

COUNCIL MEMBERS:

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



AGENDA
Meeting of the Twin Falls City Council
Monday, October 21, 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 October 15 - 21, 2013. 2. Consideration of a request to approve the October 7, 2013, City Council Minutes. 3. Consideration of a request to approve the Final Plat of Dunthorn Subdivision, 1.52 (+/-) acres consisting of four lots on property located at the southwest corner of 4th Avenue West and Oak Street. 4. Consideration of a request to approve the posting of the speed zone at Minidoka Avenue from Shoshone Street to Second Avenue South at 35 MPH.	Action Action Action Action	Sharon Bryan Leila A. Sanchez Mitchel Humble Jacqueline Fields
II. <u>ITEMS FOR CONSIDERATION:</u> 1. Consideration of a request to award the 2013 Wastewater Treatment Plant Dewatering Improvements project to Performance Systems Inc., of Fruitland Idaho, in the amount of \$3,557,139.00. 2. Consideration of a request by Jerry & Dee Packer to waive the non-conforming building expansion permit process to allow an expansion of an existing legal non-conforming residence located at 539 Briarcliff Drive 3. Public input and/or items from the City Manager and City Council.	Action Action	Lee Glaesemann Mitchel Humble
III. <u>ADVISORY BOARD REPORTS/ANNOUNCEMENTS:</u>		
IV. <u>PUBLIC HEARINGS:</u> None		
V. <u>ADJOURNMENT:</u> 67-2345 (1)(c) To conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency.		

Any person(s) needing special accommodations to participate in the above noticed meeting could contact Leila Sanchez at (208) 735-7287 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208)735-7287.

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	DON	SUZANNE	GREGORY	JIM	REBECCA	CHRIS
BARIGAR	HALL	HAWKINS	LANTING	MUNN, JR.	MILLS SOJKA	TALKINGTON

Vice Mayor

Mayor



MINUTES

Meeting of the Twin Falls City Council
Monday, October 7, 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 from September 24 through October 7, 2013. 2. Consideration of a request to approve the September 9, 2013, September 16, 2013, and September 23, 2013, City Council Minutes. 3. Consideration of a request to approve an Alcohol License for Knox Family LLLP, dba Genghis Khan Mongolian Grill located at 611 Blue Lakes Blvd. North, subject to receipt of a State license. 4. Consideration of a request to accept a three year staged deferral of paving of the parking areas for property located at 419 4th Avenue West also known as Snake River Auto Body.	Action Action Action Action	Sharon Bryan Leila A. Sanchez Sharon Bryan Troy Vitek
II. <u>ITEMS FOR CONSIDERATION:</u> 1. Consideration of a request to present a Certificate of Appreciation to Darrell Buffaloe in recognition of his service on the Twin Falls Historic Preservation Commission. 2. Consideration of a request to appoint Carrie Hall to the Twin Falls City Historic Preservation Commission. 3. Consideration of a request to award a contract for the installation of a traffic signal at Fillmore Street and North College Road to Balanced Rock Electric in the amount of \$351,711. 4. Consideration of a request to approve a Request for Qualifications process in order to gather information for use in evaluating proposals related to a proposed "jump" from City property across the Snake River Canyon, commemorating the 40th anniversary of the attempt made by Evel Knievel in 1974. 5. Public input and/or items from the City Manager and City Council.	Presentation Action Action Action	Mitchel Humble Mitchel Humble Jacqueline Fields Travis Rothweiler
III. <u>ADVISORY BOARD REPORTS/ANNOUNCEMENTS:</u>		
IV. <u>PUBLIC HEARINGS:</u> None.		
V. <u>ADJOURNMENT TO Executive Sessions 67-2345:</u> (1)(c) To conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency. (1)(e) To consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations.		

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Minutes

Monday, October 7, 2013

Page 2 of 5

Present: Shawn Barigar, Don Hall, Suzanne Hawkins, Jim Munn, Jr., Rebecca Mills Sojka, Chris Talkington
Absent: Gregory Lanting
Staff Present: City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Community Development Director Mitchel Humble, City Engineer Jacqueline Fields, Assistant City Engineer Troy Vitek, Assistant to the City Manager Mike Williams, PIO Josh Palmer, Deputy City Clerk/Recording Secretary Leila A. Sanchez

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.

Councilperson Mills Sojka stated that exchange students from Western and Eastern Europe were in attendance. The students received a scholarship from their government.

Acting Mayor Hall introduced staff.

CONSIDERATION OF THE AMENDMENTS TO THE AGENDA: None.

PROCLAMATIONS: None

AGENDA ITEMS

I. CONSENT CALENDAR:

1. Consideration of a request to approve the accounts payable from September 24 through October 7, 2013.
September 24 – October 7, 2013, total: \$36,621.79
September 25, 2013, Prepay total: \$39,230.25
September 27, 2013, Payroll total: \$113,289.36
September 30, 2013, Fire payroll total: \$47,136.47
September 30, 2013, Vendor total: \$1,212,128.79
October 1, 2013, Pre-pay total: \$7,465.61
October 7, 2013, September payables total: \$64,378.90
2. Consideration of a request to approve the September 9, 2013, September 16, 2013, and September 23, 2013, City Council Minutes.
3. Consideration of a request to approve an Alcohol License for Knox Family LLLP, dba Genghis Khan Mongolian Grill located at 611 Blue Lakes Blvd. North, subject to receipt of a State license.
4. Consideration of a request to accept a three year staged deferral of paving of the parking areas for property located at 419 4th Avenue West also known as Snake River Auto Body.

Acting Mayor Hall referred to Consent Calendar #4. He asked staff how the City ensures that the one-third paving per year for three years is completed by Snake River Auto Body.

Assistant City Engineer Vitek stated that the mechanism to ensure completion is based on trust with the developer. Staff will make sure the developer is keeping up with his commitment. If the developer does not comply with the agreement, the owner will not be allowed to obtain another building permit.

City Engineer Fields stated that she advocates for GIS and does so because data can be attached to a map and deferrals can be attached to parcels. The information can be found when a person is trying to pull a building permit. Deferrals are recorded with the County and are an obligation associated with the land.

MOTION:

Councilperson Barigar made the motion to approve the Consent Calendar as presented. The motion was seconded by Councilperson Talkington and roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

II. ITEMS FOR CONSIDERATION:

1. Consideration of a request to present a Certificate of Appreciation to Darrell Buffaloe in recognition of his service on the Twin Falls Historic Preservation Commission.

Randy Watson, Chair of the Historic Preservation Commission, and Acting Mayor Hall presented the certificate to Darrell Buffaloe.

Darrell Buffaloe gave a brief history of his service on the Commission.

2. Consideration of a request to appoint Carrie Hall to the Twin Falls City Historic Preservation Commission.

Community Development Director Humble gave the presentation.

The selection committee recommends approval of the request to appoint Ms. Hall with her term expiring on July 1, 2015.

Carrie Hall stated the importance of preserving the history of the community.

MOTION:

Councilperson Hawkins made the motion to appoint Carrie Hall to the Historic Preservation Commission to finish out Darrell Buffaloe's two year term, effective immediately. The motion was seconded by Councilperson Barigar and roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

3. Consideration of a request to award a contract for the installation of a traffic signal at Fillmore Street and North College Road to Balanced Rock Electric in the amount of \$351,711.

City Engineer Fields stated that Joel Grounds, Precision Engineering and the Engineer of Record, and Sean Knutz, Balanced Rock Electric, are available for questions.

As development has occurred the traffic has steadily increased at the intersection at Fillmore Street and North College Road. The high traffic volumes at the intersection meet the warrant for the installation of a traffic signal. The project is for a signal only with no major widening.

Staff recommends that the City Council authorize the Mayor to sign the contract for the installation of a traffic signal at Fillmore Street and North College Road by Balanced Rock Electric, Inc., in the amount not to exceed \$351,711.

Council discussion followed.

-Acquisition of right of way for additional widening

-Balanced Rock Electric Inc., bid of \$351,711 being 40% higher than the independent traffic designer's Engineer's Estimate

City Engineer Fields stated that a signal installation changes the way the road will behave and believes the intersection will function in its current configuration as well as a signalized intersection.

She gave a cost comparison of similar intersections from 2008 to present. Balanced Rock Electric has indicated that they would like to bore rather than excavate and this will address a fair part of the price differential. In addition, she is not anticipating additional costs.

MOTION:

Councilperson Talkington made the motion to accept the low bid for the traffic signaling at the North College Road and Fillmore intersection in an amount not to exceed the bid price of \$351,711, to Balanced Rock Electric. The motion was seconded by Councilperson Munn and roll call vote showed all members present. Approved 6 to 0.

4. Consideration of a request to approve a Request for Qualifications process in order to gather information for use in evaluating proposals related to a proposed "jump" from City property across the Snake River Canyon, commemorating the 40th anniversary of the attempt made by Evel Knievel in 1974.

City Manager Rothweiler explained the request.

The City of Twin Falls has received inquiries from a number of entities proposing a motorcycle/vehicle jump across the Snake River Canyon on or around the 40th anniversary of the attempt made by Evel Knievel in 1974.

The City is willing to consider permitting this event, but only under such circumstances and with conditions that will fully protect the public's health and safety, protect the City's "brand and image" and create a positive marketing image for the area, and do so with no financial burden placed upon the citizens of the Twin Falls.

Should the Council approve the RFQ process, staff will have it published and will be ready to collect applications. The deadline for the RFQ's is October 18, 2013, close of business. Through the permitting process, the committee will be able to capture information to make a solid recommendation to the Council.

Council discussion followed.

Councilperson Mills Sojka asked how the RFQ process helps the City move forward when there is only one person that can land on the other side of the canyon and who are the intended audience/applicants.

City Manager Rothweiler stated that it is important to recognize that even though there may be one individual that has won the right to sign a lease on state lands, it does not necessarily mean the City has to support and recognize that one individual as the only person. Because the State of Idaho selected and used a process it does not necessarily mean the City is required to be beholden to it. The City of Twin Falls needs to make sure that the City's interests are best represented and best preserved. The City needs to have the courage to say no even if it is not in the City's best interest. The State Land process resulted in the highest bidder process.

Councilperson Mills Sojka asked if the City will have written requirements for the applicant.

City Manager Rothweiler explained the RFQ process.

Councilperson Talkington asked how much flexibility does the City have or should have in setting a performance or surety bond for any indirect activity.

City Attorney Wonderlich stated that ultimately a contract will be negotiated in a way that the Council will need to approve. This would include any protections the Council sees necessary.

Councilperson Barigar thanked City Attorney Wonderlich for the detailed RFQ. He recommended two minor changes in the RFQ application:

-A detailed description of any use of land within the City limits or owned by the City of Twin Falls.

-All inquiries related to this RFQ are to be directed to Mike Williams, the Assistant to the City Manager, via email at mwilliams@tfd.org.

Council discussion followed.

MOTION:

Councilperson Munn made a motion to approve the Request for Qualification process in order to gather information for use in evaluating proposals related to a proposed "jump" from City property across the Snake River Canyon, commemorating the 40th anniversary of the attempt made by Evel Knievel in 1974, subject to the following changes to the contract:

-A detailed description of any use of land within the City limits or owned by the City of Twin Falls.

-All inquiries related to this RFQ are to be directed to Mike Williams, the Assistant to the City Manager, via email at mwilliams@tfd.org.

The motion was seconded by Councilperson Barigar.

Councilperson Mills Sojka commented that she is not necessarily opposed to the RFQ process, but is wondering how it would work if an applicant that does not hold the State Land lease and what the repercussions are for the person that paid almost a million dollars for his lease.

City Attorney Wonderlich stated that the Department of Lands does not drive the City's process and understands that the Council is not seeking the highest bidder. The directive of the Department of Lands is to make as much money as possible. There are a number of possibilities that may or may not include Mr. Beckley. If no one else is able to take assignment of that lease there will not be an event. There are rumors that other parcels may be used.

-Update on the annexation of property

Community Development Director Humble stated that a public hearing will be held on October 22, 2013, before the Planning & Zoning Commission and before the Council on November 4, 2013.

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

Acting Mayor Hall thanked the Committee and City staff for their work on the RFQ process.

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

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

VI. PUBLIC HEARINGS: None.

V. ADJOURNMENT TO Executive Sessions 67-2345:

- (1)(c) To conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency.
- (1)(e) To consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations.

MOTION:

Councilperson Barigar made the motion to adjourn to Executive Sessions 67-2345 (1)(c) and (1)(e), as presented. The motion was seconded by Councilperson Hawkins and roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

The meeting adjourned at 5:55 p.m.

Leila A. Sanchez
Deputy City Clerk/Recording Clerk



Public Meeting: **MONDAY , October 21, 2013**

To: Honorable Mayor and City Council

From: Mitch Humble, Community Development Dept.

Request: Request for the Council’s consideration of the Final Plat of Dunthorn Subdivision, 1.52 (+/-) acres consisting of four lots on property located at the southwest corner of 4th Avenue West and Oak Street. c/o JUB Engineers on behalf of Raymond Perron.

Time Estimate:

This is a consent item therefore typically there is no applicant presentation unless the Council wishes to clarify information or ask questions.

Background:

Applicant:	Status: Property Owner	Size: 1.52(+/-) acres
P&J Property Investments LLC ATTN: Ray Perron 2468 Dorm Drive Twin Falls, ID 83301 734-7700/352-0021	Current Zoning: R-6 MHO CRO	Requested Zoning: Approval of a final plat
	Comprehensive Plan: Townsite	Lot Count: 4 lots
	Existing Land Use: residential	Proposed Land Use: residential
Representative:	Zoning Designations & Surrounding Land Use(s)	
JUB Engineers Inc c/o Rex Harding 115 Northstar Ave Twin Falls, Idaho 83301 208-733-2414 rlh@jub.com	North: R-6 MHO; 4 th Ave W, residential	East: R-6 MHO; Oak St, residential
	South: R-6 MHO CRO; residential	West: OS CRO; Rock Creek Canyon
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-6, 10-4-17, 10-4-19, 10-12-2.4	

Approval Process:

As per Twin Falls City Code 10-12-2.4 Action on Final Plat:

(F) Council Action: The Council shall consider the commission’s findings and comments regarding their decision on the preliminary plat to arrive at a decision on the final plat. The Council may approve, conditionally approve, deny or table for additional information when acting on the final plat. If tabled, approval or denial shall occur at the regular meeting following the meeting at which the plat is first considered. The action and the reasons for such action shall be stated in writing by the Administrator and forwarded to the applicant.

(I) Approval Period: Final plat shall be filed with the county recorder within two (2) years after written approval by the council; otherwise such approval shall become null and void unless prior to said expiration date an extension of time is applied for by the subdivider and granted by the council. Only one extension may be granted by the council for a term of two (2) years. (Ord. 3006, 7-25-2011)

Budget Impact:

This request will have negligible impact on the City budget as the property is already developed.

Regulatory Impact:

After a public hearing, approval of the final plat from the city council will allow the plat to be recorded.

History:

On October 21, 1991, Ordinance #2360 was approved for vacation of sewer line easements crossing property located at 939 4th Avenue West.

In 2008 this property went through the subdivision process for a two (2) lot subdivision. This process was not completed and the proposed subdivision was not recorded.

Analysis:

This Preliminary/Final Plat for the Dunthorn Subdivision includes 1.52 (+/-) acres and is zoned R-6 (Residential Multi-Household) MHO (Mobile Home Overlay) CRO (Canyon Rim Overlay) zone. The request is to plat four (4) lots. The site is located at the southwest corner of 4th Avenue West and Oak Street.

The proposed plat will divide an existing lot into two (2) lots and include two (2) additional developed residential parcels. The property is currently developed with three (3) single family dwellings and one (1) multi-family dwelling. The parcels are being subdivided into Lot 1 (6098 sq ft), Lot 2 (6098 sq ft), Lot 3 (8276 sq ft) and Lot 4 (45,738 sq ft). The minimum lot area requirement per single household dwelling shall be four thousand (4,000) square feet, six thousand five hundred (6,500) square feet for a duplex and the lot area for multiplex dwelling units will increase over the duplex area by two thousand (2,000) square feet per dwelling unit or one thousand (1,000) square feet per unit above or below the ground level unit. The proposed development is for single family residential subdivision that meets the minimum code standards.

The proposed subdivision is partially within the Rock Creek Canyon Rim Overlay. The existing building located at 939 4th Avenue West was constructed before the CRO District was adopted on May 20, 1996. The existing multi-family dwelling is a legal non-conforming building. Any expansion of the existing structure will require compliance with all current code requirements at the time of expansion.

The Twin Falls Fire Department Subdivision Code Review revealed a deficiency in fire flow. An upgrade of the water main will be required before any new construction will be allowed without installation of automatic fire suppression systems.

A full review of required improvements will be made by the Building, Planning, Fire and Engineering Departments for full compliance with minimum development standards prior to issuance of any building permits.

This is the second step of the plat approval process. A preliminary plat is presented to the Planning and Zoning Commission. Upon approval by the Commission a final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. Only after a final plat has been approved by the City Council and construction plans approved, may the plat be recorded and lots sold for development.

The plat is consistent with other subdivision development in the area, city code criteria and is in conformance with the Comprehensive Plan which designates this area as appropriate for townsite.

On October 8, 2013 the Commission unanimously approved the preliminary plat as presented subject to one condition:

1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.

Conclusion:

Staff recommends the Council approve the final plat of the Dunthorn Subdivision, as presented, and subject to the following conditions:

1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.

Attachments:

1. Zoning Vicinity Map
2. Aerial Map
3. Preliminary Plat Exhibit
4. Final Plat Exhibit
5. Minutes of the Oct 8, 2013 P&Z public meeting.
6. Pictures (3)

Zoning Vicinity Map

Reference Only



Aerial Image Map

Reference Only



354 BLAKE

BLAKE ST

H AV

880 4TH AV

NORTH

874 4TH AV

4TH AVE W

410 OAK ST

418 OAK ST

939 4TH AV

OAK ST

430 OAK ST

762 ALL ST

440 OAK ST

ALL ST

439 OAK ST



FROM: MAP NO. 3087 BLOCK 10400
 LOT 1007 WEST OF INTERSECTION
 OF 4th AVENUE WEST & POLK ST. RD.

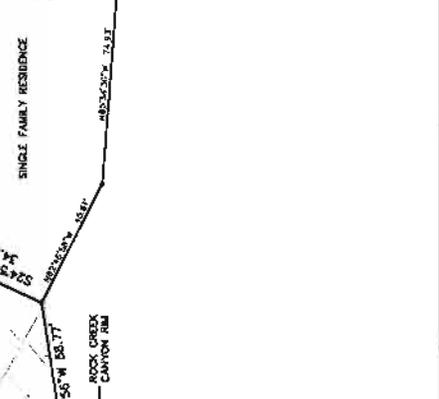


- LEGEND**
- 100' CANYON STRIP
 - 200' CANYON OVERLAY
 - LOT PROPERTY LINE
 - UTILITY CASHEMENT
 - SUBDIVISION BOUNDARY
 - EDGE OF PAVEMENT
 - FORCE LINE
 - SAWTRUCK CENTER
 - WATER LINE
 - GAS MAIN
 - OVERHEAD POWER LINE
 - COASTLINE
 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND TELEPHONE LINE
 - POWER POLE
 - OUT WOODS
 - WATER METER
 - MANHOLE
 - STREET LIGHT
 - SEWER
 - STREET SIGN
 - CURB AND GUTTER
 - SIDEWALK
 - RES.
 - BRUSH
 - CHECKED BY PLATT
 - 1/2" NEAR PLATT
 - 1/2" NEAR 1/4" PLATT

- GENERAL NOTES**
1. THE PRESENT ZONING OF THE PROPERTY IS R-10000-1 BY CANYON RD OVERLAY AND PRESENT USE OF LOTS 1, 2 AND 3 IS RESIDENTIAL. THE PRESENT USE OF LOT 4 IS MULTI-FAMILY RESIDENTIAL.
 2. THE PROPOSED USE IS FOR LOTS 1, 2 AND 3 IS RESIDENTIAL. SINGLE FAMILY USE PROPOSED USE OF LOT 4 IS MULTI-FAMILY RESIDENTIAL.
 3. THE SUBJECT PROPERTY IS NOT IN ANY ZONED ZONE ACCORDING TO THE CITY OF TWIN FALLS. THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF TWIN FALLS. THE CITY OF TWIN FALLS HAS A ZONING ORDINANCE THAT PROVIDES FOR THE PROTECTION OF THE PUBLIC HEALTH, SAFETY AND WELFARE. THE CITY OF TWIN FALLS HAS A ZONING ORDINANCE THAT PROVIDES FOR THE PROTECTION OF THE PUBLIC HEALTH, SAFETY AND WELFARE. THE CITY OF TWIN FALLS HAS A ZONING ORDINANCE THAT PROVIDES FOR THE PROTECTION OF THE PUBLIC HEALTH, SAFETY AND WELFARE.
 4. THE SUBJECT PROPERTY IS OWNED BY THE CITY OF TWIN FALLS. THE CITY OF TWIN FALLS HAS A ZONING ORDINANCE THAT PROVIDES FOR THE PROTECTION OF THE PUBLIC HEALTH, SAFETY AND WELFARE. THE CITY OF TWIN FALLS HAS A ZONING ORDINANCE THAT PROVIDES FOR THE PROTECTION OF THE PUBLIC HEALTH, SAFETY AND WELFARE. THE CITY OF TWIN FALLS HAS A ZONING ORDINANCE THAT PROVIDES FOR THE PROTECTION OF THE PUBLIC HEALTH, SAFETY AND WELFARE.
 5. THE SUBDIVISION CONTAINS 1.32 ACRES.
 6. NO VARIANCES WILL BE REQUESTED.

DEVELOPER
 MSP PROPERTY INVESTMENTS, LLC
 2468 OGBURN DRIVE
 TWIN FALLS, IDAHO 83301
 (208) 382-0021

ENGINEER
 JUB ENGINEERS, INC.
 115 NORTHSTAR AVENUE
 TWIN FALLS, IDAHO 83301
 (208) 733-2414



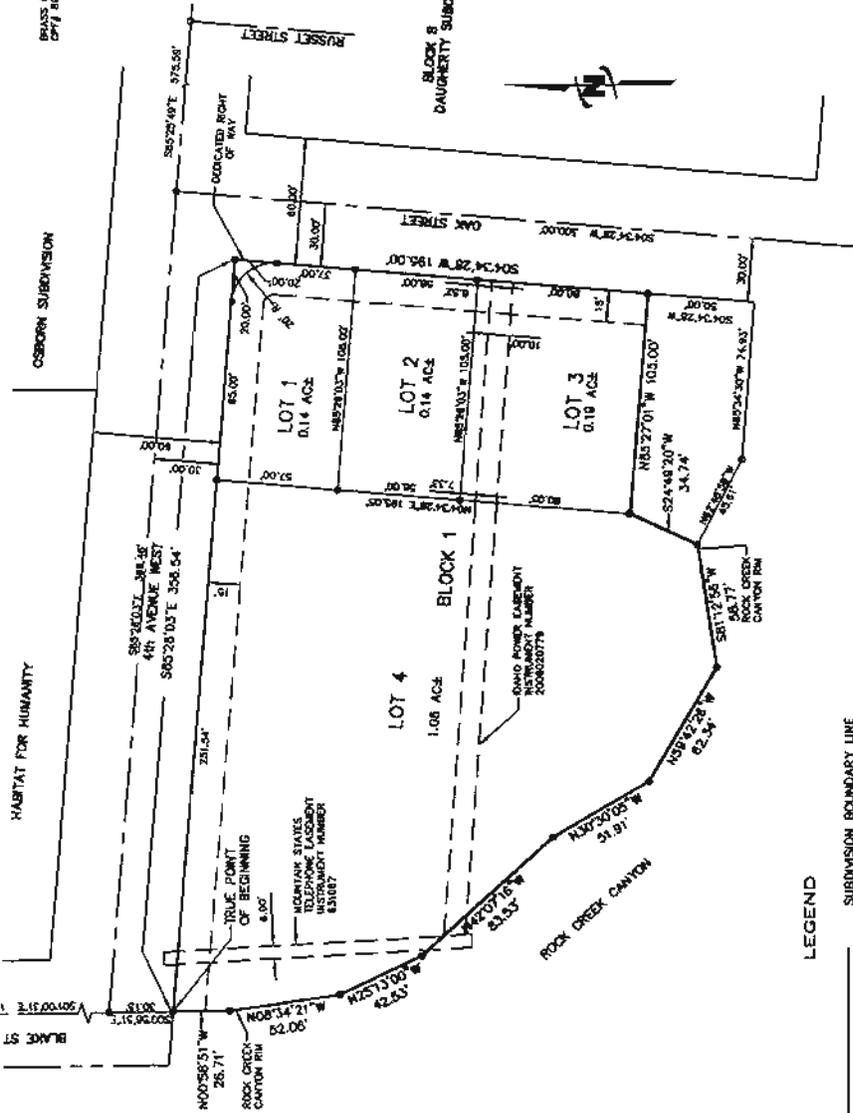
VICINITY MAP
 XYS

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 59, CHAPTER 13, HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH IDAHO CODE TITLE 59, CHAPTER 13, SECTION 59-1328A, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE: _____ SOUTH CENTRAL DISTRICT HEALTH DEPT., EHS

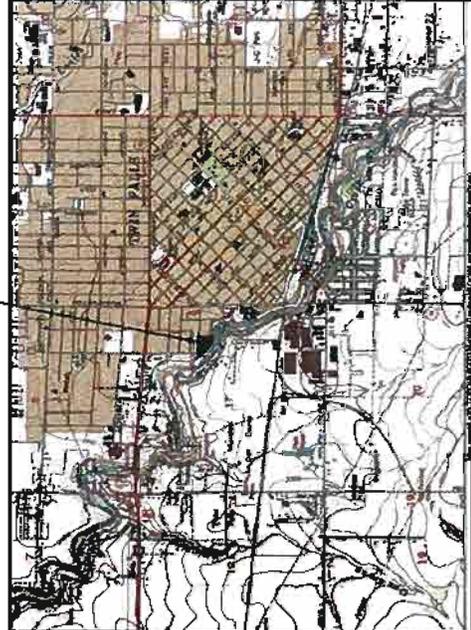
**PLAT SHOWING
DUNTHORN SUBDIVISION**
APPORTION OF THE SE1/4 NE1/4, SECTION 17, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN
TWIN FALLS COUNTY, IDAHO
2013



LEGEND

- SUBDIVISION BOUNDARY LINE
- CENTERLINE
- LOT LINE
- UTILITIES, DRAINAGE AND IRRIGATION EASEMENT
- SECTION LINE
- 1/2" REBAR FOUND
- 1/2" x 24" REBAR w/ CAP SET PLS 885
- 5/8" x 30" REBAR w/ CAP SET
- ⊕ SECTION CORNER
- ⊙ QUARTER CORNER

BASES DE BEARING
THE BASIS OF BEARING FOR THIS SURVEY IS ESTABLISHED BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 10 SOUTH, RANGE 17 EAST, B.M. AS SOUTH 84°11'08" EAST, ESTABLISHED BY G.P.S. PROJECTED TO THE IDAHO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, NAD83 DATUM AND REFERENCED TO THE NATIONAL GEODETIC SURVEYS C.O.R.S. SYSTEM. ALL BEARINGS SHOWN ARE AT GRID AZIMUTH. ALL DISTANCES SHOWN ARE GROUND VALUES.



VICINITY MAP
NTS

NOTES

1. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF TWIN FALLS.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
3. ALL LOT LINES COMMON TO PUBLIC RIGHT-OF-WAY WITHIN DUNTHORN SUBDIVISION AS SHOWN HEREON SHALL HAVE A 15' WIDE PERMANENT UTILITIES, DRAINAGE AND IRRIGATION EASEMENT, UNLESS OTHERWISE DIMENSIONED. HOWEVER, THIS SHALL NOT PRECLUDE THE CONSTRUCTION OF THE PROPER HARD SURFACED DRIVEWAYS FOR ACCESS OF EACH INDIVIDUAL LOT.
4. THE DEVELOPER AND/OR OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
5. THE OWNER OF EACH LOT, ACROSS WHICH PASSES AN IRRIGATION/DRAINAGE DITCH OR PIPE, IS RESPONSIBLE FOR THE MAINTENANCE THEREOF UNLESS SUCH RESPONSIBILITY HAS BEEN ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT.

Applicant Presentation:

Ray Perron, the applicant, stated he is here tonight to request approval of the preliminary for the Dunthorn Subdivision. This property was originally platted and approved however the plat was never recorded. This process will finish the subdivision process and clean up the lot lines.

Staff Analysis:

Planner I Spendlove reviewed the request and the exhibits on the overhead along with the history of the property. He stated on October 21, 1991, Ordinance #2360 was approved for vacation of sewer line easements crossing property located at 939 4th Avenue West. In 2008 this property went through the subdivision process for a two (2) lot subdivision. This process was not completed and the proposed subdivision was not recorded.

This Preliminary Plat for the Dunthorn Subdivision includes 1.52 (+/-) acres and is zoned R-6 (Residential Multi-Household) MHO (Mobile Home Overlay) CRO (Canyon Rim Overlay) zone. The request is to plat four (4) lots. The site is located at the southwest corner of 4th Avenue West and Oak Street.

The proposed plat will divide an existing lot into two (2) lots and include two (2) additional developed residential parcels. The property is currently developed with three (3) single family dwellings and one (1) multi-family dwelling. The parcels are being subdivided into Lot 1 (6098 sq ft), Lot 2 (6098 sq ft), Lot 3 (8276 sq ft) and Lot 4 (45,738 sq ft). The minimum lot area requirement per single household dwelling shall be four thousand (4,000) square feet, six thousand five hundred (6,500) square feet for a duplex and the lot area for multiplex dwelling units will increase over the duplex area by two thousand (2,000) square feet per dwelling unit or one thousand (1,000) square feet per unit above or below the ground level unit. The proposed development is for single family residential subdivision that meets the minimum code standards.

The proposed subdivision is partially within the Rock Creek Canyon Rim Overlay. The existing building located at 939 4th Avenue West was constructed before the CRO District was adopted on May 20, 1996. The existing multi-family dwelling is a legal non-conforming building. Any expansion of the existing structure will require compliance with all current code requirements at the time of expansion.

The Twin Falls Fire Department Subdivision Code Review revealed a deficiency in fire flow. An upgrade of the water main will be required before any new construction will be allowed without installation of automatic fire suppression systems.

A full review of required improvements will be made by the Building, Planning, Fire and Engineering Departments for full compliance with minimum development standards prior to issuance of any building permits.

This is the first step of the plat approval process. A preliminary plat is presented to the Planning and Zoning Commission. The Commission may approve the preliminary plat, deny it, or approve it with conditions. A final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. Only after a final plat has been approved by the City Council and construction plans approved, may the plat be recorded and lots sold for development.

The plat is consistent with other subdivision development in the area, city code criteria and is in conformance with the Comprehensive Plan which designates this area as appropriate for Townsite.

Planner I Spendlove stated upon conclusion should the Commission approve this request, as presented, staff recommends the following conditions.

1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.

Public Comment: No public present.

Closing Statement:

Mr. Perron stated that these are all existing buildings and there will not be any new buildings constructed.

Deliberations Followed: Without Concerns

Motion:

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

APPROVED, AS PRESENTED, WITH THE FOLLOWING CONDITIONS

1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.

III. PUBLIC HEARINGS:

1. Request for a Zoning Title Amendment to amend Twin Falls City Code 10-9-9(K) by permitting temporary real estate open house signs within public right-of-way under specific conditions c/o Greater Twin Falls Association of Realtors (app.2602)

WITHDRAWN TO BE RESCHEDULED

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

Planner I Spendlove reminded the Commissioners that the next public hearing will have a request by the City of Twin Falls for an annexation of City owned property along the Snake River Canyon and a Special Use Permit request for a drive through window. The next work session will have landscaping alternatives on the agenda for discussion.

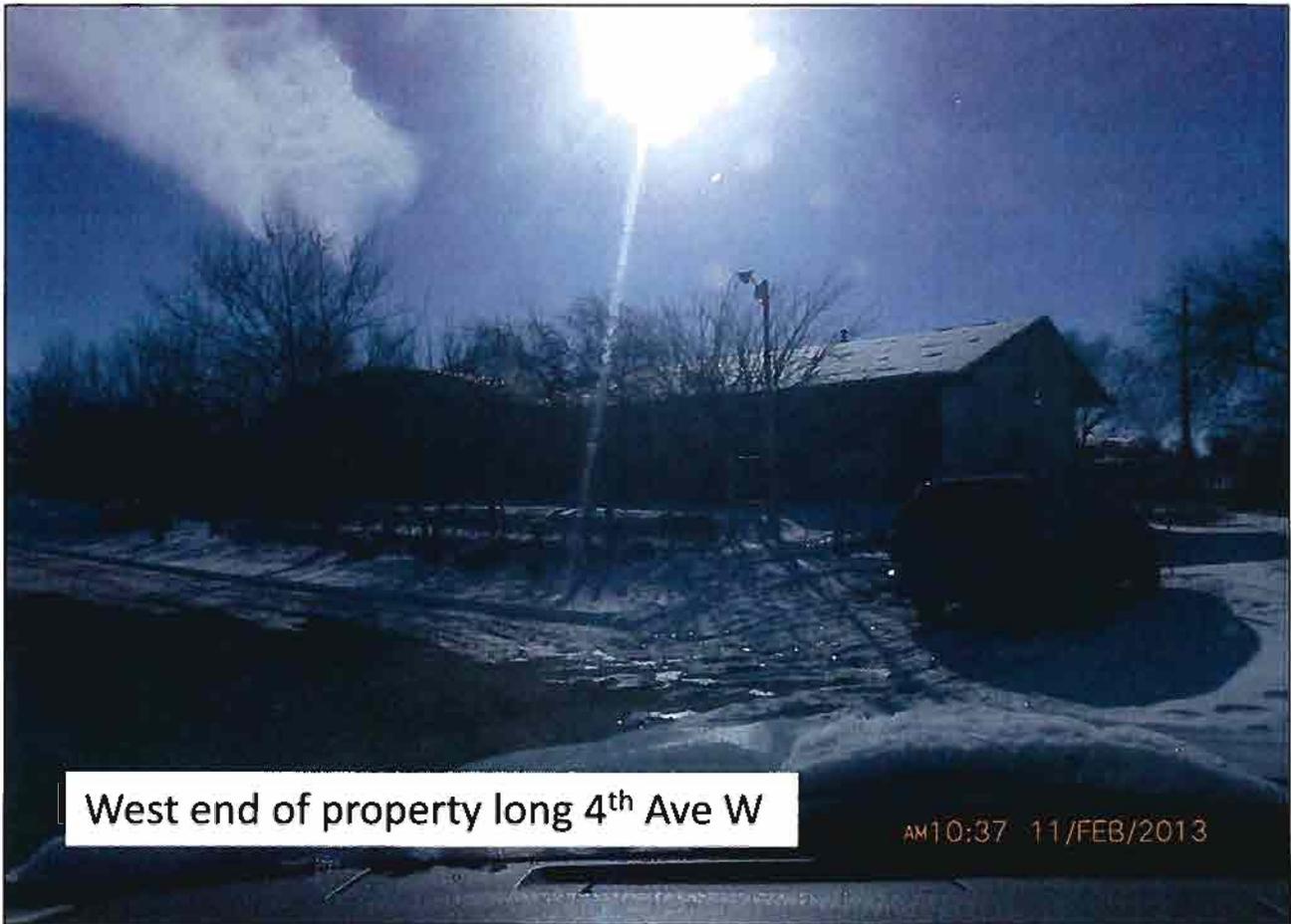
V. UPCOMING PUBLIC MEETINGS: (held at the City Council Chamber unless otherwise posted)

1. Public Hearing-**October 22, 2013**
2. Work Session-**November 6, 2013**

VI. ADJOURN MEETING:

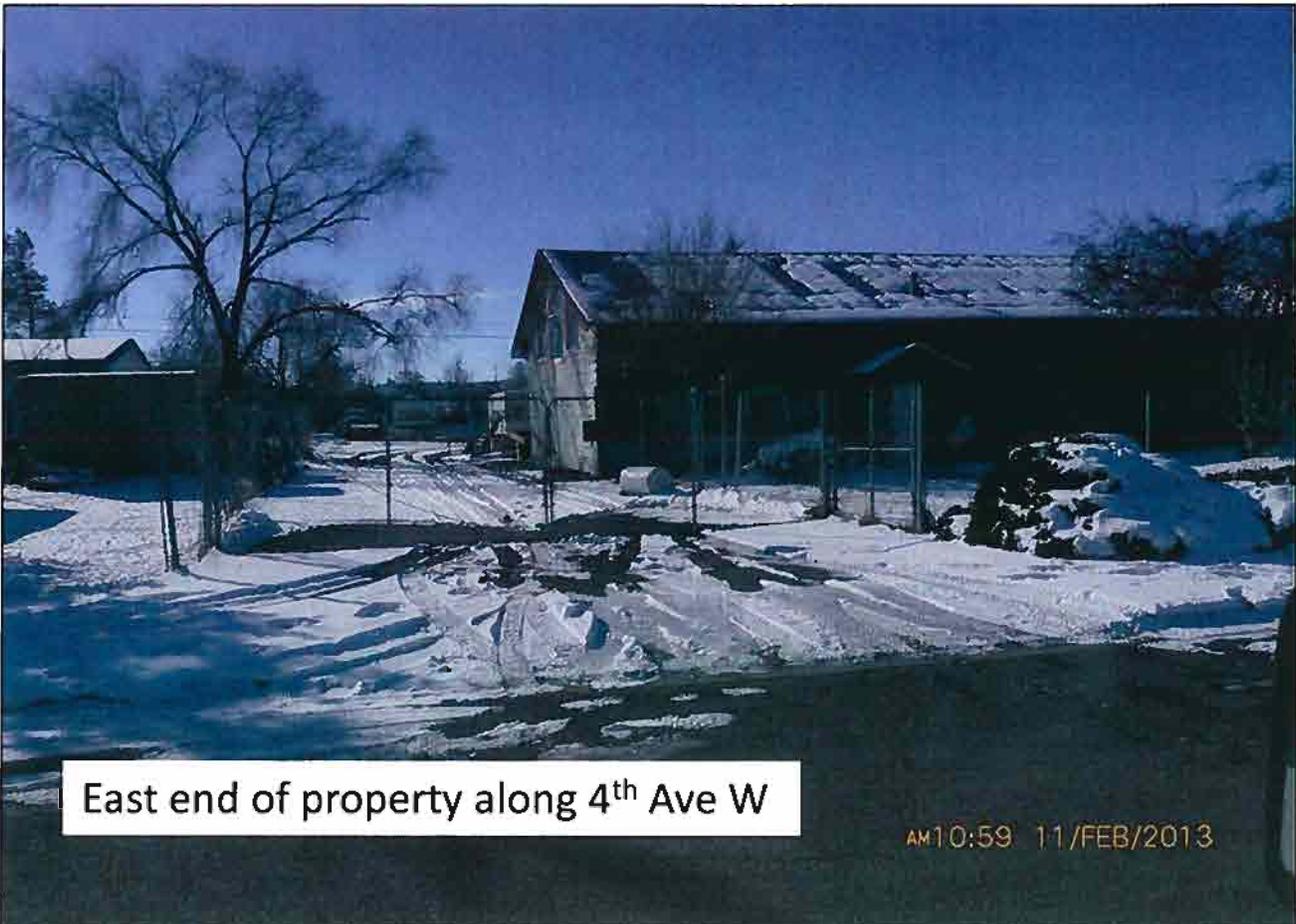
Chairman Frank adjourned the meeting at 6:11pm.

Lisa A Strickland
Administrative Assistant
Planning & Zoning Department



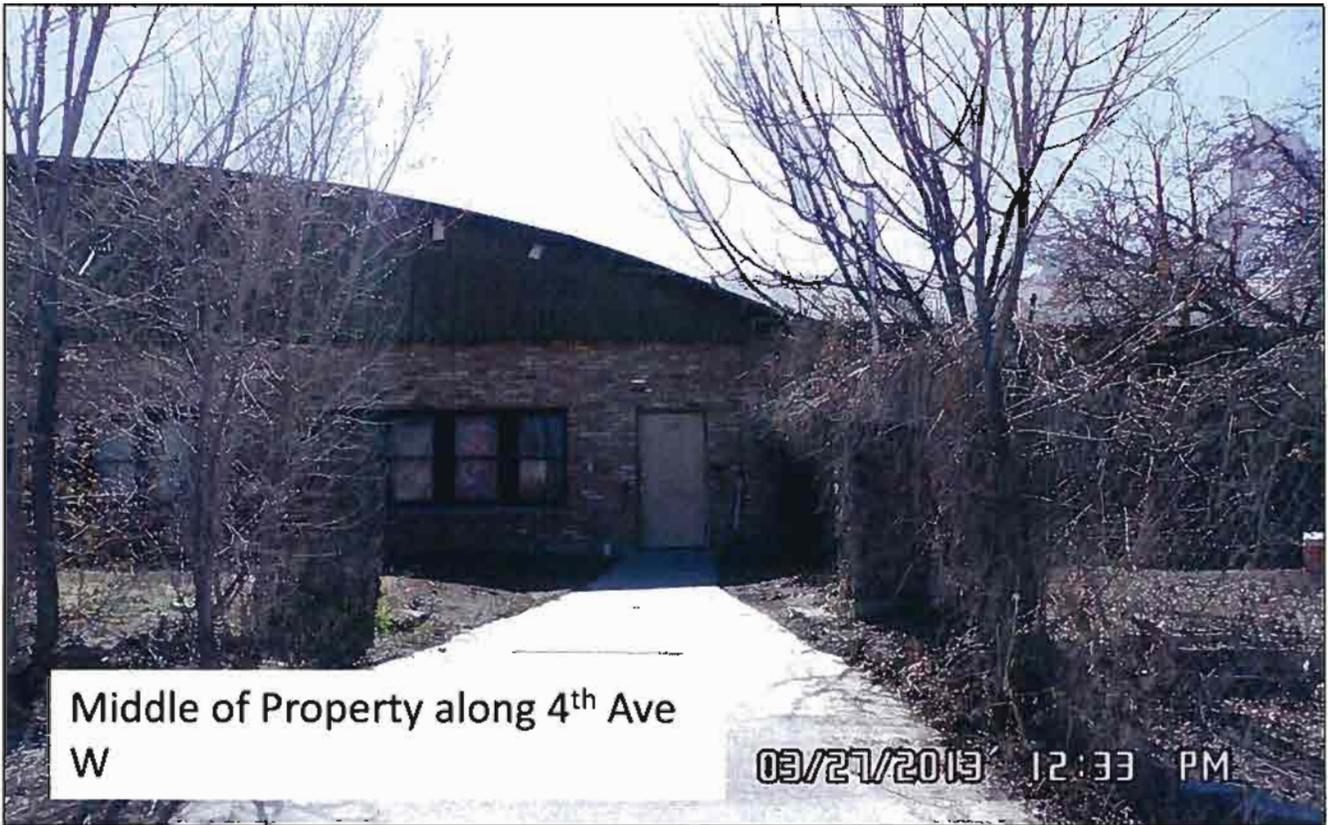
West end of property long 4th Ave W

AM10:37 11/FEB/2013



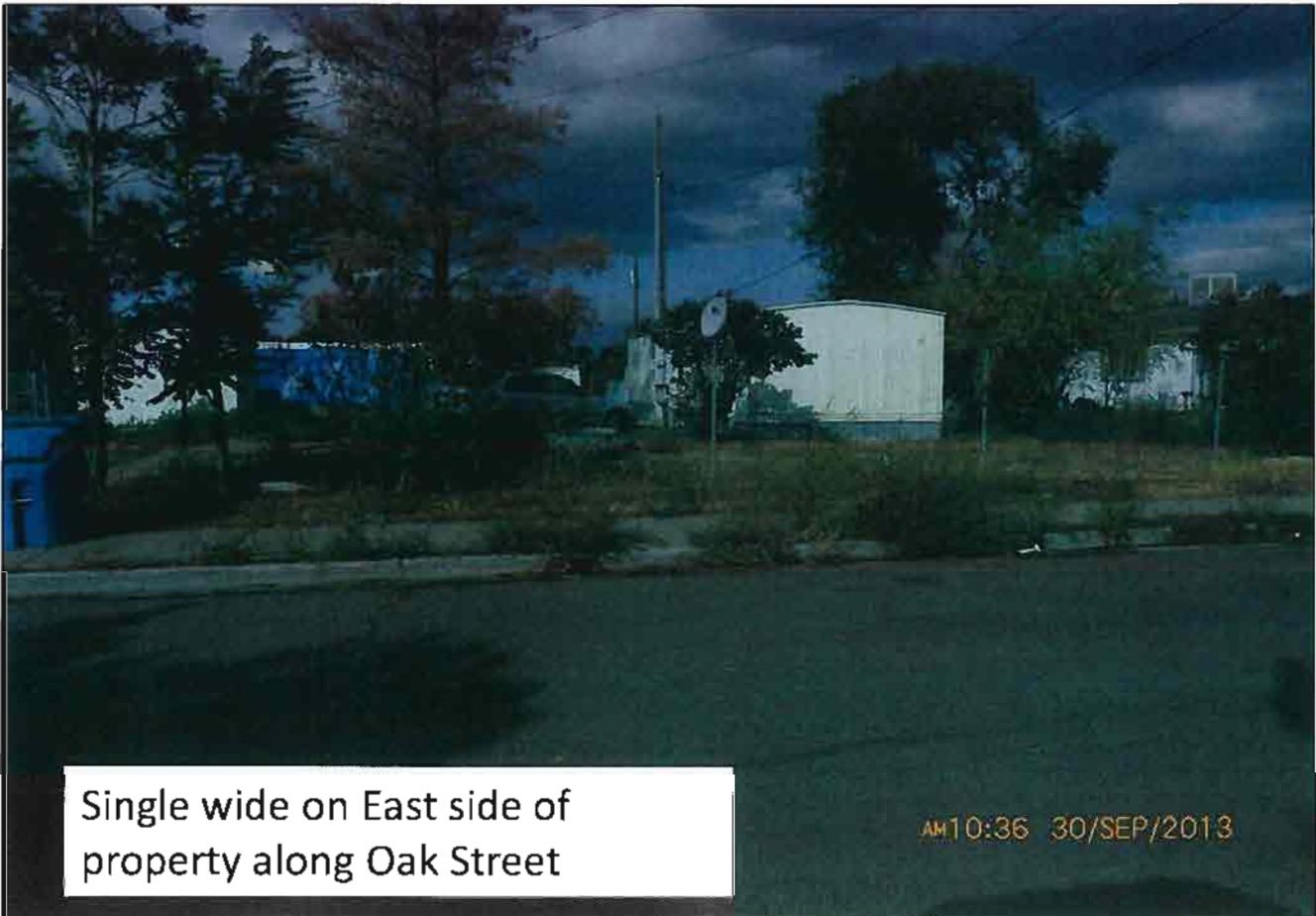
East end of property along 4th Ave W

AM10:59 11/FEB/2013



Middle of Property along 4th Ave
W

03/27/2013 12:33 PM



Single wide on East side of
property along Oak Street

AM10:36 30/SEP/2013



NOTICE OF
PUBLIC MEETING
ON ZONING REQUEST

FOR MORE INFO CALL
735.7263

10/03/2013



Date: **MONDAY OCTOBER 21, 2013**

To: Honorable Mayor and City Council

From: Jacqueline Fields, City Engineer

Request:

Consideration of a request to approve the posting of the speed zone at Minidoka Avenue from Shoshone Street to Second Avenue South at 35 MPH.

Transmittal of response to traffic related requests with their original letters of request.

Time Estimate: Consent Calendar

Background:

Traffic studies have historically been conducted and submitted to the City Council for their approval.

This study confirms the posting of Minidoka Avenue from Shoshone St. to Second Avenue South as a 35 MPH speed zone. This study was reviewed by the Traffic Safety Commission who supported the staff recommendations.

Prior to staff notifying the requesting individuals of the Engineer's conclusions, these items are submitted for Council consent.

Budget Impact:

The Council's approval of this request will not impact the City budget.

Regulatory Impact:

None

Conclusion:

Approval of the posting of Minidoka Avenue from Shoshone Street to Second Avenue South as a 35 MPH speed zone

Attachments:

Traffic Study – Minidoka Avenue
Aerial View of Minidoka Avenue

Memorandum

July 31, 2013

TO: Jackie Fields, P.E.
City Engineer

FROM: Mike Sullivan
Traffic Engineering Tech.

SUBJECT: Speed Limit for Minidoka Ave. from Shoshone St. to 2nd Ave. S.

Based on a citizens concern Mayor Greg Lanting requested that the Engineering Department look into raising the speed limit on. On July 28th Engineering began a speed study on Minidoka Ave. to determine the appropriate speed limit to post.

LOCATION

Minidoka Ave. is a two lane collector that extends for over a half mile from Shoshone St. on the west end to where it merges with 2nd Ave. S. near the Blue Lakes Blvd. & Kimberly Rd. intersection on the east end. Minidoka Ave. is currently an un-posted 25 mph speed zone. 2nd Ave. S. is a posted 35 mph speed zone. Minidoka parallels the railroad so the side streets only intersect Minidoka on the north side. Side street traffic is light with good sight distance at all intersections. Even though Minidoka is a collector it functions more as an arterial due to light traffic on the side streets and considerable truck traffic traveling between Kimberly Rd. and Shoshone St./6th Ave. W.

STUDY DATA

To collect data, traffic counters were set out to record motorist speeds, volumes, etc. Data was collected from Monday July 22, 2013 through Monday July 29, 2013. Counters were set up at two locations Minidoka Ave. One was near Idaho St. on the west end, the other near Liberty St. on the east end. At the Idaho St. location the 85th percentile speeds were 36 mph for westbound traffic and 42 mph for eastbound traffic. At the Liberty St. location the 85th percentile speeds were 36 mph for westbound traffic and 38 mph for eastbound traffic. A 5 year accident history search showed 5 incidents, one speeding, one equipment failure, two alcohol involved, and one failure to obey stop sign.

CONCLUSION & RECOMENDATION

Results from both locations show that the eastbound traffic has an 85th percentile speed of 38 to 42 mph and the westbound 85th percentile was 36 mph. Based on this engineering study the Engineering Dept. recommends posting this section of Minidoka Ave. as a 35 mph speed zone which should be a safe and reasonable speed for Minidoka Ave.



COMMISSION MEMBERS:

RANDALL PAUL BRADY DENNIS TED DAVE KEVIN
WATSON DUTY DICKINSON MAGILL WARREN BENEFIEL HAIGHT

Chairman

Co-Chairman



MINUTES

Meeting of the Twin Falls Traffic Safety Commission
September 12, 2013
City Council Chambers
305 3rd Avenue East Twin Falls, Idaho

CONFIRMATION OF QUOROM		
CALL MEETING TO ORDER:	9:00 A.M.	
CONSIDERATION OF THE AMENDMENTS TO THE AGENDA:		
AGENDA ITEMS	Purpose	By:
I. <u>CONSENT CALENDAR:</u> 1. Consideration of the Minutes for June 13, 2013.		
II. <u>ITEMS FOR CONSIDERATION:</u> 1. Citizen Diana Strong would like to discuss speed issues at Canyon Trail Way and Parkview Dr. and the possibility of making it a 4-way as opposed to a 2-way stop. 2. Discussion of a speed study on Washington from Pole Line Rd. to Federation Rd. 3. Discussion on speed study on Minidoka Ave. from Shoshone Street to 2 nd Ave. S. 4. Discussion on the crash rates at Blue Lakes Blvd and Falls Ave. and options to make it safer.	Discussion Discussion Discussion Discussion	Diana Strong Mike Sullivan Mike Sullivan Captain Barnhart
III. <u>PUBLIC HEARINGS</u>	None	
IV. <u>ADJOURNMENT</u>		

PRESENT: Randall Watson, Paul Duty, Dennis Magill, Ted Warren, Dave Benefiel

ABSENT: Brady Dickinson

Staff Present: Traffic Engineering Tech Mike Sullivan, Captain Anthony Barnhart, Sergeant Ryan Howe, Recording Secretary Leila A. Sanchez

Council liaison: Jim Munn

Chairman Watson called the meeting to order at 9:00 a.m. A quorum was present.

CONSIDERATION OF THE AMENDMENTS TO THE AGENDA: None.

I. CONSENT CALENDAR:

1. Consideration of the Minutes for June 13, 2013.

MOTION:

Ted Warren made the motion to approve the Consent Calendar as presented. The motion was seconded by Dave Benefiel and voice vote showed all members present voted in favor of the motion.

Approved 5 to 0.

II. ITEMS FOR CONSIDERATION:

1. Citizen Diana Strong would like to discuss speed issues at Canyon Trail Way and Parkview Dr. and the possibility of making it a 4-way as opposed to a 2-way stop.

Diane Strong, 2259 Settlers Lane, handed out maps, photos and used the overhead projection to explain the request. She stated her concern of the existing 35 mph speed limit coming into the five subdivisions in the area. There are three school buses that come into the area between the hours of 7:00 a.m. - 8:00 a.m., sports are played year round at the park, and the Twin Falls Public Library's Bookmobile parks in the area every Thursday. Currently there are no painted crosswalks, "Children at Play" signage, or off street parking. She made the recommendation of the installation of a four way stop sign, 35 mph speed limit sign coming off of Pole Line Road on Washington St. N., 25 mph speed limit in the neighborhood, a 20 mph speed limit by the park, painted crosswalks and "Children at Play" signage.

David Strong, 2259 Settler's Lane, showed on overhead projection pictures of speed limit signs in the area. On Washington Street, heading north off of Pole Line, where the new Marriott Hotel is being built, the speed limit is posted at 45 mph, and a 45 mph sign heading south is also posted. The speed limit on Pole Line Road is 35 mph. In the residential area by the Gun Club, on Federation heading west and heading east, the speed limit is posted at 35 mph. He stated his concern that in the Parkview Drive residential area the speed limit is posted at 35 mph, with no stop signs heading north or south.

Nikki Halverson, 2185 Settlers Lane, stated her concern of the excessive speed limits in the area. She recommended a four way stop sign, 25 mph speed limit signs, and painted crosswalks.

Ruth Ann Turnipseed, 2231 Settlers Lane, stated that the construction in the area has caused major traffic confusion.

Captain Antony Barnhart stated that as far as accidents are concerned, there have been no accidents within the intersection at Canyon Trail Way and Parkview Drive. In the past three years, there were three accidents on Parkview Drive and one accident on Canyon Trail Way.

Mike Sullivan stated that as far as speed is concerned, Federation and Parkview Drive are posted at 35 mph. Parkview Drive is posted at 35 mph and is a divided street. The street will be a major collector that will tie into 4200; and when this occurs the Canyon Rim Road will be a walking trail. All traffic will then feed into the two collectors, and ultimately into the arterials. Parkview Drive is designed for 35 mph and all side streets are posted at 25 mph. Speed limit signs of 25 mph are not posted in town because 25 mph is the default speed limit unless otherwise posted. He would not recommend a four way stop sign at this time. Painting a crosswalk applies pedestrians a false sense of security. It does not cause drivers to pay more attention. He said "No Parking" signage could be placed and/or fencing on the collector side of the street. If a crosswalk is painted, this should be done on Canyon Trail Way. The City does not place "Children at Play" signs.

Commission discussion followed.

- Existing speed limits posted at other parks
- Washington Street North 45 mph speed limit
- Signage at the intersection at Parkview Drive and Federation
- Parking around the park area

Mike Sullivan stated speed limit signs are not posted at other parks. The speed limit on Washington Street North was warranted by a speed study.

David Strong stated that painted crosswalks, posted speed limit signs, and caution signs are placed on Locust by the City pool and Twin Falls High school.

Mike Sullivan stated that typically the City does not post 25 mph speed limit signs other than coming out of school zones. The speed limit in a school zone is 20 mph. Signage indicating "Crosswalks Ahead" could be placed. It is also a possibility to place crosswalk signage at the intersection of Parkview Drive and Federation. He explained the impact of the placement of too many stop signs.

Captain Anthony Barnhart recommended to the Commission to make a motion to afford Mike Sullivan, Sgt. Howe, and himself to do some research and to possibly come up with some traffic calming devices and other ideas. He indicated that Ms. Strong and her group are invited to attend and to give input and will look forward to the Commissions input as well.

MOTION:

Ted Warren made the motion to form a study group, as presented by Anthony Barnhart. The motion was seconded by Dennis Magill and voice vote showed all members present voted in favor of the motion. Approved 5 to 0.

2. Discussion of a speed study on Washington from Pole Line Rd. to Federation Rd.

Mike Sullivan explained that a speed study was done in 2007 at this location and the 85th percentile speed study showed that motorists are traveling 47 mph. The volumes are 2,500 cars per day on the weekdays. The speed limit remained at 45 mph. This was part of speed limit sign discrepancies on Washington Street North more or less from North College Road and on Pole Line Road all the way out to Eastland. Speed limits were posted at 45 mph. A year later, the determination was made per state code that the City could not post Pole Line Road at 45 mph; therefore it was dropped to 35 mph. Washington from Pole Line Rd. to Federation Rd. was not part of the discussion.

A speed study was recently done at this location with the 85th percentile speed study showing an average of 40 mph and volumes at 4,500 cars per day. He does not recommend changing the existing speed limit.



Date: Monday, October 21, 2013
To: Honorable Mayor and City Council
From: Lee Glaesemann, Staff Engineer

Request:

Consideration of a request to award the 2013 Wastewater Treatment Plant Dewatering Improvements project to Performance Systems Inc., of Fruitland Idaho, in the amount of \$3,557,139.00.

Time Estimate:

The staff presentation will take approximately 5 minutes with additional time for questions.

Background:

In 2011, the City sought and received Judicial Confirmation to borrow funds to be able to rehabilitate various wastewater components including replacement of the aging dewatering system at the City's Waste Water Treatment Plant. The dewatering system improvements are the final project to be constructed with the judicially confirmed funds.

In February of 2013, the City awarded a pre-selection bid for two belt filter presses to be included in the dewatering building design.

In May of 2013, the City passed a special bond election to fund additional improvements to the Wastewater Treatment Plant, which included the installation of a third belt filter press. Subsequent to the Sewer Bond approval, it was determined that cost savings would be realized if the Dewatering Improvement project included the installation of all three belt filter presses under one construction project utilizing the remainder of the Judicially Confirmed funds with the balance being funded with Sewer Bond funds.

On September 26th, bids were opened for the 2013 Wastewater Treatment Plant Dewatering Improvement project. Four bids were received ranging from \$3,557,139 to \$4,183,000 with the lowest apparent bid coming from Performance Systems Inc. (PSI), of Fruitland Idaho.

CH2MHill, the City's consultant on the project, reviewed the bids and considered them responsive. CH2MHill further reviewed their bid estimate, which ranged from \$2,822,102 to \$3,646,400 with a target estimate of \$3,135,669. They determined that the low bid was within the accuracy range of the estimate classification they performed as defined by the American Association of Cost Engineering (AACE) standards. They have provided additional explanation regarding potential reasons for the low bid coming in near the high end of their range (see attached discussion). Their primary considerations include potential higher costs due to the lack of local bidders on the project and a possible trend in higher construction costs in the Twin Falls market.

Approval Process:

A majority vote of the Council to award the contract.

Budget Impact:

As described above, funding comes from two sources, Judicially Confirmed funding and Sewer Bond funding. It's estimated that construction of the Dewatering Improvements and related work will draw down the last of the Judicially Confirmed funds with about \$910,000 coming from the Sewer Bond funds.

Regulatory Impact:

Failure of the existing dewatering system would result in a violation of the City's National Pollutant Discharge Elimination System (NPDES) permit with the Environmental Protection Agency.

Conclusion

Staff recommends that the 2013 Wastewater Treatment Plant Dewatering Improvements project be awarded to Performance Systems Inc., of Fruitland Idaho, in the amount of \$3,557,139.00.

Attachments:

1. CH2MHill Bid Review
2. Bid Tab
3. Estimate Discussion

Twin Falls Waste Water Treatment Plant: Dewatering Improvements Project

Bid Review

PREPARED FOR: Lee Glaesemann, Project Manager

PREPARED BY: Toby Palin, P.E.

DATE: October 3, 2013

Purpose

The purpose of this memorandum is to summarize CH2M HILL's review comments on the bids received for the Twin Falls Waste Water Treatment Plant Dewatering Improvements Project.

Bid Opening Summary

Four bids were received at the office of the City Clerk, City of Twin Falls on September 26, 2013 for the Twin Falls Waste Water Treatment Plant Dewatering Improvements Project. At the time of the bid opening, the apparent low bidder was Performance Systems Inc. from Fruitland, Idaho with a bid in the amount of \$3,557,139.00. A bid tabulation summarizing the bid review is attached.

Bid Review Comments

Our comments are based on our review of copies of the four bids received by the City at the bid opening. All of the bids received appear to be in order and are considered responsive.

The bid from Record Steel and Construction Inc. had a math error that was noted in the attached bid tabulation. The official bid total was corrected so that the Bid Total was equal to the sum of bid items 1,2,3, and 4. The math correction did not affect the bid outcome.

Overall, the four bids for the project ranged from \$3,557,139.00 to \$4,183,000.00. The three low bids were relatively close and the highest bid was an outlier. The average of the four bids received was \$3,765,810. The apparent low bid of \$3,557,139.00 was 2.5 percent (\$89,261) lower than the second low bid of \$3,646,400.

The Engineer's estimate for this project was \$3,135,669 with a low range of \$2,822,102 (-10%) and a high range of 3,606,019 (+15%). The low bid was within the estimated high range of the cost estimate.

The Public Works Contractor licenses for Performance Systems Inc. and their proposed listed subcontractors appear to be current as identified in the contractor and subcontractor public works licensing checks.

Award Recommendation

Assuming the project bid amount and a construction contingency is within the City's budget for the construction of the project we recommend, subject to review and approval of the City's Attorney, that the City award the project in the amount of \$3,557,139.00 to Performance Systems Inc.

Notice of Award

Subject to review and approval of the City to award the project to Performance Systems Inc., we will issue a Notice of Award and prepare the Contract Document for execution by the Contractor and the City.

Attachments:

1. Twin Falls Dewatering Improvements Project Bid Tabulation

Twin Falls Dewatering Improvements Project Bid Tabulation

Bid Opening Date: Septemeber 26th, 2013

Time: 2:00 pm

General Contractor	Idaho Public Works License	Signature	Addenda Acknowledgment	Bid Security	Schedule A Bid Total	Schedule B Bid Total	Bid Total
Performance Systems Inc.	Yes	Yes	Yes	Yes	\$3,122,611.00	\$434,528.00	\$3,557,139.00
Contractors Northwest Inc.	Yes	Yes	Yes	Yes	\$3,174,000.00	\$472,400.00	\$3,646,400.00
Record Steel and Construction Inc.	Yes	Yes	Yes	Yes	\$3,224,700.00	\$448,500.00	\$3,673,200.00 (Note 1)
Slayden Construction Group, Inc.	Yes	Yes	Yes	Yes	\$3,674,500.00	\$508,500.00	\$4,183,000.00

Notes:

1. Due to a math error the total that was shown in the bid form was not correct. The corrected bid amount was \$3,673,200.00, which is the actual sum of bid items 1, 2, 3, and 4.

Twin Falls Dewatering Improvements Engineer's Estimate for Construction Cost Discussion

PREPARED FOR: Lee Glaesemann/ City of Twin Falls

COPY TO: Bill Leaf/CH2M HILL

PREPARED BY: Toby Palin/CH2M HILL

DATE: October 10, 2013

PROJECT NUMBER: 424300

Purpose

The purpose of this technical memorandum (TM) is to provide background explaining context behind the methodology employed by CH2M HILL Engineer's to develop the Estimate for Construction Cost for the Twin Falls Dewatering Improvements Project, which established the Engineer's opinion of probable cost at the 95 percent design stage of the project. A discussion of possible reasons for the actual bid price being higher than the specific estimate target, and recommendations for future cost estimate considerations are included.

Dewatering Improvements Project Engineers Estimate

Numbers

CH2M HILL developed the Basis of Estimate for the City of Twin Falls—Twin Falls Wastewater Treatment Plant Dewatering Improvements on August 20, 2013. A description of this Basis of Estimate is attached to this TM. CH2M HILL estimated that the Dewatering Improvements Project would cost \$3.14 million with a possible range of bid prices at \$2.82 million on the low end and \$3.61 million on the high end. The successful bid price was \$3.56 million—which falls within the stated range of CH2M HILL's estimate.

Estimate Classification and Accuracy

The cost basis for the engineer's opinion of probable cost is not developed in the same methodology as a contractor's bid price is developed. CH2M HILL's estimates, as most engineering estimates, are based on 2013 national average parametric costs for materials, and average labor costs that are adjusted for location, such as the City of Twin Falls. CH2M HILL supplements this information with equipment quotes for large electrical and mechanical equipment. Adjustment factors are also provided based on known construction constraints or complications. Bidding contractors obtain actual competitive quotes on equipment and scopes of work, that include shipping for materials from suppliers and equipment from vendors. Bidding contractors also factor in travel, and per diems for their work force. Because of these differences inherent differences exist between actual bids and engineer's estimates.

CH2M HILL provided a Budget Level or Class 2 estimate as defined by the American Association of Cost Engineering (AACE). Table 1 shows AACE's different accuracies of the five different estimate classifications for an "engineer, procure, construct" type construction model. Figure 1 illustrates how the accuracy of an Engineer's cost estimate will increase with varied classifications.

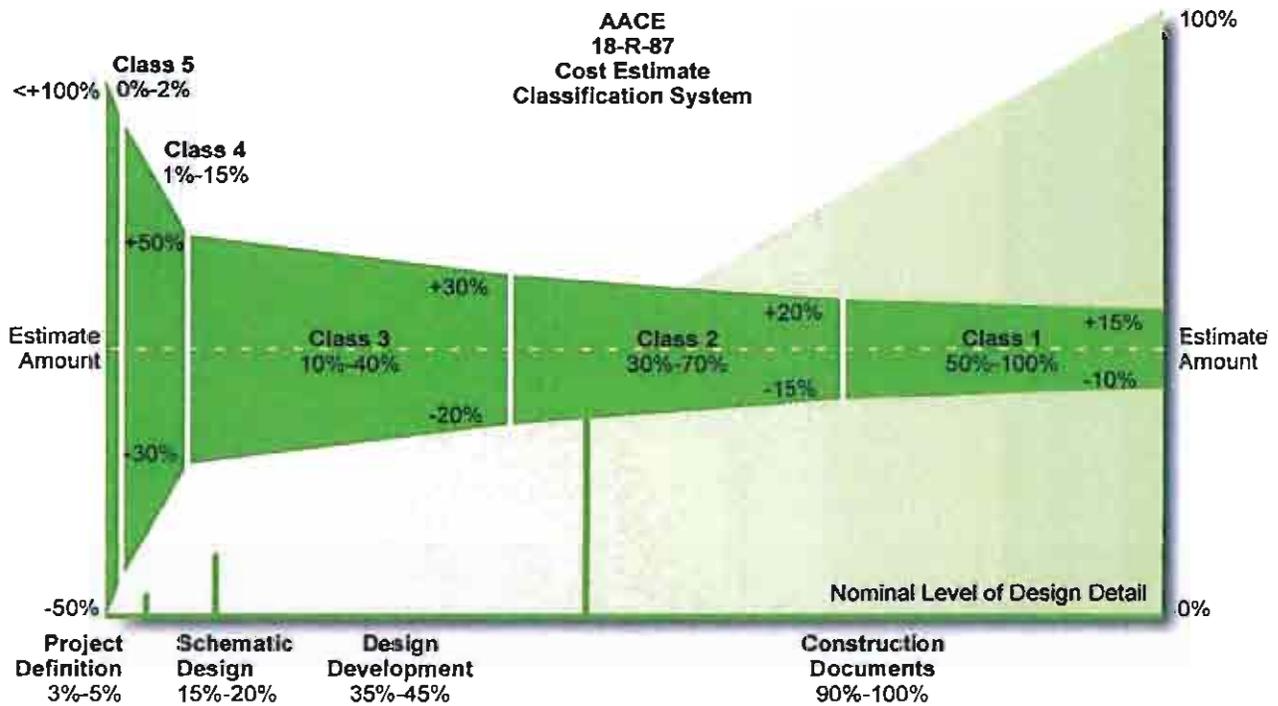
Table 1

AACE COST ESTIMATE CLASSIFICATION SYSTEM *

Estimate Class	Project Definition		End Usage	Methodology	AACE 17R & 18R Expected Accuracy		Suggested Contingency Range	
	Start	End			Low	High	Low	High
Class 5	0%	2%	Concept Screening	Capacity factor, Parametric Model, Judgement or Analogy	-50%	100%	30%	35%
Class 4	1%	15%	Study or Feasibility	Equipment Factored or Parametric Model	-30%	50%	25%	30%
Class 3	10%	40%	Budget, Authorization, or Control	Semi-Detailed Unit Cost with Assembly Level Line Items	-20%	30%	15%	25%
Class 2	30%	70%	Control or Bid/Tender	Detailed Unit Costs with Forced Detailed Take-off	-15%	20%	10%	15%
Class 1	50%	100%	Check Estimate or Bid/Tender	Detailed Unit Costs with Detailed Take-off	-10%	15%	5%	10%

* Association for the Advancement of Cost Engineering

Figure 1



Construction Cost Estimate Accuracy Ranges

Reasons for Elevated Construction Costs

Though the successful bidder's price was within the cost range anticipated, the actual bid price was higher than the target estimate amount. Without knowing the contractor's specific cost breakdown, it is difficult to determine exactly why the bid price was above the target. Possible reasons are described in the following text.

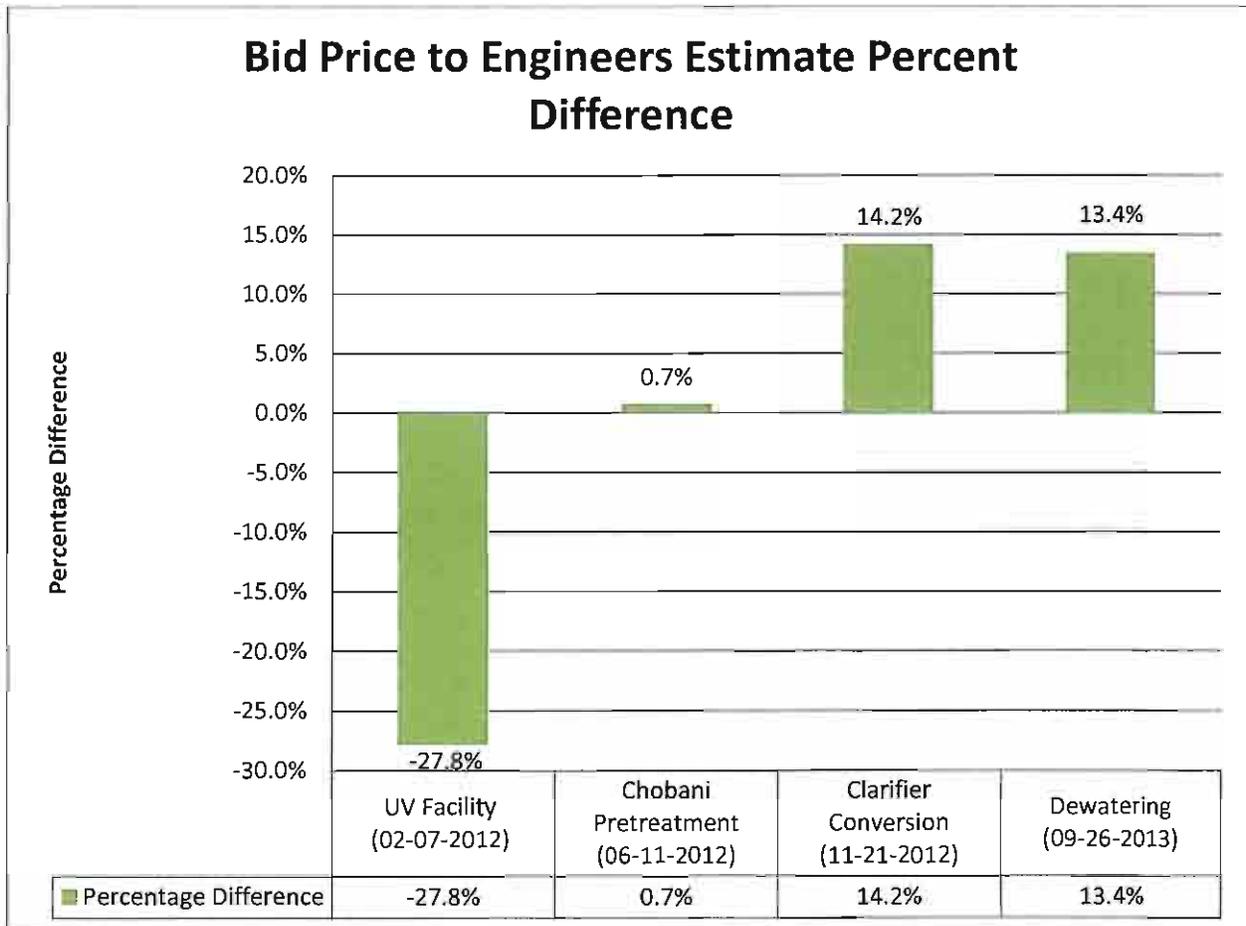
All Contractors and Subcontractors are Remote to Magic Valley

All bidders on the Dewatering Improvement project and their listed subcontractors were from the Treasure Valley or western Oregon, so no general contractors on the plan holders list were from the Twin Falls area. The remote locations of the general contractor and his subcontractors could increase the cost of the project. At the time the estimate was prepared, this issue was not anticipated or captured in CH2M HILL's estimate. Although we had no reason to anticipate an exclusively outside bidders list, had there been cause to anticipate, CH2M HILL may have increased contingency and mobilization factors within the estimate.

Changing Construction Market.

The construction Market in Twin Falls may be on an upward trend causing an increase in construction costs. Figure 2 shows the percentage difference between successful bidder amount and CH2M HILL's opinion of probable cost on a selection of recent projects in Twin Falls. The trend shows the bid price differences swinging from below the engineer's estimate on earlier projects to above CH2M HILL's estimates on the more recent projects. This could indicate that construction costs in Twin Falls are increasing. This conclusion assumes that the methodology for CH2M HILL's estimates has remained consistent. Trending data such as this can be used to modify the baseline either upward or downward. The challenge remains however, that you need the data in the first place.

Figure 2



Adjustments to Improve Future Cost Estimates

Once the project begins and the contractor provides a schedule of values, a close review of the Schedule of Values as compared to the cost estimate may provide insight on where the discrepancy occurred. This exercise may be beneficial to CH2M HILL and the City of Twin Falls in aiding future cost estimates for the City.

If no particular discrepancy stands out between the schedule of values and the estimate of construction cost (showing a general increase in material or labor costs), then it may be prudent to apply increased contingency and mobilization factors for future City of Twin Falls projects.

Summary

The contractor's bid price for the Twin Falls Dewatering Improvements Project did fall within the listed accuracy range of CH2M HILL's Estimate of Construction Cost. The actual bid amount exceeded the stated Engineering Estimate target number by about 13%. CH2M HILL will analyze cost data including the contractor's schedule of values on this project to help understand the variation between Estimate of Construction Cost and the successful bid price.

City of Twin Falls
Twin Falls WWTP Dewatering BLDG
Twin Falls, ID
BASIS OF ESTIMATE



Estimate ID: 2013 - 0025
Project Name: Twin Falls WWTP Dewatering BLDG
Class Estimate: Class 2
Requested By: William Leaf/BOI
Estimated By: Anca Diplan/GNV
Estimator Phone: 352-384-7051
Estimate Date: 08/20/2013
CCI Index: August 2013
Material Index: August 2013

Anca Diplan/GNV
ESTIMATOR

Purpose of Estimate

The purpose of this Engineer's Estimate for Construction Cost is to establish an Engineer's opinion of probable cost at 95% design.

General Project Description

The client is the City of Twin Falls. The project site is located in Twin Falls, Idaho. These are plant upgrades to the existing Waste Water Treatment Facility. The upgrades includes the construction of a new Dewatering Building.

Overall Costs

The following is a summary breakdown of the costs. See attached breakdown for additional detailed information.

Dewatering Building

Low Range	ESTIMATE RANGE	High Range
-10%	Total \$3,135,669	15%
\$2,822,102		\$3,606,019

Scope of Work

New Dewatering BLDG:

1) SCHEDULE A - Dewatering Equipment & Equipment Supplier Services BFP1&2:
Furnish and Install Process Equipment BFP 1&2, including the framing and pedestals

Belt filter presses 2EA

2) All Other SCHEDULE A work

Sitework: Grading; Site Landscaping; Sodding; Paving; Concrete Aprons; Gravel Area; Concrete Curb; Sidewalk; Manholes.

6" SOG & 12" SOG

12" CMU exterior split face Walls

8" CMU interior walls

EPDM Roof on W24 metal beams and 2' deck, tapered insulation, and board

Walkway, and handrail
Yardpiping:

6" SD Pipe
4" SD Pipe
4" RS Pipe
12" PD Pipe
6" ADS Pipe
2" PO Pipe
3" W1 Pipe
3" AHP Pipe
2" MG Pipe
3" MG Pipe
Demo Pipe

Equipment:

1. Overhead Monorail
2. Detergent Feed System Allowance - use \$4K allowance
3. Air Receiver Tank
4. Screw Conveyor - used \$2K per foot plus \$5K support/framing allowance
5. Screw Conveyor Support/Framing Allowance
6. Paint Monorail
7. Hoist
8. Wash water pumps 1&2 - equipment cost only \$3000 each
9. High pressure washer - \$11,000

Bathroom: mechanical, finishes, specialties

HVAC: Mechanical Equipment; Ductwork, fans, grilles, etc.

Plumbing

Electrical Facility

Site Electrical

I&C

3) SCHEDULE B Dewatering Equipment and Equipment Supplier Services BFP 3:
Furnish and Install Process Equipment BFP 3, including the framing and pedestals
Belt filter presses 1EA

4) All Other SCHEDULE B work:

All mechanical (including process pipe), HVAC, electrical and I&C associated with
adding one more BFP.

Markups

The following typical contractor markups were applied to the Cost Estimate:

Contractor Overhead	8%
Profit	10%
Mobilization/Bond/Insurance	5.7%
Estimate Contingency	5%
Escalation Rate	2.53%

Escalation Rate

7% per year calculated to the mid point of construction. See attached escalation calculation sheet for rate computation.

Estimate Classification

This cost estimate prepared is considered a Budget Level or Class 2 estimate as defined by the American Association of Cost Engineering (AACE). It is considered accurate to +15% to -10%, based upon a 95% design deliverable.

The cost estimates shown have been prepared for guidance in project evaluation and implementation from the information available at the time of the estimate. The final cost of the project will depend upon the actual labor and material costs, competitive market conditions, final project costs, implementation schedule and other variable factors. As a result, the final project costs will vary from the estimates presented herein. Because of this, project feasibility and funding needs must be carefully reviewed prior to making specific financial decisions to help ensure proper project evaluation and adequate funding. Our estimate is based on material, equipment, and labor pricing as of August 20th, 2013. The client should be cautioned that such prices are highly subject to variation as a result of shortages resulting from recent natural disasters.

Cost Resources

The following is a list of the various cost resources used in the development of the cost estimate.

- R.S. Means
- CH2M HILL Historical Data
- Vendor Quotes on Equipment and Materials where appropriate.
- Estimator Judgment

Labor unit prices reflect a burdened rate, including: workers compensation, unemployment taxes, Fringe Benefits, and medical insurance.

Estimate Methodology

This cost estimate is considered a bottom rolled up type estimate with detailed cost items and breakdown of Labor, Materials and Equipment. Some quotations were obtained for various items. The estimate may include allowance cost and dollars per SF cost for certain components of the estimate.

Labor Costs

The estimate has been adjusted for local area labor rates, based upon R. S. Means.

Sales Tax

The estimate has been adjusted for local area sales tax of 6%.

Allowance Costs

The cost estimate includes the following allowances within the cost estimate:

- The General Requirements was estimated as a 7% of total cost.
- The Instrumentation and Control was estimated as a 6% of total cost.

Major Assumptions

The estimate is based on the assumption the work will be done on a competitive bid basis and the contractor will have a reasonable amount of time to complete the work. All contractors are equal, with a reasonable project schedule, no overtime, constructed as under a single contract, no liquidated damages.

This estimate should be evaluated for market changes after 90 days of the issue date. It is assumed that much of the fabricated equipment will be shipped from the mainland USA.

Excluded Costs

The cost estimate excludes the following costs:

- Non-construction or soft costs for design, services during construction, land, legal and owner administration costs.
- Material Adjustment allowances above and beyond what is included at the time of the cost estimate.

Reference Documents

The cost estimate is based upon the CH2M HILL 95% drawing set dated August 2013.



Date: **MONDAY OCTOBER 21, 2013**
To: Honorable Mayor and City Council
From: Mitch Humble, Community Development Department

Request: CONSIDERATION OF THE REQUEST BY JERRY & DEE PACKER TO WAIVE THE NON-CONFORMING BUILDING EXPANSION PERMIT PROCESS TO ALLOW AN EXPANSION OF AN EXISTING LEGAL NON-CONFORMING RESIDENCE LOCATED AT 539 BRIARCLIFF DR.

Time Estimate: Staff presentation may take five (5) minutes. Applicant will be there to answer any questions.

Background: Attached is a request from Jerry & Dee Packer who are asking to be allowed to build an addition onto their existing home located at 539 Briarcliff Drive. The home is zoned SUI within the Canyon Rim Overlay. The property is also located within the Area of Impact. The property is fronting on Briarcliff Drive to the east and Rock Creek Canyon to the west. The home was built in the late 70's and the Packer's purchased the home in 1986. On Oct 9, 2013 Lee Glaesmann, Staff Engineer, measured the property and determined the existing home has a rear setback of 28' from the Rock Creek Canyon Rim. The Canyon Rim Overlay Ordinance was adopted in 1995 establishing there shall be a minimum of 100' from the canyon rim or 50' with an approved geological study. As this home was built in the 70's it is considered legal non-conforming.

The Packer's would like to build a 640 square foot addition onto their existing 2200 square foot residence, this equates to a 30% +/- expansion. The proposed addition will not encroach any further into the canyon rim.

City Code Section 10-4-19.4(D)2 states the minimum building setback in the Canyon Rim Overlay shall be 100 feet from the established canyon rim or 50' from the established canyon rim with an approved geological report accepted by the City Engineering Department. There are no records of a geological study for this property. The Engineering Department is asking that a geological study be completed meeting or exceeding the minimum requirements prior to issuance of a building permit.

City Code Section 10-3-4 deals with non-confirming buildings and uses. Section 10-3-4(D) provides for a process to allow a non-conforming building expansion permit, which requires a hearing before the Planning and Zoning Commission. The last sentence of the first paragraph of Section 10-3-4 states:

"The requirements of this section may be waived for residences and residential uses by motion and minute entry of the City Council."

Conclusion:

Staff recommends if the Council wishes, it may waive the requirements of Section 10-3-4 and the applicant could apply for a building permit and proceed with the addition without a public hearing subject to submittal of a geological study meeting or exceeding the minimum requirements, as approved by the City Engineering Department prior to issuance of a building permit.

If the Council feels that the Parker's should go through the non-conforming building expansion permit process, an application would be required and a public hearing held before the Commission. The process takes about 30-45 days from the date of application. Appeals would extend the time another 30-45 days.

Attachments:

1. Narrative
2. Area/GIS Map
3. Site Plan
4. Photos of residence (3)

Jerry & Dee Packer
539 Briarcliff Dr.
Twin Falls, ID 83301

September 30, 2013

City of Twin Falls Planning & Zoning Commission
246 Third Ave. E.
P.O. Box 1907
Twin Falls, ID 83303

RECEIVED

OCT 04 2013

CITY OF TWIN FALLS
BUILDING DEPT.

Dear Commission,

We are requesting a permit be issued that would allow us to build a bedroom with a bath and shower at ground level onto our existing home. Our home was built by Keith and Jeannie Sligar in 1979 prior to the present ordinance requiring a 50 foot set back from Rock Creek Canyon. Our home is 42 feet set back from the canyon.

We purchased and moved into the home in 1982 and have presently resided here for 31 years. All three bedrooms as well as the full bathrooms are located upstairs on the second level.

We are both in our seventies. Changes have recently occurred that require our daughter to move in with us. She has had numerous transplants and her health has deteriorated during the past 25 years. She now requires a wheelchair or walker and is not able to climb stairs. This is why it is necessary to build a bedroom and bath on the ground level. The only feasible location is on the north side of the existing home as the septic tank and drain field are located on the south.

We are requesting a permit that would need approval of a variance to allow us to add onto our existing home. Thank you for your time and attention to this matter.

Sincerely,



Jerry & Dee Packer

Enclosure

Addendum 10/03/2013: We do not feel there will be any effects on the adjoining properties. We feel this addition is compatible with the other properties in the neighborhood since it is conforming to the existing structure. This structure is going to be on the north side of the existing house which borders a shop owned by Earl Williamson. The south side of the property is bordered by a parking lot for access to Rock Creek Park.





1270 FILER

BRIARCLIFF DR

100 Foot Canyon Rim Setback

50 Foot Canyon Rim Setback

Packer NCBE Exhibit
Reference Only

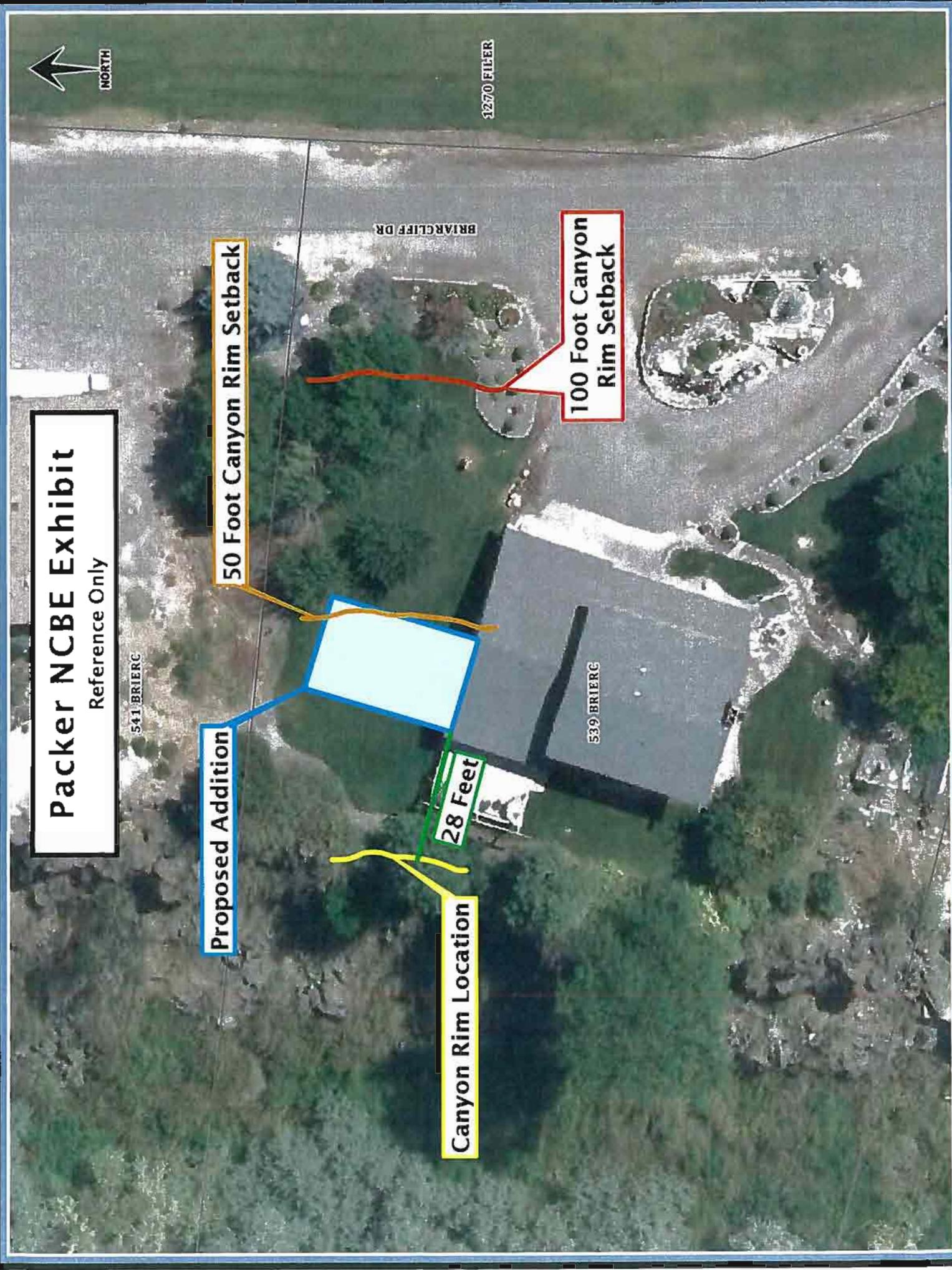
541 BRIERG

Proposed Addition

28 Feet

Canyon Rim Location

539 BRIERG





RECEIVED

OCT 09 2013

**CITY OF TWIN FALLS
BUILDING DEPT.**

