

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>			



**MINUTES**

Meeting of the Twin Falls City Council  
Monday, November 19, 2012  
City Council Chambers  
305 3<sup>rd</sup> 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:
<b>I. <u>CONSENT CALENDAR:</u></b> 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
<b>II. <u>ITEMS FOR CONSIDERATION:</u></b> 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
<b>III. <u>ADVISORY BOARD REPORTS/ANNOUNCEMENTS:</u></b>		
<b>IV. <u>PUBLIC HEARINGS:</u> 6:00 P.M.</b> 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
<b>V. <u>ADJOURNMENT:</u></b>		

*\*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.*

**Present:** Shawn Barigar, Don Hall, Suzanne Hawkins, Greg Lanting, Rebecca Mills Sojka, Jim Munn, Chris Talkington

**Absent:** None

**Staff Present:** City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Community Development Director Mitch Humble, Airport Manager Bill Carberry, Deputy City Clerk Leila Sanchez

Mayor Lanting called the meeting to order at 5:30 P.M. He then invited all present, who wished to, to recite the pledge of Allegiance to the Flag with him and Boy Scouts from Troop 159. The Boy Scout troop is working on the Citizenship and the Community Badge.

Mayor Lanting introduced staff. A quorum is present.

**CONSIDERATION OF THE AMENDMENTS TO THE AGENDA: None**

**PROCLAMATIONS: SMALL BUSINESS SATURDAY**

Mayor Lanting read the Proclamation and presented it to Shawn Barigar.

**I. CONSENT CALENDAR:**

1. Consideration of a request to approve the accounts payable for November 14 – 19, 2012, total: \$186,113.72  
September payables, total: \$90,234.78

**MOTION:**

Councilperson Munn made a motion to approve the Consent Calendar as presented. The motion was seconded by Councilperson Talkington and roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

Councilperson Hawkins recused herself from the following Item for Consideration. Peterson Brothers is her client.

**II. ITEMS FOR CONSIDERATION:**

1. Consideration of a request to award a bid for the construction of an Airport Snow Removal Equipment building.

Airport Manager Carberry explained the request.

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.

Council discussion followed.  
-Bid Tabulations

Kent Atkin, Riedesel, explained the error in the Hayes Construction bid.

Councilperson Talkington stated that it would be an ideal time to look at the long range economics of the heating system and to perhaps contacting Intermountain Gas Company to discuss.

Kent Atkin stated to bring the gas line out would be cost prohibitive.

**MOTION:**

Councilperson Barigar made a motion to award a bid for the construction of an Airport Snow Removal Equipment building to low bidder Peterson Brothers for the amount \$1,499,362.50, contingent upon FAA concurrence. The motion was seconded by Councilperson Munn and roll call vote showed all members present voted in favor of the motion. Approved 6 to 0. Councilperson Hawkins abstained from voting.

2. Public input and/or items from the City Manager and City Council.

Mayor Lanting requested an Executive Session for the evaluation and review of the City Manager for the November 26, 2012, Council Meeting.

Mayor Lanting stated that the 2013 Schedule of Regular Meetings for the City Council is ready for Council review.

Councilperson Talkington requested that a City Council meeting be scheduled on the 5<sup>th</sup> Monday as needed.

Councilperson Talkington stated that Tuesday, November 20, 2012, a Zoning Change Committee meeting will be held.

Recess at 5:54 P.M.

Reconvened at 6:03 P.M.

#### **ADVISORY BOARD REPORTS/ANNOUNCEMENTS:**

Mayor Lanting explained the Public Hearing Procedures.

#### **IV. PUBLIC HEARINGS: 6:00 P.M.**

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 SU1 zoning designation for property located at 3236 Addison Avenue East within the Area of Impact.

Leon Corr, 3236 Addison Avenue East, applicant, explained the request. 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. Leading the proposed property as R-1 Variable has the potential to allow for high density home development in the area. The R-1 Variable allows for lot sizes as small as 8,000 sq. ft. and the possibility of upwards of 30 units in the area. He stated that he does not have plans to develop the pasture, but he might need to sell the property in the future. If he did sell the property, he would like to see the pasture conform to the SU1 to where the possibility is 6 lots instead of upwards of 30 for the 6.9 ± acres.

Community Development Director Humble explained the request. The property is located within the area of impact; therefore, Council's action is for a recommendation to the County Commissioners for approval. The recommendation will be taken to the County Commissioners for a decision. The City will not provide water/sewer services to the area. The water/sewer boundaries are Hankins Road. The request conforms with the future land use plan and adjacent development.

On October 23, 2012, the Planning & Zoning Commission held a hearing and unanimously recommended approval of the request.

Council discussion followed:

Councilperson Mills Sojka asked if the County has a minimum of one acre lots.

Community Development Director Humble explained that in the City and in the area of impact, any property split requires a plat. The City has an agreement with the County, in which the County agrees to recognize the City's zoning ordinance for the area of impact designated property. The County laws do not apply to the area.

In the County, a residential lot is a minimum of one acre, but this doesn't necessarily have to be the case in the area of impact, although, in the R-1 Variable district, water and sewer is required. The lots can be as low as 8,000 sq. ft. The variable means the minimum lot size changes depending on circumstances. South Central Health District will not permit a septic tank for a lot smaller than one acre.

Councilperson Talkington asked if an LID could be formed in the area boundary.

Community Development Director Humble stated that the water service boundary was created by the City. The City could change the boundary if the City felt a need to do so. A person could petition to be included in the boundary and go through the process to do so. The process would be a Comprehensive Plan Amendment, because the line is part of a future plan use plan. The Comprehensive Plan can be amended to redraw the City's water service boundary.

Mayor Lanting opened up the public hearing to public testimony.

John Anderson, 2445 Sunny Hill Circle, asked about the intent for the property, if Mr. Corr planning to get the property zoned to sell it to somebody who can develop the property, and will there be only six houses on the property. His concern was the suggestion of 30 houses on the property.

Connie Windsor, 3095 Addison Avenue East, asked that if there are 6 homes on the property, will there be covenants, and if so, would the covenants be part of Woodridge covenants. Her concerns include the storm water runoff and the egress/ingress. She asked if the property could withstand 6 wells and 6 septic tanks.

Mayor Lanting closed the public input portion of the hearing.

Leon Corr stated that he is not looking to develop the area. He is not sure if his situation will cause him to sell the property. If he sells the property, he does not care to have 30 units, west of his property. As far as the water issues, there may be possibly 6 deep wells or pumps for each of those properties. Those pumps will pertain only to the houses and the water within the house, because the land comes with 13 water shares from the Twin Falls Canal Company. He believes there is a condition of sale and development of the property that the person who develops it has to delegate a small portion of the land for an irrigation lagoon and pressured irrigation systems for each unit off the canals, not out of the wells.

Mayor Lanting stated that he believes the conditions Mr. Corr mentioned would be if this was in the City limits. He also stated that the covenants would not be part of the Woodridge Subdivision.

Deliberations:

Councilperson Talkington asked for a point of clarification that South Central Public Health District approval is only for enough wells and septic systems to the 6 lots in question.

Community Development Director Humble nodded in the affirmative.

Mayor Lanting stated that if the property is annexed into the City, and the City provides water/water services, it could be possible that the property could have more than 6 lots.

Community Development Director Humble stated that if the zoning is approved as presented there will be a restriction of one acre minimum lot sizes.

Councilperson Mills Sojka asked if the City could comment on the environmental impact of wells and septic systems. In addition, in changing the zone from R-1 Variable to SU1, the staff report states that R-1 Variable was established to ensure future developments were built with connections to City sewer and water, and back in 2004 it was zoned to R-1 Variable. Basically it sounds like a creation of multiple septic and water tanks. She asked if this is the difference between R-1 Variable and SU1, and in changing it to SU1, is the City going against the comprehensive plan, which designates it as R-1 Variable, for the reason of making things compatible to be put onto City services.

Community Development Director Humble stated that the comprehensive plan designates the property as rural residential. The designation of rural residential is one acre lots, rural type development. The request conforms to the future land use plan and the comprehensive plan. R-1 does not conform to the adopted 2009 future land use plan.

Councilperson Hawkins asked for clarification that the way the property is currently zoned, and with South Central Health laws, if the property is sold and developed, the property will be 6 - one acre lots, because there will be 6 septic tanks on the property, and if rezoned, it will still be 6 - one acre lots because that is what you will get on the property.

Community Development Director Humble stated that the current zoning of the property would not allow development. A building permit would be allowed for one house on the 6.9 acre lot.

Vice Mayor Hall asked if there is any potential downside on the approval of the request.

Community Development Director Humble stated that if in the future the Comprehensive Plan changes and the property comes into the City, there may be some potential to leap frog some property with utility extensions.

Councilperson Talkington stated his concern of 6 accesses from Addison.

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Community Development Director Humble stated that access would be discussed during the subdivision process. The City has subdivision rules that are in place in regards to accesses.

Mayor Lanting closed the public hearing.

**MOTION:**

Councilperson Talkington made a motion to recommend to the County the 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. The motion was seconded by Vice Mayor Hall and roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

**V. ADJOURNMENT:**

The meeting adjourned at 6:35 P.M.

Leila A. Sanchez  
Deputy City Clerk