

COUNCIL MEMBERS:

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



AGENDA
Meeting of the Twin Falls City Council
Monday, December 8, 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 December 2 – 8, 2014.
2. Findings of Fact, Conclusions of Law, and Decision:
 - a. Comprehensive Plan Amendment for the Twin Falls School District, No. 411 & City of Twin Falls.
 - b. Annexation for the City of Twin Falls.

Purpose:

Action

Action

By:

Sharon Bryan

Mitchel Humble

II. ITEMS FOR CONSIDERATION:

1. Appointment of Bryan Krear to the position of interim Chief of Police
2. Administer the oath of office for the position of interim Chief of Police to Bryan Krear.
3. Swearing in ceremony for two new Deputy City Managers: Brian Pike and Mitchel Humble.
4. Swearing in ceremony for two new Twin Falls Police Officers and Mayor Don Hall to administer the Oath of Office to Officers Jason Kelley and Martin Becerra.
5. Presentation to City Council of the monthly e-newsletter and quarterly print newsletter, which the Public Information Office will begin distributing in late-December.
6. Presentation of a preliminary downtown parking/traffic report by Otak, Inc.
7. Consideration of a request to adopt an Ordinance for a Zoning Title Amendment.
8. Presentation of the Development Impact Fee Advisory Committee's annual report and to adopt a resolution waiving the automatic inflation adjustment for 2015.
9. Public input and/or items from the City Manager and City Council.

Action

Action

Action

Action

Presentation

Action

Action

Presentation/
Action

Travis Rothweiler

Don Hall

Don Hall

Bryan Krear
Don Hall

Joshua Palmer

Melinda Anderson
Mandi Roberts

Jonathan Spendlove

Mitchel Humble

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

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

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.



BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:)	
)	
<u>Comprehensive Plan Amendment, Application,</u>)	FINDINGS OF FACT,
)	
<u>Twin Falls School District, No. 411 &</u>)	CONCLUSIONS OF LAW,
<u>City of Twin Falls</u>)	
<u>c/o Bradford J Wills</u>)	AND DECISION
Applicant(s))	

This matter having come before the City Council of the City of Twin Falls, Idaho on November 17, 2014 for public hearing pursuant to public notice as required by law for a Comprehensive Plan Amendment to change the Comprehensive Plan Map showing a land use pattern from AG to Medium Density and to extend the Water Service Boundary Area for property located on the east side of the 500, 600, and 700 blocks of Hankins Road North and the City Council having heard testimony from interested parties being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has applied for a Comprehensive Plan Amendment to change the Comprehensive Plan Map showing a land use pattern from AG to Medium Density and to extend the Water Service Boundary Area for property located on the east side of the 500, 600, and 700 blocks of Hankins Road North.
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following dates: September 25, 2014 and October 30, 2014
3. The property in question is zoned R-1 VAR pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Agricultural in the duly adopted Comprehensive Plan of the City of Twin Falls.

4. The existing neighboring land uses in the immediate area of this property are: to the north, Residential; to the south, Filer Ave E extended/Residential/Twin Falls Highlawn Acres Residential; to the east, Farm/Agricultural; to the west, Hankins Road/Morning Sun Residential/LDS Stakehouse

Based on the foregoing Findings of Fact, the City Council hereby makes the following

CONCLUSIONS OF LAW

1. The application for a Comprehensive Plan Amendment to change the Comprehensive Plan Map showing a land use pattern from AG to Medium Density and to extend the Water Service Boundary Area for property located on the east side of the 500, 600, and 700 blocks of Hankins Road North is consistent with the provisions of the Comprehensive Plan.

2. The application for a Comprehensive Plan Amendment to change the Comprehensive Plan Map showing a land use pattern from AG to Medium Density and to extend the Water Service Boundary Area for property located on the east side of the 500, 600, and 700 blocks of Hankins Road North should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls.

Based on the foregoing Conclusions of Law, the Twin Falls City Planning and Zoning Commission hereby enters the following

DECISION

1. The application for a Comprehensive Plan Amendment to change the Comprehensive Plan Map showing a land use pattern from AG to Medium Density and to extend the Water Service Boundary Area for property located on the east side of the 500, 600, and 700 blocks of Hankins Road North is hereby granted by reference as though fully set forth herein.

MAYOR - TWIN FALLS CITY COUNCIL

DATE



BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:

Annexation Application

City of Twin Falls

Applicant(s)

)
) FINDINGS OF FACT,
)
) CONCLUSIONS OF LAW,
)
) AND DECISION

This matter having come before the City Council of the City of Twin Falls, Idaho on November 10, 2014 for public hearing pursuant to public notice as required by law for Annexation with a zoning designation of C-1, currently zoned C-1 Area of Impact, for 4.75 (+/-) acres located at 2951 Maria Avenue and the City Council having heard testimony from interested parties being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has applied for Annexation with a zoning designation of C-1, currently zoned C-1 Area of Impact, for 4.75 (+/-) acres located at 2951 Maria Avenue
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: September 11, 2014 and October 23, 2014
3. The property in question is zoned C-1 Area of Impact pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Agricultural in the duly adopted Comprehensive Plan of the City of Twin Falls.
4. The existing neighboring land uses in the immediate area of this property are: to the north, City Water Facility/Undeveloped Commercial Lot; to the south, Agricultural; to the east, Hankins Road/Trucking Facility; to the west, Timberlake Apartments.

Based on the foregoing Findings of Fact, the City Council hereby makes the following

CONCLUSIONS OF LAW

1. The application for Annexation with a zoning designation of C-1, currently zoned C-1 Area of Impact, for 4.75 (+/-) acres located at 2951 Maria Avenue is consistent with the purpose of the C-1 Zone, and is not detrimental to any of the outright permitted uses or existing special uses in the area.
2. The proposed annexation is consistent with the provisions of the Comprehensive Plan and Zoning Ordinance of the City of Twin Falls, and in particular Sections 10-1-4, 10-1-5, 10-15-1(A) & (B) of the Twin Falls City Code.
3. The proposed use is proper use in the C-1 Zone, subject to the conditions, which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.
4. Public services may not be available at the time of development, depending upon the speed of development of this and other subdivisions and the ability of the City to obtain additional water and/or sewer capacity. Annexation of this property is not a guarantee city utilities are available. A will-serve letter will be issued upon review and approval for a final plat and/or a phase of a final plat.
5. The application for Annexation with a zoning designation of C-1, currently zoned C-1 Area of Impact, for 4.75 (+/-) acres located at 2951 Maria Avenue should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls and incorporated by reference as though fully set forth herein.

Based on the foregoing Conclusions of Law, the Twin Falls City Council hereby enters the following

DECISION

1. The application for Annexation with a zoning designation of C-1, currently zoned C-1 Area of Impact, for 4.75 (+/-) acres located at 2951 Maria Avenue is hereby granted

2. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls and incorporated by reference as though fully set forth herein.

MAYOR - TWIN FALLS CITY COUNCIL

DATE

APPLICATION # 2669



Date: Monday, December 8, 2014, Council Meeting
To: Honorable Mayor and City Council
From: Interim Chief Bryan Krear, Twin Falls Police Department

Request:

Swearing in ceremony for two new Twin Falls Police Department Officers. It is requested that Mayor Don Hall administer the Oath of Office to **Officers Jason Kelly** and **Martin Becerra**.

Time Estimate:

The presentation will take approximately 10 minutes.

Background:

Jason Kelly was hired by the Twin Falls Police Department on November 3, 2014, as a full-time Police Officer.

Jason was born in Pocatello, Idaho. He was raised in Idaho Falls and graduated from Hillcrest High School. Shortly after graduating, he served a mission for his church in Mexico and became fluent in Spanish. Jason went on to further his education at Idaho State University, where he met his wife. He graduated from the College of Southern Idaho Law Enforcement Program in July of 2010 and received a Bachelor's Degree in Social Science from Thomas Edison State College in 2013.

Jason has served in the Idaho Army National Guard since 2012.

Prior to his employment with the TFPD, Jason worked for the City of Jerome Police Department from 2010 to 2014.

Jason was awarded his POST Basic Certificate in August 2012 and his Intermediate Certificate in July 2013.

Jason and his wife have two boys. They've lived in the Magic Valley for the past six years.

Martin Becerra was hired by the Twin Falls Police Department on October 6, 2014, as a full-time Community Service Officer III in Patrol and transitioned to a full-time Police Officer position on December 1, 2014.

Martin was born in Los Angeles, California, in November 1993. He and his family moved to Jerome, Idaho, in 2009 when Martin was 16 years of age. Martin graduated from Jerome High School. He attended the College of Southern Idaho Law Enforcement Program and graduated during the summer of 2014. Martin needs to complete four more classes in order to attain his Associate's Degree in Criminal Justice.

Agenda Item for December 8, 2014
From Interim Chief Bryan Krear
Page Two

Approval Process:

N/A

Budget Impact:

This will not impact the budget.

Regulatory Impact:

N/A

Conclusion:

Interim Chief Krear would like to have the Twin Falls Police Department's two new Police Officers sworn in before the City Council, with Mayor Don Hall administering the Oath of Office on December 8, 2014.

Attachments:

None

aed



Monday, Dec. 8, 2014, City Council Meeting

To: Honorable Mayor and City Council

From: Joshua Palmer, Public Information Officer

Request: Presentation to City Council of the monthly e-newsletter and quarterly print newsletter, which the Public Information Office will begin distributing in late-December.

Time Estimate: 10 minutes

Background: As a low-cost/no-cost method of communicating with citizens, the City established a strong digital presence with consistent propagation on social media platforms, City website, text and email alerts and multimedia. However, council and staff discussed concerns about reaching citizens who may not frequent those mediums.

Working with citizens who are active on various City committees and in partnering organizations, staff identified the need for a printed newsletter that can be delivered through utility billing statements and be made available at strategic locations such as the Twin Falls Senior Citizens Center and the College of Southern Idaho Office on Aging. The printed newsletter will provide updates on progress toward Strategic Planning objectives and contact information for staff overseeing those objectives.

In addition, after evaluating what other higher performing Cities have successfully utilized to communicate with citizens, staff assembled a monthly e-newsletter that will deliver information about upcoming meetings, discussions and events that may be significant to community as a whole, as well as City achievements and progress toward Strategic Planning objectives. The e-newsletter will also serve secondary function to educate subscribers about existing online resources.

Both newsletters will evolve based on citizen feedback and organizational needs.

Approval Process: This a presentation item. No approval is required.

Budget Impact: The City budgeted \$10,000 in the 2015 budget for e-newsletters. Part of that budgeted amount will be used to pay the cost of a printed newsletter distributed through utility billing statements.

Regulatory Impact: None.

Attachments: None.



Monday December 8, 2014
To: City Council
From: Melinda Anderson, Economic Development
 Director

Request:

Presentation of a preliminary downtown parking/traffic report by Mandi Roberts, Otak Inc.

Time Estimate:

The presentation will take approximately 10 minutes. Following the presentation, additional time may be necessary for questions.

Background:

As part of its Main Avenue Redesign Project with Twin Falls URA, Otak subcontracted with Kittelson Associates to research traffic and parking in downtown. Kittelson traveled to Twin Falls in October and counted the usage of parking in the City's parking lots as well as along Main, the 2nds, and several intersecting streets. In addition, Kittelson counted traffic along those same streets.

Attached is the preliminary usage report from Kittelson.

Approval Process:

None required.

Budget Impact:

None

Regulatory Impact:

None

Conclusion:

None.

Attachment:

Kittelson report



KITTELSON & ASSOCIATES, INC.

TRANSPORTATION ENGINEERING / PLANNING

101 S Capitol Boulevard, Suite 301, Boise, ID 83702 P 208.338.2683 F 208.338.2685

MEMORANDUM

Date: October 24, 2014

Project #: 17939

To: Mandi Roberts, AICP, PLA (Otak)

From: Andy Daleiden, P.E. and Lauren Nuxoll, EI

Project: Main Avenue Master Plan and Preliminary Design – Twin Falls, Idaho

Subject: Existing and Future Transportation Conditions Assessment

Kittelison & Associates, Inc. (KAI) has prepared this memorandum to assess the existing and future transportation conditions associated with the Main Avenue Master Plan and Preliminary Design project in Twin Falls, Idaho. Our role on this project is to lead the transportation engineering and planning elements of the project with a focus on identifying solutions to improve multimodal connectivity to and from Main Avenue and the core of Downtown. This purpose of this memorandum is to establish a baseline of the existing and future transportation conditions (i.e., traffic operations, multimodal conditions, and parking), and provide insights into some of the opportunities and challenges regarding transportation in the study area.

BACKGROUND

The City of Twin Falls Urban Renewal Agency (TFURA) requested a preliminary design for Downtown/Main Avenue in Twin Falls, Idaho. The project focus area is located within the five-block length from Fairfield Street to Jerome Street, between the rights-of-way of 2nd Avenue North and 2nd Avenue West. An expanded area for planning purposes related to traffic patterns and overall connectivity to Main Avenue is the downtown area of Twin Falls, located between Addison Avenue to the north, N 3000 E Road to the east, Kimberly Road/Minidoka Avenue to the south, and 6th Avenue W to the west. Figure 1 illustrates the project study area.

We visited the study area in October 2014. At that time, we inventoried the transportation facilities, parking supply and demand, traffic operations, and adjacent land uses in the study area. Additionally, we reviewed the following plans and policies to assist with this transportation assessment.

- Twin Falls Main Avenue Final Report (April 2008)
- Twin Falls Master Transportation Plan (January 2009)
- City's 2030 Strategic Plan (April 2013)
- Twin Falls Urban Renewal Agency Facilities Assessment (October 2013)



 Study Area
 Main Avenue (Study Corridor)

0 500 1,000 Feet

**Project Study Area
Twin Falls, Idaho**

**Figure
1**

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TRANSPORTATION FACILITIES

Table 1 summarizes the existing transportation facilities in the study area.

Table 1. Existing Transportation Facilities

Roadway	Functional Classification ¹	Number of Lanes	Posted Speed (MPH)	Sidewalks	Bicycle Lanes	On-Street Parking
2 nd Avenue N/E	State Highway	3 (one-way)	35	Yes	No	Yes
2 nd Avenue S/W	State Highway	3 (one-way)	35	Yes	No	Yes
Main Avenue	Local Road	2	25	Yes	No	Yes
Shoshone Street	Arterial (North of Main Avenue) Collector (South of Main Avenue)	2	35	Yes	No	No
Fairfield Street	Local Road	2	25	Yes	No	Yes
Gooding Street	Local Road	2	25	Yes	No	Yes
Hansen Street	Local Road	2	25	Yes	No	Yes
Idaho Street	Local Road	2	25	Yes	No	Yes
Jerome Street	Local Road	2	25	Yes	No	Yes

¹Twin Falls Functional Classification Map (Reference 1)

The major streets in the project study area are 2nd Avenue N/E, 2nd Avenue S/W, Shoshone Street, and Main Avenue. The two 2nd Avenues are part of a one way couplet designated as State Highway 30. These diagonal roadways cross downtown Twin Falls and connect Kimberly Road to State Highway 93 (Addison Avenue). Both roadways include three one-way through lanes and, on-street parking and sidewalks on both sides. Bike facilities are not provided on either roadway. Shoshone Street is designated as State Highway 74 and runs diagonally connecting State Highway 93 (Addison Avenue) to Washington Street to the south.

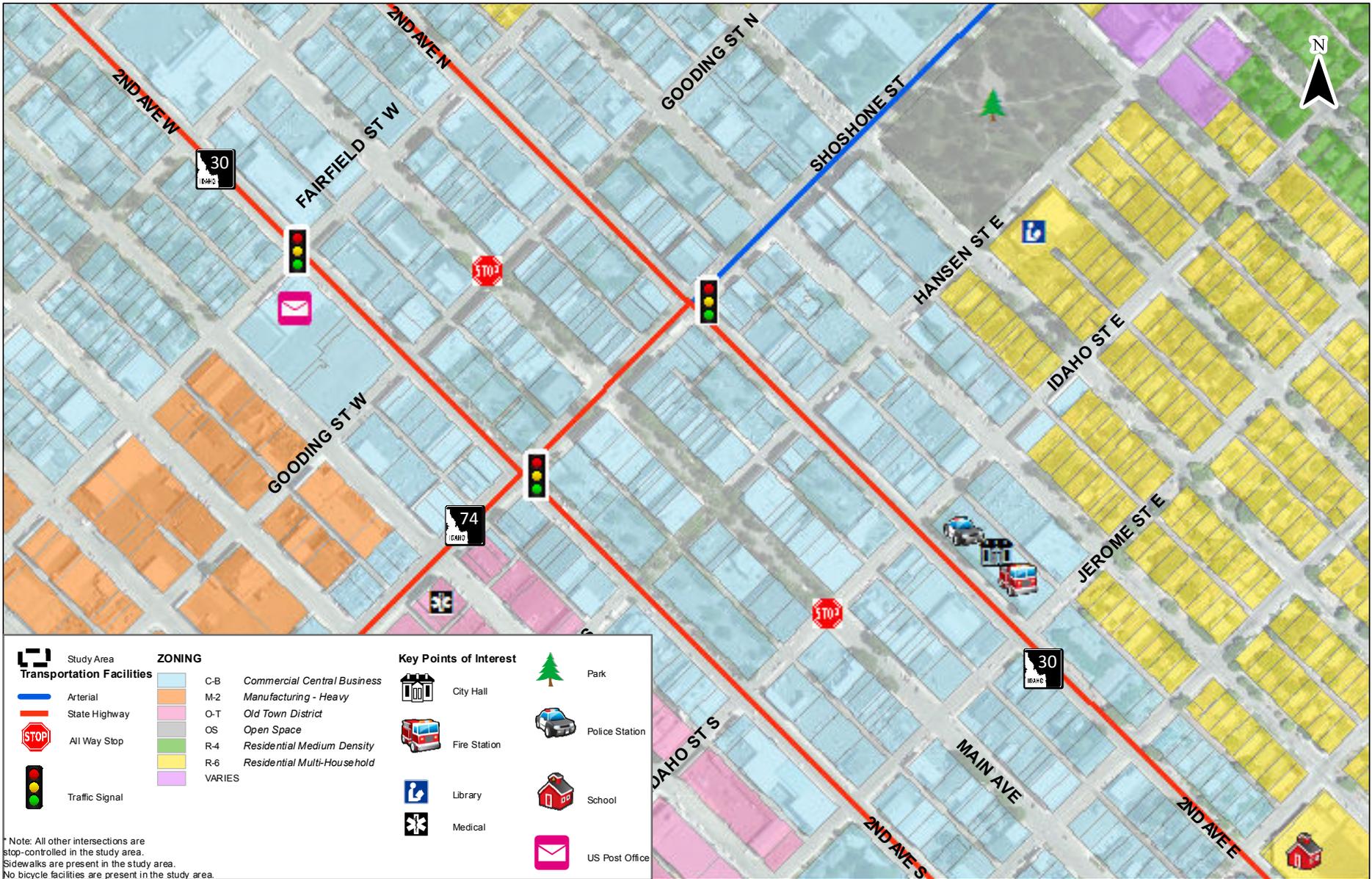
Main Avenue is classified as a local road and is located between the 2nd Avenue one-way couplets. The Main Avenue cross-section includes two travel lanes, on-street parking (mostly front-in angled), street trees, and sidewalks. Some bike parking is provided on Main Avenue. Additionally, marked, textured pedestrian crossings, as shown in Exhibit 1, exist at the following locations on Main Avenue:



Exhibit 1 Marked, Textured Pedestrian Crossing on Main Avenue

- Gooding Street
- Shoshone Street
- Mid-block between Shoshone Street and Hansen Street
- Hansen Street
- Mid-block between Hansen Street and Idaho Street
- Idaho Street

Figure 2 shows the existing transportation facilities within the project study area.



Existing Transportation Facilities and Zoning
Twin Falls, Idaho

Figure
2

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TRAFFIC VOLUMES AND OPERATIONS

Tube counts were collected for 24-hours on a typical weekday in the study area on Main Avenue, Shoshone Street, and both 2nd Avenues. Exhibits 2 and 3 illustrate the daily traffic profiles.

Exhibit 2. Daily Traffic Profile on Main Avenue, between Shoshone Street and Hansen Street

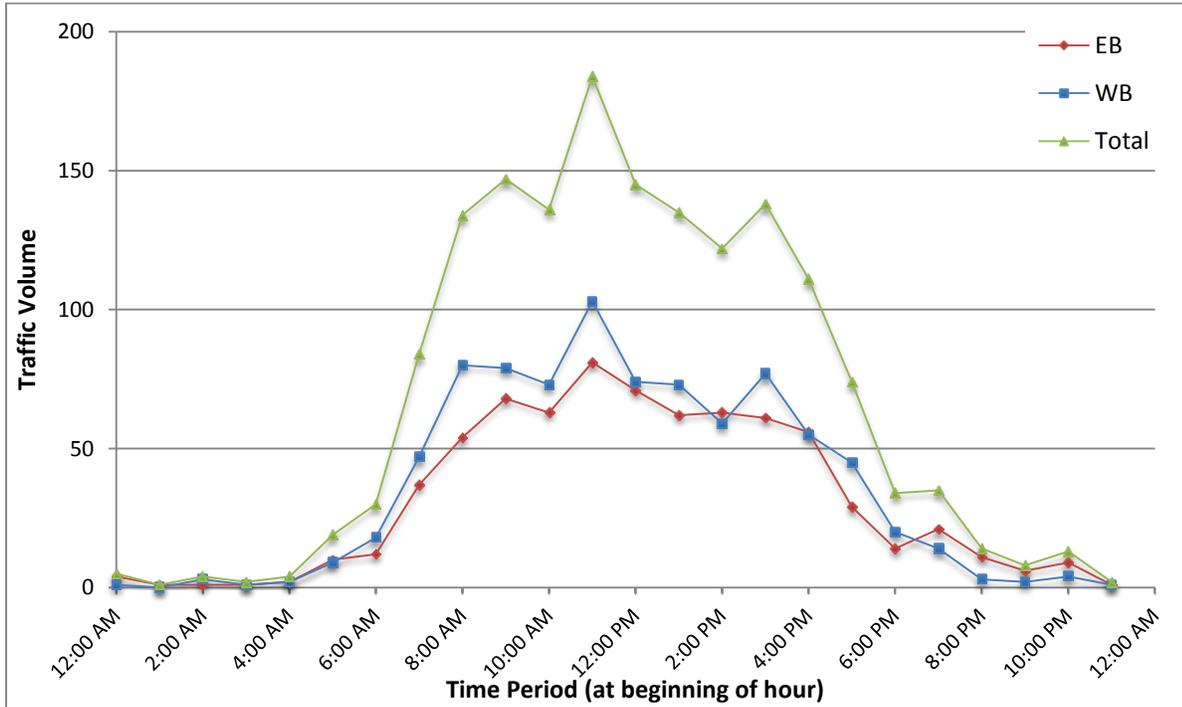


Exhibit 3. Daily Traffic Profile on Shoshone Street, between 2nd Avenue West and Main Avenue

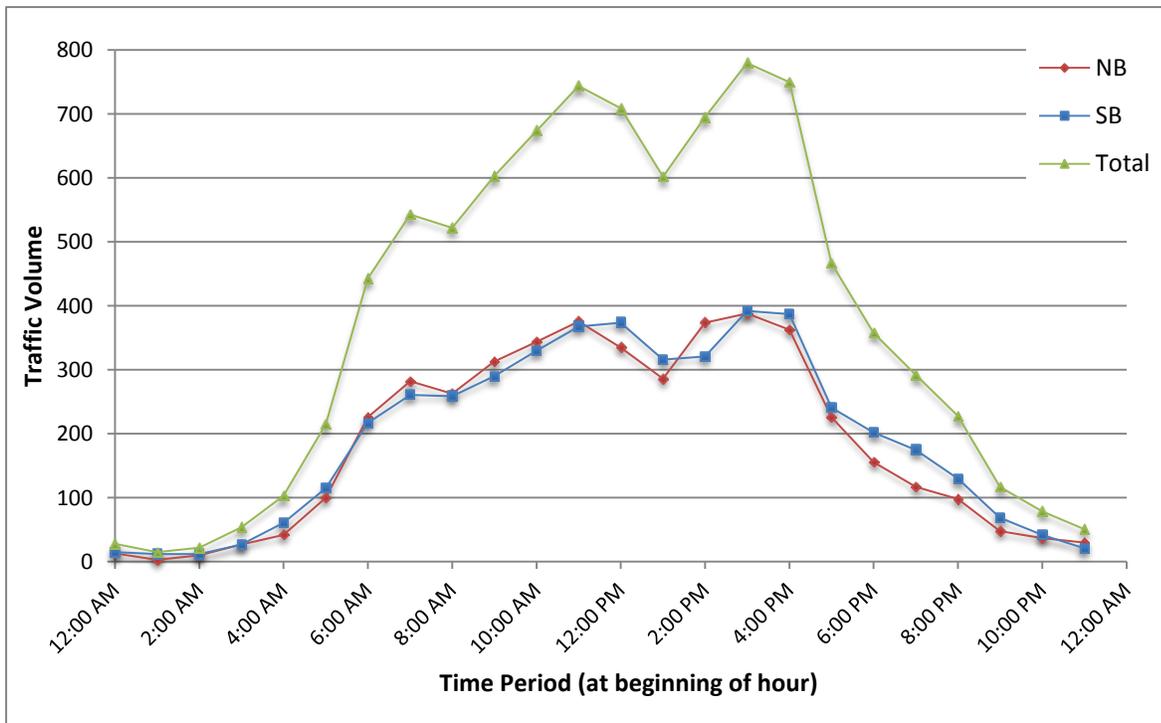
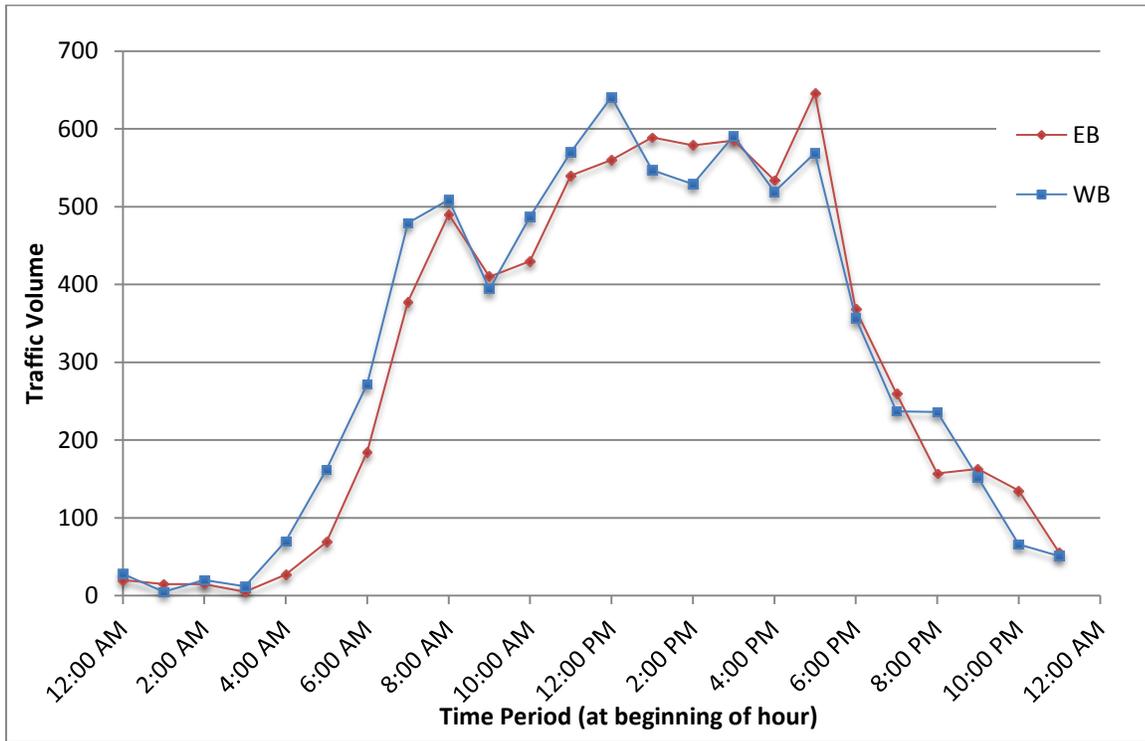


Exhibit 4. Daily Traffic Profile on 2nd Avenue, between Shoshone Street and Hansen Street



The daily traffic profiles shown in Exhibits 2, 3, and 4 were used to determine the peak hour of the transportation system. Table 2 illustrates the weekday a.m., midday, and p.m. peak hours from the daily traffic profiles.

Table 2. Tube Counts Summary, Weekday AM, Midday, and PM Peak Hours and Daily Volumes

Street Name	AM Peak		Midday Peak		PM Peak		Directional Distribution	Daily Total
	Volume	Time	Volume	Time	Volume	Time		
Main Avenue	145	9am-10am	185	11am-12pm	110	4pm-5pm	47% (NB) 53% (SB)	1580
Shoshone Street	605	9am-10am	745	11am-12pm	750	4pm-5pm	49% (EB) 51% (WB)	9090
2 nd Avenue W/S	510	8am-9am	640	12pm-1pm	570	5pm-6pm	---	7500
2 nd Avenue N/E	490	8am-9am	590	1pm-2pm	645	5pm-6pm	---	7220

Turning movement counts were collected at all of the study intersections, shown on Figure 3 on a typical weekday in October 2014 during the weekday midday and p.m. peak period. The system weekday p.m. peak hour is between 4:45 p.m. and 5:45 p.m. *Traffic count worksheets are included in Appendix A.*

Pedestrian and Bicycle Counts

In addition to the traffic counts, we collected pedestrian and bicycle counts at the study intersections. Table 3 summarizes the pedestrian and bicycle counts at the study intersections during the weekday midday and p.m. peak hours.

Table 3. Pedestrian and Bicycle Counts, Weekday Midday and PM Peak Hours

Street Name	Weekday Midday Peak Hour		Weekday PM Peak Hour	
	Pedestrians	Bicyclists	Pedestrians	Bicyclists
Jerome Street/2nd Avenue E	---	---	4	0
Jerome Street/Main Avenue	---	---	0	0
Jerome Street/2nd Avenue S	---	---	1	0
Idaho Street/2nd Avenue E	---	---	0	1
Idaho Street/Main Avenue	---	---	0	0
Idaho Street/2nd Avenue S	---	---	1	0
Hansen Street/2nd Avenue E	33	0	5	4
Hansen Street/Main Avenue	---	---	6	3
Hansen Street/2nd Avenue S	28	0	19	0
Shoshone Street/2nd Avenue E	36	0	46	0
Shoshone Street/Main Avenue	51	5	32	5
Shoshone Street/2nd Avenue S	8	1	12	1
Gooding Street/2nd Avenue N	---	---	9	2
Gooding Street/Main Avenue	---	---	7	2
Gooding Street/2nd Avenue W	---	---	1	0
Fairfield Street/2nd Avenue N	---	---	0	1
Fairfield Street/Main Avenue	---	---	4	4
Fairfield Street/2nd Avenue W	7	0	7	2
Jerome Street/2nd Avenue E	---	---	4	0
Jerome Street/Main Avenue	---	---	0	0

As shown in Table 3, several intersections experience a moderate- to high-level of pedestrians crossing the intersection during the weekday midday and p.m. peak hours. The Shoshone Street/Main Avenue is the location with the highest pedestrian crossings (51) during the midday peak hour. The Shoshone Street/2nd Avenue E is the location with the highest pedestrian crossings (46) during the weekday p.m. peak hour. Overall, the bicyclist activity is relatively low during the two time periods.

Traffic Operations

All of the traffic operations analysis was performed for the weekday p.m. peak hour, as the weekday p.m. peak hour is approximately 9-10% higher than the weekday midday peak hour. At the Shoshone Street/Main Avenue intersection, the midday peak hour is higher than weekday p.m. peak hour, so we analyzed this intersection under both time periods. The City of Twin Falls level of service goal is to

achieve level of service (LOS) C on all roads with the exception of Blue Lakes, which has a future goal of LOS D (Reference 1).

Figure 3 shows the existing traffic conditions during the weekday p.m. peak hour, completed in accordance with procedures from the 2010 *Highway Capacity Manual* (Reference 2). All of the study intersections currently operate at an acceptable level of service of LOS C or better. *Appendix B includes the year 2014 existing traffic conditions worksheets.*

CRASH HISTORY

The crash history at the study intersections were obtained and reviewed in an effort to identify potential safety issues. Idaho Transportation Department (ITD) staff provided crash records from the study intersections and roadways for the most recent five-year period from January 1, 2009 through December 31, 2013. Table 4 summarizes the crash data at the study intersections and roadways for this time period. *Appendix C includes the crash data sheets.*

Table 4. Crash Data Summary Table

Intersection/Roadway	PDO	Injury	Fatality	Total
Fairfield Street/2 nd Avenue N	1	2	0	3
Shoshone Street/2 nd Avenue N	3	8	0	11
Idaho Street/2 nd Avenue E	1	0	0	1
Shoshone Street/2 nd Avenue W	7	4	0	11
Main Avenue/Shoshone Avenue	2	1	1	4
Shoshone Avenue between 6 th Avenue N and 6 th Avenue W	17	15	0	32
2 nd Avenue N between Addison and N 3000 Road	15	8	0	23
2 nd Avenue W between 2900 E Road and Minidoka Avenue	5	7	0	12

As shown in Table 4, the Shoshone Street segment (includes the intersection) between 2nd Avenue N and 2nd Avenue W experienced 26 crashes (two of these crashes were pedestrian related) over a five-year period with one fatality at the Main Avenue intersection. In reviewing the crash types of these 26 crashes, the crashes varied between angle, rear-end, and turning crashes within this segment.

PARKING UTILIZATION

We conducted a parking utilization study on a typical weekday in October 2014. We performed the study during the midday peak period (11:00am to 2:00pm) within the project focus area. Figure 4 shows the parking space inventory of the public and private parking lots and on-street parking. There are a total of 480 spaces in the seven city parking lots. The number of parking spaces breaks out as 223 “3-hour” spaces (includes 5 handicapped marked spaces), 200 “leased spaces” and 57 “specific use/private” spaces. There are a total of 517 on-street parking spaces within the study area.



**Existing (2014) Traffic Conditions, Weekday PM Peak Hour
Twin Falls, Idaho**

**Figure
3**

0 500 1,000 Feet

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Existing (2014) Parking Supply Inventory
Twin Falls, Idaho

Figure
4

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Figure 5 shows the parking utilization for on-street and parking lots during the weekday midday peak period. As shown in Figure 5, five of the seven city-owned parking lots have 50% or less utilization. One of the city-owned lots, located on 2nd Avenue N between Shoshone Street and Gooding Street has a parking utilization of greater than 86%. Additionally, the on-street parking on 2nd Avenue N and Main Avenue has a parking utilization of greater than 86% as well. These areas are located near several active businesses, retail shops, and restaurants. On Main Avenue, most of the on-street parking between Gooding Street and Jerome Street has a utilization of between 51% and 85% during the midday peak hour.

Overall, there is currently sufficient parking on-street and in the surface parking lots based on the parking utilization study. The parking located near the active businesses and shops experience a higher usage of the available parking, so providing wayfinding to designated parking areas can assist the public with finding a parking space.



**Existing (2014) Parking Space Utilization (Midday Peak Hour Between 11AM and 2PM)
Twin Falls, Idaho**

Figure
5

H:\p\file\17039 - Twin Falls Main Ave Preliminary Design\GIS\Parking Utilization.mxd - Inuxell - 4:37 PM 10/22/2014



Public Hearing: **Monday, December 8, 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 28, 2014 the Planning & Zoning Commission held a public hearing regarding the Zoning Title Amendment to delete City Code 10-6-1: Planned Unit Development, and replace it with 10-6-1: Zoning Development Agreement; to add a definition of Zoning Development Agreement to 10-2-1:Definitions, and amend sections with references to PUD's by replacing the language with ZDA.

Upon conclusion of the public hearing the Planning & Zoning Commission unanimously recommended the changes to the Zoning Title as presented by staff.

On December 1, 2014 the City Council held a public hearing on this request. No one who spoke during the public hearing and upon conclusion of the public hearing and deliberation Councilmember Talkington moved to approve the Zoning Title Amendment as presented by staff, the motion was seconded by Councilmember Lanting. 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:

1. Ordinance & Attachments

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AMENDING THE TWIN FALLS CITY CODE BY REPEALING AND REPLACING §10-6-1 WITH A NEW SECTION PROVIDING FOR ZONING DEVELOPMENT AGREEMENTS; AND BY REPLACING ALL REFERENCES IN THE CITY CODE TO “PUD” OR “PLANNED UNIT DEVELOPMENT” WITH “ZDA” OR “ZONING DEVELOPMENT AGREEMENT.”

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

Section 1: That Twin Falls City Code Section 10-6-1, providing for PUD, Planned Unit Development Subdistricts is repealed and replaced by a New Section 10-6-1, providing for ZDA, Zoning Development Agreements, as follows:

“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:

ZDA Ordinance - 1

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 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 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 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 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 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 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) alteration 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.”

Section 2: That Twin Falls City Code §7-8-3(F) is amended as follows:

“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.”

Section 3: That Twin Falls City Code §7-8-4(E) is amended as follows:

“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.”

Section 4: That definitions contained in Twin Falls City Code §10-2-1 are amended as follows:

“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.

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.

~~**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.~~

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.”

Section 5: That Twin Falls City Code §10-4-2.2(B)(6)(d) is amended as follows:

“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.”

Section 6: That Twin Falls City Code §10-4-8.2(A)(4)(a) is amended as follows:

“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.”

Section 7: That Twin Falls City Code §10-4-11.2(B)(6)(c) is amended as follows:

“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).”

Section 8: That Twin Falls City Code §10-4-14.1 is amended as follows:

“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.”

Section 9: That Twin Falls City Code §§10-4-14.3(A)(2), (D)(2) and (F)(1) are amended as follows:

“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.

...

ZDA Ordinance - 6

(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.”

Section 10: That Twin Falls City Code §10-15-1 is amended as follows:

“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.”

Section 11: That Twin Falls City Code §10-4-16.1 is amended as follows:

“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.

Section 12: That Twin Falls City Code §10-4-16.3(A) is amended as follows:

“10-4-16.3: PROPERTY DEVELOPMENT STANDARDS:

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

Section 13: That Twin Falls City Code §10-4-19.4(C)(4) is amended as follows:

“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:

(1) A combination of multiple buildings and public access across open space to the canyon rim trail system; and

(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')."

Section 14: That Twin Falls City Code §10-4-19.5 is amended as follows:

"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~~."

Section 15: That Twin Falls City Code §10-4-21.1 is amended as follows:

"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."

Section 16: That Twin Falls City Code §10-4-21.3(K)(1)(f) is amended as follows:

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."

Section 17: That Twin Falls City Code §10-5-1 is amended as follows:

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

There are hereby established the following zoning subdistricts for the City: ZONING SUBDISTRICT SHORT TITLE Zoning Development Agreement ~~ZDA Planned Unit Development~~ PUD Mobile Home Park MHP Mobile Home Subdivision MHS

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

Section 18: That Twin Falls City Code §10-6-2.4 is amended as follows:

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.”

Section 19: That Twin Falls City Code §10-6-3 is amended as follows:

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.”

Section 20: That Twin Falls City Code §10-11-2(B) is amended as follows:

“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.”

Section 21: That Twin Falls City Code §10-11-3(A)(2) is amended as follows:

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 ZDA PUD or MHS zoning subdistrict and any other zoning district or subdistrict. The zoning subdistrict shall provide any required screening.

Section 22: That Twin Falls City Code §10-12-2.3(C)(3) is amended as follows:

“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.”

Section 23: That Twin Falls City Code §10-12-4.2(L)(4) and (P)(1) are amended as follows:

10-12-4-2: REQUIRED IMPROVEMENTS:

...

(L) Mailboxes: Mailbox locations shall conform to the following standards:

...

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 (3/4) of an acre or larger that is not part of a subdivision or ZDA ~~PUD~~.”

Section 24: That Twin Falls City Code §10-12-5.3(B)(7) is amended as follows:

"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:

...

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.”

Section 25: That Twin Falls City Code §10-6-1.2 is amended as follows:

“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.”

Section 26: That this ordinance may be published by summary as follows:

“SUMMARY OF ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AMENDING THE TWIN FALLS CITY CODE BY REPEALING AND REPLACING §10-6-1 WITH NEW SECTIONS 10-6-1 THROUGH 10-6-1.7; PROVIDING FOR ZONING DEVELOPMENT AGREEMENTS; AND BY REPLACING ALL REFERENCES IN THE CITY CODE TO “PUD” OR “PLANNED UNIT DEVELOPMENT” WITH “ZDA” OR “ZONING DEVELOPMENT AGREEMENT.

The foregoing summary is true and complete and provides adequate notice to the public of the principal provisions of the ordinance.



Fritz Wonderlich, City Attorney”

PASSED BY THE CITY COUNCIL,

2014.

SIGNED BY THE MAYOR

, 2014.

MAYOR

ATTEST:

DEPUTY CITY CLERK



Date: Monday, December 8, 2014
To: Honorable Mayor and City Council
From: Mitchel Humble, Community Development Director

Request:

Consideration of the annual impact fee report from the Development Impact Fee Advisory Committee.

Time Estimate:

The staff presentation will take approximately 10 minutes. We expect additional time will be needed to discuss and answer questions.

Background:

On August 1, 2009, the City began collecting development impact fees with new building permits. Part of the State requirements for cities that have an impact fee program is an annual reporting requirement from the Development Impact Fee Advisory Committee to the City Council. This agenda item is the required annual report for the close of Fiscal Year 2014. The Committee met on October 29, 2014 to make their final recommendations for this report.

Financial Data

The attached financial report table contains a summary of the impact fees collected since the program began on 8/1/09. The information is organized by fiscal year. The table shows that at the end of Fiscal Year 2014, the City had collected \$632,305. The table also includes impact fees collected through October 24, 2014 in the amount of \$17,811. The total amount of impact fee collected since the program began through October 24, 2014 is \$2,460,915. This year's report also includes expenditures totaling \$373,482 for the year. Those expenditures were made on the design and installation of a traffic signal at the intersection of Fillmore and North College. The total cost for that project in FY2013 and 2014 combined was \$410,742.

Impact Fee Equity

In addition to the financial information above, the Committee also has provided information and recommendations regarding the operation of the impact fee program and the capital improvement plans. First and foremost, the Committee did not report any perceived inequities in implementing the plan or imposing the development impact fees. This recommendation is important since the Committee is required by statute to review and report on the equity of the plan and associated fees.

Automatic Fee Increase

The final recommendation from the Committee is regarding the automatic fee increase. As you are aware, the impact fee adopting ordinance contains a provision for the capital improvement costs to be automatically adjusted on January 1st of each year by an amount equal to the year's municipal cost index. On January 1, 2010, the fee amounts all increased by 1.1%. In the FY2010 and FY2011 Impact Fee Reports, the Committee recommended that the Council adopt resolutions forgoing the 2011 and 2012 automatic increases. The Council adopted those resolutions as recommended by the Committee. The Committee recommended that the 1/1/13 and 1/1/14 increases be allowed to occur. The Council agreed in both years and the increases were implemented.

This year, the Committee is recommending that the Council forgo the 2015 automatic increase by adopting the attached resolution. At the October Committee meeting, the Municipal Cost Index factor was about 1.64%. We will not know what the January 2014 to January 2015 MCI factor will be until January 2015. However, as you'll recall, the Committee went through an extensive impact fee program update in 2014. That update changed several capital improvement projects and updated the costs of those projects. The resulting impact fee rates went into effect on October 1, 2014. The Committee felt that the current impact fee program is still new enough

that it accurately reflects capital improvement costs. The Committee does not feel that the automatic increase is needed for the coming year.

The impact fee adopting ordinance provides for the City to waive the automatic inflation adjustment. The attached resolution, if adopted, will waive the inflation adjustment for 2015. If the Council agrees with the Committee's recommendation, then staff recommends adoption of the resolution as presented.

Approval Process:

State code requires the Development Impact Fee Advisory Committee to "file periodic reports, at least annually, with respect to the capital improvements plan and report to the governmental entity any perceived inequities in implementing the plan or imposing the development impact fees" (67-8205(3)(d)). This agenda item is the required annual report. The Committee recommended that the City Council forgo the 1/1/15 automatic increase. Should the Council agree with the Committee's recommendation, a simple majority vote of the Council is required to adopt the attached resolution.

Budget Impact:

There is no significant budget impact associated with the approval of this request. However, if the Council elects to allow the 1/1/15 automatic increase to occur, then capital improvement costs will increase by an amount equal to the change in the MCI from January 2014 to January 2015. That percent change in October 2014 was 1.64%.

Regulatory Impact:

This report completes the City's annual impact fee reporting requirement.

Conclusion:

Staff recommends that the Council review the Development Impact Fee Advisory Committee's annual report. The Committee recommends that the Council adopt the attached resolution waiving the automatic inflation adjustment for 2015.

Attachments:

1. October 24, 2014 Impact Fee Financial Report
2. Inflation Adjustment Waiver Resolution

**City of Twin Falls
Summary of Impact Fee Activity**

	08-09	09-10	10-11	11-12	12-13	(preliminary) 9/30/2014		10/24/2014	Totals
						13-14	Total	14-15	
Residential Impact Fees-Police	\$ 2,820	\$ 20,924	\$ 16,726	\$ 25,748	\$ 36,926	\$ 43,378	\$ 146,523	\$ 1,970	\$ 148,493
Non-resid. Impact Fees-Police	\$ -	\$ 1,644	\$ 5,412	\$ 57,916	\$ 64,520	\$ 32,194	\$ 161,685	\$ 125	\$ 161,810
Revenue Subtotal-Police	\$ 2,820	\$ 22,567	\$ 22,138	\$ 83,665	\$ 101,445	\$ 75,572	\$ 308,207	\$ 2,095	\$ 310,302
Residential Impact Fees-Fire	\$ 8,055	\$ 60,063	\$ 47,776	\$ 73,520	\$ 105,271	\$ 123,712	\$ 418,397	\$ 5,620	\$ 424,017
Non-resid. Impact Fees-Fire	\$ -	\$ 4,602	\$ 15,150	\$ 155,071	\$ 181,642	\$ 68,153	\$ 424,619	\$ 362	\$ 424,980
Revenue Subtotal-Fire	\$ 8,055	\$ 64,664	\$ 62,927	\$ 228,591	\$ 286,913	\$ 191,866	\$ 843,016	\$ 5,982	\$ 848,998
Residential Impact Fees-Streets	\$ 4,065	\$ 30,545	\$ 23,734	\$ 42,530	\$ 51,288	\$ 57,803	\$ 209,965	\$ 2,830	\$ 212,795
Non-resid. Impact Fees-Streets	\$ -	\$ 21,773	\$ 46,497	\$ 173,666	\$ 192,210	\$ 143,034	\$ 577,181	\$ 524	\$ 577,705
Revenue Subtotal-Streets	\$ 4,065	\$ 52,319	\$ 70,231	\$ 216,196	\$ 243,498	\$ 200,837	\$ 787,146	\$ 3,354	\$ 790,500
Street light project - Expenditures	\$ -	\$ -	\$ -	\$ -	\$ (37,260)	\$ (373,482)	\$ (410,742)	\$ -	\$ (410,742)
Net Revenue-Streets	\$ 4,065	\$ 52,319	\$ 70,231	\$ 216,196	\$ 206,238	\$ (172,644)	\$ 376,404	\$ 3,354	\$ 379,758
Residential Impact Fees-Parks	\$ 9,150	\$ 67,402	\$ 54,270	\$ 82,022	\$ 119,510	\$ 140,432	\$ 472,787	\$ 6,380	\$ 479,167
Revenue Subtotal-Parks	\$ 9,150	\$ 67,402	\$ 54,270	\$ 82,022	\$ 119,510	\$ 140,432	\$ 472,787	\$ 6,380	\$ 479,167
<div style="border: 1px solid red; padding: 5px;"> FY 2015 budget includes: Equipment storage bldg - \$140,000 Canyon Rim Trail constr - \$72,750 Canyon Rim Trail fencing - \$16,250 This reduces the available balance at 9-30-14 to \$243,787 </div>									
Interest Income-Adj for Unrealized Gain or Loss	\$ -	\$ 2,137	\$ 1,846	\$ 8,778	\$ (4,411)	\$ 23,598	\$ 31,948	\$ -	\$ 31,948
TOTALS	\$ 24,090	\$ 209,089	\$ 211,412	\$ 619,252	\$ 709,695	\$ 258,823	\$ 2,032,362	\$ 17,811	\$ 2,050,173

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, WAIVING THE AUTOMATIC ANNUAL INFLATION ADJUSTMENT FOR IMPACT FEES FOR 2015.

WHEREAS, The Fee Schedule adopted as part of the Impact Fee Ordinance provides for an automatic annual adjustment to provide for inflation increases; and,

WHEREAS, The Fee Schedule also provides that the City may elect to waive the inflation adjustment for any given fiscal year; and,

WHEREAS, The Impact Fee Advisory Committee has recommended waiver of the inflation adjustment for 2015.

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

Section 1: That the City hereby waives the inflation adjustment for impact fees for the year 2015.

PASSED BY THE CITY COUNCIL , 2014.
SIGNED BY THE MAYOR , 2014.

MAYOR

ATTEST:

DEPUTY CITY CLERK