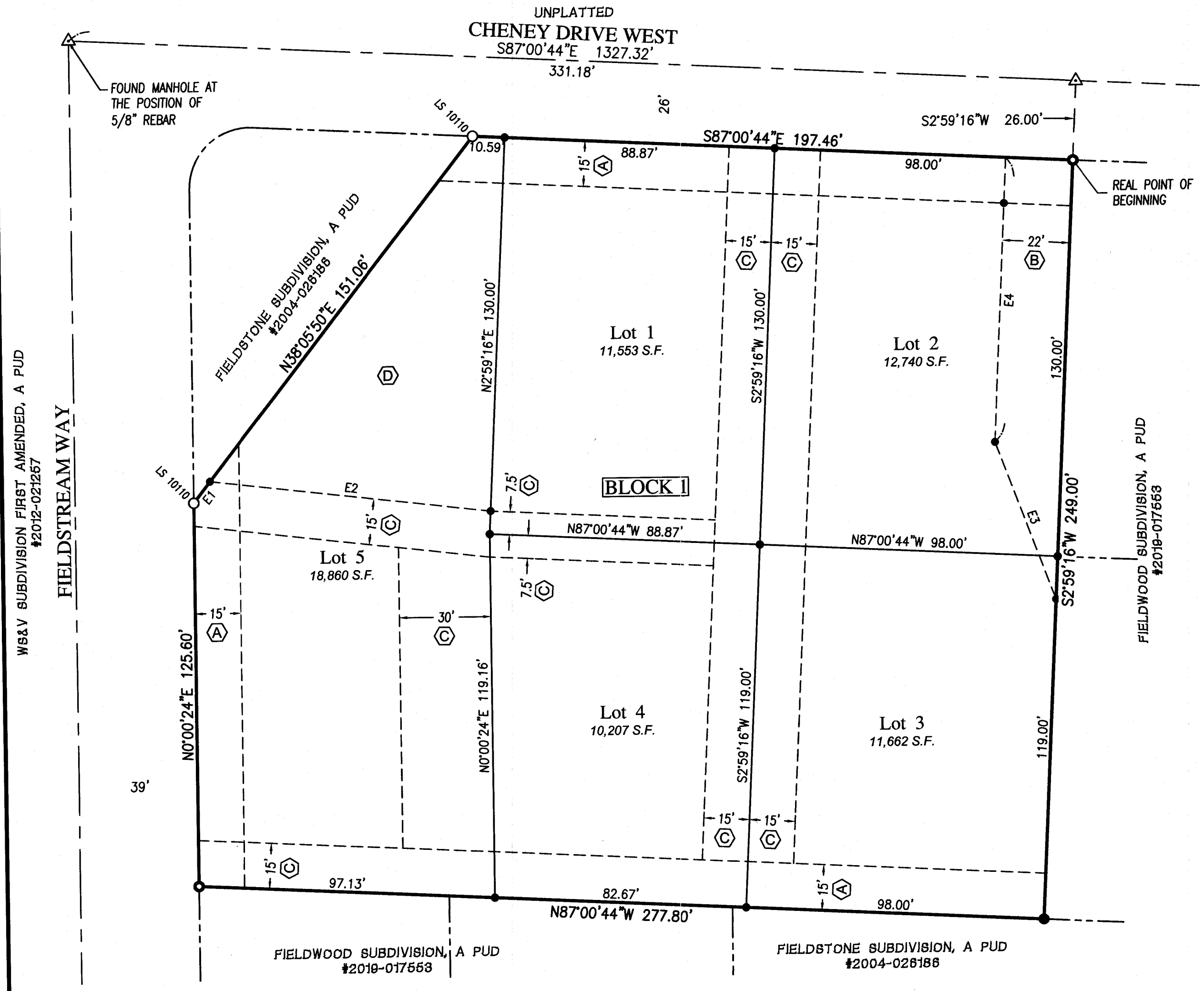
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OCT 07 2020
TWIN FALLS
ENGINEERING CO.

Easement Key

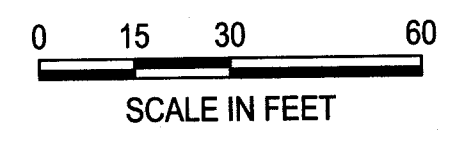
- (A) UTILITY EASEMENT
- (B) UTILITY & IRRIGATION EASEMENT
- (C) UTILITY & ACCESS EASEMENT
- (D) STORM WATER RETENTION EASEMENT

Easement Line Table

LINE E#	BEARING	DISTANCE
E1	N38°05'50"E	8.78'
E2	S83°14'19"E	92.86'
E3	N20°27'04"W	55.31'
E4	N2°59'16"E	93.26'



FIELDWOOD SUBDIVISION NO. 2
A Re-Subdivision and Re-Numbering of
Lot 5, Block 1
Fieldwood Subdivision, a PUD
Located In
SE⁴ NE⁴, Section 6
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2020



Legend

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

Survey References

FIELDWOOD SUBDIVISION, A PUD #2019-017553
LATITUDE 42 SUBDIVISION NO. 2 #2018-005796
LATITUDE 42 SUBDIVISION NO. 1 #2016-006743
FIELDSTONE PROFESSIONAL SUBDIVISION #2015-007506
WS&V SUBDIVISION FIRST AMENDED #2012-021257
XAVIER SUBDIVISION #2009-018867
WS&V SUBDIVISION #2009-005331
#2008-021420
#2006-032387
#2006-022794
#2005-004772
#2004-027816
FIELDSTONE SUBDIVISION #2004-026186
#2003-029880
#2003-024609
#1996-019568
#856044

Deed References

#2017-004104
#2016-021279

Health Certificate

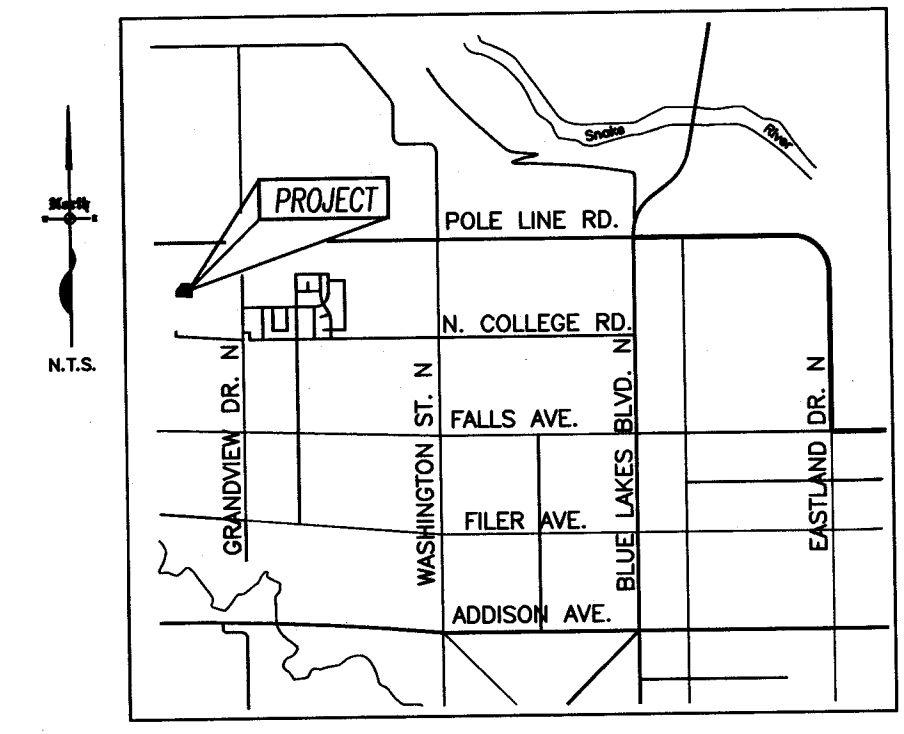
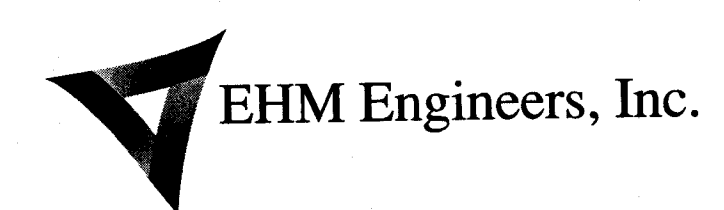
"SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BASED ON THE STATE OF IDAHO, DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF SANITARY RESTRICTIONS. BUYER IS CAUTIONED AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED."

DISTRICT HEALTH DEPARTMENT, EHS

DATE: _____

Surveyor's Narrative

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT LOT 5, BLOCK 1, FIELDWOOD SUBDIVISION FOR FINAL PLAT. MONUMENTS THAT WERE FOUND AT THE BOUNDARY CORNERS, SECTION AND QUARTER CORNERS ARE OF RECORD PER PREVIOUS RECORD OF SURVEYS AND/OR CORNER PERPETUATION AND FILING RECORDS REFERENCED HEREON.



Vicinity Map

n.t.s



CERTIFICATE OF OWNERS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OR REPRESENTATIVE OF THE OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED PROPERTY, BEING ALL OF LOT 5, BLOCK 1 AS SHOWN ON THAT CERTAIN MAP ENTITLED "FIELDWOOD SUBDIVISION, A PUD", RECORDED OCTOBER 16, 2019 AS INSTRUMENT NO. 2019-017553 IN THE OFFICE OF THE COUNTY RECORDER OF TWIN FALLS COUNTY, LOCATED IN A PORTION OF SE4 NE4, SECTION 6, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO; SAID PROPERTY BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, SAID CORNER LIES, NORTH 00°11'02" EAST 2480.95 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 6;
THENCE, ALONG THE EAST BOUNDARY OF SAID SE4 NE4, SOUTH 00°11'02" WEST 1229.87 FEET;
THENCE, LEAVING SAID EAST BOUNDARY, NORTH 87°00'44" WEST 996.14 FEET;
THENCE, SOUTH 02°59'16" WEST 26.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5 AND BEING THE REAL POINT OF BEGINNING;
THENCE, ALONG THE EAST BOUNDARY OF SAID LOT 5, SOUTH 02°59'16" WEST 249.00 FEET TO THE SOUTHEAST CORNER THEREOF;
THENCE, ALONG THE SOUTH BOUNDARY OF SAID LOT 5, NORTH 87°00'44" WEST 277.80 FEET TO THE SOUTHWEST CORNER THEREOF;
THENCE, ALONG THE WEST BOUNDARY OF SAID LOT 5, NORTH 00°00'24" EAST 125.60 FEET;
THENCE, ALONG THE NORTHWESTERN BOUNDARY OF SAID LOT 5, NORTH 38°05'50" EAST 151.06 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID LOT 5;
THENCE, ALONG SAID NORTH BOUNDARY, SOUTH 87°00'44" EAST 197.46 FEET TO SAID REAL POINT OF BEGINNING.

THE GROSS AREA CONTAINED IN THIS PLATTED LAND AS DESCRIBED IS 65,022 SQUARE FEET.

IT IS THE INTENTION OF THE UNDERSIGNED TO, AND HE DOES HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS INDICATED ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES DESIGNATED ON THIS PLAT. NO STRUCTURE OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS.

PURSUANT TO IDAHO CODE 50-1334, I, THE UNDERSIGNED, AS OWNER, DO HEREBY STATE THAT THE LOTS ON THIS PLAT ARE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF TWIN FALLS MUNICIPAL WATER SYSTEM.

PURSUANT TO IDAHO CODE 31-3805, I, THE UNDERSIGNED, AS OWNER, DO HEREBY STATE THAT THE IRRIGATION WATER RIGHTS APPURTENANT AND THE ASSESSMENT OBLIGATION OF THE LANDS IN THIS PLAT HAVE NOT BEEN TRANSFERRED FROM SAID LANDS AND THAT A SATISFACTORY IRRIGATION WATER DELIVERY SYSTEM IS PROVIDED FOR AND HAS BEEN APPROVED BY THE TWIN FALLS CITY COUNCIL. LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE IRRIGATION DISTRICT / CANAL COMPANY.

WILLS, INC., AN IDAHO CORPORATION

BY: BRADFORD J. WILLS, PRESIDENT

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF TWIN FALLS } ss

ON THIS _____ DAY OF _____, 2020, AT _____ M., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BRADFORD J. WILLS, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF THE CORPORATION THAT EXECUTED THIS CERTIFICATE OR THE PERSON WHO EXECUTED THE CERTIFICATE ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC

RESIDING AT

COMMISSION EXPIRES



CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, CHRISTOPHER S. HARMISON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, MADE THE SURVEY OF THE LAND DESCRIBED IN THE CERTIFICATE OF OWNER AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY AS MADE AND STAKED UNDER MY SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



APPROVAL OF CITY COUNCIL

THIS PLAT WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF TWIN FALLS, IDAHO AT THEIR MEETING ON THIS DAY OF , 2020.

MAYOR CITY CLERK

APPROVAL OF CITY ENGINEER

I HAVE REVIEWED THE ACCOMPANYING PLAT AND HEREBY CERTIFY THAT IT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF TWIN FALLS, IDAHO.

CITY ENGINEER ATTEST

COUNTY SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR TWIN FALLS COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATED TO PLATS AND SURVEYS.

GEORGE A. YERION PLS# DATE
PROFESSIONAL LAND SURVEYOR

ACKNOWLEDGMENT

STATE OF)
COUNTY OF) ss

ON THIS DAY OF , 2020, AT M., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GEORGE A. YERION, PERSONALLY KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC
RESIDING AT
COMMISSION EXPIRES

COUNTY TREASURER'S CERTIFICATE

I, COUNTY TREASURER IN AND FOR THE COUNTY OF TWIN FALLS, IDAHO PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ALL COUNTY PROPERTY TAXES DUE FOR THE PROPERTY INCLUDED IN THIS PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY.

COUNTY TREASURER DATE

COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NO.

STATE OF IDAHO)
COUNTY OF TWIN FALLS) ss

ON THIS DAY OF , 2020, AT M., THE FOREGOING PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF TWIN FALLS COUNTY, IDAHO AND DULY RECORDED IN PLAT BOOK , ON PAGE .

DEPUTY EX-OFFICIO RECORDER



Date: Monday, March 8, 2021
To: Honorable Mayor and City Council
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request from the Historic Preservation Commission to amend Chapter 3.5 Signage in the Downtown/City Park Design Guidelines. (PZ20-0135)

Time Estimate:

The presentation should take approximately 5-10 minutes with questions/comments to follow.

Background:

On January 11, 2021, the City Council heard a request from the Historic Preservation Commission with proposed amendments to the Sign Design Guidelines in the Downtown/City Park District. The Council tabled the item for a few amendments and corrections to be made to the proposed document. The following amendments were made: (also see attachment).

Per the request of the Historic Preservation Commission, a reference to the City Sign Code was added. Per recommendations from local sign company reference to plastic was amended to state: "It is generally inappropriate to use plastic as a substitute material for exterior sign elements," Vinyl was added as one of the recommended materials for awning signs, and the requirement for window signs to be installed on the inside was removed.

The council also asked if staff could seek input from individuals that were working on obtaining a Certificate of Appropriateness for a sign or have recently undergone the process as a means of getting feedback on the proposed amendment. Staff was able to contact four individuals all of which reviewed the proposed amendments and were very complimentary on the changes. They stated the amendments offer clarity and identify different types of signs within the district allowing for a variety of sign design possibilities.

Approval Process:

The Historic Preservation Commission serves as an advisory board to the Council; it is the responsibility of the Council to make final decisions with regards to amending the approved Downtown/City Park Historic District Guidelines used by the commission to carry out their duties and responsibilities.

Budget Impact:

NA

Regulatory Impact:

Approval of this request does not require an ordinance or resolution for completion, a simple motion and majority vote would add the amendments to the Downtown/City Park Design Guideline document.

History:

The Historic Preservation Commission, since the implementation of the Downtown/City Park Guidelines in 2017, has reviewed approximately 60 +/- requests for Certificate of Appropriateness for signs. This has given the Commission and customers the opportunity to work with the guidelines and to identify amendments that would make the document more user-friendly and provide clarity keeping in mind the intent is to preserve the historical characteristics of our districts.

Analysis:

Approving this request will make implementation easier when executing the duties required to review and approve Certificate of Appropriateness requests.

Conclusion:

Upon review of the changes, the Historic Preservation Commission is requesting City Council approve the request as presented.

The Council is tasked with making a final decision on the proposed changes.

Attachments:

1. Final Amendment Proposal

IT IS GENERALLY APPROPRIATE TO:

- Locate signs such that they fit within the architectural features of a façade, such as the panel band above the transom windows, about entryways, awnings, display windows or projections from these areas.
- Line up signs with other signs along the block.
- Scale and orient signs based on pedestrian traffic.
- Use painted/enamel metal, wood, sign grade foam, Extruded or materials that are durable and do not have the appearance of plastic. Other materials may be considered with sufficient documentation of durability and appropriate use within the district.
- Create one collective sign, or grouped area, for multi-tenant signage.
- Limit the number of colors used on a sign, in general no more than three accent colors may be appropriate.
- Typefaces should be in keeping with those seen in the district.
- Material should be high quality, colorfast and sun fade resistant.
- Any two-sided signs should be designed to be back to back.
- Use of effective bird control products to prevent roosting and destroying signs is recommended.
- Special consideration for sign and font types can be given when proven to be historically correct for the period specific to the building.
- Maintain, protect, and repair the features, material surfaces and details of historic signs.
- Preserve or lightly repaint faded or “ghost signs” on brick exteriors.
- **Refer to City Code Title 10 Chapter 9 for sign code regulations.**

IT IS GENERALLY NOT APPROPRIATE TO:

- Install electronic displays or reader boards.
- Install internally lit/backlit plastic signs
- Include illuminated signs with intermittent moving, flashing, rotating or brightness changing elements.
- Install free standing or roof mounted signs.
- Highly reflective materials shall not be used.
- ~~Use of plastic or vinyl for~~ **Use plastic as a substitute material** for exterior sign elements.
- Obscure the view of any windows, existing signs, and/or adjacent buildings to an unreasonable extent.
- Obstruct historic features of a building.

SIGN INSTALLATION

- Sign attachment anchor points and hardware should be reused in their original location to protect the original building material when feasible.
- Minimize the number of anchor points when feasible.
- When reuse of the existing anchor points is not feasible covering previous anchor points shall be done.
- New sign brackets/hardware should be designed with reuse in mind and should be decorative or complementary to the historic character of the building.

SIGN TYPES

The following types of signs are predominantly found in these historic districts and would be considered the preferred types. However, this does not limit the ability for other signs to be reviewed and approved based on the general guidelines set forth.

AWNING SIGN

An "awning sign" is a sign which is applied to, attached, or painted on an awning or other roof like cover, intended for protection from the weather or as a decorative embellishment, projecting from a wall or roof of a structure over a window, walk, door, or the like.



- Lettering shall be centered on the awning with a typeface found within the district.
- Nylon, canvas, vinyl or other similar materials are recommended.

HANGING SIGNS

A hanging sign is a sign that hangs from the underside of a building projection and does not employ ground support in any manner.



- Only one hanging sign allowed per tenant.

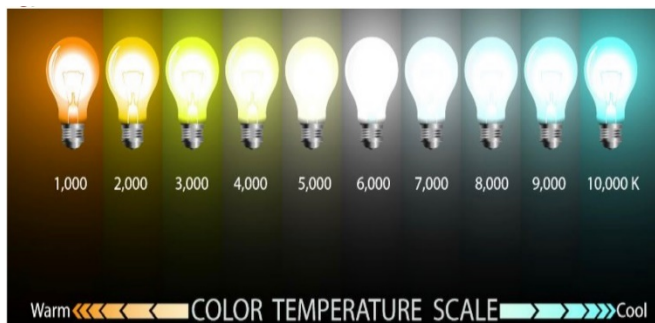
- A hanging sign should be mounted perpendicular to the building façade.
- A hanging sign shall be no more than 8 sq. ft. in size.

ILLUMINATED SIGNS

A sign which has characters, letters, figures, designs, or outlines illuminated by electric lights, luminous tubes, or other means as part of the sign itself.



- Signage with single tube neon or warm colored bulbs may be considered if proven to be historically correct for the period specific to the building.
- Lighting should be warm in nature and not more than 6000 K on the temperature scale.



PROJECTING SIGN

A sign attached to a building or other structure whose sign face is displayed perpendicular or at an angle to the building wall.



- Size and placement of projecting signs should not overwhelm the appearance of the building, or obscure key architectural features.
- Multi-tenant projecting signs should be installed in groups that are proportionate to the building.



WALL SIGNS

A sign installed parallel to and attached to or painted on the outside of a building.

- Wall signs should project no more than six (6) inches from the main façade, excluding architectural details of the building.

- In general wall signs should be pedestrian oriented and fixed on a lower section of the building.



WINDOW SIGNS

A sign inside of or attached to a transparent or glazed surface (window or door) oriented to the outside of the building containing advertisement content.



- Window sign materials should be made of materials easily removable such as paint, clings or vinyl. **on the inside a window to minimize exposure to the elements and reducing maintenance issues.**
- Window signs should not cover more than 75% of the window surface.
- Electronic signs located on the inside of the window that are designed to be visible from the right of way is discourage within the district.



Date: Monday, March 8, 2021
To: Honorable Mayor and City Council
From: Jonathan Spendlove

ACTION ITEM

Request:

Request to adopt Ordinance #O-2021-003 for the Vacation of Easements for the property located at 287 & 292 River Vista Place.

Time Estimate:

Approximately five (5) minutes for presentation and questions.

Background:

On January 26, 2021, the Planning & Zoning Commission recommended approval of the request by unanimous vote.

On February 22, 2021, the City Council conducted a Public Hearing on this item. At the conclusion of the Public Hearing and deliberation, the City Council approved the vacation request by unanimous vote.

Approval Process:

In order to enact this ordinance today, Council would need to suspend the rules and place it on third and final reading by title only.

Budget Impact:

Regulatory Impact:

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

History:

N/A

Analysis:

N/A

Conclusion:

As directed by Council, staff has prepared an ordinance to finalize the process.

Attachments:

1. O-2021-003 Vista Rim Vacation ordinance
2. Platted Easement Abandonment Exhibit

ORDINANCE NO. O-2021-003

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF
THE CITY OF TWIN FALLS IDAHO, **VACATING THE EASEMENT**
DESCRIBED BELOW.

WHEREAS, Federation Pointe, LLC c/o Michael G. McBride has made application for vacation of the easement located at 287 & 292 River Vista Place; in the City of Twin Falls; and

WHEREAS, the City Planning & Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 26th day of January, 2021, to consider the vacation of the easement below described; and,

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

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 22nd day of February, 2021.

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

SECTION 1. The following described easement is hereby VACATED:

"Exhibit A" - Legal Description

SECTION 2. That the City Clerk immediately upon the passage and publication of this Ordinance as required by law certify a copy of the same and deliver said certified copy to the County Recorder's Office for indexing and recording, in the same manner as other instruments affecting the title to real property, as required by Idaho Code 50-1324(2).

PASSED BY THE CITY COUNCIL _____, 20____

SIGNED BY THE MAYOR _____, 20____

Mayor

ATTEST:

Deputy City Clerk

PUBLISH: Thursday, _____, 20____

EXHIBIT A
ZDA Legal Description
Twin Falls County, Idaho

Being a portion of Lots 10 and 11, Block 1 as shown on that certain map entitled "The Pinnacle Subdivision, A Planned Unit Development", recorded August 26, 1996 as Instrument No. 1996-014850 in the office of the County Recorder of Twin Falls, and a portion of the North half of the Southwest Quarter of Section 33, Township 9 South, Range 17 East, Boise Meridian more particularly described as follows:

Beginning at the Northeast corner of said Lot 10 and being the REAL POINT OF BEGINNING;

Thence, North 87°17'06" East 32.62 feet;

Thence, South 68°44'23" East 84.15 feet to the Northwest corner of that certain map entitled "Westpark Commercial Subdivision No. 4", recorded May 25, 2007 as Instrument No. 2007-012709 in said office of the County Recorder of Twin Falls County;

Thence, along the West Boundary of said map (2007-012709), South 00°13'48" West 405.84 feet to the Southwest corner thereof;

Thence, along the North Right-of-Way of Canyon Crest Drive, along the arc of a non-tangent curve to the left having a radius of 282.00 feet, through a central angle of 05°32'36", an arc distance of 27.28 feet and long chord that bears North 87°38'57" West 27.27 feet;

Thence, continuing along said North Right-of-way, South 89°34'43" West 82.75 feet to the Southeast corner of that certain map entitled "River Vista South Subdivision, A Planned Unit Development", recorded June 29, 2006 as Instrument No. 2006-015859;

Thence, along the East Boundary of said map (2006-015859), North 00°25'15" West 99.11 feet to the Southeast corner of said Lot 11;

Thence, along the South Boundary of said Lot 11, North 89°34'43" West 102.84 feet to the Southwest corner thereof;

Thence, along the West Boundary of said Lot 11, North 00°25'17" East 125.00 feet;

Thence, leaving said West Boundary, North 15°54'11" East 44.87 feet;

Thence, North 00°00'00" East 24.02 feet to a point on the North Boundary of said Lot 11;

Thence, leaving said North Boundary, North 00°00'00" East 50.31 feet;

Thence, North 25°54'11" East 36.50 feet;

Thence, North 00°00'00" East 55.57 feet to a point on the North Boundary of said Lot 10;

Thence, along said North Boundary, North 87°17'06" East 75.11 feet to said REAL POINT OF BEGINNING.

Containing approximately 1.79 Acres.

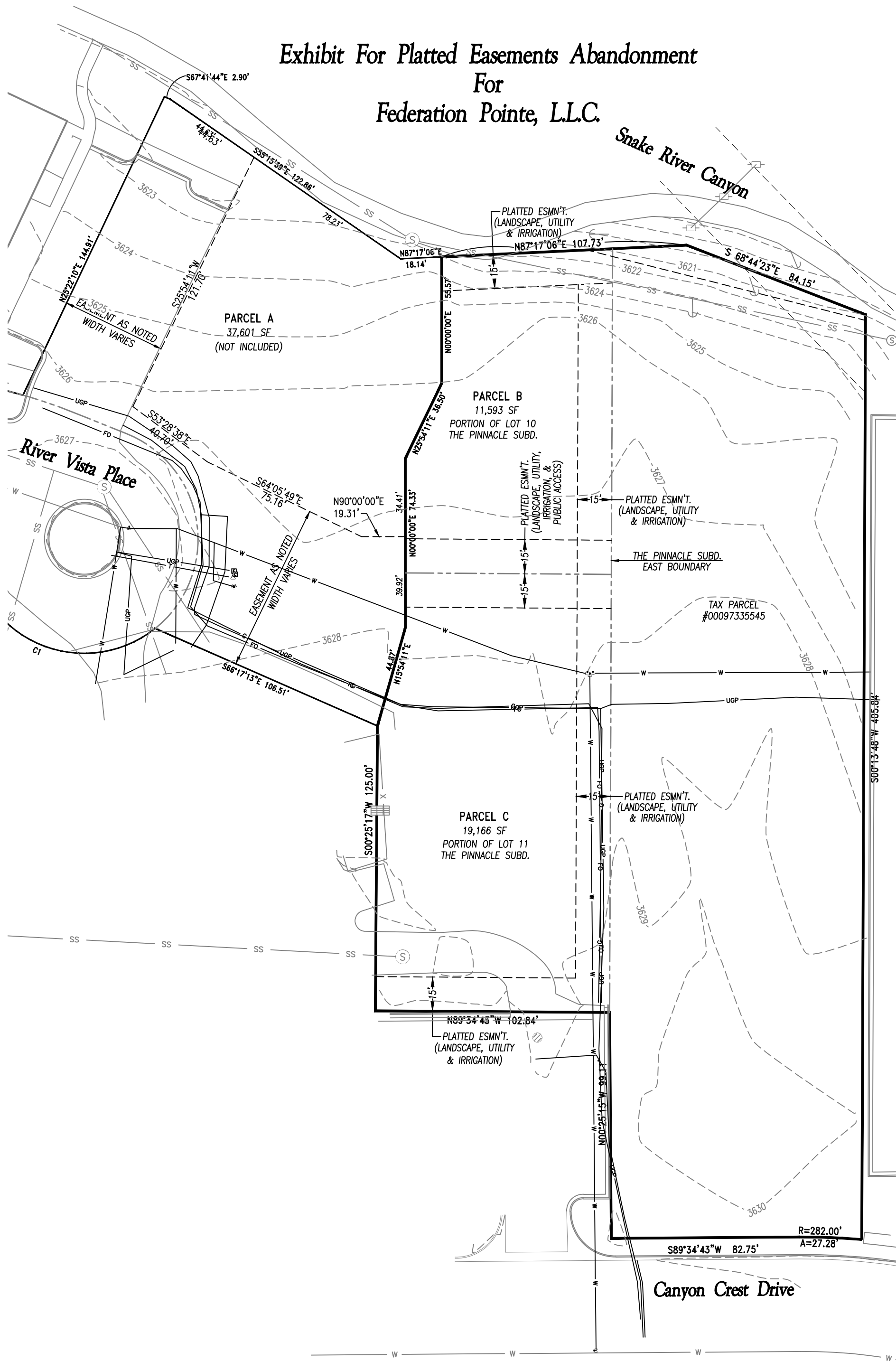
End of Description

Ordinance No.

Page 2 of 2

Application No.PZ20-0137

Exhibit For Platted Easements Abandonment
For
Federation Pointe, LLC.





Date: Monday, March 8, 2021
To: Honorable Mayor and City Council
From: Jonathan Spendlove

ACTION ITEM

Request:

Request to adopt Ordinance #O-2021-004 for the Zoning District Change and Zoning Map Amendment for property located at 287 & 292 River Vista Place.

Time Estimate:

Approximately five (5) minutes for presentation and questions.

Background:

On January 26, 2021, the Planning & Zoning Commission sent a positive recommendation to the City Council for the Zoning District Change and Zoning Map Amendment change from C-1 PUD to C-1/CRO ZDA, with added conditions.

On February 22, 2021, the City Council heard, deliberated, and approved the Zoning District Change and Zoning Map Amendment from C-1 PUD to C-1/CRO ZDA for the property located at 287 & 292 River Vista Place, as requested by the applicant, by unanimous vote.

Approval Process:

In order to enact this ordinance today, Council would need to suspend the rules and place it on third and final reading by title only.

Budget Impact:

Regulatory Impact:

The passing of this ordinance will change the zoning district of the property and new rules will apply to this property in regards to land use and other development criteria.

History:

N/A

Analysis:

N/A

Conclusion:

As directed by Council, staff has prepared an ordinance to finalize the Zoning District Change and Zoning Map Amendment process.

Attachments:

1. O-2021-004 Vista Rim ZDAZDC Ordinance
2. PZ20-0138 Vista Rim signed ZDA

ORDINANCE NO. O-2021-004

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, **REZONING** CERTAIN REAL PROPERTY BELOW DESCRIBED, PROVIDING THE ZONING CLASSIFICATION THEREFORE, AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT

WHEREAS, Federation Pointe, LLC_has made application for rezoning of property located at 287 & 292 River Vista Place; City of Twin Falls, and an amendment of the revised Area of Impact and Comprehensive Plan Land Use Map; and

WHEREAS, the City Planning & Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 26th day of January, 2021, to consider the Zoning Designation and necessary Zoning & Planning Map amendment upon a rezone of the real property below described, and an amendment to the revised area of Impact and Comprehensive Plan Land Use Map; and,

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

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 22nd day of February, 2021.

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

SECTION 1. The following described real property located at 287 & 292 River Vista Place is the subject of a Zoning District Change and Zoning Map amendment from C-1 PUD to C-1/CRO ZDA.

"Exhibit A"-Legal Description

"Exhibit B"-Zoning Development Agreement

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

SECTION 3. Public services may not be available at the time of development of this property, depending upon the speed of development of this and other

developments, and the ability of the City to obtain additional water and/or sewer capacity. The annexation of this property shall not constitute a commitment by the City to provide water and/or wastewater services.

PASSED BY THE CITY COUNCIL _____, 20____

SIGNED BY THE MAYOR _____, 20____

Mayor

ATTEST:

Deputy City Clerk

PUBLISH: Thursday, _____, 20____

EXHIBIT A
ZDA Legal Description
Twin Falls County, Idaho

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Thence, along said North Boundary, North 87°17'06" East 75.11 feet to said REAL POINT OF BEGINNING.

Containing approximately 1.79 Acres.

End of Description

Ordinance No.

Page 3 of 3

Zoning Application No. **PZ20-0138**

Vista Rim Townhomes, ZDA

A C1/CRO Commercial Zoning Development Agreement

This Zoning Development Agreement (ZDA) is made and entered into this ____ day of _____, 20____, by and between the City of Twin Falls, State of Idaho a municipal corporation, hereinafter called "City" and Federation Pointe, L.L.C. (hereinafter called "Developer") for the purpose of developing a Residential Subdivision on property located North of Canyon Crest Drive, adjacent to the Snake River Canyon Rim, known as Vista Rim Townhomes Subdivision, a ZDA.

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; C1, Commercial Highway District or as amended, Title 10 – Chapter 4 – Section 19; CRO, Canyon Rim Overlay District or as amended, and all references to other sections therein including the following deviations:
2. C1 and CRO, Commercial Highway District and Canyon Rim Overlay District modified to include the following;
 - A. Permitted uses;
 1. Residential:
 - a. Dwellings – Attached single family household units (zero lot line townhomes in groupings of three (3) or more).
3. Property Development Standards to be modified to include the following;

The following property development standards shall apply to all land and buildings in the C1 and CRO district:

A. Lot Area:

1. Each residential building to be located on an individual lot of no less than six-hundred and eighty (680) square feet in size. Open space and/or common area to have no minimum or maximum square footage.

B. Lot Occupancy:

1. Each residential lot may contain one hundred percent (100 %) occupancy or a portion thereof for the purposes of decks, driveways, and/or yard area. Open space to have no minimum or maximum and may include landscaping, access and utility corridors, lighting, and trash enclosures.

C. Yards:

1. No property line building setbacks will be required from residential lot lines. Setbacks from the subdivision boundary will be in conformance with the C1, Commercial Highway District.

Vista Rim Townhomes, ZDA

A C1/CRO Commercial Zoning Development Agreement

2. **Street Buffers:** Residential uses shall provide a fifteen foot (15') landscaped buffer from property line adjacent to Canyon Crest Drive with the exception of vehicular turn-outs and/or fire department or emergency vehicle access.

3. **Use Buffers:** There shall be a five foot (5') landscaped buffer between the residential and commercial elements to the east and west of this development and may be accounted for on land provided on both properties. Buffers may include sidewalk or other hard surfaces providing access to the Canyon Rim trails or other adjacent accessible routes. Use of Buffers to be as defined in the CRO, Canyon Rim Overlay District.

4. **Parking areas** shall be as depicted on the Master Development plan unless revised by approval of agency reviews.

5. **Horizontal Projections:** Horizontal, and/or Architectural, projections, including cantilevered decks and eave projections shall be allowed to project over the Canyon Rim Setback line as defined by the Canyon Rim Study or over the interior lot lines into common area / open space by a distance of not to exceed eight feet (8'). Concrete patios may project into common area / open space areas by a distance not to exceed ten feet (10'). No projection shall be allowed to encroach in traffic ways.

D. Other Development Criteria:

1. All internal roadways and overflow parking areas are private and shall be owned and maintained as part of the common area by the Homeowner's Association.

2. Each residential building shall have a driveway wide enough to provide two (2) parking spaces as well as a garage large enough to provide space for at a minimum of one (1) vehicle.

Vista Rim Townhomes, ZDA

A C1/CRO Commercial Zoning Development Agreement

Developer: Federation Pointe, L.L.C.
675 Riverview Drive
Twin Falls, ID 83301

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"
Federation Pointe, L.L.C.
Michael G. McBride, Managing Member

By: Michael G. McBride

STATE OF IDAHO)
 ss
County of Twin Falls)

On this _____ day of _____, 2021 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.

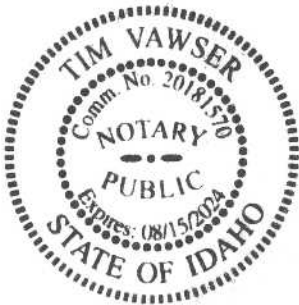
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Residing at _____

Commission Expires: _____

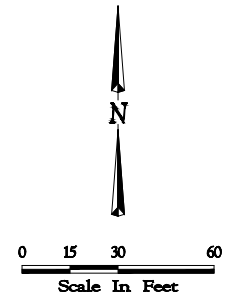
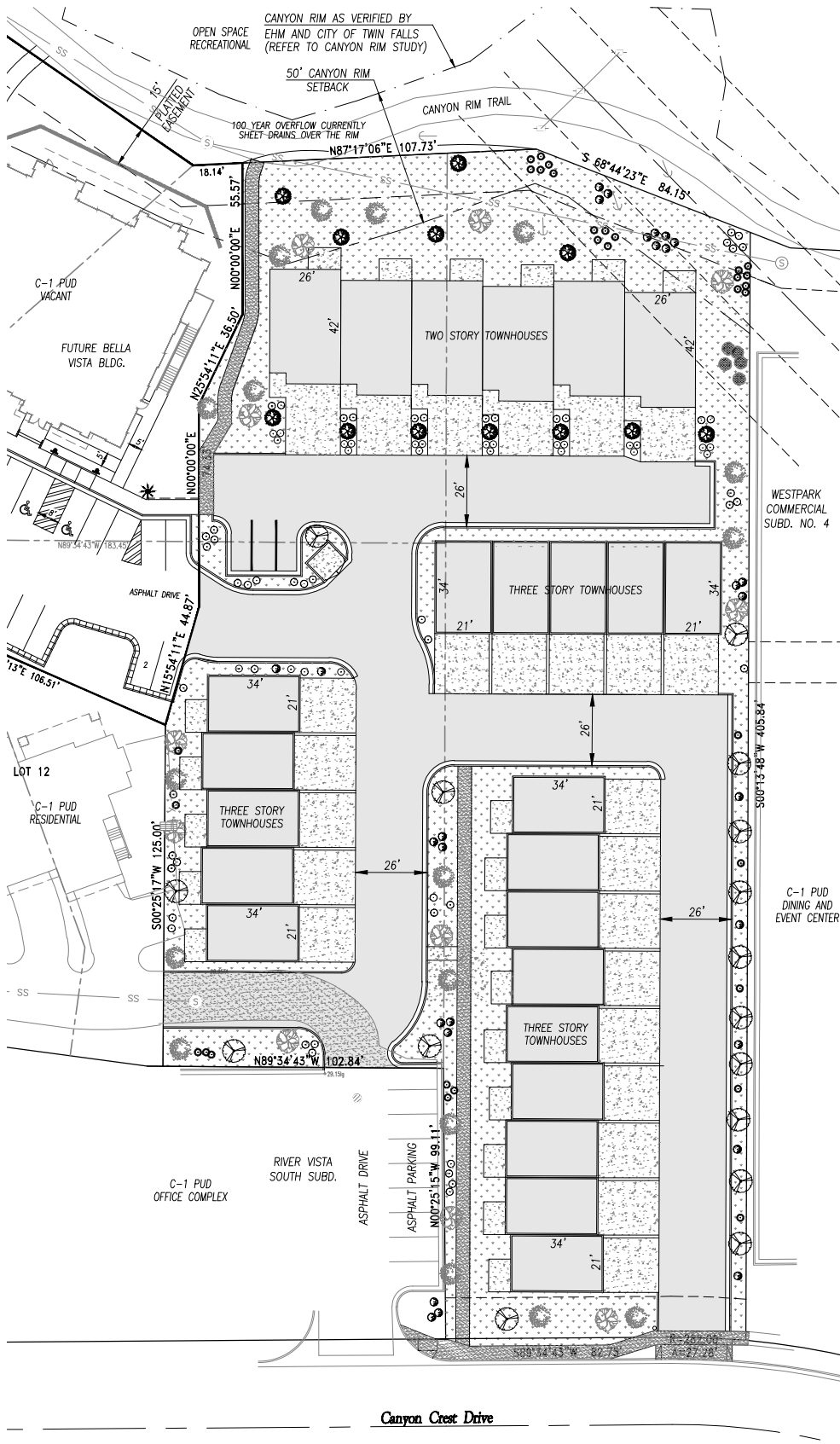
A C1/CRO Commercial Zoning Development Agreement

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 KIMBERLY, ID

Commission Expires: 8-15-2024



**ZDA Exhibit
For
Vista Rim Townhomes
Located In A Portion of
Lots 9 & 10, Block 1
"The Pinnacle Subdivision"
And
Tax Parcel # RPT00097335545**

PARKING COUNTS:

19 3-STORY TOWNHOMES: 2 & 3 BEDROOM
PARKING ALLOTMENT: 2 DRIVEWAY / 1 GARAGE
6 2-STORY TOWNHOMES: 3 BEDROOM
PARKING ALLOTMENT: 2 DRIVEWAY / 1 GARAGE
OVERFLOW PARKING ON-SITE: 3 TOTAL

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

NOTES:

INDIVIDUAL UNITS ARE SUBJECT TO OUT TO OUT
DIMENSION CHANGES UPON FINAL DEVELOPMENT
OF FLOOR PLANS.

PARKING LAYOUTS AND/OR DRIVE AISLES MAY
CHANGE UPON FINAL REVIEW BY FIRE MARSHAL.

Canyon Crest Drive

C-1 ZDA
APARTMENT COMPLEX

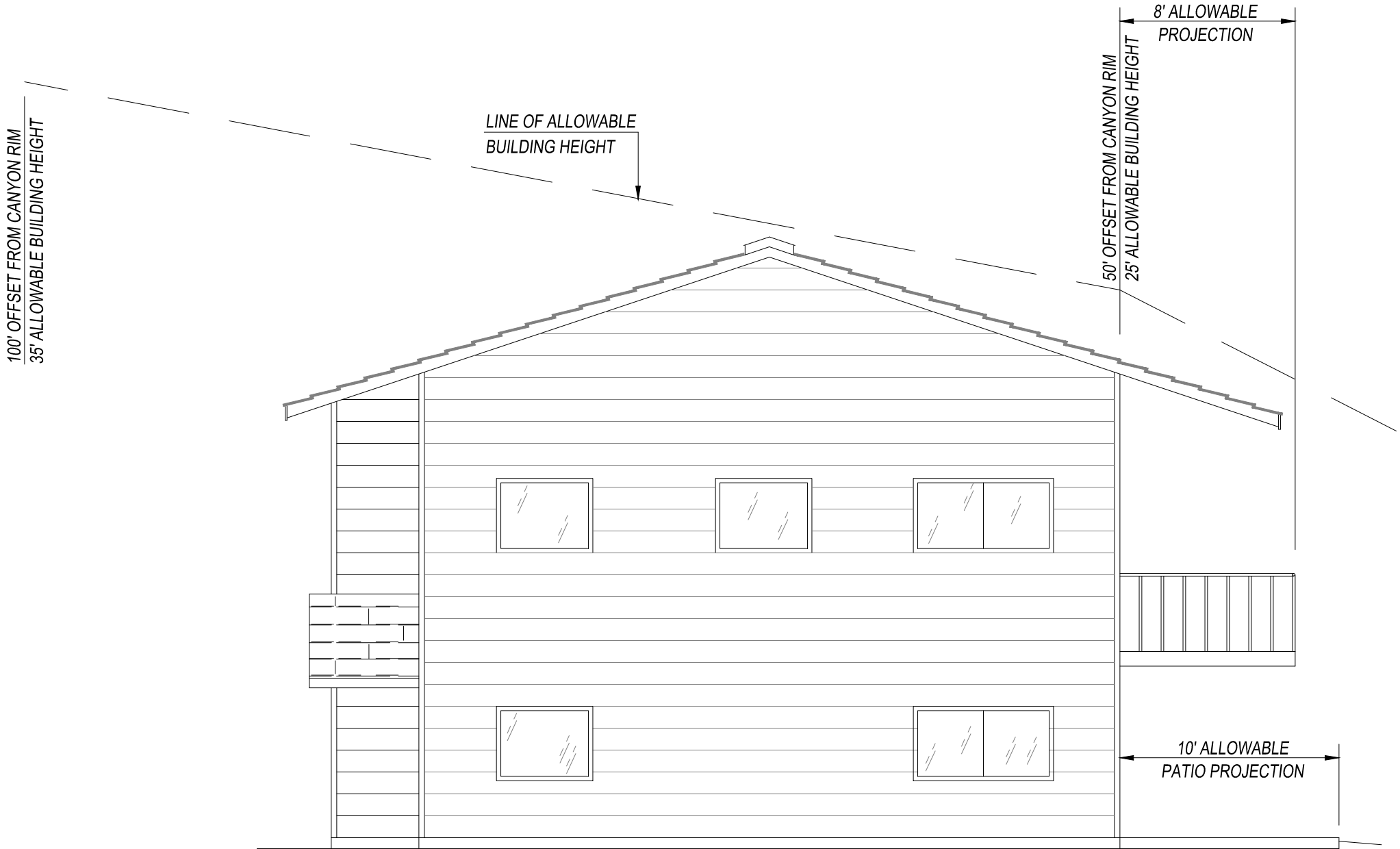


Exhibit B



2 - Story Units



3 - Story Units

*Units are conceptual, colors and finishes
subject to change upon final submittals.*



Date: Monday, March 8, 2021
To: Honorable Mayor and City Council
From: Shayne Nope, City Attorney

ACTION ITEM

Request:

Request to adopt Ordinance #O-2021-005, repealing and replacing the Adopting Ordinance from 1980.

Time Estimate:

5 Minutes

Background:

We last updated our adopting ordinance in 1980. We no longer use Sterling Codifiers as our publisher and online host. Further, because of the availability of our entire code online, we do not believe three physical copies are necessary.

Approval Process:

Unless the rules are suspended by vote, an ordinance requires three separate readings. Further, the ordinance must be approved by a roll call vote and recorded in the minutes. Once adopted, the ordinance must be published within one month.

Budget Impact:

None

Regulatory Impact:

None

History:

Analysis:

Conclusion:

The ordinance has been reviewed by legal staff and we recommend its adoption.

Attachments:

1. 2021 - Adopting Ordinance

ORDINANCE NO. 2021-005

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AMENDING TWIN FALLS CITY CODE BY REPEALING AND REPLACING ADOPTING ORDINANCE, ORDINANCE NO. 1997, CHANGING THE COMPANY THAT PREPARES THE CITY CODE, REDUCING THE NUMBER OF PHYSICAL COPIES OF THE CODE FROM THREE TO ONE, AND REMOVING SECTION 6.

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

That Ordinance No. 1997 enacted October 20, 1980 is repealed, and that Twin Falls City Code Section “Adopting Ordinance” is repealed and replaced with Ordinance No. 2021-005, as follows:

“ADOPTING ORDINANCE – ORDINANCE NO. 2021-005

AN ORDINANCE FOR REVISING, CODIFYING AND COMPILING THE GENERAL ORDINANCES OF THE CITY OF TWIN FALLS, IDAHO.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AN IDAHO MUNICIPAL CORPORATION:

SECTION: 1. From and after the date of passage of this Ordinance, the City Code of the City of Twin Falls, Idaho, prepared by American Legal Publishing Corporation, under the direction of the governing body of the City, containing all ordinances of a general nature in effect at the time of such codification, shall be accepted in all courts without question as the Official Code and Law of the City as enacted by the Mayor and City Council.

SECTION 2. There is hereby adopted, as a method of perpetual codification, the loose-leaf type of binding together with the continuous supplement service, provided by American Legal Publishing Corporation, whereby each newly adopted ordinance of a general and permanent nature amending, altering, adding or deleting provisions of the Official City Code is identified by the proper heading and is inserted in the proper place in the official copy. Each such new provision shall become effective upon the passage. An official copy of City Code shall be maintained in the office of the City Clerk, certified as to correctness and available for inspection at any and all times that said office is regularly open.

SECTION 3. All ordinances of a general nature included in this Official City Code shall be considered as a continuation of said ordinance provision and the fact that some provisions have been deliberately eliminated by the governing body shall not serve to cause any interruption in the continuous effectiveness of ordinances included in said Official City Code. All ordinances of a special nature, such as tax levy ordinances, bond ordinances, franchises, vacating ordinances and annexation ordinances shall continue in full force and effect unless specifically repealed or amended by a provision of the City Code. Such ordinances are not intended to be included in the Official City Code.

SECTION 4. It shall be unlawful for any person, firm or corporation to change or amend by additions or deletions, any part or portion of such Code, or to insert or delete pages or portions thereof, or to alter or tamper with such Code in any manner whatsoever which will cause the law of the City to be misrepresented thereby.

Any person, firm or corporation violating this Section shall be punished as provided in Section 1-4-1 of the City Code of Twin Falls, Idaho.

SECTION 5. All ordinances or parts of ordinances in conflict herewith, are, to the extent of such conflict, hereby repealed.

SECTION 6. This Ordinance and the Code adopted by the same shall be in full force and effect from and after its passage and the publication of this Ordinance in accordance with law.”

PASSED BY THE CITY COUNCIL, March 4, 2021.

SIGNED BY THE MAYOR, March ___, 2021.

MAYOR

ATTEST:

DEPUTY CITY CLERK

PUBLISHED: _____



Date: Monday, March 8, 2021
To: Honorable Mayor and City Council
From: Mitch Humble, Deputy City Manager

ACTION ITEM

Request:

Request to purchase a *CXT Precast Concrete Products* restroom using a cooperative purchasing agreement with Sourcewell.

Time Estimate:

The presentation will take approximately 5 minutes. Staff recommends allowing a few minutes for any questions.

Background:

The FY2021 budget includes \$600,000 of park impact fee funding for improvements to the trail head park located at the corner of Eastland Drive and Pole Line Road. Those improvements will include, among other things, additional parking and a restroom. The City has had some recent success with using *CXT Precast Concrete Products* to purchase pre-made restroom buildings. These buildings are constructed off-site and then shipped in and installed at the park. It has worked out to be a good way to provide restrooms in some of our parks. Drury Park and Cascade Park are two examples where we have used these precast concrete restrooms. We would like to use this method again to install a restroom at this trail head park. We will order the restroom, and then install utility connections and build a foundation pad while we wait for it to be delivered.

In 2019, the City Council adopted Resolution No. 2019-014 (see attached). This resolution authorizes the City to use cooperative purchasing agreements to acquire needed capital infrastructure. We are proposing to use a cooperative purchase agreement with Sourcewell to acquire this precast concrete restroom. That agreement is attached for your review. Staff recommends that the Council approve the agreement authorizing staff to purchase the precast concrete restroom.

Approval Process:

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

Budget Impact:

The FY2021 budget includes \$600,000 for this project. The cooperative purchasing agreement price for this restroom is \$144,255. There will be additional costs to construct a foundation pad and install utility connections to this building. The budget includes enough funding to complete the purchase and installation of the restroom as proposed. There will be addition funds left over to complete other improvements at this park, like the additional parking.

Regulatory Impact:

If the Council approves this request, staff will proceed to place the order with Sourcewell. There will be about a six month lead time for the restroom to be manufactured and delivered.

History:

N/A

Analysis:

N/A

Conclusion:

staff recommends that the Council approve the request to use a cooperative purchasing agreement with Sourcewell to purchase a *CXT Precast Concrete Products* restroom in the amount of \$144,255.

Attachments:

1. Resotion 2019-0014
2. Cooperative Purchase Agreement - Restroom

RESOLUTION NO. 2019-014

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO AUTHORIZING THE CITY OF TWIN FALLS TO PARTICIPATE IN COOPERATIVE PURCHASING AGREEMENTS AND PROGRAMS; AND AUTHORIZING CERTAIN CITY OFFICIALS TO ENTER INTO, JOIN, AND APPROVE EXPENDITURES PERTAINING TO COOPERATIVE PURCHASING AGREEMENTS AND PROGRAMS.

WHEREAS, Idaho Code §§ 67-2807 authorizes Idaho cities to participate in cooperative purchasing agreements with the state of Idaho, other Idaho political subdivisions, and other government entities; and,

WHEREAS, Idaho Code §§ 67-2807 authorizes Idaho cities to participate in cooperative purchasing programs established by any association that offers its goods or services as a result of competitive solicitation process; and,

WHEREAS, participation in cooperative purchasing agreements or programs requires approval by the City Council; and,

WHEREAS, the State of Idaho determines the value, in terms of dollars, at which an informal bidding process will be followed; and,

WHEREAS, certain city officials are authorized to approve informal bids on behalf of the City of Twin Falls; and,

WHEREAS, the City Manager has requested authorization to allow these same city officials to enter into cooperative purchasing agreements and programs, and to approve expenditures not to exceed the maximum value, in terms of dollars, set by the State of Idaho for the informal bidding process.

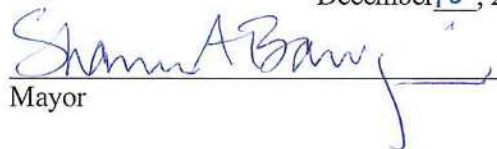
NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

Section 1: That those individuals who are authorized to approve informal bids on behalf of the City of Twin Falls are authorized to enter into cooperative purchasing agreements and join cooperative purchasing programs that offer goods or services as a result of competitive solicitation.

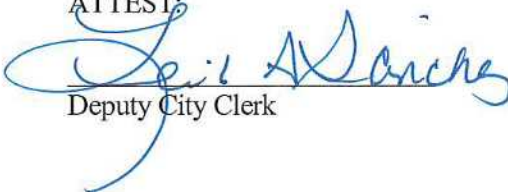
Section 2: That those individuals who are authorized to approve informal bids on behalf of the City of Twin Falls are authorized to approve expenditures as part of a cooperative purchasing agreement or cooperative purchasing program up to, but not to exceed, the maximum amount set by the State of Idaho for the informal bidding process.

PASSED BY THE CITY COUNCIL
SIGNED BY THE MAYOR

December 9, 2019.
December 10, 2019.


Mayor

ATTEST:


Deputy City Clerk



CXT® Precast Concrete Products manufactures restroom, shower and concession buildings in multiple designs, textures and colors. The roof and walls are fabricated with high strength precast concrete to meet all local building codes and textured to match local architectural details. All CXT buildings are designed to meet A.D.A. and to withstand heavy snow, high wind and category E seismic loads. All concrete construction also makes the buildings easy to maintain and withstand the rigors of vandalism. The buildings are prefabricated and delivered complete and ready-to-use, including plumbing and electrical where applicable. With thousands of satisfied customers nationwide, CXT is the leader in prefabricated concrete restrooms.

1. ORDERING ADDRESS(ES): CXT Precast Products, Inc., 606 N. Pines Road, Suite 202, Spokane Valley, WA 99206

2. ORDERING PROCEDURES: Fax 509-928-8270

3. PAYMENT ADDRESS(ES): CXT Precast Products, Inc., 6701 E. Flamingo Avenue, Building 300, Nampa, ID 83687

4. WARRANTY PROVISIONS: CXT provides a one (1) year warranty. The warranty is valid only when concrete is used within the specified loadings. Furthermore, said warranty includes only the related material necessary for the construction and fabrication of said concrete components. All other non-concrete components will carry a one (1) year warranty. CXT warrants that all goods sold pursuant hereto will, when delivered, conform to specifications set forth above. Goods shall be deemed accepted and meeting specifications unless notice identifying the nature of any non-conformity is provided to CXT in writing within the specified warranty. CXT, at its option, will repair or replace the goods or issue credit for the customer provided CXT is first given the opportunity to inspect such goods. It is specifically understood that CXT's obligation hereunder is for credit, repair or replacement only, F.O.B. CXT's manufacturing plants, and does not include shipping, handling, installation or other incidental or consequential costs unless otherwise agreed to in writing by CXT.

This warranty shall not apply to:

1. Any goods which have been repaired or altered without CXT's express written consent, in such a way as in the reasonable judgment of CXT, to adversely affect the stability or reliability thereof;
2. To any goods which have been subject to misuse, negligence, acts of God or accidents; or
3. To any goods which have not been installed to manufacturer's specifications and guidelines, improperly maintained, or used outside of the specifications for which such goods were designed.

5. TERMS AND CONDITIONS OF INSTALLATION (IF APPLICABLE): All prices subject to the "Conditions of Sale" listed on the CXT quotation form.

Customers are responsible for marking exact location building is to be set; providing clear and level site, free of overhead and/or underground obstructions; and providing site accessible to normal highway trucks and sufficient area for the crane to install and other equipment to perform the contract requirements. Customer shall provide notice in writing of low bridges, roadway width or grade, unimproved roads or any other possible obstacles to access. CXT reserves the right to charge the customer for additional costs incurred for special equipment required to perform delivery and installation. Customers will negotiate installation on a project-by-project basis, which shall be priced as separate line items. For more information regarding installation and truck turning radius guidelines please see our website at <http://www.cxtinc.com>.

In the event delivery of the building/s ordered is/are not completed within 30 days of the agreed to schedule through no fault of CXT, an invoice for the full contract value (excluding shipping and installation costs) will be submitted for payment. Delivery and installation charges will be invoiced at the time of delivery and installation.

Should the delivery and installation costs increase due to changes in the delivery period, this increase will be added to the price originally quoted, and will be subject to the contract payment terms.

In the event that the delivery is delayed more than 90 days after the agreed to schedule and through no fault of CXT, then in addition to the remedies above, a storage fee of 1-½% of contract price per month or any part of any month will be charged.

****Customer is responsible for all local permits and fees.**

6. DELIVERY CHARGE: All prices F.O.B. origin prepaid and added to invoice. CXT operates three (3) manufacturing plants in the United States and will deliver from the closest location on our carriers.

7. PAYMENT TERMS: Payment to CXT by the purchaser shall be made net 30 days after submission of the invoice to the purchaser on approved credit. Interest at a rate equal to the lower of (i) the highest rate permitted by law; or (ii) 1.5% per month will be charged monthly on all unpaid invoices beginning with the 35th day (includes five (5) day grace period) from the date of the invoice. Under no circumstance can retention be taken. If CXT initiates legal proceeding to collect any unpaid amount, purchaser shall be liable for all of CXT's costs, expenses and attorneys' fees and costs of any appeal.

8. LIMITATION OF REMEDIES: In the event of any breach of any obligations hereunder; breach of any warranty regarding the goods, or any negligent act or omission of any party, the parties agree to submit all claims to binding arbitration. Any settlement reached shall include all reasonable costs including attorney fees. In no event shall CXT be subject to or liable for any incidental or consequential damages. Without limitation on the foregoing, in no event shall CXT be liable for damages in excess of the purchase price of the goods herein offered.

9. DELIVERY INFORMATION: All prices F.O.B. origin prepaid and added to invoice. CXT operates three (3) manufacturing plants in the United States and will deliver from the closest location on our carriers. Use the information below to determine the origin:

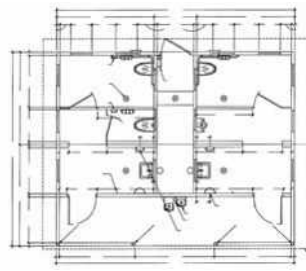
• F.O.B. 6701 E. Flamingo Avenue, Building 300, Nampa, ID 83687 applies to: AK, CA, HI, ID, MT, ND, NV, OR, SD, UT, WA, WY.

• F.O.B. 901 North Highway 77, Hillsboro, TX 76645 applies to AR, AZ, CO, IA, KS, LA, MN, MO, MS, NE, NM, OK, TX.

• F.O.B. 362 Waverly Road, Williamstown, WV 26183 applies to AL, CT, DE, FL, GA, IL, IN, KY, MA, MD, ME, MI, NC, NH, NJ, NY, OH, PA, PR, RI, SC, TN, VA, VT, WI, WV.

• Prices exclude all federal/state/local taxes. Tax will be charged where applicable if customer is unable to provide proof of exemption.

Montrose w/Screen



Montrose with chase restroom building. Standard features include simulated barnwood texture walls, simulated cedar shake textured roof, vitreous china fixtures, interior and exterior lights, off loaded and set up at site.

Base Price				Price per unit	Click to select
Montrose w/Screen				\$	
Added Cost Options:					
Final Connection to Utilities				\$	
Optional Wall Texture -choose one	Split Face Block (\$4,620)	Struck Trowel (\$4,620)	Stone (\$6,300)		
Optional Roof Texture -choose one	Delta Rib			\$	
"Front Porch" Style Privacy Screen				\$	
Two-Tone Color Scheme				\$	
Stainless Steel Plumbing Fixtures				\$	
Electric Hand Dryers (each)	Qty: 2			\$	
Electronic Flush Valves				\$	
Electronic Lavatory Faucets				\$	
Exterior Mounted ADA Drinking Fountain w/Cane Skirt				\$	
30-gallon Electric Water Heater				\$	
Skylight in Restroom (each)	Qty: 4			\$	
Marine Grade Skylight in Restroom (each)	Qty: 4			\$	
Marine Package for Extra Corrosion Resistance				\$	
Tile Floor in Restroom				\$	
Fiberglass Entry and Chase Doors and Frames				\$	
2K Anti-Graffiti Coating				\$	
Timed Electric Lock System (does not include chase door)				\$	
Exterior Frostproof Hose Bib with Box				\$	
Paper Towel Dispenser (each)	Qty:			\$	
Toilet Seat Cover Dispenser (each)	Qty:			\$	
Sanitary Napkin Disposal (each)	Qty:			\$	
Baby Changing Station (each)	Qty:			\$	
CXT Wastebasket (each)	Qty:			\$	
Paint Touch up Kit - Single Color				\$	
Paint Touch up Kit - Two Tone Color				\$	
Total Cost of Selected Accessories from Accessories Price List:					\$
Estimated One-Way Transportation Costs to Site (quote):					\$
Custom Options:					\$
Total Cost per Unit Placed at Job Site: (excludes all taxes)					\$

Estimated monthly payment on 5 year lease

This price quote is good for 60 days from date below, and is accurate and complete.

CXT Sales Representative

Date



I accept this quote. Please process this order.

Company Name

Customer

Date

OPTIONS

Exterior Color Options:

(For single color mark an X or for two tone combinations use W = Walls / R = Roof.)

_____ Amber Rose	_____ Liberty Tan	_____ Berry Mauve	_____ Sage Green
_____ Toasted Almond	_____ Oatmeal Buff	_____ Buckskin	_____ Rosewood
_____ Sun Bronze	_____ Golden Beige	_____ Mocha Carmel	_____ Malibu Taupe
_____ Sand Beige	_____ Natural Honey	_____ Salsa Red	_____ Java Brown
_____ Pueblo Gold	_____ Cappuccino Cream	_____ Coca Milk	_____ Raven Black
_____ Granite Rock	_____ Georgia Brick	_____ Western Wheat	_____ Nuss Brown
_____ Rich Earth	_____ Charcoal Grey	_____ Hunter Green	_____ Evergreen

Special roof color # _____

Special wall color # _____

Special trim color # _____

(Sage green, hunter and evergreen colors are not available in colored through concrete.)

Rock Color Options:

Basalt

Mountain Blend

Natural Grey

Romana

Roof Texture Options:

Cedar Shake

Ribbed Metal

Wall Texture Options:

(For single texture mark an X or for different top and bottom textures use T = Top / B = Bottom.)

Barnwood

Horizontal Lap

Napa Valley Rock

Split Face Block

Board & Batt

River Rock

Stucco/Skip Trowel

Brick

Field Stone

} Can only be used
as bottom texture.

(Textures not included in CXT's quote are additional cost.)

Door Opener Options:

Non-locking ADA Handle

Pull Handle/Push Plate

Privacy ADA Latch

Pull Handle/Push Plate w/Slide Lock

Deadbolt Options:

CXT Supplied

Customer Supplied:

_____ Type & Part Number

Accessible Signage Options:

Men

Women

Unisex

Paper Holder Options:

2-Roll Stainless Steel

3-Roll Stainless Steel

Notes:



Date: Monday, March 8, 2021
To: Honorable Mayor and City Council
From: Mitch Humble, Deputy City Manager

ACTION ITEM

Request:

Request to purchase real property for the construction of a new Fire Station #3.

Time Estimate:

The presentation will take about five minutes. Additional time will be needed for discussion.

Background:

The Council is very familiar with the City's need to reconstruct Fire Stations #2 and #3. Both stations have outlasted their useful life. Thanks to the generosity of the Twin Falls Rural Fire District, the location for Station #2 is set. However, we do need to secure a new location for Station #3 to be reconstructed. The current property for Station #3 is too small to allow for the construction of a new station without first demolishing the current Station. We cannot do that, because we need to provide fire protection from that station during the construction of the new station. So, the decision has been made to secure a new location, construct the station there, move into the new station upon completion, and then dispose of the current station site once we've vacated it.

Staff has made an offer on a nearby property for this purpose. The property in question is located about 450 feet south of the current location. It is an 8.35 acre parcel located immediately south of the Swensen's Market, on the east side of Washington St. South. We made an offer of \$950,000 to purchase the 8.35 acres. The offer was accepted by the seller. The site already has water, sewer, and pressure irrigation lines serving it. The street has already been widened and the curb and gutter already built. The site is ready to be developed. Staff recommends that the Council approve this request to purchase the property for the reconstruction of Fire Station #3.

Approval Process:

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

Budget Impact:

As mentioned above, the purchase price for the property is \$950,000. This purchase was not provided for in the FY2021 budget. Therefore, we are proposing to use capital fund cash reserves for this purchase. The capital cash reserve fund has more than enough money to cover this purchase amount.

Regulatory Impact:

If the Council approves this request, staff will proceed with the purchase of the property as described.

History:

N/A

Analysis:

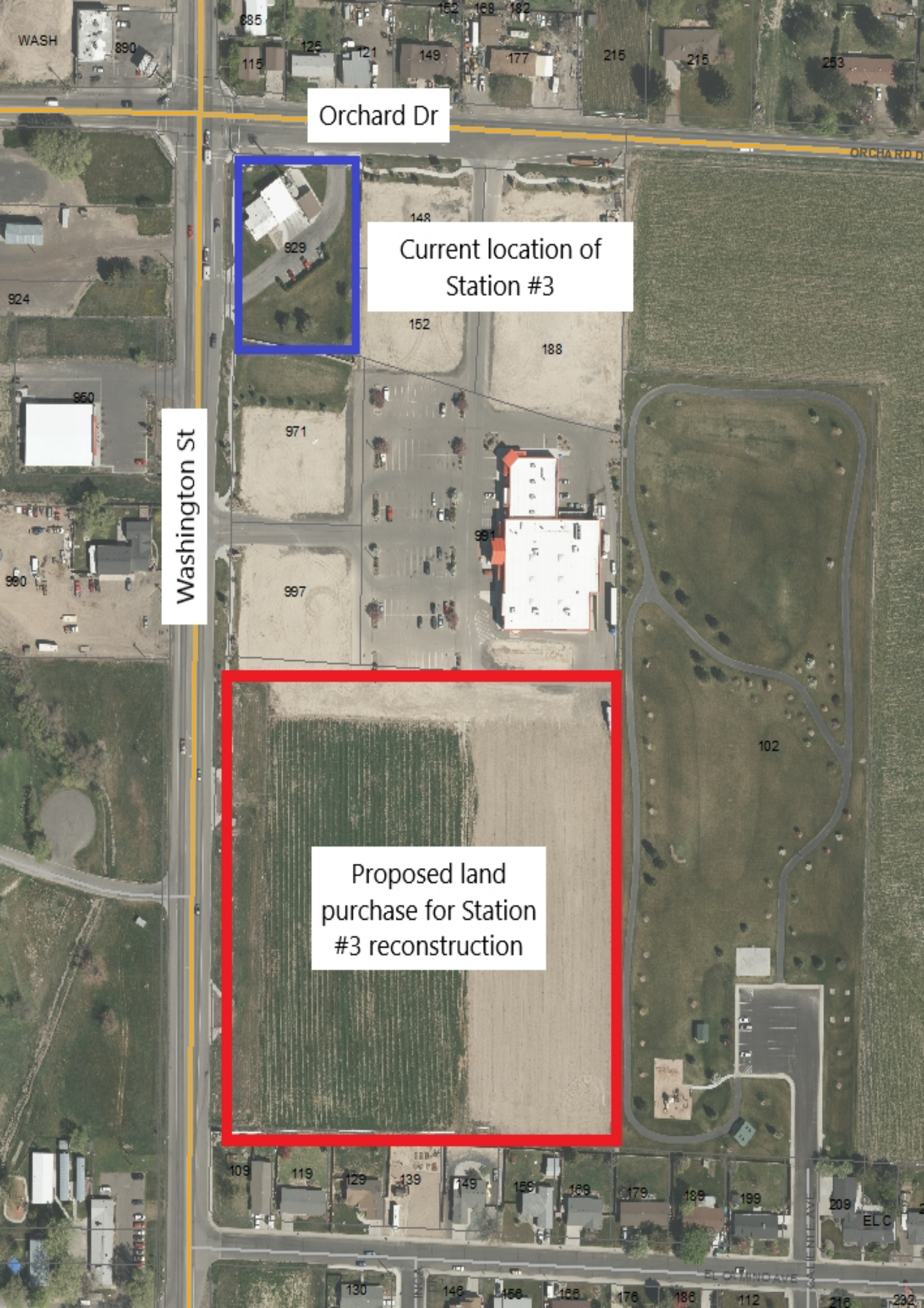
N/A

Conclusion:

Staff recommends that the Council approve the purchase of 8.35 acres on the east side of Washington St. South, located about 450 south of Fire Station #3, in the amount of \$950,000.

Attachments:

1. Station #3 Location Map



Orchard Dr

Current location of
Station #3

Washington St

Proposed land
purchase for Station
#3 reconstruction