

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 28, 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: "Pancreatic Cancer Awareness Month". Request made by Ken Stokesberry.

AGENDA ITEMS	Purpose	By:
I. <u>CONSENT CALENDAR:</u> 1. Consideration of a request to approve the accounts payable for October 22 – 28, 2013. 2. Consideration of a request to approve the October 14, 2013, City Council Minutes.	Action Action	Sharon Bryan Leila Sanchez
II. <u>ITEMS FOR CONSIDERATION:</u> 1. Update on the Hanging Flower Basket project along Shoshone Street. 2. Discussion and possible action on the Canyon Rim Trail Plan from the Magic Valley Trail Enhancement Committee (MVTEC). 3. Consideration of a request to approve the draft of a five year development plan for the Twin Falls Historic Preservation Commission. 4. Consideration of a request to approve the 2014 Certified Local Government application to the Idaho State Historical Society from the Twin Falls City Historic Preservation Commission 5. Consideration of a request for the Council's consideration of the Final Plat of Desmond Estates Subdivision, 3.37 (+/-) acres consisting of three (3) lots on property located at 2851 Pole Line Road East. 6. Public input and/or items from the City Manager and City Council.	Update Discussion/ Possible Action Action Action	Dennis Bowyer Dennis Bowyer Randall Watson HPC Randall Watson HPC Mitchel Humble
III. <u>ADVISORY BOARD REPORTS/ANNOUNCEMENTS:</u>		
IV. <u>PUBLIC HEARINGS:</u>		
V. <u>ADJOURNMENT:</u> Executive Session 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. <i>(Specifically to conduct deliberations to acquire an interest in real property which is not owned by a public agency.)</i>		

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.

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

Pancreatic Cancer Awareness Month

WHEREAS, in 2013, an estimated 45,220 people will be diagnosed with pancreatic cancer in the United States and 38,460 will die from the disease, and

WHEREAS, pancreatic cancer is one of the deadliest cancers, is the fourth leading cause of cancer death in the United States, and is the only major cancer with a five-year relative survival rate in the single digits at just six percent, and

WHEREAS, when symptoms of pancreatic cancer present themselves, it is late stage, and 73 percent of pancreatic cancer patients die within the first year of their diagnosis while 94 percent of pancreatic cancer patients die within the first five years, and

WHEREAS, approximately 200 deaths will occur in Idaho in 2013, and

WHEREAS, the incidence and death rate for pancreatic cancer are increasing and pancreatic cancer is anticipated to move from the fourth to the second leading cause of cancer death in the U.S. by 2020, and

WHEREAS, the U.S. Congress passed the *Recalcitrant Cancer Research Act* last year, which calls on the National Cancer Institute to develop a scientific frameworks, or strategic plans, for pancreatic cancer and other deadly cancers, which will help provide the strategic direction and guidance needed to make true progress against these diseases, and

WHEREAS, the Pancreatic Cancer Action Network is the national organization serving the pancreatic cancer community in Twin Falls and nationwide through a comprehensive approach that includes public policy, research funding, patient services, and public awareness and education related to developing effective treatments and a cure for pancreatic cancer, and

WHEREAS, the Pancreatic Cancer Action Network and its affiliates in Twin Falls support those patients currently battling pancreatic cancer, as well as to those who have lost their lives to the disease, and are committed to nothing less than a cure, and

WHEREAS, the good health and well-being of the residents of Twin Falls are enhanced as a direct result of increased awareness about pancreatic cancer and research into early detection, causes, and effective treatments;

THEREFORE, I, Gregory L. Lanting, Mayor of the City of Twin Falls, due hereby proclaim the month of November as Pancreatic Cancer Awareness Month.

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

Mayor Gregory L. Lanting

Deputy City Clerk Leila A. Sanchez

Date: October 28, 2013

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 14, 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 8 - 14, 2013. 2. Consideration of a request to approve the Final Plat of Desmond Estates Subdivision, 3.37 (+/-) acres consisting of three lots on property located at 2851 Pole Line Road East.	Action Action	Sharon Bryan Mitchel Humble
II. <u>ITEMS FOR CONSIDERATION:</u> 1. Presentation by Tony Barnes, Chairman of the Twin Falls Western Days Committee. 2. Swearing in ceremony for the Twin Falls Police Department's newest Police Officer, Morgan Waite. Mayor Greg Lanting to administer the Oath of Office. Presenting Officer Adam Dixon with his Peace Officer Standards and Training (POST) Intermediate Certification. 3. Discussion and possible action on a request for the maintenance of the Sophomore Blvd. median landscaping by homeowner, Marjorie Jackson. 4. Consideration of a request to purchase property located at 245 Washington Street North. 5. Public input and/or items from the City Manager and City Council.	Action Action Presentation Discussion/ Possible Action Action	Tony Barnes Chief Brian Pike Capt. Anthony Barnhart Dennis Bowyer Troy Vitek
III. <u>ADVISORY BOARD REPORTS/ANNOUNCEMENTS:</u>		
IV. <u>PUBLIC HEARINGS:</u> None		
V. <u>ADJOURNMENT:</u>		

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.

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

Absent: Chris Talkington

Staff Present: City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Chief Brian Pike, Public Works Coordinator Jon Caton, Capt. Anthony Barnhart, Capt. Matt Hicks, Parks & Recreation Director Dennis Bowyer, City Engineer Jacqueline Fields, Assistant City Engineer Troy Vitek, Assistant to the City Manager Mike Williams, 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. A quorum was present. Mayor Lanting introduced staff.

PROCLAMATIONS: None

AGENDA ITEMS

I. CONSENT CALENDAR:

1. Consideration of a request to approve the accounts payable for October 8 - 14, 2013
October 7 – 14, 2013, total: \$853,703.35
October 11, 2013, payroll total: \$113,369.50
September payables total: \$386,301.39
October 7, 2013, prepay total: \$10,000.00
2. Consideration of a request to approve the Final Plat of Desmond Estates Subdivision, 3.37 (+/-) acres consisting of three lots on property located at 2851 Pole Line Road East.

MOTION:

Vice Mayor Hall made the motion to approve the Consent Calendar as presented. The motion was seconded by Councilperson Hawkins.

Council discussion followed.

Councilperson Mills Sojka asked for the location of the trail relative to the Desmond Estates Subd.

Community Development Director Humble explained the location of the trail using overhead projections. Between the jump site and Pillar Falls the alignment has not been set as of yet.

City Attorney Wonderlich stated that City staff can bring back to the Council the Planned Unit Development for review. The proposed Final Plat does not show a trail.

MOTION:

Vice Mayor Hall made the motion to amend the Consent Calendar removing the approval of the Final Plat of Desmond Estates Subdivision to be brought to the City Council at a later date for consideration. The motion was seconded by Councilperson Mill Sojka and roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

Roll call vote on the motion as amended showed all persons present voted in favor of the motion. Approved 6 to 0.

II. ITEMS FOR CONSIDERATION:

1. Presentation by Tony Barnes, Chairman of the Twin Falls Western Days Committee.

Tony Barnes donated \$500 to the Parks & Recreation Department.

The Council thanked Mr. Barnes for the donation.

2. Swearing in ceremony for the Twin Falls Police Department's newest Police Officer, Morgan Waite. Mayor Greg Lanting to administer the Oath of Office.

Presenting Officer Adam Dixon with his Peace Officer Standards and Training (POST) Intermediate Certification.

Capt. Barnhart made the presentation.

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Mayor Lanting, Vice Mayor Hall and Chief Pike presented Officer Adam Dixon with his Peace Officer Standards and Training (POST) Intermediate Certification.

Swearing in ceremony for the Twin Falls Police Department's newest Police Officer, Morgan Waite. Mayor Greg Lanting to administer the Oath of Office.

Chief Pike explained the request.

Mayor Lanting administered the Oath of Office to Police Officer Morgan Waite.

3. Discussion and possible action on a request for the maintenance of the Sophomore Blvd. median landscaping by homeowner, Marjorie Jackson.

Parks & Recreation Director Bowyer explained the request. Since 1954, the 10 homeowners on Sophomore Boulevard have been maintaining this median landscaping. In March of this year, staff received a letter from one of the homeowners requesting the City of Twin Falls to take over the maintenance of this median strip. Staff explained some history on the medians on Larkspur Dr. The medians were maintained by the homeowners until the late 1970's, and then the City took over the maintenance of the medians and billed the homeowners for a few years. Staff does not know why or when the City quit billing the homeowners on Larkspur Dr. for the maintenance of the medians.

Staff believes that the City should treat the median strips on Larkspur Dr. and Sophomore Blvd. the same. The following are options for Council consideration:

1. The City should maintain both of the median strips without billing the homeowners;
2. Replace the landscaping with no or low maintenance ground cover, like gravel;
3. Set these median strips up similar to the Common Area Maintenance landscaping tracts the City has in other subdivisions we contract out; or
4. Have the homeowners along the streets maintain these median strips.

Homeowners Marjorie Jackson and Mr. Seaman are present.

Staff recommends that the Council discuss and provide direction on the request from the homeowners on Sophomore Boulevard for the City to maintain the median strip in their street.

Council discussion followed.

Vice Mayor Hall asked if artificial turf would meet the landscaping requirements. Parks & Recreation Director Bowyer answered in the affirmative.

Vice Mayor Hall stated that he would like to receive detailed information on artificial turf.

City Attorney Wonderlich explained that a title search of the median strips showed that no one owns the properties and it was probably intended to be "public" from the start.

Councilperson Munn asked for the cost to maintain (mow and water) the sophomore medians. Parks & Recreation Director Bowyer stated that staff would maintain the strips and the costs would be approximately \$1,600/year.

City Attorney Wonderlich stated for clarification that there may be a sewer main located in the median.

Marjorie Jackson, 455 Sophomore, stated that she would prefer the City to mow the strips.

Council discussed the following options:

- Artificial turf
- Gravel
- Native landscaping

Vice Mayor Hall stated that a presentation was made to the Parks & Recreation Commission on artificial turf. He requested a presentation be made to the City Council as well.

Councilperson Hawkins stated that a presentation on artificial turf was presented to the Planning & Zoning Commission and the Commission is planning to make a recommendation to the City Council for approval.

MOTION:

Councilperson Munn made a motion for the City to assume maintenance and care of the Sophomore medians in the same way the City maintains the Larkspur Drive medians, with the caveat that the City explore other landscaping ideas as described by the Council members and in doing so, bring those forward in the future for the Council to examine. The motion was seconded by Vice Mayor Hall.

Council discussion followed.

Councilperson Hawkins asked for clarification if the motion includes the installation of a backflow device and the installation of an irrigation system.

City Manager Rothweiler suggested that the Council not spend money at the location until staff has reviewed options with Council and the homeowners.

Parks & Recreation Director Bowyer explained Rob Bohling's estimated \$5,000 in costs for the first year.

City Manager Rothweiler explained that staff would like approval to formalize or document the acceptance of Larkspur Drive medians.

-Common area maintenance.

Councilperson Munn withdrew his motion with his second, Vice Mayor Hall, in agreement.

MOTION:

Councilperson Munn made the motion to authorize quit title action to secure both properties as public right of way or belonging to the City, and secondly that the City will maintain the medians and Council will discuss the maintenance at a later date. The motion was seconded by Vice Mayor Hall and roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

4. Consideration of a request to purchase property located at 245 Washington Street North.

Assistant City Engineer Vitek explained the request using overhead projection.

Western Appraisal and Investment Company provided an appraisal in the amount of \$40,000 to purchase 2,100 square feet of right of way. The building was demolished by the owner and may contain asbestos.

Council discussion followed:

Vice Mayor Hall asked what entailed asbestos remediation.

City Manager Rothweiler stated that with the purchase price the City can go forward and have contingencies built in and one contingency may be to perform a Level 1 environmental analysis which is the first step to determine if there are any environmental issues or hazardous on the property. A Level 1 environmental analysis is time effective and not significantly expensive. The Level 1 will determine if a Level 2 will be needed to move forward. If the Council chose to purchase the property for the negotiated price, the purchase could be contingent upon the findings of a Level 1 environmental analysis or title report. There are different factors and conditions that the Council can place on the acquisition of the property.

Councilperson Barigar asked for clarification if the request is for the acquisition of 2,100 square feet of right of way or the entire existing parcel.

Assistant City Engineer Vitek stated the request is to buy only the right of way. The remaining portion of the parcel would go back to the owner.

Councilperson Barigar stated asked that the contingency of performing a Level 1 environmental analysis would be for the 2,100 square feet of right of way and would not be for the parcel that was remaining. Assistant City Engineer Vitek answered in the affirmative.

MOTION:

Vice Mayor Hall made the motion to purchase property located at 245 Washington Street for the listed price of \$40,000, for right of way. 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.

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

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

City Manager Rothweiler reported that an Open Meeting Law Meeting will be held on Tuesday, October 15, 2013, at 6:00 p.m. at the Magic Valley Center of the Arts.

Councilperson Hawkins reported that the Take Off Party for the Air Magic Valley 2014 will be held on October 17, 2013, at 5:00 P.M. at Reeder's Flying Service.

IV. PUBLIC HEARINGS: None

V. ADJOURNMENT: The meeting adjourned at 5:57 p.m.

Leila A. Sanchez
Deputy City Clerk/Recording Secretary



Monday October 28, 2013 City Council Meeting

To: Honorable Mayor and City Council

From: Dennis J. Bowyer, Parks & Recreation Director

Request:

Update on the Hanging Flower Basket project along Shoshone Street.

Time Estimate:

Staff presentation will take approximately 10 minutes. Following the presentation, we expect some time for questions and answers. Shawn Barigar, CEO of the Chamber of Commerce will be part of the presentation.

Background:

On Monday April 19, 2013, the City Council approved of a partnership with the Chamber of Commerce for the Hanging Flower Basket project along Shoshone Street.

There are 73 decorative street lights with brackets along Shoshone Street from 6th Avenue to Washington Street South, south of the Old Towne Bridge.

The flower baskets were hung up on the poles the early morning hours of Wednesday May 29th and were removed on Tuesday September 24th. The flower baskets are being watered daily and fertilized as needed.

Greg Wills with Wills Toyota leased a vehicle to the City to water the flower baskets for only \$1 during the 18 week season; the City included the vehicle on its insurance. It took an average of 2 – 2½ hours per day to water the baskets.

The IS department fabricated the missing brackets saving the City and the Chamber over \$1,500 in the process. The Chamber reimbursed the City \$263.34 for the materials to make the brackets.

The Chamber solicited sponsorships from the business community to underwrite the costs of the baskets, incidental costs associated with the repair of brackets, and sponsor signage. All 73 baskets were spoken for in a matter of about 10 days after the first communication to the chamber membership about the return of the program.

Approval Process:

None

Budget Impact:

There were no funds budgeted this year for this project. City staff included funds in the 2014 budget to pay for their share of the project next year.

Below were the cost estimates presented to the City Council early this year, besides them are the expenditures.

Cost estimates were:

73 baskets @ \$75 per \$5,400
Sign repair / lettering \$1,440

Chamber expenses: \$6,840

Labor to water baskets \$7,500
Labor to hang baskets \$150
Fuel \$1,800
Pump, & misc. expenses \$400
Missing Brackets \$2,000

City expenses: \$11,850

Cost expenditures are:

Baskets \$5,967.75
Sign Repair \$1,636.64
Brackets \$ 263.34

Chamber expenses: \$7,867.73

Labor to water baskets \$5,317.38
Labor to hang baskets Included in above labor costs
Fuel \$ 464.88
Pump & misc. expenses \$ 397.85
Missing Brackets 0

City expenses: \$6,180.11

Regulatory Impact:

None

Conclusion:

Staff is planning to partner with the Chamber of Commerce on the Hanging Flower Baskets project next year unless otherwise directed.

Attachment:

None



Monday October 28, 2013 City Council Meeting

To: Honorable Mayor and City Council

From: Dennis J. Bowyer, Parks & Recreation Director

Request:

Discussion and possible action on the Canyon Rim Trail Plan from the Magic Valley Trail Enhancement Committee (MVTEC).

Time Estimate:

Staff and members of the MVTEC presentation will take approximately 10 minutes. Following the presentation, we expect some time for questions and answers.

Background:

Members of the MVTEC are dedicated community members that use the City's trails, roads, parks, etc. as part of their healthy life styles. They are runners, bicyclists, walkers, joggers, and devoted recreationalists that would like to see the City's trail system expand. They have been raising funds for the past several years for improvements to the trail system. Those funds are being held with the Twin Falls Community Foundation.

At this year's budget meetings, members of the MVTEC were present and spoke to the Council requesting funds be dedicated to expand the City's trail system. The Council set aside \$208,000 for the trail system with the caveat that the MVTEC work with staff to developed a plan how to best expend these dedicated funds and present this plan back to the City Council before any of those funds are expended.

Staff met with several members of the MVTEC to discuss the development of a plan. This group narrowed the focus on the development of four sections of trails, installation of signage/mile markers along the trails, and producing brochures/maps of all trails in the community. The four sections of trails are in no particular order: 1) Pillar Falls; 2) Eastland/Pole Line corner; 3) The Preserve; and 4) Evel Knievel jump site. To get a consensus from the rest of the members of MVTEC, an email was sent out to their membership with maps with descriptions of each of the above trail section along with the concepts of the signage/mile markers and the brochures/maps. Attached are the map and the descriptions of the four trail sections that were sent out to all the members of MVTEC.

Working with Jaime Tigue of the MVTEC, Jaime emailed the information to approximately 200 members of the MVTEC and requested a response back within two weeks.

After the response deadline past, staff met with several members of the MVTEC to review the 33 responses from the rest of the membership. It was almost unanimously for the City to develop the trails in the following order:

1. Pillar Falls
2. Eastland/Pole Line corner
3. The Preserve
4. Evel Knievel

Members of the MVTEC said the signage and maps are important but felt the top priorities for the City were to complete these four sections of the Canyon Rim Trail System.

There is at least one grant the City could apply for to develop the Pillar Falls trail through the State of Idaho Department of Parks & Recreation. It is due the last Friday of January next year. Staff received an estimate of \$50,300 to pave the Pillar Falls trail section. This price is lower than our estimate of \$75 per linear foot as the previous developer of the Pillar Falls subdivision did substantial base work for the trail system. Also approximate 1100' of fencing would have to be constructed for this section of trail; our estimate for fencing is \$25 per linear foot; that would total approximately \$27,500 in fencing costs.

The MVTEC has committed \$20,000 from their fund raising efforts to help pay for canyon rim trail development. Also the Twin Falls Community Foundation has another \$10,000 they are willing to donate to develop canyon rim trails.

Staff and the members of the Magic Valley Trail Enhancement Committee are recommending the following in order for the development of sections of the Canyon Rim Trail system:

1. Pursue the grant possibility with the State Parks and Recreation Department and other grants; use some of the matching funds from the MVTEC and the Twin Falls Community Foundation for the Pillar Falls section. Details on how much funding the City would be requested in the grant process has not been determine or how much of matching funds from the two groups should be used. Use additional funds of the remaining funds from the two groups along with City funds to construct the fencing for this section of trail. Combination of the paving the trail estimate and the fencing is approximately \$78,000. Dependent on the grant process, the worst case scenario would be for the City to expend approximately \$48,000 to complete the Pillar Falls trail section.
2. Complete the trail section that runs from the newly ending trail section of Pillar Falls that ends on Pole Line Road to the Preserve section. This is approximately 320' in length; it is recommended to be 10' in width and constructed in asphalt to keep the surface consistency for the canyon rim trails and no fencing is required on this section. With the estimate of \$75 per linear foot for trails, the estimate cost would be \$24,000. Staff believes this section will be lower than the estimate as no major rock work will have to occur on this section.
3. Work out an agreement with the owner of the Preserve to allow a temporary trail through the development from the corner of Pole Line Road and Eastland Drive North to the Evel Knievel jump site. This temporary section of trail would be approximately 7,000' in length. No cost estimates on a temporary trail or fence has been calculated at this time.
4. Develop the Evel Knievel section of trail that runs west from the end of the Centennial trail to the Preserve site. This is all dependent on if anyone uses the jump site for an attempted jump over the canyon; this project might have to be put on hold for a while.

Approval Process:

To approve this request requires a majority vote of the City Council.

Budget Impact:

The City Council set aside \$208,000 in this year's budget for canyon rim trail development. The MVTEC has committed another \$20,000 from their fund raising efforts to help pay for canyon rim trail development. Also the Twin Falls Community Foundation has another \$10,000 they are willing to donate to develop canyon rim trails.

The highest two priorities from MVTEC could cost the City up to \$72,000 dependent on if the City receives any grants.

Regulatory Impact:

None

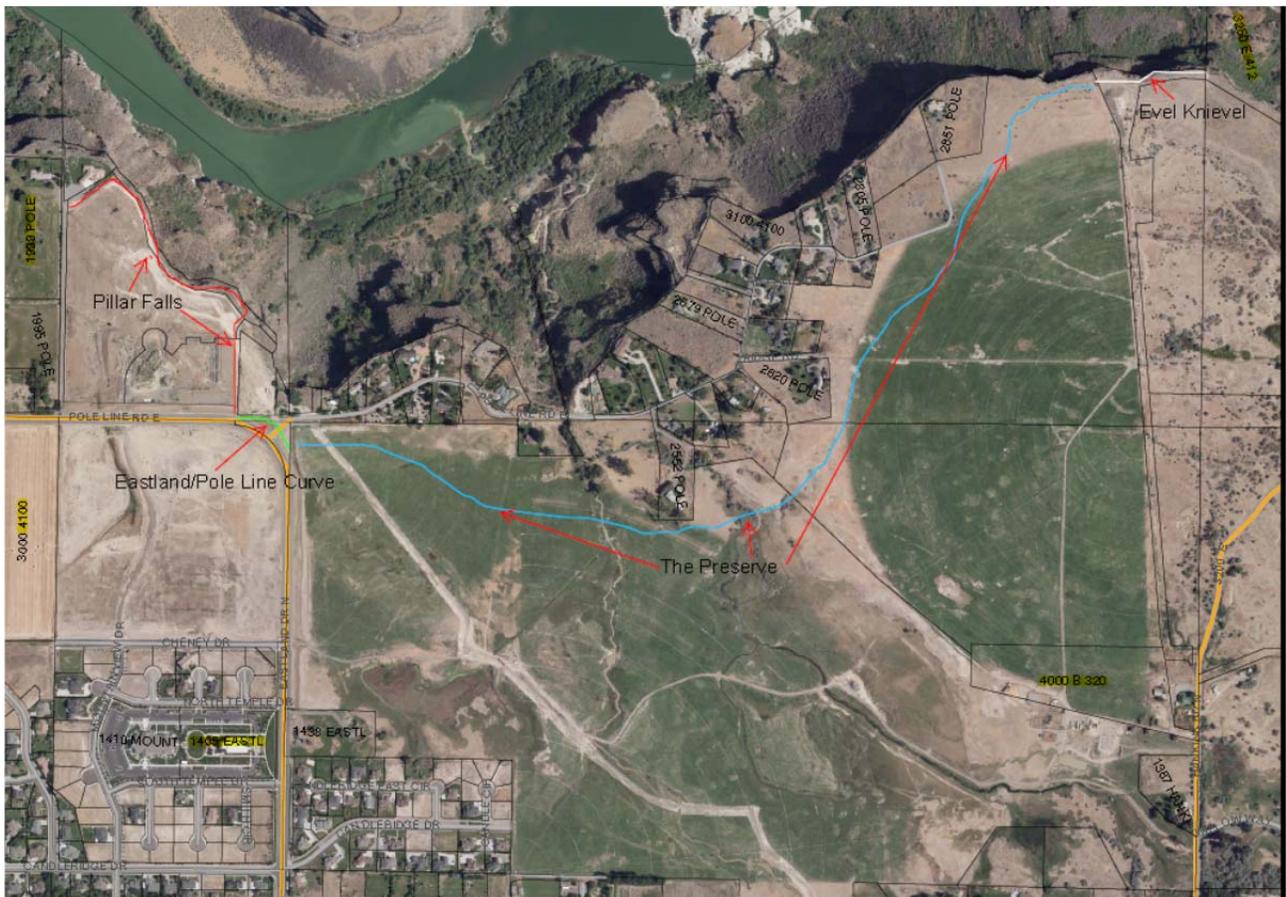
Conclusion:

Staff is seeking approval to move forward with the first two recommendations. If an agreement with the developer of the Preserve can be reach, staff would get estimates for a temporary trail and fencing and report back to the Council before moving forward on the third recommendation. The fourth recommendation will not move forward until the dust settles with the Evel Knievel jump site.

Attachment:

Map of the proposed four sections of Canyon Rim Trails

Description of each of the proposed four sections of Canyon Rim Trails



Pillar Falls (in Red) – Length 2100'

The City of Twin Falls owns the majority of the property where the trail will be located; the southern section of the proposed trail, the City has an easement on that section. It is approximately 2100' in length. When the original development started, they level the land for a trail and laid down a dirt base. The City received an estimate to get a gravel base and the 10' wide asphalt for only \$50,300. Also fencing would be needed on majority of this trail.

As part of the developer's agreement, whoever develops this property, they will pay for the development of this trail as their first phase. The City is researching if the City could build the trail now and have the developer reimburse the City at a later date.

Eastland/Pole Line Corner (in Green) – Length 320'

To connect where the Pillar Falls trail would end on Pole Line Road and to the Preserve section, there is approximately 320' of trail/sidewalk that must be built. This could be a detached trail or even a sidewalk that runs parallel to the curve of the road. No fencing is needed on this section of trail.

The Preserve (in Blue) – Length 7000'

Same type of developer's agreement on this section of trail, where the property is developed, the developer will pay for the installation of the trail. A part of this developer's PUD (Planned Unit Development), it talks about the City and developer agrees to cooperate with each other in the installation of a temporary public pedestrian/bike trail. The trail shall be constructed along the north project boundary in a location satisfactory to City and the developer. Construction cost and maintenance of the temporary public trail is the responsibility of the City. Also the City is required to construct a temporary fence to separate the trail on the developer's property. At this time, the developer's engineering firm is in discussion on this temporary trail.

This trail would be approximately 7000', no cost estimates on a temporary trail and fence has been calculated at this time.

Also the City will receive a 3 acre park at the southeast corner of Eastland and Pole Line Road as part of the developer's PUD.

Evel Knievel (in White) – Length 650'

The City owns the jump site and some additional property surrounding the site. As part of the developer's agreement on this property, the City and developer traded property to acquire the jump site and the rim property near the site. Sections of the existing trail near the jump site will be re-built closer to the rim's edge. This section of trail is the City's burden to fund the project. This section approximately 650' in length and if we use a cost of \$75 per linear foot, it would be approximately \$48,750 in cost. Some fencing would be required at this trail also, no cost estimate has been figured out yet on the fencing.

Accessing this site from Hankins Road is not available at this time. The City is working with the developer to acquire this access. The City has a 50' wide strip of land from the jump site south along the western edge of the property, but the City is missing from the end of Hankins Road to this 50' wide strip of land.

Other Parts of the Plan

At the last meeting, the group discussed signage/mile markers along the trails and brochures/maps of all the trails in the community.

Currently the City produces a map of the community with parks and trails listed, but the map is small and a little hard to read and tell where the connections for the trails are. Also at the end of Washington St. N., the

Visitor's Center, and Shoshone Falls, there are "You Are Here" types of maps (2' x 6') that shows the trails and the missing sections in detail. The plan is to install additional "You Are Here" maps at the corner of Eastland/Pole Line Road, the Evel Knievel jump site, and the end of 3400E (near the Hidden Lakes and Quail Ridge subdivision). The idea is to produce a detail map of all the trails in the community to have at hotels/motels, the visitor's center, and throughout the community.

Also discussed was have trail markers along the trail showing the mileage, could be $\frac{1}{4}$ markers or $\frac{1}{2}$ markers, but with the missing sections, it might be better to wait on this till we have connecting from Shoshone Falls to the end of Washington St. N.



Date: October 28, 2013
To: Honorable Mayor and City Council
From: Randall Watson, Historic Preservation Commission Chairman

Request:

Consideration of a request to approve the Draft five (5) year development plan for the Twin Falls Historic Preservation Commission.

Time Estimate:

Staff presentation will take approximately 10 minutes.

Background:

Title 2, Chapter 7 of the Twin Falls Idaho City Code regarding the duties of the Historic Preservation Commission stipulates; 2.7.5.(H) *Recommend ordinances and otherwise provide information for the purposes of historic preservation in the City* and 2.7.5.(I) *Promote and conduct an educational and interpretive program on historic preservation and historic properties in the City.* The commission has drafted a five year plan to guide their activities and is asking for City Council approval and recommendations for the next five years activities.

The Historic Preservation Commission's Five Year Plan has been attached for your review. The Chairman and Commissioners will discuss the plan with the Council at the council meeting.

Approval Process:

Approval of the goals and direction of the Historic Preservation Commission as outlined in their Five Year Plan.

Budget Impact:

None

Regulatory Impact:

The Historic Preservation Commission five year plan supports the following sections of City of Twin Falls Community Strategic Plan – 2030:

- Focus Area 2 – Learning Community, (Initiative: LC1.1 The City will support efforts of others in creating a well-educated and trained community.)
- Focus Area 6– Prosperous Community, (Objective PC1.1B: Protect the historic character of the downtown)
- Focus Area 7 – Responsible Community, (Objective RC1.1A: Develop a community engagement program that expands community outreach to all segments of the community, using education efforts, marketing and promotional opportunities.)

Conclusion:

Staff recommends approval of the draft five year plan and that the final plan be submitted for approval.

Attachments:

- 1. Executive Summary**
- 2. Draft five year plan for the Twin Falls City Historic Preservation Commission.**



City of Twin Falls

Historic Preservation Commission

Five Year Plan

2013 - 2017

Executive Summary

- 2013
1. Request grant funds from the State Historical Preservation Office through the CLG program to purchase instructional equipment to be used in presentation of HPC educational programs. **(Complete)**
 2. Develop and deliver educational programs for schools and civic groups to promote historic preservation which meets the city code requirement of “(I) Promote and conduct an educational and interpretive program on historic preservation and historic properties in the City.” **(Complete)**
 3. Inform the Twin Falls City Council about our 2018 vision.
 4. Start the political process for the creation of the Historic Overlay District for the City Park Historic District. **(Started)**
 5. Finalize plan for mobile City Historical Museum.
- 2014
1. Create a Historic Overlay District for the Historic City Park District.
 2. Expand the historical educational offerings in our community.
 3. Develop plan and cost/donation estimate for a Mobile City Museum and develop a construction and operation plan.
 4. Develop a CLG grant request to support the renovation of the Lincoln Street lights **(Complete)**
- 2015
1. Request CLG grant funds to develop design guidelines for the City Park Overlay District. **(Complete)**
 2. Continue to expand the historic education program.
 3. Complete site construction for the City Museum.
- 2016
1. Request CLG grant funds to develop design guidelines for the Historic Down Town District.
 2. Start the political process of creating a Historic Down Town Overlay District.
 3. Expand the educational system to include training on historic preservation of homes.
 4. Complete construction of the Twin Falls Mobil Museum.

2017

1. Have the Historic Downtown Overlay District completed.
2. Start the political process of creating Historic Residential Overlay District.
3. Request CLG grant funds to develop guidelines for the Historic Residential Historic District.
4. Assist CSI with continuing education classes for historic preservation.
5. Continue to develop and offer historic preservation classes as needed.
6. Place City Mobile Museum into operation.



City of Twin Falls

Historic Preservation Commission

Five Year Plan

2013 - 2017

Purpose

The purpose of this Historic Preservation Commission is to assist the City Council in the promotion of the educational, cultural, economic and general welfare of the public of the city through the identification, evaluation, designation, and protection of those buildings, sites, areas, structures, and objects which reflect significant elements of the city's, the state's, and the nation's historic, architectural, archaeological, and cultural heritage. (Ord. 2543, 3-24-1997)

Process

The Commission is advisory to the Council and authorized to:

- (A) Conduct a survey of local historic properties.
- (B) Recommend the acquisition of fee and lesser interests in historic properties, including adjacent or associated lands, by purchase, bequests, or donation.
- (C) Recommend methods and procedures necessary to preserve, restore, maintain and operate historic properties under the ownership or control of the City.
- (D) Recommend the lease, sale, other transfer or disposition of historic properties subject to rights of public access and other covenants and in a manner that will preserve the property.
- (E) Contract, with the approval of the Council, with the State or Federal government, or any agency of either, or with any other organization.
- (F) Cooperate with the Federal, State, and local governments in the pursuance of the objectives of historic preservation.
- (G) Make recommendations in the planning processes undertaken by the County, the City, the State, or the Federal government and the agencies of these entities.
- (H) Recommend ordinances and otherwise provide information for the purposes of historic preservation in the City.
- (I) Promote and conduct an educational and interpretive program on historic preservation and historic properties in the City.

(J) Commission members, employees or agents of the Commission may enter private property, buildings, or structures in the performance of their official duties only with the express consent of the owner or occupant thereof.

(K) Review nominations of properties to the National Register of Historic Places for properties within the City's jurisdiction. (Ord. 2543, 3-24-1997)

Vision of the Historical Preservation Program in Twin Fall, Idaho in 2018

1. In 2018, the City of Twin Falls, Idaho will have an active historical preservation education program implemented by the Twin Falls Historical Preservation Commission under the direction of the City Council. The program will help school students, civic groups and the general population develop an understanding and appreciation of the cultural heritage of our city.
2. The City will have four (4) historic overlay districts; Historic Warehouse District, Twin Falls City Park Historic District, Twin Falls Downtown Historic District, and the Twin Falls Original Townsite Residential Historic District
3. Design guidelines will be available for the preservation of the Historic Warehouse District, Twin Falls Downtown Historic District, and the Twin Fall City Park Historic Districts.
4. The Historic Warehouse District, Twin Falls Downtown Historic District and the City Park Historic District will have the historic preservation protected by City Ordinance.
5. The City will have a mobile historic presentation museum operated under supervision of the Historic Preservation Commission.

Five Year Plan

2013

Goal	Objectives
<ol style="list-style-type: none"> 1. Request grant funds from the State Historical Preservation Office through the CLG program to purchase instructional equipment to be used in presentation of HPC educational programs. 2. Develop and deliver educational programs for schools and civic groups to promote historic preservation which meets the city code requirement of "(I) Promote and conduct an educational and interpretive program on historic preservation and historic properties in the City." 3. Inform the Twin Falls City Council about our 2018 vision. 	<ol style="list-style-type: none"> 1. Prepare learning sessions for schools and civic organizations. 2. Meet with the Twin Falls City Council and inform them of our Vision for 2018. 3. Identify location for City Museum and start political approval process. 4. Purchase media instructional equipment authorized by the CLG grant.

<p>4. Start the political process for the creation of the Historic Overlay District for the City Park Historic District.</p> <p>6. Finalize plan for mobile City Historical Museum.</p>	
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2014

Goal	Objectives
<ol style="list-style-type: none"> 1. Create a Historic Overlay District for the Historic City Park District. 2. Expand the historical educational offerings in our community. 3. Develop plan and cost estimate for City Mobile Museum and develop a construction and operation plan 4. Develop a CLG grant request to support the renovation of the Lincoln Street lights. 	<ol style="list-style-type: none"> 1. Write a grant proposal to support the restoration of the Lincoln Street lights. 2. Complete the political requirements and public hearings for the creation of a Historical Overlay District designation for the Historic City Park Historic District 3. Develop conceptual plan for construction of a rail car supported city museum and gain community support.

2015

Goal	Objectives
<ol style="list-style-type: none"> 1. Request CLG grant funds to develop design guidelines for the City Park Overlay District. 2. Continue to expand the historic education program. 3. Complete planning and receive donated materials for the construction for the City Mobile Museum. 	<ol style="list-style-type: none"> 1. Write a grant proposal for funds to develop design guidelines for the City Park Overlay District. 2. Solicit funds and equipment donations for the construction of the city museum.

2016

Goal	Objectives
<ol style="list-style-type: none"> 1. Request CLG grant funds to develop design guidelines for the Historic Down Town District. 2. Start the political process of creating a Historic Down Town Overlay District. 	<ol style="list-style-type: none"> 1. Write a grant for funds to develop design guidelines for the Historic Down Town District. 2. Meet the city code requirements for the creation of a Historic Downtown Historic

<p>3. Expand the educational system to include training on historic preservation of homes.</p> <p>4. Complete construction of the Twin Falls Mibile Museum.</p>	<p>Overlay District.</p> <p>3. Work with CSI to offer continuing education classes on residential historic preservation.</p> <p>4. Use available funding and support to complete site work and install box cars on City Museum ground. Complete interior and exterior finish work.</p>
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2017

Goal	Objectives
<p>1. Have the Historic Downtown Overlay District completed.</p> <p>2. Start the political process of creating Historic Residential Overly District.</p> <p>3. Request CLG grant funds to develop guidelines for the Historic Residential Historic District.</p> <p>4. Assist CSI with continuing education classes for historic preservation.</p> <p>5. Continue to develop and offer historic preservation classes as needed.</p> <p>6. Place City Museum into operation.</p>	<p>1. Write a grant to develop guidelines for the historic residential districts.</p> <p>2. Develop final operation plan for the City Museum.</p>



Date: October 28, 2013
To: Honorable Mayor and City Council
From: Randall Watson, Historic Preservation Commission Chairman

Request:

Consideration of a request to approve the 2014 Certified Local Government application to the Idaho State Historical Society from the Twin Falls City Historic Preservation Commission

Time Estimate:

The Historic Preservation Commission Chairman presentation may take up to ten (10) Minutes.

Background:

Each year the Historic Preservation Commission (HPC) has submitted a Certified Local Government (CLG) grant application for historic preservation activities. For 2014 the proposed application has two projects taken from our five year plan.

The first priority is the rehabilitation of the Lincoln Street streetlights. There are ten (10) historic street lights listed on the National Register of Historic Places that are in danger of deterioration beyond saving. This grant will make repairs to the lights that will allow for the implementation of a preventive maintenance program to preserve them for many years. **The requested grant funding for this project is \$5,788.**

Our second priority is the development of design guidelines for the Historic City Park District. The (HPC) Five-Year Plan includes a desire to codify a City Park Historic District. The guidelines will be used when this district becomes a codified overlay district when or if the City codifies a Park District. Currently, this district is listed on the National Register of Historic Places but not in the local zoning code as an overlay district. **The requested grant funding for this project is \$6,000.**

The HPC is applying for a \$11,788 grant for the fiscal year 2014. The Idaho State Historical Society requires that the Mayor sign the application.

Approval Process:

Request is to authorize the Mayor to sign the grant request.

Budget Impact:

There is no significant budget impact associated with the Council's approval of this request. HPC is applying for a \$11,788 grant that has to be matched by 50%. In the past the HPC has used their time and staff's time to make the match. The HPC is planning on using time as the match again this year.

Regulatory Impact:

Approval of this request will allow the HPC to proceed to submit the CLG application to the Idaho State Historical Society.

Conclusion:

The Historic Preservation Commission recommends that the Council approve and authorize the Mayor to sign the 2014 CLG application.

Attachments:

2014 CLG Grant Application



City of Twin Falls, Idaho
Historic Preservation Commission
324 Hansen St. E.
Twin Falls, ID 83301

October 23, 2013

State Historic Preservation Office
Grants Operations Analyst
210 Main St.
Boise, Idaho 83702

RE: 2014 CLG Grant Application from Twin Falls, Idaho

Greetings:

The preservation of the historical character of the City of Twin Falls has received valuable assistance as a result of the CLG grants received in the past. For FY 2014 our five year historical preservation plan for the city has two objectives that we are requesting CLG grant funds to support.

I. First Priority:

Our first priority is the rehabilitation of the Lincoln Street streetlights in Twin Falls Idaho. There are ten (10) historic street lights listed on the National Register of Historic Places that are in danger of deterioration beyond saving. This grant will make repairs to the lights that will allow for the implementation of a preventive maintenance program to preserve them for many years. **The requested grant funding for this project is \$5,788.**

II. Second Priority:

Our second priority is the development of design guidelines for the Historic City Park District. The guidelines will be used when this district becomes a codified overlay district. Currently, this district is listed on the National Register of Historic Places but not on the local zoning plans as an overlay district. **The requested grant funding for this project is \$6,000.**

The project director for these projects is Mr. Randall Watson, Chair of the Historic Preservation Commission.

Randall Watson
(208) 733-6693
e-mail rwillywatson@msn.com

Sincerely,

Mayor, Twin Falls, Idaho

CITY OF TWIN FALLS, IDAHO
FY 2014
CLG GRANT APPLICATION

Contact Person: Randall Watson, Chair of the Twin Falls City Historical Preservation Commission. Phone (208) 733-6693

Project I (First Priority)

A. Project Description:

The Twin Falls Historic Preservation Commission is respectfully requesting funds of \$5,788 for the rehabilitation of the Lincoln Street streetlights in Twin Falls Idaho. Our commission is working with current residents of Lincoln Street, who supports this grant application. The Twin Falls Historic Preservation Commission recognized rehabilitation of the Lincoln Street lights as a priority by including this project in the 5-year plan.

The Lincoln Street lights are listed on the National Register of Historic Places, "*Lincoln Street Electric Streetlights, 92000413 - 105, 120, 147, 174, 189, 210, 217, 242, 275 and 290 Lincoln St., Twin Falls, Idaho, HPS Record Number 417975*".

The lights are in an advanced state of deterioration, and will continue to decline without measures to preserve them. No previous funding has been received or requested for this preservation project. If there is no action taken, the Lincoln Street lights are likely to continue to degenerate and are at risk of being removed permanently if they detract from the property values of the area.

The scope of this project is:

1. Removal of the lights for gentle abrasive cleaning and recoating
2. Pruning of trees that obscure the streetlights
3. Replacement of broken and missing globes
4. Replacement and aligning the streetlights to the street
5. Setting of conduit under the lights, within the concrete bases to facilitate lighting of all lights on the street.
6. Preparation of educational materials to Lincoln Street residents

The Idaho State Historic Preservation Office has offered assistance and professional recommendations, including an on-site visit May 17th, 2013 by Katherine Kirk. The Idaho State Historic Preservation Office has provided consultation during this grant-writing period, including invaluable recommendations from Frederick Walters, Historical Architect to commission member Windy Rice.

Ann Swanson from the Idaho State Historic Preservation Office also met with members of the TFHPC on Lincoln Street July 18th, 2013. Ann Swanson recommended a Certified Local Government (CLG) grant through the National Park Service be applied for the matching funds for the required fifty percent match to a grant from the Idaho Heritage Trust.

B. Goals and Objectives:

1. Organize property owners and interested citizens to help with some of the physical labor.
2. Contract professional firms to complete the technical work.
3. Develop a preventive maintenance program to care for the lights after repair work is completed.
4. Hold monthly HPC meetings and provide staff support.

C. Final Product:

1. This is the legacy we hope to leave for the residents and visitors to Twin Falls, to preserve and protect the Lincoln Street electric streetlights, to connect future generations to the past by preserving these important symbols of our past.
2. The lights will be preserved and in a condition that a preventive maintenance program will preserve them for many years in the future.

3. Minutes for HPC meetings.
- D. The renovation work will meet the Secretary of the Interior's Standards for Rehabilitation and will preserve an important part of the Twin Falls City history.
 - E. Timetables:
 1. January, 2014 Prepare and issue bids for the project.
 2. March, 2014 Start work on the project.
 3. April 15, 2014 Submit mid-project report to SHPO
 4. August 31, 2014 Project complete and bills submitted to SHPO
 5. HPC meetings will be held monthly.
 - F. All documents for the project will be maintained in the Community Planning Office of the City of Twin Falls.

Mayor, Twin Falls, Idaho

TY OF TWIN FALLS, IDAHO
 FY 2014
 CLG GRANT APPLICATION BUDGET

Expenses	Description	Project Cost	Heritage Trust Match	CLG Grant Funds
Contract labor	Removal & transport of light posts to/from painter	\$2,268	\$1,134	\$1,134
	Cleaning & paint labor	\$2,510	\$1,255	\$1,255
	Pruning of Trees on 2 properties	\$200	\$100	\$100
	Replacement & realignment of light posts	\$4,500	\$2,250	\$2,250
Supplies & materials	Cleaning & paint supplies	\$1,200	\$600	\$600
	15 globes of uniform size, shape & color, includes shipping, 5 intended for replacement	\$1,196.85	\$598.43	\$598.44
Other costs	Donation from 'Triple C' concrete for resetting posts	Donation valued at \$300	(\$150)	(\$150)
	Preparation of educational materials for residents of Lincoln Street	Volunteer		
	Education of residents on Lincoln Street	Volunteer		
	Update to city historical walking tour agenda	Volunteer		
Total project cost		\$11,575		
Amount requested from CLG		Historic Trust Match \$5787.50		\$5,787.44 Rounded to \$5,788
Other donations	Inclusion in city historical walking tours	Volunteer		

No federal funds are used to pay City Staff time and their time is not used to match other grants.

Project II (Second Priority)

A. Project Description

The Twin Falls City Park Historic District located 2nd N., 2nd E., and Shoshone Sts., and 4th and 6th Aves., in Twin Falls is listed on the National Register of Historic Places. It is the goal of the Twin Falls City Historic Preservation Commission to have this district listed by City Code as the Twin Falls City Park Historic Overlay District where it can be protected by code-enforced protective guidelines.

Thanks to a 2011 CLG grant, design guidelines were developed for the Twin Falls Historic Warehouse Overlay District that have been a significant help for building owners and the City to guide exterior work to meet preservation standards.

These design guidelines will be dedicated to the structures in the City Park Historic District and will be used to preserve the historic character of that area. This grant is requesting \$6,000 to be matched by the City of Twin Falls.

B. Goals and Objectives:

1. Hire a professional to prepare the design guidelines for the Twin Falls City Park Historic District.
2. Receive input from property owners, economic development interests, State Historic Preservation Office professionals, and general public.
3. Have the City Park Historic District codified as an Overlay District.
4. Have the plan codified by the City Council.
5. Conduct monthly HPC meetings during term of the grant.

C. Final Product:

1. The City Park Historic District is recorded on the National Register of Historic Places. The district contains several large contributing buildings and structures that present “the ever continuing past” (Paul Goldberger 2009, *Why Architecture Matters*).
2. These buildings and structures qualify for CLG assistance to help in the protection of their valuable cultural history. This protection will come from listing this district as a Historical Overlay District and the development and codification of design guidelines that will help property owners and developers understand the historical architectural nature of their property in the district and provide guidance to the HPC in evaluating requested projects.
3. The HPC and property owners do not have a set of guidelines to follow which allows questionable preservation work to be completed.
4. The final project will be a detailed guideline of the quality that will be accepted by the City Council of the City of Twin Falls, Idaho and placed into the City Code upon the listing of this area as a Historic Overlay. The guidelines will contain detailed architectural standards with enough detail so the HPC can review and approve acceptable variances when necessary.
5. Minutes for HPC meetings.

D. The final guidelines will meet the standards set by the Secretary of the Interior for Historical Preservation.

E. Timetables:

1. January, 2014 Prepare and issue bids for the project.
2. March, 2014 Start work on the project.
3. April 15, 2014 Submit mid-project report to SHPO
4. August 31, 2014 Project complete and bills submitted to SHPO
5. HPC meetings will be held monthly.

F. The repository for project materials will be the Twin Falls City Planning and Zoning Office.

CITY OF TWIN FALLS, IDAHO
FY 2014
CLG GRANT APPLICATION BUDGET

Expenses	CLG Grant Dollars	Local Match
Personnel:		
City Staff and Seven (7) HPC Members		\$6,000
Activity:		
Professional Consultant and printed materials for hearings and final project	\$6,000	
Total:	\$6,000	\$6,000
Total Project:	\$12,000	

Note: The match will come from City Staff and HPC time spent directly on the development of the design guidelines. Time will be spent in public hearings and scheduled meetings along with all necessary work to complete the project

No federal funds are used to pay City Staff time and their time is not used to match other grants.

Mayor, Twin Falls, Idaho



Public Hearing: **MONDAY, OCTOBER 28, 2013**
 To: Honorable Mayor Lanting & City Council
 From: Mitch Humble, Community Development Director

Request: Request for the Council's consideration of the Final Plat of Desmond Estates Subdivision, 3.37 (+/-) acres consisting of three (3) lots on property located at 2851 Pole Line Road East, c/o Gerald Martens on behalf of Patrick and Tara Desmond.

Time Estimate:

There will be no applicant presentation unless the Council wishes it. Staff's presentation may be up to five (5) minutes.

Background:

Applicant:	Status: Property Owner	Size: 3.37(+/-) acres
Patrick and Tara Desmond 2851 Pole Line Road East Twin Falls, ID 83301	Current Zoning: SUI CRO Aol	Requested Zoning: Approval of a final plat
	Comprehensive Plan: Urban Village/Urban Infill	Lot Count: 3 lots
	Existing Land Use: residential/	Proposed Land Use: residential
Representative:	Zoning Designations & Surrounding Land Use(s)	
EHM Engineers c/o Gerald Martens 621 N. College Rd, Ste 100 Twin Falls, Idaho 83301 208-734-4888 208-420-2461cell gmartens@ehminc.com	North: OS; Snake River Canyon	East: R-2 CRO PUD; undeveloped
	South: R-2 CRO PUD; undeveloped	West: SUI CRO Aol; undeveloped
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-2, 10-4-19, 10-8-1 thru 10-8-5, 10-12-2.4	

Approval Process:

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

After approval or conditional approval of the preliminary plat by the Commission a final plat, in conformance with the approved preliminary plat, is presented to the City Council for consideration of approval. The action and the reasons for such action shall be stated in writing by the Administrator and forwarded to the applicant.

As this property is located within the Area of Impact the Board of County Commissioners shall make the final decision on the final plat. Upon a recommendation by the City Council and a copy of the approved preliminary plat will be presented to the Board of County Commissioners for a decision.

Budget Impact:

Development of the 2 lots will provide additional property tax revenue to the County.

Regulatory Impact:

After a public hearing, approval of the final plat from the Board of County Commissioners will allow the plat to be recorded.

History:

On January 5, 1994 Variance #363 was approved for a 35' Snake River Canyon rim setback. This variance was denied by Planning & Zoning and appealed to the City Council. The City Council approved the request. The decision was appealed to the Area of Impact Appeals Board. The Board upheld the City Council's decision, also finding the appellants had no standing to appeal the request. In April of 1995 a certificate of occupancy was issued for a single family dwelling at this location.

Analysis:

The Preliminary/Final Plat for the Desmond Estates Subdivision includes 3.37 (+/-) acres and is zoned SUI CRO in the Area of Impact. The request is to plat three (3) lots. The site is located at 2851 Pole Line Road East (extended).

The proposed plat will divide an existing developed lot into three (3) lots. The property is currently developed with one single family dwelling. The parcel is being subdivided into Lot 1 (1.12 acres), Lot 2 (1.13 acres) and Lot 3 (1.10 acres). The minimum lot area requirement for a single family residence in the SUI zone is one (1) acre. The proposed development is for single family residential subdivision that meets the minimum code standards.

Pole Line Road East extended crosses a waterway with a private wooden bridge and is a private drive to the proposed subdivision. The existing bridge and private drive are inadequate for emergency vehicles and are not compliant with current zoning code. The Developer shall reconstruct/improve the bridge to 30' wide to allow access of emergency vehicles. The Developer will widen the proposed private drive where it is too narrow as approved by the City Engineering Department. The drive will be constructed of adequate all weather surface material.

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. 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.

As this property is within the Area of Impact, City Code 10-8-4(D):

"...All applications for final and conveyance plats of subdivisions, within the area of city impact shall be submitted to the city council for their recommendation, prior to submission to the board of county commissioners. The board of county commissioners may approve the application as recommended by the city council, deny the application or remand the application to the city for further proceedings. (Ord. 2922, 10-22-2007)"

Only after a final plat and construction plans have been 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 Urban Village/Urban Infill uses.

On September 10, 2013 the Commission unanimously approved the preliminary plat of the Desmond Estates Subdivision, as presented, subject to five (5) 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.
2. Subject to final technical review and amendments as required by Engineering officials of the development of the private bridge over the waterway.
3. Subject to final technical review and amendments as required by Engineering officials to ensure compliance with all applicable City Code requirements and standards of the development of the private drive to the proposed subdivision.
4. Subject to final approval by the Twin Falls Board of County Commissioners.
5. Subject to a note being placed on the final plat that no building permits will be issued until the roadway improvements for the road and bridge are completed.

This item was scheduled for consideration by the Council at their 10/14/13 meeting. At that meeting, the item was tabled so staff could provide additional requested information regarding the Canyon Rim Trail that will be located near this property. A question was asked about why this final plat did not include any trail dedication for the Canyon Rim Trail when the property is located along the Canyon Rim. City Code 10-12-4-2 includes a list of those improvements that are required to be provided when property is subdivided. One of the required improvements on this list is bicycle pathways. City Code 10-12-4-2(D) says:

“Bicycle Pathways: A bicycle pathway shall be provided within all subdivisions, as part of the public right of way or separate easement, as may be specified in an overall bicycle plan as adopted by the council.”

The City has adopted an overall bicycle plan. It is included in Chapter 9 of the Comprehensive Plan and is titled, “Map 9-3: Existing and Proposed Recreational Trails.” Per City Code 10-12-4-2(D), the City can require dedication and construction of bicycle paths as designated on this trail plan. Attached is an exhibit showing the designated Canyon Rim Trail location overlaid onto an aerial photo of the subject and surrounding property.

You’ll see from the exhibit that the location of the Canyon Rim Trail is identified as running east/west through “The Preserve” development to the south of the subject property. It then turns north and reaches the Canyon Rim again immediately east of the subject property. Along its north/south alignment, the trail is intended to follow the subject property’s eastern property line. At that point, the trail could be located on either side of the property line, but should generally be located parallel and close to it. The trail plan does not show the trail coming back to the rim west of the subject property, nor following the rim along the subject property. Therefore, City Code does not allow the City to require dedication of the trail in those locations.

In addition, “The Preserve” planned unit development was created before the trail plan was adopted. Therefore, the trail plan was created incorporating what was already planned in that PUD. That PUD requires the developer of that property to construct an internal trail system that connects trails to Eastland Drive, Hankins Road, Carriage Lane and the Canyon Rim Trail. The PUD does not set specific alignments within the property, but rather only requires the trail connections to be detached from the internal streets.

Since City Code does not require trail dedication from this property along the Canyon Rim, and since the adjacent property is required to provide the trail connection from Eastland to the Canyon Rim Trail at the jump site, no trail dedication was required from the developer of this Desmond Estates Subdivision.

Conclusion:

Should the Council recommend approval to the Board of County Commissioners of the final plat of the Desmond Estates Subdivision, as presented, staff recommends it be subject to the following conditions:

1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to final technical review and amendments as required by Engineering officials of the development of the private bridge over the waterway.
3. Subject to final technical review and amendments as required by Engineering officials to ensure compliance with all applicable City Code requirements and standards of the development of the private drive to the proposed subdivision.
4. Subject to final approval by the Twin Falls Board of County Commissioners.
5. Subject to a note being placed on the final plat that no building permits will be issued until the roadway improvements for the road and bridge are completed.

Attachments:

- | | |
|------------------------------------|---|
| 1. Zoning/Aerial Vicinity Maps (2) | 5. Existing & Proposed Recreation Trails - Designated Canyon Rim Trail location |
| 2. Preliminary Plat Exhibit | 6. Minutes of the September 10, 2013 P&Z public meeting |
| 3. Final Plat Exhibit | 7. Photos (6) |
| 4. Comprehensive Plan Map of Site | |



Aerial Site Map
Reference Only



The Preserve 261

ELMGROVE DR

RIVERVIEW DR

Zoning Vicinity Map

Reference Only



Proposed Subdivision Location

LAKEVIEW DR

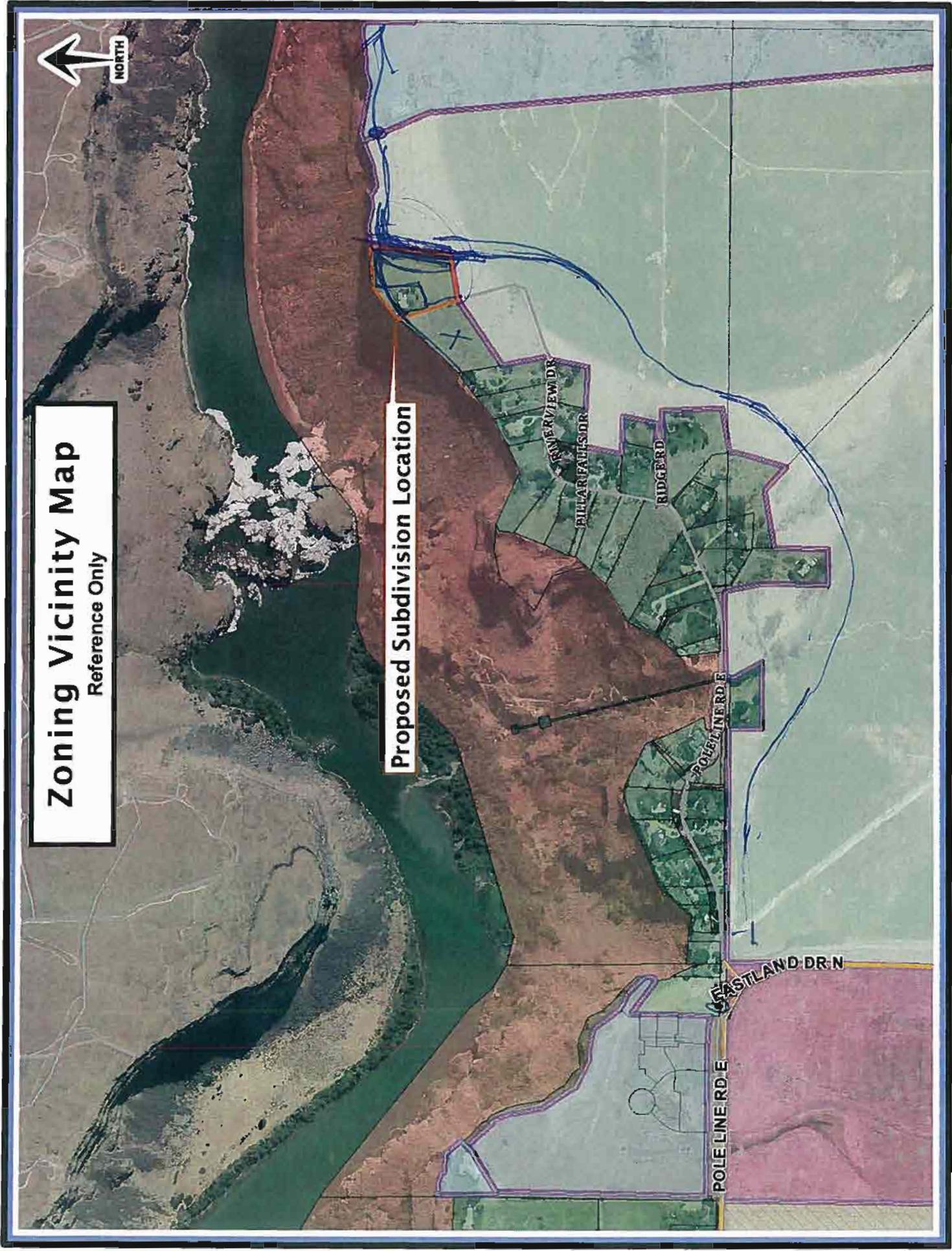
RIFFLE FALLS DR

RIDGERS

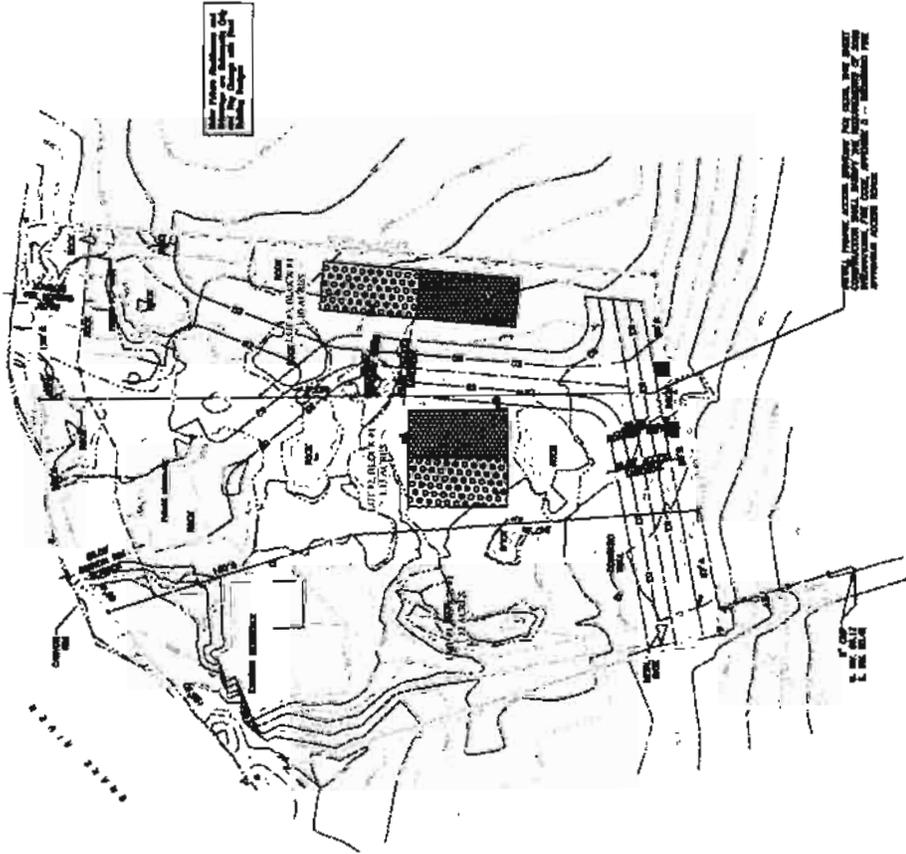
POLELINE DR E

CASTLAND DR N

POLELINE DR E



Located In
 A Portion of
 SE 1/4, Section 35
 Township 9 South, Range 17 East
 Boise Meridian
 Twin Falls County, Idaho
 2012



THIS MAP IS A REPRODUCTION OF THE ORIGINAL SURVEY MAP AND DOES NOT REPRESENT THE ORIGINAL SURVEY MAP. ANY DISCREPANCIES BETWEEN THIS MAP AND THE ORIGINAL SURVEY MAP ARE THE RESPONSIBILITY OF THE USER.

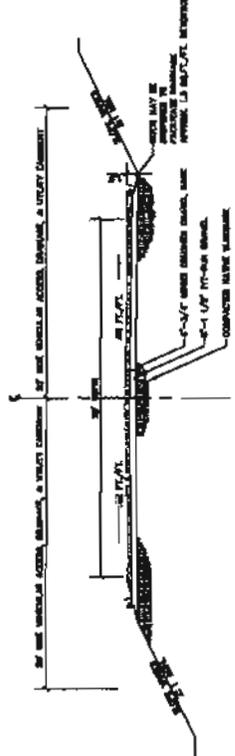
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LEGEND:

- PROPOSED DRIVEWAY
- EXISTING DRIVEWAY
- EXISTING UTILITY LINE
- EXISTING PROPERTY LINE
- EXISTING SURVEY LINE
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING FENCE LINE
- EXISTING CONCRETE DRIVEWAY
- EXISTING ASPHALT DRIVEWAY
- EXISTING GRAVEL DRIVEWAY
- EXISTING DIRT DRIVEWAY
- EXISTING DRIVEWAY UNDER CONSTRUCTION
- EXISTING DRIVEWAY TO BE DEMOLISHED
- EXISTING DRIVEWAY TO BE RECONSTRUCTED
- EXISTING DRIVEWAY TO BE WIDENED
- EXISTING DRIVEWAY TO BE NARROWED
- EXISTING DRIVEWAY TO BE CURVED
- EXISTING DRIVEWAY TO BE STRAIGHTENED
- EXISTING DRIVEWAY TO BE REGRADED
- EXISTING DRIVEWAY TO BE REPAIRED
- EXISTING DRIVEWAY TO BE REPLACED
- EXISTING DRIVEWAY TO BE REMOVED
- EXISTING DRIVEWAY TO BE ADDED
- EXISTING DRIVEWAY TO BE MODIFIED
- EXISTING DRIVEWAY TO BE IMPROVED
- EXISTING DRIVEWAY TO BE MAINTAINED
- EXISTING DRIVEWAY TO BE MONITORED
- EXISTING DRIVEWAY TO BE INSPECTED
- EXISTING DRIVEWAY TO BE TESTED
- EXISTING DRIVEWAY TO BE APPROVED
- EXISTING DRIVEWAY TO BE DENIED
- EXISTING DRIVEWAY TO BE REVOKED
- EXISTING DRIVEWAY TO BE SUSPENDED
- EXISTING DRIVEWAY TO BE REINSTATED
- EXISTING DRIVEWAY TO BE RECALLED
- EXISTING DRIVEWAY TO BE REISSUED
- EXISTING DRIVEWAY TO BE REAPPLIED
- EXISTING DRIVEWAY TO BE REAPPROVED
- EXISTING DRIVEWAY TO BE REAPPROVED WITH CONDITIONS
- EXISTING DRIVEWAY TO BE REAPPROVED WITH MODIFICATIONS
- EXISTING DRIVEWAY TO BE REAPPROVED WITH RESTRICTIONS
- EXISTING DRIVEWAY TO BE REAPPROVED WITH LIMITATIONS
- EXISTING DRIVEWAY TO BE REAPPROVED WITH EXCEPTIONS
- EXISTING DRIVEWAY TO BE REAPPROVED WITH VARIATIONS
- EXISTING DRIVEWAY TO BE REAPPROVED WITH DEVIATIONS
- EXISTING DRIVEWAY TO BE REAPPROVED WITH WAIVERS
- EXISTING DRIVEWAY TO BE REAPPROVED WITH GRANTS
- EXISTING DRIVEWAY TO BE REAPPROVED WITH CONCESSIONS
- EXISTING DRIVEWAY TO BE REAPPROVED WITH ACCOMMODATIONS
- EXISTING DRIVEWAY TO BE REAPPROVED WITH ADJUSTMENTS
- EXISTING DRIVEWAY TO BE REAPPROVED WITH AMENDMENTS
- EXISTING DRIVEWAY TO BE REAPPROVED WITH CORRECTIONS
- EXISTING DRIVEWAY TO BE REAPPROVED WITH REVISIONS
- EXISTING DRIVEWAY TO BE REAPPROVED WITH CHANGES
- EXISTING DRIVEWAY TO BE REAPPROVED WITH ALTERATIONS
- EXISTING DRIVEWAY TO BE REAPPROVED WITH MODIFICATIONS
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- EXISTING DRIVEWAY TO BE REAPPROVED WITH UPGRADES
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- EXISTING DRIVEWAY TO BE REAPPROVED WITH INSPECTIONS
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- EXISTING DRIVEWAY TO BE REAPPROVED WITH APPROVALS
- EXISTING DRIVEWAY TO BE REAPPROVED WITH DENIALS
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- EXISTING DRIVEWAY TO BE REAPPROVED WITH REISSUES
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- EXISTING DRIVEWAY TO BE REAPPROVED WITH REAPPEALS
- EXISTING DRIVEWAY TO BE REAPPROVED WITH REAPPROVALS
- EXISTING DRIVEWAY TO BE REAPPROVED WITH REAPPROVED

DESIGN DATA:

PROJECT OWNER: PATRICK AND TARA DESMOND
ADDRESS: 11111 S. 11TH ST., TWIN FALLS, IDAHO 83401
PERMITTING AGENCY: TWIN FALLS, IDAHO
DESIGNER: EHM ENGINEERS, INC., 11111 S. 11TH ST., TWIN FALLS, IDAHO 83401
DATE: 11/15/2012
SCALE: AS SHOWN
PROJECT NO.: 11111
CLIENT NO.: 11111
PROJECT NAME: PRIVATE DRIVEWAY
PROJECT LOCATION: 11111 S. 11TH ST., TWIN FALLS, IDAHO 83401
PROJECT DESCRIPTION: CONSTRUCTION OF A PRIVATE DRIVEWAY FROM THE EXISTING DRIVEWAY TO THE PROPERTY LINE.
DESIGN NOTES: SEE ATTACHED DRAWINGS FOR DETAILS.
CONSTRUCTION NOTES: SEE ATTACHED DRAWINGS FOR DETAILS.
PERMITTING NOTES: SEE ATTACHED DRAWINGS FOR DETAILS.
INSPECTION NOTES: SEE ATTACHED DRAWINGS FOR DETAILS.
TESTING NOTES: SEE ATTACHED DRAWINGS FOR DETAILS.
APPROVAL NOTES: SEE ATTACHED DRAWINGS FOR DETAILS.
REVISIONS: SEE ATTACHED DRAWINGS FOR DETAILS.



TYPICAL PRIVATE DRIVEWAY SECTION

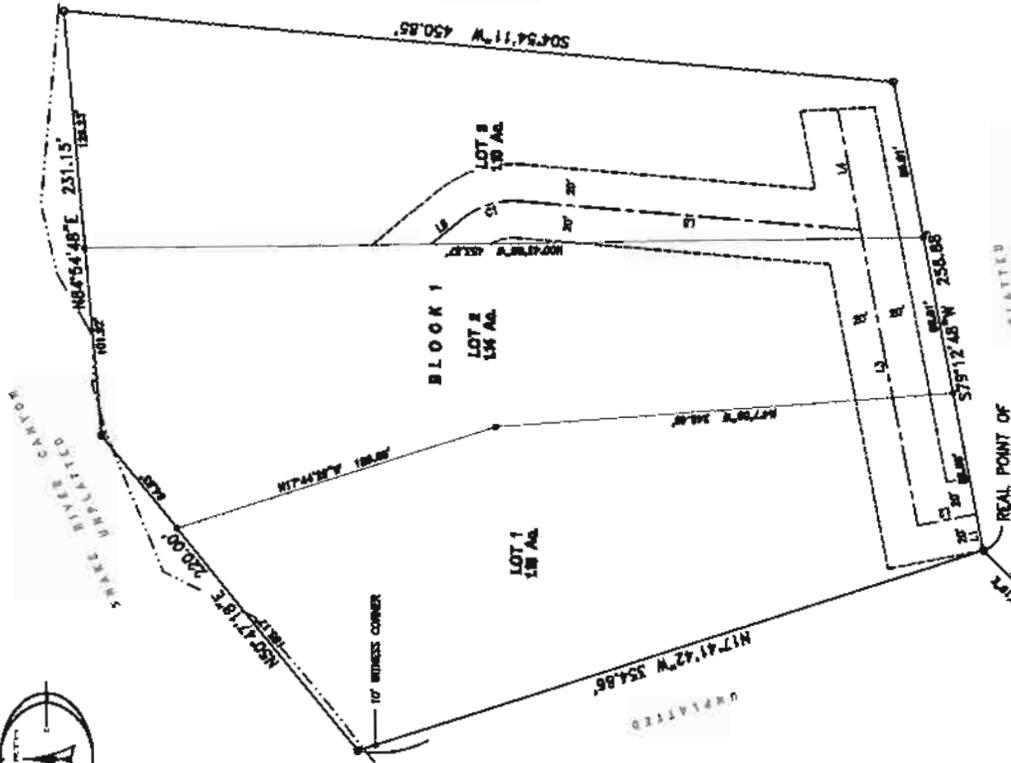
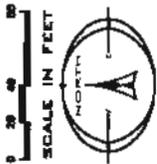
ALL DIMENSIONS AND MATERIAL SHALL BE CONFORMED TO THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF TRANSPORTATION, AS EXEMPTED BY THE IDAHO DEPARTMENT OF TRANSPORTATION.

TEST HOLE DATA:

TEST HOLE LOCATION	DEPTH (FEET)	SOIL TYPE	WATER TABLE DEPTH (FEET)	REMARKS
11111	1.0	CLAY	0.5	NO WATER
11111	2.0	SAND	1.5	NO WATER
11111	3.0	GRAVEL	2.5	NO WATER
11111	4.0	CLAY	3.5	NO WATER
11111	5.0	SAND	4.5	NO WATER
11111	6.0	GRAVEL	5.5	NO WATER
11111	7.0	CLAY	6.5	NO WATER
11111	8.0	SAND	7.5	NO WATER
11111	9.0	GRAVEL	8.5	NO WATER
11111	10.0	CLAY	9.5	NO WATER

DESMOND ESTATES SUBDIVISION

Located in
Government Lots 14 and 15
Section 26
Township 8 South, Range 17 East, Indian Meridian
Tenth Falls County, Idaho



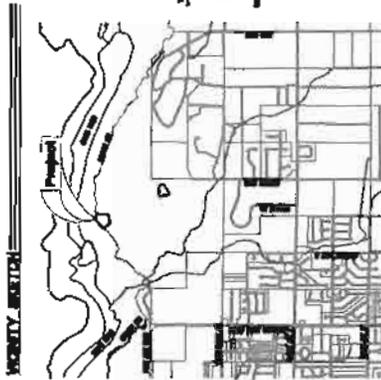
LEGEND
 SUBDIVISION BOUNDARY LINE
 LOT LINE
 CENTER LINE
 CONTROLLING 40' WIDE VEHICULAR ACCESS,
 SIDEWALK, & UTILITY CONDUIT
 CONCRETE DRIVEWAY AS SHOWN
 ST 1/2" = 34' REBAR & CAP (AS NOTED)

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N77°12'48\"/>	

CURVE TABLE

CHORD BEARING	CHORD DISTANCE	DELTA	ARC LENGTH
N17°56'11\"/>			



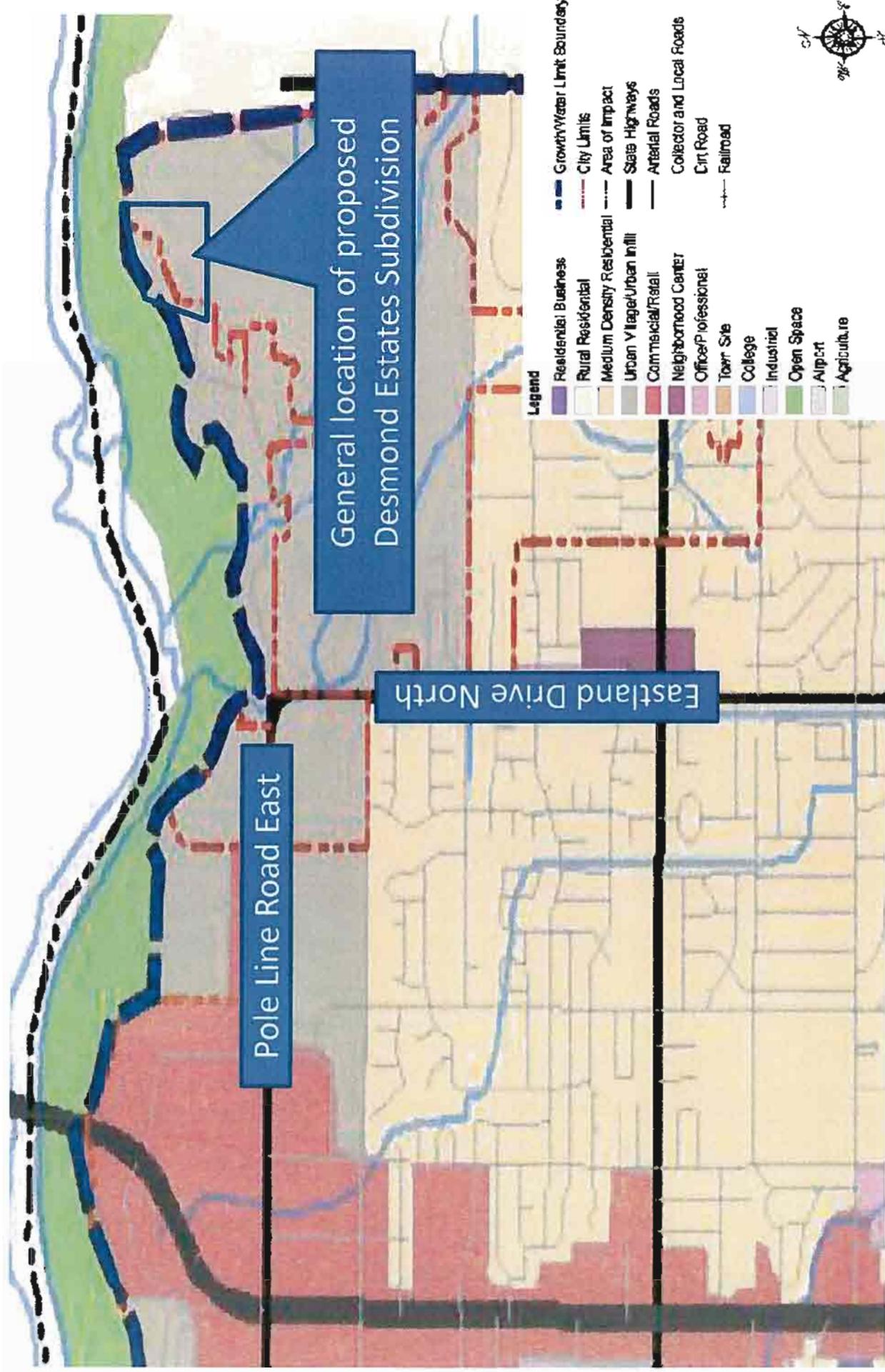
NOTES
 VEHICULAR ACCESS TO THIS SUBDIVISION IS PROVIDED FOR BY THE
 DRIVEWAYS SHOWN IN GRID DIST. 7000-01.001.
 THE LOTS ON THIS PLAN ARE SUBJECT TO RESTRICTIONS CONCERNING
 THE LOCATION OF WELLS AND SEPTIC SYSTEMS. THESE RESTRICTIONS
 ARE OF FULL CITY SOUTH CENTRAL PUBLIC HEALTH DISTRICT AND SEPTIC
 SYSTEMS SHALL NOT BE CELESTED UNLESS THEY CONFORM TO
 THESE RESTRICTIONS.

HEALTH CERTIFICATE
 CERTAIN RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 24,
 CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE
 RE-APPLIED IN ACCORDANCE WITH SECTION 60-1304, IDAHO CODE,
 BY THE RESUME OF A COMPLETE OF COMPLIANCE.

DATE: _____ REBAR, SOUTH CENTRAL PUBLIC HEALTH DISTRICT

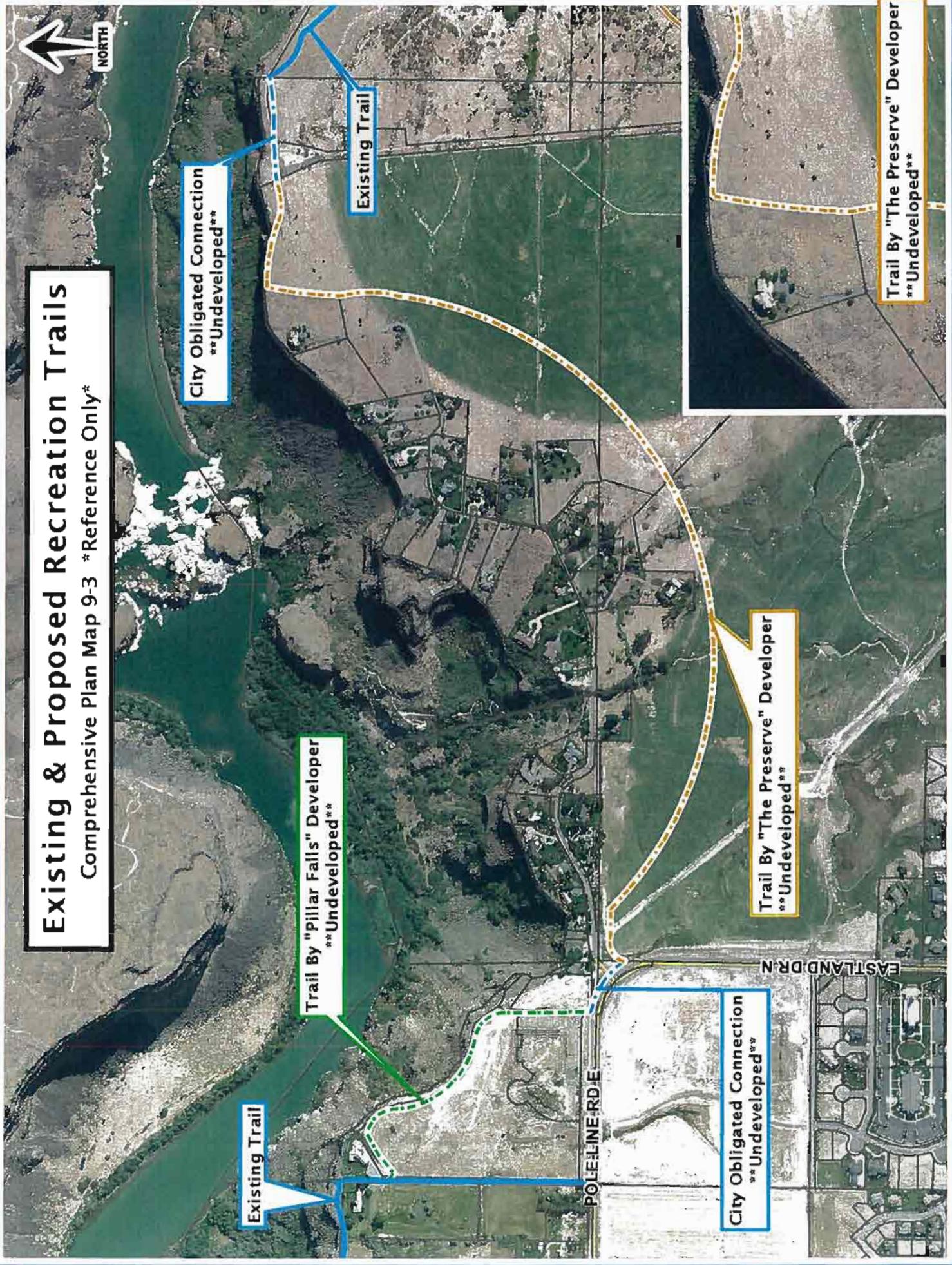
EEM Engineers Inc.
 2000 W. 10th Street, Boise, Idaho 83725
 P: 208-333-1111 F: 208-333-1112

Comprehensive Plan Map



Existing & Proposed Recreation Trails

Comprehensive Plan Map 9-3 *Reference Only*



Existing Trail

Trail By "Pillar Falls" Developer
Undeveloped

City Obligated Connection
Undeveloped

Existing Trail

City Obligated Connection
Undeveloped

Trail By "The Preserve" Developer
Undeveloped

Trail By "The Preserve" Developer
Undeveloped

POLELINE RD E

EASTLAND DR N



MINUTES
Twin Falls City Planning & Zoning Commission
September 10, 2013-6:00 PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Nikki Boyd Jason Derricott Tom Frank Kevin Grey Gerardo "Tato" Munoz Chuck Sharp Jolinda Tatum
Chairman

AREA OF IMPACT:

Lee DeVore Steve Woods
Vice-Chairman

CITY COUNCIL LIAISON

Suzanne Hawkins Rebecca Mills Sojka

ATTENDANCE

PLANNING & ZONING MEMBERS

PRESENT:

Boyd
Derricott
Frank
Grey
Munoz
Tatum

ABSENT:

Sharp

AREA OF IMPACT MEMBERS

PRESENT:

ABSENT:

DeVore
Woods

CITY COUNCIL MEMBERS PRESENT: Hawkins

CITY STAFF PRESENT: Carraway, Spendlove, Strickland, Vitek, Wonderlich

I. CALL MEETING TO ORDER:

Chairman Frank 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): **NONE**

Approval of Findings of Fact and Conclusions of Law:

- Ken Rogers-SUP 08-27-13
- Bob Veeh-SUP 08-27-13
- Knox Family-SUP 08-27-13
- Idaho Central Credit Union-SUP 08-27-13
- Curtis Mason-SUP 08-27-13

III. ITEMS OF CONSIDERATION:

1. Request to approve the preliminary plat Desmond Estates Subdivision approximately 3.37 (+/-) consisting of 3 residential lots located at 2851 Pole Line Road East c/o EHM Engineers, Inc.

Applicant Presentation:

Hailey Barnes, EHM Engineers, Inc., stated that the applicant owns 3.37 acres and they would like to divide the property into 3 residential properties. Part of the subdivision is extends from Pole Line Road East and is a gravel road to the existing home. City has requested that a 20' wide section be paved to provide access to the lots and this will be completed upon sale of the first lot. There is also a bridge that crosses the property that is too narrow for fire truck access. The applicant has agreed to widen this bridge to 30' upon sale of the first lot also. The applicant has also requested that the plat name be changed to Pillar Falls View Subdivision instead of Desmond Estates.

Staff Presentation:

Planner I Spendlove reviewed the request and the exhibits on the overhead along with the history of the property. On January 5, 1994 Variance #363 was approved for a 35' Snake River Canyon rim setback. This variance was denied by Planning & Zoning and appealed to the City Council. The City Council approved the request. The decision was appealed to the Area of Impact Appeals Board. The Board upheld the City Council's decision, also finding the appellants had no standing to appeal the request.

This Preliminary Plat for the Desmond Estates Subdivision includes 3.37 (+/-) acres and is zoned SUI CRO in the Area of Impact. The request is to plat three (3) lots. The site is located at 2851 Pole Line Road East (extended). Pole Line Road East extended crosses a waterway with a private wooden bridge and is a private drive to the proposed subdivision. The existing bridge and private drive are inadequate for emergency vehicles and are not compliant with current zoning code. The Developer shall reconstruct/improve the bridge to 30' wide to allow access of emergency vehicles. The Developer will widen the proposed private drive where it is too narrow as approved by the City Engineering Department. The drive will be constructed of adequate all weather surface material. 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 urban village/urban infill uses.

Planner I Spendlove stated upon conclusion should the Commission approve the 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.
2. Subject to final technical review and amendments as required by Engineering officials of the development of the private bridge over the waterway.
3. Subject to final technical review and amendments as required by Engineering officials to ensure compliance with all applicable City Code requirements and standards of the development of the private drive to the proposed subdivision.
4. Subject to final approval by the Twin Falls Board of County Commissioners.

Questions/Comments:

- Commissioner Boyd asked for clarification of the location of the property.
- Commissioner Munoz asked when the road improvements would be required.
- Assistant City Engineer Vitek stated that the improvements would have to be completed prior to a building permit being issued.
- Commissioner Tatum asked what the distance is from this property and the Evil Knievel jump site.
- Planner I Spendlove stated he would estimate it to be approximately 200-300'. There is a PUD "The Preserve" attached to the property adjacent to these lots that requires a trail to be developed that may allow access to the Evil Knievel jump site.
- Commissioner Boyd asked about trail requirements for these lots.
- Planner I Spendlove explained that these will be private lots and the trail requirements will not be connected to the development of these lots. The City Council voted at their last meeting to have the Evil Knievel jump site annexed into the City Limits and it will become City property.
- Assistant City Engineer explained that the reason there is not a request for the bike path to be constructed along the north portion of these lots is because as part of "The Preserve" PUD a trail will be provided and will connect to a development further east.

Public Hearing:

- Forrest LeBaron, 246 9th Avenue North asked if the road to be paved is private or public and if the bridge widening is to be paid for with the sale of first lot and if there are others that will need to assist with the cost.
- Assistant City Engineer Vitek explained it will be the developer's responsibility and in order to subdivide the property proper fire access is required.

Discussion Followed:

- Commission Munoz explained his concern about when the road and the improvements will be made is because of the funding necessary to complete the improvements. There could be an issue with this later if the lots change hands and the person wants to build on the lot before the improvements have been made.
- Zoning & Development Manager Carraway explained there have been numerous discussions with the property owner as well as the engineering firm about these requirements. This situation is a little different because there is already development on the rim that has been there for a long time. This road according to City Code cannot remain the way it is, if the developer is able to work with the other property owners that would be acceptable however the improvements will have to be complete before any building permits will be released.
- City Attorney Wonderlich stated the City that a note on the plat would probably be beneficial explaining that the required improvements must be in place prior to a building permit being issued.

Motion:

Commissioner Munoz made a motion to approve the request, as presents, with staff recommendations with the addition of a note on the plat that explains there will be no building permit issued until the required roadway improvements for the road and bridge are completed. Commissioner Derricott 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.
2. Subject to final technical review and amendments as required by Engineering officials of the development of the private bridge over the waterway.
3. Subject to final technical review and amendments as required by Engineering officials to ensure compliance with all applicable City Code requirements and standards of the development of the private drive to the proposed subdivision.
4. Subject to final approval by the Twin Falls Board of County Commissioners.
5. Subject to a note being placed on the final plat that no building permits will be issued until the roadway improvements for the road and bridge are completed.

IV. PUBLIC HEARINGS:

1. Request for a Special Use Permit to build a mini-storage unit facility on a 2 (+/-) acres portion of undeveloped land located south of 221 Carriage Lane North, aka Carriage Lane Apartments c/o Forrest LeBaron (app. 2599)

Applicant Presentation:

Forrest LeBaron, the applicant stated he is proposing to build a mini storage unit facility on the property located at 221 Carriage Lane North. He feels this will be a good fit for the area. He has been working closely with EHM Engineering and the city staff with regards to design and code requirements. He has read the conditions listed by staff and has no concerns at this time.

Staff Presentation:

Planner I Spendlove reviewed the request and the exhibits on the overhead along with the history of the property. In 1981 Ordinance 2012 was passed rezoning the property to its current zone which is C-1. In June of 1997 the Cedar Park PUD was approved by the City of Twin Falls, this zoned the particular area to C-1 PUD. No further zoning history is known at this time.

The applicant has supplied a narrative outlining the details of the proposed use of the property. The storage facility will have 250 units total. The office hours of operation will be 9am – 5pm; Mon – Friday, or by appointment. The tenants will have access from 7:30am – 9:30pm every day. The applicant anticipates 10-15 vehicles per day will visit the storage units. The facility will have two employees. The applicant states a screening fence will be installed along the perimeter that will match the adjoining properties.

The applicant does not anticipate any negative impacts to neighbors in the form of noise, glare, odor or vibration.

Upon review of the application per City Code 10-4-8.2: Mini-storage units in the C-1 Zone are required to obtain a Special Use Permit prior to establishing the use due to potential impacts on neighboring properties. The location of this storage facility is within a PUD that has a Master Development Plan designating this area as a C-1 Zone. Although it is not directly along a major commercial corridor, the overall development is along Addison Avenue East. The impacts to surrounding areas are not anticipated to greatly increase as it pertains to traffic, noise, or glare. The greatest impacts of storage units are typically of a visual matter. All required improvements made on the subject property are required to comply with standards set forth in the approved Cedar Park PUD.

Per City Code 10-10: The required number of parking spaces is counted for the office portion of the development. Actual storage spaces do not require a parking space. The office shown on the site plan is approximately 1200 sq. ft. The applicant has provided 4 parking spaces which meets the minimum City Code requirement. Per City Code 10-11-1 thru 8: Required improvements to the property are required to be in conformance with City Code or the PUD, whichever is applicable, at the time of building permit. Additional landscaping is required along Carriage Lane North, certain building materials and standards are prohibited or required, and that other pertinent standards will need to be met per the approved Cedar Park PUD.

The proposed project conforms to the approved Master Development Plan found in the Cedar Park PUD, which designated this area as a C-1 zone with its associated uses. The applicant has stated that access to the units will be during normal business hours. Any increase in traffic, noise, odor, or glare is not anticipated to be significantly increased to unacceptable levels for neighboring land uses. The potential visual impact of storage units have been reasonably addressed by the applicant. No outside storage is shown on the site plan, and the storage units all face the interior of the development. The exterior of the development will be a pour-in-place concrete that will be painted in earth tones. Additionally, the site plan shows landscaping that parallels the perimeter of the entire development, as well as a screening fence being installed on the perimeter. It is anticipated that the proposed storage units will not have significant impacts additional to those previously addressed that need to be mitigated by special conditions.

Planner I Spendlove stated upon conclusion should the Commission grant this request, as presented, staff recommends approval be subject to the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to recordation of the Final Plat.
3. Subject to all requirements of the Cedar Park PUD being met

Public Hearing: Opened & Closed Without Public Input

Closing Statements:

Forrest LeBaron made a clarification regarding the screening fence. The concrete wall will be approximately 10-14' tall around the perimeter of the property. The north side of the property it will be approximately six inches (6") from the property line on the south side it will be built five feet (5') from the property line. There will be two points on the property for fire access that will create a break in the wall and those two points will have slatted fencing to provide screening. The wall will be the screening fence between the properties.

Discussion Followed:

- Assistant City Engineer Vitek explained to the Commission that the applicant is working with the City on gaining a "Will Serve" letter for this property.
- Commissioner Tatum asked about the landscaping requirements.
- Planner I Spendlove stated the landscaping requirements area addressed in the Cedar Park PUD and it appears to meet or exceed City Code requirements. A full site review will be completed as part of the building permit / development of the site process.

Motion:

Commissioner Derricott made a motion to approve the request, as presents, with staff recommendations. Commissioner Tatum seconded the motion. All members present voted in favor of the motion.

Approved, as presented, with the following conditions

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to recordation of the Final Plat.
3. Subject to all requirements of the Cedar Park PUD being met.

Commissioner Munoz stepped down from his seat.

2. Request for a Special Use Permit to establish a drive-through ATM in conjunction with an existing bank on property located at 215 Blue Lakes Boulevard North c/o Jason Smith on behalf of D.L. Evans Bank (app. 2598)

Applicant Presentation:

Jessica Aguilar, the applicant stated that D.L. Evans is in the process of updating their ATM's and this is one of the locations that needed to be updated. The original plan was to put the new ATM in the existing drive thru on the last lane, however the existing island was not wide enough to support the new ATM and to widen the lane would require encroachment into the alley. Encroaching into the alley was not an option for the improvement therefore they are requesting to relocate the ATM to the front of the building to allow it to become a drive-through ATM facility. There is an existing drive lane in this area, they would keep the ATM on the sidewalk and attach it to the building with directional signs place appropriately for traffic. There would not be any modifications to egress or traffic flow.

Staff Presentation:

Planner I Spendlove reviewed the request and the exhibits on the overhead along with the history of the property. In 1981 Ordinance 2012 was passed in 1981 rezoning the property to its current zone which is C-1. Multiple commercial establishments have been located in this building, including some restaurants (Red Steer) and the current Bank.

The applicant has supplied a narrative outlining the details of the proposed use of the property. The drive-thru will be located on the south and east sides of the building for a freestanding ATM. The desire

for a drive up ATM is for convenience to its customers. The hours of operation for the bank, number of employees and general traffic to and from the property are not anticipated to change. The applicant does not believe there will be any adverse effects on the adjoining property owners by moving the ATM from the NE corner of the building to the East side of the building.

Upon review of the application per City Code 10-4-8.2: All drive-through establishments in the C-1 Zone are required to obtain a Special Use Permit prior to establishing the use. The use of a drive-thru on the property has been in place for quite some time. The additional drive through lane will be placed on the east side of the building away from residences. This particular location will mitigate most of the potential impacts it may generate. The location of this financial office is along a major commercial corridor. The impacts to surrounding areas are not anticipated to greatly increase as it pertains to traffic, noise, or visual matters.

Per City Code 10-7-13: Drive-in banks require nine (9) stacking spaces, or such other number as approved by the Planning and Zoning Commission, but not less than six (6) spaces. The submitted site plan shows enough space for six (6) stacking spaces. Any establishment with a drive-through has the potential to have negative impacts to neighboring land uses. These impacts generally include an increase in traffic, noise, as well as light trespass from headlights and security lighting. Typically these impacts are greater on residential uses. This particular location has residences located west across an alley. Generally, the impact of traffic and noise will occur during the daytime due to the limited bank hours. The drive-thru for ATM service being placed on the East side of the building will greatly mitigate the impacts for after-hours service. The site is designed to require access for the new drive-thru via Shoup Ave on the South; the natural exit will then be via Blue Lakes Blvd.

It is anticipated that the proposed drive-through ATM will not have significant impacts to the area that need to be mitigated by special conditions.

Planner I Spendlove stated upon conclusion should the Commission grant this request as presented; city staff recommends approval be subject to the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.

Questions/Comments:

- Commissioner Frank asked with the traffic returning back onto Blue Lakes Boulevard North and if there are any restrictions for making it a right in and right out only.
- Assistant City Engineer Vitek stated this egress already exists so the City could not ask for that type of change. In the past this has not been successful without putting an island out in the main road such as Blue Lakes Boulevard and to do this it would require Idaho Department of Transportation approval.

Public Hearing:

Judson Arrington, 210 Lincoln Street, stated he is here because he is concerned that the ATM will become a full service 24 Hour banking ATM. This will increase traffic to the site without restrictions on the hours of operation. The other concern is once one of these is authorized and they want to change or add more of the 24 Hour full service ATMs will it require additional public hearings, the drive through lanes already exist. His other issue is the lighting of the drive-thru, currently the lights are very bright and they shine directly into his bedroom. The customers are not the issue, but the traffic after hours is continuous because the lights are so bright. The summer is particularly worse than the winter because he has to open his windows and doors to keep the house cool and they can hear everything.

Gerardo Munz, 410 Aspenwood Drive, he stated he has some comments to offer because he works for the bank however he is speaking as a Citizen. There is no intent to become a 24 hour banking facility through the ATM machine. There should not be an increase in traffic and there are ADA requirements that need to be met by the ATM machine, which is the reason for replacing the machine.

Flori Arrington, 210 Lincoln Street, asked for more clarification for access to and from the bank. If the main access is going to the ATM will be from Shoup Avenue, the concern is that the cars are going to be traveling along an area close to her flower beds and where she is quite often.

Closing Statements:

Ms. Aguilar stated that the ATM upgrade is for ADA compliance requirements. There will not be any foreign currency handled through the ATM. The plan involves moving the existing ATM (5') five feet from where it is currently. Security lighting is on a timer and this is the first time she has heard any concerns about the lighting. There are ways to mitigate these concerns. The traffic pattern is not going to change much, and there will be customer education provided. Additional traffic coming in from Shoup Avenue will be minimal because that access already provides a difficult means of accessing the property. The customers have already been trained how to enter and exit the property. The majority of the customers will most likely loop around to use the ATM machine once it is converted to a drive-thru lane. The additional signage will not be lit and will just be used to direct the traffic.

Discussion Followed: Without Concerns

Motion:

Commissioner Derricott made a motion to approve the request, as presents, with staff recommendations. Commissioner Grey seconded the motion. All members present voted in favor of the motion.

Approved, as presented, with the following conditions

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.

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

Zoning & Development Manager Carraway stated that the next agenda has two scheduled hearing items. One is to request an amendment to a Special Use Permit and the other item was rescheduled because the property was not correctly noticed when it was originally scheduled.

VI. UPCOMING PUBLIC MEETINGS (held at the City Council Chambers unless otherwise posted):

1. Public Hearing – Tuesday, September 24, 2013 6:00 pm
2. Work Session – Thursday, October 3, 2013 12:00 pm – 1:00 pm

VII. ADJOURN MEETING:

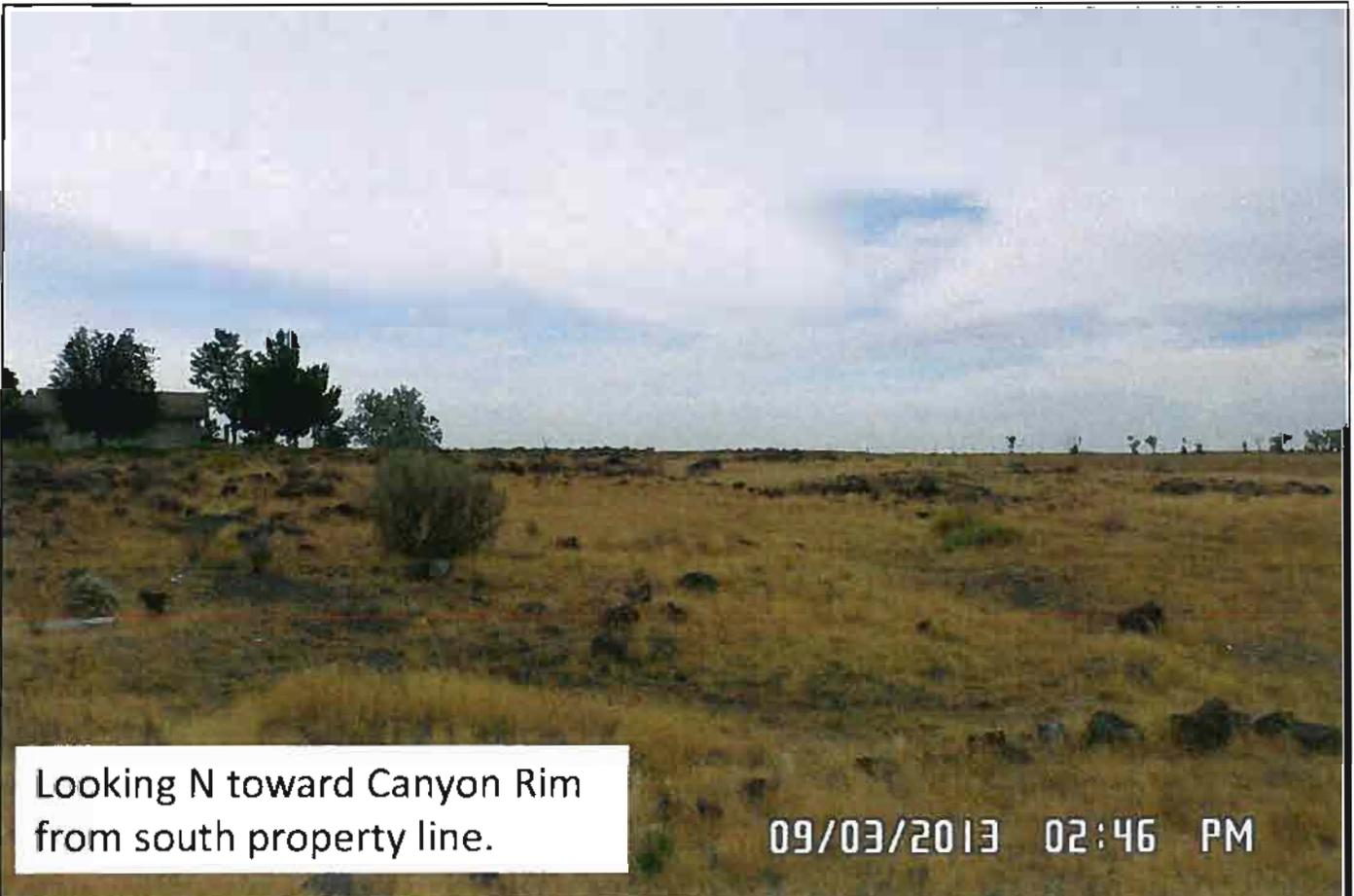
Chairman Frank adjourned the meeting at 7:00pm.

Lisa A Strickland
Administrative Assistant
Planning & Zoning Department



Access area for new lots – Looking NE toward Jumpsite.

09/03/2013 02:46 PM



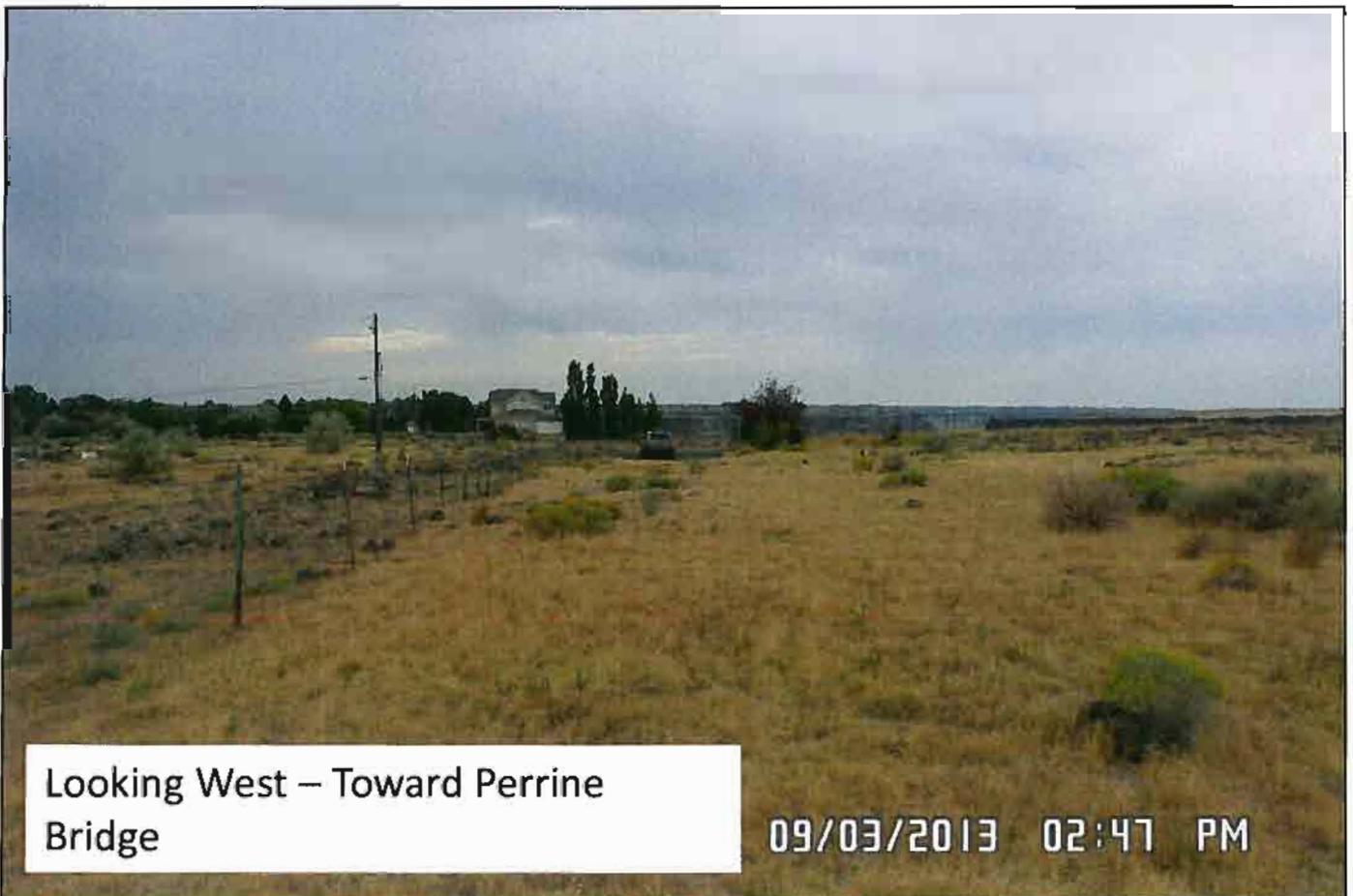
Looking N toward Canyon Rim from south property line.

09/03/2013 02:46 PM



Existing home on North -West
part of proposed Subdivision

09/03/2013 02:46 PM



Looking West – Toward Perrine
Bridge

09/03/2013 02:47 PM



View From Rim on North Side of Property

09/03/2013 02:51 PM



Looking South toward Twin Falls

09/03/2013 02:51 PM