

**COUNCIL MEMBERS:**

|                 |          |               |                  |                 |          |                     |
|-----------------|----------|---------------|------------------|-----------------|----------|---------------------|
| Suzanne Hawkins | Jim Munn | Shawn Barigar | Chris Talkington | Gregory Lanting | Don Hall | Rebecca Mills Sojka |
|-----------------|----------|---------------|------------------|-----------------|----------|---------------------|

Vice Mayor

Mayor



**AMENDED AGENDA**  
**Meeting of the Twin Falls City Council**  
**Monday, May 5, 2014**  
**City Council Chambers**  
**305 3rd Avenue East -Twin Falls, Idaho**

**5:00 P.M.**

**PLEDGE OF ALLEGIANCE TO THE FLAG**  
**CONFIRMATION OF QUORUM**  
**CONSIDERATION OF THE AMENDMENTS TO THE AGENDA**  
**PROCLAMATION: Children's Mental Health Awareness Week**  
**Request made by Mindy Hoskovec, Idaho Federation of Families for Children's Mental Health**

**GENERAL PUBLIC INPUT**

| <b>AGENDA ITEMS</b>   | <b>Purpose</b> | <b>By:</b>         |
|---|----------------|--------------------|
| <b>I. <u>CONSENT CALENDAR:</u></b>  |                |                    |
| 1. Consideration of a request to approve the Accounts Payable for April 29 – May 5, 2014.   | Action         | Sharon Bryan       |
| 2. Approval of the April 28, 2014, City Council Minutes.  | Action         | Sharon Bryan       |
| 3. Consideration of a request from Robin Dober and the Twin Falls Tonight Committee to approve the 16 <sup>th</sup> annual Twin Falls Tonight concerts commencing June 8, 2014, and ending August 20, 2014.   | Action         | Dennis Pullin      |
| <b>II. <u>ITEMS FOR CONSIDERATION:</u></b>  |                |                    |
| 1. Certificates of appreciation to be awarded to the following individuals: Kent Collins, Doug Vollmer, and Jeff Gooding, for their years of service on the City of Twin Falls Development Impact Fee Advisory Committee; and to Chuck Sharp and Lee DeVore, for their years of service on the City of Twin Falls Planning and Zoning Commission. | Action         | Mitch Humble       |
| 2. Consideration of a request to confirm the appointments of Gerald Martens, Susan Petruzzelli, and David Gagliano to the Development Impact Fee Advisory Committee.  | Action         | Don Hall           |
| 3. Consideration of a request to confirm the appointments of Joey Martin and Marc Lambert and the reappointment of Liyah Babayan to the Parks & Recreation Commission.  | Action         | Don Hall           |
| 4. Consideration of a resolution of the City Council of the City of Twin Falls, Idaho, supporting Federal Fair Housing Laws.  | Action         | Travis Rothweiler  |
| 5. Consideration of a request to allow greater than standard building/structure height for a proposed addition and remodel on property located at 150 South Park Avenue West in accordance with Twin Falls City Code 10-7-3.  | Action         | Mitch Humble       |
| 6. Discussion with Sherriff Tom Carter about possible Snake River Canyon jump.  | Presentation   | Brian Pike         |
| 7. Strategic plan update on a Recycling Pilot Program that will be implemented at three neighborhood parks this summer.   | Presentation   | Dennis Bowyer      |
| 8. Strategic plan update on a few of the Police Department's 2014 objectives.   | Presentation   | Brian Pike         |
| 9. Public input and/or items from the City Manager and City Council.  |                |                    |
| <b>III. <u>ADVISORY BOARD REPORTS/ANNOUNCEMENTS:</u></b>  |                |                    |
| <b>IV. <u>PUBLIC HEARINGS:</u> 6:00 P.M.:</b>   |                |                    |
| 1. Request for a Zoning District Change and Zoning Map Amendment to rezone .83 (+/-) acres from R-6 PRO to C-1 for property located on the south side of the 200 block of Shoup Avenue West c/o E. Dan Carter on behalf of Cowboy Investments.  | Action         | E. Dan Carter      |
| 2. Request for a Zoning District Change and Zoning Map Amendment to rezone 6.927 (+/-) acres from R-1 VAR to SUI for property located west of 3236 Addison Avenue East within the City's Area of Impact c/o Leon and Mary Corr.   | Action         | Leon and Mary Corr |
| <b>V. <u>ADJOURNMENT:</u></b>   |                |                    |

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

### Twin Falls City Council-Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor shall review the public hearing procedures.
  2. Individuals wishing to testify or speak before the City Council shall wait to be recognized by the Mayor, approach the microphone/podium, state their name and address, then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the City Clerk. The City Clerk shall make an audio recording of the Public Hearing.
  3. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
    - A complete explanation and description of the request.
    - Why the request is being made.
    - Location of the Property.
    - Impacts on the surrounding properties and efforts to mitigate those impacts.Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor.
  4. A City Staff Report shall summarize the application and history of the request.
    - The City Council may ask questions of staff or the applicant pertaining to the request.
  5. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor may limit public testimony to no less than two minutes per person.
    - Five or more individuals, having received personal public notice of the application under consideration, may select by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the mayor. The spokesperson shall be limited to 15 minutes.
    - Written comments, including e-mail, shall be either read into the record or displayed to the public on the overhead projector.
    - Following the Public Testimony, the applicant is permitted five (5) minutes to respond to Public Testimony.
  6. Following the Public Testimony and Applicant's response, the hearing shall continue. The City Council, as recognized by the Mayor, shall be allowed to question the Applicant, Staff or anyone who has testified. The Mayor may again establish time limits.
  7. The Mayor shall close the Public Hearing. The City Council shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.
- \* Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor.

**COUNCIL MEMBERS:**

|                 |          |               |                  |                 |          |                     |
|-----------------|----------|---------------|------------------|-----------------|----------|---------------------|
| Suzanne Hawkins | Jim Munn | Shawn Barigar | Chris Talkington | Gregory Lanting | Don Hall | Rebecca Mills Sojka |
|-----------------|----------|---------------|------------------|-----------------|----------|---------------------|

Vice Mayor

Mayor

**MINUTES**

**Meeting of the Twin Falls City Council**  
**Monday, April 28, 2014**  
**City Council Chambers**  
**305 3<sup>rd</sup> Avenue East -Twin Falls, Idaho**

**5:00 P.M.**

**PLEDGE OF ALLEGIANCE TO THE FLAG**  
**CONFIRMATION OF QUORUM**  
**CONSIDERATION OF THE AMENDMENTS TO THE AGENDA**  
**PROCLAMATION: None**

**GENERAL PUBLIC INPUT**

| <b>AGENDA ITEMS</b>   | <b>Purpose</b> | <b>By:</b>                     |
|---|----------------|--------------------------------|
| <b>I. <u>CONSENT CALENDAR:</u></b>  | <u>Action</u>  | <u>Staff Report</u>            |
| 1. Consideration of a request to approve the Accounts Payable for April 22 – April 28, 2014, total: \$436,744.07.   | Action         | Sharon Bryan                   |
| 2. Approve Alcohol License for Magic Valley Dining & Entertainment dba Slice at 132 Main Avenue N.  | Action         | Sharon Bryan                   |
| 3. Consideration of a request to approve City Council Minutes March 31, April 7 and April 14, 2014.   | Action         | Leila A. Sanchez               |
| 4. Consideration of a request to approve the Findings of Fact, Conclusions of Law, and Decision for:  | Action         | Mitchel Humble                 |
| a. Zoning District Change & Zoning Map Amendment for Judith A. Rayborn  |                |                                |
| b. Zoning District Change & Zoning Map Amendment for ProWest Engineers  |                |                                |
| c. PUD Modification for Magic Valley Mall, LLC  |                |                                |
| d. Vacation for Castle's Corner Corp.   |                |                                |
| e. PUD Modification for WS&V, LLC   |                |                                |
| <b>II. <u>ITEMS FOR CONSIDERATION:</u></b>  |                |                                |
| 1. Presentation of a service plaque to Jeff Blick in recognition of his service on the Parks & Recreation Commission.   | Presentation   | Dennis Bowyer                  |
| 2. Consideration of a request to confirm the appointment of Dusti Becker to the Golf Advisory Commission.   | Action         | Mayor Don Hall                 |
| 3. Consideration of a request to name the new proposed plaza and splash park in Downtown Twin Falls as the "Downtown Commons".  | Action         | Terry McCurdy<br>Dennis Bowyer |
| 4. Consideration of a request to allow a proposed All-Inclusive Playground to be constructed at Frontier Field and to accept maintenance of the playground upon completion. | Action         | Hailey Barnes<br>Dennis Bowyer |
| 5. Public input and/or items from the City Manager and City Council.  |                |                                |
| <b>III. <u>ADVISORY BOARD REPORTS/ANNOUNCEMENTS:</u></b>  |                |                                |
| <b>IV. <u>PUBLIC HEARINGS:</u>           <b>6:00 P.M.: None</b></b>   |                |                                |
| <b>V. <u>ADJOURNMENT:</u></b>   |                |                                |

*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.*

**5:00 P.M.**

**Present:** Mayor Don Hall, Vice Mayor Suzanne Hawkins, Councilmembers Rebecca Mills-Sojka, Sean Barigar, and Greg Lanting

**Absent:** Councilmembers Chris Talkington and Jim Munn

**Staff Present:** City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Parks and Recreation Director Dennis Bowyer, Deputy City Clerk Sharon Bryan

**PLEDGE OF ALLEGIANCE TO THE FLAG** Mayor Hall called the meeting to order at 5:05 p.m. He then invited all present, who wished, to recite the pledge of Allegiance to the Flag.

**CONFIRMATION OF QUORUM** A quorum is present

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

**PROCLAMATION:** None

**GENERAL PUBLIC INPUT:** None

#### **AGENDA ITEMS**

##### **I. CONSENT CALENDAR:**

1. Consideration of a request to approve the Accounts Payable for April 22 – April 28, 2014, total: \$436,744.07.
2. Approve Alcohol License for Magic Valley Dining & Entertainment dba Slice at 132 Main Avenue N.
3. Consideration of a request to approve City Council Minutes March 31, April 7 and April 14, 2014.
4. Consideration of a request to approve the Findings of Fact, Conclusions of Law, and Decision for:
  - f. Zoning District Change & Zoning Map Amendment for Judith A. Rayborn
  - g. Zoning District Change & Zoning Map Amendment for ProWest Engineers
  - h. PUD Modification for Magic Valley Mall, LLC
  - i. Vacation for Castle's Corner Corp.
  - j. PUD Modification for WS&V, LLC

##### **MOTION:**

Vice Mayor Hawkins made the motion to approve the Consent Calendar. The motion was seconded by Councilmember Barigar and roll call vote showed all members present voted in favor of the motion. Approved 5 to 0.

##### **II. ITEMS FOR CONSIDERATION:**

1. Presentation of a service plaque to Jeff Blick in recognition of his service on the Parks & Recreation Commission.

Mayor Hall and Councilperson Barigar presented plaque to Jeff Blick.

Jeff Blick said it was his privilege to service on the Parks and Recreation Commission. He hopes to continue to provide input and he thanked Dennis Bowyer for all the work he does.

Councilperson Barigar and Mayor Hall thanked Jeff for his service.

2. Consideration of a request to confirm the appointment of Dusti Becker to the Golf Advisory Commission.

Mayor Hall explained the appointment process.

Councilperson Mills-Sojka asked if there was only one applicant. Mayor Hall responded that there was only one applicant. Councilperson Mills-Sojka asked that Dusti share what interested her in applying and what she is interested in doing for the Commission.

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Dusti Becker said she is looking forward to serving on the Commission. With her experience she felt she would be a viable asset to the Commission.

**MOTION:**

Councilperson Lanting made the motion to appoint Dusti Becker to the Golf Advisory Commission for a full term of office from March, 2014 to February 2017. The motion was seconded by Vice Mayor Hawkins. Roll call vote showed all members present voted in favor of the motion. Approved 5 to 0.

3. Consideration of a request to name the new proposed plaza and splash park in Downtown Twin Falls as the "Downtown Commons".

Parks and Recreation Director Bowyer explained that in 2012, the City Council adopted a Naming Policy for Public Buildings, Streets, Public Parks, and Parks and Recreation Facilities.

He explained the procedure to request to name or rename a public building, street, public parks, or park and recreation facility is:

- o Request is submitted to the Parks & Recreation Department.
- o Staff will review the proposal for adherence to criteria.
- o Parks & Recreation Commission will hear the request as part of a public meeting.
- o Commission will forward their recommendation to the City Council for consideration.

Some key points of the Policy are:

There are four criteria to name or re-name facilities.

1. Neighborhood or geographical identification.
2. Natural or geological features.
3. Local or national historical or cultural significance.
4. Historical figure, or an individual, family, or organization that make a significant land, monetary, or service contribution to the acquisition of property, park system, or the community in general.

At the March 10, 2014 City Council meeting, the Twin Falls Community Foundation (TFCF) updated the City Council on the status of the proposed plaza and splash park. As part of their presentation, they requested to name this area as the Downtown Commons. The TFCF understood the process of naming facilities, but wanted the Council to be aware of their plans.

The Twin Falls Community Foundation submitted the attached request to name the new proposed plaza and splash park as the "Downtown Commons". Following the procedure set in the policy, staff presented the request to the Parks & Recreation Commission at the April 15th meeting. Their request falls under #1 of the criteria to name or rename facilities. The Commission felt that this request fits the criteria as presented.

The Parks and Recreation Commission unanimously approved of the request to name the new proposed plaza and splash park as the "Downtown Commons" and forward the recommendation to the City Council for their consideration.

Mayor Hall thanked Terry McCurdy for all his work on this.

**MOTION:**

Councilperson Barigar made the motion to name the new proposed plaza and splash park in Downtown Twin Falls as the "Downtown Commons". The motion was seconded by Councilperson Lanting. Roll call vote showed all members present voted in favor of the motion. Approved 5 to 0.

Christopher Reid is grateful to be appointed to the P & Z Commission. He expressed what great a city we have and he wants to make sure that the growth of the City continues and to create a good environment for businesses and families.

Councilperson Lanting thanked Christopher for his work with our Community.

4. Consideration of a request to allow a proposed All-Inclusive Playground to be constructed at Frontier Field and to accept maintenance of the playground upon completion.

Parks and Recreation Director Bowyer explained the request.

Early this year, Hailey Barnes inquired of City staff if there is a park where an all-inclusive playground could be constructed. An all-inclusive playground is a playground that is designed

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specifically to accommodate all types of disabilities in children and adults. Typical City park playgrounds are about 3,000 square feet (sf) in size, while all-inclusive playgrounds typically range from 5,000 to 20,000 sf. This group is looking for an area between 10,000 and 15,000 sf. Currently, the City's 17 existing playgrounds meet the ADA code for accessibility, but none are considered "all-inclusive."

Staff reviewed several parks that might be able to accommodate such a large area for this playground. Staff's recommendation is to use Frontier Field. The idea is to replace the existing playground and swings with this new playground equipment and to remove both of the existing old shelters. One of the shelters will be removed permanently due to the condition of the shelter, and the other one would be moved further south in the park, closer to the parking lot.

Hailey Barnes, EHM Engineers presented the request for an all-inclusive playground.

She is requesting that the City maintain the playground after it is built, help with the public meetings, and help with fundraising efforts. The cost for this type of playground equipment could range from \$300,000 to \$600,000. Hailey estimates it would be approximately \$500,000. The City of Pocatello did a community fundraising effort and installation for their all-inclusive playground all within seven months. The cost was approximately \$500,000.

*The Parks and Recreation Commission recommends that the Council approve the concept of the all-inclusive playground at Frontier Field with the following condition:*

- This citizen group to form all the needed committees to design the playground, raise the necessary funds for it, install the playground and fall surfacing material, and to have these committees work with City staff all through their process.

Councilperson Mills-Sojka concerned about the parking situation at Frontier Field and asked that they look at some of the parks with less activities and better accessibility.

Mayor Hall agreed with the parking at Frontier Field.

Council asked that they look at other locations that parking would be less of a problem and bring to future council meeting for approval.

**MOTION:**

Councilperson Lanting made the motion to allow a proposed All-Inclusive Playground and to accept maintenance of the playground upon completion with the following condition: This citizen group to form all the needed committees to design the playground, raise the necessary funds for it, install the playground and fall surfacing material, and to have these committees work with City staff all through their process. The motion was seconded by Councilperson Barigar. Roll call vote showed all members present voted in favor of the motion. Approved 5 to 0.

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

Mayor Hall concerned about the lack of process for approval for Council to go to trainings, meetings, and if we have it in the budget. He asked that this be put on future agenda.

**III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS: None**

**IV. PUBLIC HEARINGS: 6:00 P.M.: None**

**V. ADJOURNMENT: 6:15 P.M.**



**Date:** Monday, May 5, 2014, Council Meeting  
**To:** Honorable Mayor and City Council  
**From:** Staff Sergeant Dennis Pullin, Twin Falls Police Department

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**Request:**

Consideration of a request from Robin Dober and the Twin Falls Tonight Committee to approve the 16<sup>th</sup> annual, weekly Twin Falls Tonight Concerts commencing on June 18, 2014, and concluding August 20, 2014. These activities will be held each Wednesday evening from 6:00 p.m. to 9:00 p.m. and will take place near the fountain on Main Avenue in downtown Twin Falls.

**Time Estimate:**

Due to the success of this event over the past 15 years, this application may be considered on the Consent Calendar and, with the Council's consent, requires no further discussion.

**Background:**

As over the last 15 years, this season's weekly concerts will be held on Main Avenue East and Main Avenue South, from Shoshone Street to Idaho Street East. The 100 Block of Hansen Street East will also be occupied. The event will include vendors, set up on Main Avenue near the fountain, and live music each week. The band stage will be on Hansen Street East. Alcohol will be served by Soran's and the Beacon; identification will be checked by the Twin Falls Tonight Committee members and wristbands will be issued accordingly. The upcoming events will be held on the following dates: June 18, June 25, July 2, July 9, July 16, July 23, July 30, August 6, August 13 and August 20, 2014.

Based on last year's attendance, Committee Member Robin Dober estimates that 600 to 1,000 people will attend each Wednesday night. Alcohol will be sold in conjunction with live bands playing and amplified music for three hours each Wednesday evening. In order to ensure a safe viewing area and to accommodate the setup and removal of equipment, the Committee has requested that Main Avenue from Shoshone Street to Idaho Street be blocked during the event. City Staff has reviewed the application and believes there is an effective plan in place for a safe and enjoyable series of events. There will be two (2) Twin Falls County Sheriff's Reserve Deputies providing security for the events being held on June 18, 2014, and June 25, 2014. Due to the increased attendance as the summer progresses and recommendation from the Twin Falls County Sheriff's Reserve Deputies, there will be four (4) Twin Falls County Sheriff's Reserve Deputies working the events on Main Avenue from July 2, 2014, through the last event on August 20, 2014.

The Farmers Market that was held on the same nights as the Twin Falls Tonight Concerts, on Main Avenue North and West, will be joining the Twin Falls Tonight events and will set up in the area of Main Avenue South and East. This will bring both events together.

Staff has the following recommendations:

- The amplified music could generate a noise complaint from the residential neighborhood near the downtown area. The volume of the amplification should therefore be set at a level sufficient to minimize the possibility of a noise disturbance complaint.
- The Patrol Supervisor will be advised to contact Twin Falls Tonight Committee Member Robin Dober, or her designee, should any person call regarding a noise complaint. The on-duty Police Supervisor shall have the authority to order event organizers to mitigate the volume of amplified music and, if the noise complaints become habitual, the Patrol Supervisor shall have the authority to order the music terminated.

**Approval Process:**

Consent by the City Council

**Budget Impact:**

The 100 and 200 Blocks of Main Street East and South will be closed from Shoshone Street to Idaho Street. The 100 Block of Hansen Street East will be closed between Main Avenue East and 2<sup>nd</sup> Avenue East. The streets will be closed with the use of barricades. The Twin Falls Tonight Committee has access to barricades and cones for use in blocking the streets so there is no budget or regulatory impact to the City.

**Regulatory Impact:**

None

**Conclusion:**

Staff recommends that the City Council approve the Special Events Application submitted for the Twin Falls Tonight events to be held every Wednesday beginning June 18, 2014, through August 20, 2014, based on the information provided.

**Attachments:**

Special Events Application and Site Map

DP:aed



**CITY OF TWIN FALLS  
SPECIAL EVENTS APPLICATION**

DATE OF EVENT: Wednesdays June 18 - August 20, 2014

TIME OF EVENT: Start: 6 pm End: 9 pm

LOCATION OF EVENT (Include business name, if applicable):

Main Avenue and Hansen St at the Fountain in  
downtown Twin Falls

NUMBER OF PEOPLE IN ATTENDANCE: 600-1000

WILL EVENT OCCUPY A PUBLIC STREET: Yes:  No:   
(If yes, please provide diagram of proposal.)

WILL ALCOHOL BE SERVED: Yes:  No:

HAS CATERING PERMIT BEEN SECURED Yes:  No:  not yet - Sorans Scooters (potential)  
(If yes, attach copy of permit to application.)

\*For the safety of event participants and law enforcement personnel, it is required that paper or plastic containers be used for alcoholic beverages.

NAME OF APPLICANT Twin Falls Tonight  
ADDRESS P.O. Box 5868 Twin Falls ID 83303

HOME TELEPHONE —

BUSINESS PHONE 208 420 0916

NAME OF RESPONSIBLE PARTY/CONTACT PERSON Robin Dober

ADDRESS same as above

HOME PHONE —

BUSINESS PHONE 208 420 0916

**DESCRIPTION OF EVENT:**

Outdoor Community Concert and Market at the  
fountain on Main Avenue in Downtown Twin Falls  
on Wed evenings 6-9 pm. Bands, food, beverages  
and craft vendors, bounce house, mini train.

I, \_\_\_\_\_, APPLICANT FOR THE ABOVE EVENT,  
AUTHORIZE \_\_\_\_\_ TO APPLY FOR THE PERMIT  
ON MY BEHALF.

Rolind Olsen  
APPLICANT'S SIGNATURE

2/28/2014  
DATE

**\*\* EVENT APPLICATIONS MUST BE SUBMITTED NO LATER THAN 45 DAYS  
PRIOR TO THE EVENT OR THE PERMIT MAY BE DENIED.**

**REVIEWED BY:**

Pullin  
Twin Falls Police Department

Approved  Denied \_\_\_\_\_

[Signature]  
Twin Falls Fire Department

Approved  Denied \_\_\_\_\_

[Signature]  
Parks & Recreation Department

Approved  Denied \_\_\_\_\_

[Signature]  
Urban Renewal

Approved \_\_\_\_\_ Denied \_\_\_\_\_

[Signature]  
Building Department

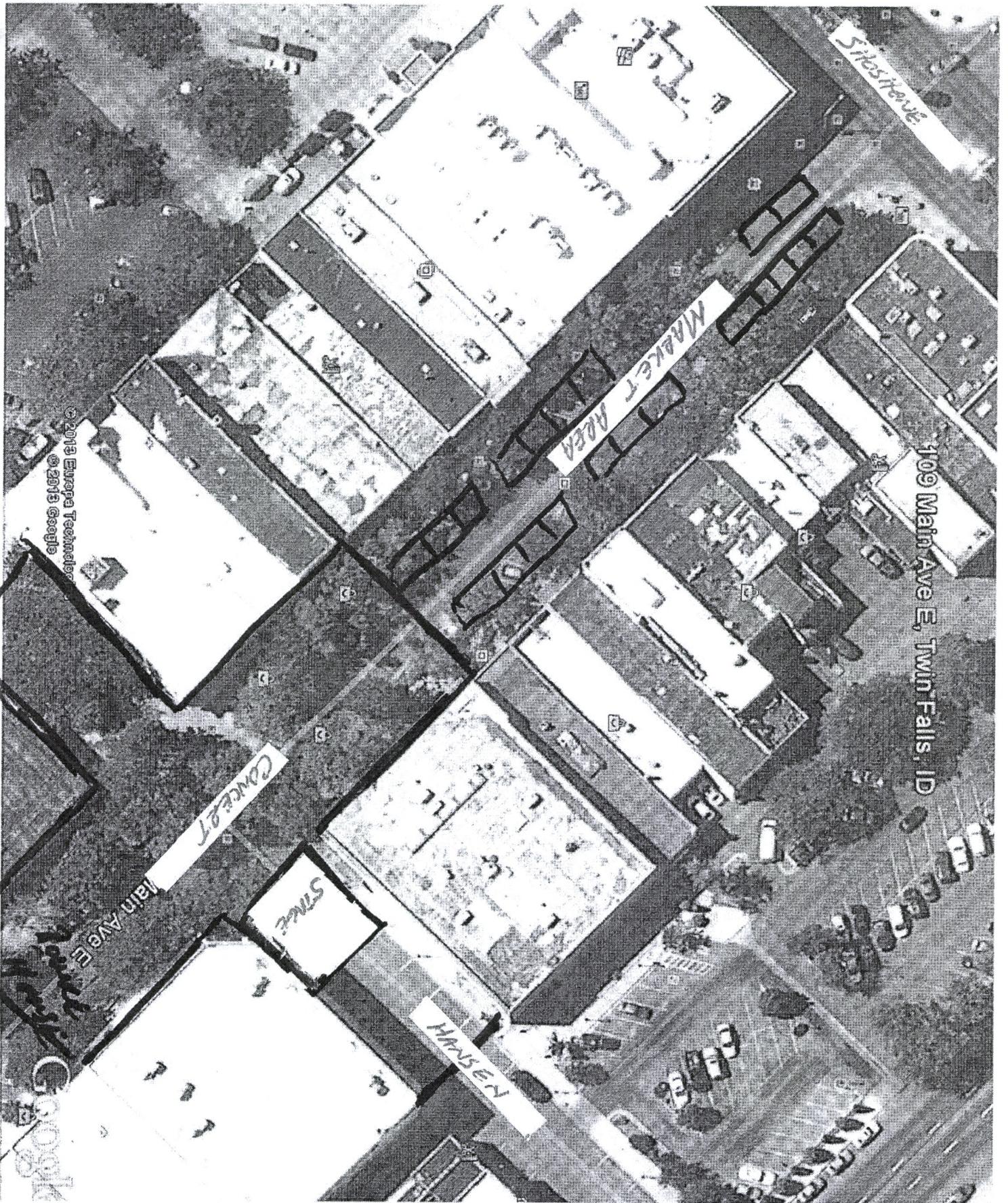
Approved  Denied \_\_\_\_\_

[Signature]  
Planning & Zoning

Approved  Denied \_\_\_\_\_

[Signature]  
Information Service

Approved  Denied \_\_\_\_\_



## Certificate of Appreciation

We, the Mayor and City Council of the City of Twin Falls, Idaho, do hereby award this certificate to

**Kent Collins**

in recognition of his 6 years of service to this great City and its residents as a member of the City of Twin Falls Development Impact Fee Advisory Committee. We do express our sincere gratitude and honor him for his demonstrated civic pride and duty, reminiscent of that of the ancient Athenians.

Awarded this 5th day of

May, 2014



Mayor

### The Athenian Oath

We will never bring disgrace to this our city by any act of dishonesty or cowardice, nor ever desert our suffering comrades in the ranks; We will fight for the ideals and sacred things of the city, both alone and with many; We will revere and obey this city's laws and do our best to incite to a like respect and reverence those who are prone to annul or set them at naught; We will strive unceasingly to quicken the public sense of public duty; That this, in all these ways, we will transmit this city, not only, not less, but greater, better and more beautiful than it was transmitted to us.

## Certificate of Appreciation

We, the Mayor and City Council of the City of Twin Falls, Idaho, do hereby award this certificate to

**Doug Hollmer**

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in recognition of his 6 years of service to this great City and its residents as a member of the City of Twin Falls Development Impact Fee Advisory Committee. We do express our sincere gratitude and honor him for his demonstrated civic pride and duty, reminiscent of that of the ancient Athenians.

Awarded this 5th day of

May, 2014



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Mayor

### The Athenian Oath

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## Certificate of Appreciation

We, the Mayor and City Council of the City of Twin Falls, Idaho, do hereby award this certificate to

**Jeff Boeding**

in recognition of his 6 years of service to this great City and its residents as a member of the City of Twin Falls Development Impact Fee Advisory Committee. We do express our sincere gratitude and honor him for his demonstrated civic pride and duty, reminiscent of that of the ancient Athenians.

Awarded this 5th day of

May, 2014



Mayor

### The Athenian Oath

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## Certificate of Appreciation

We, the Mayor and City Council of the City of Twin Falls, Idaho, do hereby award this certificate to

**Chuck Sharp**

in recognition of his 3 years of service to this great City and its residents as a member of the City of Twin Falls Planning & Zoning Commission. We do express our sincere gratitude and honor him for his demonstrated civic pride and duty, reminiscent of that of the ancient Athenians.

Awarded this 5th day of  
May, 2014



Mayor

### The Athenian Oath

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## Certificate of Appreciation

We, the Mayor and City Council of the City of Twin Falls, Idaho, do hereby award this certificate to

**Lee DeBore**

in recognition of his 6 years of service to this great City and its residents as a member of the City of Twin Falls Planning & Zoning Commission. We do express our sincere gratitude and honor him for his demonstrated civic pride and duty, reminiscent of that of the ancient Athenians.

Awarded this 5th day of

May, 2014



Mayor

### The Athenian Oath

We will never bring disgrace to this our city by any act of dishonesty or cowardice, nor ever desert our suffering comrades in the ranks; We will fight for the ideals and sacred things of the city, both alone and with many; We will revere and obey this city's laws and do our best to incite to a like respect and reverence those who are prone to annul or set them at naught; We will strive unceasingly to quicken the public sense of public duty; That this, in all these ways, we will transmit this city, not only, not less, but greater, better and more beautiful than it was transmitted to us.



**Monday** May 5, 2014  
**To:** City Council  
**From:** Mayor Don Hall

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**Request:**

Consideration of a request to confirm the appointments of Gerald Martens, Susan Petruzelli, and David Gagliano to the Development Impact Fee Advisory Committee.

**Time Estimate:**

The presentation will take approximately 5 minutes. Following the presentation, additional time may be necessary for questions.

**Background:**

Kent Collins, Doug Vollmer, and Jeff Gooding have all completed their second terms on the Development Impact Fee Advisory Committee. All three were original members of the Committee and were instrumental in the creation and implementation of our impact fee program. Their input on the Committee will be missed. In addition to these three, the Committee has another vacancy from an earlier resignation.

City staff posted a vacancy notice for these four positions. Staff received applications from three individuals with an interest in serving on the Committee. An interview panel consisting of Committee Chairman John Bonnett, Committee Liaison Chris Talkington, Community Development Director Mitch Humble, and I interviewed these three individuals. The interview panel recommended that Gerald Martens, Susan Petruzelli, and David Gagliano be appointed to the Commission. These appointments would be for three years beginning April 2014 and ending in March 2017. Following these appointments, there will still be one vacancy on the Committee.

City Code 2-11-3 (A) requires that at least four members of the Committee be "active in the business of development, building, or real estate." With the departure of Kent, Doug, and Jeff, the Committee has only two members that currently meet this requirement. Gerald is a local civil engineer and is also a property developer. Susan and her husband own and operate an electrical contractor business. The appointment of Gerald and Susan will get the Committee back to having at least four members who are active in the business of development, building, or real estate.

Additionally, City Code 2-1-1 says, "The members of all advisory commissions established under this title shall be residents of the city unless this residency requirement is specifically waived by the council." Gerald and Susan do not live in the City limits. Therefore, to appoint Gerald and Susan to the Committee, the Council must waive the residency requirement for them.

**Approval Process:**

City Code 2-11-3 (B) says that Committee members are appointed by the Mayor and confirmed by the City Council.

**Budget Impact:**

None

**Regulatory Impact:**

Approval of this request will get the Committee back to nearly full membership. There will still be one vacancy, but there will be enough members to hold meetings.

**Conclusion:**

I request that the Council confirm my appointment of Gerald Martens, Susan Petruzelli, and David Gagliano to the Development Impact Fee Advisory Committee, and waive the residency requirement for Gerald and Susan.

**Attachment:**

Letters of interest

Please accept this email as my application to serve on the impact fee committee. It is my understanding that there is a current vacancy and that several terms expire.

Gerald

*Gerald L. Martens*  
*Principal – Professional Engineer*



3/7/14

3090 Highlawn Dr.  
Twin Falls, ID 83301  
(208) 732-0032

To: Mitch Humble  
Community Development Director  
City of Twin Falls

Mr. Humble:

My name is Susan Petruzzelli, I am a resident and business owner in Twin Falls. I am interested in serving on one of the City's commissions or committees. Please advise if I can be of service.

Sincerely,

  
Susan Petruzzelli

Mr. Mitch Humble;

Re; community volunteer positions

good afternoon Mr. Humble,

In response to the recent article regarding the need for local volunteers that might contribute to the community. I am writing to request that you please consider the information pertaining to my background and experience as it relates to possible positions you may need filled in the near future. Please note however, we have only resided in Twin Falls for One Year.....

My name is David Gagliano, I am a retired former business owner, my firm specialized in commercial construction. We concentrated on military facilities, along with projects such as prisons, schools, hospitals, libraries etc. My employee's participated within the framing, drywall, paintings, water repellent and epoxy applications. Working with architects designers, government inspectors, core of engineers, as well as correctional officers, And eventually the final "end users". With 38 years of commercial construction, hundreds of contracts completed on time and on budget, we feel we understand the vast amount of time and effort required to bring projects to a successful completion. Working as part of a team built along with many other contractors, we consistently tried to be part of the solution, when faced with obstacles or delays that simply required patience and experience.

Finding we having substantial amount of time on our hands, we feel we could perhaps offer some type of assistance to your valuable and worthy cause. If you feel we might fill a position with the qualifications listed above, please contact Via these Email, or the phone number below.

Thank you for your time and consideration.

--

DAVID GAGLIANO

Mr. Humble (Mitch);

Re: Volunteer Position;

Thank you for your time and efforts to review my background and possible consideration for any of the fore mentioned volunteer positions available. Since we are not eligible for the Planning and Zoning Committee at this time, our hope would be that perhaps a position would be available sometime in the future. For now however your suggestion is appreciated. We would agree the Impact Fee Committee would perhaps best suited for someone with my past professional business experience.

Please place my name on the "list" where you feel we could best fill your needs.

Thank you once again for your time Mitch.

Best regards;

DAVID GAGLIANO



**Monday** May 5, 2014  
**To:** City Council  
**From:** Mayor Don Hall

---

**Request:**

Consideration of a request to confirm the appointments of Joey Martin and Marc Lambert and the reappointment of Liyah Babayan to the Parks & Recreation Commission.

**Time Estimate:**

The presentation will take approximately 3 minutes. Following the presentation, additional time may be necessary for questions.

**Background:**

Jeff Blick and Craig Manning both recently completed their terms on the Parks & Recreation Commission. They both provided valuable input to the Commission and had good attendance records. Their participation on the Commission will be missed.

Liyah Babayan also recently completed her first term on the Commission. Liyah is eligible for and has requested reappointment to the Commission. Liyah has had great attendance and has been a valuable contributor to the Commission.

City staff posted a vacancy notice for these positions. Staff received applications from six individuals with an interest in serving on the Parks & Recreation Commission. An interview panel consisting of P&R Chairman Kevin Dane, P&R Liaison Shawn Barigar, Community Development Director Mitch Humble, and I interviewed these six individuals. The interview panel recommended that Joey Martin and Marc Lambert be appointed to the Commission. In addition to appointing Joey and Marc, I would like to reappoint Liyah Babayan to a second term on the Commission. These appointments would be for three years beginning April 2014 and ending in March 2017.

**Approval Process:**

City Code 2-4-3 says that Parks & Recreation Commissioners are appointed by the Mayor and confirmed by the City Council.

**Budget Impact:**

None

**Regulatory Impact:**

Approval of this request will maintain full membership on the Parks & Recreation Commission.

**Conclusion:**

I request that the Council confirm my appointment of Joey Martin and Marc Lambert and my reappointment of Liyah Babayan to the Parks & Recreation Commission.

**Attachment:**

Letters of interest

Mitch.

I would officially like to put my name in for consideration for one of the two open seats on the twin falls parks and recreation commission.

Growing up in twin, I feel I have an understanding of the wants and needs for our local parks and children's athletics programs.

Thank you for your consideration.

Joey Martin

Hello Mitch,

My name is Marc Lambert and I am interested in possibly serving the city in the newly vacant position in the parks and recreation commission.

A little about me: I have lived in Twin Falls for 4.5 years, and I work as a Doctor of Physical Therapy at a local private practice.

I would like to know more about what exactly is required of someone serving on the commission, before I fully commit. I have gone over the city code, but would like a more detailed understanding of time commitment and specific type of work that will be required.

Thank you,

Marc.



**Date:** Monday, May 5, 2014  
**To:** Honorable Mayor and City Council  
**From:** Travis Rothweiler, City Manager

---

**Request:**

Consideration of a Resolution of the City Council of the City of Twin Falls, Idaho supporting Federal Fair Housing laws.

**Time Estimate:**

The presentation will take approximately 5 minutes in addition to time needed for answering questions.

**Background:**

The City of Twin Falls has been a long-time supporter and advocate of Federal Fair Housing Laws. In 2010, the City of Twin Falls adopted Resolution 1841.

Serving as an advocate for Federal Fair Housing Laws is an appropriate role for the City of Twin Falls. In this role, we agree to:

- "...encourage equal opportunity in housing for all persons regardless of race, color, religion, gender or national origin. The Fair Housing Amendments Act of 1988 expands coverage to include disabled persons and families with children"
- "...within available resources the City will assist all persons who feel they have been discriminated against because of race, color, religion, gender, national origin, disability or familial status to seek equity under federal and state laws by referring them to the U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity, Compliance Division"

In addition and in order to accept certain grant funds, a local government is required to have an "up-to-date" Fair Housing Resolution on file. The attached resolution was provide to the City of Twin Falls for its consideration, discussion and adoption.

**Approval Process:**

Approval requires a simple majority vote of the City Council members present on the direction to be taken.

**Budget Impact:**

There is no budget impact associated with this request.

**Regulatory Impact:**

There are no regulatory impacts associated with this request.

**Attachments**

1. Fair Housing Resolution

**Resolution \_\_\_\_\_**  
**Fair Housing Resolution**

LET IT BE KNOWN TO ALL PERSONS OF the City of Twin Falls that discrimination on the basis of race, color, religion, gender or national origin in the sale, rental, leasing or financing of housing or land to be used for construction of housing or in the provision of brokerage services is prohibited by Title VIII of the 1968 Civil Rights Act (Federal Fair Housing Law).

It is the policy of the City of Twin Falls to encourage equal opportunity in housing for all persons regardless of race, color, religion, gender or national origin. The Fair Housing Amendments Act of 1988 expands coverage to include disabled persons and families with children. Therefore, the City does hereby pass the following Resolution.

BE IT RESOLVED that within available resources the City will assist all persons who feel they have been discriminated against because of race, color, religion, gender, national origin, disability or familial status to seek equity under federal and state laws by referring them to the U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity, Compliance Division.

BE IT FURTHER RESOLVED that the City shall publicize this Resolution and through this publicity shall encourage owners of real estate, developers, and builders to become aware of their respective responsibilities and rights under the Federal Fair Housing Law and amendments and any applicable state or local laws or ordinances.

SAID PROGRAM will at a minimum include: 1) publicizing this resolution; 2) posting applicable fair housing information in prominent public areas; 3) providing fair housing information to the public; 4) preparing a fair housing assessment; and 5) declaring April as Fair Housing Month.

EFFECTIVE DATE

This Resolution shall take effect \_\_\_\_\_

\_\_\_\_\_  
Attest

\_\_\_\_\_  
Chief Elected Official



Public Hearing: **MONDAY MAY 05, 2014**

To: Honorable Mayor and City Council

From: Mitch Humble, Community Development Department

## ITEM

**Consideration of a request to allow greater than standard building/structure height for a proposed addition and remodel on property located at 150 South Park Avenue West in accordance with Twin Falls City Code 10-7-3.**

**Background:**

|  |   |  |
|--|---|--|
| <b>Applicant:</b><br>Soranco Bean Products, Inc.<br>150 So. Park Ave W<br>PO Box 963<br>Twin Falls, ID 83303-0963<br><br><b>Representative:</b><br>Jim Soran<br>President/Sales Manager<br>208-733-4024<br>208-734-4024 – fax<br><a href="mailto:jimsoran@soranco.com">jimsoran@soranco.com</a><br><br>New Plateau Leap Project 2014 | <b>Status:</b> owner  | <b>Size:</b> maximum height of 71' for 4 new bean storage structures |
|  | <b>Zoning:</b> M-2  | <b>Requested Zoning:</b> Approval of additional building height      |
|  | <b>Comprehensive Plan:</b> Industrial                         | <b>Lot Count:</b> N/A  |
|  | <b>Existing Land Use:</b> agricultural product handling plant | <b>Proposed Land Use:</b> agricultural product handling plant        |
|  | <b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-7-3         |  |
| <b>Zoning Designation &amp; Surrounding Land Uses:</b>   | <b>North:</b> M-2; Hamilton Mfg.                              | <b>East:</b> M-2; Hamilton Mfg. and LA Casita                        |
|  | <b>South:</b> M-2; South Park Ave W/Industrial                | <b>West:</b> M-2; Russett St/ industrial use                         |

**History:**

The property is located within the M-2 zoning district. The Soranco Bean Co has been in operation for approximately 70 years. The company is an agricultural product handling company.

**Budget Impact:**

Approval of this request will have negligible impact the City budget.

**Regulatory Impact:**

Approval of this request will allow the applicant to proceed with the addition, remodel and site permitting process for constructing an addition to their existing bean handling plant.

**Analysis:**

Attached is a letter from Jay Christensen, P.E., S.E. representing Mr. Jim Soran, Plant Owner and Sales Manager for The Soranco Bean Products, Inc. Twin Falls Facility requesting City Council approval of additional building/structure height in accordance with Twin Falls City Code Section 10-7-3. The property is zoned M-2. The M-2 development standards allow a maximum building/structure height of 50 feet. Mr. Soran is asking to be allowed to construct an addition consisting of four (4) bean storage structures that have a 36' diameter and a peak height of 71', including the associated catwalks. The structures are not inhabited spaces. Mr. Soran met with city staff to review the request on Monday, April 28, 2014. The proposed structures will be used to store food products/beans prior to shipment of the product. Jim Auclair, Fire Marshal determined a fire suppression system shall not be required for these structures, as presented.

*Section 10-7-3 states, "The council may allow greater than standard building heights with or without extra setback requirements, in the CB, C1, M1 and M2 zoning districts and subdistricts, providing all floors have a fire sprinkler system approved by the fire chief and city engineer. The requirement for a fire sprinkler system may be waived by the council, based on recommendations from the fire chief, for a building which is accessory to a farming use and not intended for human occupancy providing the property owner releases the city from all fire protection responsibility and liability. (Ord. 2045, 7-6-1982; amd. Ord. 2526, 5-20-1996)"*

Approval of this request will allow the applicant to construct an addition consisting of four (4) 71' tall bean storage structures without a sprinkler system to their existing bean handling facility, as presented.

**Conclusion:**

Staff recommends that the Council grant the request for additional building/structure height, as presented.

**Attachments:**

1. Narrative/Letter of Request
2. Aerial/Street/Zoning Maps
3. Site Plan(2)
4. Elevations

RECEIVED

APR 29 2014

CITY OF TWIN FALLS  
BUILDING DEPT.

April 29, 2014

City Council of the City of Twin Falls, Idaho  
301 Third Avenue, East  
Twin Falls, ID 83301

Re: Soranco Bean request for Height Variance

Dear members of the City Council,

This is a formal request for a height variance for equipment and structures to be located on a property with a physical address of: 150 South Parke West, Twin Falls, ID 83301. This property is owned and operated by Soranco Bean Products Inc., an agricultural product handling company that has been in existence for nearly 70 years.

Soranco Bean desires to make improvements of their facility. As part of this improvement the company intends on adding (4) bean storage tanks that have a 36' diameter and a peak height of 65'-10" above grade. Product handling conveyors with associated catwalks would be installed atop these structures with a maximum height of 71' above grade. The contemplated equipment and structures are not inhabited spaces. Accompanying this letter is a set of three (3) drawings that provide a scope of the intended improvements. For Soranco Bean, these improvements will provide a higher level of productivity as well as an increased capacity. These improvements are seen by the company as a much needed change that has been postponed for a number of years.

It is understood that the property is located in Zone M-2 which, per City Code, has a height limitation of 50'. This is a request to the City Council to provide a variance on the height to accommodate the 71' tank and equipment structures.

Representatives of Soranco Bean met with city officials including: Planning and Zoning, Fire and Building Department personnel, on April 28, 2014. During the meeting various particulars of the improvements were discussed and information was exchanged regarding how to proceed. This request is an outcome of that meeting.

An informal review of sites nearby as well as other locations in the city has been conducted. There are at least eight (8) different properties in the same zoning classification, that have similar equipment and structures that exceed the 50' height restriction. This letter requests that the improvements as Soranco Bean be considered similarly.

With regards,



Jay D. Christensen P.E., S.E.

SORANCO BEAN PRODUCTS INC  
NEW PLATEAU LEAP PROJECT 2014  
APRIL 28, 2014 PAGE 1

TO: KELLY WEEKS  
TWIN FALLS CITY BUILDING DEPT.

FROM: JIM SORAN  
PRESIDENT/OWNER

#### BACKGROUND

SORANCO IS READY TO MAKE A HUGE LEAP TO THE NEXT PIVOTAL PLATEAU IN OUR BUSINESS LIFE. WE ASK FOR YOUR HELP, YOUR GUIDANCE, AND INVITE YOU TO JOIN US ON THIS PATH.

#### OBJECTIVES - FUTURE STATE

REALIZE SIGNIFICANT COST SAVINGS, EFFICIENCIES AND INCREASES IN THROUGHPUT  
ELIMINATE REDUNDANT METHODS, CREATE ENVIRONMENT FOR BETTER BUSINESS PRACTICES  
ELIMINATE SWING SHIFT/REDUCE NUMBER OF FORKLIFTS/ELIMINATE TEMPORARY WORKERS

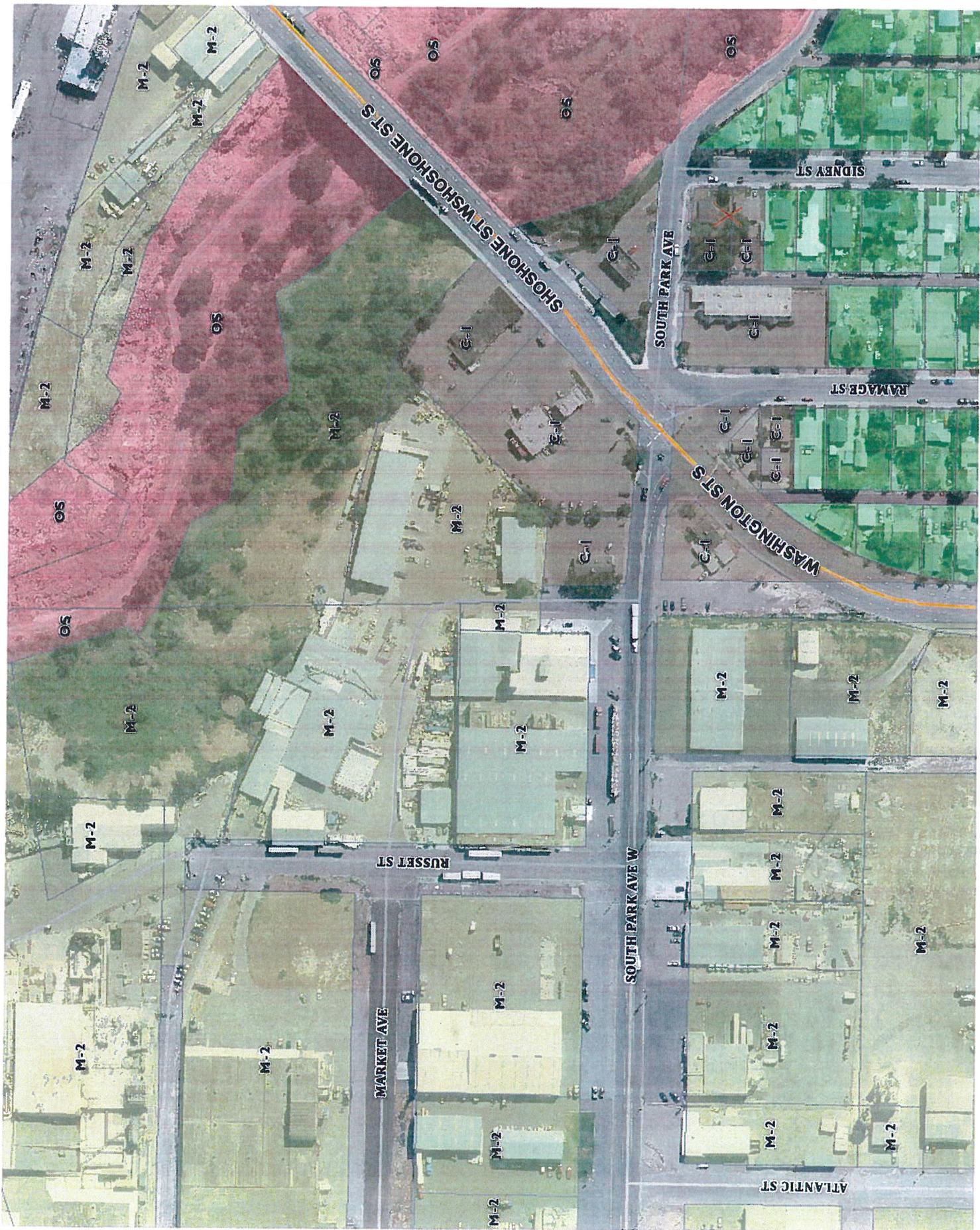
#### CURRENT SITUATION

ORIGINAL PLANT SIZED FOR 50,000 CWT., FLAT BED FARM TRUCKS NOW SEMI-TRUCK-TRAILERS  
20 YEARS AT 250,000 CWT. REQUIRING TREMENDOUS EFFORTS OF PEOPLE AND EQUIPMENT.  
CONTINUOUS MULTIPLE STEPS, UNNEEDED PRODUCT MOVEMENT, BARELY KEEPING PACE.  
21 YEARS RENTING ADDITIONAL SPACE REQUIRING CONSTANT TRUCKING OF PRODUCT

#### SOLUTION RECOMMENDATION

NEW LARGE BULK BINS AND EQUIPMENT TO ALLOW FOR ONE MAN GROWER RECEIVING AND  
TRANSFER TO STORAGE. AUTOMATED MOVEMENT OF BULK PRODUCT TO CLEANING LINES.  
RELOCATE SHIPPING DOCK TO WEST WAREHOUSE FOR BETTER ACCESS AND TRAFFIC FLOW.  
NEW WAREHOUSE SPACE ON ZURSUN LOT TO ELIMINATE RENTALS AND TRUCKING

SORANCO BEAN PRODUCTS INC





M-2

M-2 807 RUSSET

MARKET AVE

118 MARKET

M-2

M-2 888 WASHIN

M-2

RUSSET ST

M-2 216 SOUTH

M-2

150 SOUTH

M-2

880 SHOSH

C-1

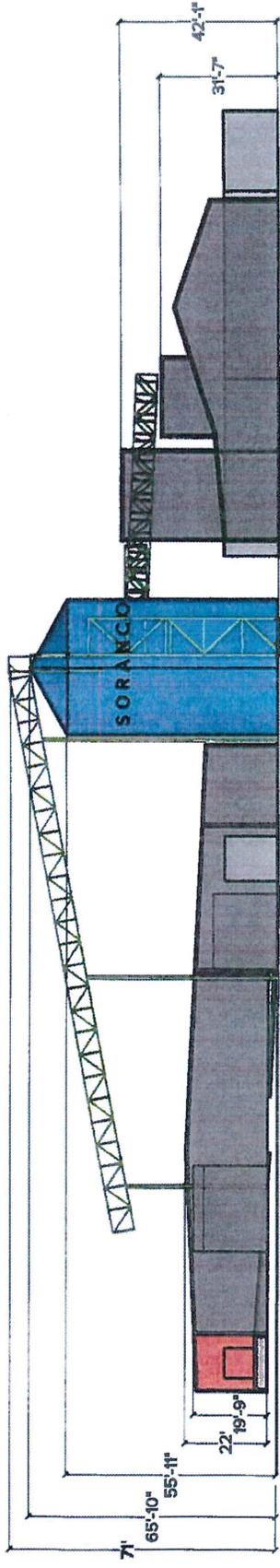
C-1 111 SOUTH

SOUTH PARK AVE W

M-2 119 SOUTH

C-1 127 SOUTH

C-1

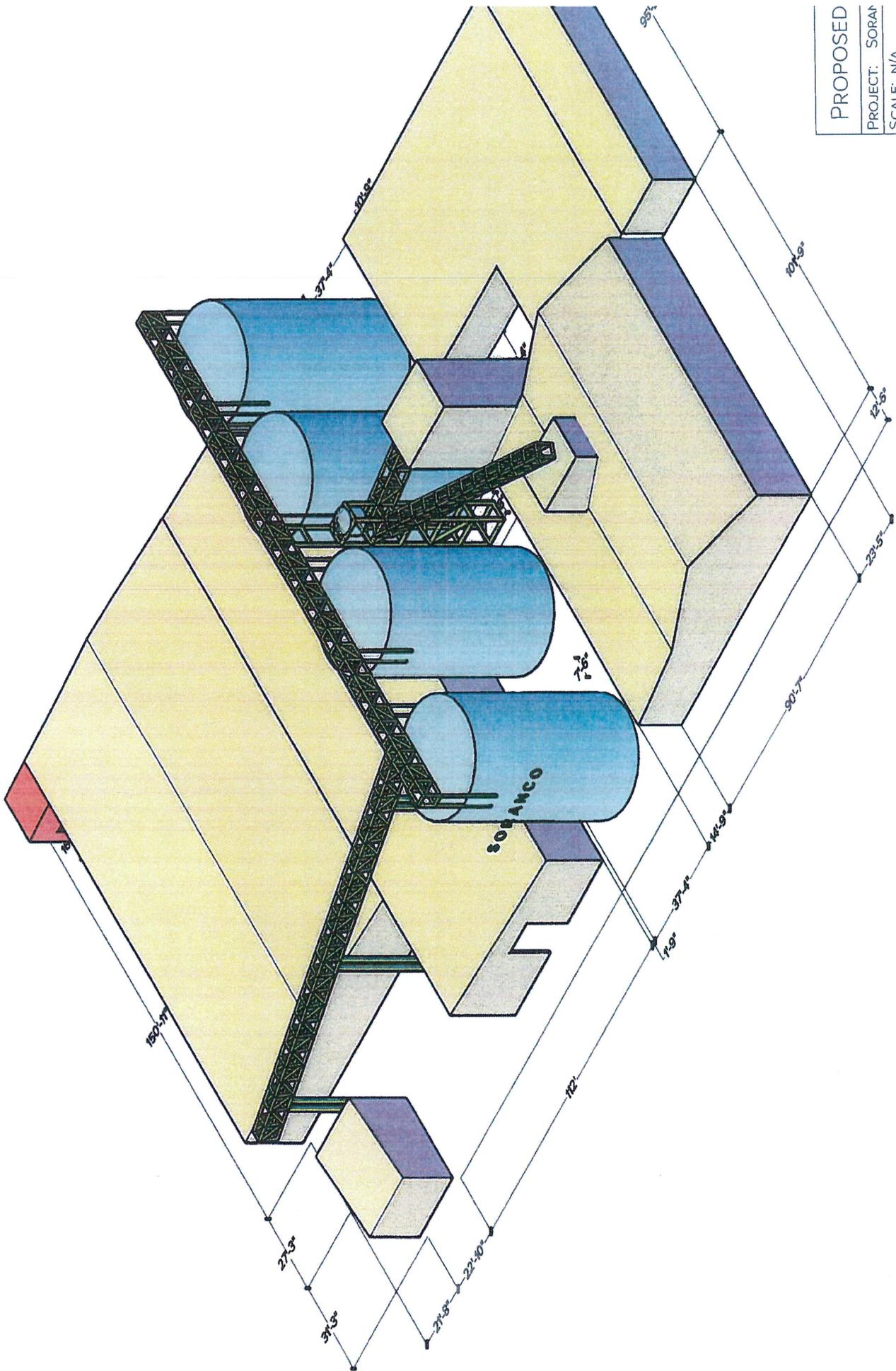


PROPOSED I

PROJECT: SORAN

SCALE: 1/32" = 1'

SIZE: 11"x17" ST



|                    |
|--------------------|
| PROPOSED           |
| PROJECT: SORAN     |
| SCALE: N/A         |
| SIZE: 11"X17"   5' |





## Monday May 5, 2014 City Council Meeting

**To:** Honorable Mayor and City Council

**From:** Dennis J. Bowyer, Parks & Recreation Director

---

### **Request:**

To Update the Council on a Recycling Pilot Program that will be implemented at three neighborhood parks this summer.

### **Time Estimate:**

The staff presentation will take approximately 10 minutes. Following the presentation, we expect some time for questions and answers. Les Reitz with PSI will be available for questions also.

### **Background:**

Staff reviewed the potential of starting a recycling program in some of its parks last year. Time constraints did not let it happen. Early this year, staff started to review recycling in parks idea with an interested citizen, Les Reitz with PSI, and the Parks and Recreation Commission.

Discussion was held around the following topics:

- Which parks should be included in recycling efforts?
- The cost of implementing the program?
- How to encourage the park patrons to recycle?
- Does the City charge the large events for recycling services?
- Does the City start with a pilot program first to gauge the success of the program?

At the March Parks & Recreation Commission meeting, Les Reitz with PSI (City contracted provider for garbage and recycling services) presented to the Commission his ideas of how it could work this year. Les told the Commission and staff what PSI could offer and what the City would have to do. Les also had an illustration (attached) of the recycle can that has a locking lid with a small hole (rubber boot assembly) in the top for cans and plastic. It was decided to focus the recycling efforts on plaster bottles and aluminum cans. These recycling cans (95 gallons) are the same size of cans that the citizens of Twin Falls use for their recycling efforts. The cans in the parks will have locking lids on them.

Large events at city parks have some issues that need to be worked out, since those large events take place on the weekends, PSI does not do pickups on the weekends and their recycling center is closed. There would have to be enough of the recycling cans to handle all the recycling needs. At this time, no estimate has been made on the number of recycling cans needed and each one of those cans has a cost associated with. Some other questions came about: do all these recycling bins stay at the park until the next event or should these bins be removed after each event?

On the issue of how to implement the cost of the program, the question is does the City absorb those costs or pass on those costs to the event sponsors? If those costs are passed on to the event sponsors, those are new fees and a public hearing must take place for the City to implement those new fees.

Overall, the Parks and Recreation Commission encourage staff to implement some type of recycling program in parks.

Staff met again with Les Reitz to look implementing a pilot program, which parks should be included, and figuring out a cost to the City for this pilot program.

It was decided by staff to look at implementing a recycling pilot program at three of the popular neighborhood parks: Cascade, Clyde Thomsen, and Harry Barry. These recycling bins will be placed near the shelters at each park and staff will have to move the bins to a location to be picked up at the designate day for that neighborhood recycling day. To encourage the park patrons to recycle, staff would tell all the individuals/groups that reserve the shelters or a section of these parks that recycling bins are available at these parks. Also working with Josh Palmer, we would work with the media to get the word out and encourage all users of these parks to recycle.

There will be one recycling bin per park, they will be picked up on an every other week schedule (same as resident's recycling) and the cost will be \$6.50 per cart per month for the every two weeks service.

Staff is planning to start this pilot recycling program the 1<sup>st</sup> part of May and go until Labor Day. This is approximately four months of service at three parks, so the estimate cost for the bins will be \$80.

The large soccer tournament that the Magic Valley Rapids sponsors and organizes each year at the Sunway Soccer Complex will have large recycling bins to encourage recycling at their tournament. Their tournament this year is May 2<sup>nd</sup> and 3<sup>rd</sup>.

This plan will help further one of the City's strategic plan objectives. The "Environmental Community" focus area of the plan contains a goal to support environmental stewardship. EC2.2 states to explore the opportunity to expand the recycling program throughout the City and to all uses, and encourage residents to mulch yard wastes on their property. This pilot program will help the community achieve one important strategic plan goal.

**Approval Process:**

No approval is needed; this is only an update on this Recycling Pilot Program.

**Budget Impact:**

For this pilot program, it is estimated to cost the City approximately \$80 and some staff time to move the bins every two weeks. If successful, staff will investigate to grow this pilot program to other neighborhood parks and look at recycling efforts at the sport complexes and community parks.

**Regulatory Impact:**

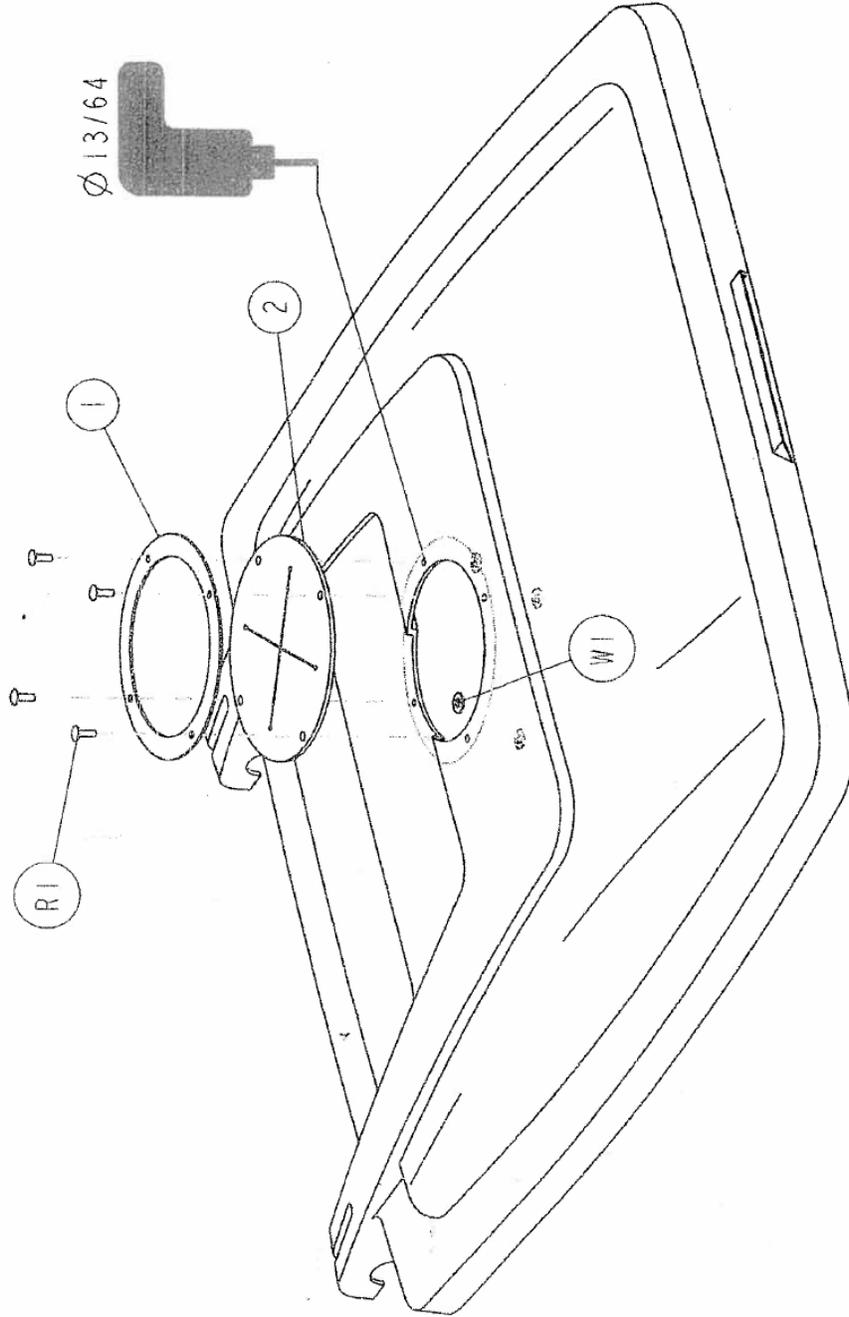
No regulatory impact.

**Conclusion:**

The Parks and Recreation Department will be implementing a recycling pilot program at Cascade, Clyde Thomsen, and Harry Barry Parks starting the 1<sup>st</sup> part of May and continuing to Labor Day.

**Attachment:**

PSI Recycling Container Lid



|           |        |                     |      |
|-----------|--------|---------------------|------|
| TITLE     |        | CAN COLLAR ASSEMBLY |      |
| DATE      | SHEETS | FIGURE NUMBER       | REV. |
| 14-Jul-03 | 1 of 1 | FA-1135             |      |

**TOTER**  
**INCORPORATED**  
**STATESVILLE, NC**



**Date:** Monday, May 5, 2014, Council Meeting  
**To:** Honorable Mayor and City Council  
**From:** Chief Brian Pike, Captain Anthony Barnhart, and JCU  
Officer Steven Gassert, Twin Falls Police Department

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**Request:**

To update the City Council on a few of the Police Department's 2014 objectives from the Strategic Plan.

**Time Estimate:**

Fifteen minutes for the presentation and any additional time needed to answer questions the City Council may have.

**Background:**

For more than a year, the City of Twin Falls worked on the development of a Strategic Plan that creates a vision for the future of Twin Falls in Year 2030. The City Council gathered public input, researched demographic and growth data, and met several times to develop a vision for the City and to identify focus areas. Council and staff have worked together to develop goals, initiatives, and objectives to make the City's vision a reality. The City of Twin Falls regularly revisits the Community Strategic Plan as a guiding document; the City and the City Council will also review the plan on an annual basis to ensure progress on the plan and any changes that may be needed.

The Police Department has three objectives they would like to update the Council on.

Objective SC1.3B: Support data driven outcomes approaches to crime and traffic safety or DDACTS

Data-Driven Approaches to Crime *and* Traffic Safety (DDACTS) is a law enforcement operational model that integrates location-based crime and traffic crash data to determine the most effective methods for deploying law enforcement and other resources. Drawing on the deterrent value of highly visible traffic enforcement and the knowledge that crimes often involve motor vehicles, the goal of DDACTS is to reduce crime, crashes, and traffic violations.

Objective HC1.2C: Focus efforts on mental health issues in partnership with other agencies

The Police Department has sent several officers to training related to Crisis Intervention and has implemented the Crisis Intervention Team (CIT) approach at a squad level. The CIT concept is a partnership between police, hospitals, mental health professionals, caregivers, families, and the courts. CIT hopes to increase safety for the public, for officers, and for those dealing with a mental health crisis, or emotional issues brought on by substance abuse. The training is designed to give Police more tools, training, and resources to try and diffuse

crisis situations involving those with mental illness before those situations escalate to potential violence.

Objective LC1.1G: Develop educational programs in the schools to address drug use, violence and bullying

In February 2013, Officer Steven Gassert launched the Bully Bucket at Robert Stuart Middle School. This bucket is a way for students to report bullying without having to come to a staff member in person. Students fill out a form and place the form in the bucket for Officer Gassert to collect and investigate. During the last school year, there were 119 reports submitted to the Bully Bucket. This school year, 29 have been submitted. Officer Gassert contributes this year's lower number to more students feeling comfortable enough to come forward and report bullying incidents to him in person. In June 2013, Officer Gassert was awarded the Innovation of the Year Award from the Idaho Council for Domestic Violence and Victim Assistance.

Officer Gassert also put on several classes and events about bullying prevention at Robert Stuart Middle School. In October 2013, Officer Gassert planned and coordinated a United Against Bullying Day at Robert Stuart Middle School. Officer Gassert is working with other schools on the topic of bullying and prevention work.

**Approval Process:**

None – Discussion Only

**Budget Impact:**

None

**Regulatory Impact:**

None

**Conclusion:**

This discussion should answer any questions associated with the Twin Falls Police Department's objectives related to the Strategic Plan.

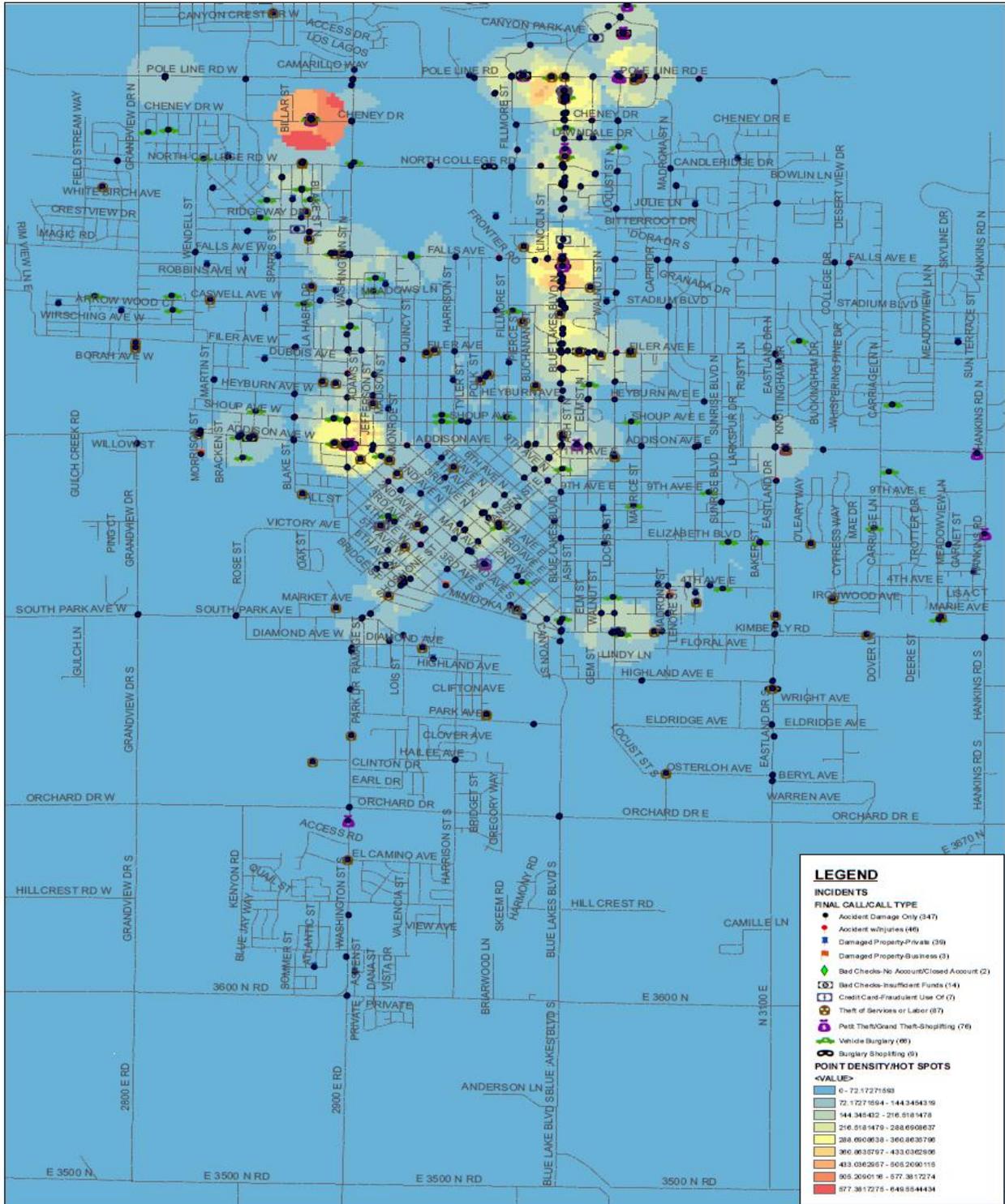
**Attachments:**

DDACTS Maps (3)

AB:aed

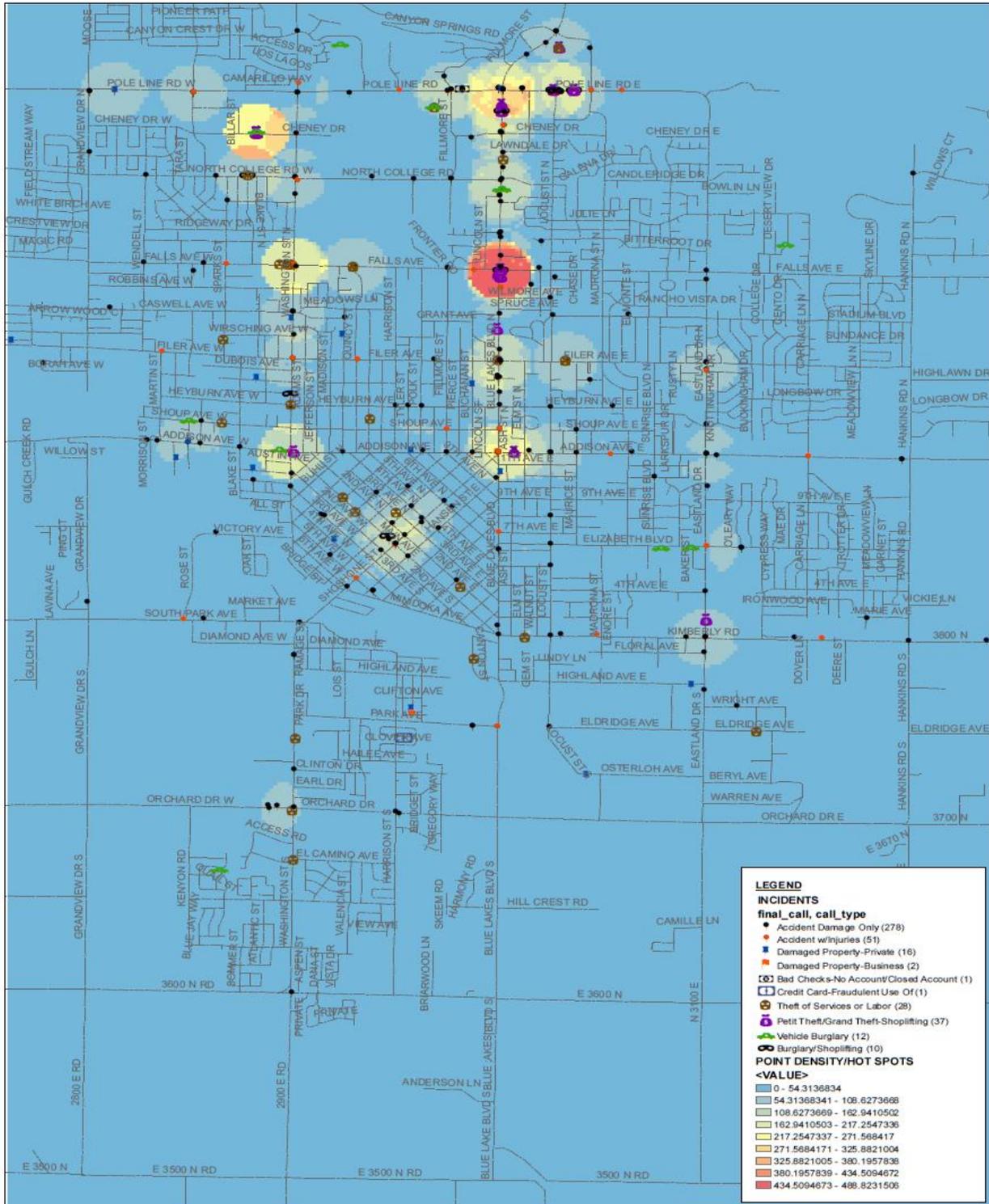


# CITY OF TWIN FALLS POLICE DEPARTMENT CRIME AND CRASH HOT SPOT MAP OCTOBER-DECEMBER 2013 800-2200 HOURS

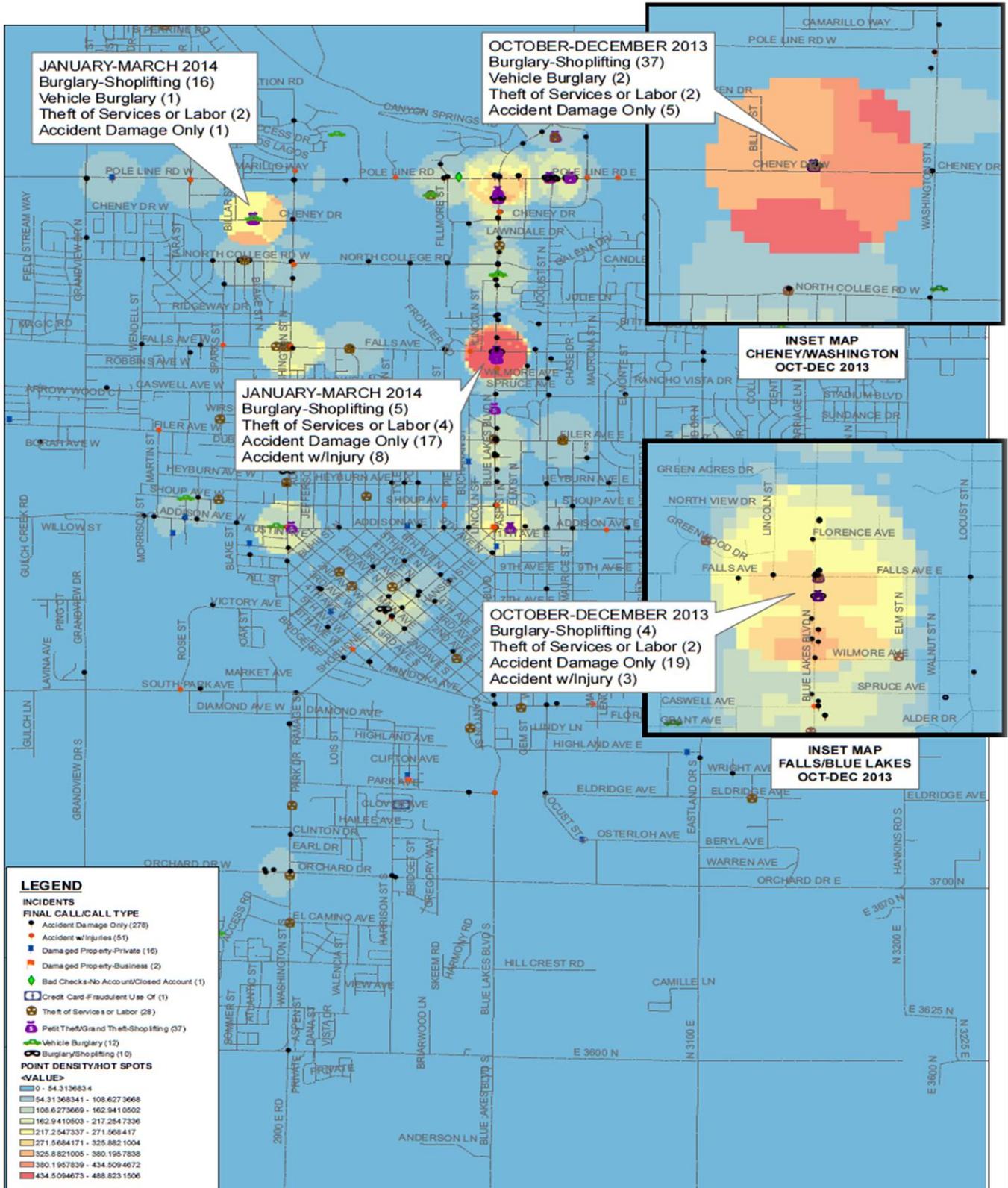




# CITY OF TWIN FALLS POLICE DEPARTMENT CRIME AND CRASH HOT SPOT MAP JANUARY-MARCH 2014 800-2200 HOURS



# CITY OF TWIN FALLS POLICE DEPARTMENT CRIME AND CRASH COMPARISON HOT SPOT MAP OCTOBER-DECEMBER 2013 JANUARY MARCH 2014 800-2200 HOURS





Public Hearing: **MONDAY MAY 05, 2014**

To: Honorable Mayor Hall and City Council

From: Jonathan Spendlove, Community Development Department

## ITEM IV-

**Request:** Request for a Zoning District Change & Zoning Map Amendment to rezone .83 (+/-) acres from R-6 PRO to C-1 for property located on the south side of the 200 block of Shoup Avenue West c/o E. Dan Carter on behalf of Cowboy Investments (app. 2628)

**Time Estimate:**

The applicant's presentation may take up to fifteen (15) minutes. Staff presentation will be approximately ten (10) minutes.

**Background:**

|  |   |  |
|--|---|--|
| <b>Applicant:</b>  | <b>Status:</b> Property Owner   | <b>Size:</b> .83 (+/-) acres   |
| E. Dan Carter<br>Cowboy Investments<br>P.O. Box 1148<br>Twin Falls, ID 83301<br>208-731-1655<br>208-420-6952<br><a href="mailto:haybyr1@yahoo.com">haybyr1@yahoo.com</a> | <b>Current Zoning:</b><br>R-6 PRO   | <b>Requested Zoning:</b><br>C-1  |
|  | <b>Comprehensive Plan:</b> Commercial/Retail  | <b>Lot Count:</b> 1 Lot  |
|  | <b>Existing Land Use:</b> vacant  | <b>Proposed Land Use:</b> RV Park or Commercial Building                   |
| <b>Representative:</b>   | <b>Zoning Designations &amp; Surrounding Land Use(s)</b>  |  |
|  | <b>North:</b> R-6 PRO; Shoup Ave W, St Luke's Magic Valley Walker Center  | <b>East:</b> R-6 PRO & C-1; professional office & a mobile home park       |
|  | <b>South:</b> C-1; Phillips 66 Gas Station/Car and Truck wash, A&W Restaurant                                       | <b>West:</b> R-6 PRO; a single family residence and professional office(s) |
|  | <b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-4-8, 10-7-6, 10-10-1 thru 3, 10-11-1 thru 10-11-9, 10-14-1 thru 7 |  |

**APPROVAL PROCESS:**

At the conclusion of this Public Hearing, the City Council will be asked to make a decision on this request.

**Budget Impact:**

Approval of this request will allow the property to be developed. Developed commercial property will increase the tax base of this property.

**Regulatory Impact:**

Following a public hearing and upon approval by the City Council an ordinance shall be prepared and published. Only upon adoption and publication shall the property be rezoned and may then be developed as per code.

**History:**

This lot is a portion of Lot 23 of the Delong Addition Subdivision. No other zoning history.

**Analysis:**

This is a request for a Zoning District Change and Zoning Map Amendment for .83 (+/-) acres of undeveloped property from an R-6 PRO, (Residential Multi-Household District) (Professional Office Overlay), to C-1 (Commercial Highway District) District. The property, .83 +/- acres, is located on the south side of the 200 block of Shoup Avenue West. They have indicated in their narrative that they wish to develop this property as a fifteen (15) unit RV Park. If the zoning request is granted development of an RV and camp park would require a special use permit.

The property currently is undeveloped land being used unofficially as semi-truck parking lot. The properties to the west, north and east are developed with a variety of mixed uses consisting of a single family residence, several professional offices, a medical clinic, a mobile home park and the first City Dog Park currently under development. The area to the south has been developed with a Phillips 66 Gas Station/Convenience Store/Car and Truck Wash/A&W Restaurant.

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.

**1- The Comprehensive Plan's Future Land Use Map 2-4 designates this area as Commercial/Retail.**

The comprehensive plan defines Commercial/Retail as "areas (that) will accommodate large-scale commercial, retail, light industrial, office park, and similar uses." (Page 2-36)

**2- The Commission shall also review the extent and nature of the amendment being proposed.**

This proposal of rezoning for commercial uses on this site could be considered compatible with the adjacent uses in the area. There is one single family residence adjacent to the west. The remaining adjacent properties have been developed with other commercial uses. Allowing this zoning change may be compatible in nature with the existing land uses developed in this corridor and adjacent to each other.

The process to amend Title 10 of the Twin Falls City Code requires a public hearing be made to the Planning & Zoning Commission. The Commission is asked to make a recommendation on the request. Their recommendation is automatically scheduled for a public hearing before the City Council, who shall make a decision on the request.

**On April 8, 2014 the Commission unanimously recommended approval of the request as presented.**

Staff concurs with the Commission's recommendation.

**Attachments:**

1. Reason for Request
2. Vicinity Zoning/Aerial Map
3. Comprehensive Plan – Future Land Use Map
4. Site Photos
5. Portion of April 8, 2014 P&Z PH Minutes

Twin Falls Planning and Zoning

Twin Falls, Idaho

Commission,

I am asking for a zoning change on a piece of property, located behind the A&W on Addison in the DeLong Addition. In particular in the NW1/4 of Lot 23.

I am proposing the change from R6 to C1. I don't see any adverse effect to the City's Comprehensive plan at all. In that immediate area the other business's on that same block are mostly commercial.

In Lieu of selling the property, I would like to build a "nice" RV park on that lot. I realize that once zoned I would still need a special use permit. The proposed park would be for about 15 RV ers. All common area would be in grass and graded gravel.

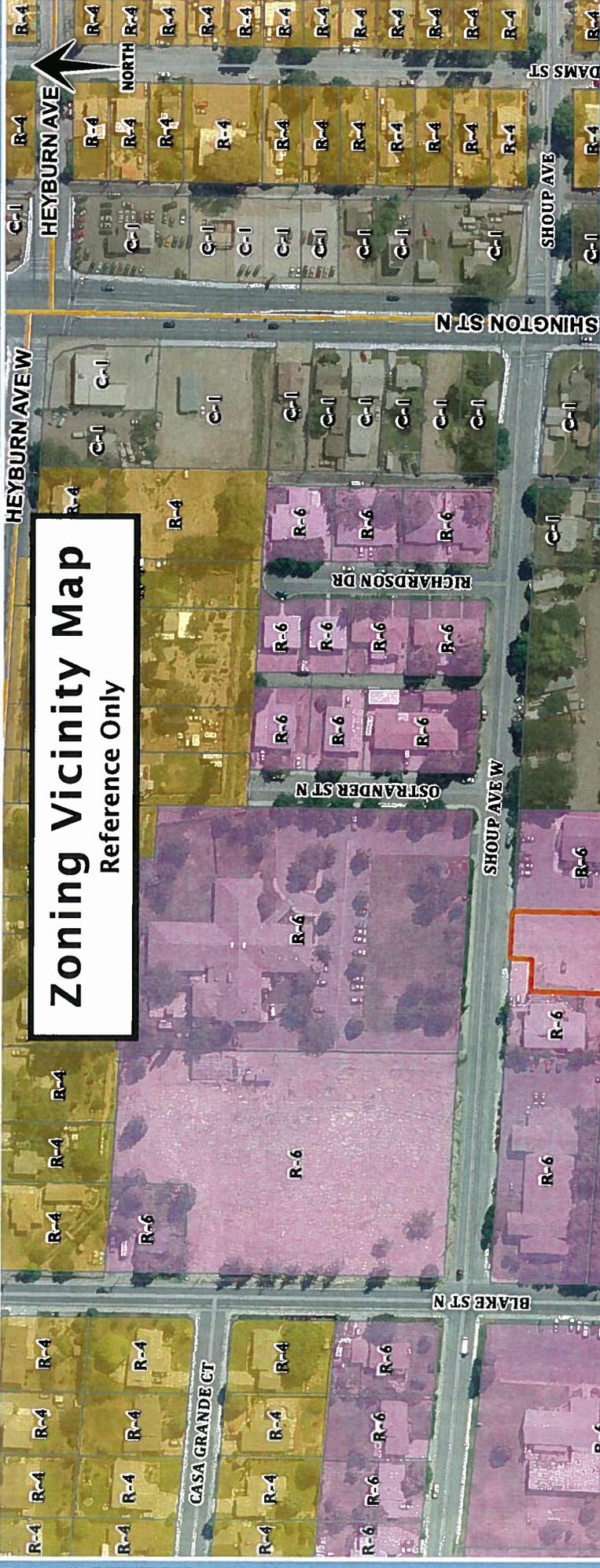
I believe compatibility with the surrounding area would be just fine. For example the new Baxter's park would be right across Shoup. What a nice convenience for some of the RV world.

Thank you for your consideration. Dan Carter

March 13, 2014

# Zoning Vicinity Map

Reference Only



# Aerial Image Map

Reference Only





269 WASHIN NORTH  
249 WASHIN  
235 WASHIN  
231 WASHIN  
219 WASHIN  
209 WASHIN

195 WASHIN  
189 WASHIN  
177 WASHIN  
167 WASHIN

108 ADDISO

204 RICHAR

139 SHOUP

155 HEYBUR

RICHARDSON DR

203 RICHAR

171 HEYBUR

240 OSTRAN

230 OSTRAN

206 OSTRAN

OSTRANDER ST N

228 SHOUP

209 SHOUP

146 ADDISO

**Future Land Use Map**  
Reference Only

**Medium Density Residential**

**Commercial/Retail Designation**

SHOUP AVE W

ADDISON AVE W

243 SHOUP

200 ADDISO

240 ADDISO

240 SHOUP

273 SHOUP

158 BLAKE

162 BLAKE

296 ADDISO

BLAKE ST N

BLAKE ST

CASA GRANDE CT

311 CASA G

215 BLAKE

327 CASA G

328 SHOUP

341 CASA G

340 SHOUP

315 SHOUP

322 ADDISO

309 ADDISO

OSIDDO 348



Frontage along Shoup, North Property Line. Looking to the South.

04/02/2014 08:58 AM



South Property boundary. Looking to the North-West.

04/02/2014 09:00 AM



South and West Property line.  
Looking to the North East.

04/02/2014 09:01 AM

2. Request for the Commission's recommendation on a Zoning District Change & Zoning Map Amendment to rezone .83 (+/-) acres from R-6 PRO to C-1 for property located on the south side of the 200 block of Shoup Avenue West c/o E. Dan Carter on behalf of Cowboy Investments (app. 2628)

**Applicant Presentation:**

Dan Carter, the applicant, stated this particular piece of property is commonly referred to as property behind the Rock Creek Restaurant. It is a vacant lot and he has owned it since 2009. The property has a Shoup Avenue address and his request is to rezone the property as it would better serve him as the owner to change the property from R-6 PRO to C-1. He asked that the Commission consider his request.

**Staff Analysis:**

Planner I Spendlove displayed the exhibits on the overhead and summarized the history of the property. He stated the only history that could be found for this property is that this lot is a portion of Lot 23 of the Delong Addition Subdivision. The request is to rezone the .83 (+/-) acres of property from R-6 PRO to C-1; Commercial Highway District designation. The property is currently undeveloped land being used unofficially as a parking lot or a passage way between Addison Avenue and Shoup Avenue. The property to the north is a medical use, to the east is a medical office/professional office, to the west is a residence, and to the south is the Phillips 66 Convenience Store/Car and Truck wash.

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.

- 1. The Comprehensive Plan's Future Land Use Map 2-4 designates this area as Commercial/Retail.**

The comprehensive plan defines Commercial/Retail as "areas (that) will accommodate large-scale commercial, retail, light industrial, office park, and similar uses." (Page 2-36)

- 2. The Commission also reviews the extent and nature of the amendment proposed.**

This proposal of rezoning for commercial uses on this proposed site would be compatible with the adjacent uses in the area. The land to the north, east & west has been developed in a similar way. Allowing this zoning change will not cause incompatible land uses to be developed next to each other.

The process to amend Title 10 of the Twin Falls City Code requires a public hearing be made to the commission. The commission is asked to make a recommendation on the request. Their recommendation is automatically scheduled for a public hearing before the City Council to make a final decision.

**Planning & Zoning Commission Minutes  
April 8, 2014**

The Commission's recommendation may be either to deny the request, approve the request as presented, 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 both tasks have been met.

Should the Commission 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 R-6 PRO would be compatible with commercial development and would not detract from the surrounding area then Staff recommends the Commission recommend approval of this request, as presented.

**PZ Questions/Comments:**

- Commissioner Munoz asked what kind of surface there is on the property.
- Planner I Spendlove explained that at one time it may have been gravel but it is more or less dirt at this point.
- Commissioner Frank asked for clarification of the statement that the surrounding uses are compatible; it is surrounded by less density.
- Planner I Spendlove explained that an assisted living facility although it is allowed in a residential zone could be considered commercial use because of traffic impacts versus residential traffic. As for the professional offices they are outright permitted in the C-1 zone and in this area are allowed through the Professional Office Overlay they are considered a commercial development, they are not residential uses.

**Public Hearing: Opened**

Eric Watte, 782 Hollyann Court, stated he owns several properties in the area and he is in support of this request.

**Public Hearing: Closed**

**Closing Statement:**

Dan Carter, explained that the property is a mud whole and he does clean it up annually and then the teenagers come along and they ride their 4 wheelers on it.

**Deliberation Followed:**

- Commissioner Woods explained that he reviewed the C-1 allowed uses and didn't see anything that would be detrimental to the area.
- Commissioner Munoz stated that most of the uses are compatible and the Comprehensive Plan calls this area out for commercial.
- Commissioner Frank stated that he is always nervous about rezoning property to C-1 because of all the allowed uses. He would recommend to the applicant to consider the neighbors when planning development of the property.

**Motion:**

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

**Recommended For Approval, As Presented**

**Public Hearing Scheduled Before the City Council May 5, 2014**

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

- Commissioner Woods asked about a report he read in the Times News regarding an Assisted Living Facility. He didn't remember seeing a request like this come through the Planning & Zoning Commission.
- Planner I Spendlove explained that this development is associated with the WS&V request that came through recently for a PUD Amendment. The Times News is talking about a possible development for the site.
- City Attorney Wonderlich explained what has happened recently doesn't have anything to do with the recent amendment. This use has been an allowed use from the beginning.
- Planner I Spendlove explained the City Council didn't approve the development; they approved an amendment to the PUD.
- City Attorney Wonderlich explained that the report in the Time News regarding the Urban Renewal Agency had nothing to do with the agency it had to do with the Historic Preservation Commission being allowed to have an education committee.
- Commissioner Munoz asked what the final decision was for the WS&V PUD Agreement request.
- Planner I Spendlove explained the changes were minimal. The Commission recommended that the maximum number of units allowed in a building be capped at 6 units with no allowance for a special use permit to add more units. The City Council change the allowance from 6 to 8 units on the northwest portion of the property, kept the cap at six for the property on the northeast portion. They also followed the recommendation not to allow for a special use permit process to increase the number of units per building.
- Commissioner Woods asked if there is any way that 1780 Addison Avenue can be addressed regarding safety. It has been an eyesore for a while and there are open windows that people can get into and out of on the building.
- City Attorney Wonderlich stated that under the dangerous building code the property owner has to secure the building. We can notify the property owner that the windows need to be boarded up, but he has not been very cooperative to this point.
- Zoning & Development Manager Carraway welcomed Ryan Higley the new Area of Impact Commissioner and reminded the Commission of the next meeting dates.
- Commissioner Frank asked about the timeframe for appointing a new commissioner.
- Zoning & Development Manager Carraway explained the interviews will be scheduled and hopefully appointments will be made soon.

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

1. Public Hearing-**April 22, 2014**
2. Work Session-**May 7, 2014**

**VII. ADJOURN MEETING:**

Chairman Frank adjourned the meeting at 7:27 PM.

Lisa A Strickland  
Administrative Assistant  
Planning & Zoning Department



Public Hearing: **MONDAY MAY 05, 2014**

To: Honorable Mayor Hall and City Council

From: Jonathan Spendlove, Community Development Department

## ITEM IV-

**Request:** Request for a Zoning District Change & Zoning Map Amendment to rezone 6.927 (+/-) acres from R-1 VAR to SUI for property located west of 3236 Addison Avenue East within the City's Area of Impact. c/o Leon & Mary Corr (app. 2627)

### Time Estimate:

The applicant's presentation may take up to fifteen (15) minutes. Staff presentation will be approximately ten (10) minutes.

### Background:

|  |  |   |
|--|--|---|
| <b>Applicant:</b>  | <b>Status:</b> Property Owner  | <b>Size:</b> 6.927 (+/-) acres                                  |
| Leon & Mary Corr<br>3236 Addison Ave East<br>Twin Falls, ID 83301<br>208-733-2911<br>208-420-6952<br>1mcorr@cableone.net | <b>Current Zoning:</b><br>R-1 VAR within the Area of Impact (Aol)                            | <b>Requested Zoning:</b><br>SUI (Aol)                           |
|  | <b>Comprehensive Plan:</b> Rural Residential   | <b>Lot Count:</b> 1 Lot   |
|  | <b>Existing Land Use:</b> single family residence and agricultural                           | <b>Proposed Land Use:</b> subdivide for residential development |
| <b>Representative:</b>   | <b>Zoning Designations &amp; Surrounding Land Use(s)</b>                                     |   |
|  | <b>North:</b> R-1 VAR Aol; residential   | <b>East:</b> R-1 VAR Aol; residential                           |
|  | <b>South:</b> R-2 Aol; Addison Ave East; residential   | <b>West:</b> R-1 VAR Aol; residential                           |
|  | <b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-4-2, 10-4-3, 10-8-1 thru 6, 10-14-1 thru 6 |   |

### APPROVAL PROCESS:

At the conclusion of this Public Hearing, the City Council will be asked to make a recommendation on the requested zoning of the property. The recommendation will be forwarded to the Board of County Commissioners for a decision.

### Budget Impact:

Approval of this request will have little to no impact the City budget.

### Regulatory Impact:

Following a public hearing and recommendation from the City Council, the request will be scheduled for a public hearing and decision by the Board of County Commissioners.

### History:

This parcel is located in the Area of Impact and was zoned from Rural Residential to R-1 VAR in June 2004 under Ordinance #2796 which updated the Area of Impact Agreement between the City and the County. At adoption of Ordinance #2796 there was an amendment to the boundary and amendments to internal land use boundaries of the Comprehensive Plan Future Land Use Map and the Zoning Districts Map and a Zoning District Title Amendment amending two (2) existing zoning districts, by title only; **1)** the Rural Residential District (RR) to the Agricultural District (AG) and **2)** the Residential Large Lot District (R-1 43000) to the Suburban Urban Interface District (SUI).

On October 23, 2012 the Planning & Zoning Commission held a public hearing and recommended approval of a rezone request for this 6.97 acre site from R-1 VAR to SUI and on November 19, 2012 the Council concurred with the Commission and recommended approval of the Corr's request for a Zoning District Change And Zoning Map Amendment as presented.

On January 8, 2013 the Board of County Commissioners held a public hearing for the Zoning District Change and Zoning Map Amendment from R-1 VAR to SUI. The County Commissioners denied the request. In a letter dated January 11, 2013 the Commissioners stated they felt the request appeared to be spot zoning and which they felt did not meet the County's Comprehensive Plan requirements for the Twin Falls County per TF Cnty Code 5.7.2. In addition the letter stated they also felt the change would lower the value of the property and surrounding properties.

#### **Analysis:**

This is a request for a Zoning District Change and Zoning Map Amendment for 6.927 (+/-) acres of property from R-1 VAR; Residential Single Household District to SUI; Suburban Urban Interface District. The Corr's residence is located at 3236 Addison Ave East and consists of 10 +/- acres. They have indicated in their narrative that they wish to rezone the 6.3 +/- acres of undeveloped property west of their existing residence. They further state in their narrative they wish to subdivide this property into six (6) large residential lots with each lot being approximately one (1) acre in size to allow for future residential development.

Their property currently has a single family residence on approximately 3 +/- acres with approximately 6.9 +/- acres of undeveloped land being used as agricultural land. The properties to the north, east, and west are developed with existing single family residences. The area to the south, across Addison Ave E, has also been developed with single family residences with agricultural land.

The current zoning of R-1 VAR was established to ensure future developments were built with connections to City Sewer and Water. Currently, the closest access to utilities is to the west at the intersection of Hankins and Addison. This distance places this property 1050 – 1700 feet away from services. For this reason, the request to rezone this parcel to SUI has been made, in order to allow the development to be placed on septic and well water per South Central Public Health District approval.

This type of development is consistent with the surrounding existing single family residential development on large lots.

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.

#### **1- The Comprehensive Plan's Future Land Use Map 2-4 designates this area as Rural Residential (RR).**

In February 2009 an amendment to the Comprehensive Plan was adopted. The RR land use designation was established as part of this amendment. The Comprehensive Plan defines Rural Residential as *"areas (that) provide transitions from agricultural land located on the outskirts of the community to urban areas contained in the Water Limit Boundary - Large-lot rural residential."* (Page 2-35) The Land Use Designation of this parcel as Suburban Urban Interface-SUI would follow that goal for the area as stated in the Twin Falls Vision 2030 - Comprehensive Plan.

**2- The Commission also reviews the extent and nature of the amendment proposed.**

This proposal of rezoning for large lot residential uses along Addison Ave E would be compatible with the existing and adjacent uses in the area. The land to the north, south east & west has been developed in a similar way. Allowing this zoning change will not cause incompatible land uses to be developed next to each other.

The process to amend Title 10 of the Twin Falls City Code requires a public hearing be made to the Planning & Zoning Commission. The Commission is asked to make a recommendation on the request. Their recommendation is automatically scheduled for a public hearing before the City Council.

As this property is within the Area Of Impact the final decision shall be made by the Board of County Commissioners, as per Twin Falls City Code 10-8-4, which states:

**10-8-4: Administration:**

(D) All Applications For Preliminary Plats Of Subdivisions, Vacations, Rezones, Special Use Permits And Variances Shall Be Submitted To The City Planning And Zoning Commission.

All Applications For Final And Conveyance Plats Of Subdivisions, For Vacations And For The Rezoning Of Property Within The Area Of City Impact Shall Be Submitted To The City Council For Their Recommendation, Prior To Submission To The Board Of County Commissioners. The Board Of County Commissioners May Approve The Application As Recommended By The City Council, Deny The Application Or Remand The Application To The City For Further Proceedings. (Ord. 2922, 10-22-2007)

**Conclusion:**

**On April 8, 2014 the Commission unanimously recommended approval of the request as presented.**

Staff concurs with the Commission's recommendation.

**Attachments:**

1. Reason for Request
2. Zoning and Aerial Map
3. Comprehensive Plan – Future Land Use Map
4. Site Photos
5. Portion of the April 8, 2014 P&Z PH Minutes

Leon & Mary Corr  
3236 Addison Ave. E.  
Twin Falls, Idaho 83301

**Planning & Zoning:**

The reason for the request is to divide the 6.927 acres into 6 lots. The zoning change would conform to the current comprehensive plan and the compatibility of 1 acre lots would blend in with the surrounding neighborhood on all four sides. Changing zoning gives this property potential to be development to it's highest and best use.

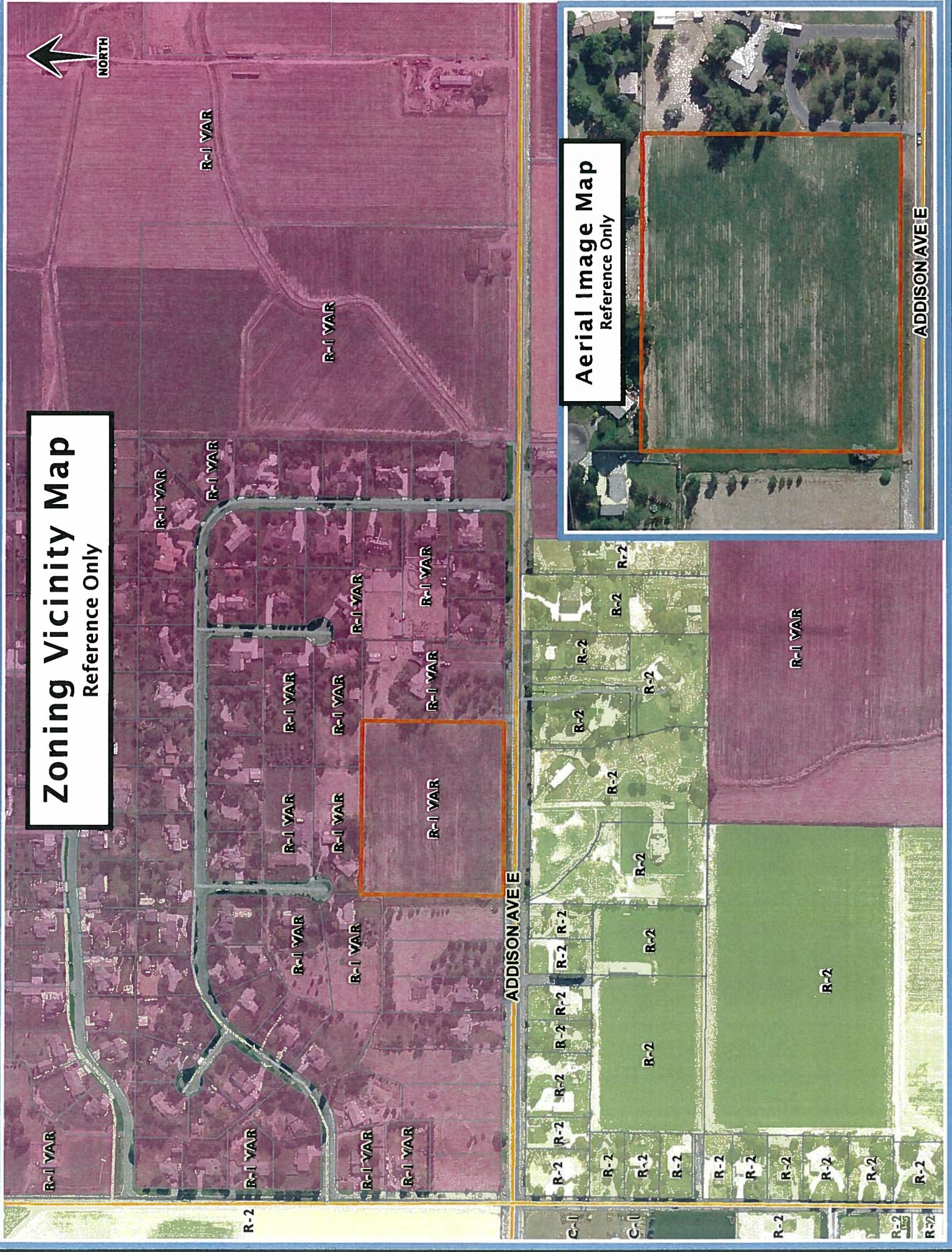
Kindest Regards,



Leon & Mary Corr

# Zoning Vicinity Map

Reference Only



## Aerial Image Map

Reference Only



# Future Land Use Map

Reference Only

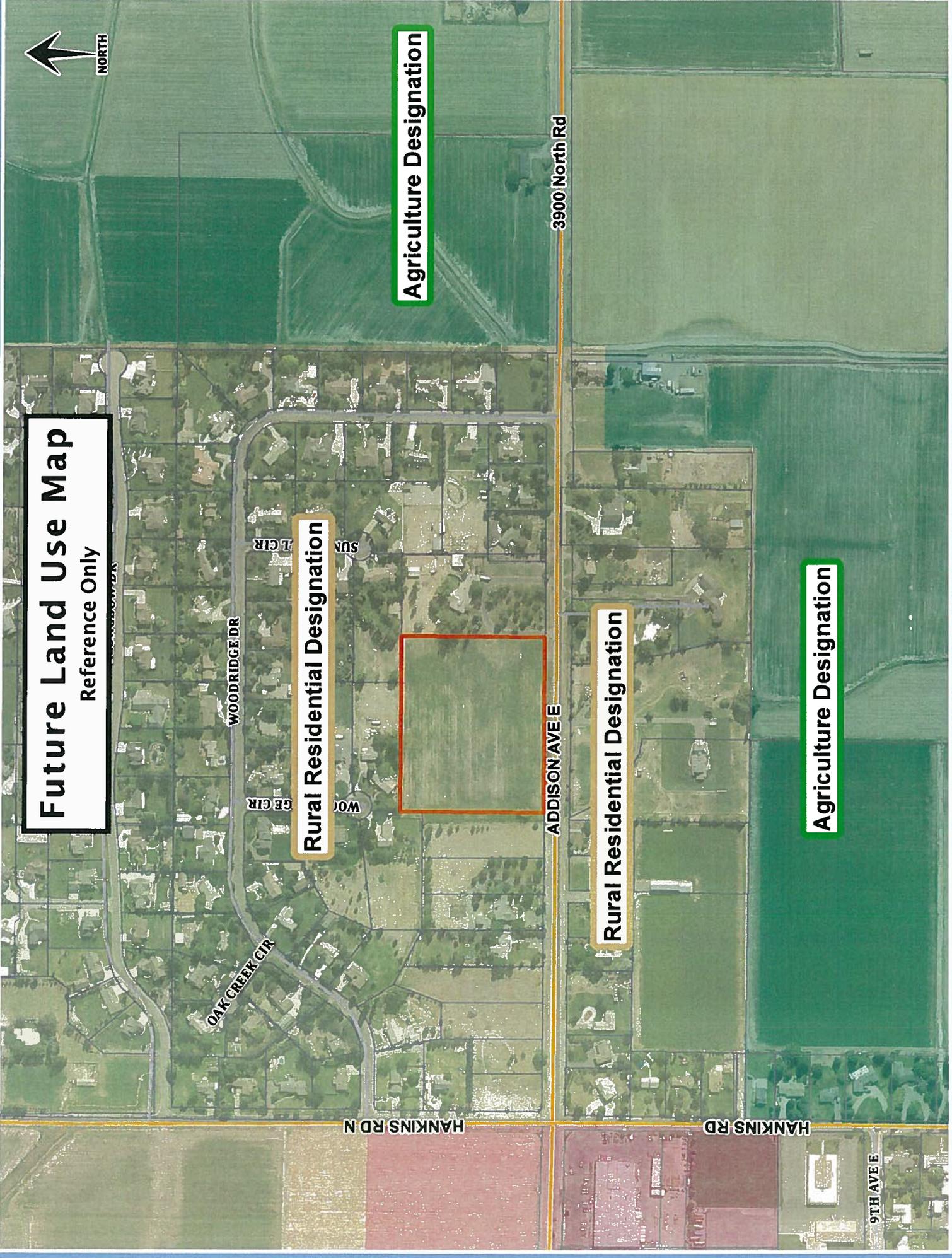


Agriculture Designation

Rural Residential Designation

Rural Residential Designation

Agriculture Designation



3900 North Rd

ADDISON AVE E

WOODRIDGE DR

OAK CREEK CIR

WOODGE CIR

SUNL CIR

HANKINS RD N

HANKINS RD S

9TH AVE E



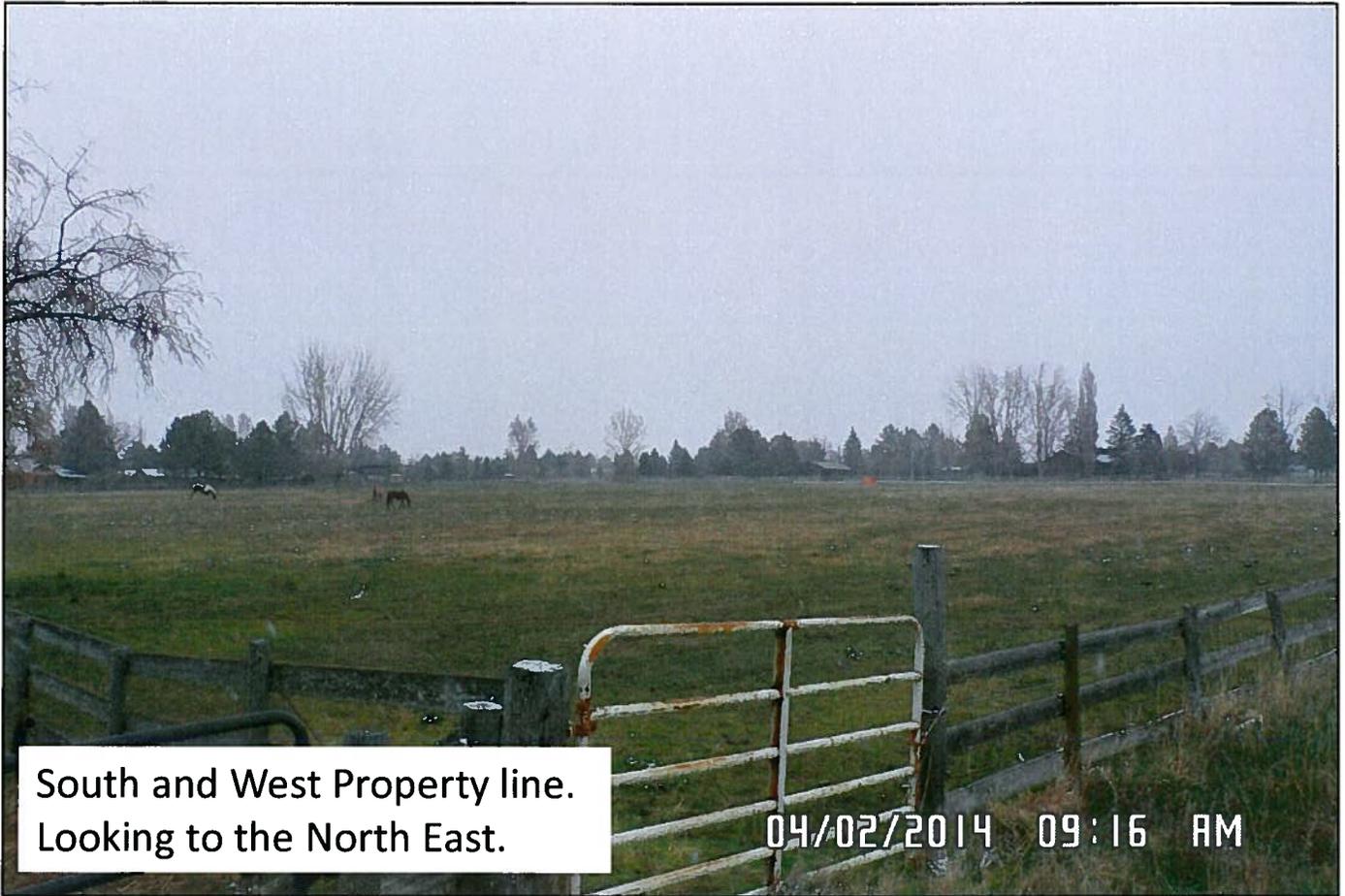
Frontage along Addison, South Property Line. Looking to the North.

04/02/2014 09:13 AM



East Property boundary. Looking to the West.

04/02/2014 09:12 AM



South and West Property line.  
Looking to the North East.

04/02/2014 09:16 AM



**MINUTES**  
**TWIN FALLS CITY PLANNING & ZONING COMMISSION**  
**April 8, 2014 6:00PM**  
**City Council Chambers**  
**305 3<sup>rd</sup> Avenue East Twin Falls, ID 83301**

**PLANNING & ZONING COMMISSION MEMBERS**

**CITY LIMITS:**

Nikki Boyd   Jason Derricott   Tom Frank   Kevin Grey   Gerardo “Tato” Munoz   **VACANT**   **VACANT**  
**Chairman   Vice-Chairman**

**AREA OF IMPACT:**

Ryan Higley   Steve Woods  
**Vice-Chairman**

**CITY COUNCIL LIAISON**

Rebecca Mills Sojka

**ATTENDANCE**

**CITY LIMIT MEMBERS**

|                |               |
|----------------|---------------|
| <u>Present</u> | <u>Absent</u> |
| Boyd           | Derricott     |
| Frank          |               |
| Grey           |               |
| Munoz          |               |

**AREA OF IMPACT MEMBERS**

|                |               |
|----------------|---------------|
| <u>Present</u> | <u>Absent</u> |
| Higley         |               |
| Woods          |               |

**CITY COUNCIL LIAISON(S):**

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

**I. CALL MEETING TO ORDER:**

Chairman Frank called the meeting to order at 6:00 P.M. He then reviewed the public meeting procedures with the audience, confirmed there was a quorum present and introduced City Staff. He welcomed the newly appointed Area of Impact Commissioner Ryan Higley.

**II. CONSENT CALENDAR:**

1. Approval of Minutes from the following meeting(s): **March 5, 2014, March 11, 2014**
2. Approval of Findings of Fact and Conclusions of Law:
  - Packer (SUP 03-11-14)
  - Ruby (SUP 03-11-14)

**Motion:**

Commissioner Grey made a motion to approve the consent calendar, as presented, with a correction to the March 5, 2014 change the work “fish” be changed to “finish”. Commissioner Boyd seconded the motion.

**Unanimously Approved**

**III. ITEMS OF CONSIDERATION:**

1. Request for consideration of the preliminary plat of the Laurelwood Subdivision No. 3, consisting of 19.16 (+/-) acres with 13 single family residential lots on property located at 3240 East 4010 North c/o Dave Thibault-EHM Engineers, Inc on behalf of Martha Sommercamp

**Applicant Presentation:**

Dave Thibault, EHM Engineers, Inc, representing the applicant, stated this is a presentation of the preliminary plat Laurelwood Subdivision No. 3. He reviewed on the exhibits where the property was located and explained that Subdivision 1 and 2 have been completed. Laurelwood Subdivision No. 3 was originally part of No. 2 however it has been reconfigured somewhat consists of 13 residential lots. The property is located in the Suburban Urban Impact in the City’s Area of Impact. These lots will have private septic systems and the lot sizes are in compliance with standards determined by the South Central Public Health District. The roadway configured for No. 2 comes in off Laurelwood Drive to a cul-de-sac and dead ends. All of the access will remain on the interior portion of the development. There is no access proposed off of Falls Avenue which is in accordance with City planning. This is the last phase of a subdivision that is on a growing end of town.

**Staff Analysis:**

## Planning & Zoning Commission Minutes April 8, 2014

Planner I Spendlove displayed the exhibits on the overhead and summarized the history of the property. He stated that Laurelwood Subdivision No. 1 was recorded in 1997 and Laurelwood Subdivision No. 2 was recorded on February 16, 2010. This is a preliminary plat the proposed plat will allow for single family residences only. Wells and septic systems are allowed in the SUI zone, and a building permit will not be issued without the approval of the South Central Public Health Department and the Department of Water Resources. This is the third phase of a platting for the Laurelwood Subdivision. The property was included in the second phase of the Laurelwood Subdivision but was revised due to technical problems. The technical problems have been resolved and the property owner is submitting the proposed Laurelwood Subdivision No. 3.

This is the first step of the plat approval process. A preliminary plat is presented to the Planning & Zoning Commission. The Commission may approve the preliminary plat, deny it, or approve it with conditions. A final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is presented to the City Council and sent forward with their recommendation to the Board of County Commissioners for final approval because it's in the Area of Impact. Only after a final plat has been approved by the City Council and construction plans approved may the plat be recorded and lots sold for development. The site will also be on a private pressurized irrigation system, it is in conformance with the Comprehensive Plan which designates the area as rural residential.

Planner I Spendlove stated upon conclusion staff recommends the Commission approve the preliminary plat of the Laurelwood Subdivision No. 3, as presented, and subject to the following conditions:

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

### **PZ Questions/Comments:**

- Commissioner Woods asked in light of wetlands issues around the northwest he asked if there are wetland issues with this development.
- Mr. Thibault stated his understanding is that the drainage areas are owned and operated by the Twin Falls Canal Company. His understanding is that there is an agreement that they can alter the ponds while maintain the irrigation channels like the canal company maintains their system. To his knowledge he doesn't think they will run into wetland issues. The fine details have not been worked through yet. These are settling ponds that were designed to remove silt from the system, at some previous time.
- Commissioner Woods asked if they were designed to do that at a previous time has there been discussion with the canal company that this settling area is no longer needed.
- Mr. Thibault explained that there is a written agreement that states these ponds were temporary until the counter measures could be developed on the canal system. Not having moved forward with construction design for lateral relocation or roadway crossing and hydraulics he can't answer the specifics of it because he has not seen a copy of the agreement. He has spoken to the client that has a purchase option on this property the client is aware of the situation and informed him of the agreement.
- Commissioner Woods asked at what point in time a final determination is made that all the agreements are in place.
- Planner I Spendlove explained this would be part of the Engineering process.
- Assistant City Engineer Vitek stated the canal company maintains the ponds and the agreements are in place between the property owners.
- Mr. Thibault explained a letter will have to be submitted from the Canal Company that will show they have evaluated the easement through the lateral for development.

### **Public Hearing: Open**

- Steve Peterson, 3196 Laurelwood Drive, he is concerned with the traffic impact and the water agreements. He stated they are settling ponds and they are not temporary, this will need to be addressed before the plat is approved. The biggest concern is the traffic along Laurelwood Drive, this change will increase the length of Laurelwood Drive an additional ¼ mile east with egress into and out of the subdivision via Hankins Road. He would like to see Owens Drive extend out to Falls Avenue so that it would relieve some of the traffic flow. If there was a solution to minimize this problem he would appreciate it very much.
- Penelope Parker, 3247 Laurelwood Drive, her concern with traffic is the same as the previous person. Having Owens Drive extend to Falls Avenue would minimize the traffic and make it much easier for access and emergency vehicles. She also understood that the ponds are permanent so this may become an issue at some point in time. It seems that this is a little premature without having the wetland issues resolved.
- Chad Dodds, 1041 Laurelwood Court, stated he is concerned about this project also, not because he is opposed to development but traffic is a concern with Hankins Road being the main access into the development. He would request an access from Falls Avenue be considered.
- Carol Reynolds, 3254 Canyon Place agrees with previous testimony and asked if Canyon Place will be widened to accommodate the additional traffic.

### **Public Hearing: Closed**

### **Closing Statement:**

- Assistant City Engineer Vitek stated upon hearing the testimony staff will be able to work with the developer to create another access along Falls Avenue. As for Canyon Place that is a private drive so it will not be the developer's responsibility to widen or maintain the road.
- Mr. Thibault stated he appreciates the public input, currently there is a proposal to remove the ponds but he will work to make sure this issue is resolved and agreements are in place. They will work through the technical review with staff to make sure things are in

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compliance for approval. The access along Falls may or may not have been proposed previously, he is aware that with the speed limit posted at 45mph along Falls Avenue requires a minimum site distance of 400-600 feet, which could be an safety concern for access along this area. The street width proposed is 30' of asphalt (i.e. 15' on each side of the center line), the proposed with meets all of the emergency vehicle requirements. The proposed development is in a good location and will be a good addition to the area.

- Commissioner Woods stated that if the site distance is a concern because of the speed limit maybe the speed should be lowered. The driveway and having cars back out onto Falls Avenue would be just as big a concern.

### Deliberations Followed:

- Commissioner Grey stated everything will have to be handled through the Twin Falls Canal Company prior to approval. As for the additional access to Falls Avenue he would recommend that a stipulation be added that additional access be made available prior to final plat approval.
- Commissioner Boyd asked if the CCR's (Code/Conveniences/Restrictions) for Laurelwood No. 1 and No. 2. will be the same because this is a continuation of the platting process.
- Mr. Thibault stated as of right now he sees no reason to change the CCR's from what was approved with Laurelwood No. 1 and No. 2.
- Commissioner Woods asked if Planning & Zoning gets involved with CCR's.
- Planner I Spendlove stated no.
- Commissioner Higley asked if access off of Falls Avenue would require a left turn lane.
- Assistant City Engineer Vitek stated staff will look at this concern however left turn lanes are usually warranted through traffic studies.

### Motion:

Commissioner Woods made a motion to approve the plat with staff recommendations and with the addition of two conditions: 1) that an access is provided along Falls Avenue and 2) that issues with the settling ponds being resolved prior to final plat approval. Commissioner Grey seconded the motion.

### Discussion Followed:

- Commissioner Frank stated his concern is that a second access may not be able to be provided.
- Commissioner Woods explained that if a resolution cannot be made and an access along Falls Avenue cannot be provided he would not vote to approve the plat.
- Zoning & Development Manager Carraway stated there are a few ways to state the motion. If there are strong concerns about an issue, it can be stated that the preliminary plat come back through to the Planning & Zoning Commission once a resolution has been made. The item can be tabled but it will need to come back in two weeks.

### Roll Call Vote:

All members present voted in favor of the motion as stated.

### Approved, As Presented With Staff Recommendations, And Additional Conditions

1. Subject to final technical review and amendments as required by Building, Engineering, Fire and Zoning Officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to an access being provided along Falls Avenue prior to final plat approval.
3. Subject to the issues with the settling ponds be resolved prior to final plat approval.

## IV. PUBLIC HEARINGS:

1. Request for the Commission's recommendation on a Zoning District Change & Zoning Map Amendment to rezone 6.927 (+/-) acres from R-1 VAR to SUI for property located west of 3236 Addison Avenue East with the City's Area of Impact c/o Leon D. & Mary L. Corr (app. 2627)

### Applicant Presentation:

Leon Corr, the applicant stated his request is for property located directly west of his current residence and he would like to rezone the property from R-1 VAR to SUI. Everything contiguous to this area is designated R-1 VAR or R-2 however everything in the area complies with the SUI zone. He is looking to sell the property in the future and leaving this as R-1 VAR allows for more dense development. He would like to divide the property into 6 lots which would allow wells and septic systems. It was not his intention to develop the property and was never planning to sell the property but he would like to prepare for the future. This change would provide for the best use of the property and it would create some assurance for the surrounding neighbors. The proposal would match the surrounding area.

**Staff Analysis:**

Planner I Spendlove showed the exhibits on the overhead and stated last year this same request was heard by the Planning & Zoning Commission then forwarded to City Council with a recommendation for approval to the Board of County Commissioners. On January 8, 2013 the County Commissioners heard the request for the Zoning District Change and Zoning Map Amendment from R-1 VAR to SUI. The County Commissioners denied the request. They felt the request was for a spot zoning and did not meet the Comprehensive Plan requirements for the Twin Falls County Comprehensive Plan 5.7.2. They also felt the change would lower the value of the property and surrounding properties. The applicant is reapplying for the same thing, nothing has changed. The plan is rezone the property to SUI so that well and septic could be allowed. The R-1 VAR zone requires the development to be annexed and connected to City services. This area is however outside of the water service boundary set by the City in the Comprehensive Plan. This change would allow a development to occur sooner on a minimum of 1 acre lots. This type of development is consistent with the surrounding developments.

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.

**1. The Comprehensive Plan's Future Land Use Map 2-4 designates this area as Rural Residential.**

This land use designation was established in February 2009 with the adoption of the Comprehensive Plan. The comprehensive plan defines Rural Residential as "areas (that) provide transitions from agricultural land located on the outskirts of the community to urban areas contained in the Water Limit Boundary. Large- lot rural residential." (Page 2-35) The designation of this parcel as SUI would follow that goal for the area as stated in the comprehensive plan.

**2. The Commission also reviews the extent and nature of the amendment proposed.**

This proposal of rezoning for residential uses along Addison Ave E would be compatible with the adjacent uses in the area. The land to the north, south east & west have been developed in a similar way. Allowing this zoning change will not cause incompatible land use to be developed next to each other.

The process to amend Title 10 of the Twin Falls City Code requires a public hearing be made to the commission. The commission is asked to make a recommendation on the request. Their recommendation is automatically scheduled for a public hearing before the City Council that shall make a recommendation to the County Commissioners for their final decision.

The Commission's recommendation may be either to deny the request, approve the request as presented, 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 both tasks have been met.

Should the Commission 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 SUI would be compatible with residential development and would not detract from the surrounding area then Staff recommends the Commission recommend approval of this request, as presented.

**PZ Questions/Comments:**

- Commissioner Woods made a clarification for the record that he lives in a neighborhood north of this property.

**Public Hearing: Opened & Closed With No Public Comment**

**Deliberations Followed:**

- Commissioner Munoz stated this property meets the requirements and he doesn't see this change being an issue with compatibility. Based on the surrounding development in the area he would not consider this is as a spot zoning.
- Commissioner Grey stated the SUI designation would reduce traffic impacts and would not diminish the value of the existing properties. It makes sense to change the zone to SUI and it is not clear why it was denied previously. If you follow a strict definition of spot zoning without considering the surrounding area and the impacts of the change does not make sense.
- Commissioner Boyd asked if staff understood why it was not approved previously.
- Planner I Spendlove stated he it is not clear and he can't speak for the Board of County Commissioners.
- Mr. Corr explained that the three reasons listed for why the request was denied is contrary to the Comprehensive Plan, so he is making a second request.
- Commissioner Frank stated he would support the change.

**Motion:**

Commissioner Boyd to recommend approval of this request to City Council, as presented. Commissioner Munoz seconded the motion. All members present voted in favor of the motion.

**Recommended For Approval, As Presented**

**Public Hearing Scheduled Before City Council May 5, 2014**