

COUNCIL MEMBERS:

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



AGENDA
Meeting of the Twin Falls City Council
Monday, July 7, 2014
City Council Chambers

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

AGENDA ITEMS

I. CONSENT CALENDAR:

1. Consideration of a request to approve the Accounts Payable for June 30 - July 7, 2014.
2. Consideration of a request to approve the 34th Annual Buffalo Hot Wings Door Slammer Softball Tournament and Picnic to be held at Harmon Park on August 23, 2014.
3. Consideration of a request to approve the First Annual Kapstone Great Boat Float Regatta to be held at Dierkes Lake and Park on August 9, 2014.

Purpose:

Action
 Action
 Action

By:

Sharon Bryan
 Dennis Pullin
 Dennis Pullin

II. ITEMS FOR CONSIDERATION:

1. Presentation of the City Manager's Recommended Budget for FY 2015.
2. Public input and/or items from the City Manager and City Council.

Presentation

Travis Rothweiler

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

IV. PUBLIC HEARINGS:

6:00 P.M.

1. Request for a Zoning Title Amendment to amend Title 10; Chapter 4; Section 23.3 – Residential Business District – Property Development Standards.
2. Request to construct a new Municipal Potable Water Storage Facility at 2951 Marie Street.

Action
 Action

Gerald Martens/
 EHM Engineer
 Lee Glaesemann/
 City of Twin Falls

V. ADJOURNMENT:

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

Twin Falls City Council-Public Hearing Procedures for Zoning Requests

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



Date: Monday, July 7, 2014, Council Meeting

To: Honorable Mayor and City Council

From: Staff Sergeant Dennis Pullin, Twin Falls Police Department

Request:

Consideration of a request by Kirby Butler to approve the 34th Annual Buffalo Hot Wings Door Slammer Softball Tournament and Picnic to be held at Harmon Park on August 23, 2014.

Time Estimate:

This event has a history of positive response from the community and generates no calls for service from the Twin Falls Police Department. Therefore, we are requesting that this item be placed on the Council's Consent Calendar.

Background:

The 34th Annual Buffalo Hot Wings Softball Tournament and Picnic are scheduled to be held August 22 through August 24, 2014, at Harmon Park and Frontier Field. The first of approximately 70 games will commence on Friday, August 22nd, at 5:00 p.m. The games will continue on Saturday morning, August 23rd, at 8:00 a.m. and on Sunday morning, August 24th, at approximately 8:00 a.m. The games will conclude at approximately 10:00 p.m. on Friday and Saturday and will conclude at approximately 5:00 p.m. on Sunday. On Saturday evening, a family barbeque/picnic will begin at 6:00 p.m. and will end at 10:00 p.m. at Harmon Park. Beer will be served during the picnic only and identifications will be checked and wristbands required for those consuming alcohol.

Mr. Butler has arranged to have two Twin Falls County Sheriff's Reserve Deputies present during the picnic/barbeque. A review of the events for the last four years shows no calls for service or disturbances at the park that required a Police response. I have reviewed the application and, in my opinion, there is an effective plan in place to safely provide food and sports interaction.

Approval Process:

In that this picnic/barbeque is being held in Harmon Park and alcohol will be provided to tournament participants and attendees, consent of the City Council is required.

Budget Impact:

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

Regulatory Impact:

Mr. Butler has arranged to have two Twin Falls County Sheriff's Reserve Deputies present to provide security during the four (4)-hour picnic portion of the tournament.

Agenda Item for July 7, 2014
From Staff Sergeant Dennis Pullin
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All relevant Twin Falls Departments have approved and signed the Special Events Application.

Conclusion:

The Buffalo Hot Wings Door Slammer Tournament has been an annual event for the past thirty-three years. Mr. Butler estimates the attendance at the event at approximately 500 over the course of the Tournament. The Twin Falls Police Department believes this to be a family-friendly event that is safe for the citizens of our community. The Police Department responded to no disturbances or calls for service during last year's Buffalo Hot Wings Door Slammer and believes that two Twin Falls County Sheriff's Reserve Deputies will be sufficient for security this year as well.

Based on the information provided, Staff recommends that the City Council approve the Special Events Application submitted for the 34th Annual Buffalo Hot Wings Door Slammer Tournament and Picnic on August 23, 2014.

Attachments:

None

DP:aed



Date: Monday, July 7, 2014, Council Meeting

To: Honorable Mayor and City Council

From: Staff Sergeant Dennis Pullin, Twin Falls Police Department

Request:

Consideration of a request from Ida Fort and Russ Williams, on behalf of Kapstone Container Corporation, to approve their First Annual Kapstone Great Boat Float Regatta to be held at Dierkes Lake and Park on August 9, 2014.

Time Estimate:

Though this type of event has not been held for the last two years, Cardboard Regattas (past events sponsored by Longview Fiber) have been held at Dierkes Lake in previous years. Past Regattas have drawn a positive response from the community and generated no calls for service for the Twin Falls Police Department. Therefore, we are requesting that this item be placed on the Council's Consent Calendar.

Background:

On March 10, 2014, I received a Special Events Application for the Kapstone Container and Neuhoff Communication Great Boat Float Regatta to be held at Dierkes Lake and Park. The date of the event will be Saturday, August 9, 2014, commencing at 11:00 a.m. and concluding at approximately 2:00 p.m.

Registration and setup will begin in the morning at approximately 8:00 a.m. and the races will begin at 11:00 a.m. The duration of the event is dependent upon the number of entries, but it is anticipated to be complete by 4:00 p.m. Teams or individuals will design and construct human muscle-powered boats made of corrugated cardboard capable of racing a 200-yard course three times. (A copy of the "rules" is attached to this application and appropriate safety and security measures will be followed to comply with the sanctioning of this event.) Shuttle bus service will be provided from the Shoshone Falls Overlook area to Dierkes Lake Park. Event organizers are currently working on another location out of the canyon to provide additional shuttle services to Dierkes Lake Park. Attendees will be required to pay the vehicle fee to enter the park and will not have to pay a separate admission fee for the event. While this event will occupy areas at Dierkes Lake Park, the park will remain open and available for the general public during the event.

There will be a \$25.00 fee for each team who enters the event. The proceeds will be dedicated to the costs of sponsoring the event, such as the use of shuttle buses, traffic control and so on. This is designed to be a non-profit event.

To eliminate parking problems and to ensure safe access for emergency vehicles (if needed), a portion of the grassy area just east of the lot will be used for participants and volunteers to park their cars, trucks and trailers.

Volunteers will be available at the turnoff to Dierkes Lake Road and at the lot to assist with parking. Shuttles have been secured from the Boys and Girls Club to take attendees to and from the lake. This will provide enough spaces for people to park safely/legally and leave access for emergency vehicles (if needed) and the shuttles. Extra spaces will be designated for disabled parking at the lot.

I have reviewed the application and believe that Kapstone Container has an effective plan in place.

Approval Process:

In that this is being held at Dierkes Lake and Park, a waiver of the No Alcohol Ordinance requires the consent of the City Council.

Budget Impact:

- This event will not affect the budget of the City of Twin Falls.
- Representatives from various City Departments have reviewed, approved and signed off on the Special Events Application.
- The Twin Falls County Sheriff's Office has been notified of the event and water-related permitting has been obtained.
- The Twin Falls County Sheriff's Search and Rescue Dive Team members will be on site during the event.
- Life guards will be on site during the event.

Regulatory Impact:

The Twin Falls Police Department believes this to be a family-friendly event that is safe for the citizens of our community.

Conclusion:

Staff recommends that the City Council approve the Special Events Application submitted for the First Annual Kapstone Great Boat Float Regatta to be held on August 9, 2014.

Attachments:

1. Copy of the Special Events Application
2. Copy of the rules governing the event



**CITY OF TWIN FALLS
SPECIAL EVENTS APPLICATION**

DATE OF EVENT: 8/9/14

TIME OF EVENT: Start: 10 Am End: _____

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

Dierkes Lake

NUMBER OF PEOPLE IN ATTENDANCE: _____

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:
(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

Kapstone Container

ADDRESS

348 South Park Avenue west

HOME TELEPHONE

BUSINESS PHONE

208-293-9425

NAME OF RESPONSIBLE
PARTY/CONTACT PERSON

Ida Fort / Russ Williams ²⁰⁸⁻⁴⁹⁰⁻⁴⁶⁰⁰ ²⁰⁸⁻²⁸⁰⁻¹²¹⁴

ADDRESS

(Same as above)

HOME PHONE

(Same as above)

BUSINESS PHONE

DESCRIPTION OF EVENT:

Family Friendly Community event
where contestants race in human
powered boats made of corrugated
cardboard

will have life guards & dive team
will address parking & traffic issues / possible shuttle bus

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

Ida A
APPLICANT'S SIGNATURE

3/7/14
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
Building Department

Approved Denied

[Signature]
Planning & Zoning

Approved Denied

[Signature]
Information Service

Approved Denied

AGENCY CUSTOMER ID: 700867

LOC #: Chicago



ADDITIONAL REMARKS SCHEDULE

Page 2 of 2

AGENCY MARSH USA INC.		NAMED INSURED KapStone Paper and Packaging Corporation Attn: Kelly Hulseman 1101 Skokie Blvd, Suite 300 Northbrook, IL 60062-4124	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

Insured companies include:

KapStone Paper and Packaging Corporation

KapStone Kraft Paper Corporation

KapStone Charleston Kraft LLC

KapStone Container Corporation

Longview Fibre Paper & Packaging, Inc. (Effective 7/18/13)

Dennis Pullin

From: Fort, Ida L. <Ida.Fort@kapstonepaper.com>
Sent: Friday, June 20, 2014 4:02 PM
To: Dennis Pullin
Cc: Dennis Bowyer
Subject: Additional Info
Attachments: Entry Form.docx; regatta rules rev june.pdf

Hi Sgt!

Russ mentioned that you needed some additional info regarding the Boat Float.

The rules and entry form are attached.

We will not be able to use the River Church for additional parking, but have calls in to use the LDS church lot on Hankins and Stadium.

The boys and girls club have agreed to rent their buses to us to shuttle persons from a. Shoshone Falls to Dierkes Lake, and b. The LDS lot to Dierkes.

Let me know if you have any additional questions, needs or concerns.

Ida Fort

Quality Manager

email: ida.fort@kapstonepaper.com

phone: 208.293.9435

cell: 208.490.4600

fax: 208.734.4659

P.O. Box 387 (83303)

348 South Park Ave. West

Twin Falls, ID 83301

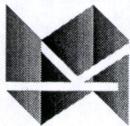
KapStonePaper.com

KapStone Paper and Packaging Corporation



**Box
Manufacturing
eXcellence**

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KAPSTONE
CONTAINER CORPORATION

Great Boat Float

Container Board, Paperboard, Fiberboard, Cardboard

Safety Is Our First Concern All racers must wear a life jacket NO exceptions!

Contest

Build a floating device constructed of Fiber Board (cardboard). That is powered by man, woman or teen. Race this invention for at least 200 yards up to 3 times. Distances may vary.

Class qualifying characteristics for floating devices

Class 1: Flat Class

This device is constructed entirely of Fiber Board and propelled by paddling with only legs and arms. This is a one person floating device with a sprint distant of 100 yards. You must be able to stand on your board in the water before race starts!

These devices would be much like a kick board or surf board.

You Must Wear A Life Jacket!
Winner takes all 1 heat race!



Class 2: Captain Class

This craft is constructed of Fiber Board and propelled only by oars, canoe or kayak paddles (no paddle wheel or propeller type vessels)

This race is of two or more team members for a distance of 200 yards broken up in heats; with each race ran with 3 team boats; winner advancing to the next heat.

These devices would be much like a row boat, canoe, kayak, plane, car, dragon, turtle, duck or anything your team comes up with.

Your Team Must Wear A Life Jacket!
First, Second and Third Place Trophies!



Class 3: Super Class

This device is constructed 75% Fiber Board and propelled by any type of solar power excluding electric, fuel or solar. Single or team is allowed

These devices would be much like peddle power.

You Must Wear A Life Jacket!
Winner takes all 1 heat race !



Class 1: Building Rules

Board must be constructed entirely of Corrugated Fiber Board(cardboard). Tape may be used to cover seams and or joints but not the whole craft. Paint may be used only if it is water base. Fasteners

(nuts, bolts, washers, staples, nails, glue, etc.) may be used. No wood or plastic, shrink wrap, duct tape, or anything else can not cover the nose of any craft. No sharp edges, pointy objects, or anything else that could cause harm.

Class 2: Building Rules

Boats must be constructed of Corrugated Fiber Board(cardboard). Tubing may be used as long as it is made of corrugated paper. Tape may be used to cover seams and or joints but not the whole craft. Paint may be used only if it is water base. Fasteners

(nuts, bolts, washers, staples, nails, glue, etc.) may be used. No wood or plastic, shrink wrap, duct tape, or anything else can not cover the hull of any craft. No sharp edges, pointy objects, or anything else that could cause harm. You must have a Captain and at least one crew member in the craft at the race. Oars, Canoe and Kayak Paddles are permitted.

The Fine Print:

These are general rules for all boats/devices/crafts.

1. ALL Racers must wear a life jacket, NO exceptions.
2. A captain of each vessel must register at The Great Boat Float.
3. Only Corrugated Fibre Board is permitted. Any thickness may be used. (please check building rules for your class of vessel)
4. Vessels may be held together with(tape, bolts, nuts, screws, nails, glue, staples, ect.) Paddles and or oars may be made of materials other than cardboard.
5. Duck tape, shrink wrap, plastic may be used but can not cover the nose or hull of any vessel.
6. NO Sharp edges, pointy objects or anything that might cause harm to you or others at event.
7. Paint may be used, only if it is water based and not harmful to the environment. ABSOLUTELY NO tar-base product, epoxy glue, fiber glass resin, any two-part or toxic substances, foam board, or non-corrugated cardboard (like carpet tubes or barrels) can be used.
8. To win a race you must be in your vessel and cross the finish line first.
9. No more than 5 crew members are permitted to be in the vessel at the race.
10. All crew members of the vessel MUST wear a life jacket.
11. NO alcohol or other substances are allowed.
12. Boat occupants must wear shoes with a substantial sole, NO FLIP FLOPS ALLOWED!
13. All vessels must have a name.
14. Please read the scoreboards to know the heat(s) your vessel will run.
15. Winner of each heat will advance to the next heat.
16. A time limit for your vessel will be determined.
17. All vessels must be built with the ability for any and all crew members to become free of vessel if vessel should sink. (NO Enclosed Boats)
18. Children under age 12 must have an adult in the boat with them.
19. When finished racing, dispose of your boat in one of the provided dumpsters. Please do not leave any boats on the grass.

We are all here to have fun and be safe!

All vessels are subject to inspection. Your vessel will be inspected for compliance with these rules. Your vessel must pass inspection according to the class rule you enter, you will have time to fix any violation and be re-inspected. Event officials reserve the right to inspect any and all enclosed compartments on a vessel.



**THE 1ST ANNUAL KAPSTONE GREAT BOAT FLOAT
DIERKES LAKE
SATURDAY, AUGUST 9, 2014
11 am-2 pm**

The Challenge: Design and construct a human muscle powered boat made of corrugated cardboard, capable of racing a 200 yard course three times.

For Rules and Questions, Call Russ Williams, 208-280-1214, Russell.Williams@kapstonepaper.com, Patti Adam at Neuhoff Communications 733-1100 or cell 539-9190, PattiAdam@neuhoffmedia.com, or Ida Fort 208-490-4600 Ida.Fort@kapstonepaper.com

Name_____
Name of Organization, if applies_____
Address_____
City _____ State _____ Zip_____
Phone:_____
Email:_____

The Cost: \$25.00 per boat entered, Flat Class entries are \$10.00 each



Each participant must complete this Release of Liability before taking part in this event.

LAST NAME: _____ FIRST NAME: _____

Date: _____

Kapstone Great Boat Float Release of Liability, Waiver of Claims, Express Assumption Of Risk and Indemnity Agreement

Express Assumption of Risk Associated with Recreational Activities.

I, _____ do hereby affirm and acknowledge that I have been fully informed of the inherent hazards and risks associated with the Kapstone Great Boat Float. Inherent hazards and risks include but are not limited to:

1. Risk of injury from the activity and equipment utilized is significant including the potential for permanent disability and death.
2. Possible equipment failure and/or malfunction of my own or other's equipment.
3. This activity takes place outdoors and therefore includes risks associated with exposure to elements, excessive heat, hypothermia, impact of the body upon the water, injection of water into my body orifices, encountering objects either natural or man-made, exposure to animals with the attendant risks of kicking, biting, shying away, running off or otherwise moving in an unanticipated manner causing injury and/or death.
4. My own negligence and/or the negligence of others, including but not limited to operator error and guide decision making including misjudging terrain, rapids, weather, trails, and route location.
5. Attack by or encounter with insects, reptiles, and/or animals.
6. Accidents or illness occurring in remote places where there are no available medical facilities.
7. Fatigue, chill, and/or dizziness, which may diminish my/our reaction time and increase the risk of accident.

***I understand the description of these risks is not complete and that unknown or unanticipated risks may result in injury, illness, or death.**

Release of Liability, Waiver of Claims and Indemnity Agreement

In consideration for being permitted to participate in the activity(ies) described above the related activities, I hereby agree, acknowledge and appreciate that.

1.

I HEREBY RELEASE AND HOLD HARMLESS WITH RESPECT TO ANY AND ALL INJURY, DISABILITY, DEATH, or loss or damage to person or property, WHETHER CAUSED BY NEGLIGENCE OR OTHERWISE, the following named persons or entities, herein referred to as releases.

To release their officers, directors, employees, representatives, agents, and volunteers, and vessels from liability and responsibility whatsoever and for any claims or causes of action that I, my estate, heirs, survivors, executors, or assigns may have for personal injury, property damage, or wrongful death arising from the above activities whether caused by active or passive negligence of the releases or otherwise. By executing this document, I agree to hold the releases harmless and indemnify there in conjunction with any injury, disability, death, or loss or damage to person or property that may occur as a result of engaging in the above activities.

By entering into this Agreement, I am not relying on any oral or written representation or statements made by the releases, other than what is set forth in this Agreement.



This release shall be binding to the fullest extent permitted by law. If any provision of this release is found to be unenforceable, the remaining terms shall be enforced.

I HAVE READ THIS RELEASE OF LIABILITY AND ASSUMPTION OF RISK AGREEMENT, AND I FULLY UNDERSTAND ITS TERMS, AND UNDERSTAND THAT I HAVE GIVEN UP LEGAL RIGHTS BY SIGNING IT, AND I SIGN IT FREELY AND VOLUNTARILY WITHOUT ANY INDUCEMENT.

(Signature of Participant)

(Name of Participant, PRINT ONLY)

Address City State Zip

Email Address Phone Number

For Participants of Minority Age, this is to clarify that I, as Parent, Guardian, Temporary Guardian with legal responsibility for this participant, do consent and agree not only to his/her release of all releasees, but also to release and indemnify the Releasees from any and all liabilities incident to his/her involvement in these programs for myself, my heir, assigns, and next of kin.

(Signature of Parent or adult Legal Guardian (Name of Parent or adult legal Guardian Print ONLY)



Date: Monday, July 7, 2014
To: Mayor and City Council
From: Travis Rothweiler, City Manager

Request

A presentation of the City Manager's Recommended Budget for FY 2015.

Time Estimate

The estimated amount of time this item will take is 30 minutes plus time to answer questions.

Background

The Recommended Budget addresses the need to protect the long-term future of the community, primarily in the areas of public safety, preservation of public infrastructure, and in delivering sustainable government that aligns with the demands of today, while ensuring the ability to rapidly respond to growth. This proposal is balanced, complete, sustainable, strategically driven and represents our continued commitment to prudent fiscal management, effective service delivery and transparency. While this budget covers only FY 2015, it continues to define a path that will move Twin Falls into the future as a safe city with a solid infrastructure and an ongoing commitment to a unique quality of life.

The Recommended Budget provides funding for current and enhanced service levels. It is designed to meet the Twin Falls' City Council member's priorities within the constraints of available resources. It calls for the use of 1.8% increase to property tax revenues collections and requests very modest increases to the city's assessed water, sewer and sanitation rates. The recommended budget has been formulated with a philosophy of:

- Providing solid, high-quality, core governmental services
- Efficiently allocating resources to meet citizen needs
- Emphasizing affordability and sustainability
- Capitalizing on technology to improve service delivery
- Valuing our employees

The Recommended Budget is directly linked to the City of Twin Falls' 2030 Strategic Plan, which provides a series of pathways that will allow the City to realize its mission and the newly established 2030 vision. The budget maintains service levels designed to protect our citizen's health, safety, and welfare. It funds projects and initiatives designed to enhance our citizen's quality of life. It continues our reputation for being a strong, fiscally-sound municipal government.

The budget is balanced and in accordance with the state law and Government Finance Officers' Association (GFOA) best practices. The combined expenditures and transfers total \$60,556,702, which is a \$4,616,913 increase compared to the current year budget of \$55,939,789. For FY 2015, Government Fund-Type expenditures, those funds that receive some of their funding from property tax revenues, increase by \$2,192,699 (6.82%), of which \$250,000 is from cash reserves. Enterprise Fund-Type expenditures increase by \$2,424,214 (10.18%), of which \$1,242,425 is from cash reserves.

Most cities, including the City of Twin Falls, have historically focused on the "net budget," which is the total budget, as presented above, less fund transfers. The total net budget for FY 2015 is \$57,182,927 or \$4,245,010, or 8.0% larger than the total net budget of \$52,937,917 in the current fiscal year. Both methods are acceptable. From this point forward, and just as we have done historically, we will be focusing on the net budget.

The City's overall, total taxable valuation is expected to increase by approximately 1.69% from \$2,200,305,399 to \$2,237,513,473. If the taxable value used to calculate revenues for FY 2015 remains unchanged, we are projecting the maximum the City's tax rate will be is 0.007975389 or \$7.97 per \$1,000 in taxable value. The tax rate for 2014 was 0.007856543 or \$7.85 per \$1,000 in taxable value.

Additionally, all rate adjustments, which are discussed in great detail in subsequent sections, are lower than the municipal cost index increase of 2.1%.

Budget Overview

The role of local government is to protect the citizen's health and provide for their safety. To realize that end, local governments, like the City of Twin Falls, are responsible for providing accessible streets, dependable emergency responses, and safe and aesthetically pleasing parks and public facilities—all in a manner that is both effective and efficient. While the budget does not fund all capital initiatives and projects in the entire organization, it does meet the City Council's priorities and the citizen's service level expectations. It recognizes that our local economy is not fully healed from effects of the "Great Recession." It demonstrates restraint in the areas of taxation and rate adjustments. It appropriately incorporates the use of cash reserves to cover one-time, critical and needed capital projects in the Library, Water, Impact Fee, Shop, Restitution, Dierkes, and Park Development Funds.

Budget concepts and funding strategies grew out of many internal conversations, public informational listening sessions and planning meetings. Six primary focus areas were developed. Those areas are:

- **Implement 2030 City of Twin Falls Strategic Planning goals and objectives to realize outcomes.** Several of the Ongoing and Priority 1 goals and objectives that are expressed in the City of Twin Falls 2030 Strategic Plan receive funding in the FY 2015 Budget. To ensure that we are incrementally improving each year, we will continue to review and develop performance plans to advance established vision statements. Additionally, we will use the City's 2030 Strategic Plan to build collaborative partnerships with our public, private and other community partners. Sustainable Twin Falls, the Economic Development Ready Team, and Activate Twin Falls/Magic Valley are just three examples of the many opportunities that we have to collaborate with our partners in the completion of strategic planning objectives.
- **Limit Tax Collections and Corresponding Revenues.** During the initial budget development conversations, the City Council said that they would not be opposed to incorporating the statutorily allowed 3% increase if the expenditures were truly needed and could be justified. The Recommended Budget is balanced without taking the state's statutorily 3% increase in property tax revenue. The current budget is balance with a 1.8% increase in revenue in property tax collections and incorporating the growth formula. As a result of the City not taking the allowed 3% increase, the City's foregone balance is expected to grow by \$204,955 from \$1,478,577 to \$1,683,532 (13.86%). The City's foregone balance is among the largest of local government units in the Magic Valley and Idaho, and speaks to the conservative nature in which the City approaches budgeting and taxes.
- **Invest in our employees.** Each year, the City of Twin Falls reviews the full compensation (salary and benefits) level of its employees to ensure it is competitive with the market. The Recommended Budget for FY 2015 provides competitive compensation and benefit adjustments as well as advanced training opportunities. It provides an across-the-board adjustment of 3.0% for all employees who meet minimum job performance standards, and fall within the City's established position salary range. It provides funding to adjust the City's salary table by 0.5%, and moves the market position on the compression ratio table from 10 years to 5 years, which matches best practice compensation model recommendations. Moving the compensation table 0.5% does not constitute a 0.5% compensation adjustment for all employees. The movement of the market on the compression ratio table will allow the City to address wage compression issues for tenured employees. Employees that are below new market wage for their position will receive the larger increases, while those above the market wage will receive little to no adjustment associated with moving the salary table. Additionally, the Recommended Budget provides funding to maintain current health insurance benefits. This equates to a 7.72% adjustment. Additionally, we have set aside approximately \$80,000 to implement strategies contained in the organizational assessment and review.

- Continue to Invest in Our Infrastructure Systems– The budget for FY 2015 provides increased funding for maintenance and planning activities in the City's Street, Water and Waste Water funds.

Streets Fund – We are increasing funding for road maintenance activities from \$1,015,000 to \$1,050,000, which represents an increase of \$35,000 or 3.45%. Additionally, the Recommended Budget provides for engineering services related to the Canyon Springs Grade (\$600,000) allocations to complete miscellaneous road projects such as ADA ramps, storm drains, valley gutters, culverts, etc. (\$380,000), and Eastland South Phase 2 Reconstruction (\$600,000).

Water Fund – We are increasing funding levels for line maintenance, capital improvements and water conservation activities. The Recommended Budget funds upgrades and improvements to the water mainlines (\$360,000), Canyon Springs Pump Replacement (\$250,000), and the development of the Castlewood Pressurized Irrigation station (\$225,000).

Waste Water Fund – In addition to the estimated \$41 million waste water treatment plant improvement (\$35 million) and collections line improvements (\$6 million), the City Manager's Recommended Budget funds control and equipment at the Auger Falls effluent project (\$60,000) and upgrades to sewer mainlines (\$350,000). Of the \$41 million, \$38 million is in bond proceeds and \$3 million is in waste water capacity fees that have been captured in the past.

- Invest in our Structures and Facilities – Although the theme of investing in our facilities and structures was one of the major themes presented by members of the City's Long-Term Planning committee and the City Manager to the City Council, the FY 2015 Recommended Budget does not allocate funding to items that would fall under this category at this time.

Over the course of the last eighteen-months, citizens of Twin Falls have supported and passed two significant bond proposals: \$38 million for the improvements to the City's waste water treatment plant and collection system and \$73.26 million for two elementary schools, a middle school, expansions to Canyon Ridge and Twin Falls High Schools and upgraded school safety and security systems. Although unlikely that the community has an appetite to consider additional bond proposals, the need to fund improvements to City facilities or its structures does not go away because it is not included in the FY 2015 Recommended Budget and is a topic the organization and community should devote time and resources towards solving.

- Continue to Pursue Innovative Strategies and Find More Effective Outcomes. In our continued pursuit of excellence, we will continue to review our processes beyond the budget conversations. This budget allocates funding to implement the City's new strategic planning objectives, update water and waste water facility master plans, and update development and implement a performance measurement and management system as developed by the International City Management Association's Center for Performance Measurement.

Public Input and Transparency

The City of Twin Falls strives to communicate, operate, function, and conduct the business of the people in an open and transparent manner. Equally, we recognize the value and importance of honoring and upholding our fiduciary duties and responsibilities. Because openness and transparency are part of our organizational culture and values, we have taken several steps designed to afford our citizens and stakeholders several opportunities to actively participate and contribute to the budgeting process.

The City of Twin Falls has taken additional steps designed to illustrate our commitment to effective community involvement in the annual budget process. The Council provided an opportunity for our citizens and stakeholders to communicate their thoughts about specific programs, strategic initiatives and priorities for the upcoming fiscal year prior to the more customary, internal staff conversations.

A summary presentation of the proposed budget has been placed on the City's website. On August 4, 2014, the City Council will adopt the preliminary budget for FY 2015, with a public hearing and final adoption scheduled to occur on August 18.

Property Tax Collections

As provided for in the Idaho Code, local government and independent taxing entities have the ability to increase its total tax revenue collections by three percent (3%) each year, in addition to making allowances for new construction, annexation, and foregone revenue. The Recommended Budget is balance with a 1.8% increase in revenue in property tax collections and incorporating the growth formula. As a result of the City not taking the allowed 3% increase, the City's foregone balance is expected to grow by \$204,955 from \$1,478,577 to \$1,683,532 (13.86%) Increasing the City's foregone balance is just one of many examples that can be used to illustrate the City of Twin Falls' conservative approach to using tax dollars. By comparison, no other local government in the Magic Valley has as large of a foregone balance as the City of Twin Falls.

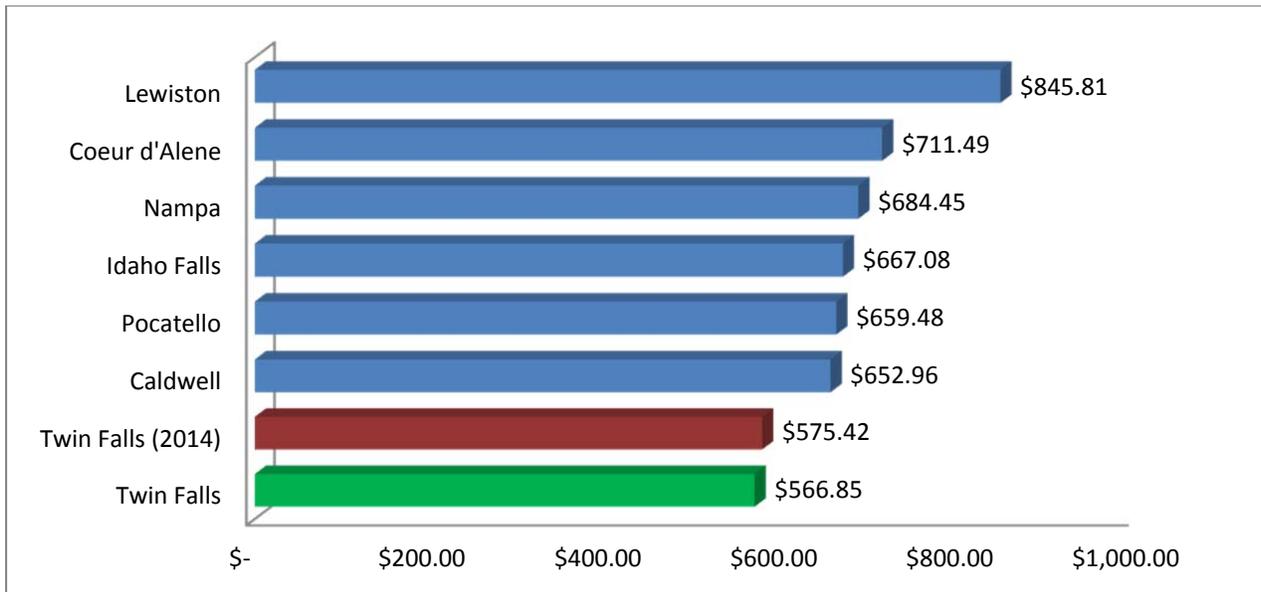
How does the City's Tax Rate compare to the other, large full-service Idaho cities?

We are often asked the question, "how does our tax rate compare?" The table and graph provided below are intended to provide a "ballpark" answer to that question. Although only intended to be a rough illustration, the table and graph below show the amount of property tax paid on a median-valued, owner occupied home owner in each of the larger, full-service cities in Idaho.

	<i>Total Taxes</i>	<i>2012 Median Property Value</i>	<i>FY 2013</i>
<i>Twin Falls</i>	\$ 566.85	\$144,300	0.0078565
<i>Twin Falls (2014)</i>	\$ 575.42	\$144,300	0.0079753
<i>Caldwell</i>	\$ 652.96	\$106,600	0.0122506
<i>Pocatello</i>	\$ 659.48	\$132,700	0.0099393
<i>Idaho Falls</i>	\$ 667.08	\$147,800	0.0090267
<i>Nampa</i>	\$ 684.45	\$124,100	0.0110306
<i>Coeur d'Alene</i>	\$ 711.49	\$186,600	0.0067376
<i>Lewiston</i>	\$ 845.81	\$168,900	0.0096224

Note: Idaho's median value of an owner occupied is \$167,100¹ and, based on a maximum exemption of \$81,000, has a 2013 taxable value of \$86,100.

¹ Information supplied by US Census Bureau, 2014.



For the purposes of this analysis, the Cities of Boise and Meridian were intentionally excluded out of the first comparison because they are not directly responsible for the transportation systems in their communities; that responsibility lies primarily with the Ada County Highway District (ACHD). ACHD is an independent taxing authority specifically created for the purpose of maintaining the transportation system in these communities. In FY 2015, the Street Fund for the City of Twin Falls will be \$4,989,598, or approximately 14.5% of the total Government Fund-type budget.

***Note:** Information used was from the Associated Taxpayers of Idaho's 2013 Levy Book (tax rate) and the US Census Bureau – 2012 Census data (median home value).*

Use of Cash Reserves in the FY 2015 Recommended Budget

The FY 2015 Recommended Budget calls for a total of \$1,492,425 of “cash reserves” to be used to complete several, critical, one-time capital intensive projects. At this time there are no General Fund or Capital Fund Cash reserves allocated in the City Manager’s FY 2015 Recommended Budget. Cash Reserves that have been allocated include:

- \$250,000 in **Library Fund** reserves for windows upgrades, public address, security cameras and presentation equipment
- \$327,000 in **Fire Impact Fees** to the Capital Improvement to fund a ladder fire truck, \$800,000 to be funded with FEMA Grant
- \$229,000 in **Park Impact Fees** for a programmed equipment storage facility (\$140,000) and Canyon Rim Trail expansion (\$89,000)
- \$43,000 in **Seizures and Restitution** for police canine, cellphone search/data recovery system and polygraph instrumentations; (plus an additional \$26,100 collected in the prior year for one time training needs.)
- \$360,000 in the **Water Fund** from Cash Reserves for equipment and a portion of the mainline replacement program.
- \$200,000 in **Dierkes/Shoshone Falls** cash reserve fund to complete Phase I of the Stair Replacement project. Total cost is estimated to be \$330,000 and will be funded in future budgets.
- \$55,325 in **Shop Fund Reserves** for building improvements and capital equipment items
- \$2,000 in **Park Development** for sidewalk at Northern Ridge Park.

The use of cash reserves assists in the completion of critical capital projects and allows the FY 2015 Recommended Budget to remain stable and sustainable. The use of cash reserves in the Government-Type Funds and Enterprise-Type Funds allows us to continue to offer comprehensive, quality local government services at competitive tax rates and “lower-than-market” user fees.

Water Fund

The Water Fund supports the following water-related activities: water supply, water distribution, pressurized irrigation, and utility billing. To support each of these functions in FY 2015, the City Manager's Recommended budgeting total system expenditures in the amount of \$9,818,687, an increase of \$32,302 (0.33%) when compared to the total allocation of \$9,786,385 in FY 2014. However, the City is using less cash reserves in the FY 2015 Recommended Budget compared to the FY 2014 Budget. In FY 2014, the City budgeted to spend \$800,000 in cash reserves on one-time capital projects. In FY 2015, the City is recommending the use of \$360,000 of cash reserves, which is a reduction of \$540,000 compared to the prior year.

The FY 2015 budget for the Water Fund calls for a 2% rate increase to the City's adopted water rate. The increase to the average City residential water user – one who uses an average of 18,000 gallons of water per month – will see an increase of \$0.75 per month, causing the water consumption portion of their bill to increase from \$37.26 per month to \$38.01 per month.

The City Manager's Recommended Budget takes a conservative approach to growth and projects the new customer growth rate will be 1%.

Sewer Fund

The Sewer Fund is used to support all waste water services provided by the City of Twin Falls, namely waste water collections and waste water treatment. For FY 2015, the City Manager's Budget recommends expenditure totaling \$9,096,332 in the Sewer Fund. This represents a decrease of \$242,857 when compared to FY 2014 Sewer Fund expenditures of \$9,339,189.

In the FY 2015 Recommended Budget, the City Manager is requesting a rate adjustment of 1% to the assessed rates. This increase equals an average increase of \$0.25 per month to the average residential user, which is defined as one who typically produces 8,000 gallons per month of waste water. All increases are proportionate to the type of use. Like the water fund, we are projecting limited growth in the number of new waste water accounts to 1.0%.

Sanitation Fund

The City's Sanitation Fund supports the City's sanitation and recycling program. The City of Twin Falls is the only City in the Magic Valley to offer its residents a curbside single stream recycling program. The program was started in 2011. Since the creation of the program, the City has diverted over 7,133 tons from entering into the regional landfill. Although we have seen a slight decrease in participation, the City's recycling program continues to meet and/or exceed initial expectations. It remains one of the highest rated services offered by the City.

Overall, the City Manager's Recommended Budget calls for an increase of \$0.19 per month, which equals a 1.11% increase to our sanitation customers. This will cause the monthly bill to increase from \$16.99 per month to \$17.18 per month. The rate adjustment is influenced by the requested price adjustment of 1.7% by the City's contracted service provider (PSI, Inc.) and increases in operational costs.

How much more will Twin Falls City Services Cost?

In addition to understanding the levels of services and the amount of improvements programmed into the budget, it is also important that we recognize the impact this proposal has on our citizens and taxpaying shareholders.

The table below illustrates the impact the City Manager's Recommended Budget will have on the taxpayers residing or doing business in Twin Falls.

Specifically, as proposed in the Recommended Budget:

- The annual City property tax increase on a median-value home in Twin Falls is projected to increase \$0.71 per month, or by \$8.57 annually (1.32%)
- The monthly utility bill for the average resident in Twin Falls is expected to increase by \$1.19 per month, or by \$14.28 annually (1.51%)

	FY 2014 Adopted Budget	FY 2015 Recommended Budget	Difference
Property Tax	Tax Rate of: \$7.86/\$1,000 tax value	Tax Rate of: \$7.98/\$1,000 tax value	Tax Rate of: \$0.12/\$1,000 tax value
Median Valued Home of an Owner-Occupied Home: \$144,300	\$566.85 <i>annual</i>	\$575.42 <i>annual</i>	\$8.57 <i>annual</i>
Utility Bills			
Average Residential Customer Consumption of:			
<i>Water - 18,000 gallons</i>	\$37.26	\$38.01	\$0.75
<i>Sewer - 8,000 gallons</i>	\$24.49	\$24.74	\$0.25
<i>Sanitation & Recycling</i>	\$16.99	\$17.18	\$0.19
Monthly Total of Property tax and Utility Bills	\$78.74 <i>monthly</i>	\$79.93 <i>monthly</i>	\$1.19 <i>monthly</i>

It is important to recognize the tax rate does not necessarily indicate an individual's tax burdens. The tax rate is simply a multiplier used to determine a property owner's proportionate share of property tax liability. It is a fraction of a local government's total property tax collections divided by the total taxable value of that local government unit (\$17,845,040/2,237,513,473 = 0.007975389).

**Preliminary and subject to further refinement by the Twin Falls County Assessor*

Approval

There is no approval process.

Budget Impact:

There are no budgetary or financial impacts from the conversation.

Regulatory Impact:

There is no regulatory impact.

Attachments

1. Recommended Budget for FY 2015 can be found online at <http://www.tfid.org/DocumentCenter/View/1096>



Public Hearing: **MONDAY JULY 07, 2014**

To: Honorable Mayor Hall and City Council

From: Jonathan Spendlove, Planner I

ITEM IV

Request: Request for a Zoning Title Amendment to amend Title 10; Chapter 4; Section 23.3 - Residential Business District - Property Development Standards c/o Gerald Martens, EHM Engineers, Inc. (app. 2639)

Time Estimate:

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

Background:

Applicant: EHM Engineers Inc. 621 North College Rd Twin Falls, ID 83301 208-734-4888	Requested Zoning: Amendment to Twin Falls City Code – Title 10; Chapter 4; Section 23.3: Property Development Standards
Representative: Gerald Martens 621 North College Rd Twin Falls, ID 83301 gmartens@ehm-inc.com	Applicable Regulations: 10-1-10, 10-4-23, 10-14-1 through 7,

Approval Process:

All procedures will follow the process as described in TF City Code 10-14: Zoning Amendments.

Zoning Title Amendments, which consist of text or map revisions, require a public hearing before the Planning Commission. Following the public hearing, the Commission may forward the amendment with its recommendation to the City Council. Any material change by the Commission from what was presented during the public hearing will require an additional hearing prior to the Commission forwarding its recommendation to the Council.

After the Council receives a recommendation from the Commission, a public hearing shall be scheduled where the Council may grant, grant with changes, or deny the Zoning Title Amendment. In any event the Council shall specify the regulations and standards used in evaluating the Zoning Amendment, and the reasons for approval or denial.

In the event the Council shall approve an amendment, such amendment shall thereafter be made a part of the Title upon the passage and publication of an ordinance.

Budget Impact:

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

Regulatory Impact:

A recommendation from the Planning and Zoning Commission on the proposed Zoning Title Amendment will allow the request to proceed to a public hearing before the City Council.

History:

The City Council approved Ordinance 2012 on July 6, 1981 which replaced Twin Falls City Code - Title 10; Zoning & Subdivision Regulations in its entirety.

In January 2011, Ordinance 2998 was approved by the City Council. This ordinance created the Residential Business District in Twin Falls City Code - Title 10; Chapter 4; Section 23.

Analysis:

This is a request submitted by EHM Engineers, Inc. asking for the Commission's recommendation on a Zoning Title Amendment which would amend Twin Falls City Code 10-4-23.3: Residential Business District; Property Development Standards.

The proposed amendment encompasses changes to the following items: **A**-lot occupancy, **B**-building size, **C**-driveway access, **D**-landscaping percentage, **E**-off street parking, and **F**-window design specifically for commercial buildings.

The applicant stated in their narrative that the proposed changes will make the standards functional, while maintaining conformance with the stated purpose of the district. To date no development has occurred within the district, and without the proposed changes development is likely to not occur.

The proposed changes are outlined as follows:

- **A- 10-4-23.3 (B) Lot Occupancy:** No building shall occupy more than ~~sixty thirty~~ percent(~~30 60%~~) of a lot.

The Residential Zoning Districts have a max occupancy of 60%. Staff found that when current code was applied to a potentially converted residence, the 30% max occupancy was nearly impossible to meet therefore conversion to a commercial use would then create a non-conforming property which is not allowed by code. The proposed amendment will help address this non-compliance issue if existing residences were converted to businesses.

- **B- 10-4-23.3 (D) Building Size:** No building shall have a ~~footprint square footage greater than three thousand (3,000) square feet or~~ total floor area square footage of greater than six thousand (6,000) square feet.

This change will allow a building to have a larger footprint while maintaining the cap of overall square footage at six-thousand (6,000) square feet. This will give builders greater flexibility in building designs tailored to

specific needs and circumstances on existing residential lots. It also creates the option to build a one story building up to six-thousand square feet, which some would argue is more desirable than a two story structure. Staff feels it would still meet the intent of the code to keep buildings on a residential scale due to the height restriction of two (2) stories.

- **C- 10-4-23.3 (F) Access:**

2. Driveway access: No driveway with access to more than two (2) parking spaces will open onto the side street for access to ingress to the properties containing the nonresidential uses, nor can any additional curb cuts be made on the side street curbs. However, if a driveway presently exists that goes to the side street, then the presently existing driveway may be maintained, but the use may not be expanded to include other parking places.

3. When an existing residential structure is converted to a nonresidential use, the driveway requirements above may be modified by the Administrator if it can be shown that strict compliance to these development standards is not possible.

This change will allow access to be established on the side streets, while limiting them to no more than two (2) spaces. This will maintain the residential character and intent of the code while giving property owners more options to fulfill the parking requirements. Previously, Staff was concerned that a single driveway may not allow access to the required parking on a converted lot while also following the other requirements outlined in the code (setbacks, landscaping, driveway, Etc.). Staff does not foresee any negative impacts due to this proposed change.

- **D- 10-4-23.3 (G) Landscaping:**

1. Twenty ~~five~~-percent (~~25-20%~~) of each property shall be maintained in landscaping.

No other district in the code requires twenty five percent (25%) of landscaped area. The Neighborhood Commercial Zone has very similar goals to the RB and it requires 20%. Staff has no concerns with this change.

- **E- 10-4-23.3 (H) Off Street Parking:**

1. ~~All off street parking shall be placed on the alley side of the lots or behind buildings so that the portion of the property that fronts the side streets and arterial streets shall continue to have lawn and landscaping consistent with surrounding properties as opposed to asphalt, rock, or pavement. Also, any Any~~ use that has a parking requirement, as determined by section 10-10-3 of this title, in excess of twenty four (24) spaces is prohibited.

2. Off street parking shall conform to the requirements contained in 10-10-3 of this title. When an existing residential structure is converted to a nonresidential use, the parking requirements may be modified by the Administrator if it can be shown that strict compliance to these development standards is not possible.

The proposed changes to this section will address potential issues with conflicting code requirements. Staff has determined it may be very difficult to comply with the required parking in the rear of converted residential properties, especially in locations that do not have alleyways. This change will allow reasonable solutions to be reached on converted properties while maintaining meaningful governmental oversight by City Staff.

- **F- 10-4-23.3 (K) Building Design Standards:**

4. *Commercial Buildings: commercial buildings on street frontages shall have functional entrances that face the street and have between 10 percent (10%) and at least forty percent (40%) of the façade as windows. Windows shall be non-reflective glass on the ground floor.*

Staff does not perceive any negative effects will result from this change to the code. Under further review of the implementation of the current code, Staff has determined that the requirement of forty (40%) may have a more commercial feel rather than a residential feel. Giving a target range to be obtained will allow the developers, businesses, and property owners more options to design a building that fits in the neighborhood while maintaining a residential feel.

The current Twin Falls Comprehensive Plan was updated in 2009. Within that plan, the Residential Business (RB) District was presented as a type of development/district on the Future Land Use Map (Map 2-4). **The following is an excerpt from the description of the RB District in the Comprehensive Plan:**

“The Residential Business is a transitional land use category. This category allows existing residential uses to remain and be improved, while also allowing low-scale, low-intensity commercial and business operations to be developed as part of infill projects. The overall intention is to allow an appropriate mix of residential and commercial uses that provide good transitions with nearby residential uses and neighborhoods.

Residential Business uses should (1) be low in scale and intensity, (2) share design characteristics with nearby residential uses, (3) provide a good neighborhood "fit" and (4) exude a distinct residential character. Where possible, existing residences located in Residential Business areas should be preserved in their present form and use. Where this is not feasible, individual residences should be allowed to convert into Residential Business developments. In cases where existing structures and site conditions are prohibitive for conversion, two or more existing lots may be assembled and developed as Residential Business uses, thereby consolidating site access and creating a more rational parking layout. Once a particular home or property has been converted to a Residential Business use, it should not be allowed to revert to a residential use. Typical non-residential uses include service operations, offices and small retail type uses. Uses catering to the automobile such as drive-up windows, gas stations and mechanical garages are not envisioned and should not be supported.

The specific configurations, densities, heights and other details of Residential Business developments should be approved as part of the project approval process utilizing zoning rules, design guidelines and standards. New buildings should be residential in style, scale, and appearance to the extent possible, incorporating typical residential features such as pitched roofs, square footage limitations, yards and landscaping, and residential details such as windows, porches and building materials similar to homes.”

The Commission shall ensure that any favorable recommendations for amendments are in accordance with the established goals and objectives of the current Twin Falls Comprehensive Plan.

Possible Impacts: The amendments requested will not change any of the allowed or special permit land uses in the Zoning District. The changes are exclusively dealing with the development standards. The applicant and staff evaluated the current zoning code against existing and potential developments. It was found that some of the currently required development standards would render a disproportionately amount of properties undevelopable and/or nonconforming upon re-development. Staff is supportive of the proposed changes that will alter this code section into a realistic alternative for smaller scale businesses to potentially operate in and around residential neighborhoods, as opposed to full blown Commercially Zoned property.

Conclusion:

June 10, 2014 the Commission voted unanimously to recommend approval of the request as presented.

The City Council may grant the request as presented, may recommend a modification of the amendment requested (will require another public hearing before the Commission), or may deny the request.

Attachments:

1. Letter of Request
2. Proposed Amendment
3. Portion of June 10, 2014 P&Z PH Minutes.

RB RESIDENTIAL BUSINESS DISTRICT
ZONING TITLE AMENDMENT

REASON FOR REQUEST

The multiple changes to the property development standards (10-4-23.3) are proposed to make the standards functional and to allow development in conformance with the stated purpose of the district (10-4-23.3).

To date no development has ever occurred within the district and without those changes no development in the district is likely to occur.

The proposed changes have been evaluated to assure that they meet the stated purpose and will generally be feasible and effective in maintaining the stated purpose of maintaining the neighborhood.

10-4-23: RB, RESIDENTIAL BUSINESS DISTRICT:

10-4-23.1: PURPOSE:

This zoning district is intended to allow conversion of residential structures located on arterial and collector roads in areas of transition to an appropriate mix of residential, light retail and service commercial uses that provide good transitions with nearby residential uses and neighborhoods. This zone allows existing residential uses to remain and be improved, while also allowing low scale, low intensity commercial and business operations to be developed as part of infill projects. Centralized water and sewer facilities are required.

Development in the residential business zoning district should:

- (A) Be low in scale and intensity,
- (B) Share design characteristics with nearby residential uses,
- (C) Provide a good neighborhood "fit", and
- (D) Exude a distinct residential character. (Ord. 2998, 1-3-2011)

10-4-23.2: USE REGULATIONS:

- (A) Permitted Uses: Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:
 - 1. Communications and utilities:
 - a. Radio and television stations without transmission and receiving towers.
 - b. Underground and aboveground transmission lines.
 - c. Utility owned buildings and structures less than twenty five (25) square feet in area and less than three feet (3') aboveground.
 - 2. Cultural facilities:
 - a. Botanical gardens and arboretums.
 - b. Historic sites and monuments.
 - c. Libraries, museums and art galleries.
 - 3. Governmental facilities:
 - a. Governmental office buildings.
 - 4. Medical facilities:
 - a. Acupuncture facilities approved by the South Central district health department or other state regulatory agency.
 - b. Doctors' offices.
 - c. Drug and alcohol treatment centers.
 - d. Rehabilitation services.
 - 5. Parks:
 - a. Open space.
 - b. Private parks and playgrounds without crowd attracting facilities.

- c. Public parks and playgrounds without crowd attracting facilities.
6. Public assembly:
- a. Funeral chapels.
 - b. Religious facilities.
 - c. Schools - private, single purpose.
 - d. Schools - private vocational and/or academic.
 - e. Schools - public.
 - f. Wedding chapels and/or reception halls.
7. Residential:
- a. Accessory buildings (less than 1,000 square feet), personal swimming pools and other accessory uses.
 - b. Bed and breakfast facilities.
 - c. Home occupations.
 - d. Household units existing at the time this title was adopted.
 - e. Household units in the same building as an allowed use and occupied by the owner or an employee of the allowed use.
 - f. Household units in upper floors of commercial or professional buildings.
8. Retail trade:
- a. Alcoholic beverages when consumed on premises where sold if located three hundred feet (300') or more from residential property.
 - b. Antique shop.
 - c. Apparel and accessories.
 - d. Art galleries and frame shops.
 - e. Automobile parts store.
 - f. Bakery.
 - g. Bookstore.
 - h. Cottage businesses.
 - i. Craft shop, in conjunction with retail business.
 - j. Eating places.
 - k. Fabric and pattern shop.
 - l. Florist shop.
 - m. Food, drugs, etc.
 - n. General merchandise.
 - o. Hardware store.
-

- p. Hobby and toy store.
 - q. Home furnishings and appliances.
 - r. Ice cream store.
 - s. Import store.
 - t. Laundering and dry cleaning.
 - u. Laundromats.
 - v. Music store.
 - w. Pet shop.
 - x. Sporting goods store.
 - y. Taxidermy studio.
9. Services:
- a. Advertising.
 - b. Apparel repair and alteration.
 - c. Beauty and barber shops.
 - d. Building care contracting offices.
 - e. Business associations.
 - f. Civic, social and fraternal organizations.
 - g. Construction trade offices.
 - h. Consumer credit collection offices.
 - i. Copy center - self-service.
 - j. Duplicating and stenographic offices.
 - k. Finance and investment offices.
 - l. Horticultural services.
 - m. In home daycare services.
 - n. Insurance and related business.
 - o. Labor unions and organizations.
 - p. Photography studios.
 - q. Professional organizations.
 - r. Professional services.
 - s. Real estate and related business.
 - t. Seamstress shop.
 - u. Tourist information center.
-

Notwithstanding the foregoing list of permitted uses, any such proposed use which broadcasts amplified music or sound by speakers to the exterior of a building shall also require a special use permit.

(B) Special Uses: A special use may be granted for a permanent use that is not in conflict with the comprehensive plan and that is not permitted outright because it may conflict with other uses in the district unless special provisions are taken. Special use permits may be granted for the following uses:

1. Communications and utilities:
 - a. Utility owned buildings and structures more than twenty five (25) square feet in area or more than three feet (3') aboveground.
 2. Governmental facilities:
 - a. Fire stations and police stations.
 - b. Water treatment plants.
 3. Manufacturing:
 - a. Handcrafted furniture.
 4. Medical facilities:
 - a. Ambulance service.
 - b. Animal hospital - small animals.
 - c. Prosthetics - sales, service and construction.
 5. Miscellaneous:
 - a. Any facility with drive-through service.
 - b. Notwithstanding the foregoing, any such proposed use which broadcasts amplified music or sound by speakers to the exterior of a building shall also require a special use permit.
 6. Residential:
 - a. Detached accessory buildings (more than 1,000 square feet), i.e., garages and other accessory buildings.
 - b. Nursing homes and rest homes.
 - c. Shelter homes.
 7. Retail trade:
 - a. Alcoholic beverages when consumed on premises where sold if located less than three hundred feet (300') from residential property.
 - b. Permitted retail/trade uses operating outside the hours of seven o'clock (7:00) A.M. to ten o'clock (10:00) P.M.
 8. Services:
 - a. Commercial childcare facilities and preschools.
 - b. Daycare services.
-

- c. Dog grooming and/or kennels.
 - d. Employment agency.
 - e. Publishing and printing business.
 - f. Testing laboratories.
 - g. Welfare and charitable facilities.
9. Sports facilities:
- a. Indoor recreation facility.

(C) Prohibited Uses: Uses not specified above are prohibited unless administrative determination in accordance with subsection 10-17-1(F) of this title is made that the use is similar enough to a use listed above that distinction between them is of little consequence. (Ord. 2998, 1-3-2011)

10-4-23.3: PROPERTY DEVELOPMENT STANDARDS:

The following property development standards shall apply to all land and buildings in the residential business district:

(A) Lot Area:

- 1. The lot size shall be of sufficient size to provide for the building, off street parking, stormwater retention and landscaping.

(B) Lot Occupancy:

- 1. No building shall occupy more than ~~sixtythree~~ sixty percent (36%) of a lot.

(C) Building Height: No building shall exceed two (2) stories and shall not exceed thirty five feet (35') in total height.

(D) Building Size:

- 1. No building shall have a ~~footprint square footage greater than three thousand (3,000) square feet or total floor area square footage of~~ greater than six thousand (6,000) square feet.

(E) Yards:

- 1. Front Yards: Front yards shall conform to the following standards, or section 10-7-6 of this title, whichever is greater:
 - a. No structure shall be closer than fifteen feet (15') to the front property line for nonresidential uses.
- 2. Side Yards:
 - a. No structure shall be closer than five feet (5') to the side property line (minimum of 10 feet between any structure/building) for nonresidential uses.
- 3. Rear Yards:
 - a. For nonresidential uses, the rear yard may be reduced to the side yard setback of five feet (5').

(F) Access:

1. Only One Access Allowed Per Lot: Upon redevelopment of an existing property, if more than one access exists it will be coordinated with the city engineer which access(es) shall be eliminated. Adjoining properties should have joint accesses whenever possible.
2. Driveway Access: No driveway with access to more than two (2) parking spaces will open onto the side street for access or ingress to the properties containing the nonresidential uses, nor can any additional curb cuts be made on the side street curbs. However, if a driveway presently exists that goes to the side street, then the presently existing driveway may be maintained, but the use may not be expanded to include other parking places.
3. When an existing residential structure is converted to a nonresidential use, the driveway requirements above may be modified by the Administrator if it can be shown that strict compliance to these development standards is not possible.

(G) Landscaping: Landscaping shall conform to the following standards, or sections 10-7-10 and/or 10-7-12 of this title, whichever is greater:

1. Twenty five-percent (205%) of each property shall be maintained in landscaping.
2. New development shall encourage planter boxes, barrel planters, and other landscaping in parking areas to reduce the visual impact of parking lots from the road.

(H) Off Street Parking:

1. ~~All off street parking shall be placed on the alley side of the lots or behind buildings so that the portion of the property that fronts the side streets and arterial streets shall continue to have lawn and landscaping consistent with surrounding properties as opposed to asphalt, rock or pavement. Also, a~~Any use that has a parking requirement, as determined by section 10-10-3 of this title, in excess of twenty four (24) spaces is prohibited.
2. Off street parking shall conform to the requirements contained in 10-10-3 of this title. When an existing residential structure is converted to a nonresidential use, the parking requirements may be modified by the Administrator if it can be shown that strict compliance to these development standards is not possible.

(I) Signs:

1. Shall comply with chapter 9, "Sign Regulations", of this title. Multiple occupancy buildings shall have a sign plan approved by the administrator.

(J) Walls, Fences And Hedges:

1. Nonresidential Use: Any nonresidential use shall provide a fence not less than six feet (6') in height that will act as a sight and sound barrier between the nonresidential use and any contiguous residential lot or use.
2. Minimum Standards:
 - a. Screening shall be a minimum six foot (6') fence or wall or a landscaped area or any combination thereof. If it be a fence or wall it shall be constructed of wood, solid vinyl, metal (not chainlink), concrete or concrete block. If it be a landscaped area, it shall be evergreen bushes or trees and may include an earthen berm.
 - b. Whenever bushes or trees are used as screening, the screening height may not be less than three feet (3') at the time of planting, providing a minimum height of six feet (6') is achieved within five (5) years after planting.

- c. Screening shall completely obscure objects inside the screened area when viewed from any angle outside the screened area and shall be constructed so as to reduce noise, lights and blowing trash.

(K) Building Design Standards:

1. Buildings: Existing residences will not be razed and new buildings constructed unless said new buildings are designed in such a way as to conform to the general residential nature of the neighborhood, consistent with the existing architectural style and design.

Where possible, existing residences located in the residential business zoning district should be preserved in their present form and use. Where this is not feasible, individual residences should be allowed to convert into residential business developments. In cases where existing structures and site conditions are prohibitive for conversion, two (2) or more existing lots may be assembled and developed as residential business uses, thereby consolidating site access and creating a more rational parking layout. Once a particular property has been converted to a residential business use, it shall not be allowed to revert to a residential use.

2. Roofs: Roofs are required to be pitched, with a minimum pitch of four to twelve (4:12), and residential in nature.
3. Architectural Standards: All building faces shall include windows, setbacks, awnings, parapet variations, material variations, color variations and other architectural treatments to break up large uniform surfaces.
4. Commercial Buildings: Commercial buildings on street frontages shall have functional entrances that face the street and have between ten percent (10%) and at least forty percent (40%) of the façade as windows. Windows shall be non-reflective glass on the ground floor. (Ord. 2998, 1-3-2011)

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November 5, 2012, a Conveyance Plat requires a preliminary and final platting process to be completed prior to a building permit being issued; this is why this request is coming before the Commission tonight.

This Preliminary Plat for the Lengfeld Subdivision, includes 3.83 (+/-) acres and is zoned R-2; Residential Single Household or Duplex District. The request is to plat two (2) lots for single family residential development. The plat is in conformance with the City Code requirements and standards. Access to Lot 1 will be obtained through a shared approach with Lot 2 off Madrona Street North. An Access Easement will have to be recorded before a building permit can be issued for Lot 1. The Fire Department review has indicated the need for an additional fire hydrant. The location of the residence on Lot 1 will determine where this hydrant will need to be placed. The location and size of the residence on Lot 1 has not been determined at this time. The sewer and water tap locations will be finalized at building permit process.

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

Approval of a preliminary plat does not constitute a commitment by the City to provide water or waste water services. The plat indicates that Lot 1 will be connected to City of Twin Falls water and sewer systems. Lot 2 is currently on a septic system and city water. The developer is negotiating sewer capacity at this time. A guarantee of services comes when the City Engineer signs a Will-Serve Letter after final and construction plans are reviewed. It is also indicated on the Preliminary Plat that the site will be on a private Pressure Irrigation (P.I.) System.

This request is in conformance with the Comprehensive Plan which designates this area as appropriate for Medium Density Residential development.

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

1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to an access easement being recorded before building permit can be issued on Lot #1.
3. Subject to a fire hydrant being installed at the time of building permit being issued for Lot #1.
4. Subject to a completed transfer of sewer capacity or the lots will have to be placed in trust.

PZ Questions/Comments:

- Commissioner Frank asked about the shared access for all the lots.
- Assistant City Engineer Vitek stated he believes there is already an easement in place that serves the parcel to the northeast and the new final plat would reflect that easement.
- Mr. Acheson stated there has been an agreement from the adjacent property owner to build their own access onto Madrona Street North and the access shown on the plat is for lots 1 and 2.
- Commissioner Grey asked about the process for getting a will serve.
- Assistant City Engineer Vitek explained if you are within a certain distance of city services the code states you have to connect; which is why a will serve will be needed to approve a building permit. When the waste water treatment plant upgrade is complete additional will serves will be allowed but until that time DEQ will not allow the city to issue more will serves; otherwise the lot has to be put into trust until a will serve is available.

Public Hearing: **Open & Closed Without Public Comment**

Deliberations: **Without Concerns**

Motion:

Commissioner Grey made a motion to approve the Lengfeld Subdivision Preliminary Plat, as presented, with staff recommendations. Commissioner Boyd seconded the motion. All members present voted in favor of the motion.

Approved, As Presented, With Staff Recommendations

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 easement being recorded before building permit can be issued on Lot #1.
3. Subject to a fire hydrant being installed at the time of building permit being issued for Lot #1.
4. Subject to a completed transfer of sewer capacity or the lots will have to be placed in trust.

IV. PUBLIC HEARINGS:

1. Request for a Zoning Title Amendment to amend Title 10; Chapter 4; Section 23.3 - Residential Business District Property Development Standards c/o Gerald Martens, EHM Engineers, Inc. (app. 2639)

Applicant Presentation:

Gerald Martens, the applicant, stated he is proposing an amendment to the RB Zoning standards. EHM Engineers, Inc acquired a piece of property along Filer Avenue and Adams Street. A portion of the property is zoned C-1 and a second portion of the property is zoned RB. The RB zone is a relatively new zone and it was discovered that prior to now there have not been any properties developed under these standards; when trying to design a development using the RB zoning standards they figured out why nothing has been developed. The criteria were impossible to meet when developing the lots. The majority of the criteria will remain unchanged however there were a few areas that were changed. Staff has indicated that the intent of the standards was to help maintain the residential character while allowing the property to be utilized for things other than residential uses. These properties are typically along arterials or collector streets that are moving towards a change from residential to light commercial or professional uses. The goal is to minimize the impacts to the remaining residential properties in the area.

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- **A- 10-4-23.3 (B) Lot Occupancy:** No building shall occupy more than 60% of a lot.
- **B- 10-4-23.3 (D) Building Size:** No building shall have a total floor area square footage of greater than six thousand (6,000) square feet.
- **C- 10-4-23.3 (F) Access:**
 2. Driveway access: No driveway with access to more than two (2) parking spaces will open onto the side street for access to ingress to the properties containing the nonresidential uses, nor can any additional curb cuts be made on the side street curbs. However, if a driveway presently exists that goes to the side street, then the presently existing driveway may be maintained, but the use may not be expanded to include other parking places.
 3. When an existing residential structure is converted to a nonresidential use, the driveway requirements above may be modified by the Administrator if it can be shown that strict compliance to these development standards is not possible.
- **D- 10-4-23.3 (G) Landscaping:**
 1. Twenty percent (20%) of each property shall be maintained in landscaping.
- **E- 10-4-23.3 (H) Off Street Parking:**
 1. ~~All off street parking shall be placed on the alley side of the lots or behind buildings so that the portion of the property that fronts the side streets and arterial streets shall continue to have lawn and landscaping consistent with surrounding properties as opposed to asphalt, rock, or pavement. Also, any Any~~ use that has a parking requirement, as determined by section 10-10-3 of this title, in excess of twenty four (24) spaces is prohibited.
 2. Off street parking shall conform to the requirements contained in 10-10-3 of this title. When an existing residential structure is converted to a nonresidential use, the parking requirements may be modified by the Administrator if it can be shown that strict compliance to these development standards is not possible.

Staff Presentation:

Planner I Spendlove reviewed the request on the overhead and outlined the proposed changes as follows:

- **A- 10-4-23.3 (B) Lot Occupancy:** No building shall occupy more than sixty thirty percent(~~30~~ 60%) of a lot.

The Residential Zoning Districts have a max occupancy of 60%. Staff found that when current code was applied to a potentially converted residence, the 30% max occupancy was nearly impossible to meet therefore conversion to a commercial use would then create a non-conforming property which is not allowed by code. The proposed amendment will help address this non-compliance issue if existing residences were converted to businesses.
- **B- 10-4-23.3 (D) Building Size:** No building shall have a ~~footprint square footage greater than three thousand (3,000) square feet or~~ total floor area square footage of greater than six thousand (6,000) square feet.

This change will allow a building to have a larger footprint while maintaining the cap of overall square footage at six-thousand (6,000) square feet. This will give builders greater flexibility in building designs tailored to specific needs and circumstances on existing residential lots. It also

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creates the option to build a one story building up to six-thousand square feet, which some would argue is more desirable than a two story structure. Staff feels it would still meet the intent of the code to keep buildings on a residential scale due to the height restriction of two (2) stories.

o **C- 10-4-23.3 (F) Access:**

2. Driveway access: No driveway with access to more than two (2) parking spaces will open onto the side street for access to ingress to the properties containing the nonresidential uses, nor can any additional curb cuts be made on the side street curbs. However, if a driveway presently exists that goes to the side street, then the presently existing driveway may be maintained, but the use may not be expanded to include other parking places.

3. When an existing residential structure is converted to a nonresidential use, the driveway requirements above may be modified by the Administrator if it can be shown that strict compliance to these development standards is not possible.

This change will allow access to be established on the side streets, while limiting them to no more than two (2) spaces. This will maintain the residential character and intent of the code while giving property owners more options to fulfill the parking requirements. Previously, Staff was concerned that a single driveway may not allow access to the required parking on a converted lot while also following the other requirements outlined in the code (setbacks, landscaping, driveway, Etc.). Staff does not foresee any negative impacts due to this proposed change.

o **D- 10-4-23.3 (G) Landscaping:**

1. Twenty ~~five~~-percent (~~25-20%~~) of each property shall be maintained in landscaping.

No other district in the code requires twenty five percent (25%) of landscaped area. The Neighborhood Commercial Zone has very similar goals to the RB and it requires 20%. Staff has no concerns with this change.

o **E- 10-4-23.3 (H) Off Street Parking:**

~~1. All off street parking shall be placed on the alley side of the lots or behind buildings so that the portion of the property that fronts the side streets and arterial streets shall continue to have lawn and landscaping consistent with surrounding properties as opposed to asphalt, rock, or pavement. Also, any Any~~ use that has a parking requirement, as determined by section 10-10-3 of this title, in excess of twenty four (24) spaces is prohibited.

2. Off street parking shall conform to the requirements contained in 10-10-3 of this title. When an existing residential structure is converted to a nonresidential use, the parking requirements may be modified by the Administrator if it can be shown that strict compliance to these development standards is not possible.

The proposed changes to this section will address potential issues with conflicting code requirements. Staff has determined it may be very difficult to comply with the required parking in the rear of converted residential properties, especially in locations that do not have

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alleyways. This change will allow reasonable solutions to be reached on converted properties while maintaining meaningful governmental oversight by City Staff.

○ **F- 10-4-23.3 (K) Building Design Standards:**

4. Commercial Buildings: commercial buildings on street frontages shall have functional entrances that face the street and have between 10 percent (10%) and at least forty percent (40%) of the facade as windows. Windows shall be non-reflective glass on the ground floor.

Staff does not perceive any negative effects will result from this change to the code. Under further review of the implementation of the current code, Staff has determined that the requirement of forty (40%) may have a more commercial feel rather than a residential feel. Giving a target range to be obtained will allow the developers, businesses, and property owners more options to design a building that fits in the neighborhood while maintaining a residential feel.

The current Twin Falls Comprehensive Plan was updated in 2009. Within that plan, the Residential Business (RB) District was presented as a type of development/district on the Future Land Use Map (Map 2-4). The comprehensive plan states "Residential Business uses should (1) be low in scale and intensity, (2) share design characteristics with nearby residential uses, (3) provide a good neighborhood "fit" and (4) exude a distinct residential character".

The Commission shall ensure that any favorable recommendations for amendments are in accordance with the established goals and objectives of the current Twin Falls Comprehensive Plan.

The amendments requested will not change any of the allowed or special permit land uses in the Zoning District. The changes are exclusively dealing with the development standards. The applicant and staff evaluated the current zoning code against existing and potential developments. It was found that some of the currently required development standards would render a disproportionately amount of properties undevelopable and/or nonconforming upon re-development. Staff is supportive of the proposed changes that will alter this code section into a realistic alternative for smaller scale businesses to potentially operate in and around residential neighborhoods, as opposed to full blown Commercially Zoned property.

Planner I Spendlove stated upon conclusion the Commission may recommend to the City Council that the amendment be granted as requested, or it may recommend a modification of the amendment requested (will require another public hearing before the Commission), or it may recommend that the amendment be denied.

PZ Questions/Comments:

- Commissioner Munoz had a question regarding sign code requirements.
 - Zoning & Development Manager Carraway stated this would be a non-residential zone and the sign code would apply.
-

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- Commissioner Frank stated his concern is with allowing a 6000 sq. ft. building because these areas usually consist of fairly small lots. How does that maintain a residential feel, it seems like a fairly large building unless it is built on several lots.
- Zoning & Development Manager Carraway stated the intent was to design the code so that these existing residential properties would be able to be converted and become useful again. After reviewing the Comprehensive Plan it is in compliance.
- Mr. Martens also explained that 6000 sq. ft. would require multiple lots to allow for that size building and it is only allowed to cover 60% of the lot, it will require parking and 20% of landscaping. In order for all of the conditions to be met it will take at least 15-18000 sq. ft. to accommodate a 6000 sq. ft. building. When you develop or upgrade on a collector street it is very expensive, additional right of way has to be dedicated, streets have to be widened, sidewalks have to be installed, and utilities have to be rebuilt so the economics only work if you can recoup the cost of development.
- Commissioner Munoz asked if alternative landscaping plans will be allowed for developments occurring in this zone.
- Planner I Spendlove explained the requirements for parking and landscaping will be required therefore the building will have to be designed so that all of the requirements can be met. It is up to the developer to design the development to meet the development standards.

Public Hearing: [Open & Closed without public comment.](#)

Closing Statements:

- Mr. Martens explained that the development will run out of parking space before they run out of landscaping. So planning will have to be done to meet the requirements.

Deliberations: [Without Concerns](#)

Motion:

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

**[Recommended for Approval to the City Council](#)
[City Council public hearing July 7, 2014](#)**



Date: Monday, July 7, 2014
To: Honorable Mayor and City Council
From: Lee Glaesemann, Staff Engineer

Request:

Consideration of an approval to construct a new Municipal Potable Water Storage Facility at 2951 Marie Street. c/o The City of Twin Falls/Lee Glaesemann (app 2649)

Background:

In 2013, the City of Twin Falls purchased 4.75 acres of property located on the southeast corner of Hankins Rd. and Marie Street for the construction of a 5 million gallon potable water storage tank. The proposed tank would be constructed south of the City's existing tank and pumping station. The water storage tank is needed to fulfill the requirements of a development agreement between the City, Urban Renewal Agency, and Clif Bar and will also improve fire flows and allow additional growth on the southeast side of the City.

In addition to the new storage tank, the property will be surrounded by a chain link fence for security and site obscuring features will be included adjacent to residential properties. On the east side of the property, adjacent to Hankins Road, a landscape berm is being proposed. To help reduce water use and maintenance, the berm will be covered with rock rather than grass and planted with trees and bushes that will be watered using a drip system.

Since the properties to the north and south on Hankins Road are undeveloped at this time, a deferral for the construction of curb and gutter, sidewalk, and road widening is proposed. This will help accommodate existing storm water and irrigation drainage.

The addition of a new water storage tank would be compatible with the existing storage and pumping facility and would have similar hours of operation, employees, and traffic. No additional noise, glare, odor, or fumes are anticipated.

This request is not for the approval of the construction contract. A request to award the construction contract will be brought to the Council as part of the upcoming bid process for the work.

Budget Impact:

None at this time. Per the development agreement, funding for construction would come from City reserves and the Urban Renewal Agency.

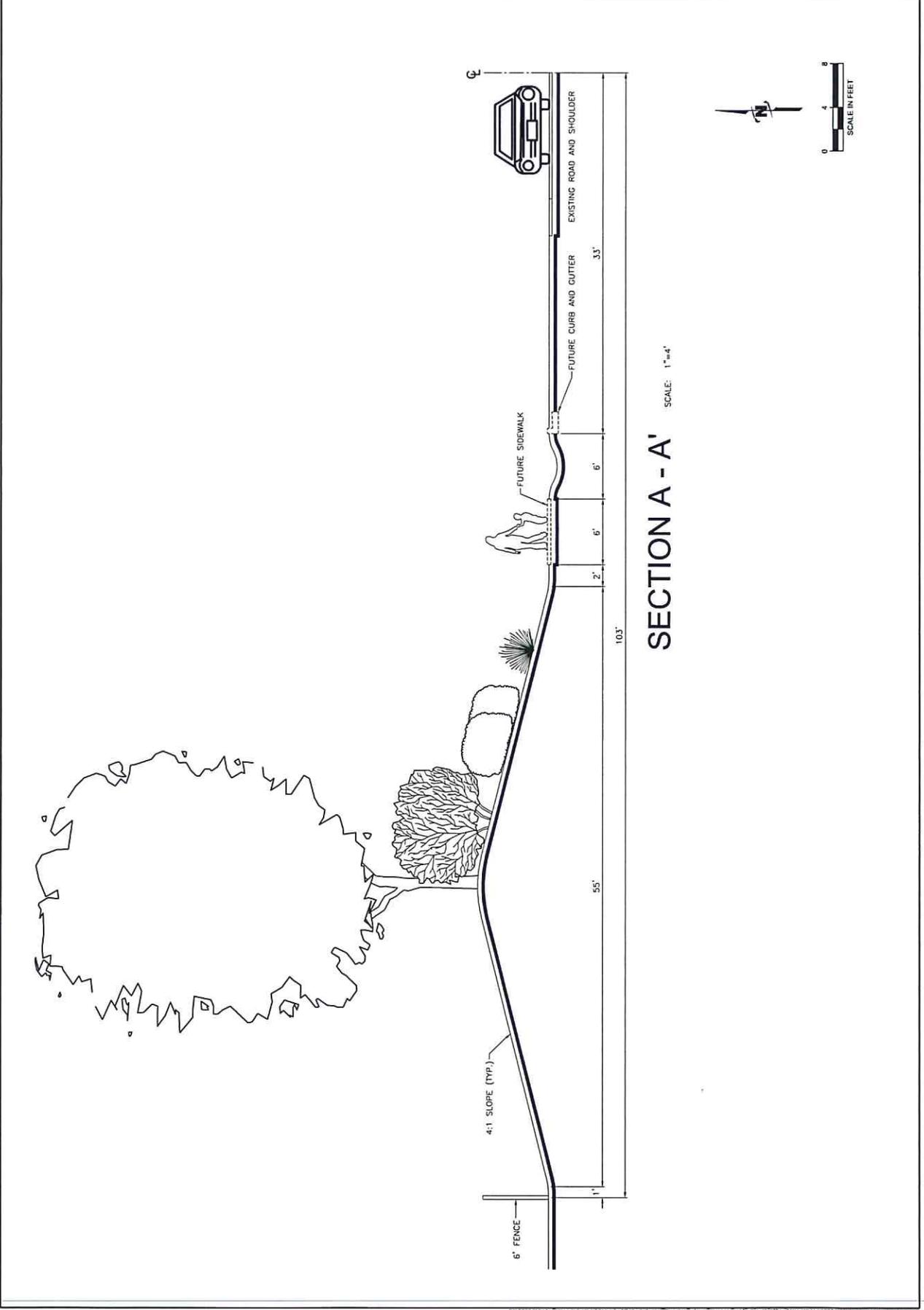
Regulatory Impact:

Approval of the request will allow the City to proceed with project bidding.

Conclusion:

Staff recommends that the Council approve the request as presented





NO.	DESCRIPTION	REV.	DATE

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