



CITY OF TWIN FALLS, IDAHO

MEETING NOTICE

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The Twin Falls City Council will meet at the Council Chambers located at 305 Third Avenue East on Monday, March 4, 2013, at **4:00 P.M.**

The purpose of the meeting:

Executive Session 67-2345(1)(f) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement.

Leila A. Sanchez
Deputy City Clerk/Recording Secretary

COUNCIL MEMBERS:

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



AGENDA
 Meeting of the Twin Falls City Council
 Monday, March 4, 2013
 City Council Chambers
 305 3rd Avenue East -Twin Falls, Idaho

4:00 P.M.

Adjourn to Executive Session:

Executive Session 67-2345(1)(f) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement.

5:00 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG
CONFIRMATION OF QUORUM
INTRODUCTION OF STAFF
CONSIDERATION OF THE AMENDMENTS TO THE AGENDA:
PROCLAMATIONS: None

AGENDA ITEMS	Purpose	By:
I. <u>CONSENT CALENDAR:</u> 1. Consideration of a request to approve the accounts payable for February 26 – March 4, 2013, total: \$1,203,722.93. March 1, 2013, Payroll, total: \$121,469.07 Fire Payroll, total: \$50,331.23 2. Consideration of a request to approve the February 11 and February 18, 2013, City Council Minutes.	<u>Action</u>	Staff Report Sharon Bryan Leila Sanchez
II. <u>ITEMS FOR CONSIDERATION:</u> 1. Consideration of a request to reappoint Jason Derricott to serve a second three year term and Gerardo "Tato" Munoz and Nikki Boyd to a three year term on the Planning & Zoning Commission. 2. Consideration of a request to reappoint Tennille Adams, Tony Brand, and Carl Legg to serve a third year term on the Parks & Recreation Commission. 3. Consideration of a request to accept a portion of Lot 1 Block 1 of Morrison Subdivision from Halene and Neal Morrison. 4. Consideration of a request to receive the Citizens Committee's infrastructure report on the recommendation for improvements to the City's waste water treatment facility and sewer collection lines; and, Consideration and possible action on Ordinance 3048, an ordinance calling for a special revenue bond election for the purposes of submitting to the qualified electors of the City of Twin Falls the question of the issuance of up to \$38,000,000 in revenue bonds for the purpose of providing for the acquisition, construction and improvement of wastewater collection and treatment facilities, and other related improvements, equipment, items and costs. 5. Public input and/or items from the City Manager and City Council.	Action	Rene'e V. Carraway, Dennis Bowyer Troy Vitek Travis Rothweiler
III. <u>ADVISORY BOARD REPORTS/ANNOUNCEMENTS:</u>		
IV. <u>PUBLIC HEARINGS:</u> 6:00 P.M. 1. Consideration of a request to reconsider conditions placed on an amendment to the WS&V R-6 PRO PUD Agreement #263, approved October 22, 2012.	PH	Rene'e V. Carraway
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.

COUNCIL MEMBERS:

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



MINUTES
Meeting of the Twin Falls City Council
Monday, February 11, 2013
City Council Chambers
305 3rd Avenue East - Twin Falls, Idaho

5:00 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG
CONFIRMATION OF QUORUM
INTRODUCTION OF STAFF
CONSIDERATION OF THE AMENDMENTS TO THE AGENDA:
PROCLAMATIONS: None

AGENDA ITEMS	Purpose	By:
I. <u>CONSENT CALENDAR:</u> 1. Consideration of a request to approve the accounts payable for February 5 – 11, 2013. 2. Consideration of a request to approve the January 28, 2013, Minutes.	<u>Action</u>	<u>Staff Report</u> Sharon Bryan Leila A. Sanchez
II. <u>ITEMS FOR CONSIDERATION:</u> 1. Presentation on the Southern Idaho Solid Waste District by Josh Bartlome, Executive Director of SISWD. 2. Consideration of an agreement for Design, Bidding and Construction Engineering Services with Riedesel Engineering for two FAA construction projects. 3. Presentation by Steve Meyerhoeffer on the contract involving the leasing of the Twin Falls' Golf Club and a report on his first full year as the concessionaire. 4. Presentation on the finances of the City of Twin Falls for the first quarter of fiscal year 2012-2013. The presentation will be an overview of the tax-supported funds and the three major enterprise funds, Water, Wastewater and Sanitation. 5. Consideration of a request to approve the first amendment to the Development Agreement between Chobani, the City of Twin Falls, and the Urban Renewal Agency of the City of Twin Falls. 6. Public input and/or items from the City Manager and City Council.	Presentation Action Presentation Presentation Action	Josh Bartlome Bill Carberry Steve Meyerhoeffer Lorie Race Travis Rothweiler
III. <u>ADVISORY BOARD REPORTS/ANNOUNCEMENTS:</u>		
IV. <u>PUBLIC HEARINGS:</u> 6:00 - None		
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.*

MINUTES

February 11, 2013

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Present: Shawn Barigar, Don Hall, Suzanne Hawkins, Greg Lanting, Jim Munn, Rebecca Mills Sojka, Chris Talkington
Absent: None
Staff Present: City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Chief Financial Officer Lorie Race, Airport Manager Bill Carberry, Deputy City Clerk Sharon Bryan, Deputy City Clerk/Recording Secretary Leila A. Sanchez

Mayor Lanting called the meeting to order at 5:00 P.M. He then invited all present, who wished to, to recite the pledge of Allegiance to the Flag with him. Mayor Lanting introduced staff. A quorum is present.

Boy Scout from Troop 103 was present.

CONSIDERATION OF THE AMENDMENTS TO THE AGENDA:

City Manager Rothweiler requested the following be added to the Consent Calendar:

Consideration of a request to approve an Alcohol License for New Big Smoke LLC dba Big Smoke #111 at 357 Washington Street North, contingent on state approval and license issuance.

MOTION:

Councilperson Talkington made the motion to amend the agenda as presented. The motion was seconded by Councilperson Hawkins and roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

PROCLAMATIONS: None

AGENDA ITEMS

I. CONSENT CALENDAR:

1. Consideration of a request to approve the accounts payable for February 5 – 11, 2013.
2. Consideration of a request to approve the January 28, 2013, Minutes.
3. Consideration of a request to approve an Alcohol License for New Big Smoke LLC dba Big Smoke #111 at 457 Washington Street North, contingent on State approval and license issuance. (Approved to add to the Consent Calendar.)

MOTION:

Vice Mayor Hall made the motion to approve the Consent Calendar as amended. The motion was seconded by Councilperson Mills Sojka and roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

II. ITEMS FOR CONSIDERATION:

1. Presentation on the Southern Idaho Solid Waste District by Josh Bartlome, Executive Director of SISWD.

Josh Bartlome gave a PowerPoint presentation reviewing the following:

A regional cooperative for integrated waste management.

Understanding a seven county cooperative (Blaine, Cassia, Gooding, Jerome, Lincoln, Minidoka, Twin Falls)

➤ **Goals of Presentation:**

Open a line of communication with the City of Twin Falls

Present a clear understanding of SISW operations

➤ **Service & Operations**

Mission Statement, "The Southern Idaho Solid Waste system is based on four operating principles: environmentally sound solid waste management, cost effectiveness, citizen participation, opportunities to reduce, reuse and recycle."

Own and operate 14 transfer stations and roll-off sites

Milner Butte Landfill receives 700 tons of material per day, received over 171,000 tons of MSW last year, received 437 trailers in February and 688 in January; last year received 6,868 trailers from the seven counties

Solid Waste Volumes by County – June 2011 – May 2012

Education & Outreach

Diversion & recycling programs

➤ **Balancing Efficiency and The Environment**

➤ **Organizational Structure and Financing**

➤ **Financing the Regional Solid Waste System**

➤ **Finding "Economies of Scale"**

Council discussion followed.

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Councilperson Talkington stated that the District's Mission Statement, "...opportunities to reduce, reuse and recycle" is commendable, but is concerned that the reduction of solid waste taken to the landfill from recycling is not reducing any cost to the city but increasing costs.

Josh Bartlome explained the City is not paying a disposal fee of \$35.50 for the 2,000 tons that is being recycled. He explained that the tipping fees were increased two years ago.

Councilperson Munn asked Josh Bartlome if it is costing the City of Twin Falls more money to recycle than not to recycle.

Josh Bartlome stated that the District has fixed costs that need to be paid and the need to meet budgetary costs.

Councilperson Mills Sojka explained that the citizens of Twin Falls expected a reduction in their utility bill when the City Council passed laws to encourage water conservation, but because of the fixed water budget fees costs did not decrease. She stated that recycling is expensive but recycling is the right thing to do for the environment. She asked if there is a way for the District to provide incentives to those who recycle.

Josh Bartlome stated that he will discuss incentives with the Board to see if there are any options.

Josh Bartlome explained in what ways the District has cut costs in the past three years.

Council discussion followed:

- Landfill gas
- Wood grinder

Councilperson Hawkins thanked Josh Bartlome for his presentation and for the time he spent with her to explain the operations of the District and tour of the facility.

George Urie, County Commissioner, stated that the County was losing approximately \$60,000 to \$80,000 per year and explained ways the District cut costs. He explained the increase in tipping fees.

Councilperson Mills Sojka asked how plausible would it be over time to talk to other counties to create a structure or incentive or payback structure for counties that recycle.

George Urie stated that the County's only revenue stream is tipping. He believes that recycling over a period of time will reduce costs at the landfill.

Councilperson Barigar asked how the County allocates the money back to the citizens of the county.

George Urie stated that tax money is not used. Costs are paid from tipping fees received from the District.

2. Consideration of an agreement for Design, Bidding and Construction Engineering Services with Riedesel Engineering for two FAA construction projects.

Airport Manager Carberry gave a review of the request.

The Airport Advisory Board and staff recommend approval of the request as presented.

Council discussion followed.

- Condition of the asphalt
- Federal entitlement dollars

MOTION:

Councilperson Munn made the motion to approve the agreement for Design, Bidding and Construction Engineering Services with Riedesel Engineering for two FAA construction projects not to exceed \$616,199, contingent upon FAA concurrence and available funding, as presented. 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.

Mayor Lanting adjourned the meeting at 6:12 P.M.

Mayor Lanting reconvened the meeting at 6:28 P.M.

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3. Presentation by Steve Meyerhoeffer on the contract involving the leasing of the Twin Falls' Golf Club and a report on his first full year as the concessionaire.

Steve Meyerhoeffer gave the presentation. He reviewed the lease agreement with the City of Twin Falls and general information of the Golf Club's 2012 year.

Council discussion followed:

- Water system
- Golf Club's profit

City Manager Rothweiler stated that the City did not pay for any operation and maintenance costs for fiscal year 2012.

The Council thanked Steve Meyerhoeffer for his work at the course.

4. Presentation on the finances of the City of Twin Falls for the first quarter of fiscal year 2012-2013. The presentation will be an overview of the tax-supported funds and the three major enterprise funds, Water, Wastewater and Sanitation.

Chief Financial Officer Race gave a PowerPoint presentation reviewing the following:

- Tax Supported Funds
- Tax Supported Funds Expenditures
- Enterprise Funds

Council discussion followed on:

- Recycling
- Tipping fees

City Manager Rothweiler explained that PSI has been challenged to find a different place to sell the City's commodities. The recycling program has diverted 2,000 tons of waste from the landfill, with a cost savings of \$7,100 in tipping fees. The recycling program cost residents \$3.31 per month per household at 14,000 billable units. The net of recycling costs the City more money.

5. Consideration of a request to approve the first amendment to the Development Agreement between Chobani, the City of Twin Falls, and the Urban Renewal Agency of the City of Twin Falls.

City Manager Rothweiler reviewed the request.

The Development Agreement – First Amendment has been reviewed for content and approved to form by Bond Counsel Rick Skinner and Twin Falls City Attorney Fritz Wonderlich. It has been approved by both the Urban Renewal Agency of the City of Twin Falls and Chobani. The City's staff recommends the City of Twin Falls approve the amendment as presented.

MOTION:

Councilperson Talkington made the motion to approve the first amendment to the Development Agreement between Chobani, the City of Twin Falls, and the Urban Renewal Agency of the City of Twin Falls, as presented. The motion was seconded by Councilperson Hawkins and roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

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

Max Newlan, 728 7th Avenue East, stated his concern of the appeal on personal property tax.

Councilperson Talkington asked staff for an update on the community garden and the dog park. City Manager Rothweiler explained that there is no funding in the 2013 budget for the projects. The City Council directed staff to come up with cost estimates for the dog park and community garden.

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

IV. PUBLIC HEARINGS: 6:00 – None

MINUTES

February 11, 2013

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V. ADJOURNMENT: The meeting adjourned at 7:40 p.m. adjourned.

Leila A. Sanchez

Deputy City Clerk/Recording Secretary

COUNCIL MEMBERS:

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



MINUTES
 Meeting of the Twin Falls City Council
 Tuesday, February 19, 2013
 City Council Chambers
 305 3rd Avenue East - Twin Falls, Idaho

5:00 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG
 CONFIRMATION OF QUORUM
 INTRODUCTION OF STAFF
 CONSIDERATION OF THE AMENDMENTS TO THE AGENDA:
 PROCLAMATIONS: None

AGENDA ITEMS	Purpose	By:
I. <u>CONSENT CALENDAR:</u> 1. Consideration of a request to approve the accounts payable for February 12 – 19, 2013. 2. Consideration of a request to approve the February 4, 2013, City Council Minutes. 3. Consideration of a request to approve the In Lieu Application to pay fees in lieu of park land dedication for the Robbins PUD Subdivision. 4. Consideration of a request to approve the Special Event Applications for the Saint Patrick's Day Parade and Celebration sponsored by Bev and Steve O'Connor to be held on Sunday, March 17, 2013. 5. Consideration of a request to accept a property quitclaim deed from Idaho Department of Transportation.	<u>Action</u>	<u>Staff Report</u> Sharon Bryan Leila A. Sanchez Dennis Bowyer Ryan Howe Mitch Humble
II. <u>ITEMS FOR CONSIDERATION:</u> 1. Consideration of a request to adopt the Collective Bargaining Agreement between the City of Twin Falls and Twin Falls Firefighters Local 1556. 2. Consideration of a request to adopt Resolution 1899, of the City Council of the City of Twin Falls, affirming opposition to the legalization of marijuana in the State of Idaho and urging the federal government to enforce existing drug laws. 3. Public input and/or items from the City Manager and City Council.	Action Action	Susan Harris Travis Rothweiler
III. <u>ADVISORY BOARD REPORTS/ANNOUNCEMENTS:</u>		
IV. <u>PUBLIC HEARINGS:</u> 6:00 - None		
V. <u>ADJOURNMENT TO EXECUTIVE SESSION:</u> 1. To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student. 67-2345 (1) (b) 2. To conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency. 67-2345(1)(c)		

****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.***

5:00 P.M.

Present: Shawn Barigar, Don Hall, Suzanne Hawkins, Greg Lanting, Jim Munn, Rebecca Mills Sojka, Chris Talkington
Absent: None
Staff Present: City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Chief Financial Officer Lorie Race, Human Resources Director Susan Harris, Airport Manager Bill Carberry, Deputy City Clerk Sharon Bryan, Deputy City Clerk/Recording Secretary Leila A. Sanchez

Mayor Lanting called the meeting to order at 5:00 P.M. He then invited all present, who wished to, to recite the pledge of Allegiance to the Flag with him. Power Jensen led the Pledge of Allegiance. Mayor Lanting introduced staff. A quorum is present.

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

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

Mary Donovan and Orian Odendhal, Community Support Center Advocates, a non-profit group, thanked local businesses for their assistance for the year 2012.

AGENDA ITEMS

I. CONSENT CALENDAR:

1. Consideration of a request to approve the accounts payable for February 12 – 19, 2013, total: \$1,051,725.12
February 15, 2013, Payroll, total: \$111,898.21
2. Consideration of a request to approve the February 4, 2013, City Council Minutes.
3. Consideration of a request to approve the In Lieu Application to pay fees in lieu of park land dedication for the Robbins PUD Subdivision.
4. Consideration of a request to approve the Special Event Applications for the Saint Patrick's Day Parade and Celebration sponsored by Bev and Steve O'Connor to be held on Sunday, March 17, 2013.
5. Consideration of a request to accept a property quitclaim deed from Idaho Department of Transportation. (*To be heard separately.*)

Councilperson Mills Sojka requested Consent Calendar I.5. to be heard separately.

MOTION:

Vice Mayor Hall made the motion to approve items 1 through 4 of the Consent Calendar. The motion was seconded by Councilperson Hawkins and roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

5. Consideration of a request to accept a property quitclaim deed from Idaho Department of Transportation.

Community Development Director Humble explained the request.

MOTION:

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

II. ITEMS FOR CONSIDERATION:

1. Consideration of a request to adopt the Collective Bargaining Agreement between the City of Twin Falls and Twin Falls Firefighters Local 1556.

Human Resources Director Harris explained the request.

City Staff, Fire Chief Ron Clark, and the Union Executive Board request adoption of the agreement as presented.

MOTION:

Councilperson Mills Sojka made the motion to adopt the Collective Bargaining Agreement between the City of Twin Falls and Twin Falls Firefighters Local 1556, as presented. The motion was seconded by Councilperson Barigar and roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

MINUTES

Tuesday, February 19, 2013

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2. Consideration of a request to adopt Resolution 1899, of the City Council of the City of Twin Falls, affirming opposition to the legalization of marijuana in the State of Idaho and urging the federal government to enforce existing drug laws.

Councilperson Munn stated that at the February 19, 2013, Council Meeting, Elisha Figueroa gave a presentation on the impacts of marijuana; therefore, prior to considering and approving the proposed resolution he would like to allow groups who advocate the medical use of marijuana to come forward and make a presentation to the Council, if they wished to, prior to making a decision on how the Council would like to proceed.

Vice Mayor Hall stated that he would like to engage the STAY organization, or another group to give a presentation. Vice Mayor Hall stated that with Council's approval, they should invite Elisha Figueroa, the Administrator for the Idaho Office on Drug Policy, to make a presentation on marijuana.

Councilperson Mills Sojka stated that she would like staff to invite Elisha Figueroa to attend any future presentations regarding the issue.

No action taken.

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

Victoria Orgain Wakewood requested that the Council receive public input on the issue of marijuana.

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

Councilperson Mills Sojka stated that on Wednesday, February 20, 2013, at 3:00 p.m., a retirement party will be held for Linda Bowen.

Vice Mayor Hall reported on the Historic Preservation Commission meeting held on February 19, 2013.

IV. PUBLIC HEARINGS: 6:00 - None

V. ADJOURNMENT TO EXECUTIVE SESSION:

1. To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student. 67-2345 (1) (b)
2. To conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency. 67-2345(1)(c)

MOTION:

Vice Mayor Hall made the motion to approve to adjourn to Executive Session as presented. The motion was seconded by Councilperson Hawkins and roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

The meeting adjourned at 5:23 p.m.

Leila A. Sanchez
Deputy City Clerk/Recording Secretary



Date: Monday, March 4, 2013
To: Honorable Mayor and City Council
From: Rene'e V. Carraway, Zoning & Development Manager/CDD

Request:

Consideration of a request to fill three (3) vacancies on the Twin Falls Planning & Zoning Commission.

Time Estimate:

The staff presentation will take approximately 2 minutes.

Background:

As of February 28, 2013, there were three (3) vacancies on the Twin Falls City Planning & Zoning Commission. As per Twin Falls City Code 10-17-3; Article II - The Commission is comprised of 9 members; 7 members representing the area located within the City Limits and 2 members representing the area located within the Area of Impact. Each term is three (3) years. A Commissioner may serve a maximum of two (2) concurrent terms or a total of six (6) years.

All three (3) vacancies are for members who represent the area within the City Limits and are Mayor/City Council appointed positions. As of February 28, 2013, Wayne Bohrn, Lane Jacobson and Jason Derricott are all at the end of their terms on the Planning & Zoning Commission. Wayne has served two consecutive terms and is not eligible for re-appointment. Lane has served one (1) 3-yr term and although is eligible to ask for re-appointment he informed staff due to increased time commitments he will not seek re-appointment to serve a 2nd term. Both Wayne and Lane have served the Commission well and will be missed. Staff and the rest of the Commission want to thank them for their service.

Jason has served one (1) 3-year term and has asked to be re-appointed to serve a 2nd 3-yr term. Over the past 3 years, Jason has an attendance record of over 85%.

Staff published the vacancies in January and received five (5) applications to fill the two (2) vacancies on the Commission. On February 19, 2013, a selection committee consisting of Mayor Greg Lanting, Councilperson Rebecca Mills-Sojka, Councilperson Suzanne Hawkins, Planning & Zoning Commission Vice-Chair Lee DeVore and I interviewed the five (5) applicants. The selection committee submits the following recommendations:

- 1- Jason Derricott be re-appointed to serve a 2nd 3-year term; and,
- 2- Gerardo "Tato" Munoz and Nikki Boyd be appointed to serve a three (3) year term on the Commission.

As per current policy any new commissioner/board member shall have a background check completed. This was done and there were no negative incidents reported for either Gerardo "Tato" Munoz or Nikki Boyd.

Budget Impact:

There is no significant budget impact associated with the Council's approval of this request.

Regulatory Impact:

Approval of this request will insure that the Planning & Zoning Commission remains at full membership.

Conclusion:

The selection committee recommends that the Council make the following appointments to the Planning & Zoning Commission:

1. Re-appoint Jason Derricott to his 2nd three (3) –year term on the Commission.
2. Appoint Gerardo "Tato" Munoz and Nikki Boyd to a three (3) –year term on the Commission.

Attachments:

1. Application letters from Jason Derricott, Gerardo "Tato" Munoz and Nikki Boyd.

January 7, 2013

Rene'e V. Carraway
Planning and Zoning Commission
305 Third Ave. E.
Twin Falls, Idaho 83301

Re: Planning and Zoning Commission 2nd Term

Rene'e,

I appreciate the opportunity I have had to serve a 3 year term on the planning and zoning commission. I am submitting this letter to state my interest in serving a 2nd (3) year term. I appreciate being considered for a 2nd term and look forward to the opportunity to serve for another 3 years.

Thank you,



Jason Derricott

Twin Falls, February 13, 2013

To whom it may concern:

This letter is to inform you of my interest to become a Planning and Zoning commissioner for the City of Twin falls. I believe that I would be a great addition to the Commission and that in return, it would be great to be part once more of one of the processes that keep our city running as good as it does.

I have lived in Twin Falls for over 17 years and have resided at 410 Aspenwood Drive (within the city limits) for over 16 years.

I was a P&Z commissioner in the past and it has always been my conviction that following the laws and guidelines is the priority of every public official (either elected or nominated).

I am an active member of our community and currently assist with the Boy Scouts of America troop 63 as an Assistant Scout Master and am also actively involved with Capstone Missions as a member of their advisory board. Every community participation activity that I have been a member of, has always helped me grow more and given me more in return that what I have given and I would love the opportunity to be a P&Z commissioner again.

If you have any questions, please don't hesitate to contact me either via my Cellphone number (208-948-0466) or via email at gmunoz@dlevans.com or germunoz@msn.com.



Gerardo (Tato) Muñoz-Bryand

From: Renee Carraway
To: Boyd, Nikki
Date: 1/31/2013 2:29 PM
Subject: Re: {Disarmed} Planning and Zoning openings

Good Afternoon Nikki;

Thank you for your interest in serving on the City P&Z Commission. I anticipate we will be conducting interviews Feb 20th &/or 21st. As soon as we have a schedule for the interviews I will contact you with the date and time of your interview. The City Council will make their decision on Monday, Feb 25th at their regularly scheduled public meeting. Good Luck! Rene'e

Rene'e V. Carraway
Zoning & Development Manager
City of Twin Falls
324 Hansen Street East
PO Box 1907
Twin Falls, Idaho 83303-1907

208-735-7267
208-736-2641 fax

rcarrawa@tfid.org

>>> Nikki Boyd nikki@nikki-boyd.com> 1/31/2013 2:18 PM >>

Hi Renee,

I am responding to the opening (s) on Twin Falls Planning and Zoning. The skills I have developed in the last 10 years combined with 31 years as a Twin Falls resident and 15 years as a realtor make me very qualified for this position. My bio is attached for your review. I look forward to answering questions you may have. As a member of our community I believe my skills can be used for the benefit of Planning and Zoning. As an independent contractor and business owner I understand that a strong community is the foundation of good business and thriving families. It is my earnest desire to serve on the team that keeps Twin Falls strong. Thank you for the opportunity to interview for this position.
Sincerely, Nikki Boyd

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Nikki Boyd, Broker 208.308.1429
GRI, ABR, PMN, SFR, e-PRO
Twin Falls Real Estate Co.
PO Box 5227, Twin Falls, ID 83303

MailScanner has detected a possible fraud attempt from "www.nikki@nikki-boyd.com" claiming to be www.Nikki@NikkiBoyd.com

National Association of REALTORS
2013 Conventional Financing and Policy Committee
2013-2014 Public Policy Coordinating Committee
NAR Leadership Academy, Class of 2012
Idaho Public Policy Trustee
Women's Council of REALTORS®
2010-2012 National Executive Committee
2013 Idaho State Chapter Governor



Nikki Boyd, Broker/Owner

**Twin Falls Real Estate Co.
GRI, ABR, PMN, SFR, e-PRO**

Nikki Boyd grew up in Southern California and at the age of 20 fulfilled her childhood dream of becoming a flight attendant. In 1978 American Airlines based her in New York City. Nikki and husband, Jim moved to Twin Falls, Idaho in 1981 and are now the proud survivors of two children and 33 years of marriage!

Nikki became a licensed REALTOR in 1997 and a charter member of the South Central Idaho Chapter Women's Council of REALTORS in 2002. Serving as Local Chapter President in 2006, was Member of the Year in 2007, Idaho State Chapter President in 2008 and Region 8 Vice President in 2009. She has served nationally on the Business Development Steering Committee, the Leadership Development and Influence Steering Committee, Budget and Finance Committee, By-Laws Committee and the National Nominating Committee. From 2009 to 2011 Nikki served as a faculty member of the Women's Council Leadership Academy in Chicago. Nikki was elected to the National Executive Committee and served a three year term 2010-2012.

As broker/owner of Twin Falls Real Estate Co since 2006, she credits her success to her strong ties to Women's Council. Nikki has been speaking at new member orientation for her local board on the topic of "Personal Image and Professionalism" for the past eight years. In 2004 she served as Vice Chair of Budget and Finance for South Central Idaho Regional MLS as they merged with Intermountain MLS. Nikki served as a state director in 2008.

In 2011 Nikki was appointed by the Idaho Association of REALTORS as an Idaho Public Policy Trustee. She serves on the IAR Legislative Committee and will be committee Chair in 2014. She participates as a guest speaker for the Twin Falls Chamber of Commerce at their leadership training seminars.

Last year in Washington DC at the Mid Year Meetings Nikki graduated from the National Association of REALTORS® Leadership Academy. She was very honored to be one of only 17 realtors selected nationwide for the Class of 2012. NAR President, Gary Thomas has appointed Nikki to the Public Policy Coordinating Committee 2013-2015.



Date: Monday March 4, 2013 City Council Meeting
To: Honorable Mayor and City Council
From: Dennis J. Bowyer, Parks & Recreation Director

Request:

Consideration of a request to reappoint members to the Parks & Recreation Commission.

Time Estimate:

The staff presentation will take approximately 5 minutes. Following the presentation, we expect some time for questions and answers.

Background:

Tennille Adams was appointed to the Parks & Recreation Commission April 2009 for a partial term. She was re-appointed for a full three year term April 2010. She is eligible for another three year term. Tennille has requested to be reappointed.

Tony Brand was also appointed to the Parks & Recreation Commission April 2010 for a full term. He came from the Tree Commission when it was disbanded. He is eligible for another three year term. Tony has also requested to be reappointed.

Carl Legg was also appointed to the Parks & Recreation Commission April 2010 for a full term. He came from the Pool Aquatics Advisory Board when it was disbanded. He is eligible for another three year term. Carl has also requested to be reappointed.

Mayor Greg Lanting, Liaison Shawn Barigar, Chairman Kevin Dane and I have reviewed the requests for reappointments.

Tennille is the current vice-chairperson of the Commission, she provides valuable input into the actions of the Commission, and she has great attendance record, and often volunteers for sub-committees.

Tony gives insight in Commission discussions, has great attendance record and also volunteers for sub-committees as needed.

Carl brings a unique perspective to the Commission as he served previously on the Commission for six years in the late 90's. He has also volunteers for sub-committees and makes it to the tours the Commission takes about once a year. Carl's attendance has not been as high as the other two, but interviewing Carl last month, he has assured us his attendance will be better as his job duties has change allowing him more flexibility in attending meetings. Also if he can't make a meeting, he will re-arrange his schedule so he could call in for the meeting.

Based on the valuable contributions of all three, the Mayor is recommending the reappointments of Tennille Adams, Tony Brand, and Carl Legg for three year terms from April 2013 to March 2016 on the Parks and Recreation Commission.

Approval Process:

City Code 2-4-3, states: "... members to be appointed by the Mayor and confirmed by the members of the City Council."

Budget Impact:

None

Regulatory Impact:

Approval of these requests will bring the membership to nine members on the Parks & Recreation Commission.

Conclusion:

The Mayor and staff recommend that the City Council reappoint Tennille Adams, Tony Brand, and Carl Legg to the Parks & Recreation Commission.

Attachment:

None



Date: Monday, March 4, 2013
To: Honorable Mayor and City Council
From: Troy Vitek, Assistant City Engineer

Request:

Consideration of a request to accept a portion of Lot 1 Block 1 of Morrison Subdivision from Halene and Neal Morrison

Time Estimate:

The staff presentation will take approximately 5 minutes

Background:

Neal and Helene Morrison currently own a 35'x60' portion of Lot 1 Block 1 of Morrison Subdivision. The City has pressure sewer mains that bisect the parcel which is located in the fill slope of Addison Avenue. The Morrison's have agreed to dedicate the parcel to the City of Twin Falls which is located directly adjacent to our Rock Creek Lift Station. This parcel offers no benefit to the Morrison's and is occupied by our utilities.

Approval Process:

City Code requires the council to accept property and easements before they can be transferred to the City.

Budget Impact:

There is no significant budget impact associated with the Council's approval of this request.

Regulatory Impact:

Approval of the request will allow the City to proceed with recordation of the warranty deed and acceptance of the property.

Conclusion:

Staff recommends that the Council approve the request as presented.

Attachments:

1. Copy of Warranty Deed
2. Assessors Map of parcel
3. GIS Map

TitleFact, Inc.
163 Fourth Avenue North
P.O. Box 486
Twin Falls, Idaho 83303

**** SPACE ABOVE FOR RECORDER ****

WARRANTY DEED

FOR VALUE RECEIVED **NEAL H. MORRISON and HELENE G. MORRISON, husband and wife**, hereinafter called the grantor, hereby grants, bargains, sells and conveys unto **THE CITY OF TWIN FALLS**, hereinafter called grantee, whose address is: p.o. Box 1907, Twin Falls, Idaho 83303, the following described premises, in **Twin Falls County**, Idaho, to-wit:

Lot 1, Block 1, **MORRISON SUBDIVISION**, Twin Falls County, Idaho, according to the official plat thereof recorded in Book 6 of Plats, page 43, records of Twin Falls County, Idaho.

EXCEPT: The North 115 feet thereof.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that are free from all encumbrances except as described above and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: November 27, 2012

NEAL H. MORRISON

HELENE G. MORRISON

* * * * *

STATE OF IDAHO
County of Twin Falls

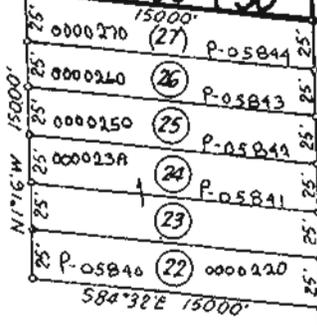
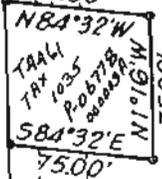
On this _____ day of _____, _____, before me, a Notary Public in and for said State, personally appeared **NEAL H. MORRISON and HELENE G. MORRISON**, known or identified to me to be the persons whose names subscribed to the foregoing instrument and acknowledged to me that they executed the same.

IN WITNESS HEREOF I have hereunto set my hand and official seal the day and year first above written.

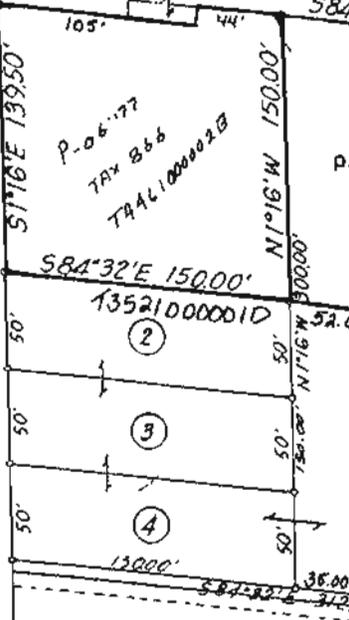
Notary Public for Idaho
Residing at
Commission expires:

(N.W. 1/4 ONLY)

ADDISON AVE. W. N. 84° 32' W 310' 60' AVENUE WEST

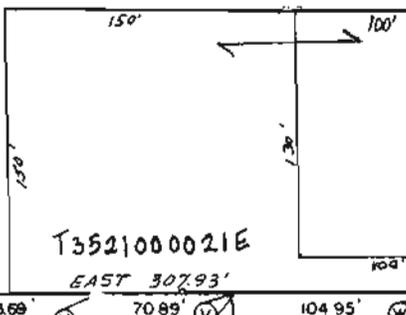
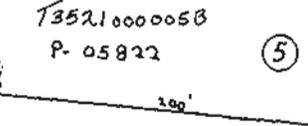


DRIVE

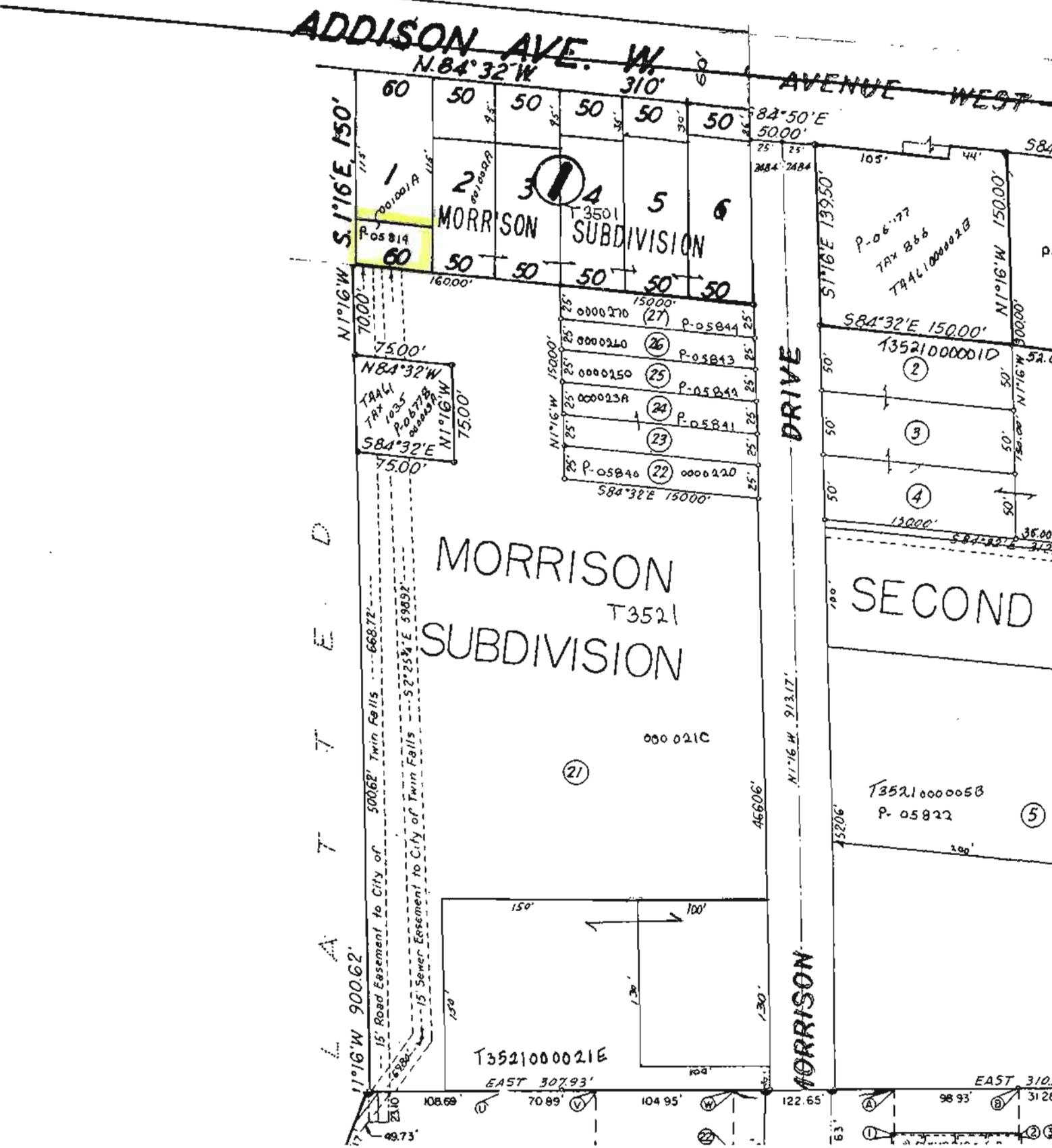


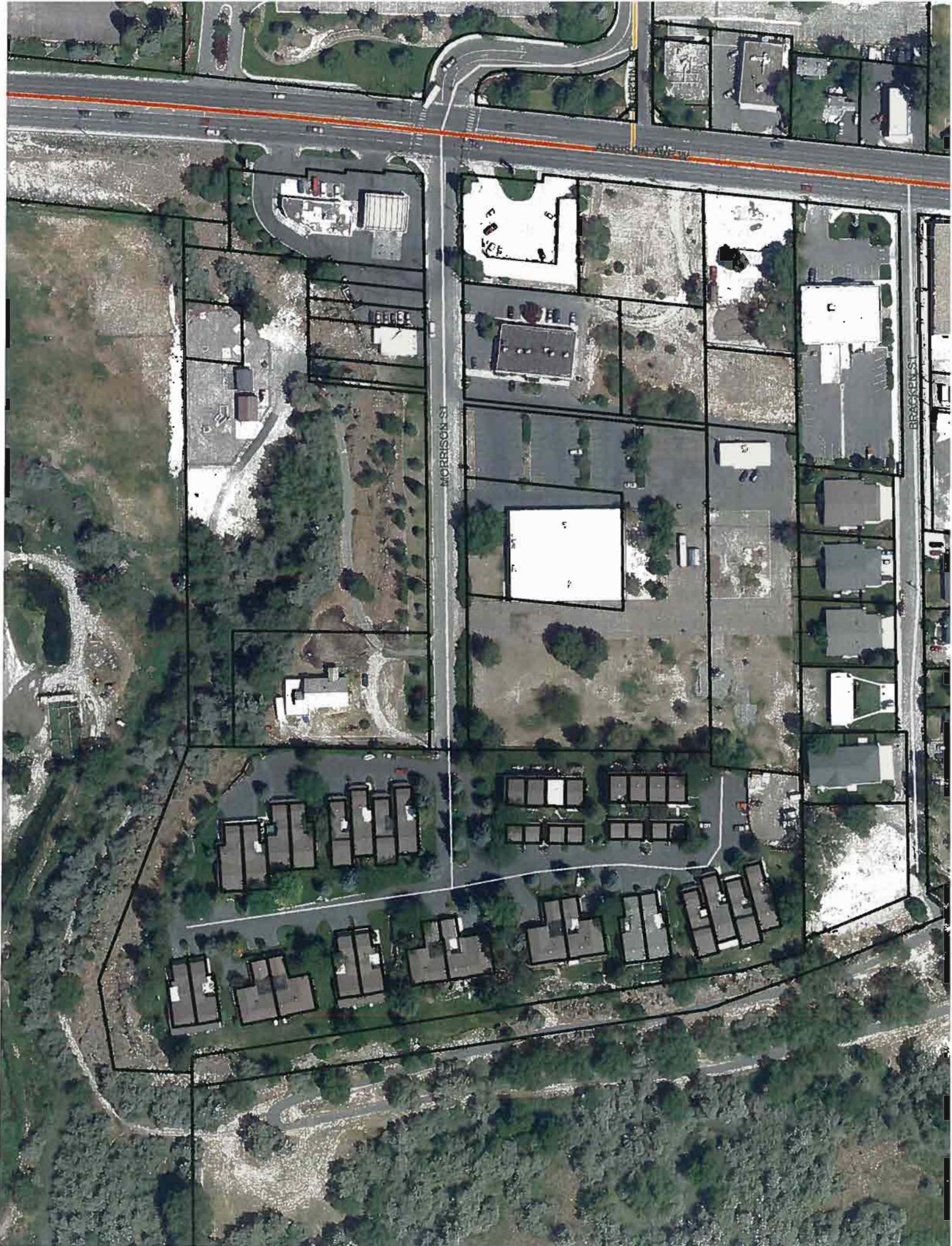
L. A. T. T. E. D.

MORRISON SUBDIVISION T3521



MORRISON







Date: Monday, March 4, 2013
To: Mayor and City Council
From: Travis Rothweiler, City Manager

Request

To receive the Citizens Committee's infrastructure report on the recommendation for improvements to the City's waste water treatment facility and sewer collection lines.

Consideration and possible action on Ordinance 3048, an ordinance calling for a special revenue bond election for the purposes of submitting to the qualified electors of the City of Twin Falls the question of the issuance of up to \$38,000,000 in revenue bonds for the purpose of providing for the acquisition, construction and improvement of wastewater collection and treatment facilities, and other related improvements, equipment, items and costs.

Time Estimate

The Co-Chairs of the Citizens Committee will present their committee's recommendations to the City Council for its collective consideration.

City Manager will present additional background information and Ordinance 3048 to the City Council for its consideration. The estimated amount of time this item will take is 45 to 60 minutes.

Background

On January 11, 2013, the thirty-seven members of the community were gathered together for the purposes of advising the members of the City Council on how to fund improvements needed for the City's waste water treatment plant and collection systems. Over the course of nearly two months, members of the committee learned about the current condition of the City's waste water treatment plant and collection system, capital funding options provided for in the Idaho Code, and modern and innovative waste water technologies.

The members were asked to provide guidance to the City Council on specific questions. Their collective, unanimous responses are:

- 1. Do you recommend the City make improvements to the waste water system at this time?**
Response: Yes.
- 2. How do you propose the City fund the improvements?**
Response: Revenue Bond.
- 3. How much do you recommend the City spend on the improvements? (Which Phase)?**
Response: \$38 million to cover Phase 1 of the City's waste water treatment plant master plan and areas of the City's collection system.
- 4. If a revenue bond is selected as the funding vehicle of choice, what term does the committee recommend (15, 20, 25 years)?**
Response: 20-year, "wrapped" issuance.

5. If a revenue bond is selected, when do you recommend the City hold the election? May or November?

Response: May 2013

6. Do you believe the recommended project scope and proposed technology is in the long-term and best interest of the City and its growth plans?

Response: Yes

If the bond passes, a residential customer will see a \$5.21 per month increase to the sewer portion of the utility bill to cover the new debt. Industrial users would pay their proportionate share, which amounts to an average increase of 27% for the City's industrial customers.

Approval Process:

Approval of the Ordinance requires a simple majority vote of the City Council members present.

Budget Impact:

There are no budgetary or financial impacts to the City of Twin Falls with the passage of this ordinance.

Regulatory Impact:

Idaho Code Section 50-1027 through 50-1042, commonly referred to as the Revenue Bond Act, describes the process a municipality must follow if it is to issue a Revenue Bond for capital improvements to an "enterprise" type fund.

Attachments

1. Ordinance 3048
2. Financial information about the recommended finance package
3. Comparative waste water rate information
4. A power point presentation developed by CH2M Hill describing the process used to select the technology to be used in Phase 1
5. Recommended improvements to be made to the City's collection system

ORDINANCE NO. 3048

AN ORDINANCE CALLING A SPECIAL REVENUE BOND ELECTION FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED ELECTORS OF THE CITY OF TWIN FALLS, IDAHO, THE PROPOSITION OF THE ISSUANCE OF UP TO \$38,000,000 IN REVENUE BONDS OF THE CITY OF TWIN FALLS, IDAHO; ESTABLISHING AN OFFICIAL BALLOT PROPOSITION; ESTABLISHING THE QUALIFICATIONS FOR VOTERS AND THE HOURS WHEN POLLS WILL BE OPEN; PROVIDING FOR THE APPROPRIATE ADMINISTRATION OF THE ELECTION AND DISTRIBUTION OF BALLOTS AND FOR THE PUBLICATION OF THE SAMPLE BALLOT AND NOTICE OF THE ELECTION; PROVIDING CONTENT AND TEXT FOR THE PUBLIC NOTICE; PROVIDING FOR THE ISSUANCE OF BONDS UPON THE SUCCESSFUL PASSAGE OF THE ISSUE BY THE VOTERS; CALLING FOR APPROPRIATE CANVASSING AFTER THE ELECTION IN ORDER TO CERTIFY THE RESULTS; CALLING FOR THE LEVY OF A TAX AS NEEDED TO PAY SUCH BONDS; AND PROVIDING AN EFFECTIVE DATE, THE RULE REQUIRING THREE SEPARATE READINGS HAVING BEEN DISPENSED WITH.

WHEREAS, the current wastewater collection and treatment facilities (System) in use by the City of Twin Falls, Idaho (the "City") is in need of major structural repairs, enlargement and improvement; and the Mayor and City Council have determined it to be in the best interest of the City and its residents to improve the wastewater collection and treatment system and related facilities (collectively, the "Project"); and

WHEREAS, the City does not have sufficient funds available to pay the cost of the foregoing Project and has determined it advisable to finance a portion of such cost through the issuance of the revenue bonds of the City in an amount not to exceed \$38,000,000, pursuant to the provisions of the Revenue Bond Act (the "Act") cited as §§50-1027 through 50-1042, Idaho Code, and all laws thereunto enabling, and in order to do so desires to provide for the holding of the special bond election required by said Chapter.

WHEREAS, the net revenues to be derived from the operation of the wastewater collection and treatment system may be pledged lawfully and irrevocably to secure the repayment of such Bonds herein authorized pursuant to the Act; and,

WHEREAS, such Bonds shall not be a debt of the City and it shall not be liable thereon, nor shall such Bonds be payable out of any other funds other than the revenue from the System pledged to the payment thereof; and

WHEREAS, said Bonds cannot be issued without the assent of a majority of the qualified electors of the City voting at an election held for the purpose of authorizing or refusing to authorize the issuance of said Bonds; and

WHEREAS, neither the question herein set forth nor any question for a similar, or like, purpose has been defeated at an election which has been held in the City within six (6) months of the date of the adoption of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Twin FallsTwin Falls Idaho, as follows:

SECTION 1. That a Special Revenue Bond Election is hereby called to be held in the City of Twin Falls, Idaho, on May 21, 2013, for the purpose of submitting to the qualified electors of the City the proposition set forth in the form of ballot appearing in Section 4 hereof, said election to be held and conducted in accordance with the provisions of Chapters 4 and 10 of Title 50, IdahoCode, as amended, and Title 34, IdahoCode, as amended. The City Clerk is hereby directed to carry out or assist in carrying out said provisions, with the assistance of and in conjunction with any other proper officer or officers of the City and the County Clerk of Twin Falls County, Idaho (the "County Clerk"), as may be necessary or desirable. The ballot proposition and question to be voted upon at the special bond election shall be separate from any other measures or candidates being voted upon at any other election being held or conducted in conjunction with the special revenue bond election. Only those qualified City electors casting valid ballots upon the bond proposition and question set forth in Section 4 of this Ordinance shall be counted in determining the number of qualified electors voting at or participating in the special bond election.

SECTION 2. That the polls at said election shall open at the hour of 8:00 o'clock a.m. and remain open continuously until the hour of 8:00 o'clock p.m., or as otherwise determined by the County Clerk, and then close. The City shall have the number of precincts and regular polling places for said election as may be designated necessary by the County Clerk pursuant to IdahoCode Sections 50-403 and 50-405.

SECTION 3. That all qualified electors of said City, eighteen (18) years of age or older, who are citizens of the United States and have legally resided in the City for at least thirty (30) days prior to the date of the election, and who are properly registered as provided by law, are entitled to vote at said special bond election.

SECTION 4. That the ballots and/or the separate portion of a ballot page to be used at said Special Revenue Bond Election shall be prepared and distributed by the County Clerk, and the ballot proposition to be voted upon at the special bond election shall be in substantially the following form:

SPECIAL REVENUE BOND ELECTION

**CITY OF TWIN FALLS
TWIN FALLS COUNTY
STATE OF IDAHO**

May 21, 2013

INSTRUCTIONS TO VOTERS:

To vote in favor of issuing the bonds, completely blacken the oval to the left of the words "YES, IN FAVOR of issuing bonds to the amount of \$38,000,000 for the purpose stated in Ordinance No. 3048". To vote against issuing the bonds, completely blacken the oval to the left of the words "NO, AGAINST issuing bonds to the amount of \$38,000,000 for the purpose stated in Ordinance No. 3048". If you change your mind, tear, or make a mistake on this ballot, request a new ballot from an election official.

QUESTION: Shall the City of Twin Falls, Idaho, be authorized to issue and sell its revenue bonds in an amount of up to \$38,000,000 payable from wastewater fund revenues, over a term which may be less than but which shall not exceed twenty (20) years, for the purpose of providing for the acquisition, construction and improvement of wastewater collection and treatment facilities, and other related improvements, equipment, items and costs incidental thereto, as more fully provided in Ordinance No. 3048?

YES, IN FAVOR OF ISSUING BONDS
TO THE AMOUNT OF \$38,000,000
FOR THE PURPOSE STATED IN
ORDINANCE NO.3048.

NO, AGAINST ISSUING BONDS
TO THE AMOUNT OF \$38,000,000
FOR THE PURPOSE STATED IN
ORDINANCE NO.3048.

The following information is required by §34-439, IdahoCode:

The total existing general obligation bond indebtedness, including interest accrued as of March 4, 2013, of the City of Twin Falls is \$0.00. The total existing other indebtedness, including interest accrued as of March 4, 2013, of the City of Twin Falls is \$49,042,629. The interest rate anticipated on the proposed revenue bonds is two and one-half(2.5%). The range of anticipated rates is from zero and one-half percent (0.5%) to four percent (4.0%). The total amount estimated to be repaid over the life of the proposed revenue bonds, based on the anticipated interest rate, is \$49,802,693.

(End of Form of Official Ballot)

SECTION 5. That the City of Twin Falls hereby determines, and the City Treasurer or Chief Financial Officer has verified or will verify with the Twin Falls County Treasurer prior to the issuance of any bonds that may be authorized by the election, that the outstanding amount of all bonds and other revenues of the City, including the bonds proposed under this Ordinance, will

not exceed two percent (2%) of the market value for assessment purposes of the real and personal property in the City according to the assessment of the preceding year.

SECTION 6. That the administration of the special bond election shall be conducted by Twin Falls County and the County Clerk, all in accordance with Chapter 4 of Title 50, Idaho Code, and Title 34 of the Idaho Code, and this Ordinance. The City Clerk shall confirm with the County Clerk that a sample ballot has been printed before said revenue bond election, which sample ballot shall be in and contain the same form as the official ballot proposition set forth in Section 4 hereof. The City Clerk shall also confirm with the County Clerk that the form of sample ballot for the special bond election will be published in The Times News, the official newspaper of the City, in accordance with Idaho Code Sections 34-602 and 34-1406.

SECTION 7. That notice of said Special Revenue Bond Election shall be given by the County Clerk by publication of the notice of special bond election in The Times News, the official newspaper of the City of Twin Falls, Idaho, at least two (2) times, with the first publication not less than twelve (12) days prior to the date fixed for the holding of said election and the last publication of notice shall be made not less than five (5) days prior to said election. Said notice shall be in substantially the form attached hereto as Exhibit "A".

SECTION 8. That if at said election a majority of the qualified registered electors of the City, eighteen (18) years of age or older who have resided in the City for thirty (30) days voting thereat assent to the issuance of said bonds, the revenue bonds of the City shall be issued as hereinabove provided and shall mature over a period commencing at the expiration of one (1) year from their date and ending not more than twenty(20) years from their date and shall bear interest and be payable, in accordance with the provisions of Revenue Bond Act (the "Act") cited as §§50-1027 through 50-1042, IdahoCode, and all laws thereunto enabling.

SECTION 9. That the County Clerk shall, in accordance with the provisions of Sections 50-403 and 50-405, IdahoCode, hereafter designate the judges and clerks to serve at each polling place within each precinct. The County Clerk is hereby requested to notify said appointees of their appointment and to administer the oath of office to the election judges and clerks before or upon delivery of the special bond election ballots and election supplies.

The County Clerk is hereby also requested to provide an "absent elector's polling place" as required by Section 34-1006, IdahoCode.

SECTION 10. That when the polls are closed, the election officials for the special bond election shall immediately proceed to count the ballots cast at the special bond election. The counting shall be continued without adjournment until completed and result declared. The election judge and clerk shall thereupon certify the returns of the special bond election to the County Clerk, who shall present the results to the Twin Falls County Commissioners. As provided by Idaho Code Section 50-412, the Twin Falls County Commissioners shall thereafter meet within ten (10) days following the election, or at such time to which said meeting is continued, for the purpose of canvassing the results of the special bond election. The County Clerk shall thereupon certify the special bond election results to the City Clerk. The results shall then be entered in the minutes of the City Council and proclaimed as final.

SECTION 11. That said revenue bonds shall be issued if carried by the City of Twin Falls electorate, as aforesaid indicated, and payment of principal and interest shall be made on up to \$38,000,000 principal amount of said bonds, through the pledge of wastewater system revenues, beginning June 2014 or thereafter and continuing until principal and interest shall have been fully paid, in such amounts and at such rates as are necessary to assure the prompt payment of such interest, and also to establish and to constitute a sinking fund sufficient for the payment of the principal thereof, and it is hereby ordered that wastewater system charges be amended to provide for payment of principal and interest; provided, however, the charges shall never be diminished prior to payment of all bonds excepting in any year to the extent that other available revenues or funds shall have been applied to or set aside in a special fund to be irrevocably held for the payment of principal or interest or both, payable from wastewater system revenues. The proper officer or officers of said City are hereby authorized and directed to do all things requisite and necessary to carry out the provisions of this section and to apply the proceeds of the taxes so collected to the payment of such principal and interest.

SECTION 12. That this Ordinance, or a summary thereof, shall be published within thirty (30) days after its passage in one issue of The Times News, the official newspaper of said City, in accordance with Sections 50-901 and 50-901A, IdahoCode, as amended, and shall take effect and be in full force immediately upon its passage, approval and publication; and that any rule requiring three (3) separate readings of this Ordinance has been properly dispensed with by the City Council.

ADOPTED and APPROVED this __ of March, 2013.

CITY OF TWIN FALLS, IDAHO

(S E A L)

By: _____
MAYOR

ATTEST:

By: _____
CITY CLERK

EXHIBIT “A”

NOTICE OF SPECIAL REVENUE BOND ELECTION

Pursuant to the laws of the State of Idaho and Ordinance No. 3048 of the City of Twin Falls, Twin Falls County, Idaho, notice is hereby given that a special revenue bond election will be held in the City on Tuesday, May 21, 2013, beginning at the hour of 8:00 o'clock a.m. and closing at the hour of 8:00 o'clock p.m. on said date, for the purpose of taking a vote upon the following question, to-wit:

QUESTION: Shall the City of Twin Falls, Idaho, be authorized to issue and sell its revenue bonds in an amount of up to \$38,000,000 payable from wastewater system revenues, over a term which may be less than but which shall not exceed twenty (20) years, for the purpose of providing for the construction and improvement of wastewater collection and treatment facilities, and other related improvements, equipment, items and costs incidental thereto, as more fully provided in Ordinance No. 3048?

The following information is required by Section 34-439, IdahoCode:

The total existing general obligation bond indebtedness, including interest accrued as of March 4, 2013, of the City of Twin Falls is \$0.00. The total existing other indebtedness, including interest accrued as of March 4, 2013, of the City of Twin Falls is \$49,042,629. The interest rate anticipated on the proposed revenue bonds is two and one-half (2.5%). The range of anticipated rates is from zero and one-half percent (0.5%) to four percent (4.0%). The total amount estimated to be repaid over the life of the proposed revenue bonds, based on the anticipated interest rate, is \$49,802,693.

There shall be several voting precincts and polling places, with the overall boundaries of all such precincts taken together being coterminous with those of the City. At said election, officials serving shall be appointed by the Clerk of Twin Falls County. The voting precincts and polling places for the qualified electors shall be as determined by the Twin Falls County Clerk or as follows:

<u>Precincts</u>	<u>Polling Places</u>
Twin Falls 1	T. F. City Council Chambers, 305 3 rd Ave. E., T.F.
Twin Falls 2	T. F. County Courthouse, 425 Shoshone Street N., T. F.
Twin Falls 3, 4	Church of Jesus Christ of Latter-Day Saints, 667 Harrison Street, T.F.
Twin Falls 5, 6	Immanuel Lutheran Church, 2055 Filer Avenue E., T.F.
Twin Falls 7, 9	Valley Christian Church, 1708 Heyburn Avenue E, T.F.
Twin Falls 8, 12	Our Savior Lutheran Church, 464 Carriage Lane N, T.F.
Twin Falls 10, 11	Episcopal Church of the Ascension, 371 Eastland Dr. N., T.F.
Twin Falls 13, 14	Church of Jesus Christ of Latter-Day Saints, 541 Orchard Dr., T.F.
Twin Falls 15, 16	New Hope Christian Fellowship, 181 Morrison Street, T.F.
Twin Falls 17, 18	Church of the Nazarene, 1231 Washington Street N, T.F.
Twin Falls 19-21	Twin Falls Reformed Church, 1631 Grandview Drive N.,T.F.
Twin Falls 22-24	Amazing Grace Fellowship, 1061 Eastland Drive N., T.F.

Twin Falls 25, 26 Church of Jesus Christ of Latter-Day Saints, 541 Orchard Dr., T.F.

Absentee Voting is Available: If there are any questions, please contact the Twin Falls County Clerk at Twin Falls County Courthouse, 2nd floor, 425 Shoshone Street North, Twin Falls, Idaho, or at (208) 736-4004. Location of absentee voting location will be determined by the Twin Falls Board of County Commissioners.

The County Clerk of Twin Falls County is in charge of registration of electors for elections held within Twin Falls County, and electors may register at said County Clerk's office at Twin Falls, Idaho.

Notice is further given that only qualified electors of the City, eighteen (18) years of age or older, who are citizens of the United States and have legally resided in the City for at least thirty (30) days prior to the date of the election, are eligible to vote in said election. Pursuant to Title 34, Chapter 4, IdahoCode, as amended, any person desiring to vote must register with the Clerk of Twin Falls County, or with any other registrar(s) the County Clerk has appointed, not less than twenty-five (25) days preceding the date of the election. An individual who is eligible to vote may also register on election day by appearing in person at the polling place for the precinct in which the individual maintains residence, by completing a registration card, making an oath in the form prescribed and providing proof of residence as and if called for under Section 34-408A, IdahoCode.

The voting at said special bond election shall be by ballot on a separate portion of a ballot page. The ballot proposition to be supplied the voters for their use at said special bond election shall be in the form set out in said Ordinance No. 3048.

Absentee voting will be permitted for the above-described special bond election in the manner prescribed by law. Any qualified elector of the City may make a written application for an absentee voter's ballot to the County Clerk in accordance with law for an absentee ballot; provided that an absentee ballot must be returned to and received by the County Clerk by 8:00 o'clock p.m. on the day of the special bond election in order to be counted.

If at said Special Revenue Bond Election a majority of the qualified registered electors eighteen (18) years of age or older voting at such election assent to the issuing of said revenue bonds and the incurring of the indebtedness thereby created for the purposes stated in the election question and Ordinance No. 3048 of the City, such revenue bonds in an amount of up to \$38,000,000 shall be issued by the City of Twin Falls for such voted purpose in the manner provided by the Revenue Bond Law of Idaho. Said revenue bonds, or any issue thereof, shall mature over a period commencing at the expiration of one (1) year from their date and ending not more than twenty (20) years from their date and shall bear interest and be payable from wastewater system revenues, in accordance with the provisions of Section 50-1026, IdahoCode, and the Revenue Bond Law of Idaho, Title 57, Chapter 2, as amended.

BY ORDER OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, this ___ day of March, 2013.

/s/
GREG LANTING, MAYOR

ATTEST:

By: /s/
DEPUTY CITY CLERK

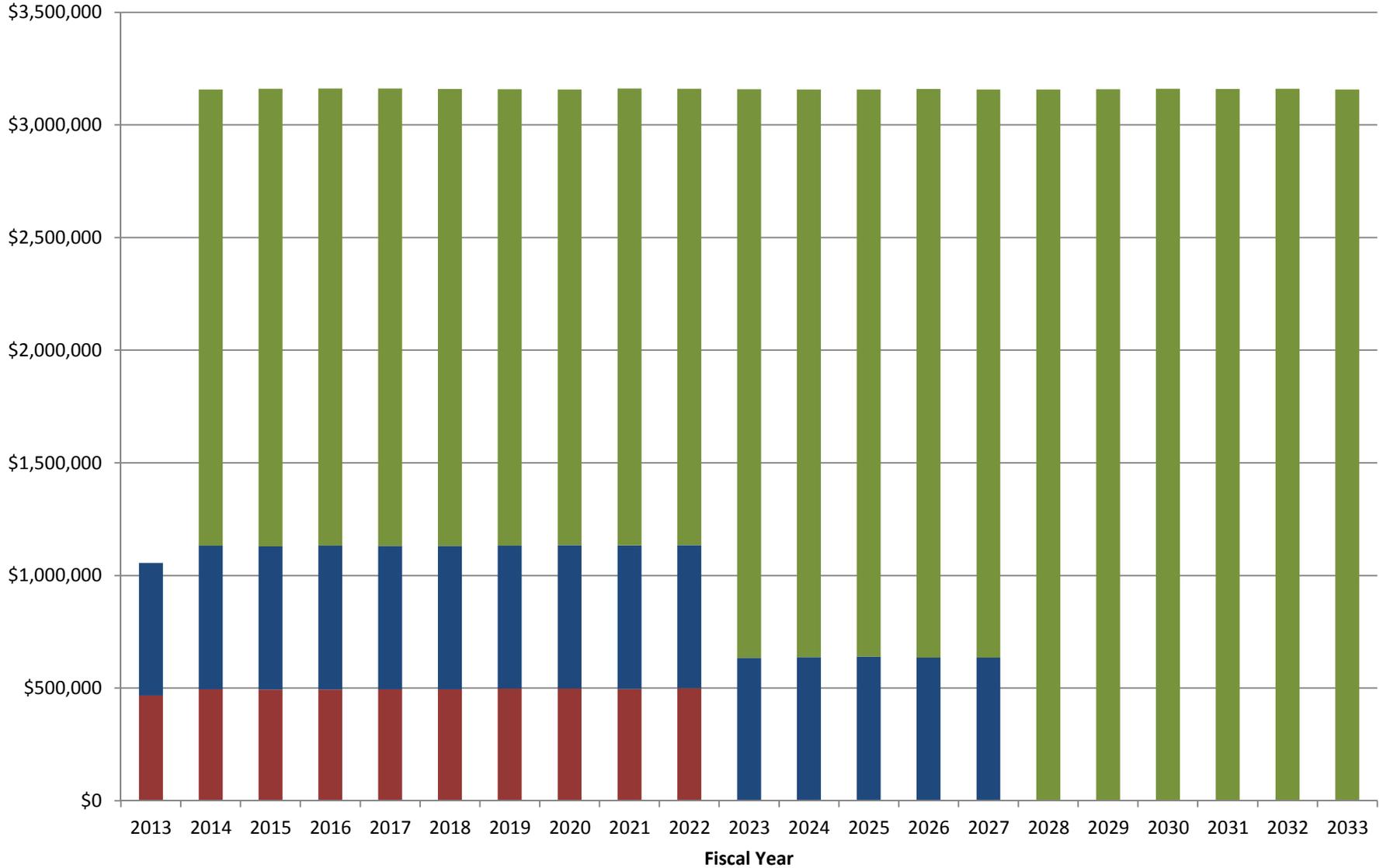
(End of Form of Notice)

City of Twin Falls, Idaho

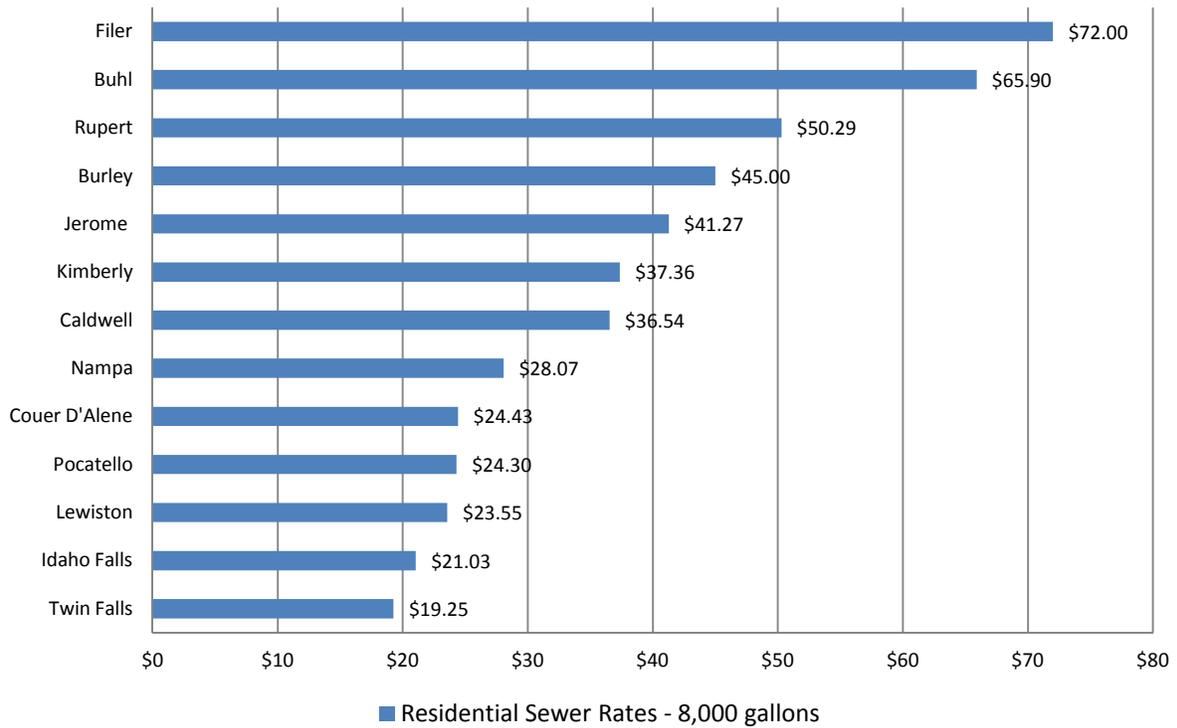
Wastewater Revenue Bonds

(20 Year \$38 Million New Money Wrapped Around Existing Debt)

■ 2012C Refunding Bonds
 ■ 2012C New Money Bonds
 ■ Proposed 2013 \$38M Bonds



Residential Sewer Rates (Month)



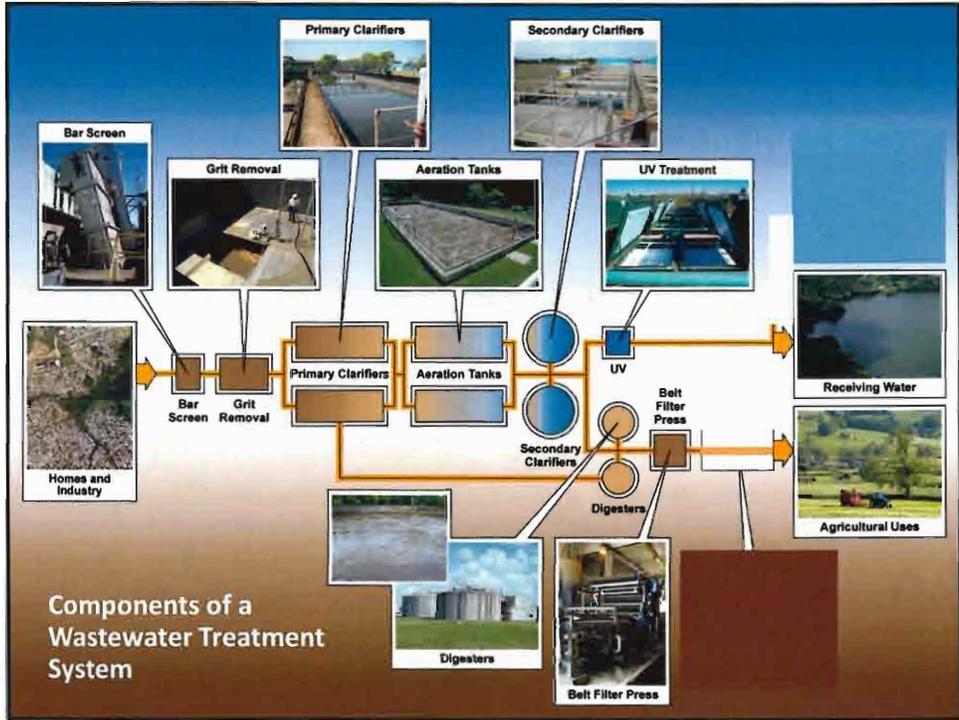
Twin Falls Wastewater Treatment Facility Plan



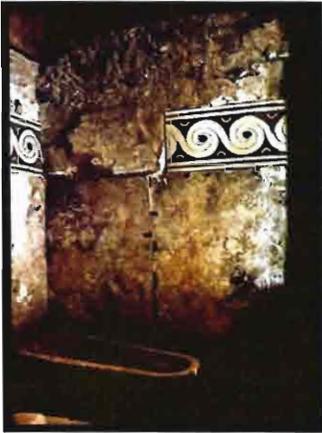
*Phase 1 Expansion - Summary
February 15, 2013*

Wastewater Treatment Objectives

- Cleanup the wastewater. Remove:
 - Large objects – rags, plastic bottles, debris
 - Grit
 - Organics
 - Nutrients (Nitrogen & Phosphorous)
 - Pathogens
- Produce effluent that meets regulations (permit)
- Treat & dispose sludge (biosolids)



A Brief History of Wastewater Treatment



Queen's bathroom, Crete. Minoan Civilization (3000 -100 BC)
Source: www.sewerhistory.org



Latrine in Ostia (port city at the mouth of the Tiber River), Rome.
Source: AlMere/Wikimedia Commons.

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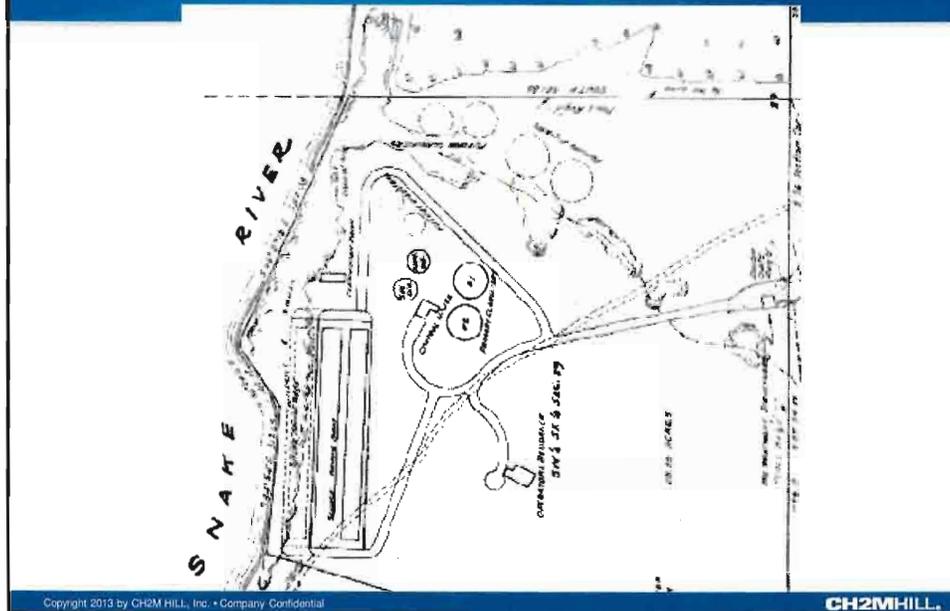
Physical-Chemical Treatment

- First large scale WWTP: 1740, Paris
- 1856 - 1876 > 400 patents granted for all kinds of chemical precipitants
- By 1890 > 200 plants in the UK
- Demise caused by high chemical costs, sludge generation, insufficient removals

The Advent of Biological Treatment

- 1860s – 1890s: Experiments with attached growth and suspended growth systems
- 1889 – Lawrence Experimental Station, KS provided large-scale verification of intermittent bed process. First evidence of biological mechanism.
- 1901 – Madison, WI. First continuous-fed Trickling Filter in USA
- 1919 – Jones & Attwood patent the concept of “Activated Sludge” in UK

Twin Falls WWTP – Project History



Twin Falls WWTP – Project History

- 1961 – Primary Clarification, Digestion, Disinfection
- 1974 – Secondary Treatment (Biotower, Aeration Basins [No. 1 and 2], Clarification)
- 1980 – Intermediate Clarifier (IC), Aeration Basin No. 3, Anaerobic Digestion
- 1995 – Headworks Facility, UV Disinfection
- 1999 – Aeration Basin No. 4, Secondary Clarifier No. 3, Gravity Belt Thickening
- 2010 – Chemically Enhanced Primary Treatment (CEPT)
- 2012 – UV Disinfection System Upgrade, Aeration Blower No. 4
- 2013 – Conversion of IC to Primary Clarifier No. 3

Twin Falls WWTP – 2012



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Twin Falls WWTP – Expansion Criteria

Parameter	Without CEPT	With CEPT
Existing WWTP Capacity		
Flow, Average Day Maximum Month (MGD)	9.6	11.0
BOD ₅ (lbs/day)	28,000	30,000
TSS (lbs/day)	22,000	23,000
Phase 1 Expansion Capacity		
Flow, Average Day Maximum Month (MGD)	16.0	18.5*
BOD ₅ (lbs/day)	52,000	60,000
TSS (lbs/day)	36,000	41,800

Notes:

1. BOD₅, 5-day Biochemical Oxygen Demand
2. TSS, Total Suspended Solids
3. CEPT, Chemically Enhanced Primary Treatment
4. (*), Additional unit processes are required at the WWTP to meet this capacity

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Liquids Treatment Alternatives

1. Conventional Activated Sludge (Selectors/Aeration Basins)
2. Roughing Moving Bed Biofilm Reactor (MBBR)
3. Integrated Fixed-film Activated Sludge (IFAS)
4. Membrane Bioreactor (MBR)

Alternatives Evaluation Approach

- Non-Monetary Criteria (used to calculate benefit score):
 - Permit Compliance
 - System Reliability
 - Ease of Operation and Maintenance
 - Adaptability and Phasing
 - Environmental Sustainability
 - Social Impacts
- Monetary Factors:
 - Capital and O&M Costs
 - Net Present Value (**20-year period, 24-mgd ADMM**)
- Benefit Score to Normalized NPV Cost

Summary of Alternatives Evaluation Results

Non-Monetary Criteria Weighting

NON-MONETARY DECISION CRITERIA AND WEIGHTS

		A	B	C	D	E	F			
	Criteria	Permit Compliance	System Reliability	Ease of Operation and Maintenance	Adaptability and Phasing	Environmental Sustainability	Social Impacts	Total Scores	Weighting Percentage	Relative Weights
A	Permit Compliance	A	3	4	3	5	4	19	21.1%	3.80
B	System Reliability	3	B	4	3	5	4	19	21.1%	3.80
C	Ease of Operation and Maintenance	2	2	C	2	5	3	14	15.6%	2.80
D	Adaptability and Phasing	3	3	4	D	5	3	18	20.0%	3.60
E	Environmental Sustainability	1	1	1	1	E	1	5	5.6%	1.00
F	Social Impacts	2	2	3	3	5	F	15	16.7%	3.00
								90	100.0%	18.00

Scores

- 5 =Significantly More Important
- 4 =More Important
- 3 =Equal in Importance
- 2 =Less Important
- 1 =Significantly Less Important

Min value = 5

Benefit Scores

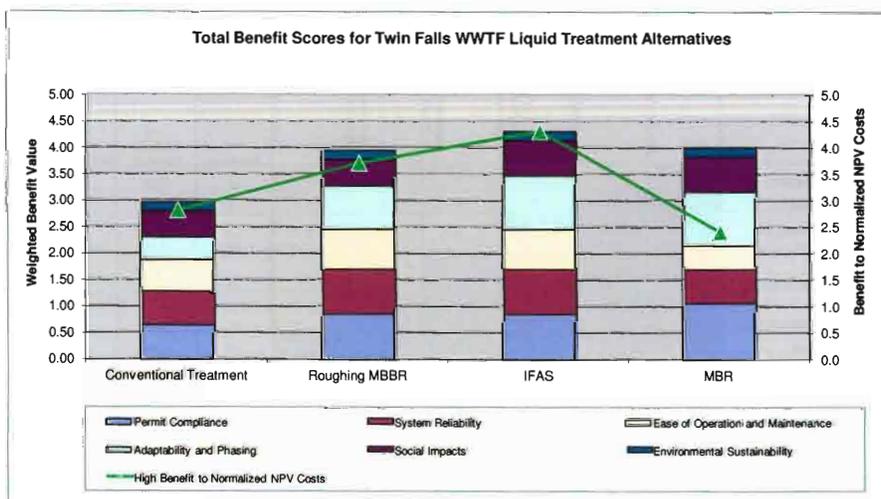
Criteria		Liquid Treatment Alternatives			
		Conventional Treatment	Roughing MBR	IFAS	MBR
A	Permit Compliance	3	4	4	5
B	System Reliability	3	4	4	3
C	Ease of Operation and Maintenance	4	5	5	3
D	Adaptability and Phasing	2	4	5	5
E	Environmental Sustainability	3	3	3	3
F	Social Impacts	3	3	4	4
Raw Score =		18	23	25	23
Number of criteria =		6	6	6	6
Relative Score =		1.00	1.28	1.39	1.28

Note: Scores > 1 indicate net positive; Scores < 1 indicate net negative

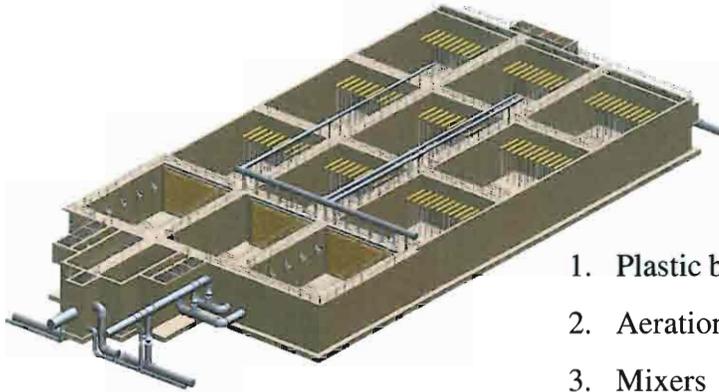
Scores

- 5 = Significant Positive Score
- 4 = Positive Score
- 3 = Neutral Score or No Impact
- 2 = Negative Score
- 1 = Significant Negative Score

Benefit to NPV Scores



IFAS Reactor



1. Plastic biofilm carriers
2. Aeration
3. Mixers
4. Plastic biofilm carrier retention screens

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Plastic biofilm carriers

- Maximum fill: 67% by volume
- Effective specific surface area limited to interior protected surfaces

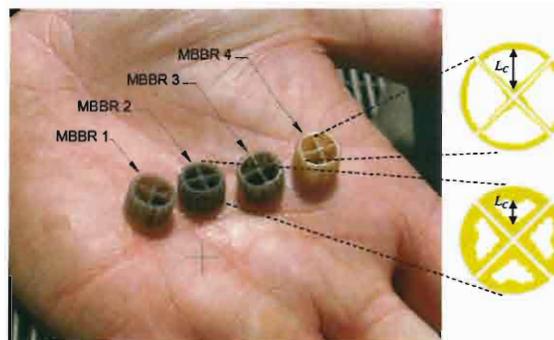


Figure by: Boltz, J.P., Johnson, B.R., Daigger, G.T., Sandino, J., and Elenter, D. (2009c). Modeling integrated fixed film activated sludge (IFAS) and moving bed biofilm reactor (MBBR) systems II: evaluation. *Wat. Env. Res.* 81(6), 576-586.

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Plastic Biofilm Carriers – Installation



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Twin Falls WWTP – Phase 1 Expansion



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IFAS System

Advantages

- Provides improved process stability and capacity – can handle periodic peak influent loads
- Proven performance within the industry
- Increased nitrification capacity (removal of ammonia-nitrogen), especially in the winter months – ability to optimize nitrification process (only remove the amount of ammonia-nitrogen needed).
- Incorporation of biofilm process improves sludge settleability
- Significant historical design and operating experience available
- Ease of expansion for future capacity
- No site constraints to meet 2033 conditions

Phase 1 Expansion – Conceptual Cost Estimate

Phase 1 Expansion	Capital Cost Estimate
Total Phase 1 Cost	\$ 32.3M
IFAS Reactor	\$ 15.9M
Blower Expansion	\$ 3.8M
Yard Piping	\$ 1.8M
UV Disinfection Expansion	\$ 0.5M
Secondary Clarifier 4	\$ 3.1M
RAS Pump Station	\$ 6.7M
Belt Filter Press	\$ 0.5M

How much will Phase 1 cost the average citizen?

Assumptions

Amount	\$32,300,000
Years	20
Interest Rate	2.50%
Annual Debt Service	\$2,121,160
Number of Customers	14,000
Average Citizen Rate Increase per Month	\$6.50 - \$7.50

Questions?

Twin Falls Wastewater Treatment Plant Facilities Plan				
DRAFT - Phased Expansion Alternatives				
Capacity Requirements Only				
Unit Process	Resulting WWTP Capacity (ADMM, mgd)	Capital Cost (Million \$)	Trigger Capacity (ADMM, mgd)	Description
Roughing MBBR	13	15.9	7.68	MBBR with 30% media fill
New Blower Building	13	3.77	7.68	Additional 6,000 scfm required, assume new blower structure installed
Yard Piping - 1	24	1.01	7.68	Increase PE and ML piping required, sized to meet buildout conditions
UV Disinfection Expansion - 1	14.73	0.5	8.85	The existing UV system is currently rated at 8.3-mgd/channel on a peak hour(PH) basis (5.53-mgd ADMM). Three channels are currently installed, for a total capacity of 24.9-mgd PH (16.6-mgd Firm). The initial expansion of the UV system includes the installation of one UV bank per channel.
Sub-total (Phase 1A)		13	21.18	
Secondary Clarifier 4	15	3.09	10.4	15-mgd capacity is assuming only MBBR in operation. With only a MBBR, the existing aeration capacity of the ABs may be exceeded.
RAS Pump Station		6.7	10.4	With construction of SC4, a new RAS pump station is required. It would seem appropriate to extend the new RAS piping up to the MBBR (making this a IFAS reactor). See capacity impacts following.

Twin Falls Wastewater Treatment Plant Facilities Plan				
DRAFT - Phased Expansion Alternatives				
Capacity Requirements Only				
Unit Process	Resulting WWTP Capacity (ADMM, mgd)	Capital Cost (Million \$)	Trigger Capacity (ADMM, mgd)	Description
Yard Piping - 2	24	0.78	10.4	Additional ML (AB to SC4), additional RAS piping (to IFAS reactor), additional SE
IFAS Upgrade (Additional RAS piping only)	16			With RAS conveyed to the MBBR reactor, this now becomes an IFAS reactor - increasing the system capacity. Plastic biofilm carriers (media) are still at 30% fill. Cost is included in the RAS building
Belt Filter Press 3	16	0.5	12.5	These capacity criteria assume a similar daily operation as currently used at the WWTP. Additional capacity can be gained by extending operational hours.
Sub-Total (Phase 1B)		16	11.1	
Headworks Expansion	26.67	7.29	11.73	Includes additional screening, grit removal, and flow measurement
UV Disinfection Expansion - 2	22.06	1.88	11.79	Installation of additional UV channel (total of 4 channels)
IFAS Upgrade (Additional Media)	18	1.08	15	50% media fill increases the capacity to 18-mgd ADMM. The secondary capacity at this time is limited by the associated secondary clarifier capacity. Note, 40% media fill increases the WWTP capacity to 17-mgd ADMM.
Sub-Total (Phase 2)		18	10.25	
Secondary Clarifier 5	20	3.09	14.4	SC 5 is required to increase the WWTP capacity, 50% media fill maintained within IFAS reactor.

Twin Falls Wastewater Treatment Plant Facilities Plan				
DRAFT - Phased Expansion Alternatives				
Capacity Requirements Only				
Unit Process	Resulting WWTP Capacity (ADMM, mgd)	Capital Cost (Million \$)	Trigger Capacity (ADMM, mgd)	Description
Blower and aeration system upgrades	24	2.65	14.4	The existing aeration system within the aeration basins (diffusers, etc) may need to be modified to address the additional air demand required. Additional blower is required.
Yard Piping - 3	24	1.55	14.4	Additional ML (AB to SC5), additional SE (SC to UV), additional PLE (parallel outfall), increase size of par shall flume
Belt Filter Press 4 - Dewatering Building Expansion	24	2.5	14	A fourth BFP can bring the dewatering capacity to the buildout scenario, but the operation of these presses is increased (approximately 20 hour/day for 5 days/week).
Sub-total (Phase 3)		20	9.79	
Digester 3 (include control building)	24	15.38	16	At an ADMM influent flow of 16 mgd, the existing digester (1 and 2 in service) hydraulic residence time is 20 days - 15 days is required. Digester 3 will provide capacity through the 24-mgd ADMM condition.
Gravity Belt Thickener 2	24	0.43	16	The additional 3-m GBT results in the Thickening Building being able to address the new loads (even with the CEPT system in service)
UV Disinfection Expansion - 3	29.39	0.54	17.65	Installation of additional UV channel (total of 5 channels)

Twin Falls Wastewater Treatment Plant Facilities Plan				
DRAFT - Phased Expansion Alternatives				
Capacity Requirements Only				
Unit Process	Resulting WWTP Capacity (ADMM, mgd)	Capital Cost (Million \$)	Trigger Capacity (ADMM, mgd)	Description
IFAS Upgrade (Additional Media)	22	0.54	19	60% media fill (cost for the additional 10%). 22-mgd ADMM capacity without the CEPT system in operation
IFAS system with CEPT in operation	24	0.84	19	The existing CEPT system is required to be in operation provide the increase in capacity to 24-mgd ADMM. The 60% media fill in the IFAS reactor is maintained. The average annual flow at the buildout conditions is 22 mgd, so the CEPT system may only need to be in operation periodically throughout the year. Improvements include additional chemical storage tanks for the CEPT system.
Sub-total (Phase 4)		24	17.73	
TOTAL			70.0	
Trigger Capacity, percentage of existing	80%			
Notes:				
1. UV Disinfection system capacity is based on the Peak Hour conditions. The ADMM capacity values listed are based on the PH:ADMM peaking factor of 1.5.				

2013 City of Twin Falls Sewer System Improvement Analysis



February 22, 2013

2013 City of Twin Falls Sewer System Improvement Analysis

EHM Engineers has analyzed specific areas within the City of Twin Falls that require or will require in the near future major improvements to meet the needs of the city's service area. Several areas identified would be best served by an overall project to reduce costs although several areas could be improved with staged construction.

The data used for this analysis was derived from City records, local knowledge of the systems history, and the 2009 Collection System Report and subsequent studies. The estimated costs depicted are based on 2012 prices and a broad history of the knowledge of potential obstacles that will be incurred, although there are many factors that will contribute and the actual final costs could be expected to vary significantly from these estimates.

Accompanying is an itemized list of improvements, Exhibit A, as well as location maps of targeted areas, B through F. This list is not intended to depict all improvements necessary. Other improvements have been identified although not included in this analysis. Based on need these improvements could be added to this list based on expansion of industry or residential growth.

Projects over the course of the last few years, including the Northeast sewer project from last year, need to be evaluated in relation to their impact on the existing model. Ultimately, a more detailed study will be required to recognize needs and identify actual costs. This report has been compiled as a starting point and reference of major projects requiring the attention of the City of Twin Falls in the near future.

EXHIBIT A

Improvements West Side of City:

<u>Location</u>	<u>Improvement</u>	<u>Est. Cost</u>
Downstream of Grandview Dropline (CB – EX. B)	250 LF – 27”	\$320,000
Grandview Drive North (CC – EX. B)	1650 LF – 42”	\$550,000
Grandview/Pole Line Int. (BW – EX. B)	430 LF – 12”	\$110,000
Filer Ave. to Rock Creek (BR,BS,BT,BQ – EX. C)	2780 LF – 27” to 30” Various Upsize	\$725,000
Rock Creek LS to Addison (AT – EX. C)	1000 LF – 18” Force Main	\$210,000
Rock Cr. LS to Blue Lakes (AK,AL,AM,AN,AO,AQ – EX. C)	8640 LF – 18” to 30” Various Upsize	\$2,350,000
Southeast Basin 1 Siphon (D – EX. C)	145 LF – 12” Parallel Includes Diversion St.	\$95,000
Perrine Dropline (CF,CG,CE – EX. C)	800 LF – 10” to 16”	\$235,000
Con-Agra Siphon (AP – EX. C)	160 LF – 12”	\$135,000
Townsite: Jackson to Monroe (BP – EX. C)	275 LF – 12”	\$70,000

Improvements East Side of City:

<u>Location</u>	<u>Improvement</u>	<u>Est. Cost</u>
Canyon Springs Grade (CSR7 – EX. D)	2110 LF – 18” Parallel Main	\$520,000

EXHIBIT A

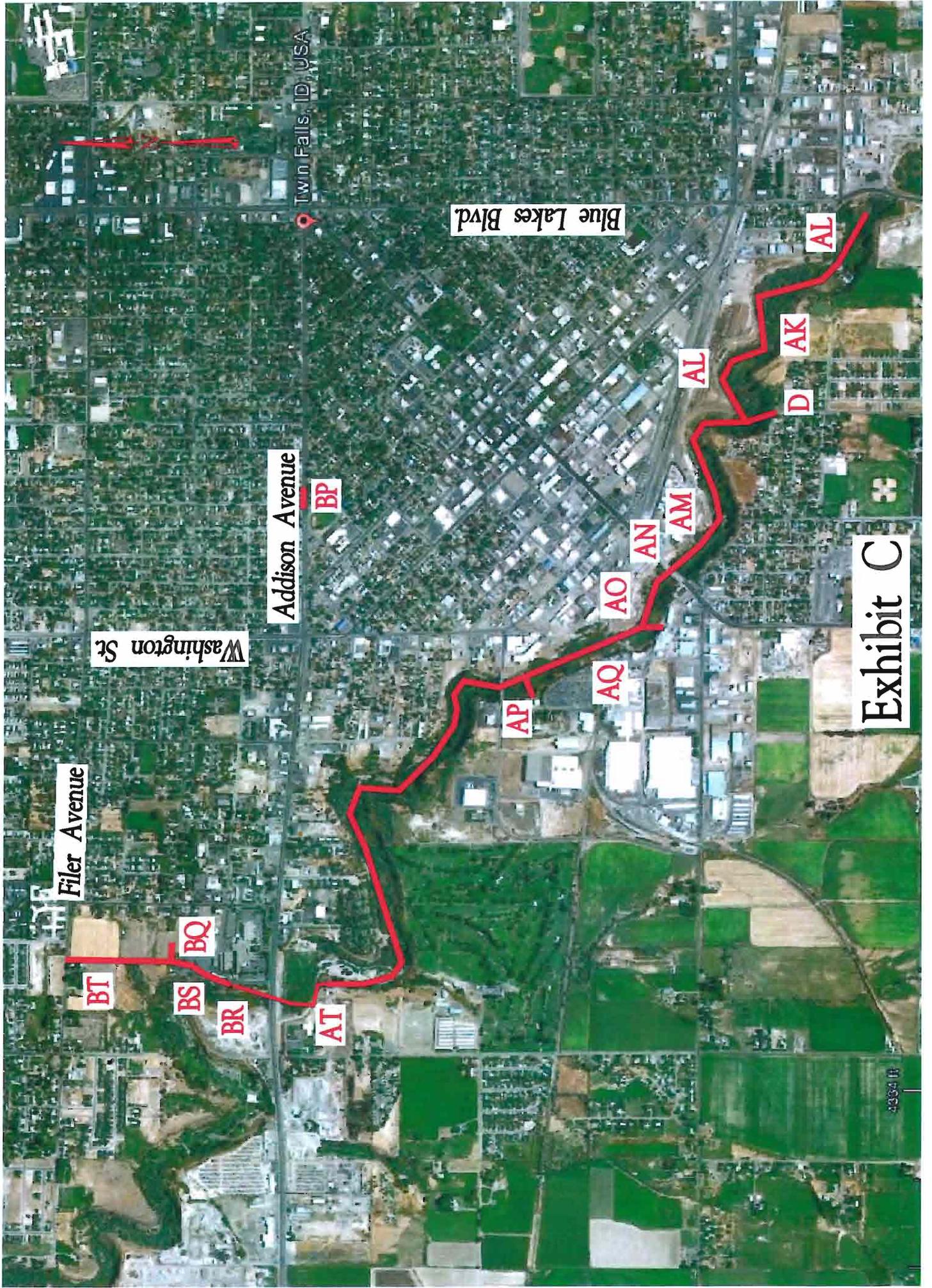
<u>Location</u>	<u>Improvement</u>	<u>Est. Cost</u>
Upper Canyon Springs Rd. (CSR9 – EX. D)	930 LF – 18” Parallel Main	\$285,000
Canyon Springs to Blue Lakes (DM – EX. D)	620 LF – 27” Shared Upsize	\$30,000
Magic Valley Mall (DM – EX. D)	1975 LF – 24” to 27” Various Upsize	\$510,000
Pole Line Road East (DN – EX. D)	4120 LF – 18” Parallel Main	\$995,000

Additional Improvements Identified:

<u>Location</u>	<u>Improvement</u>	<u>Est. Cost</u>
Blue Lakes Basin (CH, CI, CJ, CK – EX. D)	2820 LF – 8” to 15” Various Upsize	\$540,000
Mountain View Basin (CL, CM, CN – EX. D)	1160 LF – 8” to 10” Various Upsize	\$225,000
Northwest Basin (BD through BO – EX. E)	11,350 LF – 18” to 21” Various Upsize	\$2,400,000
Madrona Basin (AY, AZ, BA, BB, BC, AW, AX – EX. F)	3745 LF – 12” to 21” Various Upsize	\$845,000
Perrine Basin (CD – EX. F)	2150 LF – 10” Includes Diversion St.	\$450,000



Exhibit B



Filer Avenue

Washington St

Addison Avenue

Blue Lakes Blvd.

Exhibit C

Twin Falls, ID, USA

2000 ft

BT

BS

BR

BQ

AT

AP

AQ

AO

AN

AM

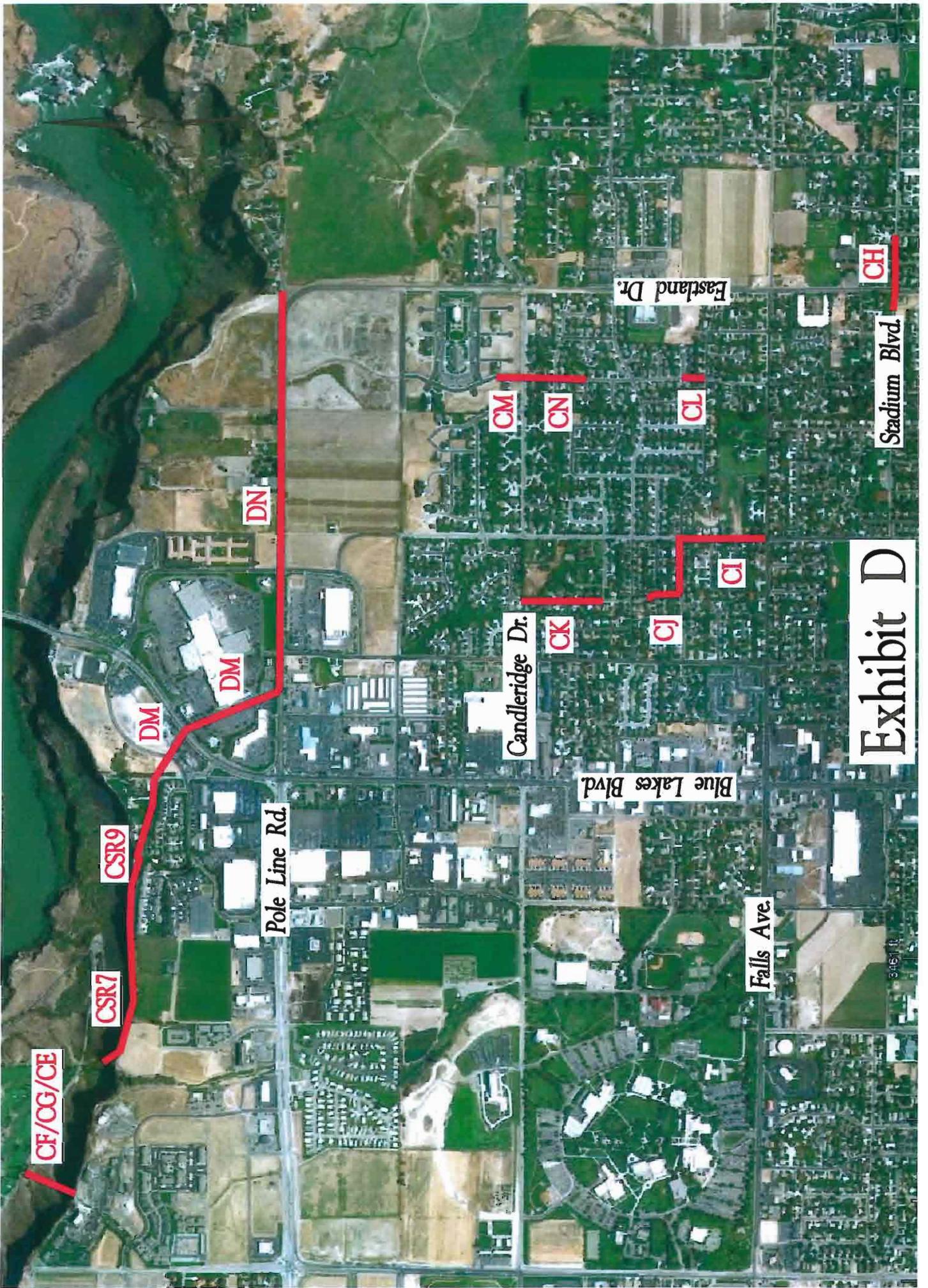
AL

D

AK

AL

BP



CF/OG/CE

CSR7

CSR9

DM

DM

DN

CM

CN

CL

Candleridge Dr.

CK

CJ

CL

Blue Lakes Blvd

Falls Ave.

Pole Line Rd.

Eastland Dr.

Stadium Blvd

CH

Exhibit D



Falls Ave.

CD

Fillmore St.

Filer Ave.

BB

AZ/BA

Blue Lakes Blvd.

Locust St.

Heyburn Ave.

AY

Addison Ave.

Twin Falls, ID, USA

AX

Madrona St.

Elizabeth Blvd.

AW

Exhibit F



Date: Monday March 04, 2013
To: Honorable Mayor and City Council
From: Rene'e V. Carraway, Community Development Department

ITEM IV-1

Request: Request to reconsider conditions placed on an Amendment to the WS&V R-6 PRO PUD Agreement #263, approved October 22, 2012.

Time Estimate: The applicant's presentation may take up to fifteen (15) minutes. Staff's presentation may take an additional five (5) minutes. This item is a public hearing, so time will be needed to allow public comment. Time will also be needed for discussion and questions.

Background:

On **September 20, 2010**, the applicant, WS&V, LLC was granted a rezone of a 20 acre site from R-2 and R-4 PUD to an R-6 PRO PUD Zoning designation, as presented. The proposed planned development presented at the public hearings stated they would encourage a "community type" multi-stage retirement home complex within this site and also emphasized development of associated medical office type uses that would support a complete "community type" multi-stage retirement home complex. The Master Development Plan, submitted showed 5 lots, but did not provide development detail. The stated general concept was that each of the 5 platted lots (approx each consisting of 4 acres), would provide for an individual Master Development Planned Area.

City Code 10-6-1.4 requires a PUD application to provide a Final Development Plan and layout including parking, landscaping and building design & locations, etc. Staff supported the proposed project, as presented, but stated, if approved without the detail of a Final Development Plan, each lot and/or phase of development would require an amendment to the PUD to adopt a Final Development Plan, to allow for public input regarding development of that phase of the project, and to ensure compliance with the requirements of approved PUD. The WS&V R-6 PRO PUD Agreement #263 was recorded in April 2012.

In August 2012 the developer submitted a request to amend the WS&V R-6 PRO PUD Agreement #263 to allow the development of a 60-unit residential apartment complex, consisting of 10 buildings on a five (5) acre lot within this PUD. The request was presented at a public hearing before the Planning & Zoning Commission on September 25, 2012. The Commission unanimously recommended approval of the amendment, as presented, and subject to four (4) conditions. The Commission's recommendation was presented to the City Council at a public hearing on October 22, 2012. The City Council, by a vote of 5 for and 1 against, granted the request, as recommended by the Planning & Zoning Commission, subject to the following conditions:

1. Subject To Amendments As Required By Building, Engineering, Fire, And Zoning Officials To Ensure Compliance With All Applicable City Code Requirements And Standards And The WS&V Amended PUD Agreement #263, as approved.
2. Infrastructure Modeling Is Not Required For Lot 1 Block 1, WS&V Subdivision-A PUD. Future Infrastructure Modeling May Be Required Upon Future Development Of Remaining Undeveloped Property Within The WS&V R-6 PRO PUD.
3. Subject To The Final Plat Of The WS&V Subdivision, A PUD and the WS&V R-6 PRO Amended PUD Agreement, Being Recorded Prior To Any Development. "
4. The PUD Amendment Is Approved, as presented, subject to the following 4 amendments: (See attached Amended Exhibit "C"):
 - a. Detached accessory buildings (more than 1,000 sq ft) located within the 5 acre Field Stream Apartment Project, as approved, may be permitted if associated with residential development, for uses such as carports, garages or a clubhouse for use by the tenants.
 - b. Within the 5 acre Field Stream Apartment Project, as approved, multiple buildings may be allowed on one lot which shall all remain under single ownership.
 - c. A requirement of a minimum 15% and a maximum of 85% of development within the entire 20 (+/-) acre WS&V PUD shall be classified as residential, as per Exhibit "C".
 - d. Wood or cementitious materials (e.g. hardie board) shall be allowed as an exterior building material within the entire 20 (+/-) acre WS&V PUD.

The applicant submitted a letter requesting reconsideration of the Council's decision. The applicant states in the letter they feel there has been a misunderstanding in the interpretation of their original proposal and they wish the City Council to reconsider their decision. Specifically, the applicant is requesting that condition 4a be revised so that accessory buildings, such as carports, garages, or club houses, larger than 1,000 square feet will be allowed without a SUP on any lot within the entire 20 acre property, instead of just within the 5 acre Field Stream Apartment Project. Also, the applicant is requesting that condition 4b be revised to allow multiple residential buildings on a single lot under a single ownership to be allowed by SUP for any lot within the entire property, instead of just the 5 acre Field Stream Apartment Project. On February 04, 2013 the City Council granted the applicant's request to allow another public hearing to be scheduled for the Council to reconsider their October approval of the PUD amendment.

These two requested amendments do reflect what the applicant initially requested in this amendment. When the application was submitted in August 2012 the concern raised by staff was that an approval of this sort without review of an associated a Final Development Plan does not provide the City, nor the affected neighbors a chance to see and understand what is being requested prior to approving the request. That was the reason why staff recommended amending the applicant's request and only apply these two changes to the Field Stream Apartment Project, where a Final Development Plan was provided. Members of the Planning & Zoning Commission expressed their concern about approval of the request without a Final Development Plan and recommended approval of the conditions as recommended by Staff. Staff's opinion has not changed with this reconsideration request. A Final Development Plan showing a proposed multiple building residential project should be provided so that the public has an opportunity as well as both of the City's deciding bodies; P&Z Commission and the City Council have an opportunity to review the full impacts of such a development and so that the full development proposal can be understood prior to approving the development.

Approval Process:

A simple majority vote is required to approve the request.

Budget Impact:

Development of the Amended WS&V R-6 PRO PUD #263, for Lots 2-5, could impact the budget as developed property will bring in additional tax dollars.

Regulatory Impact:

The amended WS&V R-6 PRO PUD Agreement #263, for Lots 2-5, approved by the Council in October has not yet been executed. On February 4, 2013 the City Council approved the Amendment to the PUD Agreement for Lot 1 only. This PUD Agreement has been recorded. This will allow the development of the apartment complex to proceed as approved.

Conclusion:

The City Council is being asked to reconsider their approval of this request from their October 22, 2012 meeting. Staff and the Planning & Zoning Commission recommended that the request be approved as it was at that October 22, 2012 meeting.

Attachments:

1. Letter by Applicant, dated January 29, 2013 (2 pages)
2. Portion of Minutes of the February 4, 2013 CC public meeting. (1 page)
3. Aerial View & Zoning Map of Area (2 pages)
4. Portion of Minutes of the September 25, 2012 P&Z minutes (6 pages)
5. Portion of Minutes of the October 22, 2012 CC public hearing. (5 pages)

WS&V LLC

Jack Straubhar, Member

208 420-8255

Post Office Box 31

Twin Falls ID 83303-0031

Doug Vollmer, Member

208 420-5651

Date: January 29, 2013

To: Twin Falls City Council

Re.: WS&V PUD

Reconsideration of the Addendum to R-6 PRO Planned Unit Development Agreement

Honorable Mayor and City Council Members:

Please accept this correspondence as the official request of WS&V, LLC for a reconsideration of your October 22nd, 2012 decision regarding an Amendment to our Planned Unit Development Agreement.

Throughout the course of this application for amendment it was apparent that there were various misunderstandings that contributed to the need for a reconsideration of this decision. Originally, the amendment was submitted for the entire PUD although it was interpreted to be only for Lot 1 (the Field Stream Apartment development). A major factor in that misunderstanding was quite possibly the fact that the Field Stream Apartment development was the catalyst for the amendment although it was not our intent to amend the PUD only for that portion of the development. After discussions with staff in regards to their interpretation it was agreeable to amend the wording originally presented. The following were the proposed amendments presented to Council after Planning and Zoning's decision as an attempt to comply with the commissions basic concerns:

Amend the following subsections of "Exhibit C" as follows:

- (A)7.a. Accessory buildings (less than 1,000 square feet), personal swimming pools and other accessory uses. Accessory buildings (more than 1,000 square feet) if associated with a residential development for use as a carport, garage, or clubhouse.
- (D)1. Use Of Lots: Each building, except accessory structures, shall be located on a separate lot and the buildings or structures thereon shall conform to the minimum dimensional standards contained herein. Multiple buildings are allowed on one lot for the purpose of a residential development under one ownership for Lot 1, Block 1 of the PUD or by Special Use permit for any other Lot within the PUD.
 - a. Minimum of 15% and a Maximum of 85% of the entire development (PUD) to be residential development.

Attachment-1a

(D)12.d. Buildings shall have exteriors of architectural masonry, stone, stucco, architectural steel siding, wood, or cementitious materials (e.g. Hardie board).

At the City Council meeting it was apparent that Council, staff, and we the developers, all had become confused in the details as presented. Therefore we are asking for reconsideration of the decision and feel an item by item description is necessary to clarify the request.

The first item, (A)7.a was requested to accommodate carports, garages, and clubhouses since they are essential to the type of developments that could be foreseen in the designated zone. The need for a secondary special use permit seemed redundant since we were basically agreeing to the special use permit process on similar multifamily developments within this PUD.

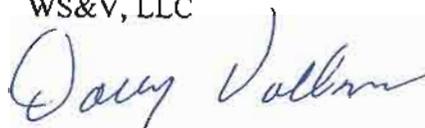
The second item (D)1. was requested to include not only Lot 1, Block 1 as presented but also to allow for the same for all subsequent lots within the development. It was our understanding that the Planning and Zoning commission was not outright against any similar development and they were moreover looking for the opportunity to review it for conformance. The special use permit process which we proposed did exactly that. This item also cleared up the conflicting language regarding percentages of the project and uses which Council approved.

The third Item (D)12.d. was in regards to exterior sidings which the Council approved.

We feel it's important to note that the Planned Unit Development process was put in place for this development to provide flexibility in the design process which is precisely one of the purposes identified in City code for this subdistrict. The amendment as presented was to clarify possible misunderstandings, not to create them. We respectfully request that you reconsider your decision and approve our amendment in it's entirety as presented.

Sincerely,

WS&V, LLC



Douglas Vollmer, Member

Attachment - 1b

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, February 4, 2013
 City Council Chambers
 305 3rd Avenue East -Twin Falls, Idaho

5:00 P.M.

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

AGENDA ITEMS	Purpose	By:
I. CONSENT CALENDAR:	<u>Action</u>	<u>Staff Report</u>
1. Consideration of a request to approve the accounts payable for January 29 – February 4, 2013.		Sharon Bryan
2. Consideration of a request to approve the January 14, 2013, Amended City Council Minutes.		Leila A. Sanchez
II. ITEMS FOR CONSIDERATION:		Chief Brian Pike/ Mayor Greg Lanting
1. Consideration of a request for Chief Brian Pike to formally "promote" Sergeant Justin Dimond; and a request that Mayor Greg Lanting administer the Oath of Office to Bradley Baisch, the Police Department's newest Police Officer.	Action	
2. Consideration of a request to reconsider conditions placed on an amendment to the WS&V PRO PUD Agreement by the City Council on October 22, 2012.	Action	Renee Carraway
3. Consideration of a request to reappoint James Ray, Scott Standley, and Jay Reis to the Building Inspection Department Advisory Committee, for terms to expire March 2016.	Action	Dwayne Thomson
4. Presentation by Elisha Figueroa from the Idaho Office of Drug Policy.	Presentation	Elisha Figueroa
5. Presentation of the City Pool Financial Report by Gary Ettenger, CEO of the YMCA.	Presentation	Gary Ettenger
6. Consideration of a request by James Ray on behalf of Jon Davis to waive the non-conforming building expansion permit process for an expansion to property located at 819 Canyon Rim Road.	Action	Renee Carraway
7. Public input and/or items from the City Manager and City Council.		
III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:		
IV. PUBLIC HEARINGS: 6:00 - None		
V. ADJOURNMENT:		

****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, Jim Munn, Rebecca Mills Sojka, Chris Talkington
Absent: None
Staff Present: City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Parks & Recreation Director Dennis Bowyer, Police Chief Brian Pike, Zoning & Development Manager Renee Carraway, Building Official Dwayne Thomson, Assistant to the City Manager Mike Williams, PIO Josh Palmer, Deputy City Clerk/Recording Secretary Leila A. Sanchez.

Mayor Lanting called the meeting to order at 5:00 P.M. He then invited all present, who wished to, to recite the pledge of Allegiance to the Flag with him. Pledge from Boy Scout Troop 63, St. Edward's Catholic Church, led the Pledge of Allegiance. Mayor Lanting introduced staff. A quorum is present.

CONSIDERATION OF THE AMENDMENTS TO THE AGENDA:

City Manager Rothweiler requested the following be added to the agenda as Consent Item I.3: Consideration of a request to approve a PUD Agreement Amendment for the WS&V R-6 PRO PUD #263, for Lot 1 Block 1, WS& V Subdivision First Amended and authorize the Mayor to execute the agreement.

MOTION:

Councilperson Talkington made the motion to approve the amendment to the agenda. 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.

PROCLAMATIONS: None.

Attachment - 2a

AGENDA ITEMS

I. CONSENT CALENDAR:

.....2. Consideration of a request to reconsider conditions placed on an amendment to the WS&V PRO PUD Agreement by the City Council on October 22, 2012.

Zoning & Development Manager Renee Carraway explained the request.

Doug Vollmer, WS& V, LLC, is requesting a reconsideration of the October 22, 2012, City Council decision regarding an amendment to the Planned Unit Development Agreement. If the Council decides to send it back through the public hearing process, notices will be required to be mailed to surrounding property owners and posted in the newspaper.

City Attorney Wonderlich explained that the request is to decide whether or not to conduct another public hearing on the amended WS&V R-6 PRO PUD Agreement. If the Council chooses not to reconsider the request the decision of the City Council stands.

Council discussion followed.

City Attorney Wonderlich stated that the Council approved the amendment on October 22, 2012, to the WS&V R-6 PRO PUD #263 Agreement subject to conditions, some of which applied only to Lot 1 for Lot 1 Block 1, WS&V Subdivision First Amended. The applicant is requesting reconsideration of the amendment to the WS&V PRO PUD Agreement, to allow all the conditions to apply to Lots 2 through 5 also.

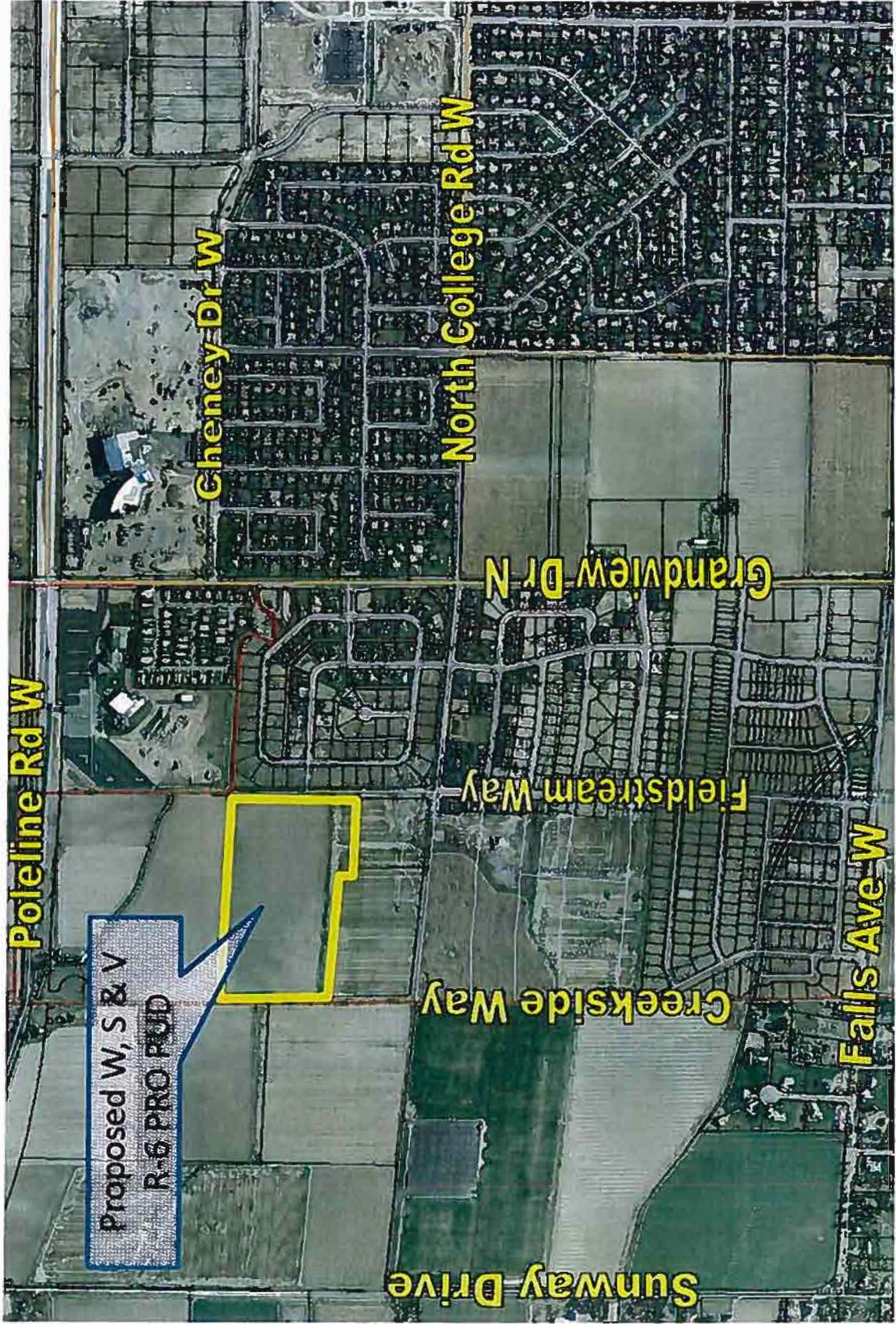
Doug Vollmer, WS& V, LLC, explained his request for reconsideration of the conditions of the WS&V PRO PUD Agreement.

MOTION:

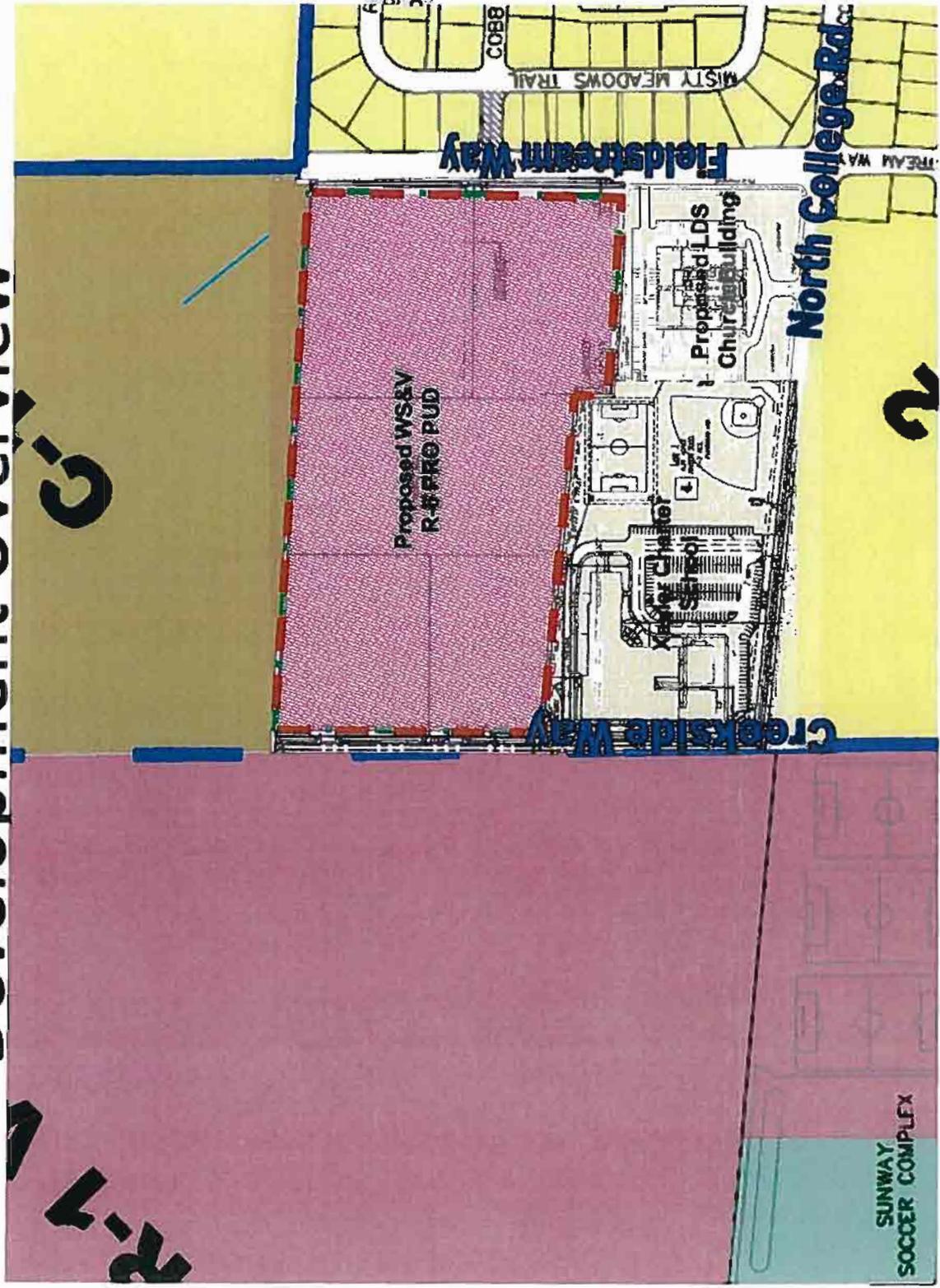
Councilperson Talkington made the motion to approve the request for the reconsideration through another public hearing before the City Council to reconsider conditions placed on an amendment to the WS&V PRO PUD Agreement #263 by the City Council on October 22, 2012. The motion was seconded by Vice Mayor Hall and roll call vote showed all members present voted in favor of the motion. **Approved 7 to 0.**

Attachment - 2b

AERIAL VIEW



Development Overview





MINUTES
Twin Falls City Planning & Zoning
Commission
September 25, 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, Glaesemann, Spendlove, Strickland, Wonderlich

AGENDA ITEMS FOR CONSIDERATION AND PUBLIC HEARING

III. ITEMS OF CONSIDERATION: NONE

IV. PUBLIC HEARINGS:

1. Commission's recommendation on a request for a PUD Amendment to the WS&V – R-6 PRO Planned Unit Development Agreement to allow for the development of a 60-unit residential apartment complex on a five (5) +/- acres lot on property located on the west side of the 1300 North Block of Field Stream Way c/o Doug Vollmer on behalf of WS&V, LLC. (app. 2527)
2. Request for a Special Use Permit to operate a home occupation that offers service, design and installation of electronics, computer, software, etc., for the property located at 1520 Princeton Drive. c/o Jesse Campbell. (app. 2528)

I. CALL MEETING TO ORDER:

Chairman Bohrn called the meeting to order at 6:00 P.M. He then reviewed the public meeting procedures with the audience, confirmed there was a quorum present and introduced City Staff present.

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): **June 29, 2012 (Special Meeting)**
September 11, 2012
2. Approval of Findings of Fact and Conclusions of Law: **NONE**

MOTION:

Commissioner DeVore made a motion to approve the consent calendar as presented. Commissioner Frank seconded the motion.

UNANIMOUSLY APPROVED

III. ITEMS OF CONSIDERATION: NONE

Attachment 4 (6 pages)

IV. PUBLIC HEARING ITEMS

1. Commission's recommendation on a request for a PUD Amendment to the WS&V – R-6 PRO Planned Unit Development Agreement to allow for the development of a 60-unit residential apartment complex on a five (5) +/- acres lot on property located on the west side of the 1300 North Block of Field Stream Way c/o Doug Vollmer on behalf of WS&V, LLC. (app. 2527)

APPLICANT PRESENTATION:

Tim Vawser, EHM Engineering, Inc, representing the applicant WS&V, LLC, stated this is a request for a PUD Amendment, for a 19.31 acre development. He reviewed exhibits on the overhead for clarification of the property location and the surrounding development of the property.

Initially the PUD was to allow R-6 PRO with some residential, professional office/commercial mix and divided the property into five larger lots with no real users in mind at the time. As of a few months ago an identified user came forward for a housing development. Looking through the PUD Agreement some things needed to be changed to assist the housing development in moving forward. The representative Kathryn Almberg for The Housing Development, is available for questions related to the proposed development.

- Currently the PUD allows for 1000 sq. ft however anything over that size would require a special use permit. This development would like to have a clubhouse building for the apartments and would like to have the accessory buildings greater than 1000 sq. ft. allowed without a special use permit.
- They applicant would also like to request that the PUD allow for the development to occur on one parcel under one ownership versus dividing the property into separate parcels for each building.
- The next item is a request for clarification regarding the 15%-85% ratio for the development, and if it applies to each parcel. This development would be 100% residential.
- The final request is to allow for additional building material allowances eg. Hardie Board to keep in accordance with a residential feel.

The only other thing that the applicant would like the Commission to consider is that these amendments apply to the entire 19.31 (+/-) acres and not just the 5 (+/-) acres associated with the apartment project.

STAFF PRESENTATION:

Zoning & Development Manager Carraway reviewed the exhibits on the overhead and stated this is a request for a an amendment to the WS&V PUD Agreement. She reviewed the history of the property and stated, in 2006, 37 (+/-) acres were annexed, which includes the property being proposed for a PUD amendment this evening. The site was annexed under the existing R-2 zoning designation. In 2008 a Special Use Permit was granted to allow a religious facility on a 5(+/-) acre parcel located at the southeast corner of this property. As of this date the church has not been constructed. Later that year a Special Use Permit was granted to develop the Xavier Charter School. The site was platted and the school began operating in 2010.

In 2009, The Cottages, a unique and creative residential R-4 PUD was approved. The project consisted of 6 (+/-) acres, but was not developed. In September 2010 this piece along with the remaining property was rezoned from R-2 and R-4 PUD to R-6 PRO PUD designation. The WS&V PUD Agreement was adopted by the City Council on March 12, 2012. The original PUD was approved emphasizing within this PUD there could be a "community type" retirement home complex and also encouraged associated medical type offices that support this type of "Community Type" retirement home complex.

On January 10, 2012 the Planning & Zoning Commission approved the preliminary plat of the WS&V Subdivision-A PUD, and on February 6, 2012 the City Council approved the final plat as presented and subject to 7 conditions. As of today's date the final plat of the WS&V subdivision-A PUD has not been recorded.

The preliminary presentation for this request to allow a PUD Agreement Amendment was held on September 11, 2012. This is a request for an amendment to the WS&V R-6 PRO PUD and Master Development Plan to allow the development of a 60-unit residential apartment complex on a 5(+/-) acre lot on property located on the west side of the 1300 north block of field stream way.

There are (4) changes being proposed from the PUD Agreement, "Exhibit C" they are as follows:

1. Land Use Regulations: Under residential permitted uses it states-Accessory Buildings (Less than 1, 000 sq. ft.) are allowed. The proposed change would also allow accessory buildings (more than 1,000 sq. ft.) if associated with residential development for use as a carport, garage, or clubhouse. There are carports, garages & a clubhouse planned as part of the residential apartment complex.
 - The applicant would like to be able to construct the Clubhouse without having to go through a Special Use Permit process.
2. Property Development Standards; Use of lots: There is a requirement that each building, except accessory structures, shall be located on a separate lot, and the building or structures thereon shall conform to the minimum dimensional standard contained herein. The proposed development consists of a 60 unit apartment complex on a single lot; project consists of 10 buildings with 6 units each; and includes carports/garages and a clubhouse. The existing R-6 PRO PUD allows only one building per lot. The proposed change would allow multiple buildings on one lot for the purpose of a residential development under single ownership.
 - The applicant would like to develop the proposed apartment complex, including carports and a clubhouse for the residents, on one lot, eliminating the requirement for platting.
3. Property Development Standards: Use of lots: (a) Lot Area; requires a minimum of 15% and a maximum of 85% of the project/development be residential development. The proposed change would clarify that a minimum of 15% and a maximum of 85% of the entire development (PUD) is to be residential development.

- The applicant would like to develop this residential apartment project as 100% residential development. The total PUD would still need to meet the 15%-85% Ratio.
4. Property Development Standards: Building Materials; states buildings shall have exteriors of architectural masonry, stone, stucco and architectural steel siding. The applicant is proposed to add wood or cementitious materials (eg. Hardie Board) This would allow the proposing development of this lot to have an exterior siding that is harmonious with residential development.
- The applicant would like to develop this project with "exterior siding that is harmonious with residential development."

As of today's date the Final Plat of the WS&V Subdivision-A PUD has not been recorded. One of the requirements of the subdivision platting process is to provide

the city with a completed water & sewer model. Under the engineering dept review of this zoning proposal they indicated due to the proposed change in density they will require a new review of infrastructure modeling prior to recordation of the final plat of the WS&V Subdivision-A PUD .

The WS&V PUD requires that a minimum of 10% of the total area of residential development be landscaped and in addition there shall be street frontage and perimeter landscaping & berming; landscaping shall be subject to planting ratios of trees & bushes as per City Code Title 10; Chapter 11.

Development requirements such as storm water retention, PI, lighting, a complete parking analysis, etc. will also be reviewed as part of the building permit review process to assure compliance with City Code and the PUD development requirements.

The original PUD was approved emphasizing within this PUD there could be a "community type" retirement home complex & which also would encourage associated medical type offices that support this type of "community type" retirement home complex.

Staff recommends this proposed amendment to the WS&V PUD agreement, if approved, be limited to the "Field Stream Apartment" project, as presented.

The area proposed for this residential project is designated as Urban Village/Urban Infill and complete development of the PUD, as approved, remains in compliance with the Comprehensive Plan.

As a reminder, this process requires a preliminary presentation to the public followed by a public hearing. 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.

The applicant made a presentation at the Commission's September 11, 2012 Meeting. They represented the proposed amendments to the PUD Agreement was to allow the development of a 60 unit residential apartment complex on one 5(+/-) acre lot without

having to go through the platting and/or the special use process. There was no public comment nor questions from the Commission to the applicant regarding the proposed changes to the WS&V PUD.

Zoning & Development Manager Carraway stated upon conclusion the Commission is asked to make a recommendation on this request for an amendment to the WS&V PUD Agreement. Should the Commission recommend approval of this request, as presented, staff recommends the following conditions:

1. Subject to amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with all applicable City Code requirements and standards and the WS&V PUD Agreement #263- amended, as approved.
2. Subject to a new review of infrastructure modeling due to the changes in capacity being proposed for this development, to include a current water/sewer model.
3. Subject to the final plat of the WS&V Subdivision-A PUD, being recorded.
4. Subject to the PUD amendment being limited to the "Field Stream Apartment" project, as approved.

COMMISSIONER QUESTIONS/COMMENTS:

- Commissioner Frank, asked if this development would allow for elderly tenants also.
- Ms. AlMBERG The Housing Company representative, stated there would be no age limits or restrictions for the tenants in this complex.
- Commissioner Sharp asked about the Professional Office Overlay and if all five lots were originally planned to be professional.
- Mr. Vawser stated that there were several uses planned for this development. The idea was to have a mix of uses. There would be a residential requirement to fill but a mixed use was planned.
- Commissioner Gray asked about the amendment applying to the entire acreage, but staff is asking the amendments be limited to the 5 acres, so that the development is reviewed for compliance.
- Mr. Vawser stated that is correct it would help to reduce delays in development.

PUBLIC HEARING: OPENED

- Brad Wills, stated he owns the property to the east of this location and previously changes came through to allow Cheney to extend through to this project. There was a change of zoning on the northwest area of Fieldstream Way to allow for a transition from residential. As the land owner to the east of this location he is in support of the request.

PUBLIC HEARING: CLOSED

DELIBERATIONS FOLLOWED:

- Commissioner Frank, stated he understands the applicants request to consider the full land area for the amendment however without a Master Development Plan he would only be comfortable approving the changes for the 5 acres.
- Commissioner Woods asked about lighting issues that may impact surrounding properties. He also has questions about pressurized irrigation and if there would be planning to prevent lawns from dying while it's being put into place. He would also have reservations about granting changes to the entire area.

- Commissioner Gray asked if the PI is looked at in their review.
- Engineer Glaessmen explained that the requirement for the final plat approval are reviewed and this would be reviewed in order for the development to move forward.
- Commissioner Bohm stated this is how planning should progress, he is in support of an apartment complex/development versus have the increased traffic by building single family homes on a bunch of small R-6 lots. He would also be in support of restricting the changes to just the 5 acres.

MOTION:

Commissioner Frank made a motion to recommend approval of the request, as presented, with staff recommendations. Commissioner Ihler seconded the motion. All members present voted in favor of the motion.

RECOMMENDED FOR APPROVAL, AS PRESENTED, TO THE CITY COUNCIL WITH STAFF RECOMMENDATIONS, AS FOLLOWS:

1. Subject to amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with all applicable City Code requirements and standards and the WS&V PUD agreement #263- amended, as approved.
2. Subject to a new review of infrastructure modeling due to the changes in capacity being proposed for this development, to include a current water/sewer model.
3. Subject to the final plat of the WS&V Subdivision-A PUD, being recorded.
4. Subject to the PUD amendment being limited to the "Field Stream Apartment" project, as approved.

PUBLIC HEARING SCHEDULED OCTOBER 22, 2012

COUNCIL MEMBERS:

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



MINUTES

Meeting of the Twin Falls City Council
Monday, October 22, 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: None

AGENDA ITEMS	Purpose	By:
CONSENT CALENDAR: 1. Consideration of a request to approve the accounts payable for October 16 -22, 2012, total: \$283,944.54 September 2012, total: \$2,776,519.22 2. Consideration of a request to approve the October 15, 2012, City Council Minutes. 3. Consideration of a request to approve the Conveyance Final Plat of the John Reeder Subdivision consisting of 2 lots on 4.97± acres located at 1259 & 1275 Madrona St. North. 4. Consideration of a request to adopt Resolution No. 1894, establishing the local limits of 10 pollutants for the Wastewater Treatment Plant. 5. Consideration of a request to approve the renewal of the Real Property Lease Agreement between the State of Idaho, Transportation Department and the City of Twin Falls for the Visitors Center.	Action	Staff Report Sharon Bryan L. Sanchez Mitch Humble Jon Caton Travis Rothweiler
ITEMS FOR CONSIDERATION: 1. Consideration of a request to reappoint members of the Improvement Reimbursement Commission. 2. Consideration of a petition and a request to adopt a resolution creating a Local Improvement District on a portion of real property owned by Chobani Inc. (Petition and resolution will be distributed on Monday, October 22, 2012.) 3. Public input and/or items from the City Manager and City Council.	Action Action	Troy Vitek Travis Rothweiler
III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:		
IV. PUBLIC HEARINGS: 6:00 - P.M. 1. Consideration of a request for approval of a PUD Amendment to the WS&V – R-6 PRO Planned Unit Development Agreement to allow for the development of a 60-unit residential apartment complex on a five (5) ± acre lot on property located on the west side of the 1300 North Block of Field Stream Way.	Public Hearing	Mitch Humble
V. ADJOURNMENT:		

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

Present: Shawn Barigar, Don Hall, Suzanne Hawkins, Jim Munn, Jr., Rebecca Mills Sojka, and Chris Talkington.
 Absent: Greg Lanting
 Staff Present: City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Public Works Director Jon Caton, Zoning & Development Manager Renee' Carraway, Assistant City Engineer Troy Vitek, Assistant to the City Manager Mike Williams, Public Joshua Palmer, Deputy City Clerk/Recording Secretary Lella A. Sanchez
 Information Officer

Acting Mayor Hall called the meeting to order at 5:00 P.M. He then invited all present, who wished to, to recite the pledge of Allegiance to the Flag with him. Acting Mayor Hall introduced staff. A quorum is present.

CONSIDERATION OF THE AMENDMENTS TO THE AGENDA: None

PROCLAMATIONS: None

IV. PUBLIC HEARINGS: 6:00 - P.M.
 1. Consideration of a request for approval of a PUD Amendment to the WS&V – R-6 PRO Planned Unit Development Agreement to allow for the development of a 60-unit residential apartment complex on a five (5) ± acre lot on property located on the west side of the 1300 North Block of Field Stream Way.

Tim Vawser, EHM Engineers, representing the applicant, explained the requested changes to be made to the PUD Agreement. Interest has been expressed by Idaho Housing and Finance Association for Lot 1 Block 1 of the PUD. Their plan is to place ten units with 60 total residences, and a clubhouse.

Attachment - 5 (5 pages)

Mr. Vawser stated the Planning & Zoning Commission stated that they wanted to take a look at each subsequent development. The clarification of the minimum of 15% and a maximum of 85%, the siting, and accessory buildings are an essential item to the entire PUD. After the commission's recommendation the applicant has made a change to the original request. The applicant is requesting that on Lot 1 Block 1 this would be outright allowed, but would be required to come before the Commission for review if it were proposed on any other lot.

Zoning & Development Manager Carraway reviewed the request, and the history of the property. She explained the highlighted changes requested by the applicant.

There are four (4) changes being proposed from Exhibit "C" of the WS&V R-6 Pro PUD Agreement. They are as follows:

1. LAND USE REGULATIONS: A7(A) Permitted Uses: -Under Residential Permitted Uses It States -"Accessory Buildings, (Less Than 1,000 Sq Ft), Are Allowed. B7(A) Special Uses: - Requires All Accessory Buildings Over 1,000 Sq Ft Require A Special Use Permit. The Proposed Change Is Asking To Allow Any Accessory Building Regardless Of Size And If Associated With Residential Development (For Uses Such As Carports, Garages, Or A Clubhouse) Be Outright Permitted Uses. There Are Carports, Garages & A Clubhouse Being Proposed As Part Of This Residential Apartment Complex.

The applicant would like to be able to construct any residential accessory structure and the clubhouse without having to go through a special use permit process.

2. PROPERTY DEVELOPMENT STANDARDS: (D)1. Use Of Lots: States There Is A Requirement That Each Building, Except Accessory Structures, Shall Be Located On A Separate Lot. The Proposed Development Consists Of A 60-Unit Residential Apartment Complex Consisting Of 10 Separate Buildings W/ 6 Residential Units Each; All On A Single Lot And Which Also Includes Carports/Garages And A Clubhouse For Use By The Tenants. The Code And The Existing R-6 PRO PUD Allows For Only One Building Per Lot. The Proposed Change Would Allow Multiple Buildings On One Lot For The Purpose Of A Residential Development Which Shall Remain Under Single Ownership. After the P&Z public hearing the applicant added the requirement that any other development would require a special use permit if multiple buildings were proposed on one lot.

The applicant would like to develop the proposed apartment complex, including carports and a clubhouse for the tenants on one lot, eliminating the requirement for platting.

3. PROPERTY DEVELOPMENT STANDARDS: (D)1a. Use Of Lots: A-Lot Area: States There Is A Requirement That A Minimum Of 15% And A Maximum Of 85% Of The Project/Development Shall Be Residential. The Proposed Change Would Clarify That A Minimum Of 15% And A Maximum Of 85% Of The ENTIRE Development (PUD) Is To Be Residential Development.

The applicant would like to develop this residential apartment project as a 100% residential development. The total PUD would still need to meet the 15%-85% ratio

4. PROPERTY DEVELOPMENT STANDARDS: (D)12.D. Building Materials: States Buildings Shall Have Exteriors Of Architectural Masonry, Stone, Stucco, And Architectural Steel Siding. The Applicant Is Proposing To Add Wood Or Cementitious Materials (E.G. Hardie Board). This Would Allow The Proposed Development Of This Lot To Have An Exterior Siding That Is Harmonious With Residential Development.

The applicant would like to develop this project with "exterior siding that is harmonious with residential development".

At the September 25, 2012, public hearing the Commission unanimously recommended approval of this request, as presented, subject to the following conditions:

1. Subject to amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable city code requirements and standards and the WS&V PUD Agreement #263- Amended, as approved.
2. Subject to a new review of infrastructure modeling due to the changes in capacity being proposed for this development, to include a current water/sewer model.
3. Subject to the Final Plat of the WS&V Subdivision, a PUD, being recorded. Staff would like to add that both the Final plat and the Amended PUD Agreement be recorded "prior to any development."
4. The PUD Amendment is limited to the "Field Stream Apartment" project, as approved.

The Commission is in support of the project. The project is in compliance with the comprehensive plan and fits in the general nature of the area. The proposal to amend the 20 acres for the entire project without having the ability to see what other future developments would occur was a concern of the Commission.

The Commission is in support of the minimum of 15% and a maximum of 85% of the entire development (PUD) to be residential development, and , wood, or cementitious materials (e.g. Hardie Board). The Commission supports accessory buildings (more than 1,000 square feet) if associated with a residential development for use as a carport, garage, or clubhouse and supports multiple buildings being allowed on one lot for the purpose of the residential development under one ownership for Lot 1, Block 1 of the PUD. They discussed that each phase of development for the other 15 acres/4 lots would require an amendment for the purpose of reviewing a complete master development plan as required for a planned unit development. They indicated approval of this request should be to only the Field Stream Way apartment project.

Council discussion followed.

Councilperson Talkington asked for clarification as to why the platting requirement would be eliminated, as requested by the applicant.

Zoning & Development Manager Carraway stated that this is a standalone single lot. The code allows for only 1 building per lot. Development of the apartment complex as presented would require Lot 1 Block 1 be replatted into several lots to allow for each building. Development of the project as presented would make it difficult to meet infrastructure and required site improvement requirements. To allow the project to be developed under single ownership is something that has been allowed under other PUD's. This can allow for more creative development including clustering within that project and larger common landscaping/playground areas or some other amenities within the PUD that normally would be found on just a single lot of land with a single building.

Councilperson Mills Sojka stated that a public hearing was held on the Field Stream Way Subdivision, which is zoned R-2. The subdivisions that surround the area are R-2, agricultural and undeveloped C-1. She asked if this is the same land that was vacated on Field Stream Way R-2 Subdivision and replaced it with the new PUD.

Zoning & Development Manager Carraway, using overhead projections, showed the location of the development and stated that this is not the same property.

Councilperson Barigar asked for clarification of the minimum of 15% and a maximum of 85% of the entire to be residential development.

Zoning & Development Manager Carraway explained that the comprehensive plan has the property designated as an urban village land use, which is a mixed use requirement. The proposed development is required to meet a minimum of 15% to a maximum 85% be residential development which supports a requirement of multi-use development. The way the PUD is worded it is interpreted that each lot be required to meet the 15%-85% residential development requirement. If this request is approved as presented the balance of the 20 acres will have to meet the 15% residential with a maximum of 85% rule and not each lot.

Councilperson Barigar asked for clarification on the Commission's recommendation of requiring a water/sewer modeling, prior to the development of the remaining property.

Zoning & Development Manager Carraway stated that the Engineering Department determined that because of the water/sewer modeling that took place in 2006, that it may cover the proposed development. Staff will confirm that the modeling covers the proposed development.

City Manager Rothweiler stated that the property was originally modeled as an R-2 zone under the Golden Sun Subdivision and at that time it was given about 70 residential sewer equivalent units. This proposed subdivision has never been submitted for development. According to City Engineer Jaqueline Fields and Assistant City Engineer Troy Vitek, there are 70 residential sewer equivalent units that are assigned to the 20 acres. The density will use about 60 units, so there are 10 residential sewer equivalent units for the balance of the 15 acres, if the project that is being proposed, as part of the PUD, actually uses 1 sewer equivalent for each dwelling. The developer can go forward and have the project remodeled after that piece of the project is completed to determine if it was a 1 to 1 use or if it was something less than, bringing up the total balance of sewer credits that had been assigned to its 20 acres in its totality.

Acting Mayor Hall asked for clarification that legal notification to property owners within 300' of the project amounted to only one person.

Tim Vawser explained that between 7 and 8 notifications were sent out.

Councilperson Mills Sojka asked if the project would be considered affordable housing.

Tim Vawser stated that the hearing tonight is separate from the hearing regarding affordable housing. He stated that the projects are related.

Kathryn Amberg, The Housing Company, an affiliate with Idaho Housing and Finance Association, explained that the project is workforce housing and is not subsidized housing. All the residences have to pay rent. Rents are based on 60% or below of the Area Median Income which is set by HUD.

Councilperson Mills Sojka asked staff if the only access to the property is Field Stream Way, and the only access into the City would be North College Road. She asked if staff had concerns of traffic congestion.

Zoning & Development Manager Carraway answered in the affirmative regarding accesses. Cheney will be connected to Grandview, which will be an access point. As far as the Engineering Department is concerned, the development of the project is on its way to be part of the project that will help with the traffic congestion. At this point, there is only one access to the development. If further development occurs within this project, Cheney would be required to be built. Creekside Way will ultimately go up to Pole Line Road.

Councilperson Talkington asked if the applicant satisfied the notification requirement by sending the notification to Field Stream Association mailing address.

City Attorney Wonderlich answered in the affirmative.

Zoning & Development Manager Carraway stated that in regards to the notification process, the Local Planning Act requires notification be sent to property owners within 300' for public notice.

Acting Mayor Hall opened and closed the public testimony of the public hearing.

Councilperson Hawkins asked for clarification as to how many people attended the Planning & Zoning Commission public hearing in support of the project.

Zoning & Development Manager Carraway stated that one person attended the meeting who spoke in favor of the request.

Tim Vawser stated that in regards to utilities, the developers are fully aware that they are limited to capacity and fully support the capacity they have for the first phase of development within through the PUD. He reemphasized his request to add to staff comments to allow through the Special Use Permit process the ability for the Planning & Zoning Commission to have the opportunity to look at anything that the applicant might propose in the future rather than taking staff's recommendations that the PUD amendment is limited to the Field Stream Apartment project.

Councilperson Barigar asked Tim Vawser if he was not supportive of Item #4 in the recommendations having proposed amendments applied only to the Field Stream Apartment project.

Tim Vawser stated that within the verbiage of the PUD Amendment they would ask this would be outright allowed for Lot 1 Block 1 as staff report/commission recommends and/or by SUP for any other lot within the PUD.

Zoning & Development Manager Carraway stated in summary the request was submitted requesting the following amendments to the PUD:

1. The applicant would like to be able to construct any residential accessory structure and a clubhouse without having to go through a special use permit process.
2. The applicant would like to develop the proposed apartment complex, including carports and a clubhouse for the tenants, on one lot, eliminating the requirement for platting.
3. The applicant would like to develop this residential apartment project as a 100% residential development. The total PUD would still need to meet the 15%-85% ratio
4. The applicant would like to develop this project with "exterior siding that is harmonious with residential development".

The Commission recommended that items 1. and 2. be limited to the apartment project consisting of five acres, as presented, and Items 3. and 4. be incorporated in the entire PUD.

The Commission's main concern is that under a PUD, a master development plan is part of the approval process. This original PUD did not have a development plan submitted. In addition, the Commissioners want to have a review, through the public process, for each development that comes through. the Commissioner's intent would be that it come back through a master development plan review for each development that comes forward. There wasn't any kind of consideration for a SUP by the commission at the public hearing. Tim Vawser is asking for a SUP approval blanket through the whole project.

Discussion followed on the formation of a motion.

The public hearing was closed.

Council deliberations: None.

MOTION:

Councilperson Talkington made the motion to approve the PUD Amendment to the WS&V – R-6 PRO Planned Unit Development Agreement subject to the inclusion of the four numbered conditions proposed by the Planning & Zoning Commission, and inclusive in number 4. , four sub-items to be called a. b. c. d. Items a and b applying to five acres to the proposed PUD; and, c and d applying to the full 20 + acre subdivision PUD. The motion was seconded by Councilperson Barigar.

Councilperson Mills Sojka stated her concern of traffic congestion. There would be one access to Field Stream Way going onto North College. She stated that she could not support the changes in the PUD allowing this type of development without there being some sort of condition of another access. The Land Use Planning Act outlines the need of infrastructure to support development, which is the basis of her concern.

Acting Mayor Hall reopened the public hearing.

City Manager Rothweiler stated that when going through the budgeting process, the City allocated \$160,000, for the Cheney Drive extended project. The City's portion of the project connects Grandview to Field Stream Way. Former City Manager Tom Courtney entered into a memorandum of understanding with other developers to have Cheney Drive constructed over the course of the current fiscal year. The City is a financial partner of approximately \$160,000, and the other partners are also financial individuals. In speaking with Doug Vollmer, he shared that their portion of the construction will begin where the City's portion runs off and will connect to Field Stream Way.

Acting Mayor Hall asked if there will be a portion of Field Stream Way that will not connect to Cheney.

Tim Vawer stated that a small portion between the northern boundary of the Field Stream Apartments and Cheney Drive would be left undone at this point. He stated that developers in the area appear to be interested in connecting Field Stream Way to Cheney.

Councilperson Mills Sojka stated she would like to see a condition of two access points.

Councilperson Talkington stated that in regards to new subdivision platting, roads very seldom meet the current needs. The natural attraction of the area will encourage development and the partnership between private parties and the City will encourage development of another access.

Acting Mayor Hall closed the public hearing portion of the meeting.

Roll call vote showed Councilpersons Barigar, Hall, Hawkins, Munn, and Talkington voted in favor of the motion. Councilperson Mills Sojka voted against the motion. Approved 5 to 1.

V. ADJOURNMENT: The meeting adjourned at 7:01 P.M.

Leila A. Sanchez
Deputy City Clerk/Recording Secretary