



CITY OF TWIN FALLS, IDAHO

MEETING NOTICE

* * * *

The Monday, November 19, 2012, regular meeting of the Twin Falls

City Council will be held at **5:30 p.m.** in the City Council Chambers

located at 305 Third Avenue East.

Leila A. Sanchez
Deputy City Clerk/Recording Secretary

COUNCIL MEMBERS:

| | | | | | | |
|-------------------|------|---------|--------------|-----------|-------------|------------|
| SHAWN | DON | SUZANNE | GREGORY | JIM | REBECCA | CHRIS |
| BARIGAR | HALL | HAWKINS | LANTING | MUNN, JR. | MILLS SOJKA | TALKINGTON |
| <i>Vice Mayor</i> | | | <i>Mayor</i> | | | |



AGENDA

Meeting of the Twin Falls City Council
 Monday, November 19, 2012
 City Council Chambers
 305 3rd Avenue East - Twin Falls, Idaho

5:30 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG
 CONFIRMATION OF QUORUM
 INTRODUCTION OF STAFF
 CONSIDERATION OF THE AMENDMENTS TO THE AGENDA:
 PROCLAMATIONS: SMALL BUSINESS SATURDAY

| AGENDA ITEMS | Purpose | By: |
|---|----------------|-------------------------------------|
| I. <u>CONSENT CALENDAR:</u> 1. Consideration of a request to approve the accounts payable for November 14 – 19, 2012. September payables, total: \$90,234.78 | <u>Action</u> | <u>Staff Report</u> Sharon Bryan |
| II. <u>ITEMS FOR CONSIDERATION:</u> 1. Consideration of a request to award a bid for the construction of an Airport Snow Removal Equipment building. 2. Public input and/or items from the City Manager and City Council. | Action | Bill Carberry |
| III. <u>ADVISORY BOARD REPORTS/ANNOUNCEMENTS:</u> | | |
| IV. <u>PUBLIC HEARINGS:</u> <u>6:00 P.M.</u> 1. Consideration of a request for a Zoning District Change & Zoning Map Amendment for 6.9 ± acres from an R-1 VAR zoning designation to an SUI zoning designation for property located at 3236 Addison Avenue East within the Area of Impact. | Public Hearing | Mitch Humble |
| V. <u>ADJOURNMENT:</u> | | |

**Any person(s) needing special accommodations to participate in the above noticed meeting should contact Leila Sanchez at (208) 735-7287 at least two working days before the meeting.*

Twin Falls City Council-Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor shall review the public hearing procedures.
 2. Individuals wishing to testify or speak before the City Council shall wait to be recognized by the Mayor, approach the microphone/podium, state their name and address, then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the City Clerk. The City Clerk shall make an audio recording of the Public Hearing.
 3. 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.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.
 4. A City Staff Report shall summarize the application and history of the request.
 - The City Council may ask questions of staff or the applicant pertaining to the request.
 5. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor may limit public testimony to no less than two minutes per person.
 - Five or more individuals, having received personal public notice of the application under consideration, may select 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. The spokesperson shall be limited to 15 minutes.
 - Written comments, including e-mail, shall be either read into the record or displayed to the public on the overhead projector.
 - Following the Public Testimony, the applicant is permitted five (5) minutes to respond to Public Testimony.
 6. Following the Public Testimony and Applicant's response, the hearing shall continue. The City Council, as recognized by the Mayor, shall be allowed to question the Applicant, Staff or anyone who has testified. The Mayor may again establish time limits.
 7. The Mayor shall close the Public Hearing. The City Council 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.

*Office of the Mayor
City of Twin Falls, Idaho*

Proclamation



SMALL BUSINESS SATURDAY

WHEREAS, the government of the City of Twin Falls, Idaho, believes that small businesses are the backbone of our economy and the glue that holds communities together; according to the United States Small Business Administration, there are currently 28 million small businesses in the United States, they represent more than 99 percent of American companies, create two-thirds of the net new jobs, and generate half of private gross domestic product; and

WHEREAS, small businesses employ ½ of the employees in the private sector in the United States; and

WHEREAS, 93% of US consumers believe it's important to support the local small businesses that they value in their community and 89% agree that locally-owned, independent businesses contribute positively through taxes and jobs; and

WHEREAS, the City of Twin Falls, Idaho supports our local businesses that create jobs, boost our local economy and preserve our neighborhoods; and

WHEREAS, advocacy groups and public and private organizations across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday.

NOW, THEREFORE, I, Gregory L. Lanting, Mayor of Twin Falls, Idaho, do hereby proclaim, November 24, 2012, as:

SMALL BUSINESS SATURDAY

and urge the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.

*In witness whereof I have hereunto set my
hand and caused this seal to be affixed.*

Mayor Gregory Lanting

Deputy City Clerk Leila A. Sanchez

Date: November 19, 2012



November 19th, 2012, City Council Meeting

To: Honorable Mayor and City Council

From: Bill Carberry, Airport Manager

Request: Consideration to Award a Bid for the Construction of an Airport Snow Removal Equipment Bldg.

Time Estimate: Approximately 5 minutes with additional time for questions.

Background: Back in June of 2011, the City Council approved a request to move ahead with the design and bidding for the construction of a 16,000 sq ft airport snow removal equipment and maintenance bldg. Roger Laughlin, a local architect, and Riedesel Engineering are working with the Airport on the project.

On July 19th the airport held a bid opening for the construction of an airport snow removal equipment bldg. All of the five (5) bids received were in excess of the engineers estimate and above the budget for the project. On August 27th the Council rejected all bids and concurred with staff that the building design should be modified to reduce cost and thus rebid. After consulting with the architect and engineer, a list of design amendments were developed to reduce the cost of the project for a re-bid in the fall.

On November 8th a bid opening was held based on the revised design which included a base bid for the entire building and a bid alternate deduct which eliminated one of the equipment storage parking bays. Three (3) bids were received for the project from local construction firms. Bidders and their base bids included Starr Corporation-\$1,554,000.00; Hayes Construction-\$2,416,155.97; and Peterson Brothers-\$1,499,362.50.

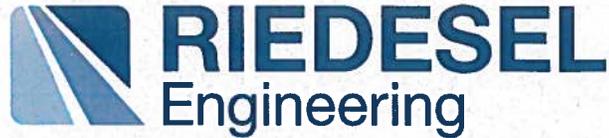
Approval Process: To award the bid to the low bidder, Peterson Brothers, will require a majority vote of the Council.

Budget Impact: On August 27th, as a companion agenda item to the bid rejection, the Council accepted an FAA grant in the amount of \$1,658,262 to cover the estimated cost of the construction of the building and the development of the airport's Wildlife Hazard Management Plan (\$19,700). Based on the grant amount, there are enough funds available to award the base bid for the entire building project to Peterson Brothers with an additional 8-10% of grant funds remaining for project contingency or for future projects. The airport budget includes the required 6.25% match amount required.

Regulatory Impact: The project is required to adhere to the standard requirements of FAA construction projects.

Conclusion: Staff recommends the City Council award the bid for the construction of a snow removal equipment building to low bidder Peterson Brothers for the amount of \$1,499,362.50, contingent upon FAA concurrence.

Attachments: Project Manager, Kent Atkin's bid report and bid tabulation.



November 9, 2012

Bill Carberry, Airport Manager
Joslin Field Magic Valley Regional Airport
P. O. Box 4169
Twin Falls, ID 83301

RE: Joslin Field Magic Valley Regional Airport
2012 Snow Removal Equipment Storage (SRE) Building Project Rebid
Bid Recommendation
AIP 3-16-0036-032 & 033

Dear Mr. Carberry:

Enclosed is a copy of the bid tabulation, for the 2012 Snow Removal Equipment Storage (SRE) Building Project Rebid. Three bids were received, the following is a recap of the bids along with the engineers estimate. Bids include a Base Bid with one Deductive Alternate. Deductive Alternative #1 removes a 28' x 80' bay.

| <u>Contractor</u> | <u>Base Bid</u> | <u>Ded. Alt. #1</u> |
|----------------------------|-----------------------|---------------------|
| Peterson Brothers | \$1,499,362.50 | \$58,743.00 |
| Starr Corporation | \$1,554,000.00 | \$40,000.00 |
| Hayes Construction | \$2,416,155.97 | \$81,060.00 |
| <i>Engineer's Estimate</i> | <i>\$1,646,295.00</i> | <i>\$175,000.00</i> |

After review of the low bid, the Contractor is qualified to complete the work and there is no obvious imbalance within the bid. Therefore, we recommend awarding the contract for the base bid in the amount of \$1,499,362.50 to Peterson Brothers as the low, qualified and responsive Bidder.

Thank you for your consideration in this project and if you have any questions or need additional information please let me know.

Respectfully submitted,

M. Kent Atkin, PE
Project Manager

202 Falls Avenue
Twin Falls, ID 83301
208/733-2446
Fax 208/733-2748

CC: Andrew Edstrom, PE
PO Box 1821
Meridian, ID 83680
208/898-9165
Fax 208/734-3748

77 Southway, Suite C
Lewiston, ID 83501
208/743-3818
Fax 208/743-3819

1845 Terminal Drive, Suite 150
Richland, WA 99352
509/946-3559
Fax 509/946-3554

Quantities and Engineer's Estimate

Joslin Field, Magic Valley Regional Airport
 2012 Snow Removal Equipment (SRE) Building Project REBID
 AIP 3-16-0036-032 & 3-16-0036-033

Riedesel Engineering, Inc.
 202 Falls Avenue
 Twin Falls, ID 83301

Bid Opening November 8, 2012 @ 2:00 p.m.

| Item | Description of Item | Unit | Quantity | Engineer's Estimate | | Peterson Brothers | | Hayes Construction | | Starr Corporation | |
|----------|--|------|----------|---------------------|------------------------|-------------------|------------------------|--------------------|---------------------|-------------------|---------------------|
| | | | | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount |
| 1 | SRE Building | LS | 1 | \$ 1,400,000.00 | \$ 1,400,000.00 | \$ 1,262,525.00 | \$ 1,262,525.00 | \$ 1,230,787.00 | \$ 1,230,787.00 | \$ 1,277,069.00 | \$ 1,277,069.00 |
| P-152-1 | Excavation and Embankment | CY | 18000 | \$ 5.00 | \$ 90,000.00 | \$ 4.43 | \$ 79,740.00 | \$ 56.18 | \$ 1,011,240.00 | \$ 4.00 | \$ 72,000.00 |
| P-152-2 | Drainage Ditch | LF | 600 | \$ 5.00 | \$ 3,000.00 | \$ 5.10 | \$ 3,060.00 | \$ 5.35 | \$ 3,210.00 | \$ 6.00 | \$ 3,600.00 |
| F-162-1 | Chain Link Fence | LF | 750 | \$ 19.00 | \$ 14,250.00 | \$ 24.00 | \$ 18,003.00 | \$ 25.18 | \$ 18,885.00 | \$ 27.00 | \$ 20,250.00 |
| F-162-2 | Double Swing Driveway Gate (24') | EA | 1 | \$ 2,500.00 | \$ 2,500.00 | \$ 2,836.00 | \$ 2,836.00 | \$ 3,037.00 | \$ 3,037.00 | \$ 2,000.00 | \$ 2,000.00 |
| F-162-3 | Single Swing Walkway Gate (3') | EA | 1 | \$ 1,000.00 | \$ 1,000.00 | \$ 709.00 | \$ 709.00 | \$ 682.00 | \$ 682.00 | \$ 700.00 | \$ 700.00 |
| SP-100-1 | Mobilization | LS | 1 | \$ 10,000.00 | \$ 10,000.00 | \$ 3,570.00 | \$ 3,570.00 | \$ 3,745.00 | \$ 3,745.00 | \$ 3,500.00 | \$ 3,500.00 |
| SP-101-1 | Project Quality Control | LS | 1 | \$ 5,000.00 | \$ 5,000.00 | \$ 9,114.00 | \$ 9,114.00 | \$ 7,416.00 | \$ 7,416.00 | \$ 7,000.00 | \$ 7,000.00 |
| SP-103-1 | Construction Surveying | LS | 1 | \$ 12,000.00 | \$ 12,000.00 | \$ 2,652.00 | \$ 2,652.00 | \$ 2,782.00 | \$ 2,782.00 | \$ 5,600.00 | \$ 5,600.00 |
| SP-105-1 | Geomembrane | SF | 600 | \$ 15.00 | \$ 9,000.00 | \$ 9.18 | \$ 5,508.00 | \$ 9.63 | \$ 5,778.00 | \$ 11.00 | \$ 6,600.00 |
| SP-105-2 | Sand Base for Liner | TON | 13 | \$ 40.00 | \$ 520.00 | \$ 51.00 | \$ 663.00 | \$ 53.54 | \$ 696.02 | \$ 30.00 | \$ 390.00 |
| SP-114 | 1000 Gallon Sand and Grease Trap | LS | 1 | \$ 5,000.00 | \$ 5,000.00 | \$ 3,825.00 | \$ 3,825.00 | \$ 6,227.00 | \$ 6,227.00 | \$ 5,000.00 | \$ 5,000.00 |
| SP-402-1 | 6 inch Concrete Fuel Pads including base | SY | 10 | \$ 300.00 | \$ 3,000.00 | \$ 91.80 | \$ 918.00 | \$ 656.00 | \$ 6,560.00 | \$ 250.00 | \$ 2,500.00 |
| SP-402-2 | Sidewalks With Base | SY | 30 | \$ 50.00 | \$ 1,500.00 | \$ 66.33 | \$ 1,989.90 | \$ 54.57 | \$ 1,637.10 | \$ 60.00 | \$ 1,800.00 |
| SP-403 | Standard Curb and Gutter | LF | 50 | \$ 35.00 | \$ 1,750.00 | \$ 32.64 | \$ 1,632.00 | \$ 27.28 | \$ 1,364.00 | \$ 18.00 | \$ 900.00 |
| SP-404 | 4' Valley Gutter | LF | 85 | \$ 60.00 | \$ 5,100.00 | \$ 38.76 | \$ 3,294.60 | \$ 33.71 | \$ 2,865.35 | \$ 38.00 | \$ 3,230.00 |
| SP-410-1 | 8 inch Water line | LF | 850 | \$ 30.00 | \$ 25,500.00 | \$ 39.66 | \$ 33,711.00 | \$ 43.87 | \$ 37,289.50 | \$ 75.00 | \$ 63,750.00 |
| SP-410-2 | 12 inch CMP culvert Pipe | LF | 150 | \$ 32.00 | \$ 4,800.00 | \$ 26.52 | \$ 3,978.00 | \$ 45.30 | \$ 6,795.00 | \$ 30.00 | \$ 4,500.00 |
| SP-410-3 | 2-2" Conduit | LF | 900 | \$ 15.00 | \$ 13,500.00 | \$ 11.56 | \$ 10,404.00 | \$ 15.10 | \$ 13,590.00 | \$ 11.00 | \$ 9,900.00 |
| SP-410-4 | 4" Sewer Service Connection | LS | 1 | \$ 2,500.00 | \$ 2,500.00 | \$ 2,984.00 | \$ 2,984.00 | \$ 3,130.00 | \$ 3,130.00 | \$ 5,000.00 | \$ 5,000.00 |
| SP-410-5 | Water Service Connection | LS | 1 | \$ 1,500.00 | \$ 1,500.00 | \$ 1,632.00 | \$ 1,632.00 | \$ 1,712.00 | \$ 1,712.00 | \$ 4,000.00 | \$ 4,000.00 |
| SP-412 | 3/4 inch Type II Aggregate Base | CY | 1500 | \$ 20.00 | \$ 30,000.00 | \$ 27.54 | \$ 41,310.00 | \$ 28.89 | \$ 43,335.00 | \$ 30.00 | \$ 45,000.00 |
| SP-415-1 | Hydromulching | SY | 3900 | \$ 1.25 | \$ 4,875.00 | \$ 1.36 | \$ 5,304.00 | \$ 0.87 | \$ 3,393.00 | \$ 2.49 | \$ 9,711.00 |
| | | | | Bid Total | \$ 1,646,295.00 | | \$ 1,499,362.50 | | 2,416,155.97 | | 1,554,000.00 |

DEDUCTIVE ALTERNATE #1

| Item | Description of Item | Unit | Quantity | Unit Price | Amount | | | | | | |
|------|--------------------------------------|------|----------|---------------------------|----------------------|--------------|---------------------|--|---------------------|--|---------------------|
| 1 | Remove one (1) 28' x 80' Storage Bay | LS | 1 | \$ 175,000.00 | \$ 175,000.00 | \$ 58,743.00 | \$ 58,743.00 | | \$ 81,060.00 | | \$ 40,000.00 |
| | | | | Ded. Alt. #1 Total | \$ 175,000.00 | | \$ 58,743.00 | | \$ 81,060.00 | | \$ 40,000.00 |

| | | | | |
|--------------------------------------|------------------------|------------------------|------------------------|------------------------|
| Bid Total: | \$ 1,646,295.00 | \$ 1,499,362.50 | \$ 2,416,155.97 | \$ 1,554,000.00 |
| Deductive Alternate #1 Total: | \$ 175,000.00 | \$ 58,743.00 | \$ 81,060.00 | \$ 40,000.00 |

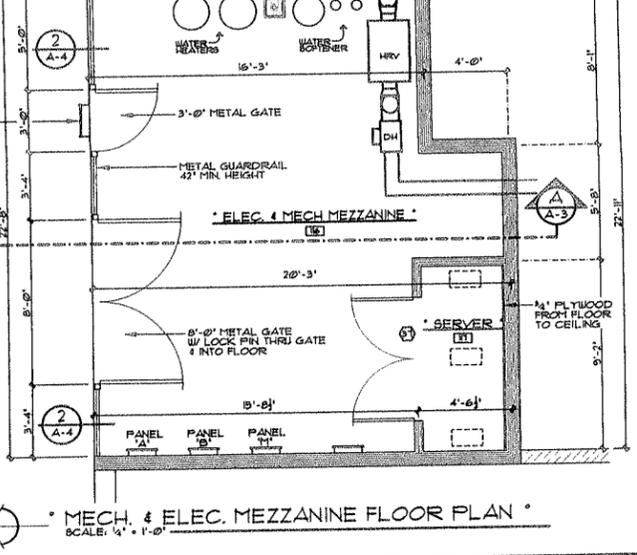
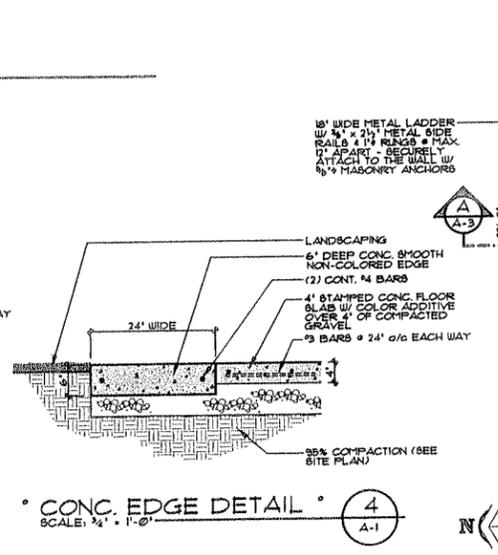
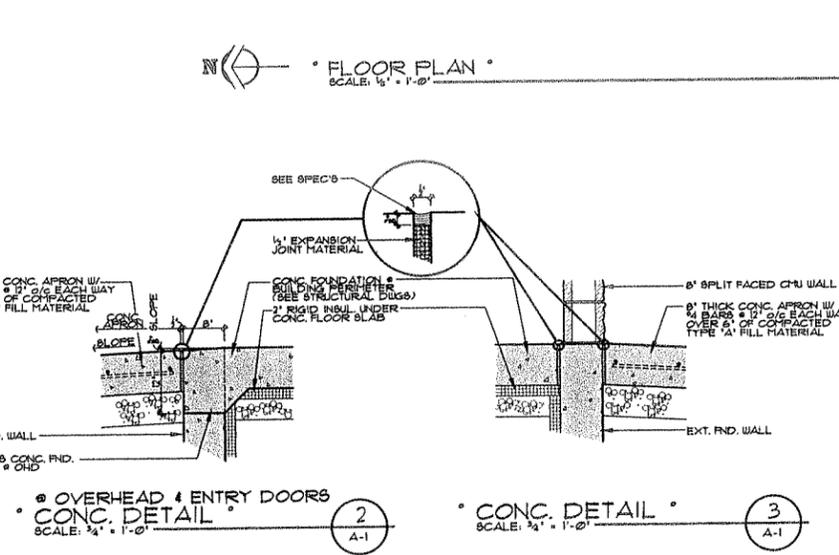
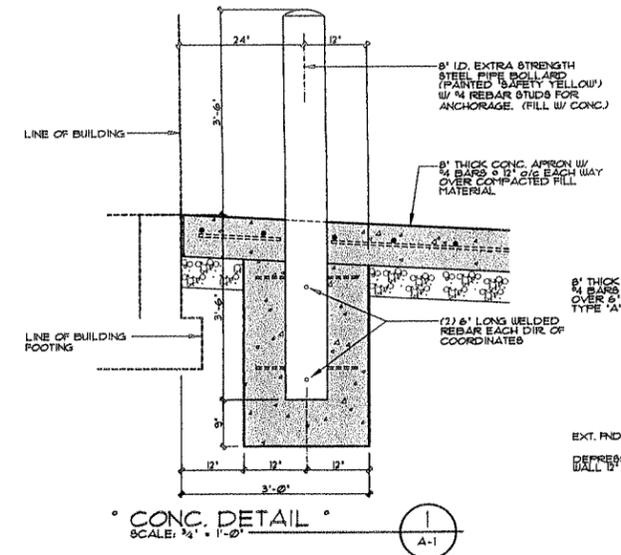
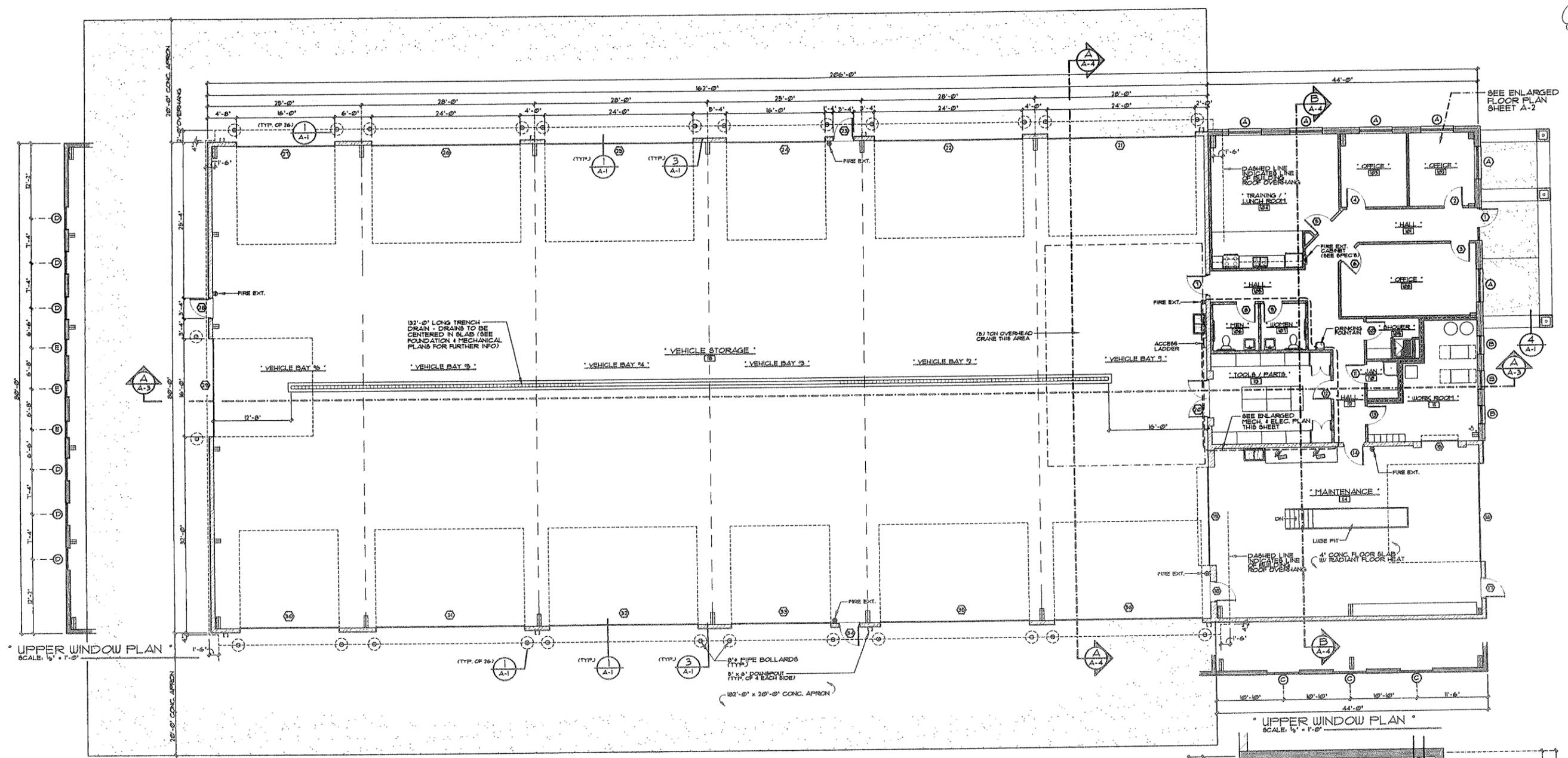
Accuracy of Bid

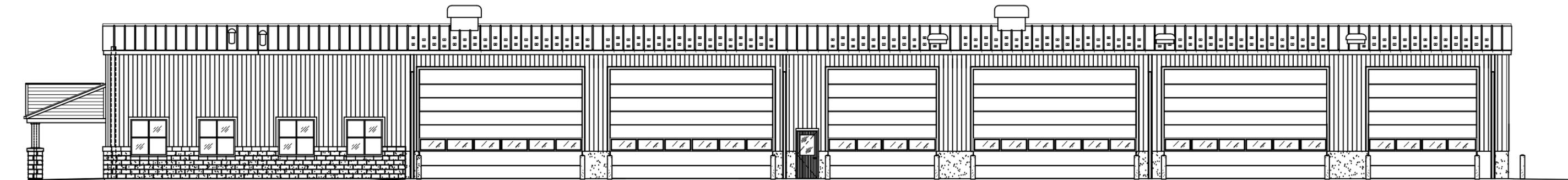
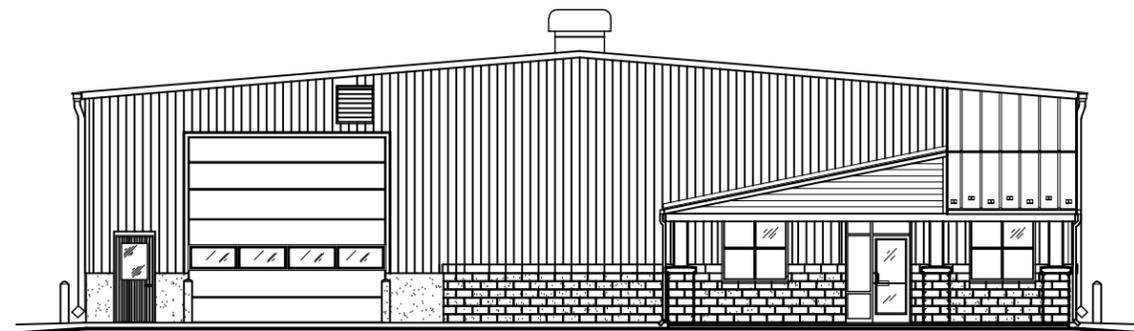
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|--|-----|-----|-----|-----|
| Acknowledged Addendums | n/a | Yes | Yes | Yes |
| Bid Signed and Complete | n/a | Yes | Yes | Yes |
| Non-collusion Affidavit | n/a | Yes | Yes | Yes |
| Statement on Previous EEO Clause | n/a | Yes | Yes | Yes |
| Non-Segregated Facilities | n/a | Yes | Yes | Yes |
| Buy American | n/a | Yes | Yes | Yes |
| Restrictions on Public Works Contracts | n/a | Yes | Yes | Yes |
| Bid Schedule Complete and Filled Out Properly | n/a | Yes | Yes | Yes |
| Subcontractor List | n/a | Yes | Yes | Yes |
| Certification Regarding Debarment, Suspension, and other Responsible Matters | n/a | Yes | Yes | Yes |
| Bid Bond | n/a | Yes | Yes | Yes |

CITY & COUNTY OF TWIN FALLS
 SNOW REMOVAL EQUIPMENT BUILDING
 JOSLIN FIELD, MAGIC VALLEY AIRPORT
 FLOOR PLAN

Laughlin & Assoc. Architects
 architecture/planning
 935 Shoshone Street North • Twin Falls, Idaho 83301
 (208) 756-8050

DRAWN BY: J. ROLAND
 SCALE: AS NOTED
 DATE: MAY 4, 2012







Public Hearing: **MONDAY NOVEMBER 19, 2012**

To: Honorable Mayor and City Council

From: Mitch Humble, Community Development Department

ITEM IV-

Request: Request for a Zoning District Change & Zoning Map Amendment for 6.9 (+/-) acres from an R-1 VAR zoning designation to an SUI zoning designation for property located at 3236 Addison Avenue East within the Area of Impact. c/o Leon & Mary Corr (app. 2531)

Time Estimate:

The applicant's presentation may take up to fifteen (15) minutes. Staff presentation will be approximately ten (10) minutes.

Background:

| | | |
|---|--|---|
| Applicant: Leon & Mary Corr 3236 Addison Ave East Twin Falls, ID 83301 208-733-2911 208-420-6952 1mcorr@cableone.net | Status: Property Owner Current Zoning: R-1 VAR within the Area of Impact (Aol) Comprehensive Plan: Rural Residential Existing Land Use: single family residence and agricultural | Size: 6.927 (+/-) acres Requested Zoning: SUI (Aol) Lot Count: 1 Lot Proposed Land Use: subdivide for residential development |
| Representative: Mark E. Jones Robert Jones Realty 1766 Addison Ave East Twin Falls, ID 83301 208-733-0404/208-308-3030 mj@rjrealty.com | Zoning Designations & Surrounding Land Use(s) | |
| | North: R-1 VAR Aol; residential | East: R-1 VAR Aol; residential |
| | South: R-2 Aol; Addison Ave East; residential | West: R-1 VAR Aol; residential |
| | Applicable Regulations: 10-1-4, 10-1-5, 10-4-2, 10-4-3, 10-8-1 thru 6, 10-14-1 thru 6 | |

APPROVAL PROCESS:--

As per TF City Code: 10-14-5 ZONING AMENDMENT

The Commission shall hold a public hearing and make recommendations on proposed zoning amendments. Zoning amendments may consist of text or map revisions.

Zoning Map Amendment: The Commission, prior to recommending a Zoning Map Amendment that is in accordance with a comprehensive plan to the Council, shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. At least fifteen (15) days prior to the hearing, notice of time and place and the amendment shall be published in the official newspaper or paper of general circulation within the jurisdiction of this City. Additional notice shall be provided by mail to property owners and residents within the land being considered; three hundred feet (300') of the external boundaries of the land being considered; and any additional area that may be impacted by the proposed change as determined by the Zoning Administrator.

As per TF City Code: 10-14-6: APPROVAL OR DENIAL OF AMENDMENT:

Within sixty (60) days from the receipt of the proposed amendment, the Commission shall transmit its recommendation to the Council. The Commission may recommend that the amendment be granted as requested, or it may recommend a modification of the amendment requested, or it may recommend that the amendment be denied. The Commission shall ensure that any favorable recommendations for amendments are in accordance with a comprehensive plan and established goals and objectives. (Ord. 2012, 7-6-1981)

Budget Impact:

Approval of this request will have little to no impact the City budget.

Regulatory Impact:

Following a public hearing and recommendation from the Planning and Zoning Commission, the request will be scheduled for a public hearing and decision by the City Council.

Approval of this request will allow the applicant to develop the property in compliance with SUI (Suburban-Urban Interface) land use regulations and property development standards.

History:

This parcel is located in the Aol, and was zoned from Rural Residential to R-1 VAR in June 2004 under Ordinance #2796 which addressed updating the Comprehensive Plan and changing the Zoning Districts Map. There is no further zoning history associated with this parcel that the City is aware of.

Analysis:

This is a request for a Zoning District Change and Zoning Map Amendment for 6.927 (+/-) acres of property from R-1 VAR, (Residential Single Household District), to SUI (Suburban-Urban Interface) designation. The property, 10 +/- acres, is located at 3236 Addison Ave East. They have indicated in their narrative that they wish to rezone the 6.3+/- acres of undeveloped property west of their existing residence. They further describe in their narrative they wish to subdivide this property into six (6) residential lots with each lot being approximately one (1) acre in size to allow for future residential development.

The property currently has a single family residence on approximately 3 +/- acres with approximately 6.9 +/- acres of undeveloped land being used as agricultural land. The properties to the north, east, and west are developed with existing residences. The area to the south, across Addison Ave E, has also been developed with residences with agricultural land.

The current zoning of R-1 VAR was established to ensure future developments were built with connections to City Sewer and Water. Currently, the closest access to utilities is to the west at the intersection of Hankins and Addison. This distance places this property 1050 – 1700 feet away from services. For this reason, the request to rezone this parcel to SUI has been made, in order to allow the development to be placed on septic and well water per South Central Public Health District approval. This type of development is consistent with the surrounding existing residential development.

The process to amend Title 10 of the Twin Falls City Code requires a public hearing be made to the commission. The commission is asked to make a recommendation on the request. Their recommendation is automatically scheduled for a public hearing before the city council who shall make a decision on the request.

On October 23, 2012 there were a couple of neighbors who spoke. One spoke in favor of the development and the other expressed concerns over what he felt was “spot zoning” and an increase in traffic at a visibly handicapped area of Addison Ave East. Upon motion the commission unanimously recommended approval of this request, as presented. As this property is located within the area of impact the City Council is asked to make a recommendation on this request. The request will automatically be taken to the County Commissioners for a decision.

Attachments:

- | | |
|-------------------------------|---|
| 1. Reason for Request | 4. Comprehensive Plan – Future Land Use Map |
| 2. Area Zoning Map | 5. Site Photos |
| 3. Aerial of the Project Site | 6. Portion of P&Z Minutes -- Oct 23, 2012 |

Leon & Mary Corr
3236 Addison Ave. E.
Twin Falls, Idaho 83301

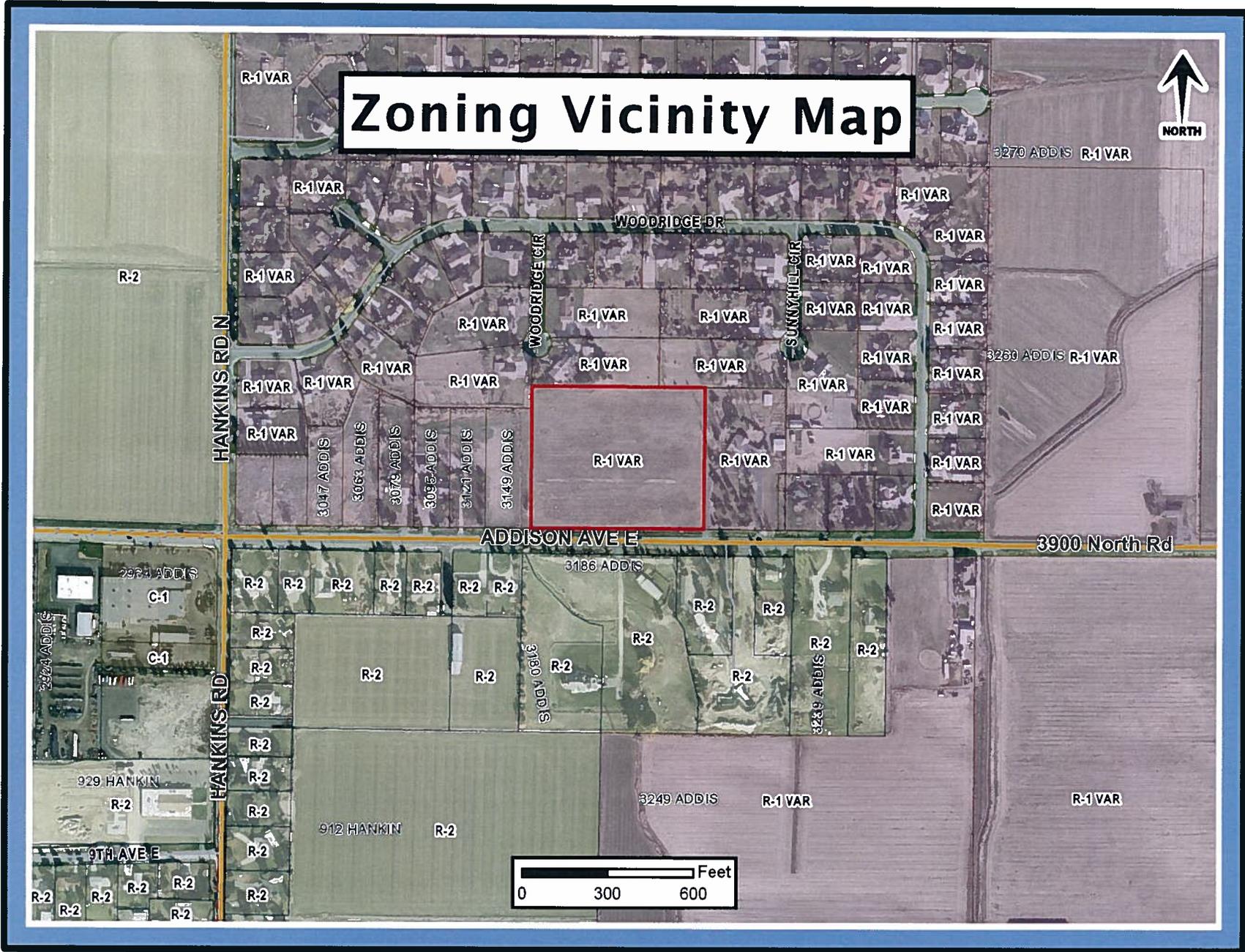
Planning & Zoning:

The reason for the request is to divide the 6.927 acres into 6 lots. The zoning change would conform to the current comprehensive plan and the compatibility of 1 acre lots would blend in with the surrounding neighborhood on all four sides. Changing zoning gives this property potential to be development to it's highest and best use.

Kindest Regards,



Leon & Mary Corr





Future Land Use Map Section

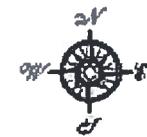
Proposed Rezone Location

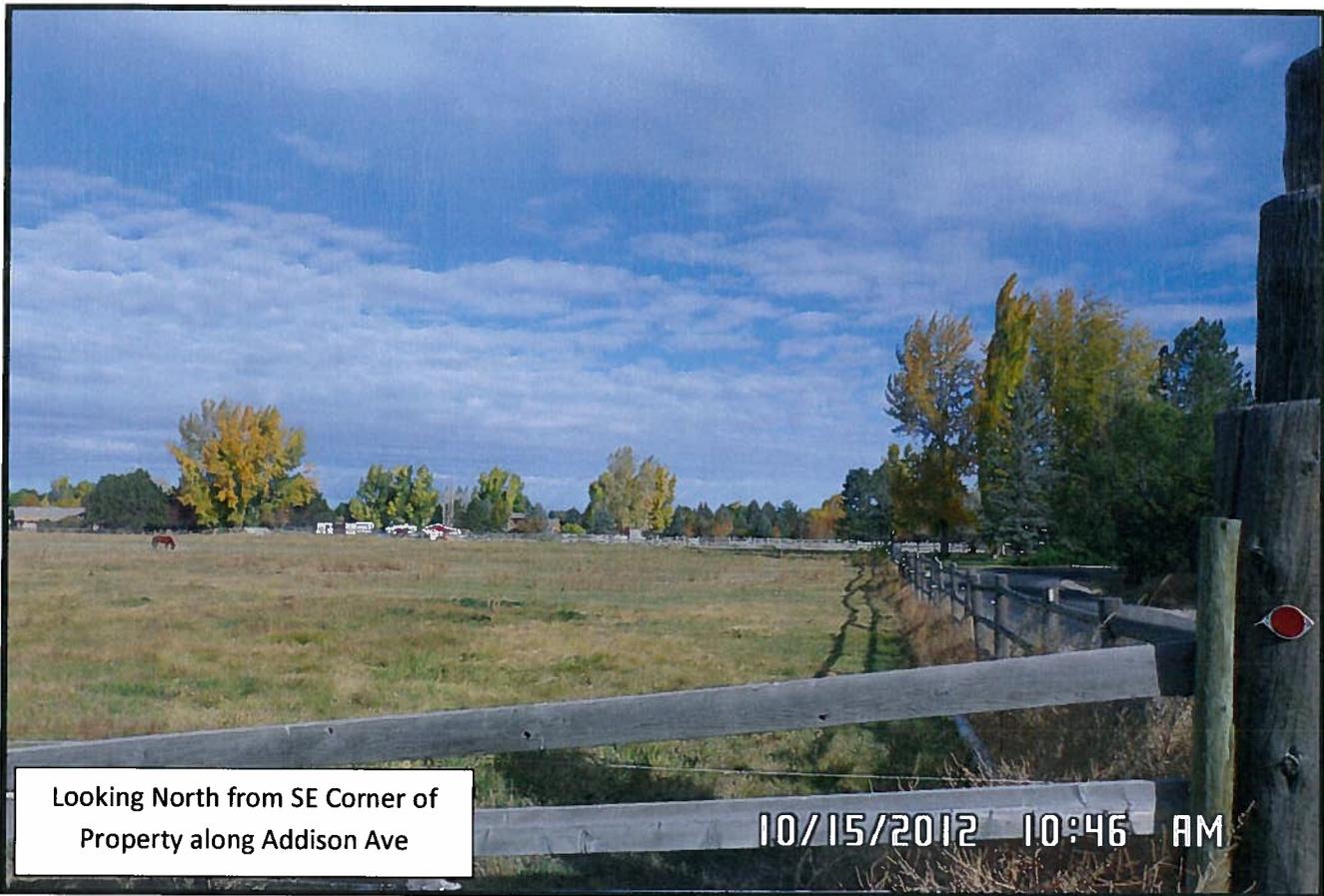
Addison Ave E

Hankins Road N

Legend

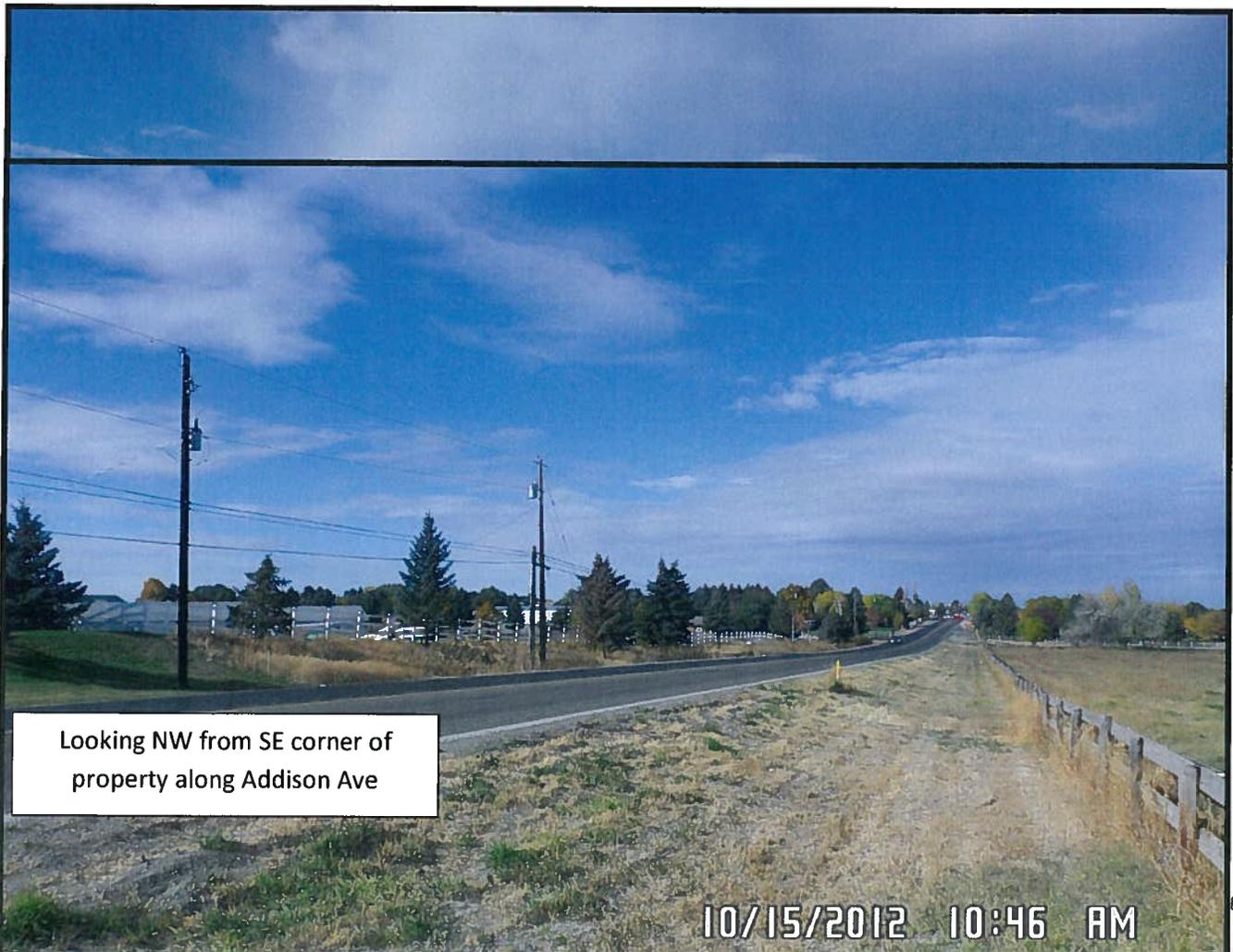
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|---|----------------------------|---|-----------------------------|
|  | Residential Business |  | Growth/Water Limit Boundary |
|  | Rural Residential |  | City Limits |
|  | Medium Density Residential |  | Area of Impact |
|  | Urban Village/Urban Infill |  | State Highways |
|  | Commercial/Retail |  | Arterial Roads |
|  | Neighborhood Center |  | Collector and Local Roads |
|  | Office/Professional |  | Dirt Road |
|  | Town Site |  | Railroad |
|  | College | | |
|  | Industrial | | |
|  | Open Space | | |
|  | Airport | | |
|  | Agriculture | | |





Looking North from SE Corner of
Property along Addison Ave

10/15/2012 10:46 AM



Looking NW from SE corner of
property along Addison Ave

10/15/2012 10:46 AM

Looking West along Addison Ave



Looking North from Addison Ave

10/15/2012 10:47 AM



MINUTES
Twin Falls City Planning & Zoning Commission
October 23, 2012-6:00 PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Wayne Bohrn Jason Derricott Tom Frank Kevin Grey Terry Ihler V. Lane Jacobson Chuck Sharp
Chairman Vice-Chairman

AREA OF IMPACT:

Lee DeVore Steve Woods

CITY COUNCIL LIAISON

Rebecca Mills Sojka Suzanne Hawkins

ATTENDANCE

PLANNING & ZONING MEMBERS

PRESENT:

Bohrn
Derricott
Frank
Grey
Ihler
Jacobson
Sharp

ABSENT:

AREA OF IMPACT MEMBERS

PRESENT:

DeVore
Woods

ABSENT:

CITY COUNCIL MEMBERS PRESENT: Hawkins, Mills-Sojka

CITY STAFF PRESENT: Carraway, Spendlove, Strickland, Vitek

AGENDA ITEMS FOR CONSIDERATION AND PUBLIC HEARING

I. ITEMS OF CONSIDERATION:

1. Request the 2nd reactivation of Special Use Permit #1163, granted on October 27, 2009 to Clinton & Anna Dillé for the purpose of constructing and operating a medical facility on property located at 176 Falls Avenue c/o Clinton & Anna Dillé.

II. PUBLIC HEARINGS:

1. Request for a Special Use Permit to serve alcohol for onsite consumption in conjunction with an existing restaurant on property located at 778 Falls Avenue c/o Kathryn Aitchison dba Kiwi Fish & Chips (app. 2530)
2. Request for a Zoning District Change & Zoning Map Amendment for 6.9 (+/-) acres from an R-1 VAR zoning designation to an SUI zoning designation for property located at 3236 Addison Avenue

IV. PUBLIC HEARING ITEMS

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2. Request for a Zoning District Change & Zoning Map Amendment for 6.9 (+/-) acres from an R-1 VAR zoning designation to an SUI zoning designation for property located at 3236 Addison Avenue East within the Area of Impact c/o Leon D & Mary Corr (app. 2531)

APPLICANT PRESENTATION:

Leon Corr, the applicant stated he is here to request a rezone for 6.9 (+/-) acres of pasture that he currently owns. The request is to rezone the property from R-1 VAR to SUI. All the contiguous properties to his pasture are designated R-1 VAR or R-2 but to date all of these properties conform to the SUI development standards and the Comprehensive Plan with regard to water, sewer and lot size. Leaving the property with the R-1 VAR zoning designation could potentially allow the area to develop into a high density development with as many as 30 or more homes, with lots sizes that can be as small at 8000 sq. ft. per lot. He currently has no plans to develop the property himself. He may need to sell the land in the future, the SUI zoning designation would create limitation on the development and require 1 acre lots rather than the higher density.

STAFF PRESENTATION:

Planner I Spendlove reviewed the exhibits on the overhead and stated this is a request for a Zoning District Change and Zoning Map Amendment for 6.9 (+/-) acres from R-1 VAR to an SUI zoning designation. He stated in June 2004 this property was rezoned from Rural Residential to R-1 VAR to address the Comprehensive Plan and Zoning District Map changes at the time. There is no other history after this date. The applicant has submitted a narrative requesting to rezone the property to SUI in order to subdivide the property into approximately 1 acre lots for future residential development. The current R-1 VAR zoning designation was established to ensure future developments to be built with connections to City Services. Currently the sewer connections are approximately 1000-1700 feet away from the property. Staff believes the purpose of the request is so that the development can be put on septic and well systems subject to South Central District Health Department approval. This type of development is consistent with the surrounding properties that are already developed, staff's review has determined approval would not create an incompatible situation.

Planner I Spendlove stated in reviewing a Zoning District Change and a Zoning Map Amendment the Commission has two tasks 1) to determine whether or not the request is in conformance with the Comprehensive Plan 2) to evaluate the request to determine the extent and nature of the requested amendment. The Comprehensive Plan Future Land Use Map designates this area as rural residential the SUI zoning designation would follow all of the goals set for this area. With regard to the extent and nature of the requested amendment proposed, staff feels this would be compatible with the area. All the surrounding properties have been

developed in a similar fashion. This requested zoning designation will not cause incompatible land uses to be developed next to each other.

The process for a Zoning District Change and Zoning Map Amendment requires a public hearing to be made to the Commission. The Commission is asked to make a recommendation on the request. The Commission's recommendation is then scheduled for City Council, and as this property is located in the City's Area of Impact, the final decision will be made by the Twin Falls Board of County Commissioners.

Planner I Spendlove stated upon conclusion the Commission's recommendation may be to either deny the request, approve the request as presented, or they may table the request and ask that additional information be provided for their review. For the Commission to make a positive recommendation to the City Council on the request, the Commission must determine if both of the following requirements have been met: 1) the request is in conformance with the Comprehensive Plan, and 2) that the extent and nature of changing the zoning of this property to SUI would be compatible with residential development and not detract from the surrounding area. If the Commission determines these have been met then staff recommends the Commission make a positive recommendation to the City Council on the request, as presented.

PUBLIC HEARING: OPENED

- Diana Tripp, located on Woodridge Circle, asked if the property is currently zoned for 30 units. Because if it is zoned for 30 units, she would be all for the smaller number of homes. The properties surrounding this land are developed with large lots and large homes.
- Stan Case, 211 Sunnnyhill Circle, stated he is against this request. Approval of this request will create a spot zoning for special interests and set a precedence for the future. The current zoning map indicates there is not any property zoned SUI within a mile radius of this property. If the rezoning occurs it will have negative impacts on the local aquifer. The planned subdivision of six additional houses will increase the pumping load of fresh water from the aquifer. The additional load is untested and could jeopardize the current water supply for existing properties. If the fresh water is jeopardized the value of the property is diminished drastically, thereby negatively impacting our tax base. The current landscaping on this land is nourished by surface water shares. Future landscaping for this development will be watered by sprinkled ground water. This is an additional draw from the ground water table, not to mention an increased electrical demand on Idaho Power. It is proven that the yield on wells reduce as their distance from the Snake River increases. One can deduce the additional demand decreases the supply resulting in an unclear future for the ground water. If rezoning occurs, the only option available under SUI and one of the key drivers to go to the SUI zoning is the use of septic systems. The runoff from these new septic systems have only one way to flow which is downhill to the

west. The septic runoff could eventually end up in the irrigation, contaminating the canal and potentially downstream wells at the base of this property. This runoff also has the potential to increase nitrate levels in the ground water, which are currently at or close to the limits now. If the property is rezoned the future expansion of City Services that would greatly benefit the local residences would be inhibited. The spot zoning precedence would be long term because future expansion into the impact zone could be rezoned for well and septic. The migration from septic to City Services will reduce the ground water contamination especially nitrates and improve our ground water quality across the area. The additional six residences will significantly increase the traffic pattern in an already hazardous area. The amount of traffic on Addison Avenue has significantly increased over the last five years. This section of road is a major transition zone for both deceleration and acceleration to highway speeds. This proposed developments approach will have to be located on a section of the road that is on a slight incline, which will reduce visibility. The combination of these factors will increase the risk of motor vehicle accidents within the area.

PUBLIC HEARING: CLOSED

CLOSING STATEMENT:

Mr. Corr stated that the only response he has is that the first part of the argument negates the last part of argument. Under the current zoning it would be possible to develop 30 or more residential units which would increase traffic significantly more than 6 residential units. As for the water shares, the previous property owner had no interest in watering the pasture, the water table was not getting re-energized prior to him purchasing the property. The pasture is actually better quality now. Going to a new situation with sprinklers wouldn't do anything but revert back to what the property was like when he purchased the land.

DELIBERATIONS FOLLOWED:

- Zoning & Development Manager Carraway responded to the first speakers question regarding the difference between the zoning designations. She stated the R-1 VAR zoning would allow for a much higher density and the proposed SUI zoning would only allow for a minimum of 1 acre lots.
- Commissioner Woods stated his subdivision is close to this area with City Services, is there some kind of compromise for offering services.
- Zoning & Development Manager Carraway explained City Services would require annexation.
- Assistant City Engineer Vitek stated Hankins Road is our water and sewer service boundary line property east of this boundary would not have services available, except the one subdivision that was incorporated previously.
- Commissioner Woods stated he lives in that particular subdivision.
- Commissioner Frank, asked who addresses the water and sewer issues in areas where City Services are not available.

- Assistant City Engineer Vitek explained that South Central Health District would review for the septic systems and the Department of Water Resources would review for the well systems.
- Commissioner Woods stated he has concerns with the traffic, water and sewer issues. The traffic that would be produced under the current zoning designation would have a big impact on this area.

MOTION:

Commissioner Frank made a motion to approve the request, as presented. Commissioner Woods seconded the motion. All members present voted in favor of the motion.

RECOMMENDED FOR APPROVAL, AS PRESENTED, TO THE CITY COUNCIL

CITY COUNCIL PUBLIC HEARING SCHEDULED FOR NOVEMBER 19, 2012

TWIN FALLS BOARD OF COUNTY COMMISSIONERS HEARING TO FOLLOW

V. PUBLIC INPUT AND/OR ITEMS FROM THE ZONING DEVELOPMENT MANAGER AND/OR THE PLANNING & ZONING COMMISSION:

Zoning & Development Manager Carraway reminded the Commission that the next public hearing is Wednesday, November 14, 2012, instead of Tuesday, because of the Holiday on Monday.

VI. UPCOMING MEETINGS:

Next Planning & Zoning Work Session meeting is scheduled for:
Wednesday, November 7, 2012

Next Planning & Zoning Commission public meeting is scheduled for:
Wednesday, November 14, 2012

VII. ADJOURN MEETING:

Chairman Bohrn adjourned the meeting at 6:38 pm

Lisa A Strickland

Lisa A Strickland
Administrative Assistant
Community Development Department