

COUNCIL MEMBERS:

Suzanne Hawkins	Jim Munn	Shawn Barigar	Chris Talkington	Gregory Lanting	Don Hall	Rebecca Mills Sojka
<i>Vice Mayor</i>					<i>Mayor</i>	



AGENDA
 Meeting of the Twin Falls City Council
Monday, February 10, 2014
 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

GENERAL PUBLIC INPUT

AGENDA ITEMS	Purpose	By:
I. <u>CONSENT CALENDAR:</u>	<u>Action</u>	<u>Staff Report</u>
1. Consideration of a request to approve the Accounts Payable, February 3 – 10, 2014.	Action	Sharon Bryan
II. <u>ITEMS FOR CONSIDERATION:</u>		
1. Presentation on the Twin Falls School District Bond Levy Election 2014.	Presentation	Wiley Dobbs
2. Presentation on the finances of the City of Twin Falls for the 1 st quarter of fiscal year 2013-2014.	Presentation	Lorie Race
3. Presentation of the proposed ILETS fee increases that will be reflected in the Twin Falls Police Department's 2014-2015 Fiscal Year Budget.	Presentation	Brian Pike
4. Discussion and possible action by the City of Twin Falls on the 40th anniversary of Evel Knievel's attempt to jump the Snake River Canyon.	Discussion/ Possible Action	City Council
5. Public input and/or items from the City Manager and City Council.		
III. <u>ADVISORY BOARD REPORTS/ANNOUNCEMENTS:</u>		
IV. <u>PUBLIC HEARINGS:</u> 6:00 P.M.		
1. Public hearing for a Zoning District Change and Zoning Map Amendment from R-4 to RB for a single lot located at the northwest corner of Filer Avenue and Adams Street.	Action	Mitch Humble
2. Public hearing for a Zoning District Change and a Zoning Map Amendment from R-4 to R-4 PRO for property located at 840 Addison Avenue.	Action	Mitch Humble
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.

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.



Date: City Council Meeting
To: Honorable Mayor and City Council
From: Wiley Dobbs, Superintendent of the Twin Falls School District

Request: Present information on the upcoming bond election

Time: 15-20 minutes

Background: The bond proposal includes two new elementary schools; a new middle school; continued upgrades to Twin Falls High School which include HVAC, fire protection, roof repair, and new windows; a phase 2 expansion to Canyon Ridge High School; and improved safety measures at all schools.

History: Over the past decade district enrollment has experienced a growth rate each year of 1.5%-4%. Currently, TFSD schools are either at or nearing capacity and with the projected growth will soon be overcrowded. As in the past, the Twin Falls School District would like to inform the Twin Falls City Council of our bond proposal and answer any questions they might have.

Budget Impact: None, but it will impact property taxes- \$.66 per \$1,000 of taxable value (i.e. after homeowner's exemption)

Regulatory Impact: None

Conclusion: The election is on March 11, 2014 and requires 2/3 super-majority to pass.

Attachments: PowerPoint presentation.

Twin Falls School District

BOND LEVY ELECTION 2014

The Planning Process

HOW DID WE
DETERMINE WHAT
SHOULD BE INCLUDED
IN THE BOND?

Long Range Facilities Planning Committee

Community Members:

- ▶ Charlie Agar
- ▶ Darrell Buffaloe
- ▶ J.C. Burdick
- ▶ Amanda Hyer
- ▶ Jeff McCurdy
- ▶ Scot McNeley
- ▶ John Miller
- ▶ Dan Olmstead
- ▶ Jonathan Spendlove
- ▶ Jody Tremblay
- ▶ Doug Vollmer
- ▶ Rob Wallace
- ▶ Linda Watkins

TFSD Members:

- ▶ Clara Allred
- ▶ Melissa Ardito
- ▶ Bill Brulotte
- ▶ Shari Cowger
- ▶ Brady Dickinson
- ▶ Wiley Dobbs
- ▶ L.T. Erickson
- ▶ Brett Keller
- ▶ Sherie Keyt
- ▶ Ace Marcellus
- ▶ Bryan Matsuoka
- ▶ Amy McBride
- ▶ Patti O'Dell
- ▶ Beth Pendergrass
- ▶ Bob Seaman

Long Range Facilities Planning Committee

- ▶ **8 meetings**

- ▶ **Reviewed and discussed the following:**

- ▶ Facility assessment and condition
- ▶ Demographic research
- ▶ Programs
- ▶ Cost models
- ▶ Consolidation
- ▶ Safety

- ▶ **Growth**

- ▶ City Population – Recent Growth and Projections
- ▶ County Population – Recent Growth and Projections
- ▶ School District Past Enrollment History
- ▶ County Birth Rates
- ▶ Building Permits

Committee Recommendation

Presented to the TFSD Board of Trustees on July 25, 2013 and approved on November 11, 2013

- ▶ **\$73,860,000 over 25 years**
- ▶ **Includes:**
 - ▶ Two new elementary schools with a capacity of 650 students each
 - ▶ A new 1,000 student middle school
 - ▶ Continued renovation of Twin Falls High School which includes HVAC, fire protection, roof repair, and new windows
 - ▶ CRHS PHASE 2: A 480 student expansion to Canyon Ridge High School
 - ▶ Improved safety measures at **all** schools

Economic Development & Future Growth Projections

“It was a magic city of rapid growth and development. It was only six years old but had a population of 7,000 people. It had paved streets, cement walks, sewer systems, water systems, wells, telephones, electricity, ten churches, two schools costing \$100,000, with a new high school being built costing \$150,000.”

Twin Falls News, 1910

Twin Falls' Secret Sauce

In just one year, Idaho's Magic Valley has attracted 1,200 new jobs and \$750 million in capital investment.

- ▶ Chobani, yogurt maker, 500 jobs in a new \$450 million plant.
- ▶ Glanbia, cheese manufacturer, 100 jobs.
- ▶ Frulact Group, fruit processor, 100 jobs.
- ▶ Clif Bar, organic energy foods maker, 250 jobs in a new \$160 million plant.

Twin Falls' Secret Sauce, Mike Patrick

TFSD Growth Rate

- ▶ Over the past decade the district has experienced a growth rate each year of 1.5%-4%. This trend is expected to continue resulting in approximately **3,000 additional students by the year 2020.**

TFSD Enrollment Trend



The TFSD enrollment has jumped 13% (nearly 1,000 students) in just 5 years.

Capacity

- ▶ Currently, TFSD schools are either at or nearing capacity and with the projected growth will soon be overcrowded.

Our ultimate goal is to keep up rather than catch up.



Bond Levy Items

A REVIEW OF EACH
INDIVIDUAL ITEM

1. Two New Elementary Schools

- ▶ 650 student capacity each
- ▶ Each of our elementary schools are at or over capacity.
- ▶ It is estimated that one of the two elementary schools included in the bond levy election will be at capacity at the time it opens.



2. A New Middle School

- ▶ 1,000 student capacity
- ▶ It is estimated that our middle schools will be over capacity beginning next fall.



3. Continued Renovation of TFHS

2006 Bond Election Proposal

▶ Ninth Grade Wing	\$1,385,000
▶ Cafeteria & Student Commons	\$1,460,000
▶ Classroom remodels	\$510,000
▶ Professional Technical Upgrades	\$360,000
▶ Locker Room and Lobby Addition	\$1,930,000
▶ Chemistry Labs Remodel (2)	\$275,000
▶ Music and Band Remodel	\$285,000
▶ Stadium Improvements	<u>\$310,000</u>
	\$6,515,000

ACTUAL TO DATE

▶ Stadium Improvements	\$625,000
▶ Chemistry Labs Remodel (2)	\$590,000
▶ Fire Suppression, etc.	\$110,000
▶ Locker Room and Lobby	\$2,500,000
▶ Front Lobby/Office Remodel	\$700,000
▶ C-Wing Remodel	<u>\$1,060,000</u>
	\$5,585,000

IN THE WORKS

▶ B and Q-Wing Remodel	<u>\$1,500,000 est.</u>
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→ \$7,085,000

3. Continued Renovation of TFHS Cont.

▶ 2014 Bond Election

▶ HVAC	\$3,200,000
▶ Fire Protection	\$700,000
▶ Roof	\$2,300,000
▶ Windows	<u>\$1,360,000</u>
	\$7,560,000

If the bond levy passes, the money spent on TFHS since 2006, would be enough to build a new elementary school.

4. CRHS PHASE 2: 480 Student Addition

- ▶ When the Twin Falls School District passed the bond for Canyon Ridge High School seven years ago, we estimated that an addition to CRHS would be needed as well as a new middle school and new elementary school. We are right on target with that estimated time frame.
- ▶ The capacity for TFHS is 1,680. CRHS was designed for both 1,200, current capacity, and 1,680, with the planned addition.



5. Safety and Security Measures

▶ **As needed:**

- ▶ Could include camera equipment, special locks on doors, etc.

▶ **Continued focus on four key strategies:**

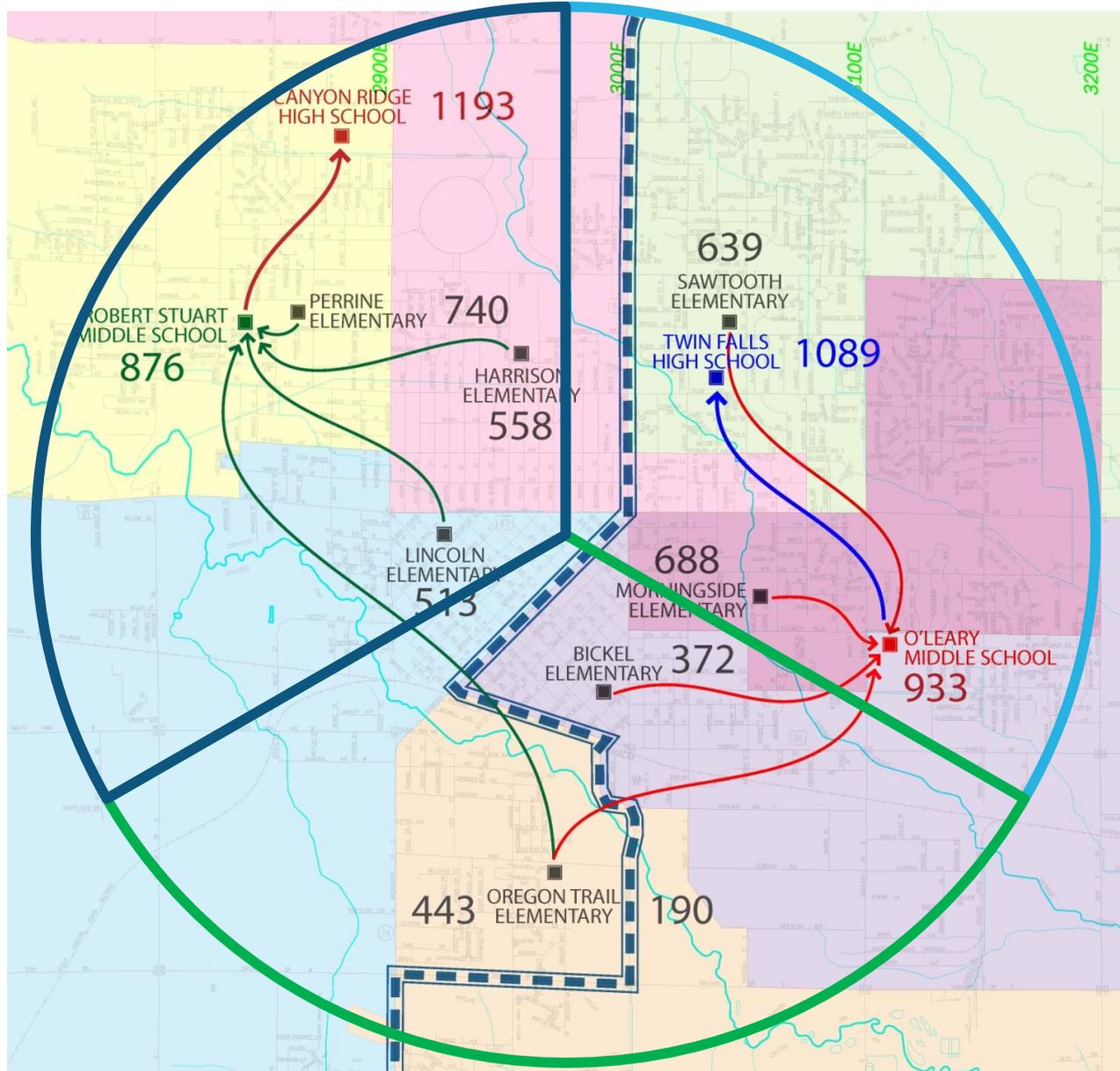
1. Training school administrators, teachers and support staff (including, SRO's, secretaries and bus drivers) on school violence prevention, school security and emergency planning.
2. Evaluating and refining school security measures
3. Updating and exercising school emergency preparedness plans
4. Continuing to strengthen partnerships with public safety officials

Estimated Costs and Completion Dates

SUMMARY OF PROJECT BUDGETS				
FACILITY IMPROVEMENT PROJECTS				
DECEMBER '13			MARCH 2014 BOND ELECTION	
	PROJECT	BUDGET	CONSTRUCTION START	OCCUPANCY / COMPLETION DATE
1a	New Elementary 1 - 650 Students	\$ 15,400,000	February of 2015	June of 2016
1b	New Elementary 2 - 650 Students	\$ 15,400,000	February of 2015	June of 2016
2	New Middle School - 1000 Students	\$ 30,800,000	July of 2015	May / June 2017
3	CRHS Classroom Building - 480 Students	\$ 5,500,000	May of 2015	June of 2016
	Total New Capacity is 1680 Students			
	Land Sale - Adjacent Property to CRHS	\$ (2,100,000)		
4	TFHS Building Wide Improvements	\$ 7,560,000	September of 2014	August of 2016
	HVAC	\$ 3,200,000		
	Fire Protection	\$ 700,000		
	Roof	\$ 2,300,000		
	Windows	\$ 1,360,000		
	Total Capacity is 1680 Students			
5	Safety & Security Measures at ALL schools	\$ 1,300,000	End of school year	Summers 2014, 2015, 2016
	Total	\$ 73,860,000		

ALL DESIGN WORK TO START IN MARCH OF 2014

LOCATION LOCATION LOCATION

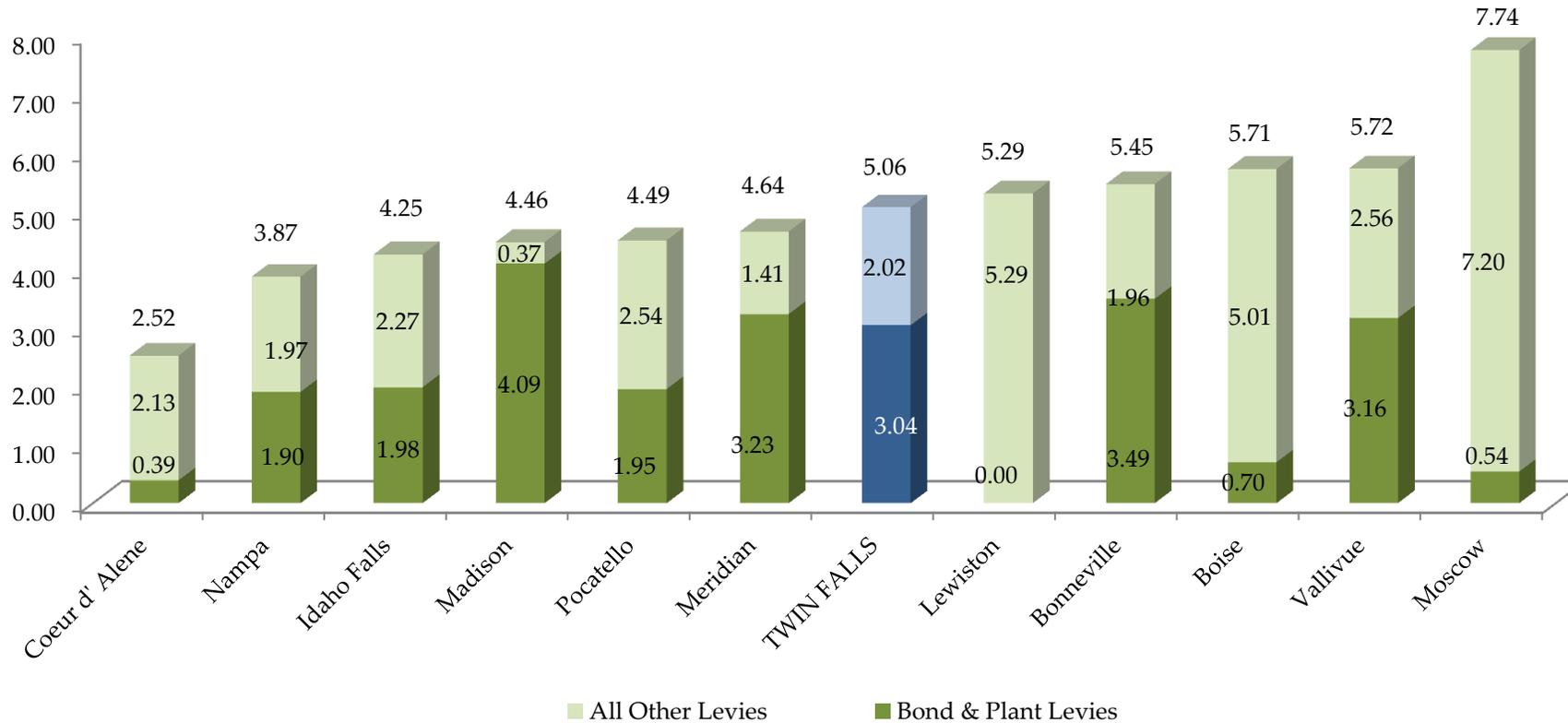


■ East- Elementary School ■ South- Middle School ■ Northwest- Elementary School

Taxes

How will the bond
levy impact my
taxes?

- ▶ \$.66 per \$1,000 of taxable value (i.e. your value less homeowner's exemption)
- ▶ Approximately \$4.13 per month (less than \$.14 a day) increase on a \$150,000 home



Levy Rate Comparison

Comparison with other large Idaho School Districts – FY 2013-14 - Assumes \$0.66 per \$1,000 increase for Twin Falls SD

ELECTION

March 11, 2014

- ▶ Requires 2/3 super-majority to pass



VIDEO



Date: Monday, February 10, 2014

To: Honorable Mayor and City Council

From: Lorie Race, CFO

Request:

A presentation on the finances of the City of Twin Falls for the 1st quarter of fiscal year 2013-2014. This presentation will be an overview of the tax-supported funds and the three major enterprise funds, Water, Wastewater and Sanitation.

Time Estimate:

I will give a presentation, followed by any questions Council may have. I would estimate this item taking approximately 20-30 minutes.

Background:

The information I will be presenting includes a look at budget to actual information for revenues and expenditures in the tax supported funds, and in the three major enterprise funds. I will be sharing what I am seeing and projecting for these funds.

Budget Impact:

There is no budget impact.

Regulatory Impact:

There is no regulatory impact.

Conclusion:

There is no action required by the City Council.

Attachments:

- Summary of revenues and expenditures for all tax supported funds for the first three months of fiscal year 13-14.
- Summary of Water Fund revenues and expenditures for the first three months of fiscal year 13-14.
- Summary of Wastewater Fund revenues and expenditures for the first three months of fiscal year 13-14.
- Summary of Sanitation Fund revenues and expenditures for the first three months of fiscal year 13-14.

City of Twin Falls
Summary of Tax-Supported Funds
December 31, 2013

		3 of 12 months	25.00%			
				% Received		
	<u>Budgeted Rev</u>	<u>Actual Rev</u>	<u>to Date</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>
Property Taxes	\$ 17,286,791	\$ 1,235,187	7.1%	6.9%	6.3%	6.7%
Franchise Taxes	\$ 1,665,000	\$ 452,600	27.2%	23.2%	18.8%	17.0%
Permits	\$ 878,000	\$ 239,689	27.3%	23.3%	26.6%	14.4%
Revenue Sharing-County, State, Liquor	\$ 3,215,000	\$ 867,650	27.0%	28.7%	27.9%	26.8%
State Liquor Apportionment	\$ 510,000	\$ 108,338	21.2%	20.8%	22.1%	23.8%
Street Fund-Highway Monies	\$ 2,210,000	\$ 420,269	19.0%	19.2%	18.1%	19.6%
Court Revenues	\$ 200,000	\$ 53,666	26.8%	14.3%	31.0%	17.7%
Street Sweeping	\$ 248,000	\$ 65,841	26.5%	25.2%	24.9%	33.7%
Contributions	\$ -	\$ 588	100.0%			
Grants	\$ 737,516	\$ 49,838	6.8%	54.0%	24.4%	45.0%
Misc	\$ 368,250	\$ 157,527	42.8%	50.1%	80.5%	39.2%
E-911	\$ 475,000	\$ 116,566	24.5%	26.4%	16.4%	24.8%
Recreation Fees	\$ 183,500	\$ 47,198	25.7%	24.6%	25.3%	21.0%
Airport Revenues	\$ 897,137	\$ 295,744	33.0%	32.8%	20.7%	31.4%
Investment Interest	\$ 275,000	\$ 148,615	54.0%	17.6%	9.9%	16.5%
Fire District	\$ 415,330	\$ -	0.0%	39.7%	0.0%	0.0%
Transfers	\$ 2,234,481	\$ 558,620	25.0%	106.1%	25.0%	28.0%
Surplus Reserves	\$ 272,434	\$ -				
Revenue Totals	<u>\$ 32,071,439</u>	<u>\$ 4,817,936</u>	15.0%	22.4%	11.0%	14.2%
	<u>Budgeted Exp</u>	<u>Actual Exp</u>				
Personnel	\$ 18,200,958	\$ 4,146,202	22.8%	22.2%	25.6%	22.1%
Supplies	\$ 606,224	\$ 73,849	12.2%	9.3%	10.5%	12.0%
M & O	\$ 6,215,848	\$ 1,533,161	24.7%	21.8%	21.6%	22.0%
Capital	\$ 6,135,951	\$ 473,435	7.7%	25.4%	12.5%	25.5%
Transfers	\$ 912,458	\$ 228,115	25.0%	9.8%	3.1%	31.7%
Expenditure Totals	<u>\$ 32,071,439</u>	<u>\$ 6,454,762</u>	20.1%	21.7%	17.8%	22.7%
Excess/<Deficit>	\$ -	\$ (1,636,826)				

City of Twin Falls						
Water Fund						
Fiscal Year 2013-2014						
	3 of 12 months	25.00%				
		2013-2014	2013-2014			2013-2014
Revenues		<u>Budget</u>	<u>Actuals</u>		<u>Difference</u>	<u>Projections</u>
Water revenue		\$ 6,316,858	\$ 1,404,765	22.2%	\$ 4,912,093	\$ 6,239,000
Flat rate-Arsenic compliance		\$ 1,971,646	\$ 536,307	27.2%	\$ 1,435,339	\$ 2,042,000
Tap fees		\$ 27,312	\$ 35,767	131.0%	\$ (8,455)	\$ 36,000
Irrigation revenue		\$ 529,555	\$ 127,702	24.1%	\$ 401,853	\$ 556,000
Investment income		\$ 135,000	\$ 35,707	26.4%	\$ 99,293	\$ 140,000
Other		\$ 198,211	\$ 36,685	18.5%	\$ 161,526	\$ 100,000
Transfers		\$ 394,630	\$ 65,772	16.7%	\$ 328,858	\$ 394,630
Reserves		\$ 800,000	\$ -		\$ 800,000	\$ 238,636
		\$ 10,373,212	\$ 2,242,704	21.6%		\$ 9,746,266
Expenditures						
Personnel		\$ 1,725,645	\$ 382,098	22.1%	\$ 1,343,547	\$ 1,700,000
M&O		\$ 2,514,474	\$ 379,784	15.1%	\$ 2,134,690	\$ 2,500,000
Capital		\$ 1,727,500	\$ 536,897	31.1%	\$ 1,190,603	\$ 1,727,500
Debt		\$ 2,792,423	\$ 350	0.0%	\$ 2,792,073	\$ 2,792,423
Transfers		\$ 1,026,343	\$ 171,057	16.7%	\$ 855,286	\$ 1,026,343
		\$ 9,786,385	\$ 1,470,187	15.0%		\$ 9,746,266

City of Twin Falls
Wastewater Fund
Fiscal Year 2013-2014

	3 of 12 months	25.00%				
		2013-2014	2013-2014			2013-2014
Revenues		<u>Budget</u>	<u>Actuals</u>		<u>Difference</u>	<u>Projections</u>
Residential & commercial	\$	5,794,560	\$ 1,406,851	24.3%	\$ 4,387,709	\$ 5,718,000
Industrial	\$	2,946,682	\$ 737,712	25.0%	\$ 2,208,970	\$ 3,010,000
Municipal	\$	177,597	\$ 64,175	36.1%	\$ 113,422	\$ 200,000
Capacity fees	\$	148,350	\$ 34,976	23.6%	\$ 113,374	\$ 139,000
Investment income	\$	132,000	\$ 52,267	39.6%	\$ 79,733	\$ 200,000
Other	\$	140,000	\$ 14,310	10.2%	\$ 125,690	\$ 100,000
DAF Portion of payment	\$	-	\$ -	0.0%	\$ -	\$ -
Grants	\$	-	\$ 969,557		\$ (969,557)	\$ 969,557
Transfer-General Fund	\$	-	\$ -	0.0%	\$ -	\$ -
	\$	<u>9,339,189</u>	\$ <u>3,279,848</u>	35.1%	\$ <u>6,059,341</u>	\$ <u>10,336,557</u>
Expenditures						
Personnel	\$	590,304	\$ 134,000	22.7%	\$ 456,304	\$ 581,000
M&O	\$	3,643,412	\$ 486,160	13.3%	\$ 3,157,252	\$ 3,223,733
Capital	\$	1,179,300	\$ 1,890,127	160.3%	\$ (710,827)	\$ 987,472
Debt	\$	3,253,754	\$ -	0.0%	\$ 3,253,754	\$ 3,545,146
Transfers	\$	<u>672,419</u>	\$ <u>168,105</u>	25.0%	\$ <u>504,314</u>	\$ <u>672,419</u>
	\$	<u>9,339,189</u>	\$ <u>2,678,391</u>	28.7%	\$ <u>6,660,798</u>	\$ <u>9,009,770</u>

City of Twin Falls
Sanitation Fund
Fiscal Year 2013-2014

3 of 12 months 25.00%

		2013-2014	2013-2014			2013-2014
Revenues		Budget	Actuals		Difference	Projections
Garbage & Refuse Collection	\$	1,661,000	\$ 432,829	26.1%	\$ 1,228,171	\$ 1,731,000
Sanitation Admin Fee	\$	326,261	\$ 83,029	25.4%	\$ 243,232	\$ 332,000
Refuse & Weed Removal	\$	8,000	\$ 3,105	38.8%	\$ 4,895	\$ 8,000
Landfill Fees	\$	624,000	\$ 162,890	26.1%	\$ 461,110	\$ 640,000
Recycle Revenue	\$	2,000	\$ -	0.0%	\$ 2,000	\$ -
Code Violations	\$	-	\$ 300		\$ (300)	\$ 300
Penalties & Interest	\$	-	\$ 70		\$ (70)	\$ 70
Interest Income	\$	9,000	\$ 2,500	27.8%	\$ 6,500	\$ 10,000
Miscellaneous Revenues	\$	-	\$ -		\$ -	\$ -
Surplus Reserves	\$	-	\$ -		\$ -	\$ -
		<u>\$ 2,630,261</u>	<u>\$ 684,723</u>	26.0%	<u>\$ 1,945,538</u>	<u>\$ 2,721,370</u>
Expenditures		Budget	Actual			
Personnel	\$	-	\$ 10,699	#DIV/0!	\$ (10,699)	\$ -
M&O	\$	2,271,690	\$ 247,874	10.9%	\$ 2,023,816	\$ 2,275,027
Capital	\$	-	\$ 4,184		\$ (4,184)	\$ 4,184
Debt	\$	-	\$ -		\$ -	\$ -
Transfers	\$	358,571	\$ 89,643	25.0%	\$ 268,928	\$ 358,571
Totals	\$	<u>2,630,261</u>	<u>\$ 352,400</u>	13.4%	<u>\$ 2,277,861</u>	<u>\$ 2,637,782</u>



Date: Monday, February 10, 2014, Council Meeting
To: Honorable Mayor and City Council
From: Chief Brian Pike, Twin Falls Police Department

Request:

To inform the City Council of the proposed ILETS fee increases that will be reflected in the Twin Falls Police Department's 2014-2015 Fiscal Year Budget.

Time Estimate:

Approximately five minutes.

Background:

The Senate Judiciary and Rules Committee is considering a rule proposed by the Idaho Public Safety and Security Information System (known as ILETS) that would increase fees paid by city and county law enforcement agencies to fund much needed improvements to this vital public safety system.

ILETS is a dedicated, secure, reliable, high-speed communications system that enables law enforcement and criminal justice agencies to fulfill their mission of protecting and preserving the lives and property of Idaho citizens. Every time an officer pulls over a vehicle, ILETS provides almost instantaneous information about the vehicle and the driver, including the person's criminal history, outstanding arrest warrants, protective orders, concealed weapons permits, etc. Idaho's system is tied to systems from 49 other states.

Each law enforcement agency pays a connection charge and is also billed for its use of the system. The Idaho State Police has financially subsidized the system for many years, paying almost half of the system costs while the agency's usage amounts to less than 20 percent.

For the past few years, the ILETS Board and AIC have tried to advance legislation to provide a dedicated funding source for ILETS, but these proposals failed to advance. Last summer, the ILETS Board mailed a letter to all its participating agencies informing them that, due to the failure to establish a dedicated funding source, ILETS fees would increase substantially to pay for the needed system upgrades. After lengthy discussions between the ILETS Board, Idaho State Police (ISP) and the Governor's Office, a plan was developed where the \$1.4 million in needed additional funding would be split, with ISP seeking a \$700,000 general fund revenue increase and \$700,000 would be required in increased fees from users.

The proposed fee increase would raise the annual connection fee for county and city law enforcement agencies from \$4,000 to \$5,000 for each telecommunication line drop to the agency. Quarterly usage fees would increase accordingly.

How will this impact the City of Twin Falls? For the 2013-2014 period, the Twin Falls Police Department's annual usage (2012) represented 1.71% of the network. We paid \$5,000 for access to the system and \$11,250 in usage fees for a total annual fee of \$16,500.

For the 2014-2015 period, our usage fee would be based upon a recalculation of our 2014 usage. At this time, ILETS is predicting an access fee of \$5,000 and a usage fee increase to \$33,750 for a total annual fee \$38,750.

We will include this increase in our 2014-2015 Budget.

Approval Process:

N/A

Budget Impact:

The proposed fee increases will be included in the Twin Falls Police Department's 2014-2015 Budget.

Regulatory Impact:

N/A

Conclusion:

If the proposed ILETS fee increases are passed in order to provide system upgrades, this would mean a substantial fee increase to our Department and would require us to increase our 2014-2015 Budget. ILETS is crucial to our agency in allowing our officers to perform their jobs efficiently and is critical for officer safety.

Attachments:

Proposed Fee Structure

BP:aed

Agency	2012 Usage	2012 Usage %	inter-faces	Access	Usage	Total Annual Fee (Oct. 2013-Sept. 2014)	Level	Access Fee	Usage Change *	Total Annual Fee (Oct. 2014-Sept. 2015)	
Ada County	5853824	17.36%	1	\$5,000.00	\$25,313.00	\$30,313.00	8	\$5,000.00	\$75,939.00	\$80,939.00	
Adams County Sheriffs Office	165047	0.49%	1	\$5,000.00	\$1,250.00	\$6,250.00	2	\$5,000.00	\$3,750.00	\$8,750.00	
Bannock County Sheriffs Office	302283	0.90%	1	\$5,000.00	\$5,000.00	\$10,000.00	4	\$5,000.00	\$15,000.00	\$20,000.00	
Bear Lake County Sheriff's Office	76057	0.23%	1	\$5,000.00	\$625.00	\$5,625.00	1	\$5,000.00	\$1,875.00	\$6,875.00	
Benewah County Sheriffs Office	137194	0.41%	1	\$5,000.00	\$1,250.00	\$6,250.00	2	\$5,000.00	\$3,750.00	\$8,750.00	
Bingham County Sheriffs Office	583619	1.73%	1	\$5,000.00	\$11,250.00	\$16,250.00	6	\$5,000.00	\$33,750.00	\$38,750.00	
Blaine County Sheriffs Office	441627	1.31%	1	\$5,000.00	\$7,500.00	\$12,500.00	5	\$5,000.00	\$22,500.00	\$27,500.00	
Boise County Prosecuting Attorney	112438	0.33%	1	\$5,000.00	\$1,250.00	\$6,250.00	2	\$5,000.00	\$3,750.00	\$8,750.00	
Boise Police Department	526320	1.56%	1	\$5,000.00	\$11,250.00	\$16,250.00	6	\$5,000.00	\$33,750.00	\$38,750.00	
Bonner County Sheriffs Office	868861	2.58%	1	\$5,000.00	\$16,875.00	\$21,875.00	7	\$5,000.00	\$50,625.00	\$55,625.00	
Bonneville County Sheriff's Office	1135570	3.37%	2	\$10,000.00	\$16,875.00	\$26,875.00	7	\$10,000.00	\$50,625.00	\$60,625.00	
Bonneville County Pre-Trial	23582	0.07%	1	\$5,000.00	\$625.00	\$5,625.00	1	\$5,000.00	\$1,875.00	\$6,875.00	
Boundary County Sheriffs Office	151852	0.45%	1	\$5,000.00	\$1,250.00	\$6,250.00	2	\$5,000.00	\$3,750.00	\$8,750.00	
Buhl Police Dept	17476	0.05%	1	\$5,000.00	\$625.00	\$5,625.00	1	\$5,000.00	\$1,875.00	\$6,875.00	
Butte County Sheriff's Office	52893	0.16%	1	\$5,000.00	\$625.00	\$5,625.00	1	\$5,000.00	\$1,875.00	\$6,875.00	
Caldwell Police Department	1298	0.00%	1	\$5,000.00	\$625.00	\$5,625.00	1	\$5,000.00	\$1,875.00	\$6,875.00	
Camas County Sheriffs Office	25963	0.08%	1	\$5,000.00	\$625.00	\$5,625.00	1	\$5,000.00	\$1,875.00	\$6,875.00	
Canyon County Sheriffs Office	1699809	5.04%	1	\$5,000.00	\$25,313.00	\$30,313.00	8	\$5,000.00	\$75,939.00	\$80,939.00	
Caribou County Sheriffs Office	131991	0.39%	1	\$5,000.00	\$1,250.00	\$6,250.00	2	\$5,000.00	\$3,750.00	\$8,750.00	
Cassia County Sheriffs Office	495539	1.47%	1	\$5,000.00	\$7,500.00	\$12,500.00	5	\$5,000.00	\$22,500.00	\$27,500.00	
Chubbuck Police Dept	25830	0.08%	1	\$5,000.00	\$625.00	\$5,625.00	1	\$5,000.00	\$1,875.00	\$6,875.00	
Clark County Sheriff's Office	30532	0.09%	1	\$5,000.00	\$625.00	\$5,625.00	1	\$5,000.00	\$1,875.00	\$6,875.00	
Clearwater County Sheriffs Office	168988	0.50%	1	\$5,000.00	\$1,250.00	\$6,250.00	2	\$5,000.00	\$3,750.00	\$8,750.00	
Coeur d Alene Police Department	91660	0.27%	1	\$5,000.00	\$1,250.00	\$6,250.00	2	\$5,000.00	\$3,750.00	\$8,750.00	
Coeur d' Alene Tribal Police Department	44187	0.13%	1	\$8,750.00	\$625.00	\$9,375.00	1	\$8,750.00	\$1,875.00	\$10,625.00	
Custer County Sheriff's Office	55574	0.16%	1	\$5,000.00	\$625.00	\$5,625.00	1	\$5,000.00	\$1,875.00	\$6,875.00	
Elmore County Sheriffs Office	474138	1.41%	1	\$5,000.00	\$7,500.00	\$12,500.00	5	\$5,000.00	\$22,500.00	\$27,500.00	
Fort Hall Tribal Police Dept	118551	0.35%	1	\$8,750.00	\$1,250.00	\$10,000.00	2	\$8,750.00	\$3,750.00	\$12,500.00	
Franklin County Sheriffs Office	102796	0.30%	1	\$5,000.00	\$1,250.00	\$6,250.00	2	\$5,000.00	\$3,750.00	\$8,750.00	
Fremont County Sheriffs Office	171092	0.51%	1	\$5,000.00	\$2,500.00	\$7,500.00	3	\$5,000.00	\$7,500.00	\$12,500.00	
Garden City Police Department	61966	0.18%	1	\$5,000.00	\$625.00	\$5,625.00	1	\$5,000.00	\$1,875.00	\$6,875.00	
Gem County Sheriffs Office	222630	0.66%	1	\$5,000.00	\$2,500.00	\$7,500.00	3	\$5,000.00	\$7,500.00	\$12,500.00	
Gooding County Sheriff's Office	77793	0.23%	1	\$5,000.00	\$625.00	\$5,625.00	1	\$5,000.00	\$1,875.00	\$6,875.00	
Idaho County Sheriffs Office	196358	0.58%	1	\$5,000.00	\$2,500.00	\$7,500.00	3	\$5,000.00	\$7,500.00	\$12,500.00	
Idaho State Police-POST	36005	0.11%	1	\$8,750.00	\$625.00	\$9,375.00	1	\$8,750.00	\$1,875.00	\$10,625.00	
Idaho State Police	5810802	17.23%	not included in fee structure								
Jefferson County Sheriffs Office	184996	0.55%	1	\$5,000.00	\$2,500.00	\$7,500.00	3	\$5,000.00	\$7,500.00	\$12,500.00	

Jerome County Sheriff's Office	107209	0.32%	1	\$5,000.00	\$1,250.00	\$6,250.00	2	\$5,000.00	\$3,750.00	\$8,750.00
Jerome Police Department	58613	0.17%	1	\$5,000.00	\$625.00	\$5,625.00	1	\$5,000.00	\$1,875.00	\$6,875.00
Kootenai County Sheriff's Office	1575305	4.67%	1	\$5,000.00	\$16,875.00	\$21,875.00	7	\$5,000.00	\$50,625.00	\$55,625.00
Kootenai County 911	329516	0.98%	1	\$5,000.00	\$5,000.00	\$10,000.00	4	\$5,000.00	\$15,000.00	\$20,000.00
Latah County Sheriffs Office	248319	0.74%	1	\$5,000.00	\$2,500.00	\$7,500.00	3	\$5,000.00	\$7,500.00	\$12,500.00
Lemhi County Sheriff's Office	81966	0.24%	1	\$5,000.00	\$625.00	\$5,625.00	1	\$5,000.00	\$1,875.00	\$6,875.00
Lewis County Sheriffs Office	65362	0.19%	1	\$5,000.00	\$625.00	\$5,625.00	1	\$5,000.00	\$1,875.00	\$6,875.00
Lewiston Police Department	555018	1.65%	1	\$5,000.00	\$11,250.00	\$16,250.00	6	\$5,000.00	\$33,750.00	\$38,750.00
Lincoln County Sheriffs Office	25169	0.07%	1	\$5,000.00	\$625.00	\$5,625.00	1	\$5,000.00	\$1,875.00	\$6,875.00
Madison County Sheriffs Office	603461	1.79%	1	\$5,000.00	\$11,250.00	\$16,250.00	6	\$5,000.00	\$33,750.00	\$38,750.00
Meridian Police Department	260986	0.77%	1	\$5,000.00	\$5,000.00	\$10,000.00	4	\$5,000.00	\$15,000.00	\$20,000.00
Mini-Cassia Crim Justice Center	20976	0.06%	1	\$5,000.00	\$625.00	\$5,625.00	1	\$5,000.00	\$1,875.00	\$6,875.00
Minidoika County Sheriffs Office	392203	1.16%	1	\$5,000.00	\$7,500.00	\$12,500.00	5	\$5,000.00	\$22,500.00	\$27,500.00
Moscow Police Dept	32590	0.10%	1	\$5,000.00	\$625.00	\$5,625.00	1	\$5,000.00	\$1,875.00	\$6,875.00
Mountain Home Police Department	112604	0.33%	1	\$5,000.00	\$1,250.00	\$6,250.00	2	\$5,000.00	\$3,750.00	\$8,750.00
Nampa Police Department	1473192	4.37%	1	\$5,000.00	\$16,875.00	\$21,875.00	7	\$5,000.00	\$50,625.00	\$55,625.00
Nez Perce County Sheriffs Office	424526	1.26%	1	\$5,000.00	\$7,500.00	\$12,500.00	5	\$5,000.00	\$22,500.00	\$27,500.00
Nez Perce Tribal Fish & Conserv	454	0.00%	1	\$8,750.00	\$625.00	\$9,375.00	1	\$8,750.00	\$1,875.00	\$10,625.00
Nez Perce Tribal Police Department	167	0.00%	1	\$8,750.00	\$625.00	\$9,375.00	1	\$8,750.00	\$1,875.00	\$10,625.00
Oneida County Sheriff's Office	68988	0.20%	1	\$5,000.00	\$625.00	\$5,625.00	1	\$5,000.00	\$1,875.00	\$6,875.00
Orofino Police department	16205	0.05%	1	\$5,000.00	\$625.00	\$5,625.00	1	\$5,000.00	\$1,875.00	\$6,875.00
Owyhee County Sheriffs Office	162246	0.48%	1	\$5,000.00	\$1,250.00	\$6,250.00	2	\$5,000.00	\$3,750.00	\$8,750.00
Payette County Sheriffs Office	424791	1.26%	1	\$5,000.00	\$7,500.00	\$12,500.00	5	\$5,000.00	\$22,500.00	\$27,500.00
Pocatello Police Department	776803	2.30%	1	\$5,000.00	\$16,875.00	\$21,875.00	7	\$5,000.00	\$50,625.00	\$55,625.00
Post Falls Police Department	638665	1.89%	1	\$5,000.00	\$11,250.00	\$16,250.00	6	\$5,000.00	\$33,750.00	\$38,750.00
Power County Sheriff's Office	119884	0.36%	1	\$5,000.00	\$1,250.00	\$6,250.00	2	\$5,000.00	\$3,750.00	\$8,750.00
Rathdrum Police Department	23875	0.07%	1	\$5,000.00	\$625.00	\$5,625.00	1	\$5,000.00	\$1,875.00	\$6,875.00
Rexburg Police Department - Campus	63270	0.19%	1	\$5,000.00	\$625.00	\$5,625.00	1	\$5,000.00	\$1,875.00	\$6,875.00
Sandpoint Police Department	29411	0.09%	1	\$5,000.00	\$625.00	\$5,625.00	1	\$5,000.00	\$1,875.00	\$6,875.00
Shoshone County Sheriff's Office	196484	0.58%	1	\$5,000.00	\$2,500.00	\$7,500.00	3	\$5,000.00	\$7,500.00	\$12,500.00
Southern Idaho Regional Communications	688113	2.04%	1	\$5,000.00	\$16,875.00	\$21,875.00	7	\$5,000.00	\$50,625.00	\$55,625.00
State of Idaho, Attorney General	2266	0.01%	1	\$8,750.00	\$625.00	\$9,375.00	1	\$8,750.00	\$1,875.00	\$10,625.00
State of Idaho, Dept. of Corrections	514545	1.53%	1	\$8,750.00	\$11,250.00	\$20,000.00	6	\$8,750.00	\$33,750.00	\$42,500.00
State of Idaho, Dept. of Fish and Game	44669	0.13%	1	\$8,750.00	\$625.00	\$9,375.00	1	\$8,750.00	\$1,875.00	\$10,625.00
State of Idaho, Dept. of Transportation	534787	1.59%	1	\$8,750.00	\$11,250.00	\$20,000.00	6	\$8,750.00	\$33,750.00	\$42,500.00
State of Idaho, Lottery Commission	2259	0.01%	1	\$8,750.00	\$625.00	\$9,375.00	1	\$8,750.00	\$1,875.00	\$10,625.00
State of Idaho, Air National Guard	84570	0.25%	1	\$8,750.00	\$625.00	\$9,375.00	1	\$8,750.00	\$1,875.00	\$10,625.00
Teton County Sheriffs Office	92343	0.27%	1	\$5,000.00	\$1,250.00	\$6,250.00	2	\$5,000.00	\$3,750.00	\$8,750.00
Twin Falls County Sheriffs Office	220071	0.65%	1	\$5,000.00	\$2,500.00	\$7,500.00	3	\$5,000.00	\$7,500.00	\$12,500.00
Twin Falls Police Department	578043	1.71%	1	\$5,000.00	\$11,250.00	\$16,250.00	6	\$5,000.00	\$33,750.00	\$38,750.00
US DEA	6532	0.02%	1	\$8,750.00	\$625.00	\$9,375.00	1	\$8,750.00	\$1,875.00	\$10,625.00

US DOE Security	1108	0.00%	1	\$8,750.00	\$625.00	\$9,375.00		No longer a part of system		
US FBI BOISE	39477	0.12%	1	\$8,750.00	\$625.00	\$9,375.00	1	\$8,750.00	\$1,875.00	\$10,625.00
US FBI CDA	18687	0.06%	1	\$8,750.00	\$625.00	\$9,375.00	1	\$8,750.00	\$1,875.00	\$10,625.00
US FBI Pocatello	1232	0.00%	1	\$8,750.00	\$625.00	\$9,375.00	1	\$8,750.00	\$1,875.00	\$10,625.00
US IRS - Boise	3579	0.01%	1	\$8,750.00	\$625.00	\$9,375.00	1	\$8,750.00	\$1,875.00	\$10,625.00
US Marshal's Service/Secret Service Boise	19920	0.06%	1	\$8,750.00	\$625.00	\$9,375.00	1	\$8,750.00	\$1,875.00	\$10,625.00
US Veterans Affairs Boise	18235	0.05%	1	\$8,750.00	\$625.00	\$9,375.00	1	\$8,750.00	\$1,875.00	\$10,625.00
USAF 366th SFS Mtn Home AFB	157406	0.47%	1	\$8,750.00	\$1,250.00	\$10,000.00	2	\$8,750.00	\$3,750.00	\$12,500.00
Valley County Sheriffs Office	799431	2.37%	1	\$5,000.00	\$16,875.00	\$21,875.00	7	\$5,000.00	\$50,625.00	\$55,625.00
Washington County Sheriffs Office	177705	0.53%	1	\$5,000.00	\$2,500.00	\$7,500.00	3	\$5,000.00	\$7,500.00	\$12,500.00
Whitcom 911 Center	145785	0.43%	1	\$5,000.00	\$1,250.00	\$6,250.00	2	\$5,000.00	\$3,750.00	\$8,750.00
Total Message	33716162			\$520,000.00	\$382,501.00	\$902,501.00		\$511,250.00	\$1,145,628.00	\$1,656,878.00

								Total difference		\$754,377.00
				Level	% of Traffic	Usage Fee	New Usage Fee			
				1	0-.25%	\$625.00	\$1,875.00			
				2	.25-.50%	\$1,250.00	\$3,750.00			
				3	.51-.75%	\$2,500.00	\$7,500.00			
				4	.76-1.0%	\$5,000.00	\$15,000.00			
				5	1.01-1.50%	\$7,500.00	\$22,500.00			
				6	1.51-2.0%	\$11,250.00	\$33,750.00			
				7	2.01-5.0%	\$16,875.00	\$50,625.00			
				8	>5.0%	\$25,313.00	\$75,939.00			

*Please note that the usage will be recalculated in early 2015, based upon 2014 usage. New usage rates, if different, will go into effect on Oct. 1, 2015.



Public Hearing: **MONDAY, February 10, 2013**

To: Honorable Mayor and City Council

From: Mitch Humble, Community Development

ITEM IV-

Request: For a Zoning District Change and Zoning Map Amendment from R-4 to RB for a single lot (9739 sf +/-) located at the northwest corner of Filer Avenue and Adams Street. c/o Gerald Martens on behalf of EHM Engineers Inc. (App 2611)

Time Estimate:

The applicant's presentation may take up to five (5) minutes. Staff presentation will be approximately five (5) minutes.

Background:

Applicant:	Status: Lease Option to Purchase	Size: Land – 9739 Square Feet
EHM Engineers Inc. 621 N College Rd, #100 Twin Falls, ID 83301 208-734-4888 gmartens@ehminc.com	Current Zoning: R-4	Requested Zoning: Zoning District Change & Zoning Map Amendment from R-4 to RB
	Comprehensive Plan: Residential Business adjacent to medium residential density	Lot Count: One (1) Lot
	Existing Land Use: one undeveloped lot	Proposed Land Use: Addition to commercial building on adjacent lot to the west
Representative:	Zoning Designations & Surrounding Land Use(s)	
Gerald Martens	North: R-4, Residential	East: R-4; Adams Street, R-4; Residential
	South: R-4; Filer Ave; Undeveloped-used for the adjacent Church parking lot	West: C-1, Lab & Parking lot/partially undeveloped
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-5, 10-4-23, 10-14-1 through 9	

Approval Process:

At the conclusion of a Public Hearing, the Planning & Zoning Commission is asked to make a recommendation on the requested zoning of the property. Their recommendation will be forwarded to the City Council for consideration. A public hearing will be held and the City Council is asked to make a decision on the request. If approved an ordinance is published and codified.

Budget Impact:

Approval of this request will allow the property to be developed increasing the tax base of the property.

Regulatory Impact:

After a public hearing the City Council is asked to make a decision. If approved an ordinance is published and codified. Approval of this request will allow the property to be developed in compliance with city, county & state codes.

History:

In 1992, due to interest in development of a gas station being developed on the corner this property was rezoned from R-4 to C-1 by Ord # 2381. The development never occurred. In 1999 a Special Use Permit was applied for to establish an automobile sales lot. The special use permit was denied. In 2002 the City of Twin Falls initiated a Zoning Districts Change & Zoning Map Amendment to rezone the property from C-1 back to R-4 due to a concern of commercial encroachment to an established residential neighborhood. There is no known building history on this parcel. The Comprehensive Plan Update, adopted in 2009, designated this area on the Future Land Use Map as appropriate for "Residential Business" development. On Jan. 3, 2011 the Council adopted the Residential Business Zoning District in compliance with the Comprehensive Plan. As of this date, no parcel or lot has been rezoned to the Residential Business Zoning District within the City of Twin Falls.

Analysis:

This is a request for a Zoning District Change and Zoning Map Amendment for an undeveloped parcel of land (9739 square feet) from R-4; Residential Medium Density to RB; Residential Business zoning designation. In their narrative, the applicant states he wishes to rezone the subject parcel in order to develop this parcel and the adjacent C-1 zoned parcel as an addition to the adjacent engineering testing laboratory located to the east, also zoned C-1. All parcels are currently under common ownership. The applicant has a Lease Option to Purchase.

The preliminary design of the future development would include an expansion of the existing engineering testing laboratory as well as a potential of additional retail or service tenant spaces. The applicant also states ALL materials used in the construction of the future project would be of residential type and construction in compliance with the Residential Business Zone even though the C-1 property does not require this type of development standards.

This parcel is currently undeveloped. The properties to the North and East are residential; the properties to the South are a religious facility and undeveloped parking lot and the property to the West is an engineering testing lab and parking area.

The RB (Residential Business) district was adopted to allow "...low scale, low intensity commercial and business operations to be developed as part of infill projects." The Comprehensive Plan and Future Land Use map designate this particular area as appropriate for Residential Business development. This parcel fronts onto Adams Street and Filer Avenue and while this parcel has been vacant for a number of years the surrounding areas to the west have continued to develop and evolve. Washington Street North in this area has been transitioning into a small scale commercial corridor. The surrounding residential area has continued to be primarily single family dwellings with an occasional multifamily dwelling.

The development of this parcel as presented could be interpreted as commercial encroachment into the existing residential neighborhood. Staff feels the proposed rezone of this parcel would be compatible with the adjacent uses to the west and does follow the future land use map and goals of the comprehensive plan.

In reviewing a request for a Zoning District Change and Zoning Map Amendment the Commission has two (2) main tasks: **1-** to determine whether the request is in conformance with the Comprehensive Plan and **2-** to evaluate the request to determine the extent and nature of the amendment requested.

Conclusion:

On January 14, 2014 the Planning & Zoning Commission evaluated the request as presented and unanimously determined the extent and nature of the amendment being requested was is in conformance with the Comprehensive Plan.

The Commission unanimously recommended the City Council grant this request, as presented.

Attachments:

1. Letter of Request
2. Zoning Vicinity Map
3. Aerial Map
4. Comprehensive Plan – Future Land Use Map
5. Site Photos
6. January 14, 2014 P&Z PH Minutes

Reason for Request

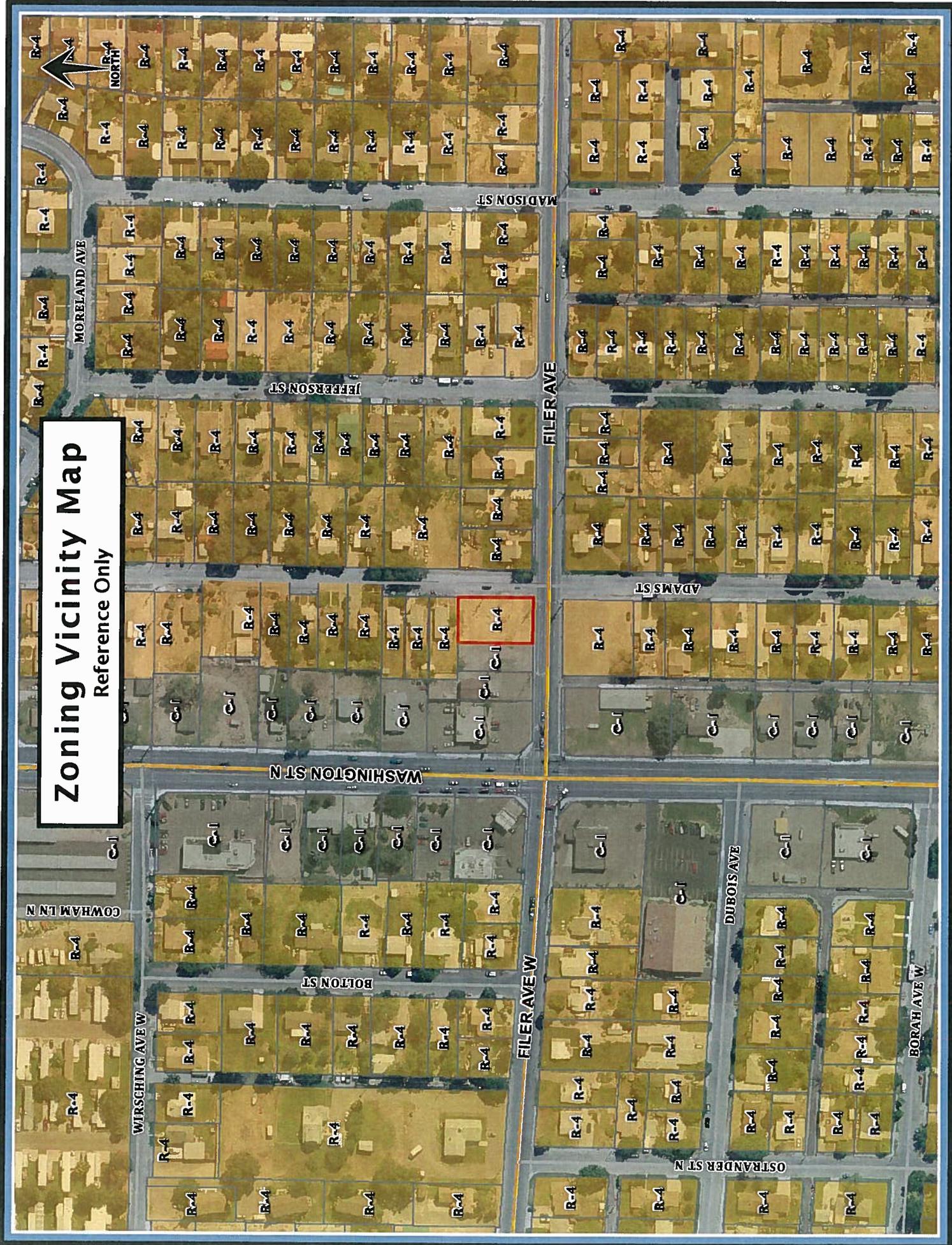
The purpose of the this request is to rezone a small square foot parcel from R-4 to RB to allow development of the parcel with the adjacent parcel, which is under ownership and currently zoned C-1.

The lot faces Filer Avenue, a major collector street and the proposed RB use is appropriate for the location and to be congruent with the City of Twin Falls Comprehensive Plan. Property use to the south is a church, to the west is a professional testing laboratory. To the east is a street with multi-family housing on the east side of the street. Located to the north is older residential.

The property will be developed as a three or four tenant building accommodating an expansion of the testing laboratory on the adjacent parcel and additional two or three small retail or service rental spaces. All space will share a common parking area. The building architecture is residential in nature with service doors designed similar to residential garages. All exterior materials will be of residential type.

Zoning Vicinity Map

Reference Only



Aerial Image Map Reference Only

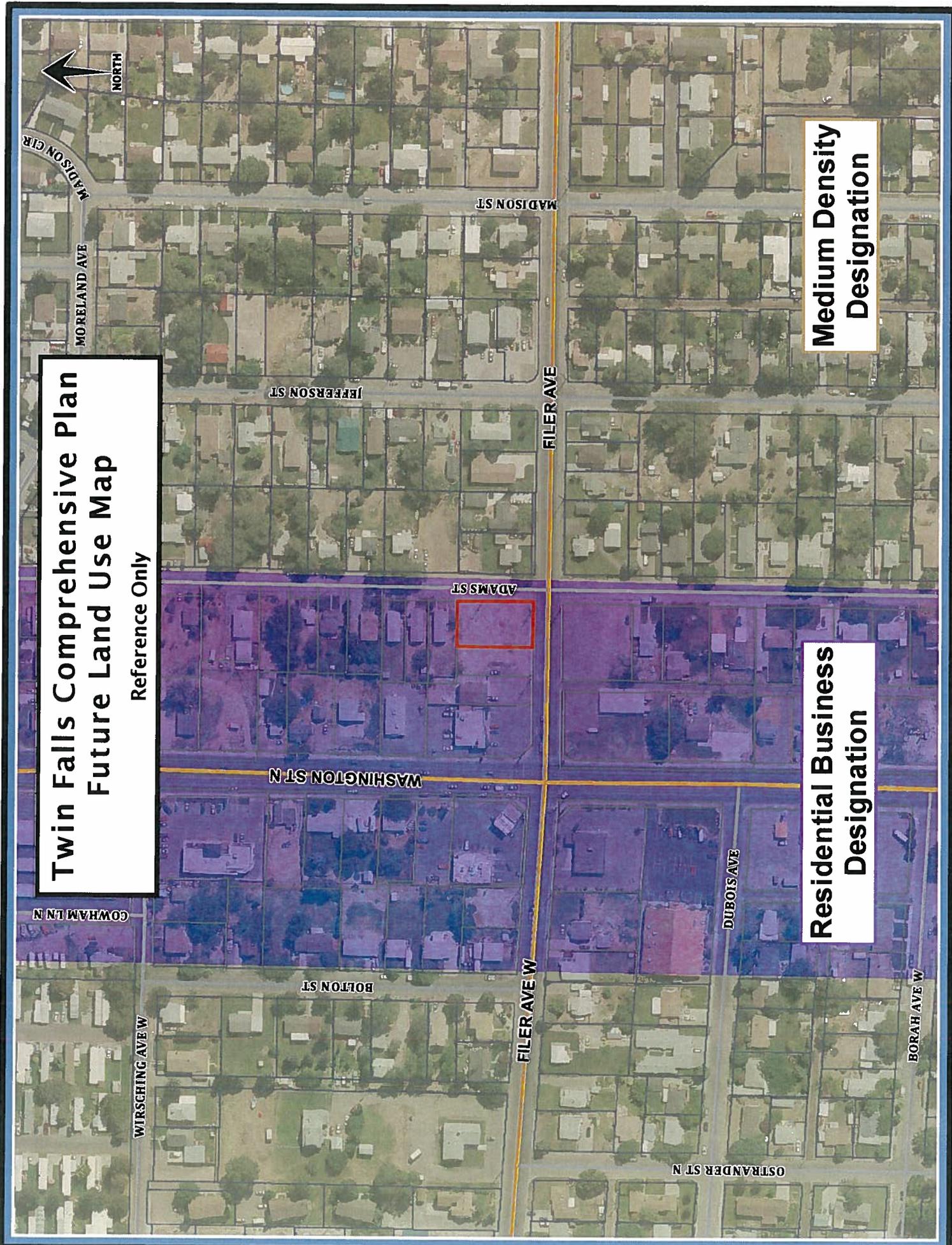


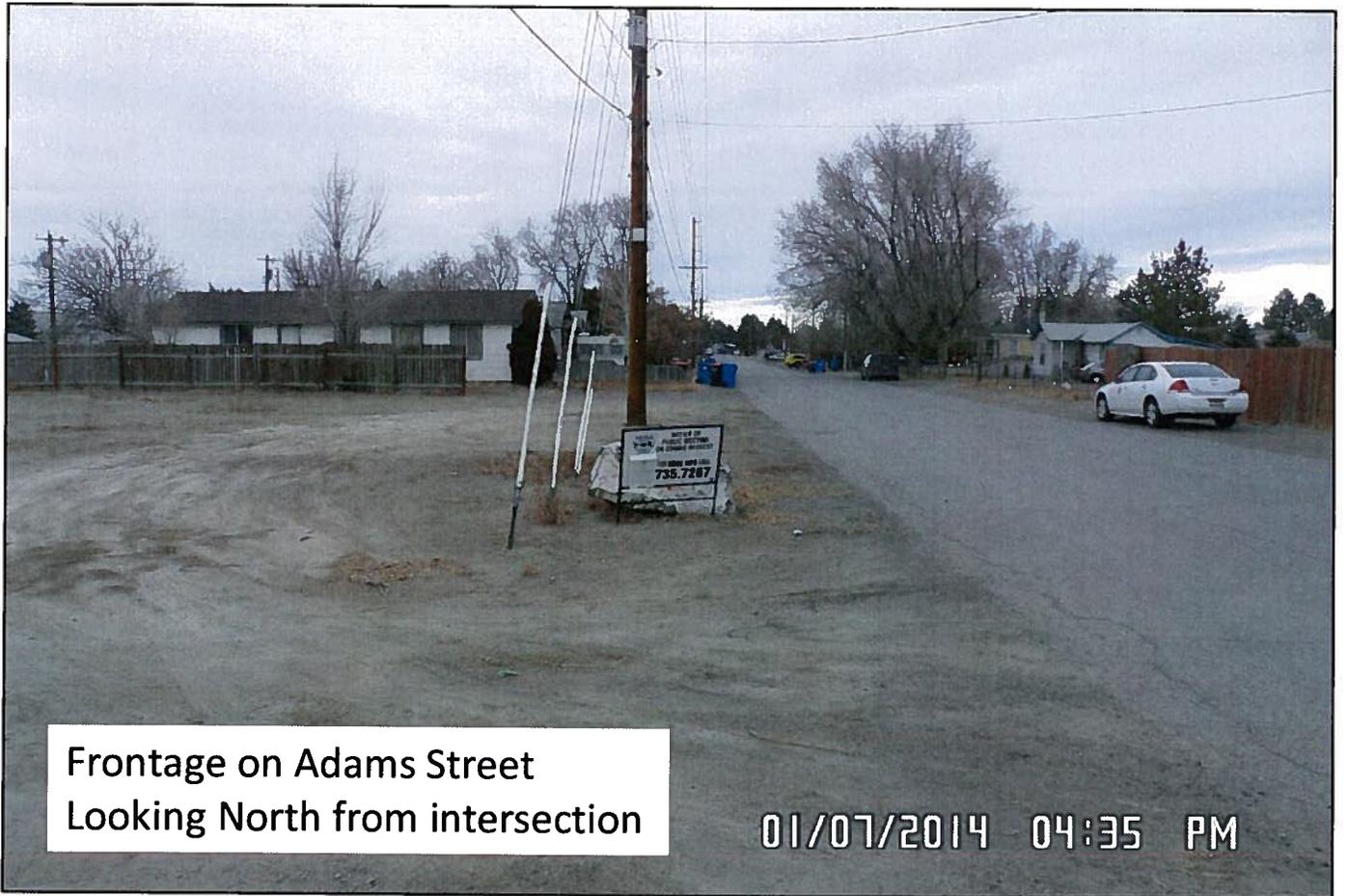
Twin Falls Comprehensive Plan Future Land Use Map

Reference Only

Medium Density
Designation

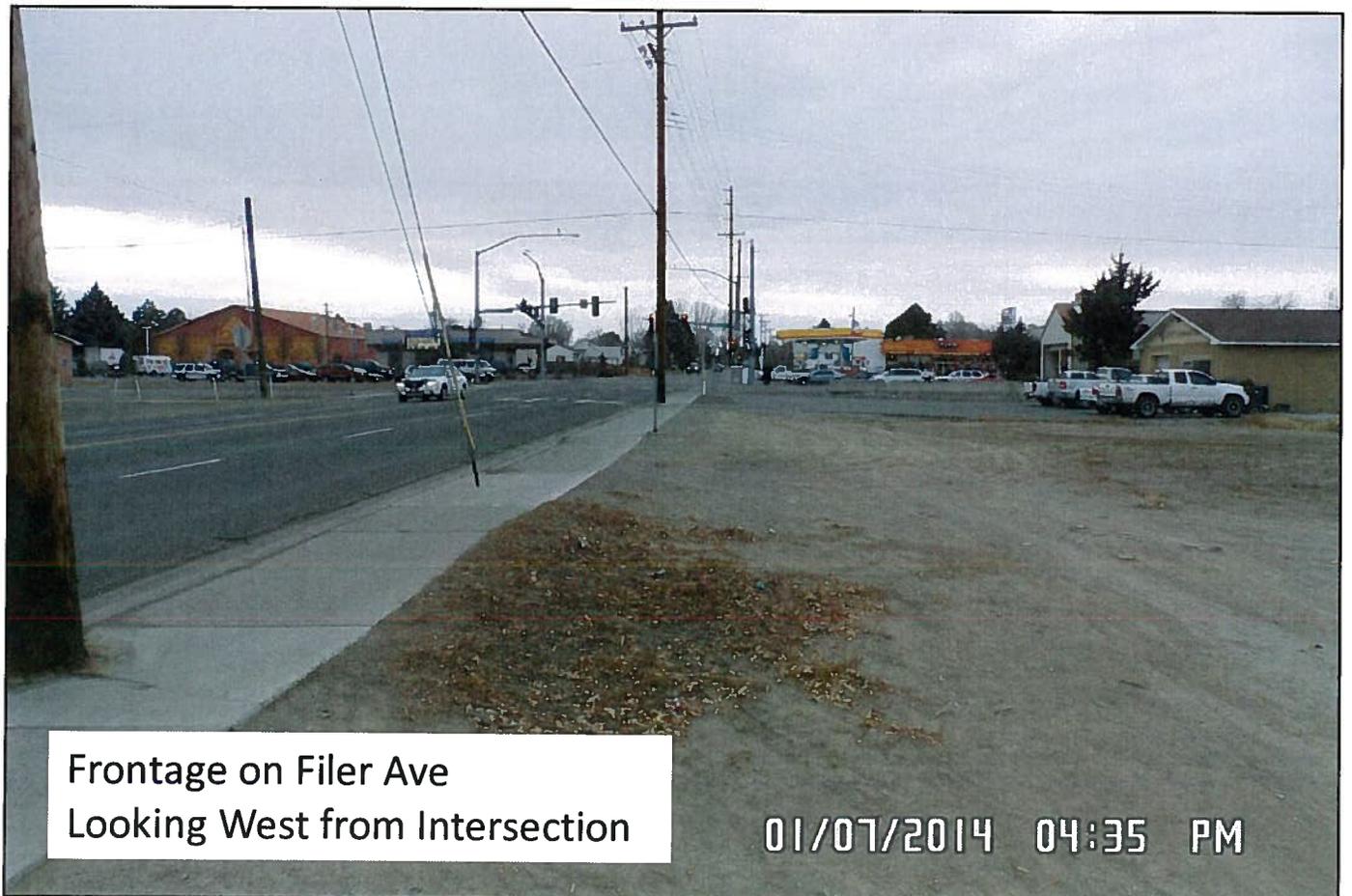
Residential Business
Designation





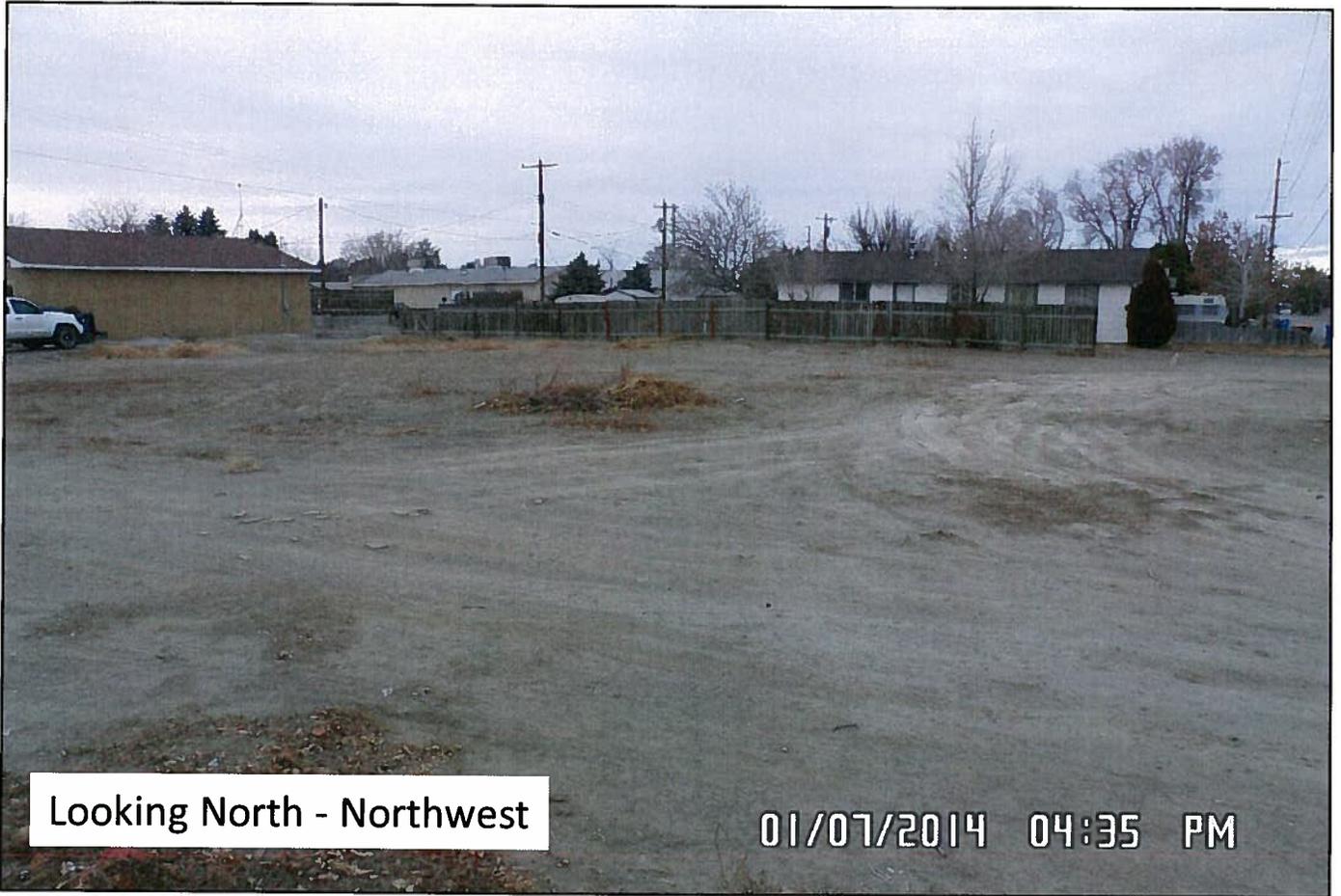
Frontage on Adams Street
Looking North from intersection

01/07/2014 04:35 PM



Frontage on Filer Ave
Looking West from Intersection

01/07/2014 04:35 PM



Looking North - Northwest

01/07/2014 04:35 PM

Staff Summary Analysis:

Planner I Spendlove reviewed the request and the exhibits on the overhead with the following analysis. He stated the current zoning for this property is SUI in the Area of Impact within a large lot development. In the packet are aerials and zoning maps of the property. Basically this is a lot in a subdivision, and they want to be able to build a shop that will be approximately 1824 sq. ft. The history for the property is outlined in the staff report; the subdivision was approved in 2008 the first phase is approximately 29 single family residents and is starting to develop as the housing market is coming back. They proposed that there won't be any odor, glare or adverse impacts to neighbors. They have also provided preliminary drawings. The plan is to construct a home and this shop on the lot at the same time. They cannot have an accessory building on a lot without a primary use. The house would be the primary use this would be an accessory building so they would have to have a building permit for the home first. Staff will conduct a full review of both permits the home and the accessory building to ensure compliance with all City Code requirements and standards. The impacts to the neighborhood will mainly be during the construction of the structure, it should not be adverse to the neighborhood. The property is in agricultural/residential type zone where large shops are found throughout the area.

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. Detached Accessory building shall be for storage of personal property only, no commercial use shall be allowed.
3. No building permit shall be issued for the detached accessory building until a building permit has been issued for the primary dwelling unit.
4. No letter of completion will be issued for Detached Accessory Building until the final Certificate of Occupancy is issued for the primary dwelling unit.

Deliberation Followed:

Commissioner Woods asked about the concurrent construction for building permit and if it means they can't begin construction of the accessory building until the home is constructed.

Planner I Spendlove stated there would have to be a permit for the primary building and construction on the accessory building could begin also. As for occupying the accessory building, it could not legally be occupied until the Certificate of Occupancy has been completed.

Chairman Frank asked the applicant if the he was aware of the conditions and had any questions or concerns.

Mr. Pickett explained that he was aware and thought the conditions were reasonable.

- Chairman Frank read into the record a letter regarding the request, the letter has been filed in the application packet.

Public Hearing: Open

Public Hearing: Closed

Deliberation Followed: Without Concerns

Motion:

Commissioner Derricott made a motion to approve the request, as presented. Commissioner Sharp 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. Detached Accessory building shall be for storage of personal property only, no commercial use shall be allowed.
 3. No building permit shall be issued for the detached accessory building until a building permit has been issued for the primary dwelling unit.
 4. No letter of completion will be issued for Detached Accessory Building until the final Certificate of Occupancy is issued for the primary dwelling unit.
2. Request for the Commission's recommendation on a Zoning District Change and Zoning Map Amendment from R-4 to R-B for property located at the northwest corner of Filer Avenue and Adams Street c/o Gerald Martens on behalf of EHM Engineers, Inc. (app. 2611)

Applicant Presentation:

Gerald Martens, representing EHM Engineers, Inc. , and stated that a few years ago the applicant purchased a building that was run down on a lot to the east of Washington on Filer Avenue to use it as a testing laboratory and have outgrown the building. The lot to the east of this building is zoned C-1 and the lot to the east of it is zoned R-4. The applicant is requesting to rezone the lot that is zoned R-4 to R-B at the northwest corner of Filer Avenue and Adams Street so that they may expand their testing laboratory with some additional lease space on a temporary basis. The laboratory is growing very quickly. The testing equipment and vehicles are very expensive and would like to use the space to store the more expensive items inside. The access to the property would be primarily from Filer Avenue there is residential to the north and to the east, but to the east there is a street in between and the north end would back up to residential. They originally requested for the property to be zoned C-1 however the Comprehensive Plan has defined this area to be R-B. To his knowledge nothing has ever been built under the R-B zoning. It is difficult but they think they can work with staff to meet the requirements. It will be developed with a residential character, preliminary drawings have been submitted. It will have a pitched roof and look residential with residential materials and a residential roof line. This property has been vacant for a long time it is too small to be developed as R-4, it will never be developed as residential in that location and with the C-1 adjacent to this property they feel they can create a very attractive development project at this location.

PZ Commission Questions:

- Commissioner Woods asked about the type of testing.

Planning & Zoning Commission Minutes

January 14, 2014

- Mr. Martens explained it is quality control testing for projects within the southern Idaho area, the testing occurs inside the building for such things as asphalt, soil and gravel samples. There should be no dust and minimal noise or impacts to the neighborhood. The samples are brought in from the construction site for quality control testing.
- Commissioner Sharp asked if the applicant owns the vacant lot adjacent to the current building and it will be used as well.
- Mr. Martens explained that he has a contract for purchase of both lots contingent upon approval of the rezone request; the building to be constructed will straddle both lots and will conform to the R-B architectural requirements.

Staff Summary Analysis:

Planner I Spendlove reviewed the request and the exhibits on the overhead with the following analysis. He stated at the conclusion of this public hearing the Commission will be asked to make a recommendation on the requested zoning of the property. The zoning recommendation will be forwarded to the City Council for their consideration. History for this property is outlined in the staff report; at one point this lot was zoned C-1 in 1992, the City later instigated a rezone in 2002 to rezone the property back to R-4 and the Comprehensive Plan show this area as appropriate for Residential Business land uses. The zoning being requested is R-B; residential business, the request is appropriate for the Comprehensive Plan and staff feels that any future development will follow the zoning district. The zoning district was created to allow low scale, low intensity commercial and business operations to be developed as part of an infill project. This would be a very good example of an infill project for a lot that has been vacant for a number of years, staff feels this request follows the Comprehensive Plan and it follows the Future Land Use Map.

In reviewing a request for a Zoning District Change and Zoning Map Amendment the Commission has two main tasks: 1) to determine whether the request is in conformance with the Comprehensive Plan and 2) to evaluate the request to determine the extent and nature of the amendment requested.

Planner I Spendlove stated upon conclusion the commission is asked to make a recommendation on this request which automatically is scheduled for a public hearing before the City Council. The Commission's recommendation may be to deny the request, approve the request as presented, with our without conditions, or they may table the request and ask that additional information be provided for their review. For the Commission to make a positive recommendation to the City Council the Commission must determine that 1) the request is in conformance with the Comprehensive Plan and 2) the extent and nature of changing the zoning of this property to RB would be compatible with and not detract from the surrounding area. If the Commission is so moved, then Staff recommends the Commission recommend approval of this request, as presented.

Public Hearing: Open

- Leila Mason, 476 Adams St, asked if the noise from the testing procedures will remain in the building or will it carry into the neighborhood.

**Planning & Zoning Commission Minutes
January 14, 2014**

- Douglas Shanfelt, 181 Filer Avenue, asked how many buildings, can the building be used for retail space, where will access to the property be located, and the type of landscaping that will be provided.
- John Kullum, Filer, ID, representing the owner of 551 Adams asked about the building height and the impact it will have on Adams Street. The height of the building will change everything with regards to property values, unless it stays within a residential roof line; however it still looks like a large building. His other concern is parking along Adams Street, how the property and trash is going to be maintained.

Public Hearing: Closed

Closing Statement:

- Mr. Martens explained there will be access to the back of the building from Adams with no parking on Adams. There will be two sides landscaped so there will be a buffer the R-B Zone limits the building to a certain square footage. This building will be approximately 3500 sq. ft. because a portion of the building will be in the C-1 where there are no size restrictions. The height of the building will be 12' with 16-17' at ridge of the roof it will have residential character with architectural shingles, residential siding and trim. The property will be cleaner and maintained, the parking lot will be paved, a sealed dumpster will be used for trash and there will be no dust and no weeds. This will only be a one story building at 3500 sq. ft. The testing area will be on the west end with some retail on the other end, the noise will move closer however there will be approximately 4 insulated walls between the testing laboratory and the neighborhood and the noise should be minimal. He invited the public to come to his office if they have any questions about the development.
- Planner I Spendlove read the current City code restrictions for building design within the RB Zone.

Deliberation Followed:

- Commissioner Woods asked about the Special Use Permit requirement for the R-B zone as it relates to the testing laboratory.
- Planner I Spendlove explained that if the applicant chose to place the testing laboratory on the R-B Zoned portion of the property a Special Use Permit would be required, however for the C-1 Zoned lot a testing laboratory is a use that is allowed without a Special Use Permit.
- Commissioner Grey stated it is about time that the property gets developed.
- Commissioner Sharp agreed.
- Commissioner Frank stated that the request meets the requirements for the zoning change.
- Commissioner Woods stated the previous projects that he has seen completed by EHM have been nice.

Motion:

Commissioner Woods made a motion to recommend approval of the request to the City Council, as presented. Commissioner Derricott seconded the motion. All members present voted in favor of the motion

Recommended for approval to the City Council, as presented
Scheduled for City Council February 10, 2014

3. Request for the Commission's recommendation on a Zoning District Change and Zoning Map Amendment for .49 (+/-) acres from R-4 to R-4 PRO for property located at 840 Addison Avenue c/o R. Thomas Ruby (app. 2613)

Applicant Presentation:

Thomas Ruby, the applicant, stated that this is an item that came as a surprised to most everyone involved. The property has been used as commercial property for approximately 40 years. It was represented as a commercial property by the seller, the listing agent and everyone thought it was commercial. When he went to file for a Commercial building permit and plans it was discovered through the Planning & Zoning plan review that the property was a little island zoned R-4 with no PRO designation. The City Staff has been working with him through this process to get around the limits that would stop him from being able to move forward with the remodel. The Building Department has approved the plans for the permit however Planning & Zoning can't sign off on the plans until this request has been approved. As presented in the staff report the property has been through several requests for rezone and prior to being scheduled the request has been withdrawn. He stated they intend to finish the process and asked for the Commission's consideration.

Staff Presentation:

Planner I Spendlove reviewed the request and the exhibits on the overhead with the following analysis. He stated at the conclusion of this public hearing the Commission will be asked to make a recommendation on the requested zoning of the property. The zoning recommendation will be forwarded to the City Council for their consideration. The applicant has stated what the history is and this information is also provided in the staff report. There have been multiple times this property came up for a rezone for R-4 PRO and was withdrawn. The property sits next to other properties that are zoned R-4 PRO and the applicant wishes to have a hand therapy clinic which would be an allowed use with a Special Use Permit. Staff has been working with the applicant and gotten to a point in the process where the applicant was able to do some things but not able to move forward on some things in the remodel permit, because of this technicality. Planning & Zoning cannot sign off on a permit for a commercial use on a residentially zoned property. In rezoning this property it is surrounded by other professional offices there is an agreement on the north side for professional offices to be located along Addison Avenue as well as all the other various lots that front Addison Avenue. There won't be any additional impacts to the neighbors that were not already there. Staff is aware the property has been used for quite some time as commercial for different businesses and has been occupied with non-conforming businesses or professional offices for approximately 40 years. The request is in compliance with the Comprehensive Plan it is designated as Townsite, this designation allows for a mixed use of different residential professional offices in certain areas. Development criteria will need to be reviewed; this request is only for the rezoning of the property.

Planner I Spendlove stated upon conclusion should the Commission recommend approval of this request to the City Council, as presented, staff recommends the following condition:

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

**Planning & Zoning Commission Minutes
January 14, 2014**

Public Hearing: Open

Public Hearing: Closed

Deliberation Followed:

- Commissioner Frank stated he was surprised when he read the request.
- Commissioner Grey stated basically it is a technicality and this cleans it up.

Motion:

Commissioner Tatum made a motion to recommend approval of the request to the City Council, as presented. Commissioner Derricott seconded the motion. All members present voted in favor of the motion.

Recommended for approval to the City Council, as presented, with the following conditions

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

Scheduled for City Council February 10, 2014

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

- Planner I Spendlove just reminded the Commission of the next meeting dates.
- Commissioner Woods stated he had been reviewing training material for the Commissioners and asked a few follow-up questions. He stated he is aware that the City has a Comprehensive Plan and the School District has a Comprehensive Plan and was wondering about the School Districts plan to add to the Canyon Ridge High School Building and adding additional grade schools and middle schools and whether or not the plan is tracked to see if the City is on track with the growth projections or if adjustments need to be made.
- Planner I Spendlove stated yes the plan is reviewed and it is believed that the City is very close to the projected growth, they have reviewed a couple other population projections for the area independent of the one used in the Comprehensive Plan and they are all close to what was projected in the original plan. The Comprehensive Plan is due for a review and updates and staff is working on beginning that process. He stated he has also been involved with the review of the School District Plan and as far as their long range plan they are on track with their projected needs for expanding due to the population projections. Part of the Strategic Plan for the City is to develop partnerships with these types of entities and he has been included as part of the Schools Long Range Facilities Plan and the need for additional schools to address the schools needs and the impacts that schools have on the community at large.
- Commissioner Woods also asked about the transportation plans for the City and the projected 50,000 population estimate and the changes that may be necessary when that number has been reached.
- Assistant City Engineer Vitek stated there is a Master Transportation Plan that addresses the projections and the impacts for transportation that is available for anyone to review.
- Commissioner Woods asked if there is a mandate for addressing public transportation needs when the population reaches 50,000 people and does it make the City eligible for grants.

**Planning & Zoning Commission Minutes
January 14, 2014**

- Planner I Spendlove stated that once an area reaches this size the City is required to have a Metropolitan Planning Organization which outlines public transportation needs. The City has not met the population requirement yet.
- Commissioner Woods asked if the number is calculated and driven by the census.
- Planner I Spendlove stated usually the mandate doesn't come until a couple years following the census and staff is projecting that the population will be reached by the next census in 2020. Staff is in the process of being proactive and working with community members to get a plan together for meeting these requirements. There will be requirements that will need to be filled and staff is trying to project what the needs will be and how to address them.
- City Council Liaison Mills Sojka stated that she has been chosen to be the Liaison again for the Planning & Zoning Commission for the next two years. There has been more discussion regarding the open meeting process and the desire for participation. Currently if a Council member is interested in attending a meeting they are to notify staff if staff receives 4 or more wanting to participate the meeting will be a formal meeting; she assumes it would be the same for the Commission, for example attending ZOAC meeting. There has also been discussed about possibly transforming ZOAC in the Planning & Zoning Commission because several had interest in participating in the discussion. It was discussed whether or not another committee was needed to discuss issues that would come to the Planning & Zoning Commission anyway, so that is a possibility in the future. If the Commission has any questions or concerns to let her or the City Council know.

VI. UPCOMING PUBLIC MEETINGS:

1. Public Hearing-January 28, 2014 6:00 PM City Council Chambers
2. Work Session-February 5, 2014 12:00 PM City Council Chambers

VII. ADJOURN MEETING:

Chairman Frank adjourned the meeting at 6:55 PM.

Lisa A. Strickland
Administrative Assistant
Planning & Zoning Department



Public Hearing: **MONDAY, February 10, 2014**

To: Honorable Mayor and City Council

From: Mitch Humble, Community Development Department

ITEM IV

Request: For a Zoning District Change and Zoning Map Amendment from R-4 to R-4 PRO for property located at 840 Addison Avenue, c/o R. Thomas Ruby. (app. 2613)

Time Estimate:

The applicant's presentation may take up to fifteen (15) minutes. Staff presentation may take up to five (5) minutes.

Background:

Applicant:	Status: Owner/Developer	Size: .49 (+/-) acres
R. Thomas Ruby 2178 East 3840 North Filer, Idaho 83328 208-308-4771-cell trr@jub.com	Current Zoning: R-4	Requested Zoning: R-4PRO
	Comprehensive Plan: Townsite	Lot Count: 1 platted Lot
	Existing Land Use: Vacant Building	Proposed Land Use: professional office-hand therapy
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: R-2; Addison Ave, residential	East: R-4; 11 th Ave N, a City Park
	South: R-4; alley and residential	West: R-4; alley and residential
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-5, 10-4-18, 10-10-1 through 3, 10-11-1 through 9, 10-14-1 through 8	

Approval Process:

At the conclusion of a Public Hearing, the Planning & Zoning Commission is asked to make a recommendation on the requested zoning of the property. Their recommendation will be forwarded to the City Council for consideration. A public hearing will be held and the City Council is asked to make a decision on the request. If approved an ordinance is published and codified.

Budget Impact:

Approval of this request will impact the City budget as developed & viable non-residential property may be assessed at a higher value than undeveloped residential property.

Regulatory Impact:

Approval of this request will allow the property to be developed and viable increasing the tax base of the property.

History:

In 2000 the City of Twin Falls initiated an application to rezone Addison Ave, Blue Lakes Blvd, and Shoshone St to R-2, R-4, R-6 LMO (Limited Mixed Overlay). The application was withdrawn. In 2000 several property owners applied for a rezone to add a PRO (Professional Office Overlay) on properties along Addison Ave and Shoshone St. The subject property was withdrawn from this application. Also, in June of 2000, recognizing the growth and commercial encroachment along portions of Addison & Blue Lakes Blvd proper the City initiated a code amendment. This code change allowed some limited commercial uses in the professional office overlays along Addison Ave and Blue Lakes. The original proposal included Shoshone St, but the Council deleted that street.

In addition to additional commercial uses, the code change included additional development standards such as; no free standing signs to be allowed, landscaping to be a minimum 25% of the site and limitations were placed on parking and accesses. In June of 2000 Special Use Permit #671 was approved to allow a "cottage business" which included the sale of crafts and home décor with conditions. In July 2000 Non-conforming Building Expansion Permit #23 was approved to move the front entrance of the building. Also in July 2000 Variance #674 was approved to allow less than the required 25% of the total land area in landscaping. The business ceased operations several years ago rendering these permits void.

Analysis:

This is a request for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 PRO for property located at 840 Addison Avenue. The applicant would like to operate a professional office for an outpatient hand therapy business. Rezoning the property is the first step in this process.

This property is located in a primarily residential area with several residential properties zoned with a professional office overlay. The Twin Falls Comprehensive Plan Future Land Use Map indicates the subject parcel to be "Townsite". As the **History** in this staff report indicates this property has gone through several zoning processes in the past. Development occurred as legal non-conforming. In past attempts to rezone the property, the previous applicants/property owners withdrew the applications prior to public hearing. Historic zoning records and historic and current Official Zoning District Maps identify this property as being zoned R-4; medium density residential. Building Department records indicate the building was occupied by Twin Falls Realty in 1971. In 2000 the property was occupied by a cottage business; Simpler Times Village. The business ceased operations several years ago. Since then the property has remained vacant.

The property has been occupied with non-conforming professional office and retail uses off and on for about forty (40) years. Development occurred as legal non-conforming. The current owner has applied for a building permit to remodel the interior of the building for a professional office; "outpatient hand therapy business". There is a process to allow a non-conforming use to operate under a special use permit however the applicant is requesting the Zoning District change and Zoning Map Amendment on 840 Addison Avenue to bring the property into full compliance with the city code for the proposed use. Staff reviewed with the property owner if the request as R-4 PRO is granted a Special Use Permit and a Building Permit will be required for a change of use to operate a professional office for an outpatient hand therapy business prior to operation.

This property is adjacent to an alley on the SW and SE, a major arterial; Addison Avenue to the north and 11th Ave N/a city park to the east. The property is surrounded by R-4; residential zoned properties except to the north across Addison Avenue which is R-2; s/f duplex residential and may allow professional offices as per The Stoker Agreement (02-1987).

This request is in compliance with the Twin Falls City Comprehensive Plan. If approved as R-4 PRO a Special Use Permit and a Building Permit will be required for a change of use to operate a professional office for an outpatient hand therapy business. The development criteria, such as landscaping, parking, trash enclosure, etc. will be reviewed during the building permit process.

In reviewing a request for a Zoning District Change and Zoning Map Amendment the Commission has two (2) main tasks: **1-** to determine whether the request is in conformance with the Comprehensive Plan and **2-** to evaluate the request to determine the extent and nature of the amendment requested.

Conclusion:

On January 14, 2014 the Planning & Zoning Commission held a public hearing and evaluated the request as presented. The Commission unanimously determined the extent and nature of the amendment being requested was in conformance with the Comprehensive Plan.

The Commission unanimously recommended the City Council grant this request, as presented and subject to the following condition:

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

Attachments

1. Letter of Request
2. Zoning Vicinity Map
3. Aerial of the Project Site
4. Comprehensive Plan Land Use Map
5. Site Plan
6. Photos (2)
7. Jan 14, 2014 P&Z PH Minutes

**Zoning District Change and Zoning Map Amendment
840 Addison Avenue
Advanced Hand Therapy
R. Thomas Ruby**

4. Provide a detailed written statement on a separate sheet of paper containing:
- a. The reason for the request.

This application is being filed to allow a Zoning Change for professional office operations of a building that is currently Zoned Residential.

b. A statement on:

- i. How the proposed zoning change relates to the Comprehensive Plan;

Per Map 2-4 of the Comprehensive Plan all of the properties along Addison Avenue are compatible with Professional Office Overlay.
- ii. Compatibility with the surrounding area;

All properties adjacent to and nearby the subject property are already Professional Office Overlay.
- iii. An explanation of the intended use/development of the property;

The subject property will be used as an Outpatient Therapy Rehabilitation Medical Facility, specifically offering Certified Hand Therapy for the treatment of hand and wrist injuries.

Zoning Vicinity Map Reference Only



Ash Street-Albertsons 231

ASH ST

BLUE LAKES BLVD N

BLUE LAKES BLVD

ADDISON AVE

10TH AVE

SHOUR AVE

LINCOLN ST

BUCHANAN ST

PIERCE ST

FILMORE ST

ADDISON AVE

10TH AVENUE

10TH AVENUE

9TH AVENUE

8TH AVENUE

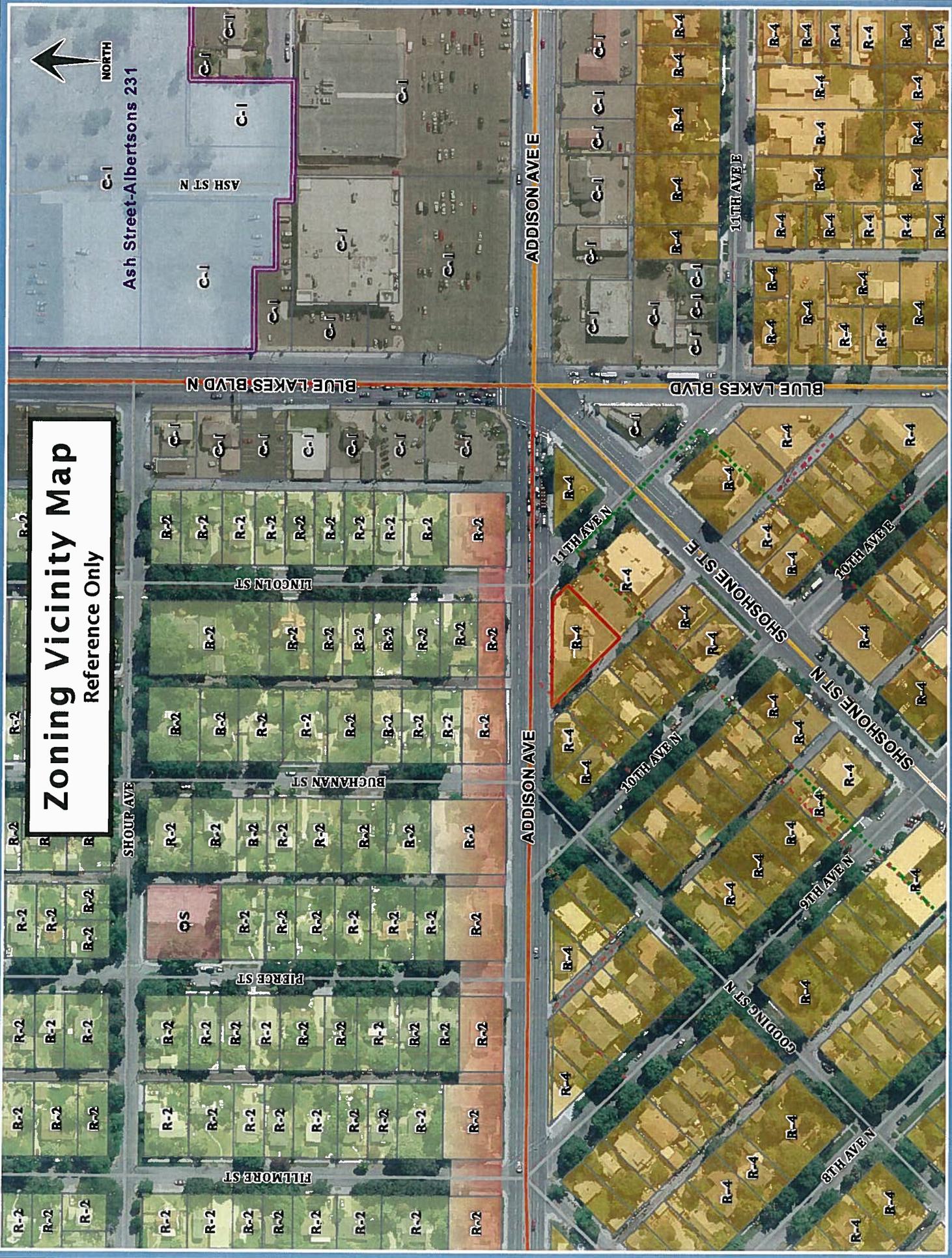
SHOSHONE ST E

SHOSHONE ST N

20TH AVENUE

GODDING ST N

10TH AVENUE



Aerial Image Map

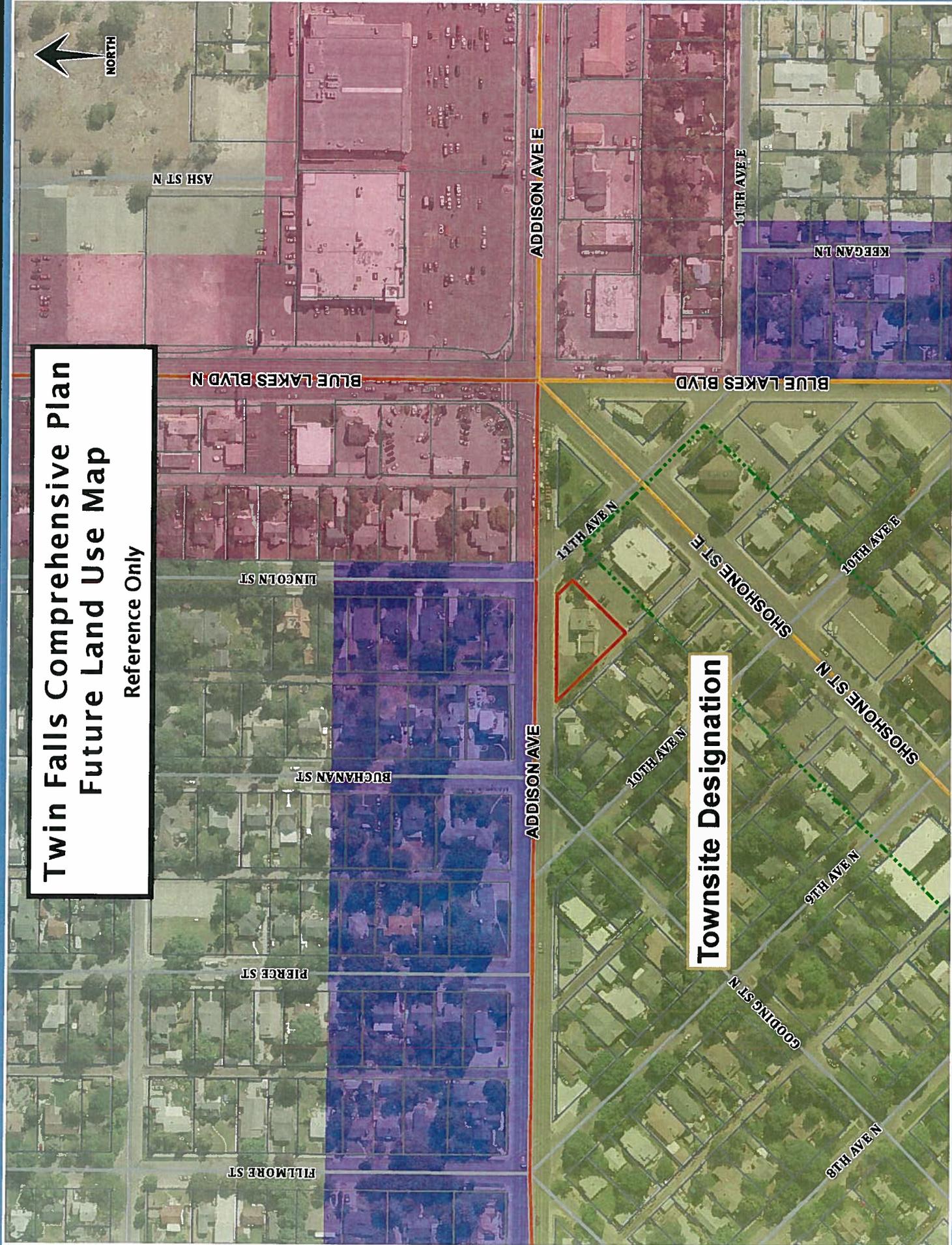
Reference Only





Twin Falls Comprehensive Plan Future Land Use Map

Reference Only



Townsite Designation

ASH ST N

BLUE LAKES BLVD N

LINCOLN ST

BUCHANAN ST

PIERCE ST

FILMORE ST

ADDISON AVE

ADDISON AVE

11TH AVE E

KEEGAN LN

11TH AVE N

10TH AVE N

SHOSHONE ST E

20TH AVE E

SHOSHONE ST N

9TH AVE N

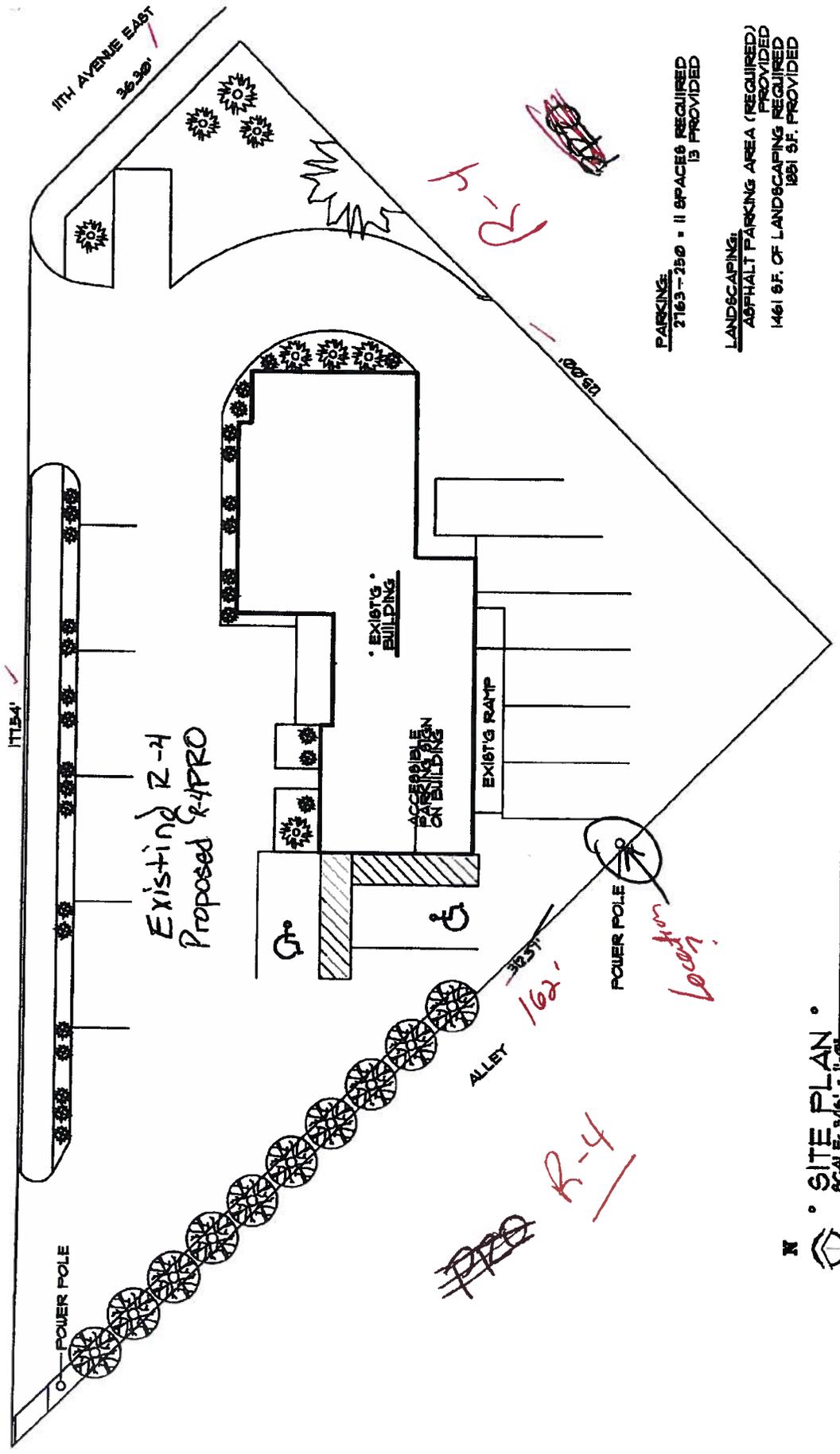
GOODING ST N

8TH AVE N

ADDISON AVENUE

1713-4'

17TH AVENUE EAST
26-20'



PARKING:
2163-250 = 11 SPACES REQUIRED
15 PROVIDED

LANDSCAPING:
ASPHALT PARKING AREA (REQUIRED)
PROVIDED
1461 SF. OF LANDSCAPING REQUIRED
1281 SF. PROVIDED

N
° SITE PLAN °
SCALE: 3/16" = 1'-0"

ADVANCED HAND THERAPY
840 ADDISON AVE, TWIN FALLS, ID







Frontage along Addison Ave
Looking East toward 5-Points

01/07/2014 04:26 PM



Rear of existing building

01/07/2014 04:26 PM

Staff Summary Analysis:

Planner I Spendlove reviewed the request and the exhibits on the overhead with the following analysis. He stated the current zoning for this property is SUI in the Area of Impact within a large lot development. In the packet are aeriels and zoning maps of the property. Basically this is a lot in a subdivision, and they want to be able to build a shop that will be approximately 1824 sq. ft. The history for the property is outlined in the staff report; the subdivision was approved in 2008 the first phase is approximately 29 single family residents and is starting to develop as the housing market is coming back. They proposed that there won't be any odor, glare or adverse impacts to neighbors. They have also provided preliminary drawings. The plan is to construct a home and this shop on the lot at the same time. They cannot have an accessory building on a lot without a primary use. The house would be the primary use this would be an accessory building so they would have to have a building permit for the home first. Staff will conduct a full review of both permits the home and the accessory building to ensure compliance with all City Code requirements and standards. The impacts to the neighborhood will mainly be during the construction of the structure, it should not be adverse to the neighborhood. The property is in agricultural/residential type zone where large shops are found throughout the area.

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.
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3. No building permit shall be issued for the detached accessory building until a building permit has been issued for the primary dwelling unit.
4. No letter of completion will be issued for Detached Accessory Building until the final Certificate of Occupancy is issued for the primary dwelling unit.

Deliberation Followed:

Commissioner Woods asked about the concurrent construction for building permit and if it means they can't begin construction of the accessory building until the home is constructed.

Planner I Spendlove stated there would have to be a permit for the primary building and construction on the accessory building could begin also. As for occupying the accessory building, it could not legally be occupied until the Certificate of Occupancy has been completed.

Chairman Frank asked the applicant if the he was aware of the conditions and had any questions or concerns.

Mr. Pickett explained that he was aware and thought the conditions were reasonable.

- Chairman Frank read into the record a letter regarding the request, the letter has been filed in the application packet.

Public Hearing: Open

Public Hearing: Closed

Deliberation Followed: Without Concerns

Motion:

Commissioner Derricott made a motion to approve the request, as presented. Commissioner Sharp 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. Detached Accessory building shall be for storage of personal property only, no commercial use shall be allowed.
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Applicant Presentation:

Gerald Martens, representing EHM Engineers, Inc. , and stated that a few years ago the applicant purchased a building that was run down on a lot to the east of Washington on Filer Avenue to use it as a testing laboratory and have outgrown the building. The lot to the east of this building is zoned C-1 and the lot to the east of it is zoned R-4. The applicant is requesting to rezone the lot that is zoned R-4 to R-B at the northwest corner of Filer Avenue and Adams Street so that they may expand their testing laboratory with some additional lease space on a temporary basis. The laboratory is growing very quickly. The testing equipment and vehicles are very expensive and would like to use the space to store the more expensive items inside. The access to the property would be primarily from Filer Avenue there is residential to the north and to the east, but to the east there is a street in between and the north end would back up to residential. They originally requested for the property to be zoned C-1 however the Comprehensive Plan has defined this area to be R-B. To his knowledge nothing has ever been built under the R-B zoning. It is difficult but they think they can work with staff to meet the requirements. It will be developed with a residential character, preliminary drawings have been submitted. It will have a pitched roof and look residential with residential materials and a residential roof line. This property has been vacant for a long time it is too small to be developed as R-4, it will never be developed as residential in that location and with the C-1 adjacent to this property they feel they can create a very attractive development project at this location.

PZ Commission Questions:

- Commissioner Woods asked about the type of testing.

**Planning & Zoning Commission Minutes
January 14, 2014**

- Mr. Martens explained it is quality control testing for projects within the southern Idaho area, the testing occurs inside the building for such things as asphalt, soil and gravel samples. There should be no dust and minimal noise or impacts to the neighborhood. The samples are brought in from the construction site for quality control testing.
- Commissioner Sharp asked if the applicant owns the vacant lot adjacent to the current building and it will be used as well.
- Mr. Martens explained that he has a contract for purchase of both lots contingent upon approval of the rezone request; the building to be constructed will straddle both lots and will conform to the R-B architectural requirements.

Staff Summary Analysis:

Planner I Spendlove reviewed the request and the exhibits on the overhead with the following analysis. He stated at the conclusion of this public hearing the Commission will be asked to make a recommendation on the requested zoning of the property. The zoning recommendation will be forwarded to the City Council for their consideration. History for this property is outlined in the staff report; at one point this lot was zoned C-1 in 1992, the City later instigated a rezone in 2002 to rezone the property back to R-4 and the Comprehensive Plan show this area as appropriate for Residential Business land uses. The zoning being requested is R-B; residential business, the request is appropriate for the Comprehensive Plan and staff feels that any future development will follow the zoning district. The zoning district was created to allow low scale, low intensity commercial and business operations to be developed as part of an infill project. This would be a very good example of an infill project for a lot that has been vacant for a number of years, staff feels this request follows the Comprehensive Plan and it follows the Future Land Use Map.

In reviewing a request for a Zoning District Change and Zoning Map Amendment the Commission has two main tasks: 1) to determine whether the request is in conformance with the Comprehensive Plan and 2) to evaluate the request to determine the extent and nature of the amendment requested.

Planner I Spendlove stated upon conclusion the commission is asked to make a recommendation on this request which automatically is scheduled for a public hearing before the City Council. The Commission's recommendation may be to deny the request, approve the request as presented, with our without conditions, or they may table the request and ask that additional information be provided for their review. For the Commission to make a positive recommendation to the City Council the Commission must determine that 1) the request is in conformance with the Comprehensive Plan and 2) the extent and nature of changing the zoning of this property to RB would be compatible with and not detract from the surrounding area. If the Commission is so moved, then Staff recommends the Commission recommend approval of this request, as presented.

Public Hearing: Open

- Leila Mason, 476 Adams St, asked if the noise from the testing procedures will remain in the building or will it carry into the neighborhood.

**Planning & Zoning Commission Minutes
January 14, 2014**

- Douglas Shanfelt, 181 Filer Avenue, asked how many buildings, can the building be used for retail space, where will access to the property be located, and the type of landscaping that will be provided.
- John Kullum, Filer, ID, representing the owner of 551 Adams asked about the building height and the impact it will have on Adams Street. The height of the building will change everything with regards to property values, unless it stays within a residential roof line; however it still looks like a large building. His other concern is parking along Adams Street, how the property and trash is going to be maintained.

Public Hearing: Closed

Closing Statement:

- Mr. Martens explained there will be access to the back of the building from Adams with no parking on Adams. There will be two sides landscaped so there will be a buffer the R-B Zone limits the building to a certain square footage. This building will be approximately 3500 sq. ft. because a portion of the building will be in the C-1 where there are no size restrictions. The height of the building will be 12' with 16-17' at ridge of the roof it will have residential character with architectural shingles, residential siding and trim. The property will be cleaner and maintained, the parking lot will be paved, a sealed dumpster will be used for trash and there will be no dust and no weeds. This will only be a one story building at 3500 sq. ft. The testing area will be on the west end with some retail on the other end, the noise will move closer however there will be approximately 4 insulated walls between the testing laboratory and the neighborhood and the noise should be minimal. He invited the public to come to his office if they have any questions about the development.
- Planner I Spendlove read the current City code restrictions for building design within the RB Zone.

Deliberation Followed:

- Commissioner Woods asked about the Special Use Permit requirement for the R-B zone as it relates to the testing laboratory.
- Planner I Spendlove explained that if the applicant chose to place the testing laboratory on the R-B Zoned portion of the property a Special Use Permit would be required, however for the C-1 Zoned lot a testing laboratory is a use that is allowed without a Special Use Permit.
- Commissioner Grey stated it is about time that the property gets developed.
- Commissioner Sharp agreed.
- Commissioner Frank stated that the request meets the requirements for the zoning change.
- Commissioner Woods stated the previous projects that he has seen completed by EHM have been nice.

Motion:

Commissioner Woods made a motion to recommend approval of the request to the City Council, as presented. Commissioner Derricott seconded the motion. All members present voted in favor of the motion

Recommended for approval to the City Council, as presented
Scheduled for City Council February 10, 2014

Planning & Zoning Commission Minutes

January 14, 2014

3. Request for the Commission's recommendation on a Zoning District Change and Zoning Map Amendment for .49 (+/-) acres from R-4 to R-4 PRO for property located at 840 Addison Avenue c/o R. Thomas Ruby (app. 2613)

Applicant Presentation:

Thomas Ruby, the applicant, stated that this is an item that came as a surprised to most everyone involved. The property has been used as commercial property for approximately 40 years. It was represented as a commercial property by the seller, the listing agent and everyone thought it was commercial. When he went to file for a Commercial building permit and plans it was discovered through the Planning & Zoning plan review that the property was a little island zoned R-4 with no PRO designation. The City Staff has been working with him through this process to get around the limits that would stop him from being able to move forward with the remodel. The Building Department has approved the plans for the permit however Planning & Zoning can't sign off on the plans until this request has been approved. As presented in the staff report the property has been through several requests for rezone and prior to being scheduled the request has been withdrawn. He stated they intend to finish the process and asked for the Commission's consideration.

Staff Presentation:

Planner I Spendlove reviewed the request and the exhibits on the overhead with the following analysis. He stated He stated at the conclusion of this public hearing the Commission will be asked to make a recommendation on the requested zoning of the property. The zoning recommendation will be forwarded to the City Council for their consideration. The applicant has stated what the history is and this information is also provided in the staff report. There have been multiple times this property came up for a rezone for R-4 PRO and was withdrawn. The property sits next to other properties that are zoned R-4 PRO and the applicant wishes to have a hand therapy clinic which would be an allowed use with a Special Use Permit. Staff has been working with the applicant and gotten to a point in the process where the applicant was able to do some things but not able to move forward on some things in the remodel permit, because of this technicality. Planning & Zoning cannot sign off on a permit for a commercial use on a residentially zoned property. In rezoning this property it is surrounded by other professional offices there is an agreement on the north side for professional offices to be located along Addison Avenue as well as all the other various lots that front Addison Avenue. There won't be any additional impacts to the neighbors that were not already there. Staff is aware the property has been used for quite some time as commercial for different businesses and has been occupied with non-conforming businesses or professional offices for approximately 40 years. The request is in compliance with the Comprehensive Plan it is designated as Townsite, this designation allows for a mixed use of different residential professional offices in certain areas. Development criteria will need to be reviewed; this request is only for the rezoning of the property.

Planner I Spendlove stated upon conclusion should the Commission recommend approval of this request to the City Council, as presented, staff recommends the following condition:

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

**Planning & Zoning Commission Minutes
January 14, 2014**

Public Hearing: Open

Public Hearing: Closed

Deliberation Followed:

- Commissioner Frank stated he was surprised when he read the request.
- Commissioner Grey stated basically it is a technicality and this cleans it up.

Motion:

Commissioner Tatum made a motion to recommend approval of the request to the City Council, as presented. Commissioner Derricott seconded the motion. All members present voted in favor of the motion.

Recommended for approval to the City Council, as presented, with the following conditions

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

Scheduled for City Council February 10, 2014

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

- Planner I Spendlove just reminded the Commission of the next meeting dates.
- Commissioner Woods stated he had been reviewing training material for the Commissioners and asked a few follow-up questions. He stated he is aware that the City has a Comprehensive Plan and the School District has a Comprehensive Plan and was wondering about the School Districts plan to add to the Canyon Ridge High School Building and adding additional grade schools and middle schools and whether or not the plan is tracked to see if the City is on track with the growth projections or if adjustments need to be made.
- Planner I Spendlove stated yes the plan is reviewed and it is believed that the City is very close to the projected growth, they have reviewed a couple other population projections for the area independent of the one used in the Comprehensive Plan and they are all close to what was projected in the original plan. The Comprehensive Plan is due for a review and updates and staff is working on beginning that process. He stated he has also been involved with the review of the School District Plan and as far as their long range plan they are on track with their projected needs for expanding due to the population projections. Part of the Strategic Plan for the City is to develop partnerships with these types of entities and he has been included as part of the Schools Long Range Facilities Plan and the need for additional schools to address the schools needs and the impacts that schools have on the community at large.
- Commissioner Woods also asked about the transportation plans for the City and the projected 50,000 population estimate and the changes that may be necessary when that number has been reached.
- Assistant City Engineer Vitek stated there is a Master Transportation Plan that addresses the projections and the impacts for transportation that is available for anyone to review.
- Commissioner Woods asked if there is a mandate for addressing public transportation needs when the population reaches 50,000 people and does it make the City eligible for grants.

**Planning & Zoning Commission Minutes
January 14, 2014**

- Planner I Spendlove stated that once an area reaches this size the City is required to have a Metropolitan Planning Organization which outlines public transportation needs. The City has not met the population requirement yet.
- Commissioner Woods asked if the number is calculated and driven by the census.
- Planner I Spendlove stated usually the mandate doesn't come until a couple years following the census and staff is projecting that the population will be reached by the next census in 2020. Staff is in the process of being proactive and working with community members to get a plan together for meeting these requirements. There will be requirements that will need to be filled and staff is trying to project what the needs will be and how to address them.
- City Council Liaison Mills Sojka stated that she has been chosen to be the Liaison again for the Planning & Zoning Commission for the next two years. There has been more discussion regarding the open meeting process and the desire for participation. Currently if a Council member is interested in attending a meeting they are to notify staff if staff receives 4 or more wanting to participate the meeting will be a formal meeting; she assumes it would be the same for the Commission, for example attending ZOAC meeting. There has also been discussed about possibly transforming ZOAC in the Planning & Zoning Commission because several had interest in participating in the discussion. It was discussed whether or not another committee was needed to discuss issues that would come to the Planning & Zoning Commission anyway, so that is a possibility in the future. If the Commission has any questions or concerns to let her or the City Council know.

VI. UPCOMING PUBLIC MEETINGS:

1. Public Hearing-January 28, 2014 6:00 PM City Council Chambers
2. Work Session-February 5, 2014 12:00 PM City Council Chambers

VII. ADJOURN MEETING:

Chairman Frank adjourned the meeting at 6:55 PM.

Lisa A. Strickland
Administrative Assistant
Planning & Zoning Department