

**COUNCIL MEMBERS:**

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



**AGENDA**  
**Meeting of the Twin Falls City Council**  
**Monday, December 1, 2014**  
**City Council Chambers**  
**305 3rd Avenue East -Twin Falls, Idaho**

**5:00 P.M.**

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

**GENERAL PUBLIC INPUT**

**AGENDA ITEMS**

**I. CONSENT CALENDAR:**

1. Consideration of a request to approve the Accounts Payable for November 15 – December 1, 2014.
2. Consideration of a request to approve the November 10, 2014, City Council Minutes.

**Purpose:**

Action

**By:**

Sharon Bryan

Action

Leila A. Sanchez

**II. ITEMS FOR CONSIDERATION:**

1. Consideration of a request to adopt a resolution to procure goods and services on the open market for "The City of Twin Falls 2014 Modifications to the Canyon Springs Valves Project".
2. Consideration of a request to submit a roadway project for Local Urban funding.
3. Consideration of a request to adopt a resolution for a Comprehensive Plan Amendment from AG to Medium Density and to extend the Water Service Boundary Area which would amend The Future Land Use Map, 2-4 of the Twin Falls Vision 2030: A Comprehensive Plan for a Sustainable Future for 53 +/- acres located on the east side of the 500, 600, and 700 blocks of Hankins Road North.
4. Consideration of a request to adopt an ordinance for the annexation of 4.75 (+/-) acres with a zoning designation of C-1 and to proceed with the development of a municipal water storage facility on property located at 2951 Marie Avenue.
5. Public input and/or items from the City Manager and City Council.

Action

Jon Caton

Action

Jacqueline Fields

Action

Mitchel Humble

Action

Jonathan Spendlove

**III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:**

**IV. PUBLIC HEARINGS:       **6:00 P.M.****

1. Request to allow Additional Building Height for new silos on property located at 236 Washington Street South.
2. Request for a Zoning Title Amendment to delete Title 10; Chapter 6; Section 1; Planned Unit Development Subdistrict and replace with a new section Title 10; Chapter 6; Section 1; Zoning Development Agreement, to add a definition of Zoning Development Agreement to Title 10; Chapter 2; Definitions and to amend Title 10; Chapter 2; definition of Planned Unit Development.

PH/Action

Steve Maughan  
Glanbia USA

PH/Action

Jonathan Spendlove  
% The 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.

**COUNCIL MEMBERS:**

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



**MINUTES**  
**Meeting of the Twin Falls City Council**  
**Monday, November 10, 2014**  
**City Council Chambers**  
**305 3rd Avenue East -Twin Falls, Idaho**

**5:00 P.M.**

**PLEDGE OF ALLEGIANCE TO THE FLAG**  
**CONFIRMATION OF QUORUM**  
**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 November 4, 2014 – November 10, 2014.

**Purpose:**

Action

**By:**

Sharon Bryan

**II. ITEMS FOR CONSIDERATION:**

1. Consideration of a request to approve and adopt the Collective Bargaining Agreement between the City of Twin Falls and Twin Falls Firefighters Local 1556.
2. Consideration of a request to reject all bids for the 2014 Modifications to the Canyon Springs Valve Project.
3. Presentation by Police, Public Information, and Information Services on implementation of emergency mass notification system.
4. Public input and/or items from the City Manager and City Council.

**Purpose:**

Action

**By:**

Susan Harris

Action

Jon Caton

Presentation

Josh Palmer  
 Craig Stotts  
 Tami Lauda

**III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:**

**IV. PUBLIC HEARINGS: 6:00 P.M.**

1. Request for Annexation of 4.75 (+/-) acres of undeveloped land for proposed development of a municipal water storage facility on property located at 2951 Marie Avenue for the City of Twin Falls.

Public Hearing

Jonathan Spendlove

**V. ADJOURNMENT:**

1. Executive Session 67:2345 (1) (e) To consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations.

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

**PRESENT:** Suzanne Hawkins, Shawn Barigar, Chris Talkington, Greg Lanting, Don Hall, Rebecca Mills Sojka

**ABSENT:** Jim Munn

**STAFF**

**PRESENT:** City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Deputy City Attorney Shayne Nope, Human Resources Director Susan Harris, Public Works Director Jon Caton, Public Information Officer Joshua Palmer, IT Tech Tami Lauda, Lieut. Craig Stotts, Deputy City Clerk/Recording Secretary Leila A. Sanchez

5:00 P.M.

Mayor Hall called the meeting to order at 5:00 p.m. He then invited the Youth Council and all present, who wished to, to recite the Pledge of Allegiance to the Flag. A quorum was present.

City Manager Rothweiler requested the following be added to the agenda:

Discussion of a proposed ballot for the 2014 Official Ballot for Farm Service Agency for the USDA Committee Elections.  
Discussion of a proposed ballot for Idaho Counties Risk Management Program for Region I Board Member Seat.

**MOTION:**

Councilmember Lanting moved to add the ICRMP Region I ballot and the Farm Service Agency ballot. The motion was seconded by Councilmember Talkington. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

**PROCLAMATION:** None

**GENERAL PUBLIC INPUT:** None

**AGENDA ITEMS**

**I. CONSENT CALENDAR:**

1. Consideration of a request to approve the Accounts Payable for November 4, 2014 – November 10, 2014, total: 207,973.83  
November 7, 2014, Payroll, 128310.55  
Fire Payroll, October 31, 2014, total: 54436.34

**MOTION:**

Councilmember Lanting moved to approve the Consent Calendar as presented. The motion was seconded by Vice Mayor Hawkins. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

**II. ITEMS FOR CONSIDERATION:**

1. Consideration of a request to approve and adopt the Collective Bargaining Agreement between the City of Twin Falls and Twin Falls Firefighters Local 1556.

Human Resource Director Harris explained the request.

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There are relatively few changes to this document. Those included either reflect a date reference (2012-14 to 2014-16), clarification of existing policy changes, or the removal of verbiage that is no longer applicable, such as HazMat Pay.

Two new changes were added to this CBA, Section 12(e) – Portal to Portal and Section 21 – Disability Insurance.

This draft has been reviewed and approved by both negotiation teams. Formal adoption by the City Council is required to ratify the Agreement.

Discussion followed:

- Deletion of Section 20 – Social Security 3) IRS reimbursement
- Appendix A : Driver to Captain – 10%

MOTION:

Councilmember Talkington moved to propose an amendment to the adjusted agreement to adopt the Collective Bargaining Agreement between the City of Twin Falls and Twin Falls Firefighters Local 1556. The motion was seconded by Councilmember Barigar. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

Boy Scouts Troops 100 and 164 introduced themselves to the Council.

2. Consideration of a request to reject all bids for the 2014 Modifications to the Canyon Springs Valve Project.

Public Works Director Caton explained the request.

Two bids for the project were received in September 2014: 1) RSCI in the amount of \$208,400 and 2) PSI in the amount \$320,639. According to Idaho Statute 67-2805 the city can either accept the lowest bid or reject all bids.

Staff recommends that Council reject these bids and allow staff to either rebid this project or investigate the opportunity to contract this project on the open market for less cost.

MOTION:

Councilmember Mills Sojka moved to reject all bids for the 2014 Modifications to the Canyon Springs Valve Project. The motion was seconded by Councilmember Lanting. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

3. Presentation by Police, Public Information, and Information Services on implementation of emergency mass notification system.

PIO Palmer, Lieut. Craig Stotts, and I/S Tami Lauda gave the presentation.

In September Council requested that staff identify a tool that could reach a large number of citizens in a timely manner during an emergency. Incidents, such as a 'boil order' in September and a Declaration of Emergency in 2012, demonstrated that there was a need for a more robust mass notification system.

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Staff identified the Everbridge Critical Communication system as a potential tool to inform and protect citizens during life/safety emergencies. The system is widely used among local, regional, state and federal agencies across the United States, and has a proven track record of reliability and effectiveness.

The City has been using the system on a limited basis through a shared license agreement that is superintended by Southern Idaho Regional Communication (SIRCOMM), which was paid for by a federal grant to cover the South Central Idaho region. However, by purchasing a dedicated license for the City, as well as additional features that address the growing number of mobile phone users, and by implementing internal processes to deliver mass notifications, the City of Twin Falls would be better prepared to reach a large number of citizens during emergencies.

If approved, the service would equip the City with a tool to send emergency notifications to all landlines. The system would also enable the City to reach specific landlines, in the event that an emergency impacts only a specific part of the community. The system can send voice, text and email notifications to cell phones whose users have opted into the service. But with the addition of a 'cell tower override' add-on, the City would have the ability to deliver notifications to all cell phones within the region – regardless of whether, or not, the user has opted into the service.

To manage and operate Everbridge in-house and independently from SIRCOMM, the City would be required to purchase a dedicated license at a one-time cost of \$16,000 upon implementation. Additionally, the City would be required to pay an annual fee of \$15,000 for maintenance and service. The 'cell tower override' can be purchased for an annual fee of \$1,000.

Staff is bringing this item to Council's attention for information purposes; however, staff is also requesting direction from Council.

Discussion followed.

PIO Palmer explained the grant will expire in 2016. The City has reached out to SIRCOMM to discuss continuing the system.

Councilmember Mills Sojka recommended partnering with SIRCOMM. This would save taxpayers from paying double for system and the smaller cities around Twin Falls will benefit from this partnership.

Lieut. Stotts stated that staff is currently working with SIRCOMM. The confusion that comes into play has to do with the opting-in portion of it. In two years the grant will expire and a decision will need to be made on how to move forward. Some staff and dispatchers have been trained on the system. Tonight was to present the Council with options and have a conversation later to decide in which direction to go.

Lieut. Stotts showed on overhead projection the geographical location of hardline/landlines in the City. There are approximately 13,000 to 15,000 in the City limits. Most people are switching to cell phones. Lieut. Stotts stated that Information Services staff was trained on the system over a year ago.

I/S Lauda stated that the City is working off of SIRCOMM's license. If the City left mid-year to acquire their own license they would have to repurchase the system.

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Councilmember Barigar stated he is in favor of figuring out the best way to utilize the system as opposed to bailing out of one that currently exists. He understands there are hurdles and issues but it boils down to communicating with SIRCOMM and if that means helping to support the override function he would prefer to have those conversations first.

Councilmember Talkington stated his concern is for public safety. He would like to move expeditiously and within municipal boundaries. He served three plus years as a SIRCOMM liaison to the City and finds this similar to the landfill multiple county solid waste districts, which is driven by small non populated rural areas. It does not have the primary population center driving many of the decisions and has found decisions made are not to the benefit of the city. He is not in favor of engaging in lengthy discussions with SIRCOMM but to move in the immediate and best interest of the municipality of the City of Twin Falls.

Councilmember Lanting stated his concern that without the cell phone component it is less than one-half of a system at this point. He is guessing that Sitcom's residents in the four counties have more landlines than they do in Twin Falls.

PIO Palmer stated that staff would have to discuss costs with the SIRCOMM Board to see if this is something they would consider and support.

Vice Mayor Hawkins asked what other software packages did staff look at, if costs were comparable, if this is the reverse calling system that had been discussed; what did the city pay for staff training on the system and who on staff has been trained.

PIO Palmer stated that there are a handful of true mass communication systems that are more reliable and reach a large number of people in a short period of time. There are other providers but there are additional costs to get to the level of Everbridge. As Lieut. Stotts stated the city is fortunate to try this system through the grant at no charge to the City of Twin Falls. Everbridge is specifically focused on governing organizations.

Lieut. Stotts stated that the training came with the grant and he and two employees from Information Services, one dispatcher, Josh Palmer and Tami Lauda attended the training.

Vice Mayor Hawkins stated that reaching out to citizens is critical and she sees the importance of having the system in house with city control. The City should be self-sufficient and have the ability to provide the service to citizens. .

Lieut. Stott said staff is seeking Council direction. The next push is the educational component and the City will have to use all forms of the media to get information out to citizens.

PIO Palmer explained the approval process for public notification through SIRCOMM.

Mayor Hall stated that he was present when the City transitioned over to SIRCOMM and when the city transitioned back to the City's dispatch center. When the city moved over to SIRCOMM the city lost the ability to communicate efficiently with the citizens of Twin Falls. His concern is emergency notification is not being sent out fast enough to the citizens of Twin Falls.

Councilmember Barigar stated that the text sample sent to the Council by Lieut. Stotts was live. Therefore, if there were an emergency right now dispatch could access this system and make a call to landlines in 30

seconds. The functionality of it exists minus the cell tower override today and cell phone opts. He is in favor of having a conversation with SIRCOMM administration and their Board to discuss the current system, and if the response is not favorable than to come back to Council to discuss the response.

PIO Palmer stated the City has reached out to SIRCOMM on other issues. He is before the Council for guidance.

Councilmember Mills Sojka agrees to try to see if SIRCOMM would be agreeable to adding that cell tower override because of the costs the citizens of Twin Falls would be paying. She is not in favor of city taxpayers paying for a service they are already receiving. The strategic plan discusses partnering and she is in favor of making the effort to partner with SIRCOMM.

Councilmember Talkington explained that the city left SIRCOMM due to the way the city was billed. Billing was based on the number of phone calls that came in through SIRCOMM. This is rural vs an urban architectural.

**MOTION:**

Councilmember Talkington moved that the City of Twin Falls pursue its own emergency notification system per the outline described. The motion was seconded by Councilmember Lanting.

Councilmember Barigar appreciates there were challenges in the dispatch a component of SIRCOMM and the City and that is why the City has its own dispatch system. What is being discussed is different. This system allows us to communicate directly to our citizens. Lieut. Stotts used the existing system to send text messages to the Council. He didn't have to have a vote of the SIRCOMM Board to make that decision to send it out. There need to be established procedures on how that works because it is a shared license. To go out and spend \$31,000 when the system exists without having that conversation with SIRCOMM is a waste of resources not only for our taxpayers but throughout the region.

Roll call vote showed Councilmembers Hawkins, Talkington, Lanting and Hall voted in favor of the option. Councilmembers Barigar and Mills Sojka voted against the motion. Approved 4 to 2.

4. Discussion of a proposed ballot for the 2014 Official Ballot for Farm Service Agency for the USDA Committee Elections.
5. Discussion of a proposed ballot for Idaho Counties Risk Management Program for Region I Board Member Seat.

Mayor Hall explained that he received the ballots and will make inquiries on the specifics and will bring back to Council on November 17, 2014.

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

City Manager Rothweiler stated that City Hall will be closed on Tuesday, November 11, 2014, for Veterans Day.

City Manager Rothweiler stated that a Ribbon Cutting will be held to celebrate the restoration of the 100 year old street lights located on Lincoln Street. The event will take place on Friday, November 14, 2014, at 4:00 P.M. at 147 Lincoln Street.

Mayor Don Hall reported on the open house he attended for the 75<sup>th</sup> Anniversary of the Twin Falls Public Library held on Saturday, November 8, 2014.

**III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:**

**IV. PUBLIC HEARINGS: 6:00 P.M.**

1. Request for Annexation of 4.75 (+/-) acres of undeveloped land for proposed development of a municipal water storage facility on property located at 2951 Marie Avenue for the City of Twin Falls.

Planner 1 Spendlove gave the presentation.

Twin Falls City Code sections 10-15-1 and 10-15-2 require a hearing and recommendations from the Commission on planning and zoning designations for areas proposed to be annexed. Section 10-15-2(A) states: "The Commission hearing shall not consider comments on annexation and **shall be limited to the proposed development plan and zoning changes.**" The City Council shall then hold an additional public hearing to determine whether the designated area should be annexed and if so what the zoning designation shall be. If approved, an ordinance is prepared and at a later public meeting is adopted by the City Council. Once the ordinance is published the published ordinance is sent to the State and the official zoning map is officially amended.

Since the City acquired the property, the property's intended use was for potential expansion of the City's potable water facility. It is appropriate for the City to annex property owned and maintained by the City in order to gain governmental jurisdiction over our own property. Staff recommends the entire +/- 4.75 acres maintain the current zoning designation of C-1.

On October 14, 2014 the Commission unanimously recommended the existing C-1 Zoning designation to be appropriate for the site and consistent with the surrounding area.

Staff concurs with the Commission's recommendation that C-1 is the appropriate zoning designation and staff supports annexation of the site.

Mayor Hall asked what would happen if the Council chose not to annex the property.

Planner I Spendlove stated that the only difference would be the City would go to the State for an Electrical Permit. Taking over the full section of the road will not be done.

Councilmember Talkington asked if the ground is being watered. Public Works Coordinator Caton answered in the affirmative.

Councilperson Mills Sojka asked if there is an increase of road maintenance with the annexation.

Planner 1 Spendlove stated the City has an agreement with the Twin Falls Highway District to maintain the roads in a way that is beneficial for the city and the Twin Falls Highway District. It is a shared cost as far as chip sealing, etc. He is not sure of the exact locations.

City Manager Rothweiler stated that if there is an increase of road maintenance with the annexation costs would be insignificant. Maintenance would be for less than 300 linear feet.

Mayor Hall opened the public testimony portion of the hearing with no input.

Mayor Hall closed the public hearing.

**MOTION:**

Councilmember Lanting moved to approve the annexation of 4.75 (+/-) acres of undeveloped land for proposed development of a municipal water storage facility on property located at 2951 Marie Avenue for the City of Twin Falls. The motion was seconded by Vice Mayor Hawkins. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

**V. ADJOURNMENT:**

1. Executive Session 67-2345 (1) (e) To consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations.

**MOTION:**

Councilmember Lanting moved to adjourn to Executive Session 67-2345 (1)(e). The motion was seconded by Councilmember Talkington. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

The meeting adjourned at 6:16 p.m.

Leila A. Sanchez  
Deputy City Clerk/Recording Secretary



**Date:** December 1, 2014 City Council Meeting

**To:** Honorable Mayor and City Council

**From:** Jon Caton, P.E., Public Works Director

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Request:

Consideration of a request to adopt a resolution to procure goods and services on the open market for "The City of Twin Falls 2014 Modifications to the Canyon Springs Valves Project".

Time Estimate:

The staff presentation will take approximately 5 minutes.

Background: This year we budgeted \$100,000 for the installation of a new butterfly valve and thrust block for the Canyon Springs station. The existing valve was undersized and does not have adequate thrust restraint. In other words, we could not operate the valve.

During design, we identified additional components that needed to be included in order to complete the project. The additional items were: air/vac release valves, hatch modification and a 10" pressure relief valve. These items added an estimated \$36,000. The total Engineer's estimate for construction was then \$168,750. We recognized that we were over budget but that the work needed to be done and that we could fund the over-run from capital waterline maintenance budget.

We formally bid the project and received two bids substantially over the engineer's estimate. One bid for \$208,400 and another for \$370,639. We felt both of these bids were high and the difference between the two was concerning. We elected to reject both bids and try to procure this service on the open market. PMF Inc. has submitted a bid that is substantially lower than the engineer's estimate in the amount of \$157,436.

Approval Process:

This agenda item will require council approval.

Budget Impact: This is a planned expenditure for which we budgeted \$100,000 and will need to fund the remaining expense from our capital line maintenance.

Regulatory Impact: NA

Conclusion: I recommend Council approve this resolution to procure goods and services from the open market.

Attachments: Engineer's Estimate; Bid Tabulation; Resolution



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

November 13, 2014

Jon Caton, P.E.  
Public Works Director  
119 South Park Avenue West  
Twin Falls, ID 83301

**RE: Open Market for City of Twin Falls 2014 Modifications to Canyon Springs Valves**

Dear Jon,

Sealed Bids for the City of Twin Falls 2014 Modifications to Canyon Springs Valves project were received and opened from two Bidders on September 11, 2014 summarized as follows:

Contractor	Bid
RSCI	\$208,400.00
Performance Systems, Inc.	\$370,639.00

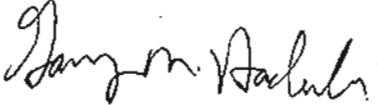
Based on our research, it appeared that the bids were greater than needed. On November 10, 2014 City Council concurred and rejected all bids so that the project could either be rebid or considered for purchase by seeking a more economical cost on the open market.

We received a quote today to complete the work for \$157,436.00 from PMF. According to Idaho Code 67-2805(3)(a)(viii) if the City desires to purchase the service more economically on the open market, a resolution must be passed declaring this intention. Based on our discussions with you, it is our understanding that the City desires to move forward in this way.

Upon City Council passing such a resolution, purchase of the service can be completed on the open market. If you have any questions or need additional information, please contact me.

Sincerely,

J-U-B ENGINEERS, Inc.

  
Gary M. Haderlie, P.E.

Cc: Rob Bohling, Water System Superintendent  
Enclosure: PMF Quote Tabulation

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———— J-U-B ENGINEERS, Inc. celebrates 60 YEARS ————

**PROJECT:** City of Twin Falls  
 Modifications to Canyon Spring Valves

**ENGINEER:** JU-B Engineers, Inc.  
 115 Northstar Ave.  
 Twin Falls, Idaho 83301

PAY ITEM REFERENCE	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	PMF	
ISPWC 2010.4.1.A.1	Mobilization and Demobilization	1	LS	\$7,236.00	\$7,236.00
SP-2125.1.5.A	Valve Relocation and Thrust Block	1	LS	\$103,550.00	\$103,550.00
SP-2125.1.6.A	Air Vacuum/Air Release Valves	1	LS	\$17,450.00	\$17,450.00
SP-2125.1.6.A	Pressure Relief Valves	1	LS	\$26,200.00	\$26,200.00
<b>Total Open Market Price</b>					<b>\$137,436.00</b>



J-U-B ENGINEERS, Inc.  
115 Northstar Avenue  
Twin Falls, ID 83301

ENGINEERS OPINION OF PROBABLE COST

**PRELIMINARY**

DATE: 7-Nov-14

PROJECT: City of Twin Falls 2014 Modifications to Canyon Spring Valves

J-U-B PROJ. NO.: 60-11-028

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
<b>1.00</b>	<b>Canyon Spring Valve Relocation</b>				
1.01	Concrete for Thrust Block	55	CY	\$400	\$22,000
1.02	Thrust Rings	3	EA	\$5,000	\$15,000
1.03	FCA	2	EA	\$16,000	\$32,000
1.04	Coupling Adapter	1	EA	\$14,000	\$14,000
1.05	Pipe Spool	1	EA	\$5,000	\$5,000
1.06	Relocate 42" BFV	1	EA	\$8,000	\$8,000
<b>2.00</b>	<b>Air Vacuum/ Air Release Valves</b>				
2.01	10 inch Air Vacuum / Air Release Valves	2	EA	\$5,000	\$10,000
2.02	Hatch and Modification	1	LS	\$4,000	\$4,000
<b>3.00</b>	<b>Pressure Surge Valves</b>				
3.01	10 inch Pressure Release Valve	2	EA	\$10,000	\$20,000
3.02	RFCA	2	EA	\$1,000	\$2,000
<b>3.00</b>	<b>Mobilization/Demobilization</b>				
3.01	2.5% percent assuming local contractor	1	LS	\$3,000	\$3,000
<i>SubTotal Construction Costs</i>					<i>\$135,000</i>
<i>Contingency (25%)</i>					<i>\$33,750</i>
<b>Construction Costs</b>					<b>\$168,750</b>
<i>Engineering/Construction Admin (10%)</i>					<i>\$16,875</i>
<b>Total Project Costs</b>					<b>\$185,625</b>

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, DECLARING THAT THE "CITY OF TWIN FALLS 2014 MODIFICATIONS TO CANYON SPRINGS VALVES" PROJECT CAN BE PERFORMED MORE ECONOMICALLY BY PURCHASING GOODS AND SERVICES ON THE OPEN MARKET.

WHEREAS, The City has previously publicly bid the City of Twin Falls 2014 Modifications to Canyon Springs Valves project, and rejected all bids because they were substantially more than the engineer's estimate of \$168,750; and,

WHEREAS, a bid has been received for substantially less than the lowest formal bid previously received, and less than the engineer's estimate, which provides the documentation that the project can be performed more economically by purchasing goods and services on the open market; and,

WHEREAS, Idaho Code 67-2805(3)(a)(viii) permits the City Council, after finding it to be a fact, pass a resolution declaring that the project sought to be accomplished by the expenditure can be performed more economically by purchasing goods and services on the open market.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

That the City Council does hereby resolve and declare that the City of Twin Falls 2014 Modifications to Canyon Springs Valves project can be performed more economically by purchasing goods and services on the open market.

PASSED BY THE CITY COUNCIL \_\_\_\_\_, 2014.

SIGNED BY THE MAYOR \_\_\_\_\_, 2014.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
DEPUTY CITY CLERK



Date: December 1, 2014  
To: Honorable Mayor and City Council  
From: Jacqueline D. Fields, P.E., City Engineer

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**Request:**

Consideration of a request to submit a roadway project for Local Urban funding.

**Time Estimate:**

The staff presentation will take approximately 5 minutes. Discussion may follow

**Background:**

The City has an opportunity to apply for Local Urban funds to construct or develop local streets. Developing a project in this program is a long term project but local match is 7.34%. It is beneficial to present a project that addresses mobility, safety or economic opportunity. Since the project development takes several years, it is preferable when road has some pavement life left. We will also need to show that the roadway have logical termini for the environmental process.

It appears that there is significant interest in developing the City's downtown area and that some of the improvements could be to address truck traffic through the area as well as the presence of the State Highway on the 2<sup>nd</sup> Avenues. There has been a somewhat continuous movement to "reroute the 2nds". It is difficult for a transportation agency to consider a "trade" when the alternate route is deficient. This is the case with the proposal to move US-30 onto Washington St, 6<sup>th</sup> and Minidoka (from West 5 points to E 5 points). If the City chooses to improve Washington, 6<sup>th</sup> and Minidoka to meet the capacity needs of US-30, then ITD may be able to consider the proposal. Regardless of whether or not ITD moves US-30, the roadway could be built to address truck volumes and result in a consistent roadway, both in width and depth. This project was estimated over 10 years ago and the figure was very large. If we chose to go forward with this project, a new estimate would be established for the submittal and could be approximately \$5M.

Improving Washington St, 6<sup>th</sup> and Minidoka to meet a state standard is a huge project with significant environmental analysis, public involvement, right of way acquisition, survey, utility, irrigation and finally construction impacts. It will take every bit of the 5 – 8 years. Finally, the project development will require analysis of viable alternatives. If the analysis doesn't affirm the initial scope, it may yield an equally acceptable alternative.

The other alternative is to resubmit Poleline Rd from Bridgeview to Candleridge Drive. This project segment is selected because the logical termini are from the state highway to the temple, as a destination. The actual construction may be reconstruction of the section between Blue lakes and Bridgeview, major widening from Bridgeview to about Meadowview extended and then any necessary retrofitting for ADA from Cheney to Candleridge. This project hasn't been estimated recently but could be approximately \$2.5M

To assist in starting a conversation about choosing an alternative, I attempted to provide an opinion on some of the project characteristics and summarize them in the table.

	Washington, 6th and Minidoka	Poleline Rd; Blue lakes to Candleridge Dr
Environmental Impacts	significant	moderate
Survey (boundary work)	difficult, per a local surveyor	much more straightforward
Potential for subdivision development	almost none	significant
Cost	more significant environmental & R/W	
Increases Economic Opportunity?	yes in the form of industrial/commercial	yes in the form of commercial, residential
Improves Safety on Corridor?	improves corridor and the bypass	not now but will over time
Improves What Kind of Mobility	trucks, peds (perhaps bikes off-route)	peds

**Approval Process:**

Selecting a project for submittal doesn't mean that the City's ranking will be high enough to qualify a position at the end of the ITD project program. When a project is placed on the program, the LHTAC will send a state-local agreement for development to begin the design process. This is when the commitment begins.

**Budget Impact:**

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

**Regulatory Impact:**

None.

**Conclusion:**

Staff requests direction on whether or not to pursue a local urban project and seeks the City Council's preference on a project to submit.

**Attachments:**

1. Vicinity Maps



Addison Ave

Addison Ave

Addison Ave

Addison Ave

Alton St

Main Ave

Shoshone St S

Buhl St

Castleton St W

Deering St

Eden St

Shoshone St S

Victory Ave

6th Ave

3rd St W

Main Ave

Bridge St

Goodling St

Shoshone St S

2nd St

3rd St

Jarome St

6th Ave

Minkoka Ave

4th St

Ketchum St

Liberty St

7th St

Main Ave

Minkoka Ave

Minkoka Ave

Blue Lakes Blvd

Blue Lakes Blvd

Blue Lakes Blvd



Blue Lakes Blvd

Pole Line Rd

Elm St

Locust St

Pole Line Rd

Bridgeview Blvd

Madrona

Candleridge Dr

S Temple Dr

N Temple Dr

Cheney Dr

Pole Line Rd

Eastland Dr

Eastland Dr



**MONDAY**      **DECEMBER 1, 2014**

**To:**              Honorable Mayor Hall and City Council

**From:**          Mitch Humble, Community Development Director

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**Request:**

Consideration of a resolution adopting a [Comprehensive Plan Amendment from AG to Medium Density](#) and to [extend the Water Service Boundary Area](#) which would amend The Future Land Use Map, 2-4 of the *Twin Falls Vision 2030: A Comprehensive Plan for a Sustainable Future* for 53 +/- acres located on the east side of the 500, 600, and 700 blocks of Hankins Road North. *c/o Brad Wills on behalf of Twin Falls School District #411 and the City of Twin Falls* (app. 2670)

**Time Estimate:**

The staff presentation may take approximately five (5) minutes with approximately five (5) minutes allowed for questions by the City Council.

**Approval Process:**

**State Statutes:      TITLE 67; STATE GOVERNMENT & STATE AFFAIRS;  
                                    CHAPTER 65; LOCAL LAND USE PLANNING ACT**

**Idaho Code 67-6509(c)** No plan shall be effective unless adopted by resolution by the governing board. A resolution enacting or amending a plan or part of a plan may be adopted, amended, or repealed by definitive reference to the specific plan document. A copy of the adopted or amended plan shall accompany each adopting resolution and shall be kept on file with the city clerk or county clerk.

**History:**

The Twin Falls School District acquired the Sackett Farm in 1990. In April 2008 the City Council approved the Conveyance Plat of the Sackett Farms Subdivision. This conveyance plat consisted of 53.6 +/- acres with two (2) lots. Lot 1, consisting of 51.3 +/- acres, was retained by the Twin Falls School District and Lot 2, consisting of 2.3 +/- acres, was transferred to the City of Twin Falls in order to construct a Regional Pressurized Irrigation Pump Station. Lot 1 has continued to be utilized as farm ground.

The current Comprehensive Plan Twin Falls Vision 2030 was approved by the City Council in February 2009. This plan was an entire re-drafting of the Comprehensive Plan and collectively replaced the previous plan from 1993-1994.

On July 8<sup>th</sup> 2014, the Planning and Zoning Commission made a recommendation to recommend the existing R-1 VAR zoning designation upon Annexation and on August 4<sup>th</sup>, 2014, the City Council voted to annex these properties into City Limits with an R-1 VAR zoning designation. Ordinance #3075 was published on August 21, 2014 officially annexing this property into City Limits.

On October 14, 2014 the Planning & Zoning Commission made a unanimous recommendation to approve a Comprehensive Plan Amendment and to extend the water service boundary area, as presented. On November 17, 2014 the City Council granted the request, as presented by a vote of 6 for and 1 against.

**Conclusion:**

Staff recommends approval of the attached resolution as presented.

**Attachments:**

1. Draft Resolution
2. Exhibit – revised Comp Plan Land Use Map

RESOLUTION NO. \_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AMENDING "TWIN FALLS VISION 2030 – A COMPREHENSIVE PLAN FOR A SUSTAINABLE FUTURE", INCLUDING THE FUTURE LAND USE MAP CONTAINED THEREIN, AS THE COMPREHENSIVE PLAN AND LAND USE MAP FOR THE CITY OF TWIN FALLS AND ITS AREA OF CITY IMPACT, BY CHANGING THE LAND USE DESIGNATION FOR AND EXTENDING THE WATER SERVICE BOUNDARY TO THE SACKETT FARM PROPERTY, LOCATED EAST OF HANKINS ROAD NORTH AND NORTH OF STADIUM DRIVE.

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

That "Twin Falls Vision 2030 – A Comprehensive Plan for A Sustainable Future", is hereby amended by changing the Land Use Map to show Lots 1 and 2, Sackett Farms Subdivision, from Agriculture to Medium Density Residential, and extending the Water Service Boundary to include the same property.

PASSED BY THE CITY COUNCIL  
SIGNED BY THE MAYOR

December 1, 2014.  
December 1, 2014.

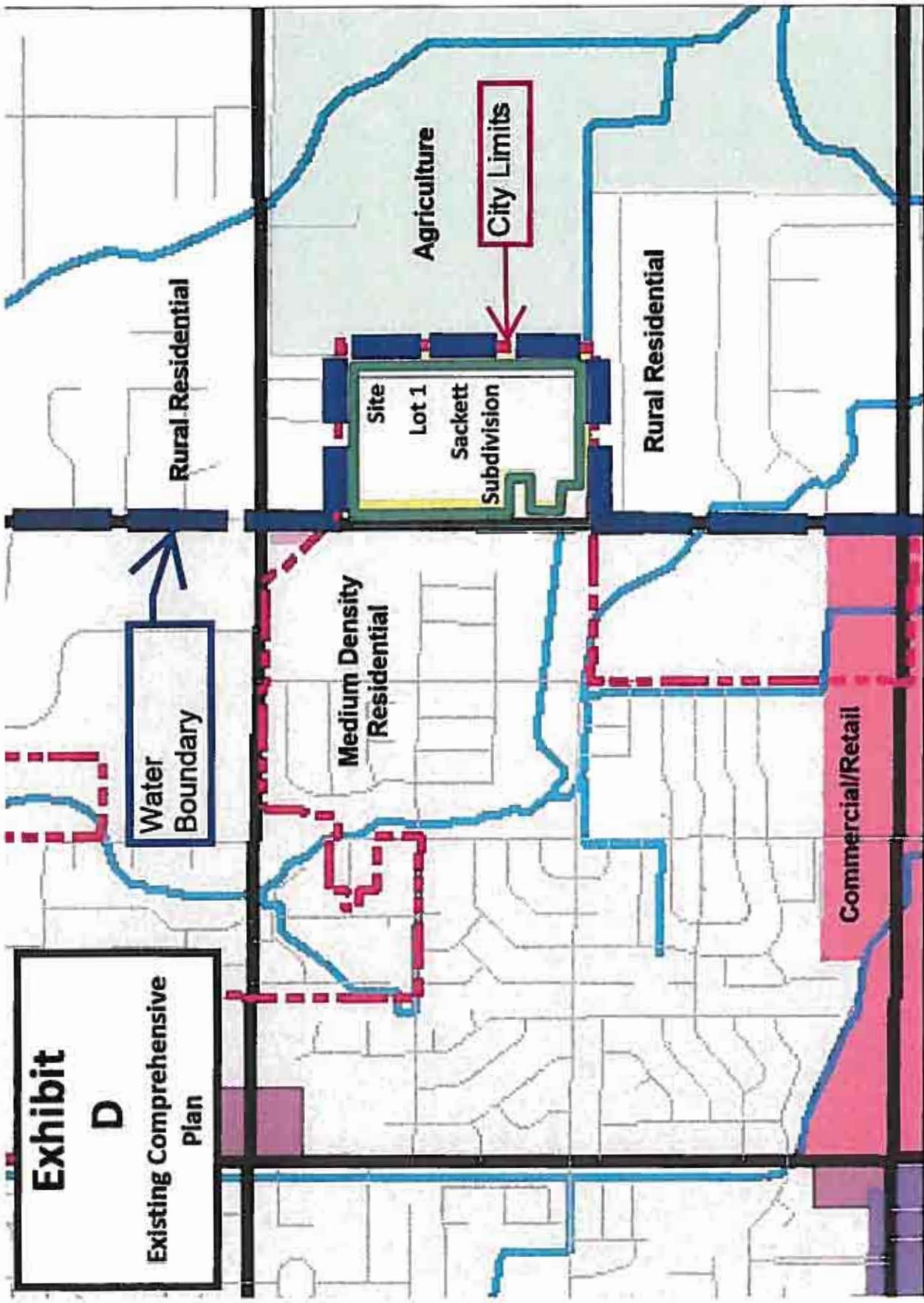
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MAYOR

ATTEST:

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DEPUTY CITY CLERK



**Exhibit D**  
Existing Comprehensive Plan

Water Boundary

Rural Residential

Medium Density Residential

Agriculture

City Limits

Rural Residential

Commercial/Retail

Site Lot 1 Sackett Subdivision



Public Hearing: **Monday, December 01, 2014**

To: Honorable Mayor Hall and City Council

From: Jonathan Spendlove, Planner I.

## ITEM V-

**Request:** For the City Council to consider adoption of an ordinance.

**Time Estimate:** Staff presentation may be five (5 +/-) minutes. This is not a public hearing item but there may be an additional five (5) minutes for questions by the City Council.

**Background:**

On October 14, 2014 the Planning & Zoning Commission held a public hearing regarding the annexation of 4.75 (+/-) acres, currently zoned C-1, being proposed for development of a municipal water storage facility on property located at 2951 Marie Avenue. *c/o The City of Twin Falls* (app. 2669)

Upon conclusion of the public hearing the Planning & Zoning Commission unanimously recommended the existing C-1 Zoning designation to be appropriate for the site and consistent with the surrounding area.

On November 10, 2014 the City Council held a public hearing on this request. There was no one who spoke and upon conclusion of the public hearing and deliberation Councilmember Lanting moved to approve the annexation of 4.75 (+/-) acres with a zoning designation of C-1 and to proceed with the development of a municipal water storage facility on property located at 2951 Marie Avenue. The motion was seconded by Vice Mayor Hawkins. Roll call vote showed all members present voted in favor of the motion.

**Conclusion: :**

As directed by the Council, staff has prepared an ordinance for your consideration.

Staff recommends the City Council adopt the ordinance so it can be published and codified.

**Attachments:**

- I. Ordinance & Attachments

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, ANNEXING CERTAIN REAL PROPERTY BELOW DESCRIBED, PROVIDING THE ZONING CLASSIFICATION THEREFOR, AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT.

WHEREAS, the City of Twin Falls has made application for annexation of property located at 2951 Marie St.; and,

WHEREAS, the City Planning and Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 14th day of October, 2014, to consider the Zoning Designation and necessary Area of Impact and Zoning Districts Map amendment upon annexation of the real property below described; and,

WHEREAS, the City Planning and Zoning Commission has made recommendations known to the City Council for Twin Falls, Idaho; and,

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 10th day of November, 2014, to consider the Zoning Designation and necessary Area of Impact and Zoning Districts Map amendment upon annexation of the real property below described.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

SECTION 1. The following described real property be and the same is hereby annexed into and declared to be a part of the City of Twin Falls, Idaho:

SEE ATTACHMENT "A"

AND all public streets, highways, alleys and public rights-of-way adjacent and within this description.

SECTION 2. The real property described in Section 1 hereof be and the same is hereby zoned C-1.

SECTION 3. Public services may not be available at the time of development of this property, depending upon the speed of development of this and other developments, and the ability of the City to obtain additional water and/or sewer capacity. The annexation of this property shall not constitute a commitment by the City to provide water and/or wastewater services.

SECTION 4. The Area of Impact and Zoning Districts Map for the City of Twin Falls, Idaho, be and the same is hereby amended to reflect the newly incorporated real property as hereby zoned.

SECTION 5. The City Clerk shall, within ten (10) days following the passage and publication of this Ordinance, certify copies of the same and file said certified copies with the county auditor, treasurer, assessor, and the Idaho state tax commission. The City Clerk shall cause one (1) copy of the legal description and map prepared in a draftsmanlike manner which shall plainly and clearly designate the boundaries of the City as altered, to be recorded with the county recorder and filed with the county assessor and with the state tax commission within thirty (30) days following the effective date but no later than the tenth day of January of the year following.

PASSED BY THE CITY COUNCIL , 20\_\_

SIGNED BY THE MAYOR , 20\_\_

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Deputy City Clerk

PUBLISH:

**ATTACHMENT "A"**

Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho

Section 14: A parcel of land located in the S1/2SE1/4SE1/4, being more particularly described as follows:

COMMENCING at the Southeast corner of Section 14, said point lies South 89°11'56" East 2602.31 feet from South quarter corner of Section 14;

THENCE North 00°06'02" East 660.90 feet to the Northeast corner of S1/2SE1/4SE1/4, Section 14, and being the REAL POINT OF BEGINNING;

THENCE North 89°10'20" West 650.80 feet along the North boundary of S1/2SE1/4SE1/4, Section 14, to the Northeast corner of "Timberlake Village Subdivision";

THENCE South 00°06'02" West 318.03 feet along the East boundary of said subdivision to the Southeast corner thereof;

THENCE South 89°10'20" East 650.80 feet to a point on the East boundary of Section 14;

THENCE North 00°06'02" East 318.03 feet along the East boundary of Section 14 to the REAL POINT OF BEGINNING.

SUBJECT TO: A 25.00 foot wide county roadway easement being parallel with and adjoining the East boundary of the above described parcel.

Containing approximately 4.751 acres.

# Zoning Vicinity Map

Reference Only



Area Proposed For Annexation

City Limit Boundary Line

Kimberly Rd





Public Hearing: **MONDAY DECEMBER 01, 2014**  
 To: Honorable Mayor Hall and City Council  
 From: Jonathan Spendlove,-- Planner I

## ITEM V

**Request:** Request for a *Zoning Title Amendment* to delete Title 10; Chapter 6; Section 1; Planned Unit Development Subdistrict and replace with a new section Title 10; Chapter 6; Section 1; Zoning Development Agreement, to add a definition of Zoning Development Agreement to Title 10; Chapter 2; Definitions and to amend Title 10; Chapter 2; definition of Planned Unit Development c/o City of Twin Falls (app. 2683)

**Time Estimate:**

Staff presentation will be approximately ten (10) minutes.

**Background:**

<b>Applicant:</b>	
City of Twin Falls PO Box 1907 321 2 <sup>nd</sup> Ave East Twin Falls, ID 83301	<b>Requested Zoning:</b> Amendment to Twin Falls City Code – Title 10- Chapter 6- Section 1; Title 10 – Chapter 2 – Definitions.
<b>Representative:</b>	
Renee V. (Carraway) Johnson City of Twin Falls Zoning Administrator 208-735-7267 <a href="mailto:rcarrawa@tfid.org">rcarrawa@tfid.org</a>	<b>Applicable Regulations:</b> 10-2, 10-6-1, 10-14-1 through 7; multiple other sections are to be modified for reference purposes only.

**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.

**Regulatory Impact:**

Approval of this request will amend Title 10 of the Twin Falls City Code.

## 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.

No changes have been made to this section since its implementation in 1981.

## Analysis:

This request was initiated by the City Council in order to create a more clear and precise process for applicants and citizens of the community to follow. During that process, staff recognized that the name of the process needed to change from "Planned Unit Development" to "Zoning Development Agreement" in order to avoid a conflict with State Statute.

The proposed amendment will remove the current Title 10 Chapter 6 Section 1: PUD, Planned Unit Development in its entirety. The new section will be Title 10 Chapter 6 Section 1: Zoning Development Agreement. Changes to multiple other sections are for reference purposes only.

The most notable changes to this process include the following: **(1)** clear requirements for applicants in regards to the Conceptual Development Plans and documents needed, **(2)** stated criteria for conformance to the Conceptual Development Plan, and **(3)** a clear path of procedure for the ZDA Process.

**(1)** - The requirements for the Conceptual Development Plan have been described in detail for both residential and non-residential plans. Certain items are to be required of every plan; some prominent items include multi-use transportation pathways, density, parks and open space. Other items may be added by the commission and council as they determine to be essential to the certain area being applied for the ZDA.

**(2)** - The criteria for conformance to the conceptual development plan will assist staff in determining whether changes to a plan would need to be brought back through the process. These criteria focus on the land-use relationship between the proposed project and the existing developments in the area.

*"Changes to any of the following items constitute a departure from the Conceptual Development Plan and/or development standards, thus changing the basic relationship of the proposed development to the adjacent property:*

*(A) the permitted uses,*

*(B) increase in density,*

*(C) increase in building height,*

*(D) increase in building coverage of the site,*

*(E) reduction in the off-street parking ratio,*

*(F) reducing the building setbacks provided at the boundary of the site,*

*(G) reduction of any open space plans, or*

*(H) Alteration of the overall design theme, primary architectural elements, or building materials."*

**(3)** – The procedure section clarifies the process for these developments. The most prominent changes are clear requirements for the ZDA Written Commitment, and the requirement of a signed agreement being submitted prior to the City Council adopting the rezone ordinance. This fixes a loophole in the current system that left some agreements in limbo after the Council had approved Planned Unit Developments in the past.

**Conclusion:**

On October 28, 2014 the Planning & Zoning Commission unanimously recommended approval of the amendment as presented.

This change could affect properties within the Area of Impact.

**Staff concurs with the Commission's recommendation.**

**Attachments:**

1. Proposed Amendment
2. List of other effected sections
3. Portion of October 28, 2014 P&Z minutes

# Proposed New ZDA Section

Will replace the PUD sections in its entirety

## 10-2-1: DEFINITIONS:

ZONING DEVELOPMENT AGREEMENT: A written commitment by a property owner or developer concerning the use or development of a subject parcel. A Zoning Development Agreement may be required as a condition of rezoning and/or development of a subject parcel when a property is located adjacent to major arterial or collector streets and/or where a variety of uses may be desired in a preplanned environment with more flexible standards than normally apply to the use of land in a standard zoning district.

## 10-6-1: ZDA, ZONING DEVELOPMENT AGREEMENT:

### 10-6-1.1: PURPOSE:

A Zoning Development Agreement (ZDA) is designed to accommodate appropriate combinations of uses that may be planned, developed, and operated as integral land use units either by a single owner or a combination of owners. A ZDA is intended to accomplish some, or all of the following:

- (A) Foster and promote a variety of appropriate land-use combinations in a preplanned development pattern;
- (B) Encourage developers to use a creative approach in land development;
- (C) Retain and conserve natural land and topographic features;
- (D) Promote greater use of streetscape and pedestrian oriented aesthetics;
- (E) Promote the creation and efficient use of open spaces;
- (F) Create flexibility and variety in the location of improvements on lots;
- (G) Provide flexibility in development standards to facilitate creative land development concepts.

### 10-6-1.2: UNDERLYING ZONING DISTRICT:

Each ZDA shall accompany a request to rezone a subject property to one or more underlying zoning districts that shall comply with the Comprehensive Plan.

### 10-6-1.3: USE REGULATIONS:

Land uses in a ZDA shall conform to the standards and regulations of the underlying zoning district(s), unless otherwise approved and included within the ZDA.

### 10-6-1.4: ZDA STANDARDS:

The following property development standards shall apply to all land and buildings in a ZDA:

- (A) Development requirements for each ZDA shall be set forth in the written commitment document and shall ~~may~~ include, but not be limited to: uses, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, multiuse transportation access and pathways, screening, landscaping, architectural standards, project phasing or scheduling, management associations, and other requirements as the Planning & Zoning Commission and/or the City Council may deem appropriate.
- (B) The ZDA shall conform to all sections of City Code Title 10 unless specifically addressed in the written commitment document. All applications to the City shall list all requested variations from the standard requirements. Applications without this list shall ~~may~~ be considered incomplete.
- (C) A ZDA subject parcel shall be a minimum of two (2) acres unless the Planning & Zoning Commission recommends and the City Council finds that property of less than two (2) acres is suitable as a ZDA by virtue of:

1. Unique character; or
2. In-fill development; or
3. Topography or landscaping features; or
4. Qualifying as an isolated problem area.

#### **10-6-1.5: ZDA CONCEPTUAL DEVELOPMENT PLAN:**

A ZDA shall include a Conceptual Development Plan that illustrates the standards contained therein. This plan shall be submitted by the applicant at the time of the zoning and ZDA request **is submitted**. The plan shall show the applicant's intent for the use(s) of the land within the proposed ZDA in a visual manner and be supported by written documentation of proposals and standards for development. Dependent on the nature of the ZDA request, this plan may be submitted as a residential plan, non-residential plan, or a mixed-use combination plan. For a mixed-use development, the plan shall comply with requirements for both the residential and non-residential plans.

- (A) **Residential Conceptual Development Plan** - A Conceptual Development Plan for residential land use shall set forth the land use proposals in a manner to adequately illustrate the type and nature of the proposed development. The plan **shall may** include, but is not limited to, the proposed general land use, streets, thoroughfares, storm drainage, and preliminary lot arrangements. The applicant shall submit text material to further explain the characteristics of the plan, which may include, but shall be not limited to, multiuse transportation access and pathways, density, building height, screening, landscaped areas, project scheduling, parks and open space, and other pertinent development data. The applicant **may-shall** also submit **color** renderings or elevations to illustrate proposed architectural standards or requirements.
- (B) **Non-Residential Conceptual Development Plan** - A Conceptual Development Plan for non-residential uses shall set forth the land use proposals in a manner to adequately illustrate the type and nature of the proposed development. The applicant shall also submit text material to further explain the characteristics of the plan. The plan and text material **shall may** include, but is not limited to, the types of use(s), topography and boundary of ZDA subject parcel, the size, type and location of buildings and building sites, proposed ingress and egress, physical features of the site, existing streets, storm water management, alleys and easements, location of future public facilities, multiuse transportation access and pathways, building height and location, parking, landscaping, screening, project scheduling and other information to adequately describe the proposed development and to provide data for approval that is to be used in preparing the final development plan(s). The applicant **may-shall** also submit **color** renderings or elevations to illustrate proposed architectural standards or requirements.

#### **10-6-1.6: CONFORMANCE TO THE CONCEPTUAL DEVELOPMENT PLAN:**

Final development plans, including plats, construction plans, and/or site plans, submitted for the development of the ZDA subject parcel shall conform to the approved Conceptual Development Plan. Details on the final development plan(s) with minor variations from the Conceptual Development Plan may be approved by the Administrator, or designated City official without public hearing. If it is determined that a proposed change(s) constitutes a departure from the Conceptual Development Plan and/or the development standards, the ZDA written commitment document shall be adequately amended using the initial approval process contained herein. Changes to any of the following items constitute a departure from the Conceptual Development Plan and/or development standards, thus changing the basic relationship of the proposed development to the adjacent property:

- (A) the permitted uses,
- (B) increase in density,
- (C) increase in building height,
- (D) increase in building coverage of the site,
- (E) reduction in the off-street parking ratio,
- (F) reducing the building setbacks provided at the boundary of the site,

- (G) reduction of any open space plans, or
- (H) aAlteration of the overall design theme, primary architectural elements, or building materials.

**10-6-1.7: PROCEDURE:**

- (A) Any applicant requesting approval of a ZDA shall schedule a pre-submittal meeting with the Administrator, or his/her designee.
- (B) The procedure for establishing a ZDA shall follow the procedure for zoning map amendments as set forth in City Code 10-14 with the following addition. The Planning & Zoning Commission shall complete a preliminary review of the proposed Conceptual Development Plan at a meeting prior to the public hearing for a zoning district and zoning map amendment.
- (C) Each ZDA written commitment document shall be signed and notarized by the property owner(s) and shall include the following:
  - 1. A legal description of the ZDA subject parcel boundary, including legal descriptions of each underlying zoning district, if multiple underlying districts are included.
  - 2. A statement as to the purpose and intent of the ZDA.
  - 3. A list of the ZDA development requirements that vary from the standard development requirements of the underlying zoning district.
  - 4. A color Conceptual Development Plan.
  - 5. An expected development schedule. If no development has occurred on the ZDA subject parcel within the time identified, the Planning & Zoning Commission and City Council may review the original ZDA development requirements and Conceptual Development Plan to ensure their continued validity. If the City determines the concept is no longer valid, then:
    - a. The City may initiate a process to change the zoning classification, or
    - b. New ZDA development requirements and/or a new Conceptual Development Plan may be required to be approved prior to the City issuing a building permit for any portion of the ZDA subject parcel.
  - 6. A statement, signed by the property owner(s) and notarized, indicating a commitment to develop the subject parcel in conformance with the ZDA.
- (D) The City Council shall not adopt an ordinance rezoning the subject parcel until the property owner/developer has submitted a complete and signed ZDA written commitment document. The signed ZDA written commitment document shall be attached as an exhibit to the rezoning ordinance and recorded in the office of the County Recorder.
- (E) Approval of a ZDA shall be based on the following standards:
  - 1. The proposed uses shall not be detrimental to any surrounding uses; nor shall they be detrimental to the health, safety and general welfare of the public.
  - 2. Any variation from the underlying zoning district development requirements must be warranted by the design and amenities incorporated in the conceptual development plan.
  - 3. The underlying zoning district and the Conceptual Development Plan shall conform to the Comprehensive Plan.
  - 4. Existing and/or proposed streets and utility services must be suitable and adequate for the proposed development.

## List of Code Sections to be Updated from PUD to ZDA

### 7-8-3: USE OF PUBLIC OR PRIVATE WATER SUPPLY REQUIRED:

(F) Notwithstanding the foregoing, the use of the City's potable water supply as the primary source of irrigation water in all new developments shall be prohibited. For purposes of this subsection, the term "new development" means any new subdivision or ~~ZDA PUD~~, or any development of any parcel of land of two (2) acres or larger that is not part of a subdivision or ~~ZDA PUD~~. (Ord. 2607, 4-26-1999)

### 7-8-4: CONNECTION TO PUBLIC WATER LINE, PROCEDURE:

(E) Notwithstanding the foregoing, the use of the City's potable water supply as the primary source of irrigation water in all new developments shall be prohibited. For purposes of this subsection, the term "new development" means any new subdivision or ~~ZDA PUD~~, or any development of any parcel of land of two (2) acres or larger that is not part of a subdivision or ~~ZDA PUD~~. (Ord. 2607, 4-26-1999)

### 10-2-1: DEFINITIONS:

**BUSINESS PARK:** A development approved through the ~~ZDA PUD~~ process that contains a number of separate manufacturing, commercial, office and supporting uses and open space. (Ord. 2786, 6-1-2004)

**OFF PREMISES SIGN:** A sign mounted on property other than that occupied by the use being advertised by said sign. This definition shall exclude signs located within an approved ~~ZDA PUD~~ advertising a nonresidential use or nonresidential uses located within that ~~ZDA PUD~~ and approved as part of a master sign plan through the ~~ZDA PUD~~ process. (Ord. 3005, 6-6-2011)

~~**PLANNED UNIT DEVELOPMENT:** A tract of land on which a variety of residential, commercial and manufacturing uses may coexist in a preplanned environment with more flexible standards than normally apply to the use of land in a standard zoning district.~~

### 10-4-2.2: USE REGULATIONS:

(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:

6. Residential:

d. Residential ~~ZDA PUD~~, not to exceed SUI density.

#### 10-4-8.2: 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:

4. Manufacturing:

- a. Business park ZDA PUD only.

#### 10-4-11.2: USE REGULATIONS:

(B) Special Uses: A special use permit 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 unless special provisions are taken. Special use permits may be granted for the following uses:

6. Residential:

- c. Residential ZDA PUD (not to exceed SUI density).

#### 10-4-14.1: PURPOSE:

This District is intended to provide for a mixture of commercial, professional and residential uses in a unified environment planned and approved through the ZDA PUD process. (Ord. 2526, 5-20-1996)

#### 10-4-14.3: PROPERTY DEVELOPMENT STANDARDS:

(A) Lot Area:

2. Residential Uses: Residential uses less than five (5) units and not attached to a commercial use shall provide the minimum lot area of the R6 District or as determined by the ZDA PUD process.

(D) Yards:

2. Residential Uses: Residential uses less than five (5) units and not attached to a commercial use shall conform to the yard standards of the R6 District or as determined through the ZDA PUD process.

(F) Landscaping:

1. Commercial uses shall provide landscaping equal to ten percent (10%) of the total required parking area or three percent (3%) of the total land area, whichever is greater or as determined by the ZDA PUD process.

#### 10-4-15.1: PURPOSE:

This District is intended to provide for a mixture of residential housing types in a unified environment planned and approved through the ZDA PUD process.

#### 10-4-16.1: PURPOSE:

This district is intended to promote development which will serve or complement the College Of Southern Idaho while allowing for a mixture of land uses in a unified environment planned and approved through the ZDA PUD-process.

#### 10-4-16.3: PROPERTY DEVELOPMENT STANDARDS:

(A) Use Of Lots: As provided for in the ZDA PUD development plan.

#### 10-4-19.4: PROPERTY DEVELOPMENT STANDARDS:

(C) Building Height: No building shall exceed thirty five feet (35') in height or the maximum building height limitation set forth below, whichever is less. All heights are to be measured from the existing canyon rim elevation or the existing ground level elevation at the building site, whichever is greater.

4. Building height exception: Notwithstanding the foregoing:

a. Additional building height beyond one hundred feet (100') from the canyon rim may be allowed for hotel/convention centers, through the ZDA PUD process, in the canyon rim overlay zone within one thousand feet (1,000') of state administered highways serving as gateway arterials, as defined in section 10-7-12 of this title. For purposes of this section, the term "hotel/convention center" shall be defined as a full service hotel with a convention center designed to accommodate a minimum of five hundred (500) convention attendees. A citizens' design review committee, appointed by the mayor, shall make recommendations to the planning and zoning commission for any building higher than thirty five feet (35').

b. Additional building height beyond fifty feet (50') from the canyon rim may be allowed in that portion of the canyon rim overlay district located between Washington Street North and Blue Lakes Boulevard North through the ZDA PUD process, in a ZDA PUD that consists of more than ten (10) acres and that constitutes a private/public mixed use development. The term "private/public mixed use development" is defined as a development which promotes a mixture of cultural and commercial activities in the ZDA PUD through:

(2) Promotion of community interaction among members of the public, through a combination of required ZDA PUD property uses; open spaces and canyon rim trail system access. Permitted uses in such ZDA PUD shall include commercial, professional, residential and cultural activities. A citizens' design review committee, appointed by the mayor, shall make recommendations to the planning and zoning commission for any building higher than twenty five feet (25'). (Ord. 2851, 3-6-2006)

#### 10-4-19.5: ZDA PUD-REQUIREMENT:

All development except existing residential lots in the Canyon Rims Overlay District shall be part of an approved Zoning Development Agreement ~~planned-unit-development~~. (Ord. 2526, 5-20-1996)

#### 10-4-21.1: PURPOSE:

This Overlay District is intended to provide for limited commercial and service activities within residential zoning districts and serving the local neighborhood, and which are integrated into a residential setting. Development of this overlay is allowed only through the ZDA PUD process. (Ord. 2526, 5-20-1996)

#### 10-4-21.3: PROPERTY DEVELOPMENT STANDARDS:

(K) Additional Requirements:

1. Nonresidential uses: The following additional requirements shall also be met:

f. Additional requirements as may be determined by the city council through the ZDA PUD process.

#### 10-5-1: DESIGNATION OF ZONING SUBDISTRICTS:

There are hereby established the following zoning subdistricts for the City:

##### ZONING SUBDISTRICTSHORT TITLE

Zoning Development Agreement ~~ZDA~~ Planned Unit Development ~~PUD~~

Mobile Home ParkMHP

Mobile Home SubdivisionMHS

In designating a zoning subdistrict a prefix is added which corresponds to one of the basic zoning district regulations.

#### 10-6-2.4: PROPERTY DEVELOPMENT STANDARDS:

(E) Approval Of A MHP Subdistrict:

4. Findings Required: The planning commission shall recommend to the council approval, approval with modifications, or disapproval of the final development plan. Upon approval, the plan shall constitute the zoning requirements and subdivision plat for the land in the zoning development agreement ~~planned-unit-development~~ subdistricts.

5. Approval: Approval of a zoning development agreement ~~planned-unit-development~~ subdistrict shall be based on the following standards:

b. The density of the zoning development agreement ~~planned-unit-development~~ shall be in substantial conformity with the density of surrounding zoning districts.

### 10-6-3: BUSINESS PARK ZDA PUD:

A "business park", as defined herein, may be established through the ZDA PUD process, with the following development requirements:

(D) Landscaping equal to ten percent (10%) of the site shall be provided with a master landscape plan approved through the ZDA PUD process. Parking lots of more than twenty five (25) vehicles shall have landscaped islands within the parking lot breaking up large asphalt areas. A thirty five foot (35') wide landscaped buffer with berming at least four feet (4') high shall be required on any street fronting any residential property.

(E) A master sign plan shall be approved as part of the ZDA PUD.

(F) Architectural standards shall be approved through the ZDA PUD process for buildings within the business park.

### 10-11-2: LANDSCAPING:

(B) Approval And Completion:

1. A landscaping plan conforming to the minimum requirements of this section shall be submitted for approval as part of the development map whenever a ZDA PUD or MHP zoning subdistrict is submitted for approval. A landscaping plan conforming to the minimum requirements of this section shall be submitted for approval as part of the application for a building permit to construct any building.

4. Within required landscaped areas, display of vehicles, trailers, pickup shells, tires or any other items for sale is prohibited except upon city approved display pads provided through zoning development agreement planned-unit-development (ZDA PUD) agreements or approval through the special use permit process. No such display pads shall be approved within fifteen feet (15') of the sidewalk or future sidewalk. (Ord. 2620, 8-2-1999)

### 10-11-3: SCREENING:

(A) Screening Required:

2. Screening shall be required between an MHP zoning subdistrict and any other zoning district or subdistrict except another MHP or MHS subdistrict and screening may be required between a ZDAPUD or MHS zoning subdistrict and any other zoning district or subdistrict. The zoning subdistrict shall provide any required screening.

### 10-12-2-3: PRELIMINARY PLAT:

(C) Content Of Preliminary Plat: The contents of the preliminary plat and related information shall be in such form as stipulated by the Commission; however, additional maps or data as deemed necessary by the Administrator may also be required.

3. Appropriate information that sufficiently details the proposed development within any special development area, such as hillside, ~~zoning development agreement~~ ~~planned unit development~~, flood plain, cemetery, mobile home, large scale development, hazardous and unique areas of development.

#### 10-12-4-2: REQUIRED IMPROVEMENTS:

(L) Mailboxes: Mailbox locations shall conform to the following standards: (Ord. 2472, 12-19-1994)

4. In ~~ZDA PUD~~ and MHP overlays with private streets and in commercial and industrial zones, mailbox locations shall be reviewed and approved by the U.S. postal service.

(P) Pressure Irrigation System:

1. Pursuant to section ~~7-8-3~~ of this code, the use of the city's potable water supply as the primary source of irrigation water in all new developments shall be prohibited. For purposes of this subsection, the term "new development" means any new subdivision or ~~ZDA PUD~~, or any development of any parcel of land of three-fourths ( $\frac{3}{4}$ ) of an acre or larger that is not part of a subdivision or ~~ZDA PUD~~.

#### 10-12-5-3: ~~PLANNED UNIT DEVELOPMENTS~~ AND CONDOMINIUM SUBDIVISIONS:

Planned unit and Condominium developments shall be subject to requirements set forth in this Title and also subject to all provisions herein contained.

(B) Site Development Plan: The developer shall provide the Commission with a colored rendering of adequate scale to show the completed development that will include at least the following where applicable:

1. Architectural style and building design.
2. Building materials and color.
3. Landscaping.
4. Screening.
5. Solid waste areas.
6. Parking.
7. Open space.

A concept site development plan may be approved by the Commission but shall be conditioned upon approval of a final site development plan before final approval of the ~~PUD~~ or Condominium Subdivision.

#### 10-6-1.2: OVERLAY CONCEPT:

Each zoning district within a development may be overlaid by one or more zoning subdistricts having the same prefix as the underlying zoning district. Such a zoning subdistrict shall be called the basic zoning subdistrict. To allow for the mixing of certain uses and for increasing densities in a planned development, each basic zoning subdistrict may be overlaid by one or more secondary

zoning subdistricts having a prefix which is different from the underlying zoning district and subdistrict. (Ord. 2012, 7-6-1981)

4. *Requests the Commission's recommendation for a Zoning Title Amendment to delete Title 10; Chapter 6; Section 1; Planned Unit Development Subdistrict and replace with a new section Title 10; Chapter 6; Section 1; Zoning Development Agreement, to add a definition of Zoning Development Agreement to Title 10; Chapter 2; Definitions and to amend Title 10; Chapter 2; definition of Planned Unit Development c/o City of Twin Falls (app. 2683)*

#### **Staff Analysis**

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

No changes have been made to this section since its implementation in 1981.

This request was initiated by the City Council in order to create a more clear and precise process for applicants and citizens of the community to follow. During that process, staff recognized that the name of the process needed to change from "Planned Unit Development" to "Zoning Development Agreement" in order to avoid a conflict with State Statute.

The proposed amendment will remove the current Title 10 Chapter 6 Section 1: PUD, Planned Unit Development in its entirety. The new section will be Title 10 Chapter 6 Section 1: Zoning Development Agreement. Changes to multiple other sections are for reference purposes only.

The most notable changes to this process include the following: **(1)** clear requirements for applicants in regards to the Conceptual Development Plans and documents needed, **(2)** stated criteria for conformance to the Conceptual Development Plan, and **(3)** a clear path of procedure for the ZDA Process.

**(1)** - The requirements for the Conceptual Development Plan have been described in detail for both residential and non-residential plans. Certain items are to be required of every plan; some prominent items include multi-use transportation pathways, density, parks and open space. Other items may be added by the commission and council as they determine to be essential to the certain area being applied for the ZDA.

**(2)** - The criteria for conformance to the conceptual development plan will assist staff in determining whether changes to a plan would need to be brought back through the process. These criteria focus on the land-use relationship between the proposed project and the existing developments in the area.

*"Changes to any of the following items constitute a departure from the Conceptual Development Plan and/or development standards, thus changing the basic relationship of the proposed development to the adjacent property:*

- (A) the permitted uses,*
- (B) increase in density,*

- (C) increase in building height,*
- (D) increase in building coverage of the site,*
- (E) reduction in the off-street parking ratio,*
- (F) reducing the building setbacks provided at the boundary of the site,*
- (G) reduction of any open space plans, or*
- (H) Alteration of the overall design theme, primary architectural elements, or building materials."*

(3) – The procedure section clarifies the process for these developments. The most prominent changes are clear requirements for the ZDA Written Commitment, and the requirement of a signed agreement being submitted prior to the City Council adopting the rezone ordinance. This fixes a loophole in the current system that left some agreements in limbo after the Council had approved Planned Unit Developments in the past.

Planner I Spendlove stated 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. This change could affect properties within the Area of Impact this request will require a public hearing before the Board of County Commissioners.

**Public Hearing: [Opened & Closed Without Concerns](#)**

**Deliberations Followed:**

- Commissioner Frank stated it has taken a long time to get this amendment done, a lot of thought and discussion has taken place and he thinks it is a good change.
- Commissioner Woods asked if staff has had any feedback from the community regarding this change.
- Planner I Spendlove stated there have been some comments some negative and some positive. Overwhelmingly it has been positive from community members that want to see a more solid thing, it is easier for people to conceptualize and understand what is going to happen around them. He doesn't think the requirements are overly difficult it may be a change for Twin Falls but there are other areas that have more stringent requirements; it will require staff to work through the process with the applicant more closely.

**Motion:**

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

**[Recommend For Approval, As Presented, To The City Council](#)**

**[Scheduled for City Council December 1, 2014](#)**

**VI. ITEMS FROM THE ZONING DEVELOPMENT MANAGER AND/OR THE PLANNING & ZONING COMMISSION:**

- Zoning & Development Manager Carraway Johnson gave an update to the Commission about a Special Use Permit issued to 284 Washington Street North; the applicant has forfeited the permit and will void the building permit. The applicant will be working with the building official to address the existing structure and he is aware if the property becomes weedy the staff will take care of the property and bill him for the services.
- Commissioner Grey asked about a coffee shop at 1020 Blue Lakes Blvd North and if staff could verify that the Special Use Permit for a drive through is still valid.
- Zoning & Development Manager Carraway-Johnson stated staff will look into this item.

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

1. Work Session- **(Wed) November 5, 2014**
2. Public Hearing- **WEDNESDAY, November 12, 2014**

**VIII. ADJOURN MEETING:**

Chairman Frank adjourned the meeting at 7:00pm.

Lisa A Strickland  
Administrative Assistant  
Planning & Zoning Department



Public Hearing: **MONDAY DECEMBER 01, 2014**

To: Honorable Mayor Hall and City Council

From: Jonathan Spendlove, Planner I

## ITEM V-

**Request:** Request to allow **Additional Building Height** for new silos on property located at 236 Washington Street South. Steve Maughan on behalf of Glanbia USA (app. 2689)

### Time Estimate:

The applicant's presentation may take up to ten (10) minutes. Staff presentation will be approximately five (5) minutes.

### Background:

<b>Applicant:</b>	<b>Status:</b> Owner	<b>Size:</b> 19.38 Acre Lot
Glanbia Foods, Inc. 121 4 <sup>th</sup> Ave South Twin Falls ID, 83301 208-733-7555	<b>Current Zoning:</b> M-1	<b>Requested Zoning:</b> Additional Height for new silos – max 70' 9"
	<b>Comprehensive Plan:</b> Industrial	<b>Lot Count:</b> 1 Lot
	<b>Existing Land Use:</b> Industrial; Cheese and Whey Production	<b>Proposed Land Use:</b> No Change
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
Steve Maughan Dane Higdem 121 4 <sup>th</sup> Ave South Twin Falls ID, 83301 208-316-0731 208-329-3681 <a href="mailto:smaughan@glanbiausa.com">smaughan@glanbiausa.com</a> <a href="mailto:dhigdem@glanbiausa.com">dhigdem@glanbiausa.com</a>	<b>North:</b> Diamond Ave (Undeveloped), M-2 Industrial and Undeveloped	<b>East:</b> Washington St South; R-6 MHO-1, Residential
	<b>South:</b> Highland Ave (Undeveloped); M-1, Residential/Agricultural	<b>West:</b> R-4 AOI, Undeveloped
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-4-10.3(C), 10-7-3, 10-14-5(B) & 10-14-7	

### Approval Process:

The Additional Height process requires a public hearing to be held in which interested persons have the opportunity to be heard with regards to the application.

After the public hearing, the Commission shall make a recommendation to the City Council in the form of approval, conditional approval, or disapproval of the application as presented during the hearing.

After receiving the recommendation of the Commission, the City Council shall hold a public hearing. After the public hearing, the Council may approve, conditionally approve, or disapprove the application as presented.

### Regulatory Impact:

Approval of this request will allow the applicant to proceed with their projects to construct silo's greater than the allowed Height of 50 Feet.

**Other permits such as sign, building, electrical or plumbing permits, etc. may be required. All facilities must comply with all Building and Fire Code Regulations.**

**History:**

The property is currently Zoned M-2, it can be reasonably assumed that this designation was implemented in 1981 when a comprehensive zoning title amendment occurred that effectively created the zones we use today. In February 2011, a non-conforming expansion permit was issued to Glanbia Foods for an expansion of their operations at this location.

**Analysis:**

The applicant has supplied a narrative detailing the reason for this request. The applicant has identified 3 separate silos that will exceed the 50 foot maximum allowed within the M-2 Zone. The function of these silos is detailed in their narrative as part of their cheese manufacturing operation.

**Per City Code 10-4-10 (C) – Building Height:** No building shall exceed fifty feet (50') in height except as provided by Section 10-7-3.

**Per City Code 10-7-3 – Additional Building Height:** The council may allow greater than standard building heights with or without extra setback requirements, in the CB, C1, OT, M1 and M2 zoning districts and subdistricts. A request for additional height shall follow the public hearing process for zoning map amendments as described in subsection 10-14-5(B) and section 10-14-7 of this title. (Ord. 3077, 8-11-2014)

*This project is located in the M-2 Zoning District and therefore the applicant may apply for additional building height following the public hearing process outlined in City Code 10-14. This process will include a Public Hearing with the Planning and Zoning Commission with a recommendation forwarded to the City Council for a decision.*

**Possible Impacts:** Staff does not foresee a significant negative impact on adjoining property owners for this requested item. The locations of the proposed silos are considerably set back from the current roadway, and from any nearby residential properties. The facility currently utilizes silos of similar size and height for their operation, and staff does not expect these proposed silos to cause an unreasonable visual impact to the area.

**Conclusion:**

**On November 25, 2014 the Planning & Zoning Commission held a public hearing on this request. They recommended approval subject to the following conditions:**

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to no more than three (3) silos at maximum heights of 70'9", as presented. Placement shall be as shown on the site plan submitted by the applicant.

**Staff concurs with the Commission's recommendation.**

**Attachments:**

1. Letter of Request
2. Zoning Vicinity Map
3. Aerial Map
4. Applicant Submitted Site Plan
5. Applicant Submitted Elevations
6. Site Photos



Glanbia Foods, Inc.  
121 4th Ave. S.  
Twin Falls, ID 83301-6223

Telephone (208) 733-7555  
Facsimile (208) 733-9222

**Oct 24, 2014**

**Additional Building Height Application (Ord. 3077)**  
To: City of Twin Falls Community Development Services  
P.O. Box 1907  
324 Hansen Street E  
Twin Falls, ID., 83303  
Phone 208.735.7267  
Fax: 208.736.2641

From: Steve Maughan  
Senior Project Manager  
Glanbia Foods, Inc.  
121 4<sup>th</sup> Avenue South  
Twin Falls, ID 83301-6223  
Phone: 208.735.4677

**RECEIVED**  
**OCT 24 2014**  
CITY OF TWIN FALLS  
BUILDING DEPT

5)

**a) The Reason for the Request:**

Glanbia is communicating with the city to discuss a possible communication oversight with the City of Twin Falls. Ordinance 3077 states that no building or structure shall exceed 50 feet. At this time Glanbia is planning to install additional processing and environmental equipment at the Twin Falls plant (the project is designated as Project Boost). The silos required to complement this equipment are planned to be over this height (70 ft. 9 in.).

The project has already received a City of Twin Falls shell permit for construction (Project Boost); Glanbia is anticipating that the full permit will be issued 10/16-10/17. The plans for this project were submitted in July 2014 and Glanbia is currently unaware if these silos are required to undergo an Additional Building Height application. Glanbia has not been notified that this is required for this project.

A second project that is planned for the Glanbia Twin Falls facility is calling for the installation of another silo above 50 feet (Project Iris). The city informed Glanbia that this particular project would be required to undergo the Additional Building Height Application process. It was at this time that Glanbia became aware of Ordinance 3077 and was concerned about its impact with Project Boost.

In light of the Project Iris information from the City of Twin Falls, Glanbia is requesting confirmation from the City of Twin Falls that the Project Boost can continue as planned (in regards to the installation of the polished water silos).

Regards,

  
Steve Maughan

(cc. Dane Higdem)

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OCT 24 2014

CITY OF TWIN FALLS  
BUILDING DEPT.

**b) A Statement on:**

**i. *What is the current use of the property:***

1. The Glanbia Twin Falls plant is a cheese and whey processing facility.

**ii. *The use of the new structure(s) being proposed:***

1. Two (2) silos will be used as potable water storage to complement a water extraction process from milk. This initiative will result in a lower city water demand for future processing equipment. The stored water will be used for equipment processing and cleaning. This initiative will contribute to the overall environmental sustainability of the processing plant.
2. One (1) silo will be used to store milk

**iii. *The Additional Height being requested:***

1. The proposed silos will measure 70 feet and 9 inches tall.

**iv. *The reason for the Additional Height***

1. The required volumes of the silos dictate the height.
2. For the water silos, the combined capacity of 100,000 gallons is required to eliminate water loss waste at the Twin Falls facility and allow Glanbia the process capability to extract the full amount of water from milk.
3. For the milk silo, process/product changes require segregation (different types of milk).

**v. *Impacts to the surrounding area and/or Compatibility with the surrounding area:***

1. The liquid silos planned to be installed at the Glanbia Twin Falls facility should not impact the surrounding area. They will be about the same height as the tallest existing silos. They will be fabricated from high-quality stainless steel. They will resist rusting or corrosion and, along with our other silos, will be progressively maintained. The silos complement the existing facility and should not impact views or be a distraction to the immediate neighbors and public.

# Zoning Vicinity Map

Reference Only

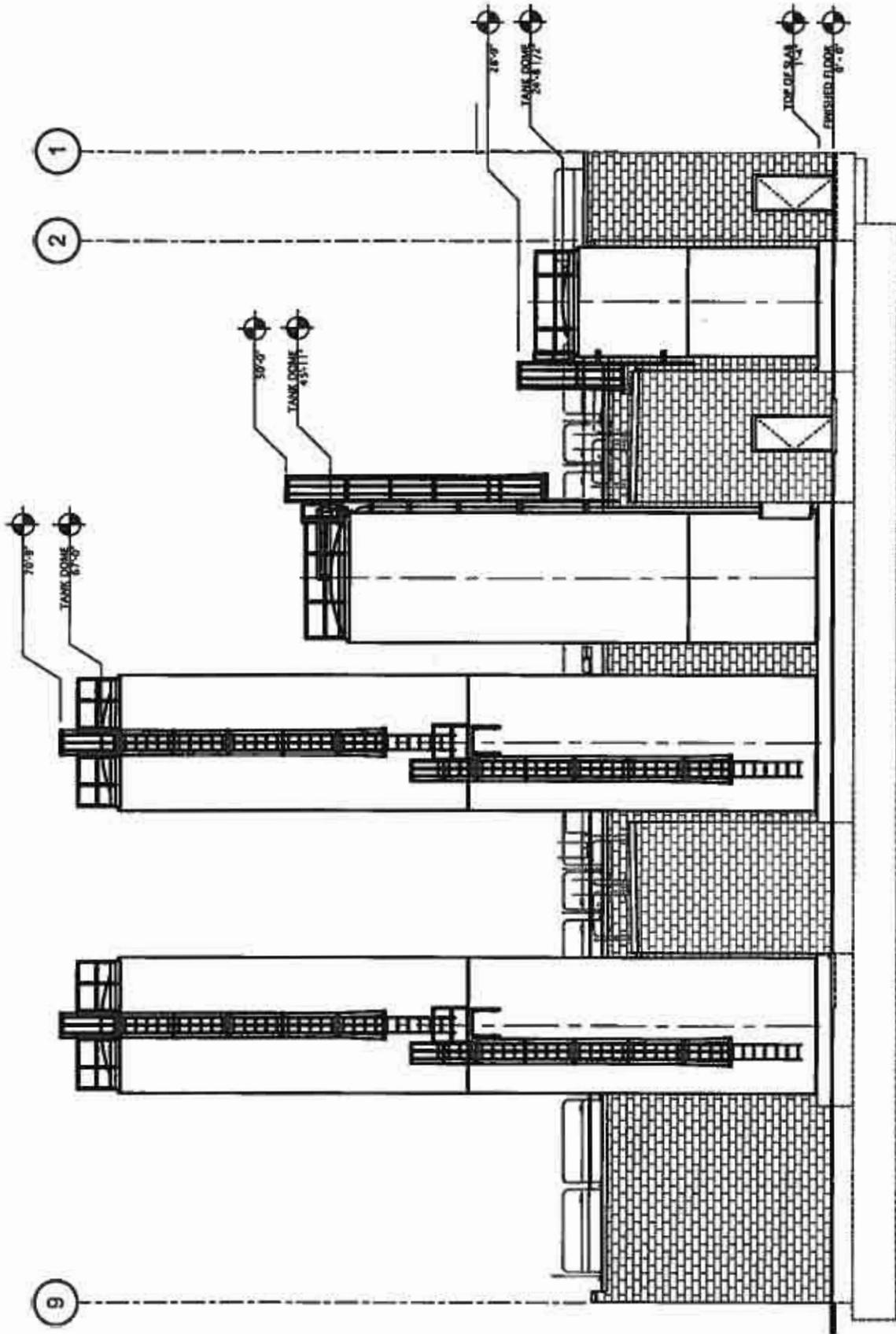


# Aerial Photo Map and Site Plan

Reference Only





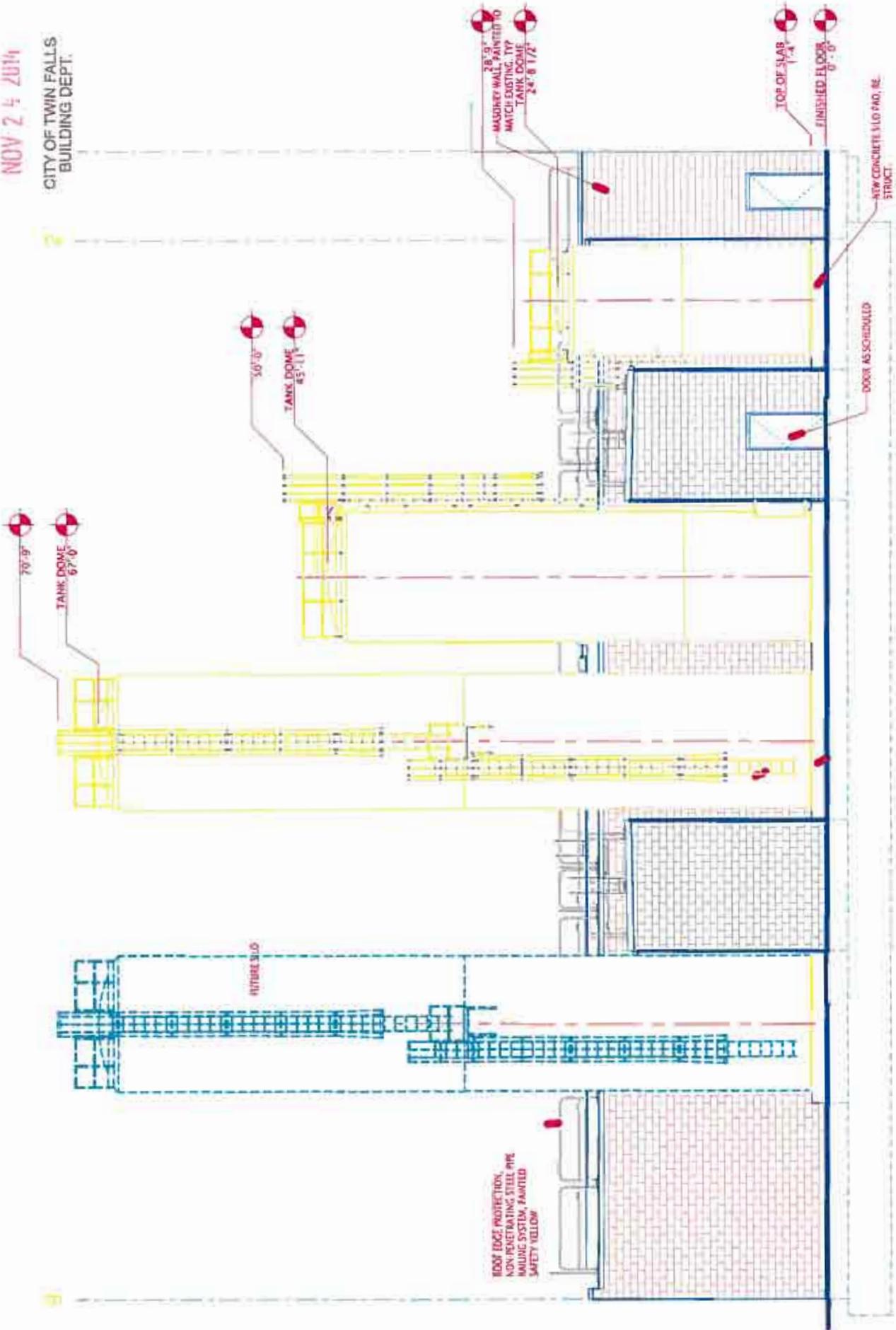


SOUTH ELEVATION

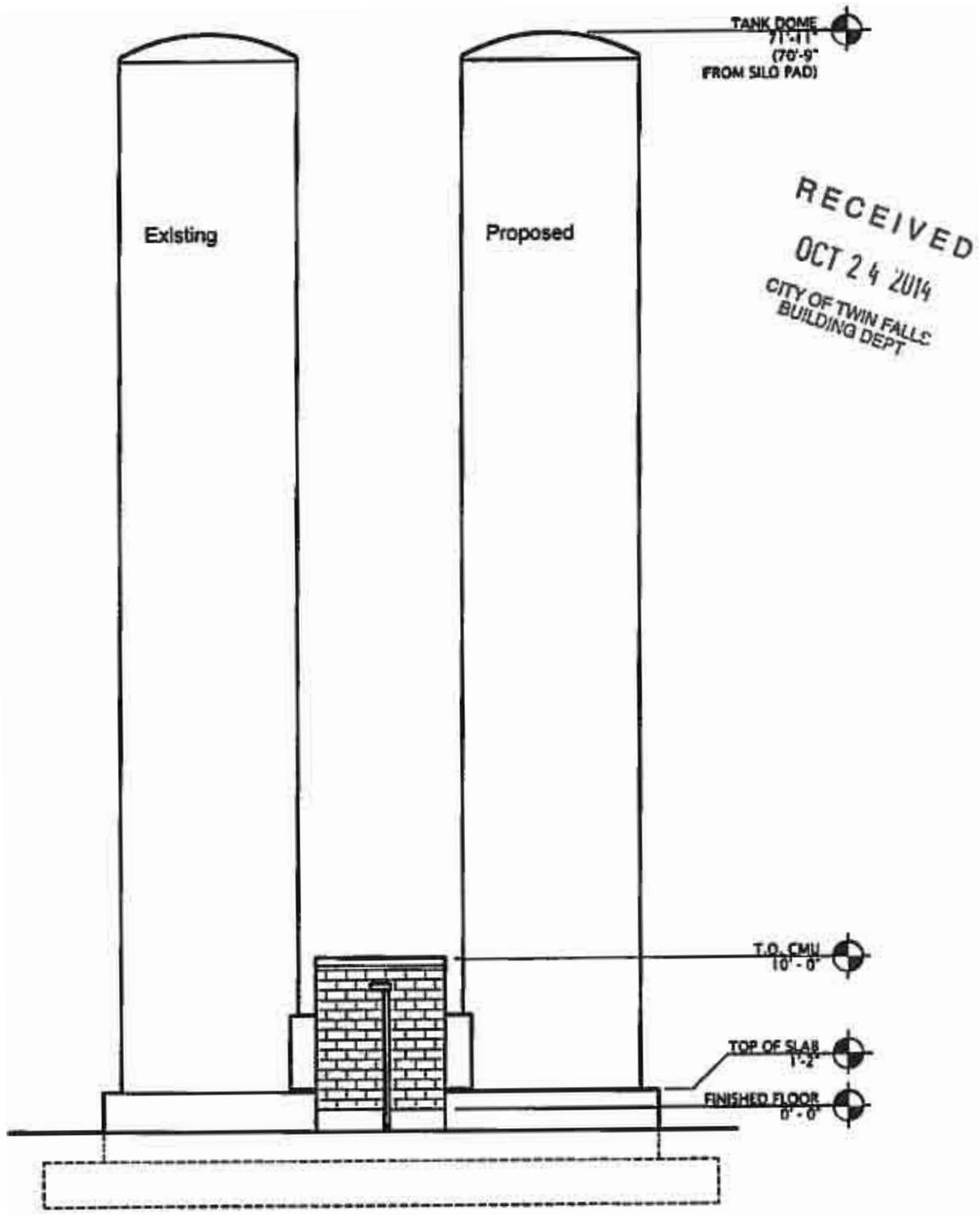
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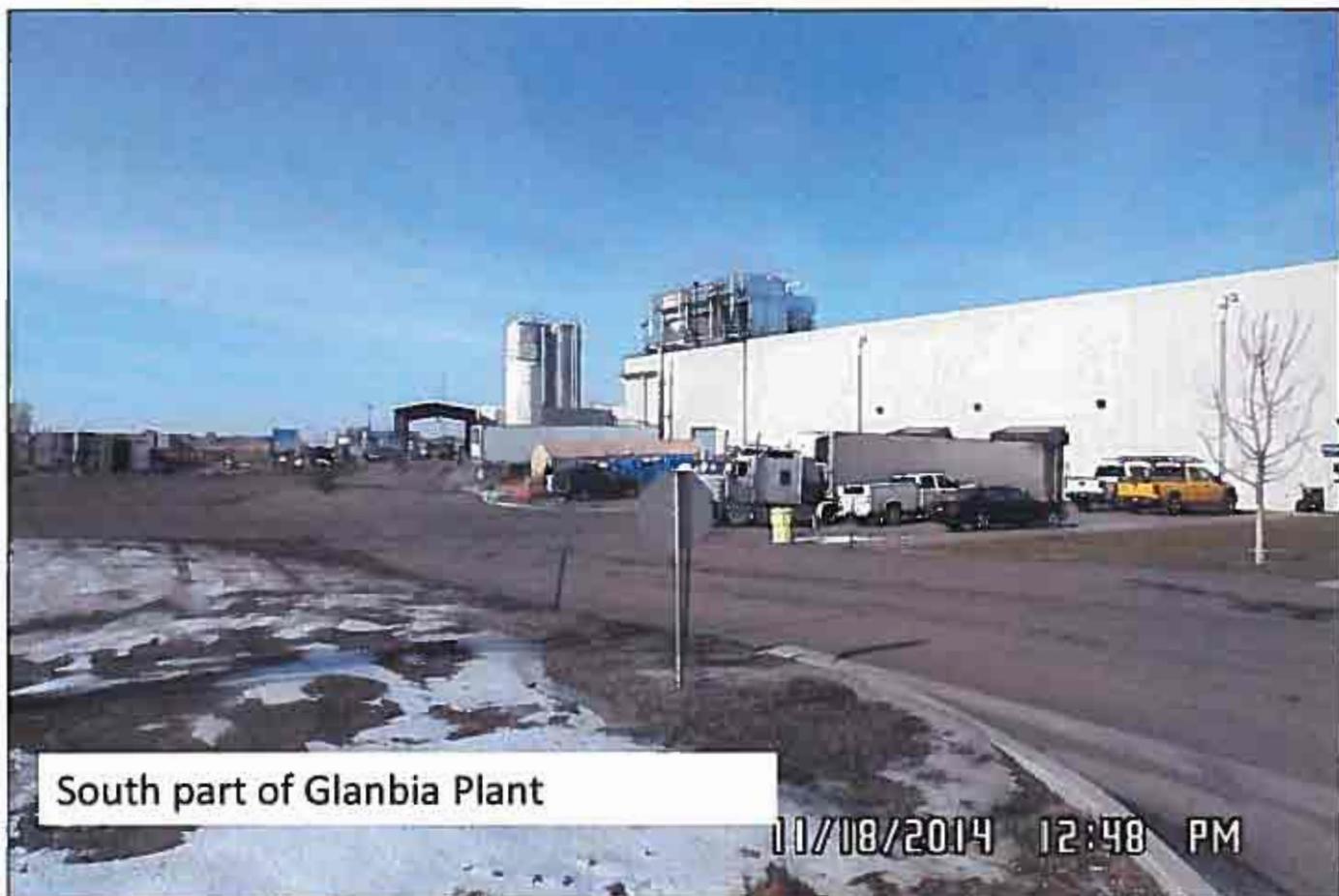
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BUILDING DEPT.

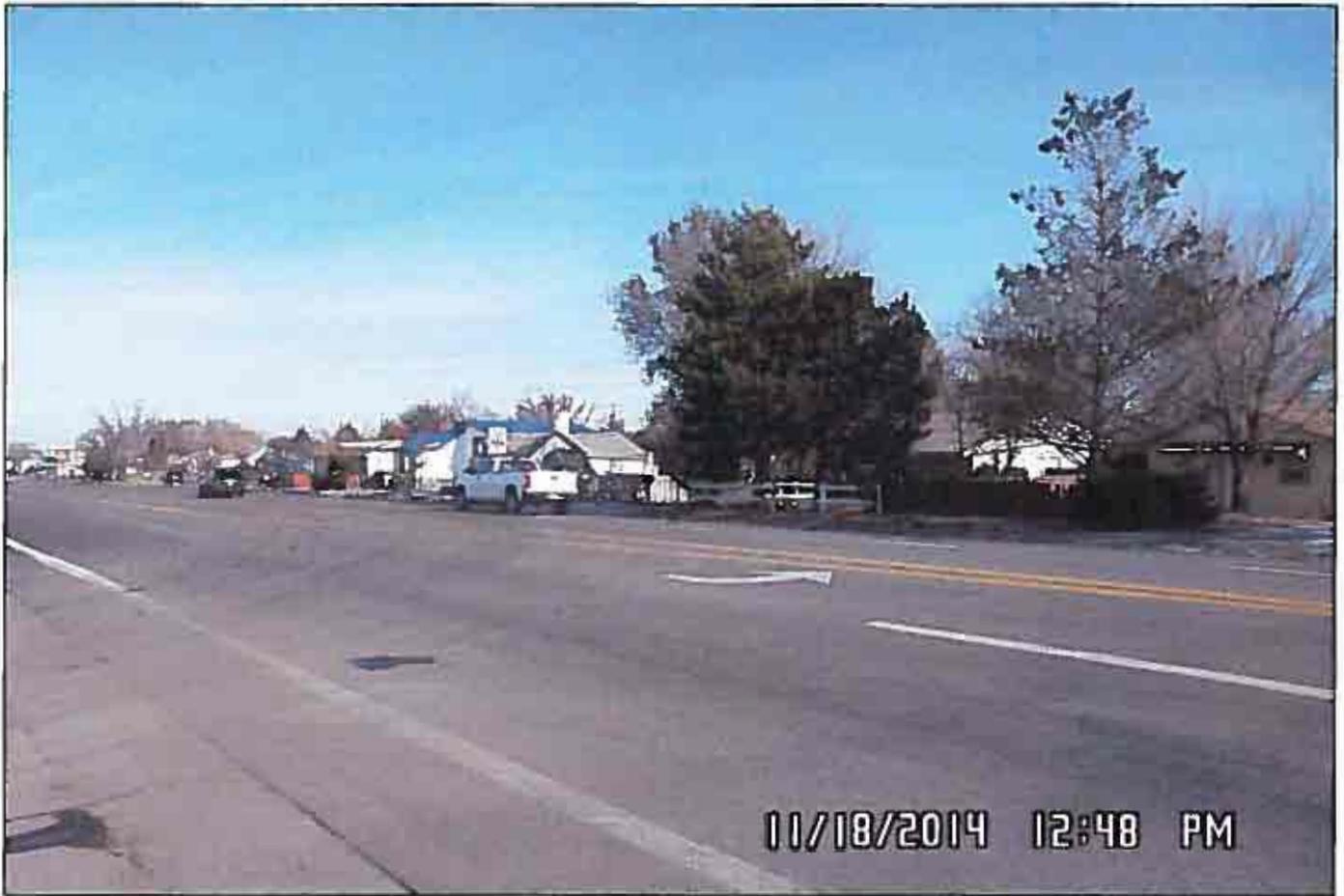


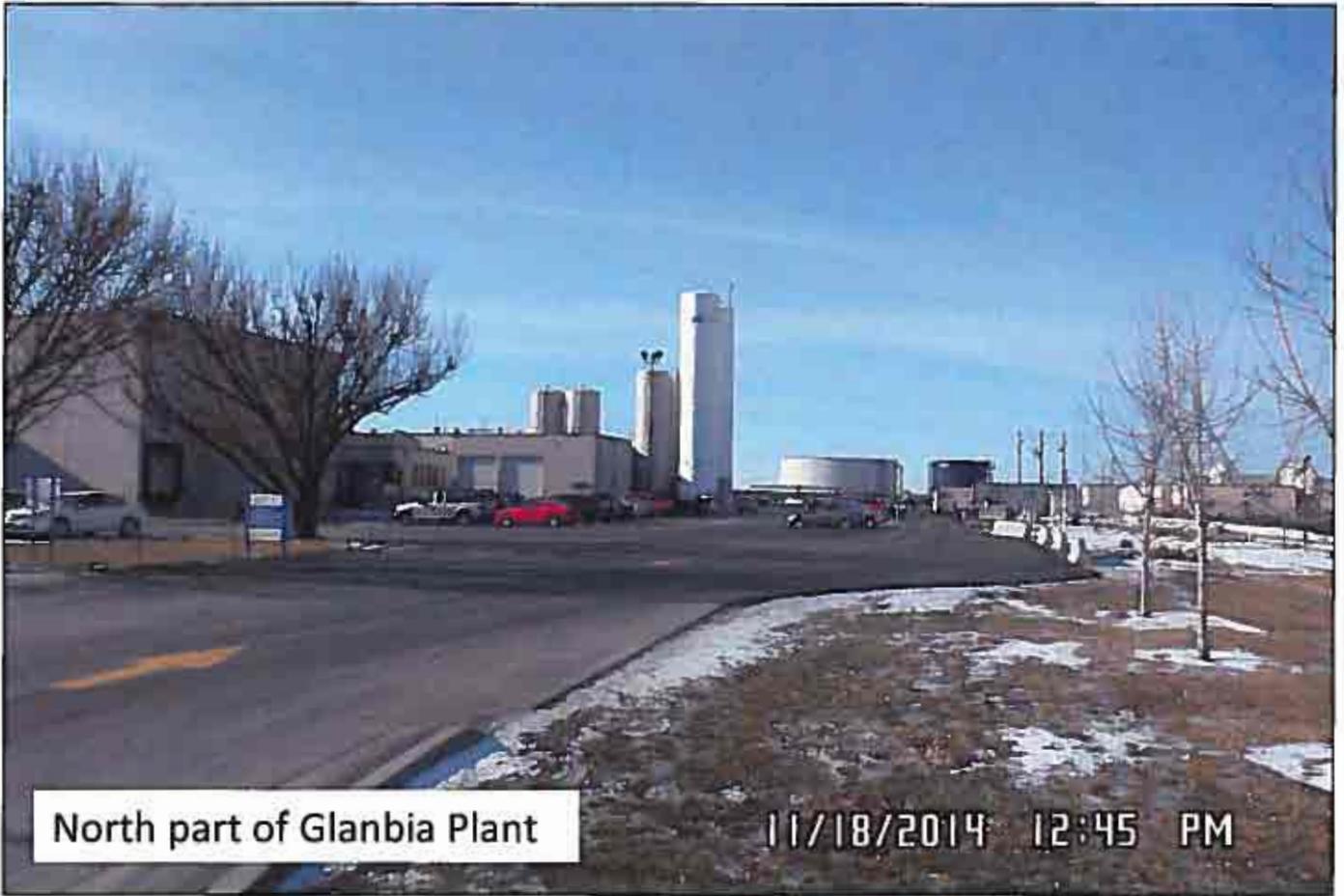
SOUTH ELEVATION



**NORTH ELEVATION**  
(Milk - Project "Iris")

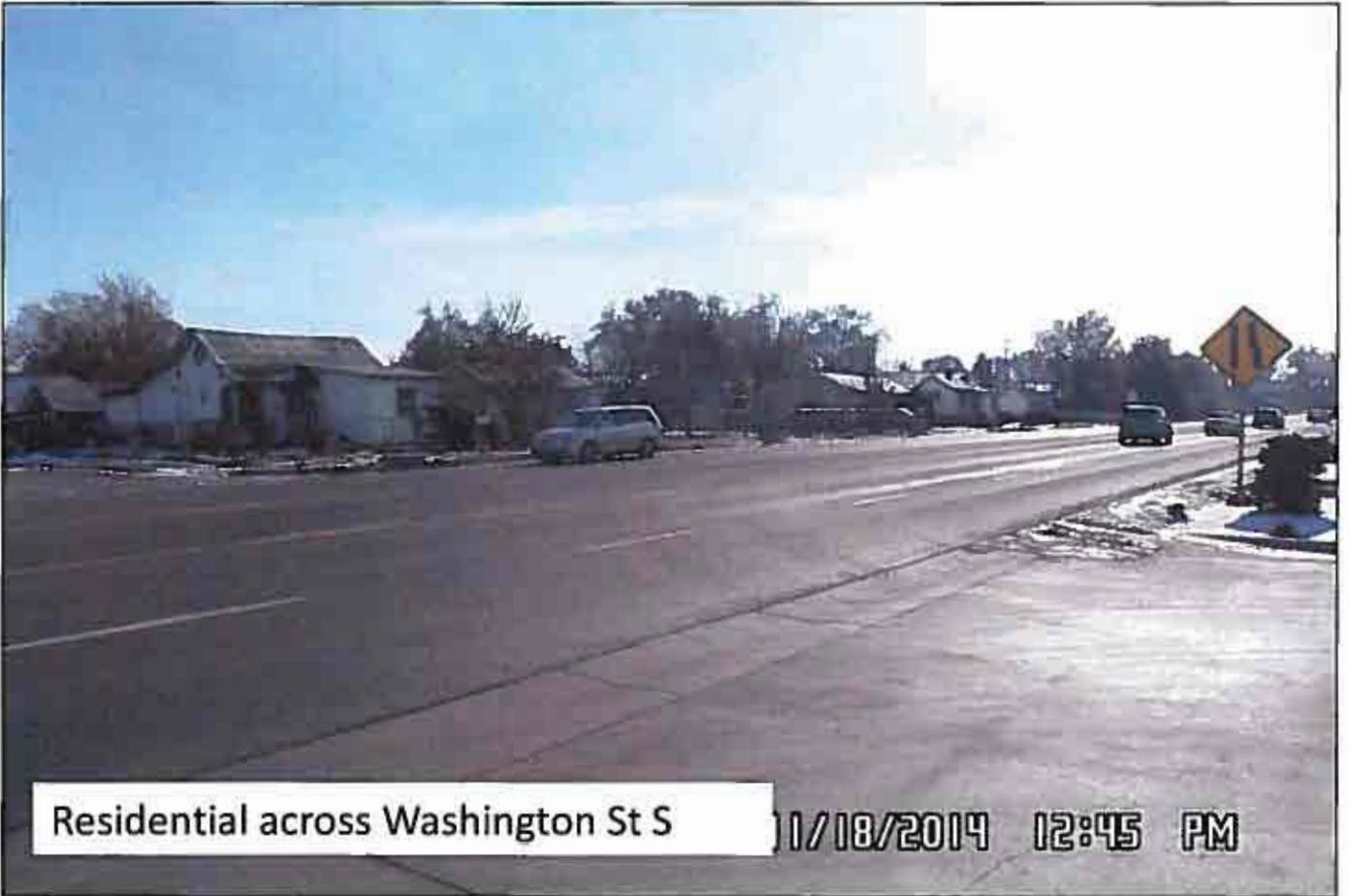






North part of Glanbia Plant

11/18/2014 12:45 PM



Residential across Washington St S

11/18/2014 12:45 PM